

*Reunion East Community  
Development District*

*Agenda*

*February 8, 2024*

# AGENDA



# *Reunion East*

## *Community Development District*

---

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

February 1, 2024

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, February 8, 2024 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 January 11, 2024 Audit Committee Meeting and Board of Supervisors Meeting
4. Review of Amended and Restated Parking Rules
5. Consideration of Engagement Gray Robinson as Eminent Domain Counsel
6. Consideration of Proposals for Seven Eagles Fountain Refurbishment or Replacement
  - A. UCC
  - B. Yellowstone
7. Consideration of Proposals for Amenity Center Roofing
  - A. Advantage Roofing
  - B. Don Schmidt Contracting & Roofing
  - C. Springer-Peterson Roofing & Sheet Metal
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager Updates
  - D. District Manager's Report
    - i. Action Items
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
    - iv. Replacement and Maintenance Plan
  - E. Security Report
9. Other Business
10. Supervisor's Requests

11. Next Meeting Date: March 14, 2024
12. Adjournment

Sincerely,

Tricia L. Adams  
District Manager

# MINUTES

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

The Audit Committee meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **January 11, 2024** at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present were:

Mark Greenstein  
Steven Goldstein  
Trudy Hobbs  
John Dryburgh (*via Zoom*)  
June Wispelwey

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Tricia Adams  
Kristen Trucco

District Manager  
District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the Audit Committee meeting to order at 1:00 p.m. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Review of Proposals and Tally of Audit  
Committee Members Rankings**

- A. DiBartolomeo, McBee, Hartley & Barnes**
- B. Grau & Associates**

Ms. Adams recalled at the December meeting, the Board appointed themselves as an Audit Committee. The Audit Committee approved a Request for Proposal (RFP) for auditing services and approved the form of notice and criteria that would be used to evaluate the proposals that were received. At the direction of the Audit Committee, staff sent out an RFP to

six different auditing firms and two responses were received: one from DiBartolomeo, McBee, Hartley & Barnes (DiBartolomeo) and one from Grau & Associates (Grau). Grau was the current auditor and they were at the end of their five-year audit service agreement. They were the auditor for the past five years. Along with the proposals, which were included in the agenda package, there was a criteria ranking form. For each criterion, the Board could award up to 20 points for a total of up to 100 points. The Board could either fill it out individually or do a consensus ranking, where they would look together at each criterion and determine the points to award, based on the proposals that were provided and rank the number one and number two firms. In this situation, Ms. Adams recommended a consensus ranking. During the regular Board of Supervisors meeting, the Board would accept the ranking from the Audit Committee and direct staff to enter into a five-year agreement. Each year, an engagement letter was presented to the Board to approve the annual audit. This was the second or third year that GMS received proposals from DiBartolomeo. They were new to Community Development Districts (CDDs), but all of the audits that they performed, were filed on time without errors. Grau had more experience, because they were the largest auditing firm for CDDs in Florida, but in every aspect, DiBartolomeo was capable. They have all of the abilities of personnel, ability to furnish the required services and understand the scope of work based on audits that they performed from other Districts.

The Board discussed the evaluation criteria and provided the following ranking, based on Ms. Adams suggestions: 1) **Ability of Personnel** – DiBartolomeo, McBee, Hartley & Barnes: 20 and Grau & Associates: 19 (due to both being highly qualified CPAs, but DiBartolomeo was higher as they had larger staff); 2) **Proposers Experience** - DiBartolomeo, McBee, Hartley & Barnes: 19 and Grau & Associates: 20 (Grau had more direct experience with CDDs); 3) **Understanding the Scope of Work** - DiBartolomeo, McBee, Hartley & Barnes: 20 and Grau & Associates: 20; 4) **Ability to Furnish the Required Services** - DiBartolomeo, McBee, Hartley & Barnes: 20 and Grau & Associates 20 and 5) **Price** - DiBartolomeo, McBee, Hartley & Barnes: 20 (due to being lowest bidder, bidding \$4,600 versus Grau bidding \$7,500) and Grau & Associates: 15. Based on the ranking, Ms. Adams announced that DiBartolomeo, McBee, Hartley & Barnes received 99 points and was ranked the number one firm and Grau & Associates was ranked number two with 94 points.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor accepting the ranking of DiBartolomeo, McBee, Hartley & Barnes as the number one ranked firm to provide auditing services and Grau & Associates number two was approved.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the Audit Committee meeting was adjourned at 1:10 p.m.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman



**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, **January 11, 2024** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein  
Steven Goldstein  
Trudy Hobbs  
John Dryburgh *by Zoom*  
June Wispelwey

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Tricia Adams  
Kristen Trucco  
James Curley  
Alan Scheerer  
Victor Vargas  
Garrett Huegel  
Pete Whitman  
Residents

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

*The following is a summary of the discussions and actions taken at the January 11, 2024 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 1:11 p.m. and called the roll. A quorum was present.



**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Resident Ed Lenard of 7697 Heritage Crossing Way, #301, proposed converting the kiddie pool to a hot tub, similar to the other pools, as the kiddie pool was not being used and was a waste of space. Ms. Adams thanked Mr. Lenard for his comments, which would be addressed under Staff Reports.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the December 14, 2023 Audit Committee Meeting and Board of Supervisors Meeting**

Ms. Adams presented the minutes of the December 14, 2023 Audit Committee and Board of Supervisors meetings, a draft of which were included in the agenda package and reviewed by District management staff and District Counsel.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the Minutes of the December 14, 2023 Audit Committee and Board of Supervisors Meetings were approved as presented.
---

**FOURTH ORDER OF BUSINESS**

**Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award**

Ms. Adams recalled that earlier today, the Audit Committee met, and as a result of their evaluation of the audit service proposals, DiBartolomeo, McBee, Hartley & Barnes was ranked the number one firm and Grau & Associates was ranked number two.

On MOTION by Ms. Hobbs seconded by Mr. Goldstein with all in favor accepting the ranking of the Audit Committee with DiBartolomeo, McBee, Hartley & Barnes as the number one firm to provide auditing services and Grau & Associates number two and authorizing staff to send a notice of intent to award was approved.
---

**FIFTH ORDER OF BUSINESS**

**Review of Current Parking and Towing Rules**

Ms. Adams recalled discussion on the Parking Rules in November, which currently prohibits vehicles from being covered and parked on the public roadway. Covered vehicles were subject to being issued a warning and being towed. Last month, there was discussion regarding

parking rules and as a result of that discussion, Board Members wanted to review the current rules to see if they were satisfied with the way the current rules were written or consider amending and restating which requires scheduling a rule hearing. Since a rule hearing required a 28- and 29-day notice in a newspaper of general circulation in Osceola County, the earliest that the Parking Rules could be amended would be at the March meeting. Mr. Greenstein questioned the number of situations that they had with a covered vehicle stored on a roadway versus a driveway. Mr. Vargas recalled that there were at least four instances in the past year. Mr. Greenstein assumed that the rule was in place for a reason, felt that it made sense and did not wish to change it, due to it being a safety issue. Regarding overnight parking, Mr. Goldstein questioned how long a vehicle could be left in a parking space at the mailbox kiosk. Ms. Hobbs believed it could remain there forever, which did not make sense, because people should be able to have a place to park to retrieve their mail. Mr. Goldstein felt that overnight parking was acceptable, but questioned how they could control a vehicle parked for three to four days. Ms. Adams noted the rules can be updated to include a provision defining a certain number of days that a vehicle could be parked before it was considered *abandoned*. Mr. Scheerer noted that the Homestead mail kiosk had parking spaces dedicated to it. Ms. Wispelwey requested that Mr. Scheerer check to see if the spots were clearly marked.

Mr. Greenstein believed that the point was that the mailbox parking spaces were in place for a purpose and should be open 24 hours per day. Mr. Scheerer recalled that there was signage in place, but if there were no signs, he would install them. Ms. Wispelwey noted that this did not require a change in the rules. Ms. Hobbs pointed out that the other spots, allowed parking for two hours from 8:00 a.m. to 8:00 p.m., but no overnight parking. Mr. Dryburgh questioned how this could be enforced by Mr. Vargas and his staff. Mr. Vargas indicated that they had three different shifts. Ms. Wispelwey noted it was obvious when someone was parking there for days. Mr. Dryburgh pointed out if a car was parked and not moved for the entire week and security was called, they should be able to do something about it. Ms. Adams stated that the current rules allowed for an investigation and communication with vehicle owners, but it could not be enforced with towing. Mr. Dryburgh felt that if someone parked there and went on vacation for a month, the car should be towed after a week. Ms. Adams indicated that this required a change in the rules to allow for towing, as the current rules did not allow for towing abandoned vehicles. The Board could schedule a rule hearing to amend the Parking Rules to tow vehicles that had not been moved

for a seven-, 14- or 21-day period for example. Ms. Hobbs questioned how often security dealt with these matters. Mr. Vargas recalled that it occurred three times last year.

Mr. Greenstein pointed out the issue was limited parking at the Valhalla playground on the west side and there being only a handful of places where there were extra parking spaces. He felt that the rules were sufficient for the time being, but they needed to have good feedback from security as to whether there was a need for further review. However, there needed to be sufficient signage at the mail kiosks. Ms. Adams noted that Section 5.3.2 of the existing rules, referred to parking within a certain vicinity of the mailbox kiosks and was intended for in and out parking and not for parked vehicles. There was discretion about the signage and putting a time limit on the parking. Ms. Trucco recommended having specificity in the rules that that the parking spaces should only be used for people utilizing the mailbox kiosks. Ms. Adams recommended that the Board authorize the Field Operations Manager to take an inventory on the signage for the mailbox kiosks to ensure that the limitation was for 15-minute parking, revisiting the Parking Rules when another rule hearing was scheduled for overnight parking and establishing limits for daytime parking. Ms. Wispelwey questioned whether parking within 20 feet of a stop sign was enforced and if a provision could be added to the rule for parking within 10 feet of a fire hydrant. Ms. Adams recalled that the rule included provisions for no parking within 30 feet of a stop sign; however, the District was generally prohibited from enforcing traffic laws. The District does have the ability to regulate parking on a public roadway. She suggested that security monitor the situation and issue warnings if someone was parked too close to a fire hydrant. Ms. Trucco indicated that Section 5.5.1 allowed for any vehicle parked in violation to be towed at the vehicle owners expense by a towing contractor approved by the Board but it did not hurt to add a provision regarding fire hydrants. Ms. Adams pointed out that the first step would be a warning and trying to communicate with the vehicle owner. Ms. Trucco stated they could also have the Sheriff's Office come out to ticket them if in violation of Florida law and agreed with Ms. Wispelwey's suggestion to include a provision regarding fire hydrants. Mr. Goldstein was in favor of scheduling a public hearing for March, in order for security to have amended rules. *There was Board consensus.*

Mr. Goldstein MOVED to schedule a rule hearing for March 14, 2024 at 1:00 p.m. at this location to amend and restate the Parking Rules as stated above and Mr. Greenstein seconded the motion
---

Mr. Greenstein suggested coming up with a comprehensive list of rules, in order to enforce the rules as issues come up and have minimal impact on the community.

On VOICE VOTE with all in favor schedule a rule hearing for March 14, 2024 at 1:00 p.m. at this location to amend and restate the Parking Rules as stated above was approved.

Ms. Adams pointed out that amended parking rules would be provided to the Board at the February meeting for further review and input, to include language for parking at the playground and mailbox kiosk, in the vicinity of fire hydrants, in accordance with State Law and for abandoned vehicles.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Proposals for Seven Eagles Fountain Refurbishment or Replacement**

##### **A. UCC**

##### **B. Yellowstone**

Ms. Adams recalled at the last meeting, the Board delegated authority to Chairman Greenstein to interface with Kingwood Orlando Reunion Resort (KORR), to determine their willingness to participate in funding the Seven Eagles fountain improvements. Mr. Greenstein reported that Ms. Wispelwey's suggestion to see if Reunion Resort would contribute to the fountain project, was a good one, as the General Manager, Mr. Anthony Carll, recognized the aesthetic benefits to Linear Park as well as the entrance to Seven Eagles and agreed to contribute 50/50. In addition, they had a contractor who worked on Crystal River and KORR's new acquisition, the former Nickelodeon Hotel that could provide proposals. Mr. Goldstein clarified that it was not Nickelodeon Hotel, but World Quest. Mr. Carll requested an additional two weeks to provide renderings and proposals and hoped was to have something specific by the next meeting. Ms. Wispelwey asked if the 50/50 was for the least expensive fountain. Mr. Greenstein confirmed it was for the least expensive fountain and the proposal package from UCC Group was for both locations. At the Reunion West CDD, there was a parcel at the intersection of Whitmarsh Way and Muirfield Loop that must be leveled. Mr. Scheerer obtained a proposal from All Terrain for

\$41,945 to remove the dirt and hydro seed it, but Mr. Carll offered to take the dirt and restore the property at no cost. The hope was to have the fountain project underway in the Spring.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco finalized the Irrigation Agreement with KORR and this item would be removed from their task list. She was continuing to follow up with the attorney for the Osceola County Sheriff's Office (OCSO) on the Traffic Enforcement Agreement, as there may have been some personnel changes that could be causing the delay. As soon as she received an update, she would bring it back to the Board. Regarding the Vertical Bridge Easement Funding Agreement between the District and Rowstar LLC., which was approved at the last meeting, Ms. Trucco checked to see if the tract was conveyed by deed. It turned out that it was not yet deeded to the CDD and she reached out to EHOA Acquisition II, LLC's counsel to find out if the tract was completed and ready to be conveyed to the CDD. They would work with them to ensure that everything was satisfied such as liens or encumbrances on the property and make sure the title work was ordered. Ms. Trucco believed that this is the parcel Vertical bridge wanted an easement over for cell phone tower access and would confirm this. The idea was for it to be owned by the CDD, but it had not yet been conveyed.

Mr. Greenstein recalled that Vertical Bridge requested a Licensing Agreement from the CDD, to allow them to go onto CDD property to install a cell phone tower. The tower would not be on CDD property, but in order to install it, Vertical Bridge would need go onto CDD property to access it. The parcel was in Reunion Village along I-4. Ms. Adams stated that before there were any legal or engineering work, because of the billable hours, they asked if Vertical Bridge would enter into an Easement Funding Agreement and fund any costs up to \$5,000. Subsequent to the publication of the agenda package, the agreement was fully executed and all plans including billboard schematics, were requested, in order to be reviewed by legal and engineering staff. Mr. Greenstein asked if they were willing to pay the fee. Ms. Adams stated that their initial offer for access and maintenance of the property, was included in the requested documents. Ms. Trucco pointed out that this item would be included on their task list to keep track of it and ensure that once the work was completed, the tract would be conveyed to the CDD. Mr. Greenstein pointed out in the past, the Board did not approve a billboard or anything commercial on CDD property. Ms. Adams understood that the Florida Department of Transportation (FDOT) denied access

through the I-4 corridor due to public safety reasons and the CDD Board had the ability to not approve the access request. Ms. Trucco would continue to update the Board. Regarding the KORR swap of conservation land that was discussed a couple of months ago, counsel is reviewing. Counsel requested a conference call with Trustee's counsel on issue, but it had to be rescheduled. They were trying to coordinate a time.

**B. Engineer**

Regarding the southbound right turn lane onto Spine Road from Old Lake Wilson Road, Mr. Curley reported that they reached out to the county, to obtain their schedule and were still trying to find out. Ms. Adams asked if they were able to access the improvement or design plans. Mr. Curley indicated that they were unable to access any. Mr. Goldstein did not believe that the county would allow a left-hand turn. Yesterday, there was a highway patrol car directing traffic, allowing cars to go both ways. Mr. Greenstein assumed that the intersection did not meet a certain requirement, explaining that the engineer was tasked by the Board to contact the county, to see if they would work with the CDD to improve the intersection prior to the Old Lake Wilson Road widening.

Mr. Curley reported that the Surface Transportation Program (STP) for fire truck access, was submitted for the gates on Spine Road, approved by the county and the work could now proceed. The next step was preparing the Roadway Improvement Plan and adding approximately 10 to 15 speed tables, golf cart crossings, etc. The concept would be the same as Reunion West. Ms. Adams pointed out that finalizing the bid documents was a priority for District management and engineering. Since the estimated cost for the road work, milling and resurfacing and any other work exceeded the minimum threshold, a public bid process was required. Ms. Adams would work with the District Engineer to finalize the form of the notice, publication and sealed bid opening and issue it by the end of the month. The goal to include proposals in the March agenda package. As stated by Mr. Curley, any speed tables would be priced as an optional item.

**C. District Manager's Report**

**i. Action Items List**

Ms. Adams presented the Action Items List for Reunion East, which were included in the agenda package. The delay with the Reunion Village gate, was that they needed to demonstrate ownership of the parcel and were waiting for a deed from Encore Development Group, which

District Counsel was working on. Mr. Boyd completed the evaluation of bond funds used for The Stables parcel and the amount was in excess of \$1 million. Once the final amount was determined, District Counsel would work with Bond Counsel, but at the next meeting, Ms. Adams suggested that the Board could direct staff to solicit proposals for appraisal services to keep the process moving. Ms. Hobbs questioned the amount of land that was included in the parcel. Ms. Adams did not recall, but an estimated size of the parcel was on the property appraisers website. Mr. Greenstein recommended putting the evaluation of bond funds on hold and proceeding with a commercial appraisal to evaluate the project, as the Bond Trustee was requiring a fairly substantial fee, anywhere from \$10,000 to \$20,000. However, if they decide to dispose of the property, the Bond Trustee must get involved. Ms. Trucco pointed out that the first step was to determine the amount of bond funds used by having the District Engineer certify the amount by looking through requisitions, because if 10% of the entire bond issuance was already deemed used for private purpose Bond Counsel must perform a tax analysis. As long as a private company was coming in and making private profit off of it, they did need a tax analysis, but it may be inevitable depending on what the ultimate desire from the Board was on use. The first step was to obtain the number and then speaking with Bond Counsel about what made the most sense. Mr. Greenstein noted that the property was under a Management Services Agreement (MSA), just like the Seven Eagles MSA. Ms. Trucco confirmed that Bond Counsel already approved an MSA for this parcel so an additional arrangement like that was possible, but if the District wanted a private company to build a restaurant or sell the property for example, they would need a tax lawyer to look into it.

Ms. Adams reported that they were updating the flooring and adding mats at the Seven Eagle Fitness Center. The signs that were converted in Spanish were received and would be installed before the end of the month and the Field Operations Manager was obtaining proposals for the flooring and janitorial bids. Regarding the review of property ownership in accordance with the Development Plan, instead of having parcels conveyed to the District in piecemealed order, there would be a thorough investigation by District Counsel. The other remaining items on the Action Items List, were for the Reunion West CDD.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register from December 1, 2023 through December 31, 2023 in the amount of \$3,412,667.64. There were some large transfers to the Bond Trustee. When

property owners pay their tax bills, Osceola County separated the amount that goes to the CDD and does an electronic transfer to the General Fund. The General Fund retains the portion that was for the Operation and Maintenance (O&M) Budget and the portion for the debt service fees, was transferred to the Bond Trustee. There was also a large transfer of \$500,000 from the General Fund to the Repair and Maintenance (R&M) fund, in accordance with the Adopted Budget for Fiscal Year 2024. They preferred to transfer monies into an interest-bearing account earning 5.48%, sooner rather than later, due to interest rate earnings.

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

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through November 30, 2023, which were for informational purposes. No Board action was required. They typically paid attention to the amount of funds in the General Fund, R&M Fund and tax revenue received by the end of November. More funds were received in December than November. They also look at the spending relative to the prorated budget. Debt service payments scheduled in November, were now populated.

**iv. Replacement and Maintenance Plan**

Ms. Adams presented the Replacement and Maintenance Plan for Fiscal Year 2024, which was a list of the projects approved, in process or completed. It was for informational purposes.

**D. Security Report**

Mr. Vargas provided the December Security Report under separate cover. It details the activities with the Reunion security team on behalf of the Master Association.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Regarding the request from Resident Ed Lenard, to convert the kiddie pool to a hot tub, Mr. Greenstein questioned if there were similar requests in the past. Mr. Scheerer recalled a similar request being made eight to ten years ago to convert the kiddie pool. It was not as simple as removing the kiddie pool and installing a hot tub, as it must be completely redesigned as a spa and



permitted. The estimated cost at the time that the request was made, was in the \$50,000 range. If the Board wanted to proceed, they must try to find a company to do the design and submit to the State of Florida and Osceola County for approval, go out for permitting and send out for bids. Ms. Adams pointed out that a redesign cost more than an initial installation because of all the demolition involved. Because this was a government project, it was a public project and the requirements may be above and beyond a residential pool. Ms. Wispelwey noted that it sounded good, but wanted to know if there was interest from residents that lived in that area. Mr. Scheerer recalled that there was interest from Ms. Sarah McGowan and her friend and offered to start the research. They must come up with a site plan and then determine the cost. Mr. Greenstein agreed that there must be a demand for it and they would have to plan accordingly with their capital expenditures; however, they could contact the Heritage Crossing Condo Association for their input, as it would benefit Heritage Crossing more than other areas in Reunion East. Ms. Adams suggested contacting Ms. Pappas who was on the Condo Association, to poll all Heritage Crossing owners to see if there was interest for converting the kiddie pool into a spa.

Mr. Goldstein felt that it was a tough decision to make because the money would come from the entire resort for one area that would benefit from it. In addition, there were hot tubs in other locations that the Heritage Crossing could use. Ms. Hobbs asked if they could issue a special assessment. Ms. Adams indicated that the Board had the ability to issue a special assessment; however, there was a precedent of the Board making amenity improvements and the possibility of all residents of the District using the spa. Mr. Goldstein requested that this matter be tabled and that Mr. Scheerer provide cost estimates for the design. Ms. Adams would request a position statement from the Heritage Crossing Condo Association.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date – February 8<sup>th</sup>, 2024**

The next meeting was scheduled for February 6, 2024 at 11:00 a.m.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION 4

## REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

### CHAPTER V

### PARKING AND TOWING RULES

Parking and Towing Rules adopted December 19, 2019 by Resolution 2020-04  
Revised as of November 11, 2021 by Resolution 2022-03  
[Revised March 14, 2023 by Resolution 2024-XX](#)

- 5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted by the Reunion East Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules"
- 5.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District right-of-way, including but not limited to the roads, streets, thoroughfares, [verge areas \(space between sidewalk and roadway\)](#), swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of-Way"), as generally depicted on the parking and towing maps shown in Appendix 5.0 (the "**Parking and Towing Maps – Revised November 11, 2021**"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 5.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 5.3 On-Street Parking and Mailbox and Playground Parking.
- 5.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District **Parking and Towing Maps – Revised [March 14, 2023](#)**, attached hereto as Appendix 5.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:

Deleted: November 11, 2021

(a) Guests and visitors shall follow all parking rules and regulations, including those of Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale [and verge area \(space between the sidewalk and roadway\)](#).

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

[5.3.2](#) No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 5.2 above. No portion of any vehicle shall be parked on the District Right- of-Way in

Formatted: Justified

a manner that blocks access to any mailboxes. Parking in the parking spaces located in front of the playground and/or mailbox kiosks, is restricted unless the individual is parked in such parking spaces during their use of the playground and/or mail kiosk. Parking for mailbox kiosks is restricted to no more than fifteen (15) minutes and parking for playground use is restricted to no more than sixty (60) minutes. Any cars parked in the mail kiosk and/or playground parking spaces for extended periods of time, including overnight, shall be subject to towing at owner's expense.

Formatted: Indent: Left: 1.3", No bullets or numbering

DRAFT

5.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas.

5.3.4 Vehicles temporarily parked in accordance with Section 5.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Areas. In addition, vehicles temporarily parked in accordance with Section 5.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.
- (f) Shall not park within fifteen (15') feet on either side of a fire hydrant.
- (g)

5.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, and shall immediately be removed. Abandoned and/or broken down vehicles are not permitted to be parked on-street at any time and are subject to towing at the owner's expense. Any vehicle that has not moved for a period of fourteen (14) days is considered abandoned and subject to being towed at the owner's expense.

5.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas.

5.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas shall be used as a domicile or residence either temporarily or permanently.

5.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 5.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

## 5.5 Enforcement

5.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing

Formatted: Not Expanded by / Condensed by

Formatted: Justified

Formatted: Font: 12 pt, Font color: Text 1

Formatted: Font: 12 pt, Font color: Text 1

Formatted: Font: 12 pt, Font color: Text 1

Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Vehicles Nothing herein shall be interpreted to prevent the District from issuing warnings or from implementing an administrative grace period.

5.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

5.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

5.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

5.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lots or Parking Areas, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

5.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

Effective : March 14, 2024 Statutory authority: Sections 190.011, 190.012, 120.45, Florida Statutes,

Formatted: Indent: Left: 1.31", No bullets or numbering

Deleted: ¶

... [1]

Deleted: Effective Date: November 11, 2021¶



**Appendix 5.0**

**District Parking and Towing Maps – Revised November 11, 2021**

[ATTACHED ON FOLLOWING PAGE(S)]

DRAFT



the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has also become an important employer of women, with 55% of public sector employees being women in 1995.

There are a number of reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of women in the workforce. Another reason is that the public sector has a high proportion of women in the senior management positions. A third reason is that the public sector has a high proportion of women in the lower paid jobs.

The public sector has also become an important employer of women because of the increasing number of women who are in the workforce. The number of women in the workforce has increased from 1.5 million in 1980 to 3.5 million in 1995. This increase has been driven by a number of factors, including the increasing number of women who are in the workforce, the increasing number of women who are in the senior management positions, and the increasing number of women who are in the lower paid jobs.

The public sector has also become an important employer of women because of the increasing number of women who are in the workforce. The number of women in the workforce has increased from 1.5 million in 1980 to 3.5 million in 1995. This increase has been driven by a number of factors, including the increasing number of women who are in the workforce, the increasing number of women who are in the senior management positions, and the increasing number of women who are in the lower paid jobs.

The public sector has also become an important employer of women because of the increasing number of women who are in the workforce. The number of women in the workforce has increased from 1.5 million in 1980 to 3.5 million in 1995. This increase has been driven by a number of factors, including the increasing number of women who are in the workforce, the increasing number of women who are in the senior management positions, and the increasing number of women who are in the lower paid jobs.

The public sector has also become an important employer of women because of the increasing number of women who are in the workforce. The number of women in the workforce has increased from 1.5 million in 1980 to 3.5 million in 1995. This increase has been driven by a number of factors, including the increasing number of women who are in the workforce, the increasing number of women who are in the senior management positions, and the increasing number of women who are in the lower paid jobs.

The public sector has also become an important employer of women because of the increasing number of women who are in the workforce. The number of women in the workforce has increased from 1.5 million in 1980 to 3.5 million in 1995. This increase has been driven by a number of factors, including the increasing number of women who are in the workforce, the increasing number of women who are in the senior management positions, and the increasing number of women who are in the lower paid jobs.

The public sector has also become an important employer of women because of the increasing number of women who are in the workforce. The number of women in the workforce has increased from 1.5 million in 1980 to 3.5 million in 1995. This increase has been driven by a number of factors, including the increasing number of women who are in the workforce, the increasing number of women who are in the senior management positions, and the increasing number of women who are in the lower paid jobs.

The public sector has also become an important employer of women because of the increasing number of women who are in the workforce. The number of women in the workforce has increased from 1.5 million in 1980 to 3.5 million in 1995. This increase has been driven by a number of factors, including the increasing number of women who are in the workforce, the increasing number of women who are in the senior management positions, and the increasing number of women who are in the lower paid jobs.



SHEET NO.  1.00	REUNION EAST CDD <small>REUNION CDD ORANGE COUNTY, FLORIDA</small>		Civil Engineer STEVEN N. BOYD, P.E.  License No. 43325	 <b>BOYD CIVIL</b> ENGINEERING <small>6816 Hanging Moss Road Orlando, Florida 32807 Office: (407)494-2693 Certificate of Auth. 29791</small>																			
	AREAS OF NO PARKING OVERALL																						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">Rev.</th> <th style="width: 10%;">Date</th> <th style="width: 50%;">Description</th> <th style="width: 30%;">CHK BY</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	Rev.	Date		Description	CHK BY																	
	Rev.	Date	Description		CHK BY																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">DATE: 7/15/2020</td> <td style="width: 20%;">DRAWN BY: AS SHOWN</td> <td style="width: 20%;">CHECKED BY: CDB</td> <td style="width: 20%;">DESIGNED BY: CDB</td> <td style="width: 20%;">CADD BY: SNB</td> </tr> </table>	DATE: 7/15/2020	DRAWN BY: AS SHOWN	CHECKED BY: CDB	DESIGNED BY: CDB	CADD BY: SNB																		
DATE: 7/15/2020	DRAWN BY: AS SHOWN	CHECKED BY: CDB	DESIGNED BY: CDB	CADD BY: SNB																			



— AREAS OF NO PARKING

[illegible]

License No. 43225







LEGEND  
— AREAS OF NO PARKING



SHEET NO.  
1.02

DATE	7/15/2020
DESIGNED BY	AS SHOWN
CHECKED BY	1000.001
DESIGNED BY	CD B
CHECKED BY	SNB

REUNION EAST CDD  
REUNION CDD  
ORANGE COUNTY, FLORIDA  
NO PARKING DETAIL 2 OF 3

Rev.	Date	Description	CHK BY

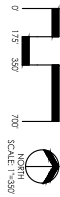
Civil Engineer  
STEVEN N. BOYD, P.E.  
License No. 43325

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





LEGEND  
— AREAS OF NO PARKING



1.03

SHEET NO.

DATE	7/15/2020
DESIGNED BY	AS SHOWN
CHECKED BY	1000.001
PROJECT NO.	CDB
PROJECT NAME	Reunion East CDD
PROJECT LOCATION	SNB

### REUNION EAST CDD

REUNION CDD  
ORANGE COUNTY, FLORIDA

### NO PARKING DETAIL 3 OF 3

Rev.	Date	Description	CHK BY

Civil Engineer  
STEVEN N. BOYD, P.E.

License No. 43225









Z:\PROJECTS\1003.001 Street Parking Maps\DEC 9 2021 NEW MAPS\PROPOSED SIDE STREET PARKING.dwg, 12/9/2021 11:54:34 AM, DWG To PDF.p3



LEGEND

AREAS OF NO PARKING

BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road  
Orlando, Florida 32807  
Office: (407)494-2693  
Certificate of Auth. 25791

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

Rev.	Date	Description	Chk By

REUNION EAST CDD  
REUNION CDD  
ORANGE COUNTY, FLORIDA

SIDE STREET PARKING -  
REUNION VILLAGE

Date:  
12/9/2021

Scale:  
AS SHOWN

Project No.:  
1003.001

Drawn By:  
WEW

Designed By:  
WEW

Checked By:  
SNB

SHEET NO.  
1

Plotted: December 9, 2021, 11:54:35 AM  
Z:\PROJECTS\1003.001 Street Parking Maps\DEC 9 2021 NEW MAPS\PROPOSED SIDE STREET PARKING.dwg







EXCITEMENT DRIVE



Katrina S. Scarborough  
Osceola County Property Appraiser

Search: ☐ Address ☐ Owner ☐ PIN

Clear Results

Search

Home

Base Maps

Layers

Sales

Identify

Tools

Print





# SECTION 5

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**REPRESENTATIVE AUTHORIZATION**

575-030-02  
RIGHT OF WAY  
12/16

Address of the District or Satellite Office where the completed form will be submitted.  
FLORIDA DEPARTMENT OF TRANSPORTATION  
Right of Way Department  
801 N. Broadway  
Bartow, FL 33830-3809

ITEM/SEGMENT NO.: 448781-1  
MANAGING DISTRICT: \_\_\_\_\_  
F.A.P. NO.: \_\_\_\_\_  
STATE ROAD NO.: Old Lake Wilson Rd  
COUNTY: Osceola & Polk  
PARCEL NO.: 3525274838TRAC00A0;  
3525274859TRAC00C0; 3525274885TRAC0U40 &  
2725272985TRAC0S10 (together with any other parcels or property interests to  
be acquired)

Attention: Greg Bowne

Dear FDOT Right of Way Manager:

This is to advise you that I hereby authorize Kent L. Hipp, Esquire  
of GrayRobinson, P.A.

who was hired by me as of 8/29/2023 to (indicate extent of authorization by marking one or both boxes as applicable):  
(date)

☒ Represent me in all future dealings in the above referenced project and parcel(s).

☒ Accept service of process in my behalf concerning any legal proceedings in eminent domain which may ensue.

OWNER(S)/TENANT(S):

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Printed Name \_\_\_\_\_

This is to advise you that I am authorized to represent Reunion East CDD  
of \_\_\_\_\_ in the

capacity(ies) set forth above. I ☒ am ☐ am not a member of the Florida Bar. ☐ I will accept service of process.

**NOTE:** This document must be notarized if the agent **is not** a member of the Florida Bar but is authorized to accept service of process.

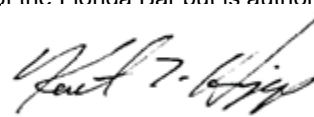
State of \_\_\_\_\_

County of \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_  
day of \_\_\_\_\_ by \_\_\_\_\_  
\_\_\_\_\_ who is  
(Name of Affiant)

personally known to me or has produced \_\_\_\_\_  
\_\_\_\_\_ as identification.

Notary's Signature  
(Print, type or stamp name of notary public)  
[SEAL]



Representative Signature \_\_\_\_\_ Date 8/29/2023

Kent L. Hipp, Esquire  
Representative Printed Name

P.O. Box 3068  
Orlando, FL 32802-3068

Representative Address \_\_\_\_\_

Phone: 407-843-8880

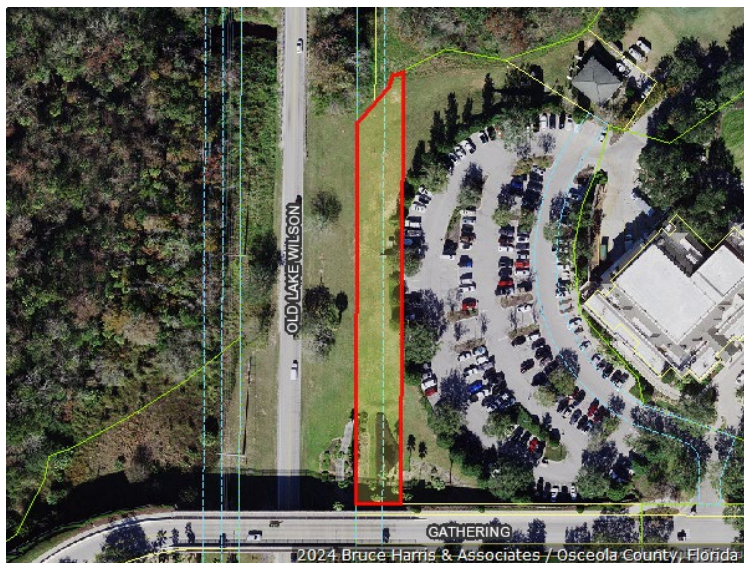
**(1) Parcel No. 35-25-27-4838-TRAC-00A0** (*Old Lake Wilson Rd. is the roadway running vertical shown below*):



**(2) Parcel No. 35-25-27-4859-TRAC-00C0** (*Old Lake Wilson Road is the roadway running vertical shown below*):



**(3) Parcel No. 35-25-27-4885-TRAC-0U40**



**(4) Parcel No. 27-25-27-2985-TRAC-0S10** (*Old Lake Wilson Road is the roadway running vertical shown below*):





**ATTORNEY AUTHORIZATION**

**TO:** Osceola County & FDOT

**PROJECT NAME:** Old Lake Wilson Road from CR 532 to  
Sinclair Road Project

**OWNER:** Reunion East CDD

**OSCEOLA PROPERTY TAX ID NOs.: 3525274838TRAC00A0;  
3525274859TRAC00C0; 3525274885TRAC0U40 & 2725272985TRAC0S10**

This is to advise you Reunion East CDD authorizes Kent L. Hipp, Esquire, of GrayRobinson, P.A. whose address is 301 East Pine Street, Suite 1400, P.O. Box 3068, Orlando, Florida 32802, to represent them in all future dealings with Osceola County in the above-referenced projects regarding properties owned by Reunion East CDD, and to accept service of process on its behalf, concerning any legal proceedings in eminent domain which may be filed by Osceola County regarding the referenced project.

Agreed to and Accepted by  
Reunion East Community Development District:

By: \_\_\_\_\_ Date: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

This is to advise you that I have been retained to represent the above referenced property owner(s) in all future dealings involving your acquisition requirements for the above referenced project regarding property owned by them. This is to further advise that I am a member of the Florida Bar and I will accept service of process on their behalf in any legal proceedings in eminent domain which may be filed regarding the referenced project. Please direct all inquiries to my attention.

GRAYROBINSON, P.A.



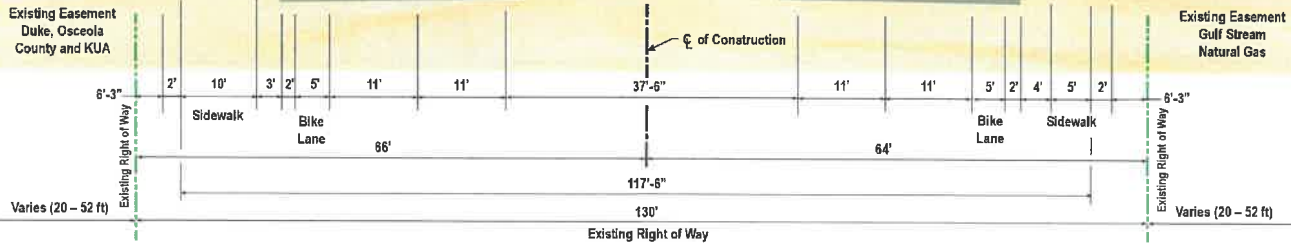
By: \_\_\_\_\_  
Kent L. Hipp, Esquire

8/29/2023  
Date: \_\_\_\_\_



### From County Road 532 to Sinclair Road

### Existing Transmission Poles to Remain



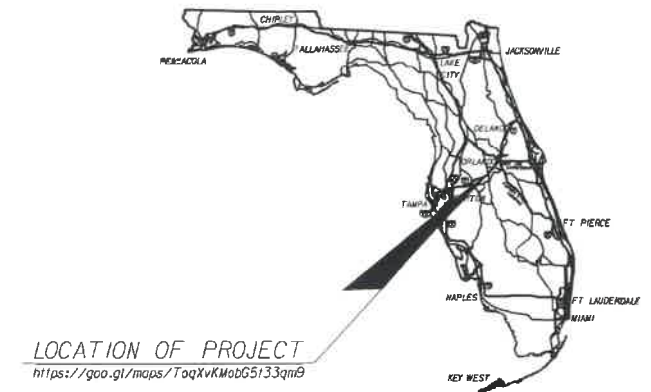
The figure consists of two cross-sectional diagrams of a two-lane highway with a shoulder. The left diagram shows a cross-section with a 10' shoulder, a 1'-4" bike lane, and a 19' travel lane. The right diagram shows a cross-section with a 1'-6.5" shoulder, a 2'-6" bike lane, and a 19' travel lane. Both diagrams include dimensions for the total width and the width of the travel lane.

Component	Width (ft/in)	Total Width (ft/in)
Shoulder	10'	62'-9.5"
Bike Lane	1'-4"	
Travel Lane	19'	
Travel Lane	19'	
Shoulder	1'-6.5"	43'-1"
Bike Lane	2'-6"	
Travel Lane	19'	
Travel Lane	19'	



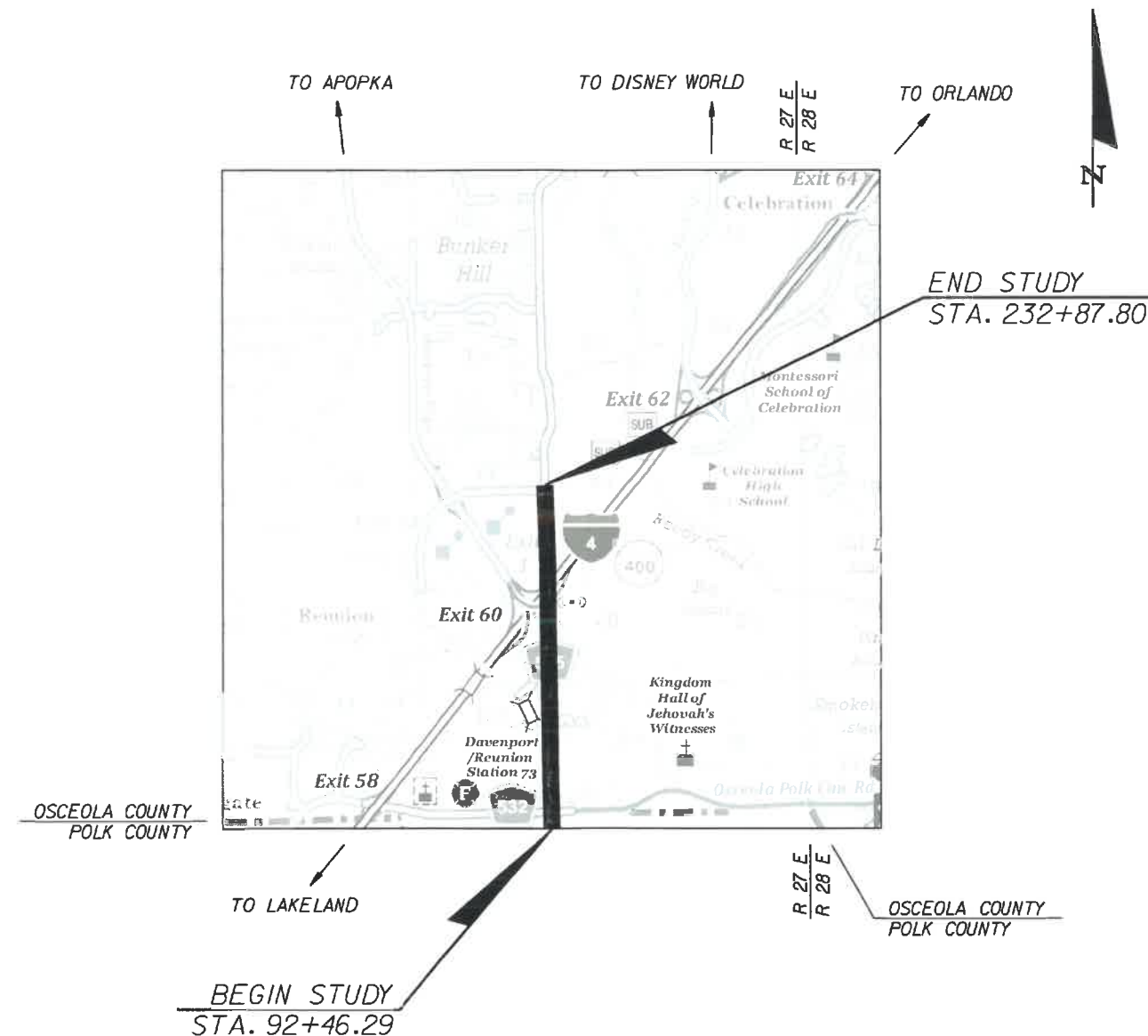
OSCEOLA COUNTY  
ENGINEERING DEPARTMENT  
1 Courthouse Square, Suite 1100  
Kissimmee, Florida 34741-5488  
Voice: (407) 343-2600 Fax (407) 343-2623

BOARD OF COUNTY COMMISSIONERS  
OSCEOLA COUNTY, FLORIDA  
ENGINEERING DEPARTMENT  
CONCEPT PLANS FOR  
COUNTY PROJECT NO. 11842  
FINANCIAL PROJECT ID 448781-1-22-01  
OLD LAKE WILSON ROAD RECONSTRUCTION  
FROM OSCEOLA POLK LINE ROAD (CR 532) TO SINCLAIR ROAD



INDEX OF CONCEPT PLANS

SHEET NO.	SHEET DESCRIPTION
I	KEY SHEET
2-9	CONCEPT TYPICAL SECTIONS
10-11	CONCEPT TYPICAL SECTION DETAILS
12-23	CONCEPT PLAN
24-34	CONCEPT PROFILE



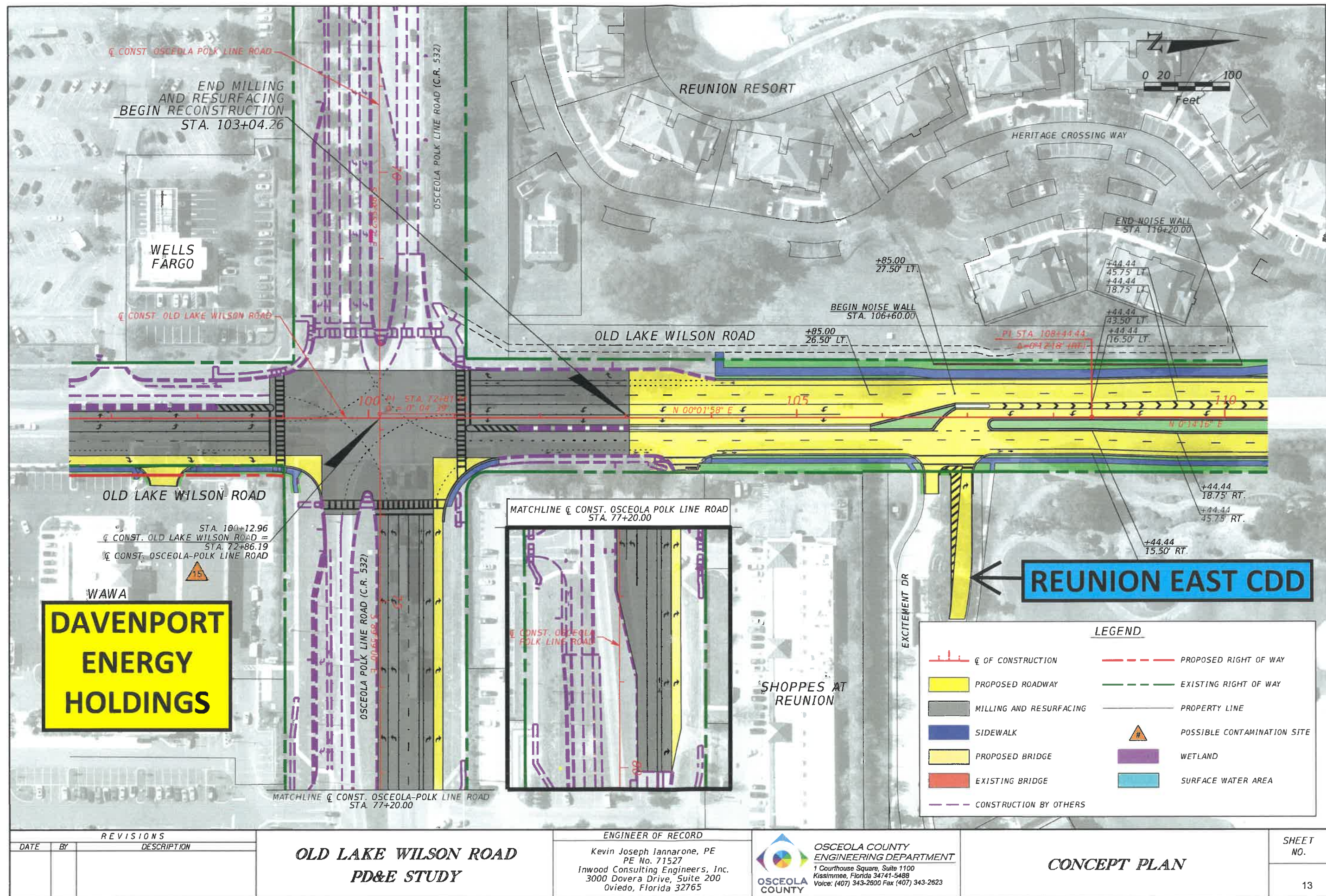
**PREFERRED ALTERNATIVE  
CONCEPT PLANS**

ROADWAY PLANS  
ENGINEER OF RECORD:  
KEVIN JOSEPH IANNARONE NO.: 71527  
INWOOD CONSULTING ENGINEERS  
3000 DOVERA DRIVE, SUITE 200  
OVIEDO, FLORIDA 32765  
P: 407.971.8850 F: 407.971.8955  
CONTRACT NO.: C19-11-1061  
VENDOR NO.: F593216593003

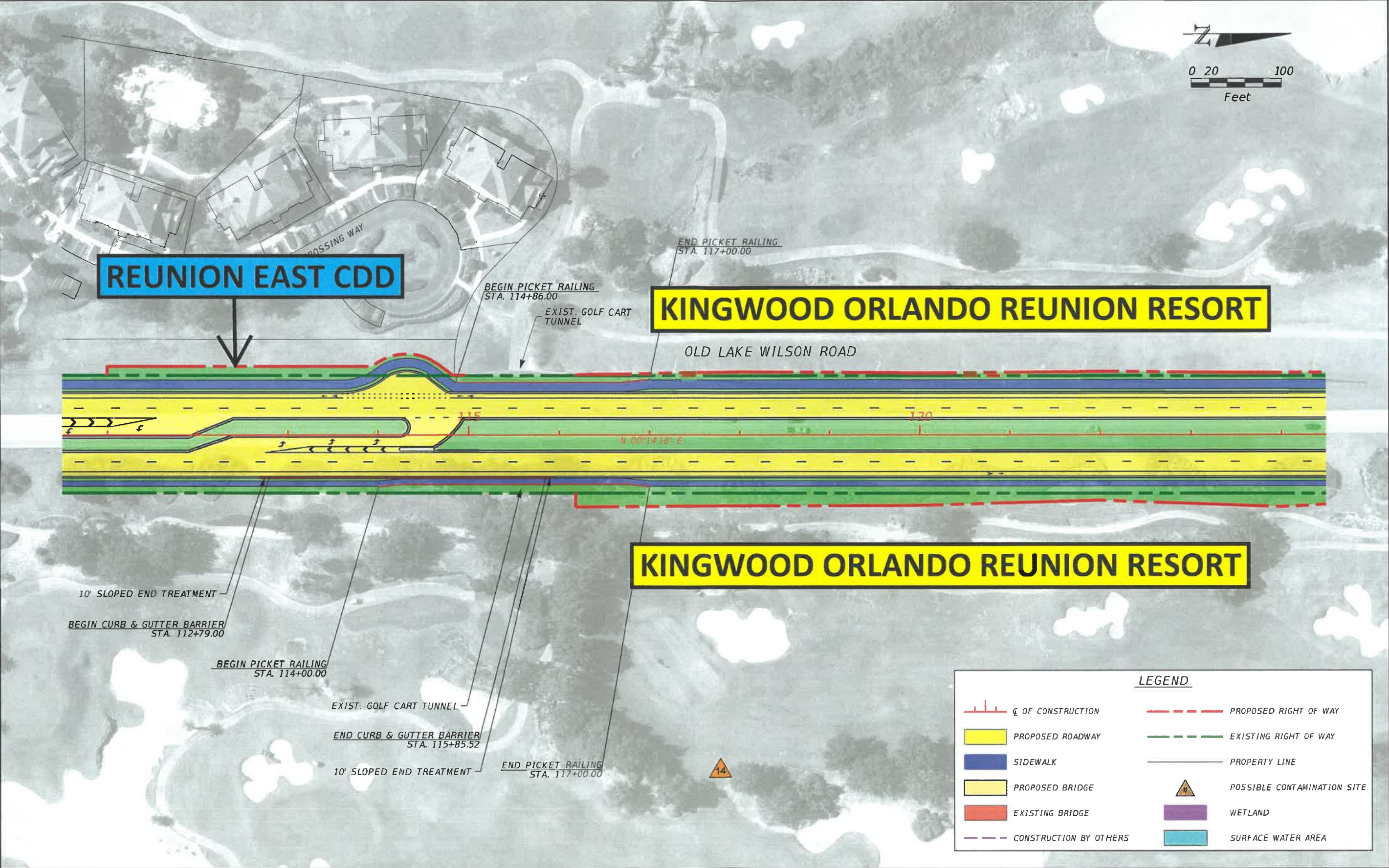
OSCEOLA COUNTY PROJECT MANAGER  
STEPHANIE UNDERWOOD, P.E.

FISCAL YEAR	SHEET NO.
	1









REVISIONS		
DATE	BY	DESCRIPTION

**OLD LAKE WILSON ROAD**  
**PD&E STUDY**

**ENGINEER OF RECORD**  
Kevin Joseph Iannarone, PE  
PE No. 71527  
Inwood Consulting Engineers, Inc.  
3000 Dovera Drive, Suite 200  
Oviedo, Florida 32765

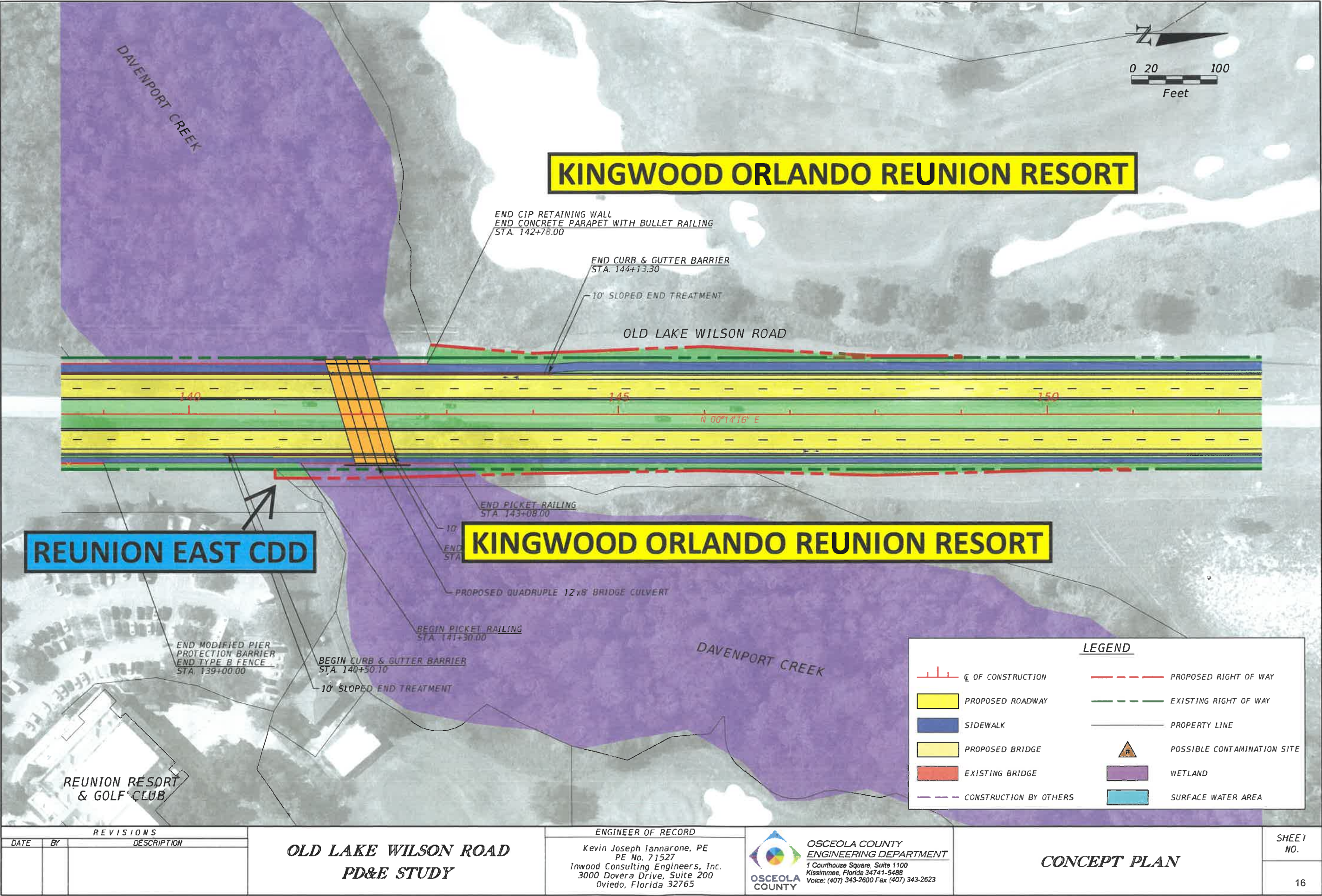


**OSCEOLA COUNTY**  
**ENGINEERING DEPARTMENT**  
1 Courthouse Square, Suite 1100  
Kissimmee, Florida 34741-5488  
Voice: (407) 343-2600 Fax (407) 343-2623

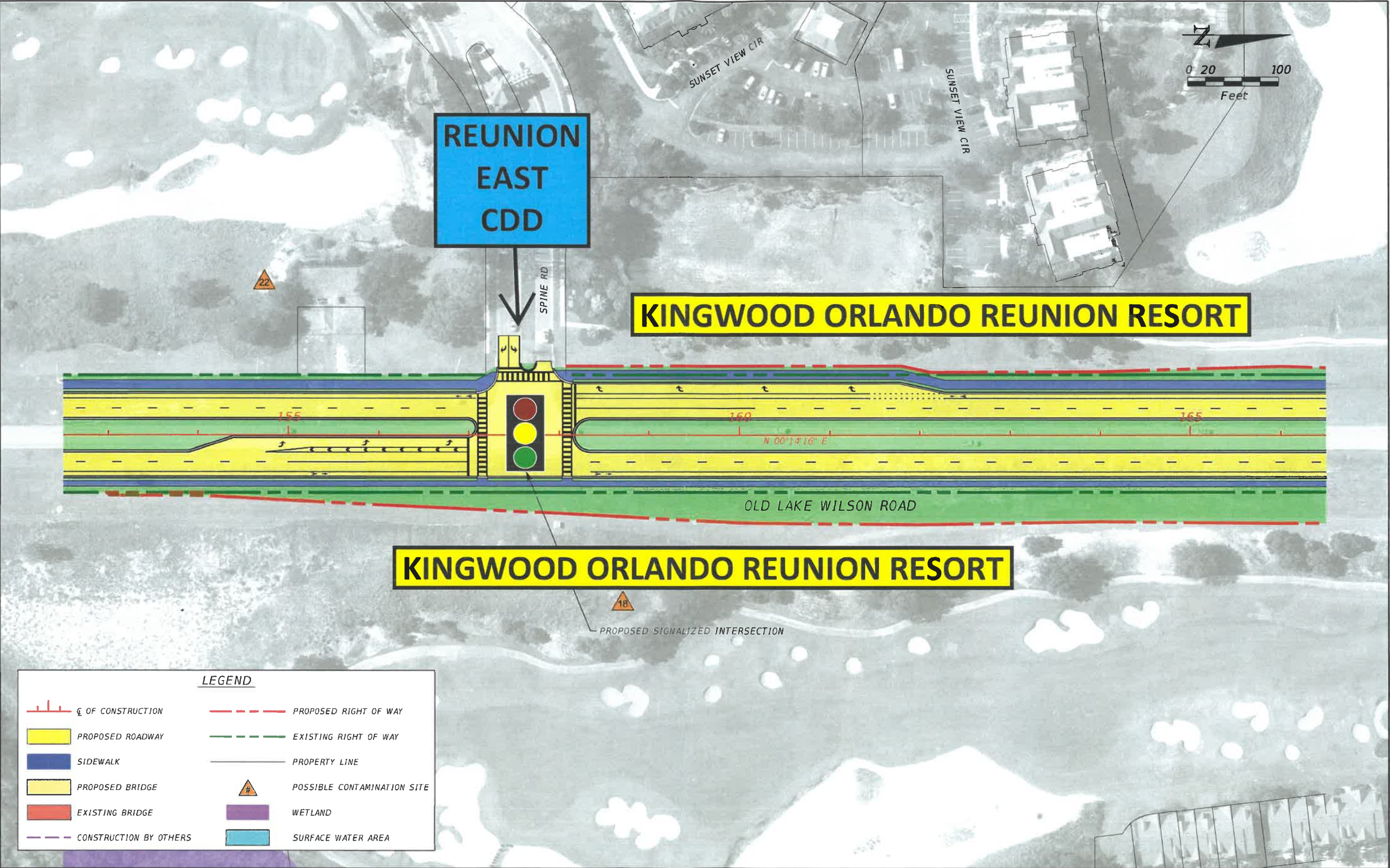
**CONCEPT PLAN**


**SHEET NO.**  
  
14









REVISIONS			OLD LAKE WILSON ROAD PD&E STUDY	ENGINEER OF RECORD	 <div>OSCEOLA COUNTY ENGINEERING DEPARTMENT 1 Courthouse Square, Suite 1100 Kissimmee, Florida 34741-5488 Voice: (407) 343-2600 Fax (407) 343-2623</div>	CONCEPT PLAN	SHEET NO.
DATE	BY	DESCRIPTION		Kevin Joseph Iannarone, PE PE No. 71527 Inwood Consulting Engineers, Inc. 3000 Dovera Drive, Suite 200 Oviedo, Florida 32765			17

# SECTION 6

# SECTION A



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

**Date: 5-Dec-23  
Attn: Alan Sheerer @ GMS  
UCC Estimate No.: 001 Rev 01**

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>				
		<b><u>Seven Eagles Way &amp; Seven Eagles Ct Fountain</u></b>				
		<b><u>OPTION #1 DB 10' DIAMETER Circular Ring Veil Fountain</u></b>				
1.00		Demo and replace existing 10' Diameter 3 tier bowl Ftn with 10' diameter ring ftn with center jet <b>Similar to Photo #1 but with Precast caps</b> 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				
		sewer/water service to be available within 20' of vault or tie in to irrigation				
		<b>1 YEAR Warranty on materials and labor</b>				
		<b>PERMIT REQUIRED &amp; Incl for this option</b>				
		<b>Expected lifetime of new fountain is 8-10 years before interior finish and full equipment pac overhaul reno required again.</b>				
		<b><u>OPTION #2 DB 15' DIAMETER Circular Ring Veil Fountain</u></b>				
2.00		Demo and replace existing 10' Diameter 3 tier bowl Ftn with 15' diameter ring ftn with center jet. <b>Cross between photos #1 &amp; #2/2A.</b> 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.				
		<b>This option will require paver walkway alterations to create new walkway around wider feature and rework at utility crossings.</b>				
		Landscape and irrigation repairs by others				
		sewer/water service to be available within 20' of vault or tie in to irrigation				
		<b>1 YEAR Warranty on materials and labor</b>				
		<b>PERMIT REQUIRED &amp; Incl for this option</b>				
		<b>Expected lifetime of new fountain is 8-10 years before interior finish and equipment pac overhaul reno required again.</b>				

	<b>OPTION #3 Keep Existing See Photo #3 add vault</b>				
3.00	Completely clean up and overhaul existing Seven Eagles North 3 tier water feature, includes: a)sandblast all precast caps, walls and tiered feature and finial. Remove stucco from base structure. b)grind, point and regrout and seal all joints and precast c)demo and remove all existing interior finishes 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. Hedge screening by others f)includes 3 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
	<b>1 YEAR Warranty on materials and labor</b> <b>PERMIT REQUIRED &amp; Incl for this option</b> <b>Expected lifetime of existing fountain with this reno is 6-8 years before substantial precast/finishes renovation required again.</b>				
	<b>OPTION #A Keep Existing See Photo #4 (add vault)</b>				
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 or surface skid located behind nearest site wall (tree roots may determine semi-subterranean vault vs skid mount with hinged lockable lid) Hedge screening by others as req'd. f)includes colored LED lighting for Seasonal Decorating enhancement g)includes ground and bonding at feature as well as new auto-fill h) replace pavers at utility crossings and where stucco re & re occurs (drawback is no wall scupper)	1.00	LS	65,000.00	65,000.00
	<b>1 YEAR Warranty on materials and labor</b> <b>PERMIT REQUIRED &amp; Incl for this option</b> <b>Expected lifetime of existing fountain with this reno is 6-8 years before substantial precast/finishes reno required again.</b>				
	<b>OPTION #B Keep Existing as is (no new vault)</b>				
5.00	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 3 bulbs in existing light niches. leave system on existing irrigation auto-fill  <b>1 YEAR Warranty on materials and labor</b> <b>NO PERMIT REQUIRED FOR THIS OPTION</b> <b>Expected lifetime of existing fountain with this reno is 5 years before precast / finishes reno required again.</b>	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
- DB= Design Build
- 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](http://www.uccgroup.com)





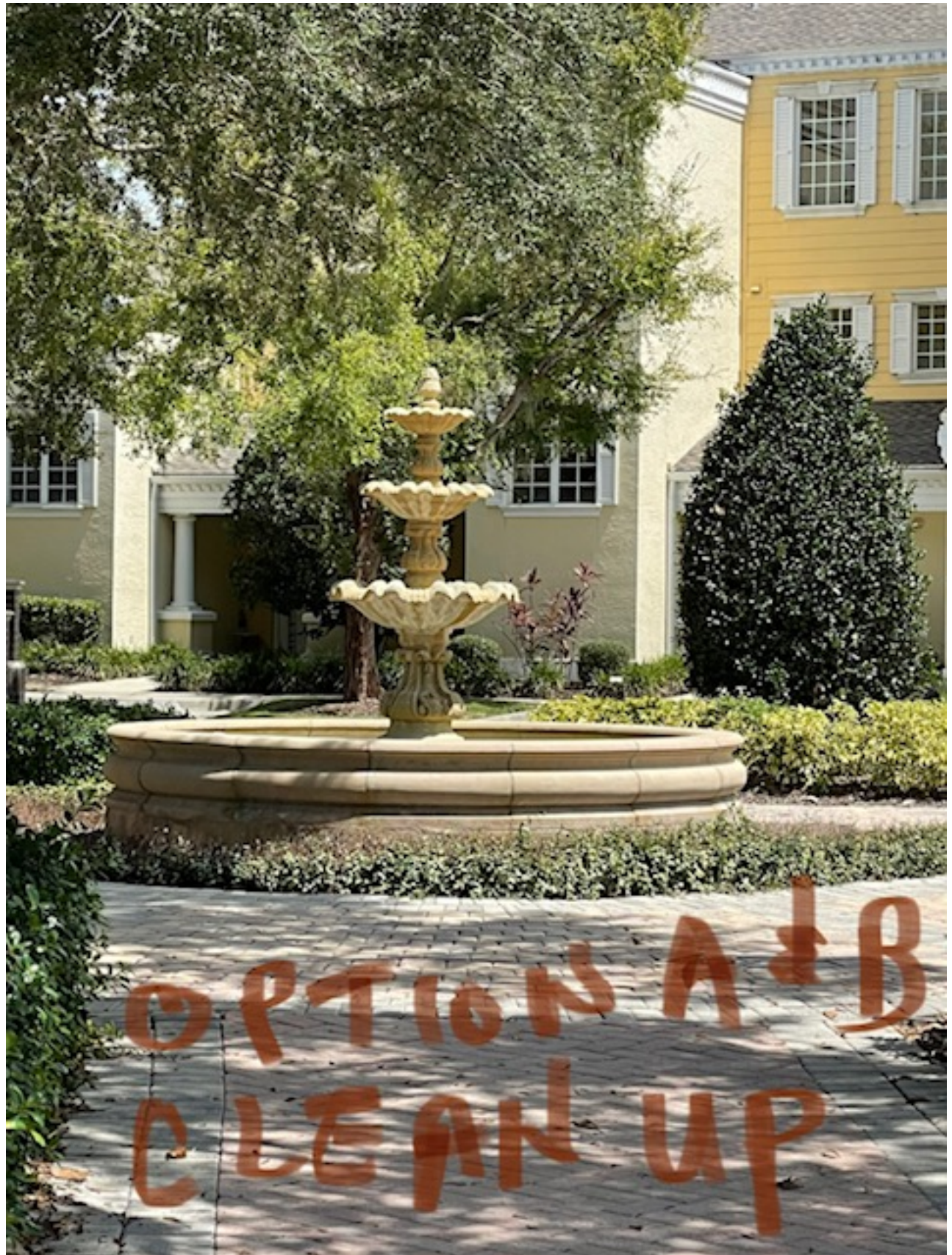












## SECTION B



# Reunion: Seven Eagles

Orlando, FL.

October 2023

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

## 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



# SECTION 7

# SECTION A

## SHINGLE ROOF REPLACEMENT (CERTAINTED)

ADVANTAGE ROOFING INC  
ST. LIC. #CCC1328726,  
6903 Partridge Ln.  
Orlando, FL 32807  
(407) 678-9721

**Sales Representative**  
Anthony Martell  
(407) 219-0989  
Anthony@roofingadvantage.com



**ADVANTAGE  
ROOFING INC**

Proudly Serving Central Florida Since 1989

**Allen Scheere (PH1)**  
**7475 Gathering Dr**  
**Kissimmee, FL 34747**  
**(407) 398-2890**  
**Ascheerer@gmscfl.com**

**Estimate #**

E-1854

**Date**

12/14/2023

**Advantage Roofing Inc.** is dedicated in combining its resources to ensure the highest quality of workmanship and commitment. We have familiarized all personnel with project conditions and are familiar with all local building codes. Thank you for the opportunity, time and attention in your process of choosing a qualified contractor.

### **RE-ROOF PREPARATION**

- Cover all plants and shrubbery with tarps to eliminate damage and catch all loose trash and nails.
- Obtain and post all necessary permits in accordance with all local codes.
- Remove existing roof: **Shingle roof to wood decking** (Roof type)

### **ROOFING SYSTEM**

- **Re-nail decking per FL. Hurricane Mitigation Requirements.** (8D RING SHANK NAILS PER FL BUILDING CODES)
- **CertainTeed Landmark Architectural Shingles** in accordance with manufacturers specifications and all local codes.
- **Shingle Warranty (Lifetime / 130 MPH Wind Rating)**

### **WOOD WORK**

- Replace defected/rotten wood at an **Additional cost: \$75.00 per sheet plywood.**
- Replace defected/rotten wall, chimney flashing, plank and fascia boards at an **Additional cost: \$7.50 per Lin. Ft.**
- **(\$150.00 Wood Credit)**

### **UNDERLAYMENT/DRY-IN**

- Install **Synthetic Double Layer (Shingle Underlayment)** throughout entire roof deck.
- Install **Peel & Stick Leak Secondary Water Barrier** in the following vulnerable areas that apply (Valleys, Penetrations, Skylights, and Chimneys).

### **EAVE DRIP, FLASHING & SKYLIGHTS**

- Install New eave drip. (**White/Black/Brown**)
- Install new lead plumbing boots painted to match roof.
- Furnish and install **New valley metal over peel & stick valley membrane.**
- Remove and install **New glass double pane** curb mount skylights. (If Applicable)

### **VENTILATION, CAP & STARTER SHINGLES**

- Furnish and install with like material, New **shingle over** ridge vents **OR** New **4 ft.** off ridge vents.
- Furnish and install new goose neck vents.
- Install CertainTeed Shadow ridge hip and ridge cap shingles.
- Install CertainTeed required starter shingles at eave.

### **JOB COMPLETION**

- Clean job site thoroughly each day and remove all job related debris from premises. Magnetically drag job site for any loose nails.
- Request all necessary permit inspections (**Please do not remove any county permits until final inspections have been completed.**)

### **WORKMANSHIP WARRANTY**

- Workmanship warranted against **ALL LEAKS AND DEFECTS** for **Ten (10) Years** from date of completion.
- Manufacturers warranty applies to materials only. Warranties are transferable one time.

**ADVANTAGE ROOFING INC.** hereby propose to furnish labor, materials, insurance, permits and fees, dump fees, supervision, equipment, qualified installers, and **TAXES:** complete in accordance with the above specifications.

Item	Price
Shingle Roof Replacement	\$7,150.00

## NOTES AND COMMENTS

- **Payment Due In Full at Completion. (3% Convenience fee for all credit Card Payments)**
- **This proposal is subject to acceptance within 30 days and is void thereafter at the option of the Licensed Contractor.**
- **Removal of extra shingle roof layers will be additional charge of \$25.00 Per Roofing SQ.**
- **Removal of shingles with peel & stick shingle underlayment will be additional charge of \$15.00 Per Roofing SQ.**

Sub Total	\$7,150.00
Total	\$7,150.00

## SPECIAL INSTRUCTIONS

### TERMS & CONDITIONS

This contract and any agreement pursuant thereto is between **Advantage Roofing Inc.**, hereinafter referred to as the "Co" or "Company" and the customer(s) named herein on the will be subject to all appropriate laws, regulations and ordinances of the state of Florida and the terms and conditions. The above proposal, specifications and conditions are satisfactory, and Advantage Roofing is hereby authorized to do the work as specified. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the Licensed Contractor. Should default be made in payment of this contract, charges should be added from the date their of completion at a rate of (1 ½) percent per month, 18% per year with a minimum charge of \$ 2.00 per month, and if placed in the hands of an attorney for collection, all attorney fees, legal, and filing fees shall be paid by customer accepting said contract.

1. According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have the right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or subcontractor fails to pay subcontractors, sub-subcontractors, or materials supply or neglect to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed on your property it could be sold against your will to pay for labor, materials, or other services that your contractor or subcontractor may have failed to pay. Florida construction lien law is complex and is recommended that whenever a specific problem arises, you should consult an attorney.

2. **All Contracts** are subject to approval of our credit department and office without exception. The person executing this contract must obtain the approval of the officer of the company for this contract to be effective under any conditions. **THIS CONTRACT CAN NOT BE CANCELLED ONCE WORK IS COMMENCED EXCEPT BY MUTUAL WRITTEN AGREEMENT OF THE PARTIES.**

3. **Owner Responsibilities:** Owner(s) warrants to Contractor that he/she/they is the legal owner of the property. Owner(s) agrees to provide to Contractor electric power and water for construction purposes at no charge to Contractor. Owner(s) shall make himself/herself available during work for clarification of specifications, approval of additional work and to provide adequate access to the property as may be required. Owner(s) acknowledges that the removal of permanently attached building materials often disturbs and vibrates the existing property. The noise, debris, and vibration generated from the work may cause inconvenience to Owner(s) and changes to Owner(s) property including but not limited to: interior wall cracks, flaking of wall paint, debris falling into attic, dust, disturbance to shrubbery and lawns, small divots or ruts in yard from equipment, small divots in the driveway from equipment such as roll-off containers and dump trailers. As a precaution, Owner(s) shall remove from walls or ceilings items such as, but not limited to, chandeliers, paintings, pictures and any breakables. Owner(s) shall remove or move at least 10' away from work area any outdoor furniture, grills, planters, etc. Contractor shall not be responsible for any of the aforementioned property damage or for any inconvenience experienced by Owner(s) as a normal consequence of the work. The company shall have no responsibility from damages from fire, tornado, windstorm, or other perils, as is normally contemplated to be covered by homeowner's insurance or unless a specified written agreement be made therefore prior to commencement of the work. Company shall not be reliable for failure of performances due to labor controversies, strikes, fires, whether, in ability to obtain materials from usual sources, of any other circumstances beyond the control of the company, weather of a similar or dissimilar nature. Acts of extreme nature voids all warranties. "Co." cannot be held responsible for any form of mold damage.

**Manufacturer's warranty applies to materials. Workmanship warranty does not apply to items that were not replaced (i.e. Skylights). Advantage will not be responsible for previous structural issues, plumbing line damage due to improper installation from re-piping, driveway damage, gutters, soffits, nor solar panels.**

4. **Defects:** Owner understands that there may be existing defects which may not be discoverable until work has commenced. Unless specifically included in the work description and specifications, the cost for labor and materials to repair such defects is not included in the Contract Price. Owner(s) and Contractor agree that the cost for labor and materials to repair such defects will be estimated in writing as needed at the time of discovery and, upon written acceptance, the cost for same will be in added to the Contract Price.

5. **Contractor Workmanship Warranty:** Contractor warrants its workmanship against defects in the workmanship only for the period set forth in this Agreement from the date of completion of the work. However, said warranty shall be null and void under the following circumstances: (1) if Owner(s) fails to pay any sum owed to Contractor under this Agreement and any applicable change orders; (2) if Owner(s) fails to provide written notice to Contractor within ten (10) days of discovering any defect in Contractor's workmanship; (3) if Owner(s) permits any third party to alter or repair any of the work performed by Contractor in any way; (4) if defect is the result of Owner(s) failure to properly maintain and clean gutters at least twice per year; or (5) if defect is the result of Owner(s) failure to provide normal and routine care and maintenance as to the work. **Contractor does not warrant the labor of items such as caulking materials, sealant, reflective coatings, painted surfaces, or metal materials.**

6. If material has to be re ordered or re stocked because of cancellation by the customer there will be a restocking fee equal to twenty five percent (25%) of the contract price. If this contract is cancelled later than three days from execution, the customer shall pay to the Company twenty five percent (25%) of the contract price as liquidated damages, not as a penalty, and the company agrees to accept such as reasonable and just compensation for said cancellation.

7. Any representations, statements or other communication not written on this contract or agree to be in material, and not relied on by either party, and do not survive the execution of this contract. The company is not responsible for construction problems of your home.

8. **FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND:** PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 1940 North Monroe Street. Tallahassee, FL 32399-0783 Tele:850-487-1395 Website: [www.myfloridalicense.com](http://www.myfloridalicense.com)

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

STATE LICENSE CCC1328726

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has also become an important employer of women, with 5.5 million women employed in the public sector in 1995, compared with 4.5 million in 1980.

There are a number of reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of women in its workforce. In 1995, 88% of the public sector workforce were women, compared with 78% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

Another reason why the public sector has become an important employer of women is that it has a high proportion of jobs that are part-time or flexible. In 1995, 22% of the public sector workforce were employed on part-time or flexible contracts, compared with 12% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

A third reason why the public sector has become an important employer of women is that it has a high proportion of jobs that are well paid. In 1995, the average salary of a public sector employee was £18,000, compared with £15,000 in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

There are a number of other reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of jobs that are secure. In 1995, 88% of the public sector workforce were employed on permanent contracts, compared with 78% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

Another reason why the public sector has become an important employer of women is that it has a high proportion of jobs that are well located. In 1995, 22% of the public sector workforce were employed in London, compared with 12% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

A third reason why the public sector has become an important employer of women is that it has a high proportion of jobs that are well matched to the skills of women. In 1995, 88% of the public sector workforce were employed in jobs that required a degree or higher qualification, compared with 78% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

There are a number of other reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of jobs that are well paid. In 1995, the average salary of a public sector employee was £18,000, compared with £15,000 in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

Another reason why the public sector has become an important employer of women is that it has a high proportion of jobs that are part-time or flexible. In 1995, 22% of the public sector workforce were employed on part-time or flexible contracts, compared with 12% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.



## SHINGLE ROOF REPLACEMENT (CERTAINTeed)

Advantage Roofing Inc  
6903 Partridge Lane  
Orlando, FL 32807  
(407) 678-9721

Sales Representative  
Anthony Martell  
(407) 219-0989  
Anthony@roofingadvantage.com



**Allen Scheere (PH2)**  
**7629 Heritage Crossing Way**  
**Kissimmee, FL 34747**  
**(407) 398-2892**  
**Ascheerer@gmscfl.com**

Estimate #	E-1800
Date	12/14/2023

**Advantage Roofing Inc.** is dedicated in combining its resources to ensure the highest quality of workmanship and commitment. We have familiarized all personnel with project conditions and are familiar with all local building codes. Thank you for the opportunity, time and attention in your process of choosing a qualified contractor.

### RE-ROOF PREPARATION

- Cover all plants and shrubbery with tarps to eliminate damage and catch all loose trash and nails.
- Obtain and post all necessary permits in accordance with all local codes.
- Remove existing roof: **Shingle roof to wood decking** (Roof type)

### ROOFING SYSTEM

- **Re-nail decking per FL. Hurricane Mitigation Requirements.** (8D RING SHANK NAILS PER FL BUILDING CODES)
- **CertainTeed Landmark Architectural Shingles** in accordance with manufacturers specifications and all local codes.
- **Shingle Warranty (Lifetime / 130 MPH Wind Rating)**

### WOOD WORK

- Replace defected/rotten wood at an **Additional cost: \$75.00 per sheet plywood.**
- Replace defected/rotten wall, chimney flashing, plank and fascia boards at an **Additional cost: \$7.50 per Lin. Ft.**
- **(\$150.00 Wood Credit)**

### UNDERLAYMENT/DRY-IN

- Install **Synthetic Double Layer (Shingle Underlayment)** throughout entire roof deck.
- Install **Peel & Stick Leak Secondary Water Barrier** in the following vulnerable areas that apply (Valleys, Penetrations, Skylights, and Chimneys).

### EAVE DRIP, FLASHING & SKYLIGHTS

- Install New eave drip. (White/Black/Brown).
- Install new lead plumbing boots painted to match roof.
- Furnish and install **New valley metal over peel & stick valley membrane.**
- Remove and install **New glass double pane** curb mount skylights. (If Applicable)

### VENTILATION, CAP & STARTER SHINGLES

- Furnish and install with like material, New **shingle over** ridge vents **OR** New **4 ft.** off ridge vents.
- Furnish and install new goose neck vents.
- Install CertainTeed Shadow ridge hip and ridge cap shingles.
- Install CertainTeed required starter shingles at eave.

### JOB COMPLETION

- Clean job site thoroughly each day and remove all job related debris from premises. Magnetically drag job site for any loose nails.
- Request all necessary permit inspections (**Please do not remove any county permits until final inspections have been completed**).

### WORKMANSHIP WARRANTY

- Workmanship warranted against **ALL LEAKS AND DEFECTS** for **Ten (10) Years** from date of completion.
- Manufacturers warranty applies to materials only. Warranties are transferable one time.

**ADVANTAGE ROOFING INC.** hereby propose to furnish labor, materials, insurance, permits and fees, dump fees, supervision, equipment, qualified installers, and **TAXES**; complete in accordance with the above specifications.

Item	Price
Shingle Roof Replacement	\$7,150.00

## NOTES AND COMMENTS

- **Payment Due In Full at Completion. (3% Convenience fee for all credit Card Payments)**
- **This proposal is subject to acceptance within 30 days and is void thereafter at the option of the Licensed Contractor.**
- **Removal of extra shingle roof layers will be additional charge of \$25.00 Per Roofing SQ.**
- **Removal of shingles with peel & stick shingle underlayment will be additional charge of \$15.00 Per Roofing SQ.**

Sub Total	\$7,150.00
Total	\$7,150.00

## SPECIAL INSTRUCTIONS

### TERMS & CONDITIONS

This contract and any agreement pursuant thereto is between **Advantage Roofing Inc.**, hereinafter referred to as the "Co" or "Company" and the customer(s) named herein on the will be subject to all appropriate laws, regulations and ordinances of the state of Florida and the terms and conditions. The above proposal, specifications and conditions are satisfactory, and Advantage Roofing is hereby authorized to do the work as specified. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the Licensed Contractor. Should default be made in payment of this contract, charges should be added from the date their of completion at a rate of (1 ½) percent per month, 18% per year with a minimum charge of \$ 2.00 per month, and if placed in the hands of an attorney for collection, all attorney fees, legal, and filing fees shall be paid by customer accepting said contract.

1. According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have the right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or subcontractor fails to pay subcontractors, sub-subcontractors, or materials supply or neglect to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed on your property it could be sold against your will to pay for labor, materials, or other services that your contractor or subcontractor may have failed to pay. Florida construction lien law is complex and is recommended that whenever a specific problem arises, you should consult an attorney.

2. **All Contracts** are subject to approval of our credit department and office without exception. The person executing this contract must obtain the approval of the officer of the company for this contract to be effective under any conditions. **THIS CONTRACT CAN NOT BE CANCELLED ONCE WORK IS COMMENCED EXCEPT BY MUTUAL WRITTEN AGREEMENT OF THE PARTIES.**

3. **Owner Responsibilities:** Owner(s) warrants to Contractor that he/she/they is the legal owner of the property. Owner(s) agrees to provide to Contractor electric power and water for construction purposes at no charge to Contractor. Owner(s) shall make himself/herself available during work for clarification of specifications, approval of additional work and to provide adequate access to the property as may be required. Owner(s) acknowledges that the removal of permanently attached building materials often disturbs and vibrates the existing property. The noise, debris, and vibration generated from the work may cause inconvenience to Owner(s) and changes to Owner(s) property including but not limited to: interior wall cracks, flaking of wall paint, debris falling into attic, dust, disturbance to shrubbery and lawns, small divots or ruts in yard from equipment, small divots in the driveway from equipment such as roll-off containers and dump trailers. As a precaution, Owner(s) shall remove from walls or ceilings items such as, but not limited to, chandeliers, paintings, pictures and any breakables. Owner(s) shall remove or move at least 10' away from work area any outdoor furniture, grills, planters, etc. Contractor shall not be responsible for any of the aforementioned property damage or for any inconvenience experienced by Owner(s) as a normal consequence of the work. The company shall have no responsibility from damages from fire, tornado, windstorm, or other perils, as is normally contemplated to be covered by homeowner's insurance or unless a specified written agreement be made therefore prior to commencement of the work. Company shall not be reliable for failure of performances due to labor controversies, strikes, fires, whether, in ability to obtain materials from usual sources, of any other circumstances beyond the control of the company, weather of a similar or dissimilar nature. Acts of extreme nature voids all warranties. "Co." cannot be held responsible for any form of mold damage.

**Manufacturer's warranty applies to materials. Workmanship warranty does not apply to items that were not replaced (i.e. Skylights). Advantage will not be responsible for previous structural issues, plumbing line damage due to improper installation from re-piping, driveway damage, gutters, soffits, nor solar panels.**

4. **Defects:** Owner understands that there may be existing defects which may not be discoverable until work has commenced. Unless specifically included in the work description and specifications, the cost for labor and materials to repair such defects is not included in the Contract Price. Owner(s) and Contractor agree that the cost for labor and materials to repair such defects will be estimated in writing as needed at the time of discovery and, upon written acceptance, the cost for same will be in added to the Contract Price.

5. **Contractor Workmanship Warranty:** Contractor warrants its workmanship against defects in the workmanship only for the period set forth in this Agreement from the date of completion of the work. However, said warranty shall be null and void under the following circumstances: (1) if Owner(s) fails to pay any sum owed to Contractor under this Agreement and any applicable change orders; (2) if Owner(s) fails to provide written notice to Contractor within ten (10) days of discovering any defect in Contractor's workmanship; (3) if Owner(s) permits any third party to alter or repair any of the work performed by Contractor in any way; (4) if defect is the result of Owner(s) failure to properly maintain and clean gutters at least twice per year; or (5) if defect is the result of Owner(s) failure to provide normal and routine care and maintenance as to the work. **Contractor does not warrant the labor of items such as caulking materials, sealant, reflective coatings, painted surfaces, or metal materials.**

6. If material has to be re ordered or re stocked because of cancellation by the customer there will be a restocking fee equal to twenty five percent (25%) of the contract price. If this contract is cancelled later than three days from execution, the customer shall pay to the Company twenty five percent (25%) of the contract price as liquidated damages, not as a penalty, and the company agrees to accept such as reasonable and just compensation for said cancellation.

7. Any representations, statements or other communication not written on this contract or agree to be in material, and not relied on by either party, and do not survive the execution of this contract. The company is not responsible for construction problems of your home.

8. **FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND:** PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 1940 North Monroe Street. Tallahassee, FL 32399-0783 Tele:850-487-1395 Website: [www.myfloridalicense.com](http://www.myfloridalicense.com)

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

STATE LICENSE CCC1328726

the 1990s, the number of people in the UK who are aged 65 and over has increased by 1.5 million (1990–1999).

There is a growing awareness of the need to address the needs of older people in the community. The Department of Health (1999) has published a strategy for older people, which sets out the government's commitment to improve the lives of older people.

The strategy is based on the following principles: older people should be able to live independently, safely and comfortably; older people should be able to participate in the community; and older people should be able to access the services they need.

The strategy also sets out a number of key objectives, including: to improve the health and well-being of older people; to improve the quality of life of older people; and to improve the support and services available to older people.

The strategy is a key document for the development of policies and services for older people in the UK. It provides a framework for the development of policies and services that are based on the needs of older people.

The strategy is also a key document for the development of policies and services that are based on the needs of older people in the community. It provides a framework for the development of policies and services that are based on the needs of older people.

The strategy is a key document for the development of policies and services for older people in the UK. It provides a framework for the development of policies and services that are based on the needs of older people.

The strategy is also a key document for the development of policies and services that are based on the needs of older people in the community. It provides a framework for the development of policies and services that are based on the needs of older people.

The strategy is a key document for the development of policies and services for older people in the UK. It provides a framework for the development of policies and services that are based on the needs of older people.

The strategy is also a key document for the development of policies and services that are based on the needs of older people in the community. It provides a framework for the development of policies and services that are based on the needs of older people.

The strategy is a key document for the development of policies and services for older people in the UK. It provides a framework for the development of policies and services that are based on the needs of older people.

The strategy is also a key document for the development of policies and services that are based on the needs of older people in the community. It provides a framework for the development of policies and services that are based on the needs of older people.

The strategy is a key document for the development of policies and services for older people in the UK. It provides a framework for the development of policies and services that are based on the needs of older people.

The strategy is also a key document for the development of policies and services that are based on the needs of older people in the community. It provides a framework for the development of policies and services that are based on the needs of older people.

The strategy is a key document for the development of policies and services for older people in the UK. It provides a framework for the development of policies and services that are based on the needs of older people.

The strategy is also a key document for the development of policies and services that are based on the needs of older people in the community. It provides a framework for the development of policies and services that are based on the needs of older people.

The strategy is a key document for the development of policies and services for older people in the UK. It provides a framework for the development of policies and services that are based on the needs of older people.

The strategy is also a key document for the development of policies and services that are based on the needs of older people in the community. It provides a framework for the development of policies and services that are based on the needs of older people.

## SHINGLE ROOF REPLACEMENT (CERTAINTED)

Advantage Roofing Inc  
6903 Partridge Lane  
Orlando, FL 32807  
(407) 678-9721

**Sales Representative**  
Anthony Martell  
(407) 219-0989  
Anthony@roofingadvantage.com



**Allen Scheere (PH3)**  
**7689 Heritage Crossing Way**  
**Kissimmee, FL 34747**  
**(407) 398-2890**  
**Ascheerer@gmscfl.com**

Estimate #	E-1801
Date	12/14/2023

**Advantage Roofing Inc.** is dedicated in combining its resources to ensure the highest quality of workmanship and commitment. We have familiarized all personnel with project conditions and are familiar with all local building codes. Thank you for the opportunity, time and attention in your process of choosing a qualified contractor.

### RE-ROOF PREPARATION

- Cover all plants and shrubbery with tarps to eliminate damage and catch all loose trash and nails.
- Obtain and post all necessary permits in accordance with all local codes.
- Remove existing roof: **Shingle roof to wood decking** (Roof type)

### ROOFING SYSTEM

- **Re-nail decking per FL. Hurricane Mitigation Requirements.** (8D RING SHANK NAILS PER FL BUILDING CODES)
- **CertainTeed Landmark Architectural Shingles** in accordance with manufacturers specifications and all local codes.
- **Shingle Warranty (Lifetime / 130 MPH Wind Rating)**

### WOOD WORK

- Replace defected/rotten wood at an **Additional cost: \$75.00 per sheet plywood.**
- Replace defected/rotten wall, chimney flashing, plank and fascia boards at an **Additional cost: \$7.50 per Lin. Ft.**
- **(\$150.00 Wood Credit)**

### UNDERLAYMENT/DRY-IN

- Install **Synthetic Double Layer (Shingle Underlayment)** throughout entire roof deck.
- Install **Peel & Stick Leak Secondary Water Barrier** in the following vulnerable areas that apply (Valleys, Penetrations, Skylights, and Chimneys).

### EAVE DRIP, FLASHING & SKYLIGHTS

- Install New eave drip. (White/Black/Brown).
- Install new lead plumbing boots painted to match roof.
- Furnish and install **New valley metal over peel & stick valley membrane.**
- Remove and install **New glass double pane** curb mount skylights. (If Applicable)

### VENTILATION, CAP & STARTER SHINGLES

- Furnish and install with like material, New **shingle over** ridge vents **OR** New **4 ft.** off ridge vents.
- Furnish and install new goose neck vents.
- Install CertainTeed Shadow ridge hip and ridge cap shingles.
- Install CertainTeed required starter shingles at eave.

### JOB COMPLETION

- Clean job site thoroughly each day and remove all job related debris from premises. Magnetically drag job site for any loose nails.
- Request all necessary permit inspections (**Please do not remove any county permits until final inspections have been completed**).

### WORKMANSHIP WARRANTY

- Workmanship warranted against **ALL LEAKS AND DEFECTS** for **Ten (10) Years** from date of completion.
- Manufacturers warranty applies to materials only. Warranties are transferable one time.

**ADVANTAGE ROOFING INC.** hereby propose to furnish labor, materials, insurance, permits and fees, dump fees, supervision, equipment, qualified installers, and **TAXES**; complete in accordance with the above specifications.

Item	Price
Shingle Roof Replacement	\$7,150.00



**NOTES AND COMMENTS**

- **Payment Due In Full at Completion. (3% Convenience fee for all credit Card Payments)**
- **This proposal is subject to acceptance within 30 days and is void thereafter at the option of the Licensed Contractor.**
- **Removal of extra shingle roof layers will be additional charge of \$25.00 Per Roofing SQ.**
- **Removal of shingles with peel & stick shingle underlayment will be additional charge of \$15.00 Per Roofing SQ.**

Sub Total	\$7,150.00
Total	\$7,150.00

**SPECIAL INSTRUCTIONS****TERMS & CONDITIONS**

This contract and any agreement pursuant thereto is between **Advantage Roofing Inc.**, hereinafter referred to as the "Co" or "Company" and the customer(s) named herein on the will be subject to all appropriate laws, regulations and ordinances of the state of Florida and the terms and conditions. The above proposal, specifications and conditions are satisfactory, and Advantage Roofing is hereby authorized to do the work as specified. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the Licensed Contractor. Should default be made in payment of this contract, charges should be added from the date their of completion at a rate of (1 ½) percent per month, 18% per year with a minimum charge of \$ 2.00 per month, and if placed in the hands of an attorney for collection, all attorney fees, legal, and filing fees shall be paid by customer accepting said contract.

1. According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have the right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or subcontractor fails to pay subcontractors, sub-subcontractors, or materials supply or neglect to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed on your property it could be sold against your will to pay for labor, materials, or other services that your contractor or subcontractor may have failed to pay. Florida construction lien law is complex and is recommended that whenever a specific problem arises, you should consult an attorney.

2. **All Contracts** are subject to approval of our credit department and office without exception. The person executing this contract must obtain the approval of the officer of the company for this contract to be effective under any conditions. **THIS CONTRACT CAN NOT BE CANCELLED ONCE WORK IS COMMENCED EXCEPT BY MUTUAL WRITTEN AGREEMENT OF THE PARTIES.**

3. **Owner Responsibilities:** Owner(s) warrants to Contractor that he/she/they is the legal owner of the property. Owner(s) agrees to provide to Contractor electric power and water for construction purposes at no charge to Contractor. Owner(s) shall make himself/herself available during work for clarification of specifications, approval of additional work and to provide adequate access to the property as may be required. Owner(s) acknowledges that the removal of permanently attached building materials often disturbs and vibrates the existing property. The noise, debris, and vibration generated from the work may cause inconvenience to Owner(s) and changes to Owner(s) property including but not limited to: interior wall cracks, flaking of wall paint, debris falling into attic, dust, disturbance to shrubbery and lawns, small divots or ruts in yard from equipment, small divots in the driveway from equipment such as roll-off containers and dump trailers. As a precaution, Owner(s) shall remove from walls or ceilings items such as, but not limited to, chandeliers, paintings, pictures and any breakables. Owner(s) shall remove or move at least 10' away from work area any outdoor furniture, grills, planters, etc. Contractor shall not be responsible for any of the aforementioned property damage or for any inconvenience experienced by Owner(s) as a normal consequence of the work. The company shall have no responsibility from damages from fire, tornado, windstorm, or other perils, as is normally contemplated to be covered by homeowner's insurance or unless a specified written agreement be made therefore prior to commencement of the work. Company shall not be reliable for failure of performances due to labor controversies, strikes, fires, whether, in ability to obtain materials from usual sources, of any other circumstances beyond the control of the company, weather of a similar or dissimilar nature. Acts of extreme nature voids all warranties. "Co." cannot be held responsible for any form of mold damage.

**Manufacturer's warranty applies to materials. Workmanship warranty does not apply to items that were not replaced (i.e. Skylights). Advantage will not be responsible for previous structural issues, plumbing line damage due to improper installation from re-piping, driveway damage, gutters, soffits, nor solar panels.**

4. **Defects:** Owner understands that there may be existing defects which may not be discoverable until work has commenced. Unless specifically included in the work description and specifications, the cost for labor and materials to repair such defects is not included in the Contract Price. Owner(s) and Contractor agree that the cost for labor and materials to repair such defects will be estimated in writing as needed at the time of discovery and, upon written acceptance, the cost for same will be in added to the Contract Price.

5. **Contractor Workmanship Warranty:** Contractor warrants its workmanship against defects in the workmanship only for the period set forth in this Agreement from the date of completion of the work. However, said warranty shall be null and void under the following circumstances: (1) if Owner(s) fails to pay any sum owed to Contractor under this Agreement and any applicable change orders; (2) if Owner(s) fails to provide written notice to Contractor within ten (10) days of discovering any defect in Contractor's workmanship; (3) if Owner(s) permits any third party to alter or repair any of the work performed by Contractor in any way; (4) if defect is the result of Owner(s) failure to properly maintain and clean gutters at least twice per year; or (5) if defect is the result of Owner(s) failure to provide normal and routine care and maintenance as to the work. **Contractor does not warrant the labor of items such as caulking materials, sealant, reflective coatings, painted surfaces, or metal materials.**

6. If material has to be re ordered or re stocked because of cancellation by the customer there will be a restocking fee equal to twenty five percent (25%) of the contract price. If this contract is cancelled later than three days from execution, the customer shall pay to the Company twenty five percent (25%) of the contract price as liquidated damages, not as a penalty, and the company agrees to accept such as reasonable and just compensation for said cancellation.

7. Any representations, statements or other communication not written on this contract or agree to be in material, and not relied on by either party, and do not survive the execution of this contract. The company is not responsible for construction problems of your home.

8. **FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND:** PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 1940 North Monroe Street. Tallahassee, FL 32399-0783 Tele:850-487-1395 Website: [www.myfloridalicense.com](http://www.myfloridalicense.com)

**Customer Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**STATE LICENSE CCC1328726**

## SECTION B

# DON SCHMIDT CONTRACTING & ROOFING, INC.

COMMERCIAL \* RESIDENTIAL \* LICENSED \* BONDED \* INSURED

101 E. 13th St

Cert. Contractor No. CRC1331023

St. Cloud, FL 34769

Cert. Roofing No. CCC042852

**Ph. No. (407) 892-9884 Fax No. (407) 892-8881**

[www.donschmidtroofing.com](http://www.donschmidtroofing.com)

## PROPOSAL

[info@donschmidtroofing.com](mailto:info@donschmidtroofing.com)

PAGE 1 OF 4

DATE: 5/10/23

PROPOSAL SUBMITTED TO:

PHONE #: 407-398-2890

Alan Scheerer

ADDRESS:

JOB NAME:

Pool Houses

CITY, STATE, AND ZIP CODE:

JOB LOCATION:

**7475 Gathering Dr Kissimmee, FL**

**7629 Heritage Crossing Way, Kissimmee, FL**

**7689 Heritage Crossing Way, Kissimmee, FL**

Pull required roofing permit.

Remove, clean up and haul away one layer of old roofing materials.

Includes re-nail existing wood decking to bring up to new Florida Hurricane Code (as required).

Dry-in with **TWO** layers of **synthetic underlayment** or equiv.

Install new lead shields over plumbing stacks and replace all gn vents.

Includes new standard **drip edge**, Option to reuse existing drip edge \_\_\_\_\_ initial

Drag magnet to pick up nails.

Apply new 30year "**Limited lifetime**" Dimensional Fungus Resistant fiberglass shingles w/roof nails.

Includes **up to 40' of ridge vent**.

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

**Fifty Three Thousand Eight Hundred Fifty Dollars**

**\$53,850.00**

Replacement of any rotted wood not listed above will be on a time and material basis and is not included in the contract price.

**FOR FINANCING INFORMATION PLEASE CONTACT OUR OFFICE AT 407-892-9884 OR ANN@DONSCHMIDTROOFING.COM**

**DUE AS FOLLOWS: 50% UPON DELIVERY MATERIAL. BALANCE UPON COMPLETION**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications necessitate an extra charge. All agreements contingent upon strikes, accidents, or delays beyond our control. We are not responsible for damage from fire, wind, hail, storm or damage caused by animals or other natural causes, the owner is required to carry necessary insurance. Our workers are fully covered by workers' compensation insurance. Interest is due on all unpaid accounts at 15% per year, beginning with the date the account is due. The owner shall pay all expenses incurred in the collection and enforcement of this agreement, including reasonable attorney's fees. Owner agrees to provide access of our trucks to the roof. Contractor is not responsible for damage to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, pipes, landscaping, and/or appurtenances. Our warranty excludes all consequential damages, as well as connections to attached aluminum roof areas. **Visa/Mastercard payments will require an additional 3% fee added to the total invoice.**

**\*Re-installation/adjustment of Satellite dishes not included and is the responsibility of the property owner. Does not include removal/replacement of solar panels (must be by others).** Water, a/c and electrical lines improperly installed in the attic are subject to damage from new roofing/decking nails. DSCRI is **NOT** responsible for damage resulting from said improper installation. Any existing lightning protection on the roof must be removed by owner, is **NOT** included in proposal unless otherwise stated above. **If existing underlayment is found to be fully adhered to the wood roof deck, additional charges may apply and contractor will not be responsible for condition or repair of wood decking and/or framing components. Homeowner responsible for securing HOA approval prior to job start (if applicable)**

Authorized Signature (Owner):

Authorized Signature (Contractor):

Note: Due to current unstable material and labor conditions, this proposal may be withdrawn by us if not accepted within 14 days.



**WARRANTY TO OUR FUTURE CUSTOMER:**

Our primary concern at Don Schmidt Contracting & Roofing is that your roofing job is done right. Our personal guarantee is that you are satisfied. With this in mind, we unconditionally warranty all workmanship supplied by us to the buyer for a period of five (5) years from the date of installation of your new roof. Installation of solar panels or other penetrations through the new roof during the warranty period will void the warranty of the affected roof area.

**INSURANCE:**

All work involved within the following proposal is fully covered by Workman's Compensation, Public Liability, Property Damage, and Products Liability Insurance. Copies of our insurance certificates are available on request, and you are welcome to check with our insurance carrier to verify that our policies are current. NOTE: Most homeowners insurance policies do not cover employing outside contractors doing work on the home. An "exemption certificate" is not insurance coverage and does not protect you, the homeowner, from liability for a company's employees.

**To verify** workers compensation coverage of any licensed roofer or contractor, call the State of Florida, Bureau of Compliance in Orlando at **(407) 245-0896**.

**ACCESS OF VEHICLES TO ROOF:** Homeowner agrees to provide access of ours and material delivery trucks to the roof, and we are not responsible for damage to driveways, lawns, shrubbery, or tree branches. Our warranty excludes all consequential damages.

**ACCESS OF ELECTRICAL OUTLET:** Homeowner agrees to provide contractor access to and use of at least 1 electrical outlet for use during the roof project.

**CHANGE ORDERS:** Any changes requested by the homeowner that are not included in or change the scope of the signed contract/proposal, must be approved by contractor prior to change being made. All change requests must be signed and submitted to contractor for approval. Any change in job cost caused by approved change will be applied to final invoice for the project.

**ROTTED WOOD & FLASHING**

The Florida building code as well as common sense require that any new roofing be installed on a solid foundation. **Replacement of any rotted wood and/or flashing not listed on page one will be on a time and material basis and is not included in the contract price. Time is based on a labor rate of \$40/man hour. *\*\*If existing underlayment is found to be fully adhered to the wood roof deck, additional charges may apply and contractor will not be responsible for condition or repair of wood decking and/or framing components.***

---

**STATUTORY WARNINGS**

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37 FLORIDA STATUTES) THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A

Owner Initial \_\_\_\_\_

Contractor Initial \_\_\_\_\_

Page 3 of 4

LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU MAY STIPULATE IN THIS CONTRACT THAT AFTER RECEIPT OF YOUR 50% DEPOSIT, AND UPON FINAL PAYMENT YOUR CONTRACTOR IS TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER."

=====

CHAPTER 558, FLORIDA LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE REFERRING TO CHAPTER 558 OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTEREST AGAINST A CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY DAYS BEFORE YOU FILE YOUR LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR AND ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND MAKE AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR OR ANY SUBCONTRACTORS, SUPPLIER, OR DESIGN PROFESSIONALS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER FLORIDA LAW.

Owner Initial \_\_\_\_\_

Contractor Initial \_\_\_\_\_

**FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND**  
PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850-487-1395, 1940 N. Monroe St., Tallahassee, FL 32399-2202.

**\*FOR INSURANCE CLAIMS ONLY:**

**DIRECT PAYMENT AUTHORIZATION:** I hereby authorize and unequivocally instruct direct payment of any benefits or proceeds for services rendered by Don Schmidt Roofing to be made payable to solely to Don Schmidt Roofing and sent exclusively to Don Schmidt Roofing. I agree that any portion of work, deductible(s), betterment, depreciation, or additional work requested by me, or otherwise not covered by insurance, is ultimately my responsibility.

**HOMEOWNER PAYMENT SCHEDULE:**

**DEPOSIT:**

1<sup>st</sup> Insurance Check (Endorsed by Homeowner and made payable to Don Schmidt Roofing)

**Deductible per the Homeowner's policy (Made payable to Don Schmidt Roofing)**

**\*DEDUCTIBLE:** The Homeowner's responsibility due to Don Schmidt Roofing per the terms of their Insurance Policy. **Insurance Fraud** is when a homeowner and/ or contractor conspire to waive or erase this fair-pay portion of a claim. Owner's out-of-pocket claim expense is the **DEDUCTIBLE**, as stated per the policy, plus any damaged wood are incurred, plus any homeowner requested change orders or upgrades.

**FINAL PAYMENT:**

Recoverable Depreciation (If Any)

Supplementals (If Any)

**Owner's acceptance of proposal.** The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Signature below authorizes contractor to use digital images of the subject property for advertisement purposes.

Date of acceptance \_\_\_\_\_

Signature \_\_\_\_\_

Please sign and return one copy. Keep the other for

your records.





# SECTION C



## COMMERCIAL PROPOSAL AND CONTRACT

ROOFING & SHEET METAL, INC.

State License CCC037012

PO Box 1648 • Eaton Park, FL 33840 • (863) 665-1163 • (863) 666-2468 Fax

To: GMS Central Florida  
219 E. Livingston St.  
Orlando Florida 32801

Phone: 407.841.5524

Date: May 31, 2023

Job Name: 7475 Gathering Dr.

Attn: Alan Scheerer

Page 1 of 2

**Springer-Peterson Roofing & Sheet Metal, Inc. ("Contractor") proposes to perform the following Scope of Work:**

1. Remove existing Shingle roof/underlayment down to wood deck and dispose of properly.
2. Inspect decking for damage or deterioration. **\*\*See notes below\*\***
3. Re-nail the existing decking to wood trusses 6" on center to meet Florida Building Code.
4. Furnish and install (1) layer of peel and stick underlayment per manufacturer's requirements and Florida Building Code.
5. Furnish and install Architectural shingles per manufacturer's requirements and Florida Building Code.
  - a. **Color Selection** \_\_\_\_\_
6. Furnish and install eave drip, Gooseneck Vents and valley metal.
7. Furnish and install Cobra Ridge Vent 3 at existing locations.
8. Furnish and install new lead boots at all existing plumbing stacks.
9. Furnish Springer-Peterson Roofing & Sheet Metal, Inc 5-year workmanship warranty.
10. Furnish Limited Lifetime material warranty.

**Base Bid: \$10,961.00**

**Notes:**

1. Deteriorated plywood decking to be removed and replaced at **\$4.75 a square foot.**
2. Deteriorated Fascia Board to be removed and replaced at **\$4.75a LF.**

We propose to perform the above work in accordance with the terms and conditions set forth in this proposal for the sum of: Ten Thousand Nine Hundred Sixty-One & 00/100 Dollars (**\$10,961.00**)

Payment terms: Invoiced monthly and upon completion. All invoices are due upon receipt. If the invoice is not paid upon receipt, interest will be charged at 18.25% per annum. Contractor shall be entitled to recover all costs of collection, including attorney's fees, if contractor is not paid.

The terms and conditions set forth on the reverse side and the attached notices regarding liens and construction defects are a part of this proposal and contract. This proposal may be revised or withdrawn by us if not accepted within 15 days and is subject to price change if customer requests material not be delivered or invoiced within 30 days.


**ACCEPTANCE**

The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract. Contractor is authorized to proceed.

DATE: \_\_\_\_\_

Springer-Peterson Roofing & Sheet Metal, Inc.

ACCEPTED: \_\_\_\_\_

By:  \_\_\_\_\_







## COMMERCIAL PROPOSAL AND CONTRACT

ROOFING & SHEET METAL, INC.

State License CCC037012

PO Box 1648 • Eaton Park, FL 33840 • (863) 665-1163 • (863) 666-2468 Fax

To: GMS Central Florida  
219 E. Livingston St.  
Orlando Florida 32801

Phone: 407.841.5524

Date: May 31, 2023

Job Name: 7629 Heritage Crossing Way

Attn: Alan Scheerer

Page 1 of 2

**Springer-Peterson Roofing & Sheet Metal, Inc. ("Contractor") proposes to perform the following Scope of Work:**

1. Remove existing Shingle roof/underlayment down to wood deck and dispose of properly.
2. Inspect decking for damage or deterioration. **\*\*See notes below\*\***
3. Re-nail the existing decking to wood trusses 6" on center to meet Florida Building Code.
4. Furnish and install (1) layer of peel and stick underlayment per manufacturer's requirements and Florida Building Code.
5. Furnish and install Architectural shingles per manufacturer's requirements and Florida Building Code.
  - a. **Color Selection** \_\_\_\_\_
6. Furnish and install eave drip, Gooseneck Vents and valley metal.
7. Furnish and install Cobra Ridge Vent 3 at existing locations.
8. Furnish and install new lead boots at all existing plumbing stacks.
9. Furnish Springer-Peterson Roofing & Sheet Metal, Inc 5-year workmanship warranty.
10. Furnish Limited Lifetime material warranty.

**Base Bid: \$10,961.00**

**Notes:**

1. Deteriorated plywood decking to be removed and replaced at **\$4.75 a square foot.**
2. Deteriorated Fascia Board to be removed and replaced at **\$4.75a LF.**

We propose to perform the above work in accordance with the terms and conditions set forth in this proposal for the sum of: Ten Thousand Nine Hundred Sixty-One & 00/100 Dollars (**\$10,961.00**)

Payment terms: Invoiced monthly and upon completion. All invoices are due upon receipt. If the invoice is not paid upon receipt, interest will be charged at 18.25% per annum. Contractor shall be entitled to recover all costs of collection, including attorney's fees, if contractor is not paid.

The terms and conditions set forth on the reverse side and the attached notices regarding liens and construction defects are a part of this proposal and contract. This proposal may be revised or withdrawn by us if not accepted within 15 days and is subject to price change if customer requests material not be delivered or invoiced within 30 days.

**ACCEPTANCE**

The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract. Contractor is authorized to proceed.

DATE: \_\_\_\_\_

Springer-Peterson Roofing & Sheet Metal, Inc.

ACCEPTED: \_\_\_\_\_

By:  \_\_\_\_\_







ROOFING & SHEET METAL, INC.

COMMERCIAL PROPOSAL AND CONTRACT

State License CCC037012

PO Box 1648 • Eaton Park, FL 33840 • (863) 665-1163 • (863) 666-2468 Fax

To: GMS Central Florida  
219 E. Livingston St.  
Orlando Florida 32801

Phone: 407.841.5524

Date: May 31, 2023

Job Name: 7689 Heritage Crossing Way

Attn: Alan Scheerer

Page 1 of 2

**Springer-Peterson Roofing & Sheet Metal, Inc. ("Contractor") proposes to perform the following Scope of Work:**

1. Remove existing Shingle roof/underlayment down to wood deck and dispose of properly.
2. Inspect decking for damage or deterioration. **\*\*See notes below\*\***
3. Re-nail the existing decking to wood trusses 6" on center to meet Florida Building Code.
4. Furnish and install (1) layer of peel and stick underlayment per manufacturer's requirements and Florida Building Code.
5. Furnish and install Architectural shingles per manufacturer's requirements and Florida Building Code.
  - a. **Color Selection** \_\_\_\_\_
6. Furnish and install eave drip, Gooseneck Vents and valley metal.
7. Furnish and install Cobra Ridge Vent 3 at existing locations.
8. Furnish and install new lead boots at all existing plumbing stacks.
9. Furnish Springer-Peterson Roofing & Sheet Metal, Inc 5-year workmanship warranty.
10. Furnish Limited Lifetime material warranty.

**Base Bid: \$10,961.00**

**Notes:**

1. Deteriorated plywood decking to be removed and replaced at **\$4.75 a square foot.**
2. Deteriorated Fascia Board to be removed and replaced at **\$4.75a LF.**

We propose to perform the above work in accordance with the terms and conditions set forth in this proposal for the sum of: Ten Thousand Nine Hundred Sixty-One & 00/100 Dollars (**\$10,961.00**)

Payment terms: Invoiced monthly and upon completion. All invoices are due upon receipt. If the invoice is not paid upon receipt, interest will be charged at 18.25% per annum. Contractor shall be entitled to recover all costs of collection, including attorney's fees, if contractor is not paid.

The terms and conditions set forth on the reverse side and the attached notices regarding liens and construction defects are a part of this proposal and contract. This proposal may be revised or withdrawn by us if not accepted within 15 days and is subject to price change if customer requests material not be delivered or invoiced within 30 days.

**ACCEPTANCE**

The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract. Contractor is authorized to proceed.

DATE: \_\_\_\_\_

Springer-Peterson Roofing & Sheet Metal, Inc.

ACCEPTED: \_\_\_\_\_

By:  \_\_\_\_\_



## SECTION 8

# SECTION D

# 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/Guardian agreement executed.
	Pavement Management & Traffic Calming	Boyd	In Process	Proposals to be reviewed March 2024.
1/9/23	Seven Eagles Fountain Replacement	Scheerer	In Process	BOS to consider proposals February 2024.
5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer	In Process	Approved 07.13.2023; RFID/prox card reader installed - transponder reader installed - dataline needs troubleshooting but pending legal work.
6/8/23	Determine Best Use of The Stables Parcel	Boyd	In Process	Confirm bond requisitions to determine amount of bond funds used to improve the parcel and construct The Stables. Tentative amount \$530 to \$600K reported 11.09.2023. Purchase price TBD based on bond fund use and market value.

8/10/23	Seven Eagles Fitness Center Signs & Fitness Center Mats	Scheerer	In Process	Signs are completed. Flooring proposal not yet received.
9/14/23	Bid Amenity Janitorial	Scheerer	In Process	Proposals to be reviewed at future meeting.
10/12/23	Confirm Intersection Design and Timing for OLWR & Spine Rd Intersection Improvement with OC	Boyd	In Process	
10/12/23	KORR petition to consider property conveyance from RE to KORR	Trucco, Boyd	In Process	Developer funding agreement in place, request under review
12/14/23	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco, Boyd	In Process	Developer funding agreement approved. Documents to be reviewed pending receipt from Vertical Bridge.
12/14/23	Review Property Ownership in Accordance with Development Plan	Trucco	In Process	

### Reunion West Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
------------------	-------------	-------------	--------	----------

1/13/22	Monitor Residential/ Industrial/Commercial Development Nearby Reunion			<a href="https://permits.osceola.org/CitizenAccess/Default.aspx">https://permits.osceola.org/CitizenAccess/Default.aspx</a> Parcel Numbers: <a href="#">282527000000600000 51.02 acres</a> <a href="#">332527000000500000 52.55 acres</a> <a href="#">3325273160000A0090 19.04 acres</a>
12/9/21	Monitor Sinclair Road Extension Project			<a href="http://www.Osceola.org/go/sinclairroad">www.Osceola.org/go/sinclairroad</a>
	Monitor Old Lake Wilson Road Improvement Project			<a href="http://www.improveoldlakewilsonroad.com">www.improveoldlakewilsonroad.com</a>
	Pavement Management Plan	Boyd	<b>Completed</b>	Bid document for pavement maintenance to be finalized and released.
8/10/23	Traffic Enforcement Agreement with OC (RE and RW)	Trucco	<b>In Process</b>	
8/10/23	Update Security Service Provider Agreements (RE and RW)	Trucco	<b>In Process</b>	Language to include Rules for Public Access.
8/10/23	Whitemarsh Mound	Scheerer	<b>In Process</b>	BOS approved with with KORR. Agreement presented to KORR 02.02.2024.



10/12/23	Amend Parking Rules and Implement	Adams/Trucco/ Scheerer	<b>In Process</b>	Rule Hearing held 12.14.2023. Amended Rules finalized and published. Towing Service Agreement will need Amendment. Security Agreements need amendment. Parking Signs need to be installed.
10/12/23	Collect Vehicle and Speed Data from Radar Display Signs - Report to BOS	Scheerer	<b>In Process</b>	
12/14/23	Review Property Ownership in Accordance with Development Plan	Trucco	<b>In Process</b>	
12/14/23	Review CDD Property to Determine if a New CDD Amenity can be Constructed in RWCDD Encore Neighborhood	Scheerer	<b>In Process</b>	CDD Field Operations met with RWPOA Association Manager and reviewed locations.

## SECTION II

# Reunion East

## Community Development District

### Summary of Invoices

January 01, 2024 - January 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	1/4/24	5912-5917	\$ 128,238.40
	1/11/24	5918-5932	147,539.91
	1/12/24	5933	94,022.00
	1/18/24	5934-5942	82,028.95
	1/25/24	5943-5950	7,216.23
			<hr/>
			\$ 459,045.49
R&M Fund			
	1/11/24	242	\$ 27,492.00
	1/18/24	243	24,000.00
			<hr/>
			\$ 51,492.00
Payroll			
	<u>January 2024</u>		
	John Dryburgh	50746	\$ 184.70
	June Wispelwey	50747	\$ 184.70
	Mark Greenstein	50748	\$ 184.70
	Steven Goldstein	50749	\$ 184.70
	Trudy Hobbs	50750	\$ 184.70
			<hr/>
			\$ 923.50
<b>TOTAL</b>			<hr/> <b>\$ 511,460.99</b>





AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	2/02/24	PAGE	2
*** CHECK DATES 01/01/2024 - 01/31/2024 ***														
GENERAL FUND														
BANK A REUNION EAST CDD														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...		VENDOR NAME		STATUS	AMOUNT	....CHECK.....				
		DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS			AMOUNT	AMOUNT	#		
1/11/24	00129	11/11/23	5412	202311	320-53800-47700			*		854.00				
			SE/LIN.PRK-INSP/RESET PVR											
		11/11/23	5412	202311	300-13100-10100			*		671.00				
			SE/LIN.PRK-INSP/RESET PVR											
BERRY CONSTRUCTION INC.											1,525.00	005920		
-----														
1/11/24	00134	1/04/24	3887	202312	310-51300-31100			*		1,150.00				
			SPEED TBL LOCAT.ID/PLAN											
BOYD CIVIL ENGINEERING											1,150.00	005921		
-----														
1/11/24	00144	1/11/24	73728322	202401	320-53800-47700			*		752.43				
			REPLACE HEAT KIT UNIT#1											
		1/11/24	73728322	202401	300-13100-10100			*		591.19				
			REPLACE HEAT KIT UNIT#1											
FRANK'S AIR CONDITIONING, INC.											1,343.62	005922		
-----														
1/11/24	00049	1/01/24	611	202401	310-51300-34000			*		4,106.50				
			MANAGEMENT FEES JAN24											
		1/01/24	611	202401	310-51300-35200			*		100.00				
			WEBSITE ADMIN JAN24											
		1/01/24	611	202401	310-51300-35100			*		150.00				
			INFORMATION TECH JAN24											
		1/01/24	611	202401	310-51300-31300			*		833.33				
			DISSEMINATION FEE JAN24											
		1/01/24	611	202401	310-51300-51000			*		.57				
			OFFICE SUPPLIES											
		1/01/24	611	202401	310-51300-42000			*		20.57				
			POSTAGE											
		1/01/24	612	202401	320-53800-12000			*		3,591.58				
			FIELD MANAGEMENT JAN24											
GOVERNMENTAL MANAGEMENT SERVICES											8,802.55	005923		
-----														
1/11/24	00002	12/20/23	85481081	202312	310-51300-48000			*		223.18				
			NOT.MTG/AUDIT MTG 12/14											
		12/20/23	85481081	202312	310-51300-48000			*		275.68				
			RFP ANNUAL AUDIT SERVICES											
ORLANDO SENTINEL COMMUNICATION											498.86	005924		
-----														
1/11/24	00163	1/05/24	2008	202401	320-53800-47500			*		2,772.00				
			PRS.WSH-GTHRING-SDWK/DRN											
		1/05/24	2008	202401	300-13100-10100			*		2,178.00				
			PRS.WSH-GTHRING-SDWK/DRN											
PRESSURE WASH THIS											4,950.00	005925		
-----														
1/11/24	00103	1/10/24	01102024	202401	300-20700-10000			*		81,934.08				
			FY24 DEBT SRVC SER2015A											
REUNION EAST CDD C/O USBANK											81,934.08	005926		
-----														
REUE REUNION EAST TVISCARRA														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/11/24	00103	1/10/24 01102024	202401 300-20700-10800 FY24 DEBT SRVC SER2021		*	30,091.74	
REUNION EAST CDD C/O USBANK							30,091.74 005927
1/11/24	00060	12/05/23 301095	202312 320-53800-46200 SE-RPLC VALVE/CHECK VALVE		*	602.53	
		12/05/23 301095	202312 300-13100-10100 SE-RPLC VALVE/CHECK VALVE		*	473.42	
		12/06/23 301173	202312 320-53800-46200 SE-8-15GAL SLFR ACID/BICB		*	453.04	
		12/06/23 301173	202312 300-13100-10100 SE-8-15GAL SLFR ACID/BICB		*	355.96	
		12/12/23 301354	202312 320-53800-46200 TER-RPLC HOUSING-SPA PUMP		*	408.16	
		12/12/23 301354	202312 300-13100-10100 TER-RPLC HOUSING-SPA PUMP		*	320.69	
		12/14/23 301425	202312 320-53800-46200 HC B-RPLC.FAULT.CTRL PANL		*	439.57	
		12/14/23 301425	202312 300-13100-10100 HC B-RPLC.FAULT.CTRL PANL		*	345.38	
		12/15/23 301457	202312 320-53800-46200 SE-290GAL BLEACH/75GAL SA		*	684.60	
		12/15/23 301457	202312 300-13100-10100 SE-290GAL BLEACH/75GAL SA		*	537.90	
		12/15/23 301458	202312 320-53800-46200 TER-280GAL BLCH/SLFR ACID		*	492.80	
		12/15/23 301458	202312 300-13100-10100 TER-280GAL BLCH/SLFR ACID		*	387.20	
		12/16/23 301221	202312 320-53800-46200 CP-QTRLY INSP/VALVE/BASIN		*	399.28	
		12/16/23 301221	202312 300-13100-10100 CP-QTRLY INSP/VALVE/BASIN		*	313.72	
		12/16/23 301481	202312 320-53800-46200 CP-INST.PRS.GAUGE-SPA FLT		*	173.82	
		12/16/23 301481	202312 300-13100-10100 CP-INST.PRS.GAUGE-SPA FLT		*	136.58	
		12/18/23 20105	202312 320-53800-46200 14-CHEMICAL CONTROLLER MS		*	784.00	
		12/18/23 20105	202312 300-13100-10100 14-CHEMICAL CONTROLLER MS		*	616.00	
		12/18/23 301222	202312 320-53800-46200 HC B-QTRLY INSP/ESCUTCHEO		*	401.97	
		12/18/23 301222	202312 300-13100-10100 HC B-QTRLY INSP/ESCUTCHEO		*	315.83	
		12/19/23 301515	202312 320-53800-46200 HS-INST.MAG.LTCH/GRATE/HR		*	630.50	

REUE REUNION EAST TVISCARRA



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		12/19/23	301515 202312 300-13100-10100 HS-INST.MAG.LTCH/GRATE/HR		*	495.40	
		12/20/23	301220 202312 320-53800-46200 HS-QTRLY.INSP/RPLC HANDRL		*	136.92	
		12/20/23	301220 202312 300-13100-10100 HS-QTRLY.INSP/RPLC HANDRL		*	107.58	
		12/20/23	301572 202312 320-53800-46200 CP-RPLC ANODE/MISSING TIL		*	252.55	
		12/20/23	301572 202312 300-13100-10100 CP-RPLC ANODE/MISSING TIL		*	198.43	
		12/22/23	301653A 202312 320-53800-46200 SE-16GAL BLEACH/150LB BCB		*	333.76	
		12/22/23	301653A 202312 300-13100-10100 SE-16GAL BLEACH/150LB BCB		*	262.24	
		12/22/23	301659 202312 320-53800-46200 HS-INST TORO VALVE/FLUSH		*	170.52	
		12/22/23	301659 202312 300-13100-10100 HS-INST TORO VALVE/FLUSH		*	133.98	
		12/27/23	301224 202312 320-53800-46200 TER-QTRLY INSP/HOSE BIB		*	238.50	
		12/27/23	301224 202312 300-13100-10100 TER-QTRLY INSP/HOSE BIB		*	187.40	
		12/27/23	301751 202312 320-53800-46200 HS-ADJ.SPA PROPER WTR LVL		*	159.60	
		12/27/23	301751 202312 300-13100-10100 HS-ADJ.SPA PROPER WTR LVL		*	125.40	
		12/29/23	300082 202312 320-53800-46200 HC A-QTRLY INSP/PRS.GAUGE		*	149.21	
		12/29/23	300082 202312 300-13100-10100 HC A-QTRLY INSP/PRS.GAUGE		*	117.24	
SPIES POOL LLC						12,341.68	005930
1/11/24	00142	12/22/23	IV001530 202310 320-53800-47700 RMV WIRES FROM PANEL/RPLC		*	280.00	
		12/22/23	IV001530 202310 300-13100-10100 RMV WIRES FROM PANEL/RPLC		*	220.00	
		12/27/23	IV001531 202312 320-53800-47700 SVC CALL-WILKINS/REBUILD		*	165.20	
		12/27/23	IV001531 202312 300-13100-10100 SVC CALL-WILKINS/REBUILD		*	129.80	
UNITED FIRE PROTECTION, INC.						795.00	005931
1/11/24	00030	12/19/23	OS 63613 202312 320-53800-46500 TER-RPR SCRUBBER/ADAPT/SF		*	468.36	
		12/19/23	OS 63613 202312 300-13100-10100 TER-RPR SCRUBBER/ADAPT/SF		*	368.00	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		12/26/23	OS 63727 202312 320-53800-47400 CP-INST.DWARF IXORA YLLW		*	217.96	
		12/26/23	OS 63727 202312 300-13100-10100 CP-INST.DWARF IXORA YLLW		*	171.26	
		12/31/23	OS 63913 202312 320-53800-46500 GS-RPR VALVE/ADPT/SLP FIX		*	476.36	
		12/31/23	OS 63913 202312 300-13100-10100 GS-RPR VALVE/ADPT/SLP FIX		*	374.29	
				YELLOWSTONE LANDSCAPE			2,076.23 005932
1/12/24	00030	12/01/23	OS 62889 202312 320-53800-47300 LANDSCAPE MAINT DEC23		*	27,683.60	
		12/01/23	OS 62889 202312 300-13100-10100 LANDSCAPE MAINT DEC23		*	21,751.40	
		12/01/23	OS 62889 202312 320-53800-47300 LANDSCAPE MNT PH1-5 DEC23		*	5,051.76	
		12/01/23	OS 62889 202312 300-13100-10100 LANDSCAPE MNT PH1-5 DEC23		*	3,969.24	
		12/01/23	OS 62889 202312 320-53800-47300 BEDDING PLANT/PH1-3 DEC23		*	8,169.84	
		12/01/23	OS 62889 202312 300-13100-10100 BEDDING PLANT/PH1-3 DEC23		*	6,419.16	
		12/01/23	OS 62889 202312 320-53800-47300 PALM TRIMMING/PH1-3 DEC23		*	11,747.12	
		12/01/23	OS 62889 202312 300-13100-10100 PALM TRIMMING/PH1-3 DEC23		*	9,229.88	
				YELLOWSTONE LANDSCAPE			94,022.00 005933
1/18/24	00074	1/15/24	217054 202401 320-53800-47000 AQUATIC PLANT MGMT JAN24		*	74.48	
		1/15/24	217054 202401 300-13100-10100 AQUATIC PLANT MGMT JAN24		*	58.52	
				APPLIED AQUATIC MANAGEMENT, INC.			133.00 005934
1/18/24	00129	1/08/24	5433 202312 320-53800-46200 CHECK/REPAIR POOL PAVERS		*	540.40	
		1/08/24	5433 202312 300-13100-10100 CHECK/REPAIR POOL PAVERS		*	424.60	
		1/08/24	5434 202312 320-53800-53000 RPR 9POTHOLES NEAR GRDHS'		*	688.80	
		1/08/24	5434 202312 300-13100-10100 RPR 9POTHOLES NEAR GRDHS'		*	541.20	
		1/08/24	5435 202312 320-53800-53000 RPLC BRKN PAVER-TRAD/SPIN		*	462.00	
		1/08/24	5435 202312 300-13100-10100 RPLC BRKN PAVER-TRAD/SPIN		*	363.00	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		1/08/24	5436 202312 320-53800-47700 SE-CAULK/PTCH/RPR STUCCO		*	672.00	
		1/08/24	5436 202312 300-13100-10100 SE-CAULK/PTCH/RPR STUCCO		*	528.00	
		1/08/24	5437 202312 320-53800-57400 FURN/INST.CORNERBEAD-ENTR		*	204.40	
		1/08/24	5437 202312 300-13100-10100 FURN/INST.CORNERBEAD-ENTR		*	160.60	
		1/08/24	5438 202312 320-53800-46200 CP-RPR DOOR LTCH/ADJ.DOOR		*	159.60	
		1/08/24	5438 202312 300-13100-10100 CP-RPR DOOR LTCH/ADJ.DOOR		*	125.40	
		1/08/24	5441 202312 320-53800-46200 STORE/INST.UMBRELLA-STORM		*	386.40	
		1/08/24	5441 202312 300-13100-10100 STORE/INST.UMBRELLA-STORM		*	303.60	
BERRY CONSTRUCTION INC.							5,560.00 005936
1/18/24	00186	1/02/24	736441 202401 300-15500-10000 ALARM MONITOR SRVC FEB24		*	710.68	
		1/02/24	736441 202401 300-13100-10100 ALARM MONITOR SRVC FEB24		*	558.40	
HIDDEN EYES LLC DBA ENVERA SYSTEMS							1,269.08 005937
1/18/24	00144	1/11/24	87932786 202401 320-53800-57400 SVC CALL-CHNGE THERM.MODE		*	61.04	
		1/11/24	87932786 202401 300-13100-10100 SVC CALL-CHNGE THERM.MODE		*	47.96	
		1/11/24	87932802 202401 320-53800-47700 SVC CALL-SYSTEM DIAGNOSTI		*	61.04	
		1/11/24	87932802 202401 300-13100-10100 SVC CALL-SYSTEM DIAGNOSTI		*	47.96	
FRANK'S AIR CONDITIONING, INC.							218.00 005938
1/18/24	00163	1/12/24	2010 202401 320-53800-47500 PRS.WSH-EXCITEMENT-OLD LK		*	2,128.00	
		1/12/24	2010 202401 300-13100-10100 PRS.WSH-EXCITEMENT-OLD LK		*	1,672.00	
PRESSURE WASH THIS							3,800.00 005939
1/18/24	00092	12/31/23	1334 202312 320-53800-12100 MANAGEMENT FEES DEC23		*	758.33	
		12/31/23	1334 202312 300-13100-10100 MANAGEMENT FEES DEC23		*	595.83	
		12/31/23	1335 202312 320-53800-46200 POOL CLEANING DEC23		*	1,848.00	

REUE REUNION EAST TVISCARRA



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/31/23	1335	202312 300-13100-10100			*	1,452.00	
		POOL CLEANING DEC23					
12/31/23	1336	202312 320-53800-43300			*	2,499.84	
		SE CONTRACT CLEAN DEC23					
12/31/23	1336	202312 300-13100-10100			*	1,964.16	
		SE CONTRACT CLEAN DEC23					
12/31/23	1336	202312 320-53800-43300			*	753.32	
		SE CLEANING SUPPLY DEC23					
12/31/23	1336	202312 300-13100-10100			*	591.89	
		SE CLEANING SUPPLY DEC23					
12/31/23	1381	202312 320-53800-43100			*	98.78	
		TOHO METER#62644090 DEC23					
12/31/23	1387	202312 320-53800-43000			*	80.46	
		DUKEENERGY#9100 8323 9862					
12/31/23	1388	202312 320-53800-43000			*	730.26	
		DUKEENERGY#9100 8324 0443					
REUNION RESORT							11,372.87 005940
1/18/24	00060	1/03/24 301918 202401 320-53800-46200			*	478.80	
		HC A-280GAL BLEACH/SULFUR					
		1/03/24 301918 202401 300-13100-10100			*	376.20	
		HC A-280GAL BLEACH/SULFUR					
		1/03/24 301919 202401 320-53800-46200			*	204.40	
		SE-60GAL SULFUR ACID/DLVR					
		1/03/24 301919 202401 300-13100-10100			*	160.60	
		SE-60GAL SULFUR ACID/DLVR					
SPIES POOL LLC							1,220.00 005941
1/18/24	00030	1/01/24 OS 63957 202401 320-53800-47300			*	27,683.60	
		LANDSCAPE MAINT JAN24					
		1/01/24 OS 63957 202401 300-13100-10100			*	21,751.40	
		LANDSCAPE MAINT JAN24					
		1/01/24 OS 63957 202401 320-53800-47300			*	5,051.76	
		LANDSCPAE MNT PH1-5 JAN24					
		1/01/24 OS 63957 202401 300-13100-10100			*	3,969.24	
		LANDSCPAE MNT PH1-5 JAN24					
YELLOWSTONE LANDSCAPE							58,456.00 005942
1/25/24	00095	1/15/24 S105783 202401 320-53800-57400			*	144.12	
		RPLC WORN TOGGLE SWITCH					
		1/15/24 S105783 202401 300-13100-10100			*	113.23	
		RPLC WORN TOGGLE SWITCH					
ACCESS CONTROL SYSTEMS, LLC							257.35 005943
1/25/24	00129	1/13/24 5443 202401 320-53800-47700			*	103.60	
		SE-REATTCH GT STRK PLATE					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		1/13/24	5443 202401 300-13100-10100 SE-REATTCH GT STRK PLATE		*	81.40	
		1/13/24	5444 202401 320-53800-47700 SE-CAULK WINDOW/RAILING		*	1,041.60	
		1/13/24	5444 202401 300-13100-10100 SE-CAULK WINDOW/RAILING		*	818.40	
				BERRY CONSTRUCTION INC.			2,045.00 005944
1/25/24	00010	1/09/24	8-372-82 202401 310-51300-42000 DELIVERY 01/05/24		*	27.24	
				FEDEX			27.24 005945
1/25/24	00176	1/04/24	27997 202401 320-53800-48200 PREVENTATIVE MAINT JAN24		*	168.00	
		1/04/24	27997 202401 300-13100-10100 PREVENTATIVE MAINT JAN24		*	132.00	
				FITNESS SERVICES OF FLORIDA INC			300.00 005946
1/25/24	00042	1/01/24	2596258 202401 320-53800-46200 EMERG PHONE CARRIAGE PT		*	380.49	
		1/01/24	2596258 202401 300-13100-10100 EMERG PHONE CARRIAGE PT		*	298.95	
				KINGS III OF AMERICA, INC.			679.44 005947
1/25/24	00119	1/22/24	123152 202311 310-51300-31500 PRP AGDA/VERT.BRDGE EASE		*	145.20	
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			145.20 005948
1/25/24	00163	1/15/24	2011 202401 320-53800-47500 PRS.WSH-EAUSTON PRK/MAIL		*	728.00	
		1/15/24	2011 202401 300-13100-10100 PRS.WSH-EAUSTON PRK/MAIL		*	572.00	
				PRESSURE WASH THIS			1,300.00 005949
1/25/24	00060	1/12/24	302195 202401 320-53800-46200 SE-260GAL-BULK BLEACH/DLV		*	414.40	
		1/12/24	302195 202401 300-13100-10100 SE-260GAL-BULK BLEACH/DLV		*	325.60	
		1/15/24	302220 202401 320-53800-46200 CP-50LB POWDER/45GAL SLFR		*	180.32	
		1/15/24	302220 202401 300-13100-10100 CP-50LB POWDER/45GAL SLFR		*	141.68	
		1/18/24	20205 202401 320-53800-46200 14 CHEMICAL CONTROLLER MS		*	784.00	
		1/18/24	20205 202401 300-13100-10100 14 CHEMICAL CONTROLLER MS		*	616.00	
				SPIES POOL LLC			2,462.00 005950
				TOTAL FOR BANK A		459,045.49	
				REUE REUNION EAST TVISCARRA			

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER									459,045.49		



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/11/24	00040	11/10/23 4525	202311 320-53800-60000		*	7,750.96	
		700 TRADITION-RPLC SHINGL					
		11/10/23 4525	202311 300-13100-10100		*	6,090.04	
		700 TRADITION-RPLC SHINGL					
		11/10/23 4526	202311 320-53800-60000		*	7,644.56	
		1150 SPINE RD-RPLC SHINGL					
		11/10/23 4526	202311 300-13100-10100		*	6,006.44	
		1150 SPINE RD-RPLC SHINGL					
ADVANTAGE ROOFING INC							27,492.00 000242
1/18/24	00001	1/08/24 5439	202401 320-53800-53000		*	4,704.00	
		RPLC SDWLK-TITAN/COROLLA					
		1/08/24 5439	202401 300-13100-10100		*	3,696.00	
		RPLC SDWLK-TITAN/COROLLA					
		1/08/24 5440	202401 320-53800-53000		*	8,736.00	
		SDWLK RPLC-EXCITEMENT DR.					
		1/08/24 5440	202401 300-13100-10100		*	6,864.00	
		SDWLK RPLC-EXCITEMENT DR.					
BERRY CONSTRUCTION INC.							24,000.00 000243
TOTAL FOR BANK C						51,492.00	
TOTAL FOR REGISTER						51,492.00	

## SECTION III

***Reunion East***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2023***



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4-5	<u>Month to Month</u>
6	<u>Replacement &amp; Maintenance Income Statement</u>
7	<u>Debt Service Series 2002A-2 Income Statement</u>
8	<u>Debt Service Series 2005 Income Statement</u>
9	<u>Debt Service Series 2015A Income Statement</u>
10	<u>Debt Service Series 2021 Income Statement</u>
11	<u>Capital Projects Series 2005 Income Statement</u>
12	<u>Capital Projects Series 2021 Income Statement</u>
13	<u>Long Term Debt</u>
14	<u>FY24 Assessment Receipt Schedule</u>



**Reunion East**  
**Community Development District**  
**Balance Sheet**  
**December 31, 2023**

	General Fund	Replacement & Maintenance Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash - Truist	\$ 795,122	\$ 556,469	\$ -	\$ -	\$ 1,351,591
Investments:					
Series 2002A-2					
Reserve	\$ -	\$ -	\$ 3	\$ -	\$ 3
Revenue	\$ -	\$ -	\$ 102,230	\$ -	\$ 102,230
Series 2005					
Reserve	\$ -	\$ -	\$ 4	\$ -	\$ 4
Revenue	\$ -	\$ -	\$ 204,461	\$ -	\$ 204,461
Construction	\$ -	\$ -	\$ -	\$ 10	\$ 10
Series 2015A					
Reserve	\$ -	\$ -	\$ 175,000	\$ -	\$ 175,000
Revenue	\$ -	\$ -	\$ 2,357,886	\$ -	\$ 2,357,886
Prepayment	\$ -	\$ -	\$ 37	\$ -	\$ 37
Series 2021					
Reserve	\$ -	\$ -	\$ 1,116,155	\$ -	\$ 1,116,155
Revenue	\$ -	\$ -	\$ 770,892	\$ -	\$ 770,892
Construction	\$ -	\$ -	\$ -	\$ 608,124	\$ 608,124
Investment - Custody	\$ 484,054	\$ -	\$ -	\$ -	\$ 484,054
SBA - Operating	\$ 1,345,484	\$ -	\$ -	\$ -	\$ 1,345,484
SBA - Reserve	\$ -	\$ 2,808,976	\$ -	\$ -	\$ 2,808,976
Due from General Fund	\$ -	\$ -	\$ 107,128	\$ -	\$ 107,128
Due from Reunion West	\$ 963,933	\$ 376,638	\$ -	\$ -	\$ 1,340,571
Prepaid Expenses	\$ 711	\$ -	\$ -	\$ -	\$ 711
<b>Total Assets</b>	<b>\$ 3,589,305</b>	<b>\$ 3,742,083</b>	<b>\$ 4,833,796</b>	<b>\$ 608,134</b>	<b>\$ 12,773,318</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 135,437	\$ 27,492	\$ -	\$ -	\$ 162,929
Contracts Payable	\$ 1,323	\$ -	\$ -	\$ -	\$ 1,323
Due to Debt Service 2015A	\$ 79,695	\$ -	\$ -	\$ -	\$ 79,695
Due to Debt Service 2021	\$ 27,433	\$ -	\$ -	\$ -	\$ 27,433
Due to Reunion West	\$ 287,634	\$ 13,143	\$ -	\$ -	\$ 300,777
Accrued Principal Payment 2002A-2	\$ -	\$ -	\$ 4,615,000	\$ -	\$ 4,615,000
Accrued Interest Payment 2002A-2	\$ -	\$ -	\$ 3,720,822	\$ -	\$ 3,720,822
Accrued Principal Payment 2005	\$ -	\$ -	\$ 4,165,000	\$ -	\$ 4,165,000
Accrued Interest Payment 2005	\$ -	\$ -	\$ 3,129,248	\$ -	\$ 3,129,248
<b>Total Liabilities</b>	<b>\$ 531,521</b>	<b>\$ 40,635</b>	<b>\$ 15,630,070</b>	<b>\$ -</b>	<b>\$ 16,202,226</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2002A-2	\$ -	\$ -	\$ (8,233,589)	\$ -	\$ (8,233,589)
Assigned For Debt Service 2005	\$ -	\$ -	\$ (7,089,783)	\$ -	\$ (7,089,783)
Assigned For Debt Service 2015A	\$ -	\$ -	\$ 2,612,618	\$ -	\$ 2,612,618
Assigned For Debt Service 2021	\$ -	\$ -	\$ 1,914,480	\$ -	\$ 1,914,480
Assigned For Capital Projects 2005	\$ -	\$ -	\$ -	\$ 10	\$ 10
Assigned For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 608,124	\$ 608,124
Unassigned	\$ 3,057,784	\$ 3,701,448	\$ -	\$ -	\$ 6,759,231
<b>Total Fund Balances</b>	<b>\$ 3,057,784</b>	<b>\$ 3,701,448</b>	<b>\$ (10,796,273.87)</b>	<b>\$ 608,134</b>	<b>\$ (3,428,908)</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 3,589,305</b>	<b>\$ 3,742,083</b>	<b>\$ 4,833,796</b>	<b>\$ 608,134</b>	<b>\$ 12,773,318</b>

# Reunion East

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,967,895	\$ 1,456,458	\$ 1,456,458	\$ -
Assessments - Direct Billed	\$ 37,398	\$ -	\$ -	\$ -
Interest	\$ 45,105	\$ 11,276	\$ 25,246	\$ 13,969
Rental Income	\$ 2,800	\$ -	\$ 5,600	\$ 5,600
<b>Total Revenues</b>	<b>\$ 2,053,198</b>	<b>\$ 1,467,734</b>	<b>\$ 1,487,304</b>	<b>\$ 19,569</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 3,000	\$ -
FICA Expense	\$ 918	\$ 230	\$ 230	\$ -
Engineering Fees	\$ 30,000	\$ 7,500	\$ 6,463	\$ 1,038
District Counsel	\$ 45,000	\$ 11,250	\$ 11,073	\$ 177
Annual Audit	\$ 7,900	\$ -	\$ -	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,620	\$ 2,155	\$ -	\$ 2,155
Dissemination Agent	\$ 10,000	\$ 2,500	\$ 2,500	\$ -
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 49,278	\$ 12,320	\$ 12,320	\$ -
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Telephone	\$ 150	\$ 38	\$ -	\$ 38
Postage	\$ 1,500	\$ 375	\$ 129	\$ 246
Insurance	\$ 18,550	\$ 18,550	\$ 16,674	\$ 1,876
Printing & Binding	\$ 500	\$ 125	\$ -	\$ 125
Legal Advertising	\$ 5,000	\$ 1,250	\$ 1,446	\$ (196)
Other Current Charges	\$ 600	\$ 150	\$ 105	\$ 45
Office Supplies	\$ 250	\$ 63	\$ 3	\$ 60
Property Appraiser Fee	\$ 1,000	\$ -	\$ -	\$ -
Property Taxes	\$ 400	\$ 400	\$ 226	\$ 174
Dues, Licenses & Subscriptions	\$ 175	\$ 44	\$ 175	\$ (131)
<b>Total Administrative:</b>	<b>\$ 203,691</b>	<b>\$ 68,198</b>	<b>\$ 62,593</b>	<b>\$ 5,605</b>

# Reunion East

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b><u>Maintenance - Shared Expenses</u></b>				
Field Maintenance	\$ 43,099	\$ 10,775	\$ 10,775	\$ 0
Management Services Agreement	\$ 9,100	\$ 2,275	\$ 2,275	\$ 0
Telephone	\$ 8,400	\$ 8,400	\$ 1,806	\$ 6,594
Electric	\$ 369,600	\$ 92,400	\$ 98,754	\$ (6,354)
Water & Sewer	\$ 40,538	\$ 10,135	\$ 9,467	\$ 668
Gas	\$ 47,600	\$ 11,900	\$ 4,429	\$ 7,471
Pool & Fountain Maintenance	\$ 201,824	\$ 50,456	\$ 51,836	\$ (1,380)
Pond Maintenance	\$ 14,000	\$ 3,500	\$ 2,666	\$ 834
Property Insurance	\$ 56,766	\$ 56,766	\$ 61,378	\$ (4,612)
Irrigation Repairs & Maintenance	\$ 14,000	\$ 14,000	\$ 4,170	\$ 9,830
Landscape - Contract	\$ 630,053	\$ 157,513	\$ 192,919	\$ (35,406)
Landscape - Contingency	\$ 28,000	\$ 7,000	\$ 2,654	\$ 4,346
Gate & Gatehouse Maintenance	\$ 28,000	\$ 7,000	\$ 10,996	\$ (3,996)
Roadways/Sidewalks/Bridge	\$ 14,000	\$ 14,000	\$ 8,165	\$ 5,835
Lighting	\$ 5,600	\$ 1,400	\$ 2,478	\$ (1,078)
Building Repairs & Maintenance	\$ 11,200	\$ 2,800	\$ 5,885	\$ (3,085)
Pressure Washing	\$ 28,000	\$ 7,000	\$ 1,445	\$ 5,555
Maintenance (Inspections)	\$ 280	\$ 70	\$ -	\$ 70
Repairs & Maintenance	\$ 16,800	\$ 4,200	\$ -	\$ 4,200
Contract Cleaning	\$ 58,576	\$ 14,644	\$ 8,147	\$ 6,497
Fitness Center Repairs & Maintenance	\$ 7,784	\$ 1,946	\$ 1,645	\$ 301
Operating Supplies	\$ 1,400	\$ 350	\$ -	\$ 350
Signage	\$ 5,600	\$ 1,400	\$ 9,898	\$ (8,498)
Security	\$ 119,766	\$ 29,942	\$ 23,422	\$ 6,520
Parking Violation Tags	\$ 280	\$ 70	\$ -	\$ 70
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 1,760,267</b>	<b>\$ 509,941</b>	<b>\$ 515,209</b>	<b>\$ (5,267)</b>
<b><u>Reserves</u></b>				
Capital Reserve Transfer	\$ 500,000	\$ 500,000	\$ 500,000	\$ -
<b>Total Reserves</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 2,463,958</b>	<b>\$ 1,078,139</b>	<b>\$ 1,077,801</b>	<b>\$ 338</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (410,761)</b>		<b>\$ 409,502</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 410,761</b>		<b>\$ 2,648,281</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 3,057,784</b>	

**Reunion East**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 216,401	\$ 1,240,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,456,458
Assessments - Direct Billed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 8,414	\$ 8,359	\$ 8,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,246
Rental Income	\$ 1,960	\$ 420	\$ 3,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
<b>Total Revenues</b>	<b>\$ 10,374</b>	<b>\$ 225,180</b>	<b>\$ 1,251,750</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,487,304</b>
<b>Expenditures:</b>													
<b><i>Administrative:</i></b>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Engineering Fees	\$ 5,313	\$ -	\$ 1,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,463
District Counsel	\$ 5,455	\$ 3,434	\$ 2,184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,073
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 4,107	\$ 4,107	\$ 4,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,320
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 38	\$ 23	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129
Insurance	\$ 16,674	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,674
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 947	\$ 499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,446
Other Current Charges	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Office Supplies	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 41,422</b>	<b>\$ 11,002</b>	<b>\$ 10,169</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 62,593</b>



**Reunion East**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b><u>Maintenance - Shared Expenses</u></b>													
Field Maintenance	\$ 3,592	\$ 3,592	\$ 3,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,775
Management Services Agreement	\$ 758	\$ 758	\$ 758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,275
Telephone	\$ 734	\$ 471	\$ 601	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,806
Electric	\$ 38,594	\$ 30,542	\$ 29,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	98,754
Water & Sewer	\$ 2,923	\$ 3,383	\$ 3,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,467
Gas	\$ 706	\$ 1,241	\$ 2,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,429
Pool & Fountain Maintenance	\$ 17,729	\$ 18,804	\$ 15,302	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	51,836
Pond Maintenance	\$ 889	\$ 889	\$ 889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,666
Property Insurance	\$ 61,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61,378
Irrigation Repairs & Maintenance	\$ 2,777	\$ 448	\$ 945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,170
Landscape - Contract	\$ 41,210	\$ 90,582	\$ 61,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	192,919
Landscape - Contingency	\$ -	\$ 2,223	\$ 431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,654
Gate & Gatehouse Maintenance	\$ 2,138	\$ 5,139	\$ 3,719	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,996
Roadways/Sidewalks/Bridge	\$ 5,678	\$ 1,336	\$ 1,151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,165
Lighting	\$ 876	\$ 1,602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,478
Building Repairs & Maintenance	\$ 589	\$ 4,458	\$ 837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,885
Pressure Washing	\$ -	\$ 896	\$ 549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,445
Maintenance (Inspections)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contract Cleaning	\$ 2,366	\$ 2,527	\$ 3,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,147
Fitness Center Repairs & Maintenance	\$ 336	\$ 1,141	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,645
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Signage	\$ 3,651	\$ 6,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,898
Security	\$ 7,807	\$ 7,807	\$ 7,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23,422
Parking Violation Tags	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 194,733</b>	<b>\$ 184,085</b>	<b>\$ 136,390</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>515,209</b>
<b><u>Reserves</u></b>													
Capital Reserve Transfer	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500,000
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>500,000</b>
<b>Total Expenditures</b>	<b>\$ 236,155</b>	<b>\$ 195,087</b>	<b>\$ 646,559</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,077,801</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (225,781)</b>	<b>\$ 30,093</b>	<b>\$ 605,191</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>409,502</b>

# Reunion East

## Community Development District Replacement & Maintenance Fund

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Transfer In	\$ 500,000	\$ 500,000	\$ 500,000	\$ -
Interest	\$ 92,500	\$ 23,125	\$ 33,149	\$ 10,024
<b>Total Revenues</b>	<b>\$ 592,500</b>	<b>\$ 523,125</b>	<b>\$ 533,149</b>	<b>\$ 10,024</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 150	\$ 115	\$ 35
Building Improvements	\$ 30,800	\$ 7,700	\$ 29,796	\$ (22,096)
Pool Furniture	\$ 10,080	\$ 2,520	\$ -	\$ 2,520
Pool Repair & Replacements	\$ 53,200	\$ 13,300	\$ 58,261	\$ (44,961)
Lighting Improvements	\$ 7,049	\$ 1,762	\$ -	\$ 1,762
Landscape Improvements	\$ 25,200	\$ 6,300	\$ -	\$ 6,300
Roadway Improvements	\$ 272,973	\$ 68,243	\$ 20,160	\$ 48,083
Signage	\$ 56,000	\$ 14,000	\$ 26,446	\$ (12,446)
Stormwater Improvements	\$ -	\$ -	\$ 8,697	\$ (8,697)
Capital Outlay	\$ 91,000	\$ 22,750	\$ 99,054	\$ (76,304)
<b>Total Expenditures</b>	<b>\$ 546,902</b>	<b>\$ 136,726</b>	<b>\$ 242,528</b>	<b>\$ (105,802)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 45,598</b>		<b>\$ 290,621</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 3,016,347</b>		<b>\$ 3,410,826</b>	
<b>Fund Balance - Ending</b>	<b>\$ 3,061,945</b>		<b>\$ 3,701,448</b>	

# Reunion East

## Community Development District Debt Service Fund - Series 2002A-2

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 1,306	\$ 1,306
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,306</b>	<b>\$ 1,306</b>
<b>Expenditures:</b>				
<b>Series 2002A-2</b>				
Debt Service Obligation	\$ -	\$ 3,950	\$ 3,950	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 3,950</b>	<b>\$ 3,950</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (2,644)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (8,230,945)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (8,233,589)</b>	

# Reunion East

## Community Development District

### Debt Service Fund - Series 2005

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 2,514	\$ 2,514
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,514</b>	<b>\$ 2,514</b>
<b>Expenditures:</b>				
<b>Series 2005</b>				
Debt Service Obligation	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 2,514</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (7,092,297)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (7,089,783)</b>	



# Reunion East

## Community Development District

### Debt Service Fund - Series 2015A

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 2,568,595	\$ 1,896,898	\$ 1,896,898	\$ -
Interest	\$ 35,000	\$ 8,750	\$ 12,625	\$ 3,875
<b>Total Revenues</b>	<b>\$ 2,603,595</b>	<b>\$ 1,905,648</b>	<b>\$ 1,909,523</b>	<b>\$ 3,875</b>
<b>Expenditures:</b>				
<b>Series 2015A</b>				
Interest - 11/01	\$ 505,500	\$ 505,500	\$ 505,500	\$ -
Principal - 05/01	\$ 1,600,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 505,500	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 2,611,000</b>	<b>\$ 505,500</b>	<b>\$ 505,500</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (7,405)</b>		<b>\$ 1,404,023</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,011,038</b>		<b>\$ 1,208,596</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,003,633</b>		<b>\$ 2,612,618</b>	

# Reunion East

## Community Development District

### Debt Service Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,116,155	\$ 696,669	\$ 696,669	\$ -
Interest	\$ 29,120	\$ 7,280	\$ 16,823	\$ 9,543
<b>Total Revenues</b>	<b>\$ 1,145,275</b>	<b>\$ 703,949</b>	<b>\$ 713,492</b>	<b>\$ 9,543</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 11/01	\$ 337,161	\$ 337,161	\$ 337,161	\$ -
Principal - 05/01	\$ 445,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 337,161	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,119,322</b>	<b>\$ 337,161</b>	<b>\$ 337,161</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 25,953</b>		<b>\$ 376,331</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 408,919</b>		<b>\$ 1,538,148</b>	
<b>Fund Balance - Ending</b>	<b>\$ 434,872</b>		<b>\$ 1,914,480</b>	

# Reunion East

## Community Development District

### Capital Projects Fund - Series 2005

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 0</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 10</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 10</b>	

# Reunion East

## Community Development District

### Capital Projects Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 7,461	\$ 7,461
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,461</b>	<b>\$ 7,461</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 7,461</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 600,663</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 608,124</b>	



# 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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$20,170,000</b>

#### 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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$19,495,000</b>

Gross Assessments	\$ 2,093,922.22	\$ 2,727,133.88	\$ 1,001,588.00	\$ 5,822,644.10
Net Assessments	\$ 1,968,286.89	\$ 2,563,505.85	\$ 941,492.72	\$ 5,473,285.45

35.96%	46.84%	17.20%	100.00%
--------	--------	--------	---------

77.19%	Net Percent Collected
\$ 1,248,324.40	Balance Remaining to Collect

Orlando Reunion Development LLC	\$2,385.91	\$2,385.91	\$0.00
---------------------------------	------------	------------	--------

Ehof II - Spectrum LLC	\$209,614.96	\$34,993.04	\$174,621.92
------------------------	--------------	-------------	--------------

14

## SECTION IV

### Reunion East and West R&M

FY2024 Project List	Estimated Cost	RE 56%	RW 44%	Estimated Date	Projected Total
Rooft Replacement, 3 Pool Houses (Homestead & Heritage Crossings)	\$ 35,000.00	\$ 19,600.00	\$ 15,400.00	February (proposal)	
Seven Eagles, Exercise Equipment & Fitness Center Improvements	\$ 55,000.00	\$ 30,800.00	\$ 24,200.00	April	
Pavement Replacement and Maintenance	\$ 400,000.00	\$ 224,000.00	\$ 176,000.00		
Pavement Markings (stop bars, crosswalks, etc.)	\$ 35,000.00	\$ 19,600.00	\$ 15,400.00		
Concrete Sidewalk Replacement and Maintenance	\$ 52,451.00	\$ 27,799.03	\$ 24,651.97	In Process	
Tree Trimming (Structural Pruning)	\$ 45,000.00	\$ 23,850.00	\$ 21,150.00	February	
Signage, New Reunion Village No Parking & Replacement	\$ 100,000.00	\$ 53,000.00	\$ 47,000.00	Under Review	
Pool Equipment Allowance	\$ 18,000.00	\$ 9,540.00	\$ 8,460.00		
Seven Eagles Linear Park Bollard Lighting	\$ 12,588.00	\$ 6,671.64	\$ 5,916.36	Under Review	
Seven Eagles Restroom Partitions	\$ 20,000.00	\$ 10,600.00	\$ 9,400.00	March	
Seven Eagles Pool & Spa Resurfacing	\$ 95,000.00	\$ 50,350.00	\$ 44,650.00	Completed	
Benches and Concrete Pads	\$ 7,500.00	\$ 3,975.00	\$ 3,525.00	Under Review	
Contingency	\$ 100,000.00	\$ 53,000.00	\$ 47,000.00		
	\$ 975,539.00	\$ 414,860.67	\$ 338,178.33		

### 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 Tables with Road Maintenance	\$ 8,302.00
Upgrade Sign Posts	\$ 47,000.00			Completed	\$ 47,500.00
Seven Eagles Fountain Replacement	\$ 45,000.00			<b>February (proposal)</b>	\$ -
Access Control System at Reunion Village Gate	\$ 20,000.00			In Process	\$ 20,000.00
Gate House Roof Replacement (Sinclair, Spine, Reunion Blvd)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	Completed	\$ 45,000.00
Seven Eagles Roof Replacement	\$ 172,010.00	\$ 96,325.60	\$ 75,684.40	Completed	\$ 160,000.00