

*Reunion East Community
Development District*

Agenda

September 12, 2024

AGENDA

Reunion East

Community Development District

219 E. Livingston Street, Orlando FL, 32801

Phone: 407-841-5524 – Fax: 407-839-1526

September 5, 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, September 12, 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 August 15, 2024 Board of Supervisors Meeting
4. Notice of Termination of Custodial Agreement with Kingwood Orlando Reunion Resort
5. Review of Custodial Services Proposals
 - A. CSS Clean Star Services
 - B. PG Service Group
 - C. Tempus Cleaning Services
6. Heritage Crossing Community Center Transition Proposals
 - A. Consideration of Proposal from United Fire Protection
 - B. Consideration of Proposal from Yellowstone Landscape
 - C. Consideration of Proposal from Waste Management, Inc.
7. Contract Renewals
 - A. Consideration of Landscape/Grounds Maintenance Services Agreement Renewal with Yellowstone Landscape
 - B. Consideration of Aquatic Vegetation Management Agreement Renewal with Applied Aquatic Management, Inc.
 - C. Consideration of Security Services Provider Agreement Renewal with Reunion Resort & Club of Orlando Master Association, Inc.
8. **Consideration of Resolution 2024-10 Approving the Filing of Court Action to Clarify Title – ADDED**
9. Consideration of Change Order for Access Control System at Davenport Creek Bridge
10. Consideration of Installation of Speed Bumps on Heritage Crossings Roadway
11. Consideration of Agreement for Pavement Maintenance
12. **Consideration of Proposed Access Easement from Rowstar/Vertical Bridge – ADDED**
13. **Consideration of License Agreement with Kingwood Orlando Reunion Resort for Water Aerobics at CDD Pool – ADDED**

14. **Ratification of Agreement with Terry's Electric, Inc. for Installation of Road Bores – ADDED**

15. Staff Reports

- A. Attorney
- B. Engineer
- C. Field Manager Updates
- D. District Manager's Report
 - i. Management Transition Report on Heritage Crossings Community Center
 - ii. Action Items
 - iii. Approval of Check Register
 - iv. Balance Sheet and Income Statement
 - v. Replacement and Maintenance Plan
 - vi. **Presentation of Series 2015A and 2021 Arbitrage Rebate Calculation Reports - ADDED**
- E. Security Report

16. Other Business

17. Supervisor's Requests

18. Next Meeting Date: October 10, 2024

19. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **August 15, 2024** at 2:00 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	Chairman
Trudy Hobbs	Vice Chair
John Dryburgh	Assistant Secretary
June Wispelwey	Assistant Secretary
Diane Davis	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Pete Whitman	Yellowstone Landscape
Zory Ramos	Reunion Security
Residents	

The following is a summary of the discussions and actions taken at the August 15, 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 2:03 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Resident Steve Goldstein of 1532 Euston Drive requested speed tables on Euston Drive, as people were cutting through to go out the back

gate, versus going around the circle on Excitement Drive. In 30 minutes, there were 45 cars, cutting through in the middle of the day, driving 40 miles-per-hour (MPH), which Mr. Scheerer witnessed. Resident Jill Mulhere of 1211 Radiant Street agreed and requested speed tables on Radiant Street. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the July 11,
2024 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the July 11, 2024 Board of Supervisors meeting, a draft of which were included in the agenda package. Minor corrections were received from Ms. Wispelwey and Mr. Greenstein prior to the meeting, which would be incorporated.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Minutes of the July 11, 2024 Board of Supervisors Meetings were approved as amended.

FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Dryburgh seconded by Ms. Hobbs with all in favor the public hearing on the adoption of the Fiscal Year 2025 budget and imposition of special assessments was opened.

There were no public comments.

On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the public hearing on the adoption of the Fiscal Year 2025 budget and imposition of special assessments was closed.

A. Consideration of Resolution 2024-08 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Ms. Adams presented Resolution 2024-08, Adopting the Fiscal Year (FY) 2025 Budget, starting October 1, 2024 and ending September 30, 2025. The Board was required by Statute, to approve a Proposed Budget by June 15th of each calendar year and set a public hearing 60 days from the date that the Proposed Budget was approved. As memorialized in the resolution, the Proposed Budget was provided to the local government, posted on the District's website, in

advance of today's public hearing and the public hearing had been set and noticed in accordance with Florida Statutes. The resolution also identified appropriations for the General and Debt Service Funds and provided a provision in case the budget needed to be amended for FY 2025. Attached to the Resolution as Exhibit A, was the Proposed Budget for 2025. There was a substantive change to the budget related to the operation of the Heritage Crossings Community Center (HCCC), as the Board recently received a termination letter from Kingwood Orlando Reunion Resort (KORR), terminating the Management Services Agreement (MSA) for the HCCC and The Stables by October 1st. As a result, the CDD would be directly managing the HCCC and The Stables, which impacted the budget. Ms. Adams highlighted the following regarding the FY 2025 budget:

- The budget was updated with financials, as of the end of June 30th.
- All property was platted and were now be billed on the Osceola County property Tax Bill.
- There was no proposed assessment increase, due to *Revenues* of \$3,118,035, *Interest* of \$24,000, *Rental Income* of \$6,000 and *Carry Forward Surplus* of \$1,079,183, due to the Board controlling expenses and spending under budget.
- For *Administrative Expenditures*, the amount proposed for FY 2025 was \$219,912.

Mr. Dryburgh questioned whether *Attorney* should be increased, due to the increase in activity for this year and next year. Ms. Trucco felt that \$60,000 was sufficient through this fiscal year. Ms. Adams pointed out that the *Transfer Out – R&M Fund* could be reduced to increase *Attorney*, in order to balance the budget without increasing assessments. Discussion ensued and there was Board consensus to increase Attorney's Fees to \$75,000.

- The shared costs between the two Districts, increased slightly for Reunion East, because of additional units that were platted. For FY 2025, the Reunion East CDD was responsible for 57% and the Reunion West CDD was responsible for 43% of the shared costs. The increases in proposed costs were due to increases in utility services and as a result of feedback from the Board and the CDD taking over the operations of HCCC.
- The Board approved \$9,100 for *Management Services Agreement*, but the CDD would no longer be paying this amount and it was zeroed out. A new section was added to the budget for the HCCC, based on historical information, from the CDD

operating the HCCC in the past and KORR providing 12 months of recent utility bills for electric, water and sewer, gas, trash services, cleaning, pest control, operating supplies and Repairs & Maintenance (R&M). A proposal was provided by Yellowstone for landscape maintenance at HCCC and The Stables. The total amount of this line item was \$100,403.

Ms. Wispelwey questioned what trash services would be provided. Ms. Adams stated that there was a dumpster, which the District was not required to have. There was a working list of transition items that she and Mr. Scheerer were working through and this item would be included, for the Board to discuss whether or not to continue trash services. Mr. Dryburgh felt that the Board should look at whether a dumpster was needed at HCCC and The Stables. Ms. Adams pointed out that the CDD did not pay for The Stables dumpster, but there was a License Agreement with the Master Association, which the Board could revoke. Ms. Wispelwey suggested asking Heritage Crossing HOA if they were interested in the dumpster. Ms. Adams would contact them and if they were interested, there could be a License Agreement.

- According to the Gross Per Unit Assessment Chart, the District had revenues from having commercial, hotel/condo, multi-family, single-family and golf units assessments. There was no proposed change in the gross amount per unit for FY 2025, but the number of units increased.
- For the R&M Fund, rather than having categories of projects, there were separate R&M Project Lists. The Board reviewed the proposed FY 25 Project List and provided feedback at the July meeting.
- The remainder of the budget was the Debt Service Fund, listing the bonds that were issued, which were Series 2015A and 2021. It included interest and principal payments that were due in November and May, based on Amortization Schedules. The amounts were imposed at the time that the bonds were issued and the Board did not have the ability to change the debt assessment level, but authorized collection.

Mr. Greenstein appreciated Ms. Adams explaining the budget in detail, noting that the District had strong reserves, which allowed the District to undertake large upcoming projects, such as the roadway paving. Ms. Adams pointed out that the Board did an excellent job of controlling expenses.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor Resolution 2024-08 Adopting the Proposed Fiscal Year 2025 Budget as amended, increasing Attorney's Fees to \$75,000 and reducing the Transfer Out in the R&M Fund to balance the budget and Relating to the Annual Appropriations was adopted.

B. Consideration of Resolution 2024-09 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams presented Resolution 2024-09, authorizing the collection of O&M and debt service fees on the Tax Roll, which was the funding mechanism for the budget. Attached to the resolution as exhibits, was the Proposed Budget and Tax Roll. The Tax Roll identified every parcel within the Reunion East CDD and the amounts for O&M and debt service fees, in the non-ad-valorem section. Mr. Dryburgh pointed out that many residents informed him in the last 30 to 60 days, how excited they were that the bonds would be paid off in the future and they would privatize the roads. However, the CDD could never privatize the roads and the CDD would continue to be responsible for maintenance and must have a fund set aside for maintenance. Ms. Adams confirmed that the roads were owned by the Reunion East CDD and they were required to have public roadways.

On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor Resolution 2023-09 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-05
Approving Entering into a Contract with
All County Paving Inc. to Provide Paving
and Related Services**

Ms. Adams reported that the Board had this item on several agenda, but had not yet adopted the resolution, which authorized District Counsel to prepare the form of agreement with All County Paving Inc. (All County). Attached to the resolution, was the Road Resurfacing Project Bid Form, which included the detailed scope. At last month's meeting, the Chairman recommended having a field evaluation of the proposed speed table locations and as a result, the Board directed the District Engineer and Field Manager to mark these locations, so that Board Members could review them and provide feedback to the District Engineer. Mr. Curley noted that changes were made. Mr.

Scheerer indicated that the larger change was in areas where there were drain inlets, so the speed tables were moved in one direction or another. There was also a request for additional speed tables. Ms. Hobbs preferred to have radar signs on the roads where speed tables were requested, to get a better understanding if there was an issue. Mr. Scheerer confirmed that radar signs were on Reunion Boulevard, Excitement Drive by The Terraces, but not on interior roads like Radiant Street and Euston Drive. However, funding was allocated in the FY 2025 budget for new radar signs, and the radar display signs could be relocated at the direction of the Board.

Ms. Davis felt that the speed table placement looked good, especially the water park, but there needed to be re-stripping and felt that three speed tables on Grand Traverse Parkway, was overkill. She was more concerned about Excitement Drive by the straightaway, due to the amount of speeding and drivers cutting the curve and going onto oncoming traffic, before Corolla Court. Ms. Wispelwey preferred moving the speed table down further or having a second one between Corolla Court and Old Lake Wilson Road, which was what they discussed at the last meeting. Ms. Hobbs liked the speed table by the golf cart crossing. Mr. Dryburgh asked if there was a radar sign gathering information on vehicle speeds. Mr. Scheerer confirmed that there was a radar sign coming from Old Lake Wilson Road. However, the last time there was an evaluation, there was not a speeding issue, with the exception of Tradition Boulevard in Reunion West. He offered to pull the data for the radar sign on Excitement Drive by The Terraces and asked if the Board wanted him to relocate the second radar sign to Radiant Street. Mr. Dryburgh recommended obtaining the data now and then coming back to the Board with the information.

Ms. Adams recalled that the initial plan was to look at the segments of roadway that were only scheduled for milling and resurfacing and determine whether speed humps should be installed at that time. However, based on direction from the Board, other areas were identified as priorities for traffic calming, which were the proposed locations on the map. The Board had the option of focusing on the areas that were being milled and resurfaced and waiting five years for the next milling and resurfacing, to address those other areas for traffic calming. But if it was a priority, the Board could direct speed tables to be installed at the same time as the other roadwork. Ms. Wispelwey felt that they were ready now. Mr. Greenstein recalled that he requested that the locations be marked, because Board Members were having difficulty visualizing the locations and believed that installing speed tables independent of a resurfacing should be on the table, because the work could be completed by All County while they were onsite and the cost would be less. Ms.

Adams agreed they would save on mobilization but there is a per unit speed table cost. Mr. Dryburgh questioned what would happen if they installed a speed table and then resurfaced the road five years later. Mr. Curley would find out. Ms. Davis pointed out that both locations for speed tables on Excitement Drive were sinking, due to heavy construction and a tree that was impacting the road. Ms. Adams indicated these were all pavement management issues, but at this time, staff needed direction from the Board on the resolution, scope and whether staff should pursue the agreement. *There was Board consensus for Mr. Curley to update the maps, highlighting the areas that were scheduled for milling and resurfacing.*

Ms. Adams asked the Board to confirm they wanted additional data on vehicle speeding, what areas were scheduled for milling and resurfacing, and what would happen to a speed table that was installed when a road was milled and resurfaced five years later? Mr. Dryburgh questioned the amount of each speed table. Ms. Adams indicated that each speed table was \$9,800, according to the bid documents. Ms. Davis questioned why there was a speed table on Reunion Boulevard, by the S-curve, as no one was living on either side of the golf course and the preserve. Ms. Wispelwey explained that it was there because it was a straightaway. Mr. Greenstein pointed out that whatever they did not accomplish in this first go around, they would do the second time around. Mr. Dryburgh was in favor of approving the work now, with the understanding that additional information would be provided. Ms. Adams requested that the Board adopt the resolution with the scope and speed table locations as presented and any changes would be considered when there was additional information.

<p>On MOTION by Mr. Greenstein seconded by Ms. Davis with all in favor Resolution 2024-05 Approving Entering into a Contract with All County Paving Inc. to Provide Paving and Related Services was adopted.</p>

SIXTH ORDER OF BUSINESS

**Consideration of Sign Installation Request
from The Crescent at Reunion**

Ms. Adams reported that a new project was underway at the Reunion East CDD, The Crescent at Reunion and the developer submitted a request for directional signage. Feedback was provided by the Board, to have white posts with the decorative caps, an arched sign, to be consistent with other Reunion signs and have the Reunion palm motif, to create a sense of cohesiveness throughout the community. That feedback, as well as the adopted Reunion East CDD

Sign Policy, was provided to the developer and they submitted a new layout and design, which was included in the agenda package, along with the proposed sign locations. Three of the locations were in the Reunion East CDD. If the Board approved the installation of these signs, a License Agreement would be prepared by District Counsel, whereby the CDD would be providing the land, but the vendor would be responsible for installation, maintenance and indemnifying the District for any adverse impact. The Reunion West CDD Board wanted this CDD Board to move in tandem with the Reunion East CDD and delegated final approval to Mr. Greenstein, knowing that he would be at this meeting. Mr. Greenstein confirmed that the Reunion West CDD Board wanted a joint decision, noting The Resort signage had a green background with white palms and The Crescent had a green palm with a white background. Ms. Adams recalled that both motifs were depicted throughout the District. Mr. Greenstein was in favor of The Crescent signage, as it was temporary. Mr. Dryburgh questioned the number of lots. Ms. Adams would confirm the number of units and provide later in the meeting and requested that any approval be subject to District Counsel preparing the form of agreement with all of the protections for the District. Ms. Trucco asked if the Board wanted the term in the agreement to be two years or have an effective date after they do their walk through. Mr. Dryburgh preferred to have a term. Ms. Trucco would include a two-year term, with a 30-day termination provision.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor approving the sign installation request from The Crescent at Reunion as stated above was approved.

SEVENTH ORDER OF BUSINESS

Adoption of District Goals and Objectives

Ms. Adams recalled at a prior meeting, District Counsel discussed HB 7013, which was passed in the last Legislative session, requiring CDDs to adopt annual goals and objectives by October 1st and subsequent reporting requirements in December of 2025, on whether or not the District met those goals and objectives. The District management team reviewed the new law and all of the requirements and provided recommended goals and objectives, in accordance with the new law, which was included in the agenda package. The specifications that the Statutes required were: 1) Community Communication and Engagement, 2) Infrastructure and Facilities Maintenance and 3) Financial Transparency and Accountability. A Reporting Form for those goals and objectives was also provided, and the District management team suggested goals such as

public meetings compliance under Community Communication and Engagement, for at least three regular Board of Supervisor meetings per year. Since this was a new Law that the CDD was required to comply with, the District management team recognized that Districts would not want to create additional expenses, at this time and made the goals and objectives as generic as possible. However, if the Board wanted to come up with other goals, she recommended doing so in FY 2026. Mr. Greenstein recalled that the Reunion West CDD Board made some changes. Ms. Adams indicated instead of holding three regular Board meetings per year, the Reunion West CDD Board changed it to six meetings per year. *There was Board consensus to hold six meetings per year.* Ms. Adams pointed out the other change was related to the Annual Financial Audit per statutory requirements, under Goal 3.3, to stated that the audit would be in compliance and there were no findings. Ms. Wispelwey was concerned about that change. Mr. Greenstein pointed out that the purpose was to have a realistic goal that had flexibility and not to get a perfect score.

On MOTION by Mr. Greenstein seconded by Ms. Davis with all in favor the District's goals and objectives were approved as amended, to hold six Board meetings per year.

EIGHTH ORDER OF BUSINESS

Ratification of Agreement with Life Fitness, LLC for Exercise Equipment

NINTH ORDER OF BUSINESS

Ratification of Agreement with Advantage Roofing, Inc. for Seven Eagles Railing

TENTH ORDER OF BUSINESS

Ratification of Agreement with Access Control Systems, LLC. for Cloud Services

Ms. Adams presented agreements from Life Fitness, LLC for exercise equipment, from Advantage Roofing for the Seven Eagles railing and from Access Control Systems, LLC. for cloud services, which were included in the agenda package. The proposals for Life Fitness and Advantage Roofing were already approved by the Board, but a form of agreement was not presented at the time that the proposal was approved. The agreement for Access Control Systems was entered into, because the District was required to upgrade the system. Mr. Scheerer explained that several months ago, there was a software change to upgrade from an RS to PDK system, which required a cloud-based hosting system. With this type of system, Mr. Vargas' team could remove and upload information to each gate. For six locations, the monthly cost was \$72, which would be allocated in next year's budget. Mr. Dryburgh pointed out that the gate was still not operating

correctly. Mr. Scheerer confirmed that all of the gates were working as planned, but during the migration of the information, some information had not been transferred, resulting in a transponder not working at one gate, but working at other gates. Emails were sent to homeowners, informing them to contact security if they had an issue with their transponders. Mr. Dryburgh pointed out that his transponder did not work today. Ms. Adams believed that there may have been an overall system issue and was informed by Mr. Greenstein, about a typo on the Guardian Access Solutions proposal, which stated, “*Cloud fees for five (6) access points.*” Ms. Trucco noted a typo in the agreement, which she would correct.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Agreements with Life Fitness, LLC. for exercise equipment, with Advantage Roofing, Inc. for the Seven Eagles railing and with Access Control Systems, LLC. for cloud services were ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco reported that other than drafting the agreements that the Board just ratified, the only other item that they were working on since the last Board meeting, was to track down the plat for the Reunion Village guardhouse, in order for GMS to get access control installed. It was taking some time to obtain it, as it needed to be conveyed to the CDD by gate, which they were requesting from the Master HOA. They were tracking it and would provide an update at the next meeting.

B. Engineer

Mr. Curley reported that a proposal was received for the Spine Road gate installation and was meeting next week with Guardian Access System to review everything that they needed and discuss how everything would tie in together. Mr. Greenstein asked if this was the contractor that was completing the directional bore. Mr. Scheerer confirmed that one proposal was for a directional bore and the second quote would have a different scope. They received the mechanical permit but had not heard anything regarding the electrical permit.

C. Field Manager Updates

Mr. Scheerer reported that the bridge collapsed on Old Lake Wilson Road and thanked the security team for stepping up, as Florida Highway Patrol had to divert traffic from the Spine Road gate. They were directing cars at the intersection of Spine Road and Tradition Boulevard, to go out to Sinclair Road, instead of having them come through all of Reunion. The fountain refurbishment was proceeding. The contractor was onsite today with the blaster, which had baking soda to try to remove any of the grit and grind. They already ran all of the plumbing and were waiting for the electrical and plumbing inspections. The pad was poured and the pumps were placed on them. Staff would continue to monitor it. After the fountain refurbishment was completed, there would be landscaping refurbishments at the Seven Eagles flagpole. Yellowstone was looking at some new ideas for interior landscaping, as there were older Boxwoods, Azaleas and Roses that were starting to fail. Ms. Wispelwey noted that the new landscaping looked good. Mr. Scheerer was working with Ms. Adams on the janitorial bids. A quote was received from Gallagher Construction for the sidewalk project, which was more than anticipated and was a per square foot price, not linear foot price and it was not broken out between the two CDDs. Staff estimated \$354,000 for both Reunion East and West for just the priority sidewalks and Gallagher proposed \$396,000. However, it included grading and sodding. Mr. Scheerer pointed out that staff estimated \$21 per linear foot and Gallagher estimated \$22 per square foot.

Ms. Wispelwey questioned the value of The Stables. Ms. Adams reported that the appraiser reported he was almost ready to circulate a draft. Mr. Greenstein recalled replacing the flooring in the Fitness Center at the same time that the equipment would be replaced, so that they could reconfigure the room and questioned what type of flooring was being installed. Mr. Scheerer indicated it would be rubber felt, which were in most commercial Fitness Centers. Mr. Greenstein questioned what was dented. Mr. Scheerer explained that the vinyl flooring was dented from people dropping 50-pound dumbbells onto it. Only one area was being saw cut out, which was in front of the mirror in the dumbbell section. The price was reasonable from a company that installed flooring in another CDD in Orlando and did a good job. The material was ordered and would be stored when it was delivered. When the fitness equipment was removed, the Gym would be closed for at least 48 hours, in order to remove the existing flooring, glue it, and allow the glue to set. Then everything would be replaced and rearranged accordingly. Mr. Greenstein recalled that the last time the facility was closed, it was for 72 hours. Mr. Scheerer reported that the equipment was ordered and was 8 to 12 weeks out and the installation would be coordinated within a time frame

where there not many people visiting. Ms. Hobbs requested that the HOA send out a notice and post a notice on the Gym. Mr. Scheerer indicated as soon as they had the exact date, signage would be posted at the entry gate to the pool and on the Gym door. Ms. Davis suggested posting a notice in *Out & About*, which was sent to all members. Mr. Greenstein pointed out that every property owner should have an email filed with Artemis, as they had the highest level of communication.

Mr. Dryburgh questioned why there were some unassigned action items, such as the Old Lake Wilson Road Improvement Project. Ms. Adams explained that the links were provided for monitoring purposes, as the Action Items List was available to the public. Ms. Adams pointed out that Osceola County updated their website. Ms. Davis questioned whether the Old Lake Wilson Trail that goes from Excitement Drive, along the golf course to the green, was golf course property. Ms. Wispelwey stated not according to The Resort. Mr. Scheerer asked if it was a golf cart path. Ms. Wispelwey confirmed that it was a walking path. Mr. Greenstein noted it needed to be repaired, as there was broken concrete, which was deteriorating, due to standing water. The golf course made improvements in a number of areas, but not this area, as it was not impacting play. Mr. Scheerer confirmed that this path was owned by KORR, the CDD only owned a small portion by the exit gate and the golf course owned the sidewalk and the cart path.

D. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Most of these items were discussed. In response to Mr. Dryburgh's question about the number of units in the Crescent Project, it was reported two years ago, when the project was in the planning stages, there were 102 planned units.

ii. Approval of Check Register

Ms. Adams presented the Check Register from June 1, 2024 through June 30, 2024 in the amount of \$177,834.16, which was included in the agenda package, along with a detailed register.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through June 30, 2024, which was included in the agenda package. It was for informational purposes and no Board action was required. The District was fully collected on their assessments, as of the end of June. However, a small amount was pending on the direct billed assessments, which has now been received. On the prorated budget compared to the actual spending to date, in instances where they were running over budget for administrative expenses, for projects that the Board approved, they were addressed for FY 2025. For maintenance shared expenses, there were some overages that have been monitored and were being corrected with the FY 2025 budget.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package and was for informational purposes. This was the Project List for FY 2025 and was comprised of items that were included in the Reserve Study, based on replacement dates of infrastructure and assets that the District owned. It included items previously approved by the Board, but not yet paid for, some of which were underway. The Project List for FY 2025 was discussed at last month's meeting and based on Board direction, several items were deferred to future fiscal years. The estimate from Mr. Scheerer on the sidewalk installations for vacant lots, was received subsequent to the public of the budget and once received, this line item would be adjusted.

v. Approval of Fiscal Year 2025 Meeting Dates

Ms. Adams presented the Fiscal Year 2025 meeting schedule, which was consistent with the prior year's meeting schedule, on the second Thursday of each month at 1:00 p.m. at the HCCC.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the Fiscal Year 2025 meeting schedule as presented was approved.

E. Security Report

Ms. Adams introduced Ms. Zory Ramos, of Reunion Security, who provided the June Security Report. As a courtesy, the Reunion West POA Security Report was also provided. No Board action was required and it was for informational purposes. Mr. Greenstein asked if the security upgrade was completed and if anyone contacted security. Ms. Ramos confirmed that the upgrade was completed and that no one called the office. Mr. Greenstein appreciated Ms. Ramos

and Mr. Victor Vargas informing the Board when something was occurring and felt that they were doing a good job. However, there needed to be better communication with residents, as many people were upset when they could not get through the Spine Road gate, but it was temporary and more people were upset when their Proximity Cards and RFID transponders did not work and they had to wait 15 to 20 seconds for the guard to open the gate.

TWELFTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Next Meeting Date: September 12, 2024

The next meeting was scheduled for September 12, 2024 at 1:00 p.m.


FIFTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

From: Tricia Adams tadams@gmscfl.com 
Subject: Fwd: Reunion Resort Termination of Custodial Agreement with CDD
Date: August 30, 2024 at 2:59 PM
To: Syanne Hall shall@gmscfl.com



----- Forwarded message -----

From: Hall, Haley <hhall@kwiresorts.com>
Date: Fri, Aug 30, 2024 at 12:49 PM
Subject: Reunion Resort Termination of Custodial Agreement with CDD
To: Tricia Adams <tadams@gmscfl.com>, Alan Scheerer <ascheerer@gmscfl.com>
Cc: Carl, Anthony <acarll@kwiresorts.com>, Tully, Katie <ktully@kwiresorts.com>

Good Afternoon Trisha-

Per our conversation, this email is to confirm that the existing custodial agreement for all CDD amenities will terminate as of October 1st, 2024. Please let us know if there are any transitional needs that we can assist with.

Sincerely-



Haley L. Hall

Kingwood Director of Resort Operations



[407-396-3755](tel:407-396-3755)

hhall@kwiresorts.com

www.ReunionResort.com

7593 Gathering Drive, Kissimmee, FL. 34747

SECTION 5

Reunion East Community Development District
Request for Proposals for Custodial/Janitorial Services
August 30, 2024

Reunion East Community Development District is seeking a custodial service provider for first class amenities within the Reunion community, Kissimmee, Florida. Vendors are asked to please provide a proposal for services no later than noon September 10, 2024. Vendors should be able to enter into an agreement and start custodial services October 1, 2024. The Form of Proposal and Pricing Form included in this document should be completed and provided via electronic mail.

Please send completed Proposal and pricing Form via electronic mail to tadams@gmscfl.com with a copy to ascheerer@gmscfl.com and shall@gmscfl.com

District Manager: Tricia Adams tadams@gmscfl.com
Field Operations Manager: Alan Scheerer ascheerer@gmscfl.com
Recording Secretary Syanne Hall shall@gmscfl.com

To request a tour of the Reunion East Community Development District facilities please contact the Field Operations Manager Alan Scheerer at ascheerer@gmscfl.com or via cellular phone at (407) 398-2890.

Reunion East Community Development District (the District) explicitly reserves the right to enter into an agreement for janitorial services for any or all of the proposed services noted on the Price Form (a, b, c, d and e).

Any questions relative to this project shall be directed in writing by e-mail to Field Operations Manager Alan Scheerer ascheerer@gmscfl.com

Billing Procedures: the Reunion East Community Development District will be invoiced monthly for custodial services.

All pricing for services should be for one year and any requested increase after the one-year period will need to be provided 90 days prior to implementation for review and subject to appropriation of funds by the District's Board of Supervisors.

All equipment, cleaning supplies, chemicals, and paper supplies including plastic garbage liners that are needed to complete the services for all Service Areas will be provided by the Contractor.

Service Areas

The following pool structures, pool deck areas, structures and gazebos will be included in this scope:

- **Homestead** Pool, Wading Pool, and Spa
- **Heritage Crossings** – Pool A and Pool B, Wading Pool and Spa
- **Carriage Pointe** – Pool and Spa
- **The Terraces** Pool, Spa Gazebos and Pavilion

The following amenity will be included with this scope.

- **Seven Eagles** – Pool & Spa, Bocce Court, Fitness Centers

The following amenity center will be included with this scope.

- **Heritage Crossing Community Center – Ballroom A and Ballroom B**

Scope of Cleaning Services – Homestead, Heritage Crossings, Carriage Pointe, and The Terraces

Contractor shall provide once a day cleaning service to the pool house structure and adjacent pool deck as designated below: The time frame for the work should be morning between the hours of (8:00 am to 11:00 am) seven days a week.

All equipment, cleaning supplies, chemicals, and paper supplies including plastic garbage liners that are needed to complete the above services will be provided by the Contractor.

Pool House Structure:

Services shall include daily inspections of each pool house structure noted above including all covered or uncovered entry areas and other common areas within and adjacent to the structure. Any unsafe or hazardous conditions found to exist anywhere on the premises should be reported immediately to the Field Operations Manager or his/her designee.

All Rooms:

Windowsills, baseboards, cobwebs and interior windows shall be cleaned on a regular basis. Fingerprints washed from walls and switch plates. Doors and door frames will be dusted and cleaned on a regular basis. (Cleaning with water hose is strictly prohibited as this will cause damage to the walls.)

Any faucets, water fountains, or other fixtures or basins (sinks) within the rooms will be cleaned and polished on a regular basis.

All floors within the structure and entry and immediate surrounding area will be swept and/or vacuumed and cleaned appropriately to remove all dirt and debris from flooring and wet mopped (post "wet floor" signage). This should be done on a daily basis.

All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement will be reported to the Field Operations Manager or his/her designee. Light Covers should be removed on a weekly basis and all bugs and debris removed and inside of cover cleaned.

All garbage cans or other waste containers within the structure and on the pool deck will be emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises or as directed by the Field Services Manager. All garbage cans will be appropriately cleaned to remove any dirt prior to replacement of plastic liners.

Covered Entries:

Covered Entry between pool structures and at main entries shall be cleaned on a regular basis to remove dirt, dust, cobwebs and any other debris from the surface areas in an appropriate manner. At least daily, this area should be completely hosed to remove the debris.

All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement required will be reported to District Manager or his/her designee.

Restrooms:

Toilets, sinks, and any other fixture in these rooms shall be scrubbed and cleaned. Mirrors and faucets will be cleaned and polished.

All counters and cabinets will be cleaned and polished.

Windowsills, baseboards, cobwebs and interior windows shall be cleaned on a regular basis. Fingerprints washed from walls and switch plates and doors. Doors and door frames will be dusted and cleaned on a regular basis.

All garbage cans or other waste containers will be emptied, and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises. Any and all debris will be removed from this area. All floors will be swept or vacuumed to remove all dirt and debris and wet mopped (post "wet floor" signage). Paper hand towel and soap dispensers will be filled. Toilet Paper dispenser will be filled and extra roll(s) will be placed in the facility. Any additional paper goods required will be filled appropriately. All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement will be reported to Field Operations Manager or his/her designee. Light Covers should be removed on a weekly basis and all bugs and debris removed and inside of cover cleaned.

Pool Deck and Furniture:

Pool deck will be sweep, vacuum, or hosed to remove all dirt and debris each morning. Any obvious deck stains will be addressed appropriately to be removed.

All pool furniture including chairs, tables, and umbrellas will be cleaned and hosed to remove all dirt and debris including deep clean to remove mold and mildew, if needed. All umbrellas should be closed when storms approach.

The furniture will be checked for any damages and all tables and chairs will be arranged daily. Any damages will be reported to Field Operations or his/her designee.

All garbage cans or other waste containers on the pool deck will be cleaned and emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises. All garbage cans will be appropriately cleaned to remove any dirt prior to replacement of plastic liners.

Terraces Pool, Fountain and Gazebo Facility

Clean park benches in courtyard area with appropriate cleaner.

Clean deck area around fountain (not fountain). Same procedures as pool deck noted above.

Remove trash/debris from courtyard area and surrounding landscaped areas.

Clean Gazebo area. Hose deck and exterior of building. Clean benches. Cleaning of ceilings to include all fans, light fixtures of any debris. Spray cleaning with water hose is strictly prohibited. This could cause damage. Any repairs for such damages will be the responsibility and expense of the Contractor. Clean Gazebo (entertainment area). Hose deck and exterior of building. Cleaning of ceilings to include fans, light fixtures of any debris.

Spray cleaning with water hose is strictly prohibited. This could cause damage. Any repairs for such damages will be the responsibility and expense of the Contractor.

Remove trash from these areas and replace can liners. Clean Outdoor Grills as needed.

Report any unsafe or hazardous conditions to Field Operations Manager or his/her designee. Report any maintenance items to the Field Operations Manager or his/her designee.

Scope of Cleaning Services - Seven Eagles Facility

Contractor shall provide cleaning and pool attendant service to the Seven Eagles recreational center eight hours daily seven days a week.

All equipment, cleaning supplies, chemicals, and paper supplies including plastic garbage liners that are needed to complete the above services will be provided by the Contractor.

Services shall include daily inspections of Seven Eagles recreational center including all covered or uncovered entry areas and other common areas within and adjacent to the center. Any unsafe conditions or property damage found to exist anywhere on the premises should be reported immediately to the Field Operations Manager or his/her designee. Any equipment found to be not working properly or missing should be reported immediately to the Field Operations Manager or his/her designee.

Recreational Facilities:

- Continuously pick up trash from Seven Eagles recreational facilities.
- Cobwebbing interior and exterior spaces shall be done daily.
- All indoor windowsills, baseboards, mirrors, and interior windows shall be cleaned on a regular basis but not less than once a week.
- All fitness equipment will be cleaned and sanitized daily.
- Fitness equipment will continuously be placed in the proper location and/ or returned to the proper settings.
- Fingerprints cleaned from walls and switch plates daily.
- Doors and door frames will be dusted and cleaned daily.
- Faucets, water fountains, or other fixtures or basins (sinks) within the rooms will be cleaned and polished daily.
- All floors within the structure and entry and immediate surrounding area will be swept and/or vacuumed and cleaned appropriately to remove all dirt and debris from flooring and wet mopped daily.
- All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement will be reported to District Manager or his/her designee.
- Light Covers should be removed on a weekly basis and debris removed and inside of cover cleaned.
- All garbage cans or other waste containers within the structure and on the pool deck will be emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises. All garbage cans will be appropriately cleaned to remove any dirt prior to replacement of plastic liners.

Covered Entries:

- Covered Entry between pool structures and recreational facilities shall be cleaned on a regular basis to remove dirt, dust, cobwebs and any other debris from the surface areas in an appropriate manner. At least once daily, this area should be completely hosed to remove the debris.
- All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement required will be reported to District Manager or his/her designee.
- Restrooms:
 - Toilets, sinks, and any other fixture in these rooms shall be scrubbed and cleaned daily.
 - Mirrors and faucets will be cleaned and polished daily.
 - All counters and cabinets will be cleaned and polished daily.

- Windowsills, baseboards, cobwebs and interior windows shall be cleaned on a regular basis but not less than once a week.
- Fingerprints washed from walls and switch plates and doors daily.
- Doors and door frames will be dusted and cleaned daily.
- All garbage cans or other waste containers will be emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises.
- All floors will be swept or vacuumed to remove all dirt and debris and wet mopped.
- Paper hand towel and Soap dispensers will be filled. Toilet Paper dispenser will be filled and 1 extra toilet tissue will be placed in the facility.
- Any additional paper goods required will be filled appropriately.
- All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement will be reported to District Manager or his/her designee. Light Covers should be removed on a weekly basis and all bugs and debris removed and inside of cover cleaned.

Pool Deck and Furniture:

- Pool deck will be sweep, vacuum, or hosed to remove all dirt and debris each morning. Any obvious deck stains will be addressed appropriate to be removed.
- All pool furniture including chairs, tables, and umbrellas will be cleaned and hosed to remove all dirt and debris including deep clean to remove mold and mildew, if needed. The furniture will be checked for any damages and all tables and chairs will be arranged at least twice daily. Umbrellas should be lowered prior to any approaching storms.
- Any damages will be reported to District Manager or his/her designee.
- All garbage cans or other waste containers on the pool deck will be cleaned and emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises. All garbage cans will be appropriately cleaned to remove any dirt prior to replacement of plastic liners.
- Staff will be responsible for charging and changing out the battery on handicap lift.

Scope of Cleaning Services - Heritage Crossing Community Center

Twice Weekly Cleaning or as directed by Field Services Manager

All equipment, cleaning supplies, chemicals, and paper supplies including plastic garbage liners that are needed to complete the above services will be provided by the Contractor.

Services shall include twice weekly inspections of Heritage Crossings Community Center including all covered or uncovered entry areas. Any unsafe conditions or property damage found to exist anywhere on the premises should be reported immediately to the Field Operations Manager or his/her designee. Any equipment found to be not working properly or missing should be reported immediately to the Field Operations Manager or his/her designee.

All Rooms:

Windowsills, baseboards, cobwebs and interior windows shall be cleaned on a regular basis. Fingerprints washed from walls and switch plates. Doors and door frames will be dusted and cleaned on a regular basis. Any repairs for such damages will be the responsibility and expense of the Contractor.

All tiled and carpeted floors within the structure and entry and immediate surrounding area will be swept and/or vacuumed and cleaned appropriately to remove all dirt and debris from flooring and wet mopped (post "wet floor" signage). This should be done at least twice per week or as scheduled by Field Operations Manager.

All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement will be reported to the Field Operations Manager or his/her designee. Light Covers (except the ceiling chandeliers) should be removed on a weekly basis and all bugs and debris removed and inside of cover cleaned.

All garbage cans or other waste containers within the structure will be emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises or as directed by the Field Services Manager. All garbage cans will be appropriately cleaned to remove any dirt prior to replacement of plastic liners.

Covered Entries:

Covered Entry between pool structures and at main entries shall be cleaned on a regular basis to remove dirt, dust, cobwebs and any other debris from the surface areas in an appropriate manner. At least twice weekly, this area should be completely hosed to remove the debris.

All light fixtures should be cleaned, inside and outside of glass doors and other glass cleaned, checked and any light bulb replacement required will be reported to Field Services Manager or his/her designee.

Restrooms:

Toilets, sinks, and any other fixture in these rooms shall be scrubbed and cleaned.

- Mirrors and faucets will be cleaned and polished.
- All counters and cabinets will be cleaned and polished.
- Windowsills, baseboards, cobwebs and interior windows.
- Fingerprints washed from walls and switch plates and doors.
- Doors and door frames will be dusted and cleaned.
- All garbage cans or other waste containers will be emptied and a plastic bag will be replaced in each container and disposal of resulting waste into approved containers off the premises.
- All floors will be swept or vacuumed to remove all dirt and debris and wet mopped.

- Paper hand towel and Soap dispensers will be filled. Toilet Paper dispenser will be filled and extra toilet tissue will be placed in the facility.
- Any additional paper goods required will be filled appropriately.
- All light fixtures should be cleaned, glass cleaned, checked and any light bulb replacement will be reported to Field Services Manager or his/her designee. Light Covers should be removed on a weekly basis and all bugs and debris removed and inside of cover cleaned.

Post Event Cleaning Service and Pre-Event Set Up One Time Services:

Heritage Crossings Community Center may be rented for private rental functions.

Please provide a post event clean up fee that includes janitorial service for all rooms, covered entry and restrooms per the scope provided on page 5-6.

It is not anticipated to happen often, but from time to time pre-event set up of tables and chairs may be required. Please provide a pre-event set up fee to set up tables and chairs in the Ballroom in accordance with a diagram.

**Reunion East Community Development District
Form of Proposal for Custodial Services**

NAME OF VENDOR/PROPOSER: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ___ No ___

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ___ No ___

If no, please explain _____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes () No () If yes, provide the following:*

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes () No () If yes, please explain:*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes () No () If yes, please explain:*

Information regarding similar projects/references:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Contact Email _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Contact Email _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Contact Email _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Cleaning Service Fee Pricing Form

Effective Date October 1, 2024

Vendors should complete monthly pricing for a, b, c, and one time service fees for d and e based on the scope of services provided in this document (pages 2 to 7).

The following pool structures, pool areas, and amenities will be billed the following amounts monthly

(a) Pool Amenities Monthly Fee

- **Homestead** Pool, Wading Pool, and Spa
- **Heritage Crossings** – Pool A and Pool B, Wading Pool and Spa
- **Carriage Pointe** – Pool and Spa
- **The Terraces** Pool, Spa Gazebos and Pavilion

Proposed Monthly Fee (a): \$ _____

(b) Seven Eagles Monthly Fee

- **Seven Eagles** – Pool & Spa, Bocce Court, Fitness Centers

Proposed Monthly Fee (b): \$ _____

(c) Heritage Crossing Community Center Monthly Fee

- **Heritage Crossing Community Center – Ballroom A and Ballroom B**

Proposed Monthly Fee (c): \$ _____

Total Monthly Fees (a +b +c): \$ _____

Heritage Crossings Community Center One Time Fees (d and e)

- **Heritage Crossing Community Center – Ballroom A and Ballroom B**

(d) Heritage Crossings Ballroom One Time Post Event Cleaning Fee \$ _____

(e) Set Up of Ballroom Tables and Chairs Per Diagram: \$ _____

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (19.5% of the population).

There is a growing awareness of the need to address the health care needs of the elderly population. The Department of Health (1998) has set out a strategy for the care of the elderly, which includes a commitment to improve the quality of care for the elderly and to ensure that the needs of the elderly are met in a timely and effective manner.

The Department of Health (1998) has also set out a number of key objectives for the care of the elderly, including: to improve the quality of care for the elderly; to ensure that the needs of the elderly are met in a timely and effective manner; and to ensure that the care of the elderly is cost-effective.

The Department of Health (1998) has also set out a number of key principles for the care of the elderly, including: to ensure that the care of the elderly is person-centred; to ensure that the care of the elderly is holistic; and to ensure that the care of the elderly is multi-professional.

The Department of Health (1998) has also set out a number of key actions for the care of the elderly, including: to improve the quality of care for the elderly; to ensure that the needs of the elderly are met in a timely and effective manner; and to ensure that the care of the elderly is cost-effective.

The Department of Health (1998) has also set out a number of key outcomes for the care of the elderly, including: to improve the quality of care for the elderly; to ensure that the needs of the elderly are met in a timely and effective manner; and to ensure that the care of the elderly is cost-effective.

The Department of Health (1998) has also set out a number of key indicators for the care of the elderly, including: to improve the quality of care for the elderly; to ensure that the needs of the elderly are met in a timely and effective manner; and to ensure that the care of the elderly is cost-effective.

The Department of Health (1998) has also set out a number of key challenges for the care of the elderly, including: to improve the quality of care for the elderly; to ensure that the needs of the elderly are met in a timely and effective manner; and to ensure that the care of the elderly is cost-effective.

The Department of Health (1998) has also set out a number of key opportunities for the care of the elderly, including: to improve the quality of care for the elderly; to ensure that the needs of the elderly are met in a timely and effective manner; and to ensure that the care of the elderly is cost-effective.

The Department of Health (1998) has also set out a number of key risks for the care of the elderly, including: to improve the quality of care for the elderly; to ensure that the needs of the elderly are met in a timely and effective manner; and to ensure that the care of the elderly is cost-effective.

The Department of Health (1998) has also set out a number of key lessons for the care of the elderly, including: to improve the quality of care for the elderly; to ensure that the needs of the elderly are met in a timely and effective manner; and to ensure that the care of the elderly is cost-effective.

The Department of Health (1998) has also set out a number of key conclusions for the care of the elderly, including: to improve the quality of care for the elderly; to ensure that the needs of the elderly are met in a timely and effective manner; and to ensure that the care of the elderly is cost-effective.

Custodial Service Transition

Area	Adopted Budget	Tempus Proposal	PG Proposal	CSS Proposal
Pool Amenities & Seven Eagles	\$ 104,600.00	\$ 284,100.00	\$ 127,392.00	\$ 199,680.00
Heritage Crossings Community Center	\$ 40,000.00	\$ 30,600.00	\$ 10,404.00	\$ 11,400.00
Annual	\$ 144,600.00	\$ 314,700.00	\$ 137,796.00	\$ 211,080.00
Monthly	\$ 12,050.00	\$ 26,225.00	\$ 11,483.00	\$ 17,590.00
Heritage Crossings Set Up		\$ 350.00	\$ 400.00	\$ 300.00
Heritage Crossings Clean Up		\$ 350.00	\$ 400.00	\$ 250.00

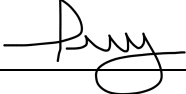
SECTION A

**Reunion East Community Development District
Form of Proposal for Custodial Services**

NAME OF VENDOR/PROPOSER: CSS Clean Star Services of Central Florida, Inc.

ADDRESS: 11121 Camden Park Drive, Windermere, FL 34786

PHONE: 407-456-9174 / 407-668-1338 EMAIL: tchacon@starcss.com / sdilollo@starcss.com

SIGNATURE: 

PRINTED NAME: Tracy Chacon

TITLE: President

DATE: 09/10/2024

Proposer's Corporate Form: Corporation
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Florida Date 08/29/2007

Is the Proposer in good standing with that State? Yes No

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes No

If no, please explain _____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

None

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

None

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes () No (x) If yes, provide the following:*

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes () No (x) If yes, please explain:*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes () No (x) If yes, please explain:*

Information regarding similar projects/references:

Project Name/Location: Penbrooke Fairways HOA

Contact: Ashley Hicks Contact Phone: (352) 360-1001

Contact Email ahicks@lelandmanagement.com

Project Type/Description: Full janitorial services 7 days a week

Dollar Amount of Contract: approx over \$8,000/mo

How was the project similar to this project? Has several pools, amenity center, Activity center, welcome center, 7 days a week service, over 25,000 sq ft serviced daily.

Project Name/Location: We currently service 21 pool facilities and club houses for GMS

Contact: Marshall Tindal Contact Phone: 407-346-2453

Contact Email Mtindall@gmscfl.com Please note of some of the communities are managed by Allen Bailey

Project Type/Description: Janitorial services Mondays thru Saturdays

Dollar Amount of Contract: approx over \$22,000/mo

How was the project similar to this project? Pool restrooms and amenities, gym facilities

Project Name/Location: Access Management

Contact: Lauren Wheeler Contact Phone: 888-813-3435 ext 1069

Contact Email LWheeler@accessdifference.com

Project Type/Description: Full janitorial services Mondays thru Sundays

Dollar Amount of Contract: approx over \$30,000/mo

How was the project similar to this project? Has several pools, amenity center, Activity center, welcome center, gym facilities, grills, etc.

Cleaning Service Fee Pricing Form

Effective Date October 1, 2024

Vendors should complete monthly pricing for a, b, c, and one time service fees for d and e based on the scope of services provided in this document (pages 2 to 7).

The following pool structures, pool areas, and amenities will be billed the following amounts monthly

(a) Pool Amenities Monthly Fee

- **Homestead** Pool, Wading Pool, and Spa
- **Heritage Crossings** – Pool A and Pool B, Wading Pool and Spa
- **Carriage Pointe** – Pool and Spa
- **The Terraces** Pool, Spa Gazebos and Pavilion

Proposed Monthly Fee (a): \$ 10,540.00

(b) Seven Eagles Monthly Fee

- **Seven Eagles** – Pool & Spa, Bocce Court, Fitness Centers

Proposed Monthly Fee (b): \$ 6,100.00

(c) Heritage Crossing Community Center Monthly Fee

- **Heritage Crossing Community Center – Ballroom A and Ballroom B**

Proposed Monthly Fee (c): \$ 950.00

Total Monthly Fees (a +b +c) \$ 17,590.00

bbb

Heritage Crossings Community Center One Time Fees (d and e)

- **Heritage Crossing Community Center – Ballroom A and Ballroom B**

(d) Heritage Crossings Ballroom One Time Post Event Cleaning Fee \$ 300.00

(e) Set Up of Ballroom Tables and Chairs Per Diagram: \$ 250.00

SECTION B

**Reunion East Community Development District
Form of Proposal for Custodial Services**

NAME OF VENDOR/PROPOSER: PG Service Group

ADDRESS: 3956 Town Center Blvd #260, Orlando, FL, 32837

PHONE: 4016321940 EMAIL: carlos.gregory@therealfund.com

SIGNATURE: Carlos Gregory

PRINTED NAME: Carlos Gregory

TITLE: Manager

DATE: September 10, 2024

Proposer's Corporate Form: LLC
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Florida Date 02/09/2022

Is the Proposer in good standing with that State? Yes No

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes No

If no, please explain _____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

None

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

PG Services Group v. Darick Pope, Corporate Dispute, Case No. 2024-CA-002613-O

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes () No (X) If yes, provide the following:*

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes () No (X) If yes, please explain:*
-
-

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes () No (X) If yes, please explain:*
-

Information regarding similar projects/references:

Project Name/Location: The Vistas Club at Len CG, 8565 White Shark Blvd Davenport, Florida 33896

Contact: Natalie Sanchez Contact Phone: 407.507.0277

Contact Email nsanchez@theiconteam.com

Project Type/Description: Cleaning Services

Dollar Amount of Contract: \$1,365.00/monthly

How was the project similar to this project? This project is similar based on the service.

At Vistas we provide basic cleaning of their Club House, 3 days a week. Service includes: General cleaning of bathrooms, pool area Fitness Room, Cub Lobby, Club Game Room+ Small Kitchen

Project Name/Location: International Drive Resort Association, Inc. 1631 E. Vine Street, Suite 300, Kissimmee, FL 34744

Contact: Kenneth Zilke Contact Phone: 4077052190 ext 500

Contact Email kzilke@artemislifestyles.com

Project Type/Description: Valet Trash and Porter Services

Dollar Amount of Contract: \$11,400/monthly

How was the project similar to this project? This project is similar based on the size of the deal.

We provide Valet Trash and Porter Services, 7 days a week. Includes picking up trash bags, loose trash and large items, leaving no trash behind in the community

Project Name/Location: Master Association at Champions Gate, 1520 Oasis Club Blvd, Davenport, Florida 33896, United States

Contact: Nina Morales Contact Phone: 407.507.2800 (Office) Ext. 5

Contact Email nmorales@theiconteam.com

Project Type/Description: Porter Services/Valet Trash

Dollar Amount of Contract: \$1,308/monthly for Porter Services \$45,000/monthly for Valet Trash Service

How was the project similar to this project? This project is similar based on the service

We provide porter services that include cleaning the dog stations, their Gate Houses and their tennis court

area. This is part of the service provided in Championsgate Community that also includes Valet Trash for 3,000 units daily

Cleaning Service Fee Pricing Form

Effective Date October 1, 2024

Vendors should complete monthly pricing for a, b, c, and one time service fees for d and e based on the scope of services provided in this document (pages 2 to 7).

The following pool structures, pool areas, and amenities will be billed the following amounts monthly

(a) Pool Amenities Monthly Fee

- **Homestead** Pool, Wading Pool, and Spa
- **Heritage Crossings** – Pool A and Pool B, Wading Pool and Spa
- **Carriage Pointe** – Pool and Spa
- **The Terraces** Pool, Spa Gazebos and Pavilion

Proposed Monthly Fee (a): \$ 3,036.00

(b) Seven Eagles Monthly Fee

- **Seven Eagles** – Pool & Spa, Bocce Court, Fitness Centers

Proposed Monthly Fee (b): \$ 7,580.00

(c) Heritage Crossing Community Center Monthly Fee

- **Heritage Crossing Community Center – Ballroom A and Ballroom B**

Proposed Monthly Fee (c): \$ 867.00

Total Monthly Fees (a +b +c) \$ 11,483.00

Heritage Crossings Community Center One Time Fees (d and e)

- **Heritage Crossing Community Center – Ballroom A and Ballroom B**

(d) **Heritage Crossings Ballroom One Time Post Event Cleaning Fee \$ 400.00**

(e) **Set Up of Ballroom Tables and Chairs Per Diagram: \$ 400.00**

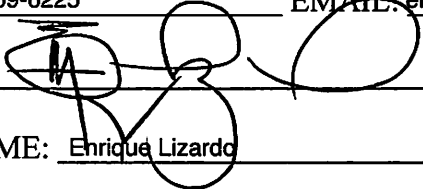
SECTION C

**Reunion East Community Development District
Form of Proposal for Custodial Services**

NAME OF VENDOR/PROPOSER: Tempus Cleaning Services

ADDRESS: 3221 Pineapple Isle Dr - Kissimmee, FL 34746

PHONE: 407-569-6225 EMAIL: elizardo@tempuscs.com

SIGNATURE: 

PRINTED NAME: Enrique Lizardo

TITLE: Dir of Ops

DATE: 9/6/2024

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? FL Date 9/6/2024

Is the Proposer in good standing with that State? Yes x No ___

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes x No ___

If no, please explain _____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

N/A

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

N/A

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes () No (x) If yes, provide the following:*

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes () No (x) If yes, please explain:*
-
-

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes () No (x) If yes, please explain:*
-

Information regarding similar projects/references:

Project Name/Location: Artemis Lifestyles

Contact: Sandra Lowery Contact Phone: 407-375-4962

Contact Email sloweery@artemislifestyles.com

Project Type/Description: Janitorial

Dollar Amount of Contract: Ten Thousand

How was the project similar to this project? Common Area Cleaning

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Contact Email _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Contact Email _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Cleaning Service Fee Pricing Form

Effective Date October 1, 2024

Vendors should complete monthly pricing for a, b, c, and one time service fees for d and e based on the scope of services provided in this document (pages 2 to 7).

The following pool structures, pool areas, and amenities will be billed the following amounts monthly

(a) Pool Amenities Monthly Fee

- Homestead Pool, Wading Pool, and Spa
- Heritage Crossings – Pool A and Pool B, Wading Pool and Spa
- Carriage Pointe – Pool and Spa
- The Terraces Pool, Spa Gazebos and Pavilion

Proposed Monthly Fee (a): \$ 13,150.00

(b) Seven Eagles Monthly Fee

- Seven Eagles – Pool & Spa, Bocce Court, Fitness Centers

Proposed Monthly Fee (b): \$ 10,525

(c) Heritage Crossing Community Center Monthly Fee

- Heritage Crossing Community Center – Ballroom A and Ballroom B

Proposed Monthly Fee (c): \$ 2,550.00

Total Monthly Fees (a +b +c) \$ 26,225

Heritage Crossings Community Center One Time Fees (d and e)

- Heritage Crossing Community Center – Ballroom A and Ballroom B

(d) Heritage Crossings Ballroom One Time Post Event Cleaning Fee \$ 350

(e) Set Up of Ballroom Tables and Chairs Per Diagram: \$ 350

SECTION 6

SECTION A



PROVIDING WORLD CLASS SERVICE

Tampa • Orlando • Ft. Lauderdale • Atlanta

August 19, 2024

Reunion-ECCD (Heritage Crossing Ballroom)

7593 Gathering Drive
Reunion, FL 34747
Attn: Teresa Viscarra

RE: Fire Inspections-ECDD (Heritage Crossing Ballroom)

Teresa,

This quotation/agreement is for United Fire Protection to perform the following Test & Inspections at the location listed above:

Fire Alarm Testing/Inspections:

All items designated as Annual Frequencies to be tested and/or inspected per the **Annual** requirements in NFPA 72 National Fire Alarm Code testing frequencies.

Total Cost to perform Annual Testing & Inspections\$ 300.00/per inspection

Month Due: August

Monitoring:

Provide Central Station off premises required monitoring

Total Annual Monitoring Cost \$ 400.00/yr

Fire Panels: (1) Fire Panel/Monitoring

TAMPA BRANCH and Head Quarters

3427 Tech Drive
St. Petersburg, FL 33716
P: 727-471-0860
F: 727-471-0861

ORLANDO BRANCH

4602 35th Street Suite 100
Orlando, FL 32811
P: 407.830.7000
F: 407.830.7702

FT. LAUDERDALE BRANCH

10260 NW 47th Street
Sunrise, FL. 33351
P: 954.572.0119
F: 954.572.0528

ATLANTA BRANCH

5201 Brook Hollow Parkway Suite C
Norcross, GA 30071
P: 770-771-0999
F: 770-771-0998

Fire Sprinkler Testing/Inspections:

All items to be tested and/or inspected per **Annual, Semi-Annual** or **Quarterly** requirements of the table titled Summary of Sprinkler System Inspection, Testing, and Maintenance in NFPA 25.

Cost for the Annual fire sprinkler inspection (Q1).....\$ 205.00

Cost for the Quarterly fire sprinkler inspection (Q2).....\$ 200.00

Cost for the Semi-Annual fire sprinkler inspection (Q3).....\$ 200.00

Cost for the Quarterly fire sprinkler inspection (Q4).....\$ 200.00

Total Annual Cost for Annual, Semi-Annual and Quarterly Inspections.....\$ 805.00/yr

Month(s) Due: August (annual), November, February, May

Backflow Prevention Assemblies Testing - Annual

Test to be conducted in accordance with NFPA 25 table titled Summary of Valve, Valve Components, and Trim Inspection, Testing and Maintenance. Backflow Assemblies are to be tested **Annually**.

Quantity of Backflows: (2) Two

Total cost to perform Annual Backflows...\$ 90.00/yr

Fire Extinguisher Testing/Certifications:

Inspection to be conducted per the **Annual** requirements of NFPA 10 Standard for Portable Fire Extinguishers, Chapter 7 (Inspections, Maintenance and Recharge)

Number of Extinguishers: (4) Four (Appox)

Total cost to perform **Annual** Inspection...\$ 200.00/yr

* All extinguisher repairs, hydro-static testing, and refills priced separately.

Thank you for the opportunity to provide this quote for the inspections at this property for the ECDD.

Sincerely,

JH

Jeff Henderson
United Fire Protection
(407) 830-7000

Approved-Signed & Date:

Print Name:

TAMPA BRANCH and Head Quarters
3427 Tech Drive
St. Petersburg, FL 33716
P: 727-471-0860
F: 727-471-0861

ORLANDO BRANCH
4602 35th Street Suite 100
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F: 770-771-0998



PROVIDING WORLD CLASS SERVICE

Tampa • Orlando • Ft. Lauderdale • Atlanta

August 19, 2024

Reunion-ECCD (Stables)

7593 Gathering Drive
Reunion, FL 34747
Attn: Teresa Viscarra

RE: Fire Inspections-ECDD (Stables)

Teresa,

This quotation/agreement is for United Fire Protection to perform the following Test & Inspections at the location listed above:

Fire Alarm Testing/Inspections:

All items designated as Annual Frequencies to be tested and/or inspected per the **Annual** requirements in NFPA 72 National Fire Alarm Code testing frequencies.

Total Cost to perform Annual Testing & Inspections\$ 300.00/per inspection

Month Due: August

Monitoring:

Provide Central Station off premises required monitoring

Total Annual Monitoring Cost \$ 400.00/yr

Fire Panels: (1) Fire Panel/Monitoring

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Fire Sprinkler Testing/Inspections:

All items to be tested and/or inspected per **Annual, Semi-Annual** or **Quarterly** requirements of the table titled Summary of Sprinkler System Inspection, Testing, and Maintenance in NFPA 25.

Cost for the Annual fire sprinkler inspection (Q1).....\$ 205.00

Cost for the Quarterly fire sprinkler inspection (Q2).....\$ 200.00

Cost for the Semi-Annual fire sprinkler inspection (Q3).....\$ 200.00

Cost for the Quarterly fire sprinkler inspection (Q4).....\$ 200.00

Total Annual Cost for Annual, Semi-Annual and Quarterly Inspections.....\$ 805.00/yr

Month(s) Due: August (annual), November, February, May

Backflow Prevention Assemblies Testing - Annual

Test to be conducted in accordance with NFPA 25 table titled Summary of Valve, Valve Components, and Trim Inspection, Testing and Maintenance. Backflow Assemblies are to be tested **Annually**.

Quantity of Backflows: (2) Two

Total cost to perform Annual Backflows...\$ 90.00/yr

Fire Extinguisher Testing/Certifications:

Inspection to be conducted per the **Annual** requirements of NFPA 10 Standard for Portable Fire Extinguishers, Chapter 7 (Inspections, Maintenance and Recharge)

Number of Extinguishers: (4) Four (Appox)

Total cost to perform **Annual** Inspection...\$ 200.00/yr

* All extinguisher repairs, hydro-static testing, and refills priced separately.

Thank you for the opportunity to provide this quote for the inspections at this property for the ECDD.

Sincerely,

JH

Jeff Henderson
United Fire Protection
(407) 830-7000

Approved-Signed & Date:

Print Name:

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ORLANDO BRANCH

4602 35th Street Suite 100
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10260 NW 47th Street
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P: 954.572.0119
F: 954.572.0528

ATLANTA BRANCH

5201 Brook Hollow Parkway Suite C
Norcross, GA 30071
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SECTION B



**Reunion East CDD
Stables, Pond, & Rec Center (6/5/24)
Landscape Management Service Pricing Sheet**

Core Maintenance Services

Common Area Mowing & Detailing

\$25,992.00

*Includes mowing, edging, string-trimming, clean-up, shrub pruning, weed removal, and trash removal
(52) visits*

Pond Mowing

Included

*Includes mowing, edging, string-trimming, and clean-up
(36) visits*

IPM - Fertilization & Pest Control

\$3,000.00

Fertilization/fungicide/insecticide/herbicide/weed control

Irrigation Inspections

\$1,680.00

Includes monthly inspections with reports and minor adjustments

Palm Pruning

\$1,032.00

Prune (3) medjools (2) times per year

Mulch

\$4,116.00

All labor and materials to install (70) cubic yard of mulch (1) time per year

Grand Total Annual

\$35,820.00

Monthly

\$2,985.00



[Open Map](#)



Parcel Area: 4.86 Acres | Imagery Date: Oct 31, 2023

SECTION C



Waste Management Inc. of Florida
 8801 NW 91st Street
 Medley, FL, 33178
 (866) 724-2989

WM Agreement #
 Customer ID

S0018648464

Acct. Name

REUNION RESORT
 HERITAGE CROSSING
 BALLROOM
 Stephen Kanarek
 10/1/2024
 07/23/2014

Salesperson
 Effective Date
 Last PI Date

Service Agreement

Non-Hazardous Waste Service Summary

Service Information

Name	REUNION RESORT HERITAGE CROSSING BALLROOM	Contact	TERESA VISCARRA
Address	7715 HERITAGE CROSSING WAY	Telephone #	407-347-4103
City State Zip	REUNION, FL 34747-6782	Fax #	407-839-1526
County/Parish	OSCEOLA	Email	tviscarra@gmscfl.com

Billing Information

Name	REUNION EAST CDD	Contact	TERESA VISCARRA
Address	219 E LIVINGSTON ST	Telephone #	407-347-4103
City State Zip	ORLANDO, FL 32801-1508	Fax #	407-839-1526
County/Parish	ORANGE	Email	tviscarra@gmscfl.com

Customer Comments:

PO#

Service Description & Recurring Rates

Quantity	Equipment	Material Stream	Frequency	Base Rate	
1	8 Yard FEL	MSW Commercial	7xPer Week		\$ 2,348.84
				Energy Surcharge	\$ 339.41

Franchise Fee Percentage: 0.00% *

Current Energy Surcharge 14.45%

MONTHLY TOTAL : \$ 2,688.25 *

Customer's Waste Materials not to exceed an average weight of lbs/yard.

Administrative Charge	\$ 8.50 *
MONTHLY GRAND TOTAL	\$ 2,696.75 *

Initial One Time Service Charges*

As Needed Services*

The above listed Charges are for recurring services only. Charges for all additional services will be at current rates at the time of service. These include but are not limited to: extra pickups, container removal, overages and contamination. Contact Waste Management for a full list of such additional services and current prices.

*The Energy Surcharge applies to all other Charges whether or not listed on this summary. Any Energy Surcharge amounts shown in this Service Summary are estimated based on current percentages (as set forth herein), and actual amounts will be calculated at the time of invoicing based on current applicable percentages. Information about the Energy Surcharge can be found at www.wm.com/billhelp. State & Local taxes, and/or fees and a Recycle Material Offset, if applicable, and any applicable franchise fees will also be added to the Charges. An Administrative Charge per invoice will be assessed and can be removed by enrolling in paperless statements and automated payments. This Agreement does not provide for a fixed price during the Contract Term. Unless specifically provided otherwise herein, Customer should expect Company to increase Charges as allowed by Section 4(b) and Company to seek other price increases subject to Customer's consent under Section 4(c) of this Agreement. Consent to price increases may be given orally, in writing, or by notice and Customer's payment of, or failure to object to, the price increase.

Contract Term is for 2 year(s) from the Effective Date ('Initial Term') and it shall automatically renew thereafter for additional terms of 12 months ('Renewal Term') unless terminated as set forth herein.

The individual signing this agreement on behalf of customer acknowledges that he/she has read and accepts the terms and conditions of this agreement which accompany this service summary sheet and that he/she has the authority to sign on behalf of the customer.

Customer Signature

Printed Name

Title

Date

Company Waste Management Inc. of Florida

Printed Name

Waste Management Sales Rep.

Title

Date

Terms and Conditions on following page(s)

- 1. (a) SERVICE GUARANTEE.** We guarantee our Services (as defined below). If Company fails to perform Services in accordance with the service summary as provided, which for Services purchased online include the information and terms disclosed during the order and checkout process (collectively, the “Service Summary”), and Company does not remedy such failure within five (5) business days of its receipt of a written demand from Customer, Customer may immediately terminate this Agreement without penalty.
- (b) SERVICES RENDERED; WASTE MATERIALS.** Customer grants to Company the exclusive right, and Company through itself and its Affiliates shall furnish equipment and services, to collect and dispose of and/or recycle (collectively, the “Services”) all of Customer’s Waste Materials at Customer’s Service Address(es) listed on the Service Summary, subject to the terms and provisions contained herein (collectively, with the Service Summary, the “Agreement”). If Customer changes its Service Address(es), this Agreement shall remain valid and enforceable with respect to Services rendered at Customer’s new service location(s) if such location(s) is within Company’s service area. Customer represents and warrants that the materials to be collected under this Agreement shall be only “Waste Materials” as defined herein. For purposes of this Agreement, “Waste Materials” means all non-hazardous solid waste, organic waste, and if applicable, Recyclable Materials (as defined in Section 12) generated by Customer or at Customer’s Service Address(es). Waste Materials includes “Special Waste”, such as industrial process wastes, asbestos-containing material, polychlorinated biphenyl (“PCB”) wastes, petroleum contaminated soils, treated/de-characterized wastes, and demolition debris, for which Customer shall complete a Special Waste Profile sheet to be approved by Company in writing. Waste Materials excludes, and Customer agrees not to deposit or permit the deposit for collection of (i) any waste tires, (ii) radioactive, volatile, corrosive, flammable, explosive, biomedical, infectious, bio-hazardous, regulated medical or hazardous waste, toxic substance or material, as defined by, characterized or listed under applicable federal, state, or local laws or regulations, (iii) any materials containing information protected by federal, state or local privacy and security laws or regulations (unless tendered to Company pursuant to an additional Exhibit L to this Agreement), (iv) any other items or material prohibited by federal, state or local laws or regulations, or that could adversely affect the operation or useful life of the facility(ies) receiving Customer’s Waste Materials, or (v) Special Waste not approved in writing by Company (collectively, “Excluded Materials”). Title to and liability for Excluded Materials shall remain with Customer at all times. Title to Customer’s Waste Materials is transferred to Company upon Company’s receipt or collection unless otherwise provided in this Agreement or applicable law.
- 2. CONTRACT TERM.** The Initial Term and any subsequent Renewal Term of this Agreement (collectively, the “Contract Term”) is set forth on the Service Summary. Unless otherwise specified on the Service Summary, at the end of the Initial Term and any subsequent Renewal Term, the Contract Term shall automatically renew for an additional Renewal Term at the then current Service levels and applicable Charges, unless (a) for a Renewal Term of twelve (12) months or more, either party gives to the other party written notice of termination at least ninety (90) days, but not more than one hundred eighty (180) days, prior to the termination of the then-existing term, and (b) for a Renewal Term of less than twelve (12) months, either party gives to the other party written notice of termination at least thirty (30) days prior to the termination of the then-existing term. Notice of termination received at any other time will be considered ineffective and the Agreement will be considered automatically renewed upon completion of the then-existing term.
- 3. TERMINATION RIGHTS.** Notwithstanding the foregoing, this Agreement can be terminated prior to the end of the Initial Term or a Renewal Term as follows: (a) by Customer (with no obligation to pay liquidated damages as provided in Section 7), (i) if Company fails to satisfy the Service Guarantee provided in Section 1(a) or (ii) pursuant to Section 4(c) if Company increases the Charges payable by Customer hereunder with a Consensual Price Increase; (b) by Customer with thirty (30) days prior written notice to Company, subject to Customer’s obligation to pay liquidated damages as provided in Section 7 no later than thirty (30) days after written notice of termination; (c) by Company, (i) if as a result of Customer’s breach of Section 5, Company suspends Services for more than fifteen (15) days, or (ii) if Customer fails to cure any other breach of its obligations under this Agreement within five (5) business days of its receipt of written demand from Company to cure such breach; and (d) by Company, with at least fifteen (15) days prior written notice to the Customer, any time after Customer retains, designates or appoints a broker or agent to act for Customer, or manage its Services, under this Agreement. In order to move containers in a safe, secure and orderly fashion, Company shall have up to seven (7) days to remove any equipment from Customer’s service location(s) after the effective date of the termination of this Agreement.
- 4. (a) CHARGES; ADDITIONAL SERVICES; CHANGES.** The initial charges, fees and other amounts payable by Customer (“Charges”) for Services and/or equipment furnished by Company to Customer are set forth on the Service Summary. Company also reserves the right to charge Customer additional Charges for additional Services provided by Company to Customer, whether requested or incurred by Customer, including, but not limited to, container relocation or removal; gate, enclosure or roll out services; account resume or reactivation services; extra pickups or trip charges; container overages and overflows; and equipment repair and maintenance (see www.wm.com/billhelp for a list of “Additional Services”), which may be updated from time to time), all at such standard prices or rates that Company is charging its customers in the service area at such time. Changes in the frequency of collection, collection schedule, number, capacity and/or type of equipment, the terms and conditions of this Agreement, and any changes to the Charges payable under this Agreement (including any Consensual Price Increase or Negotiated Price Adjustment), may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Customer of any such changes and Customer’s failure to object to such changes, which shall be deemed to be Customer’s affirmative consent to such changes.
- (b) PERMITTED PRICE INCREASES AND CHARGE MODIFICATIONS.** Company reserves the right, and Customer acknowledges that it should expect Company to increase, add, or modify the Charges payable by Customer hereunder during the Contract Term: (i) for any changes or modifications to, or differences between, the actual equipment and Services provided by Company to Customer and those specified on the Service Summary; (ii) for any changes or difference in the composition, amount or weight of the Waste Materials collected by Company from Customer’s service location(s) from what is specified on the Service Summary (including for container overages or overflows); (iii) for any increase in or other modification made by Company to the calculation of the Energy Surcharge including additions or modifications to the fuel types used in the calculations, the Recyclable Materials Offset, and/or any other Charges included or referenced in the Service Summary (which Charges are calculated and/or determined on an enterprise-wide basis, including Company and all Affiliates and subcontractors); (iv) to cover any increases in disposal, processing, and/or transportation costs, including fuel or energy surcharges; (v) to cover increased costs due to uncontrollable circumstances, including, without limitation, changes (occurring from and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or the enforcement, interpretation or application thereof), including the imposition of or increase in taxes, fees or surcharges, or acts of God such as floods, fires, hurricanes and natural disasters; and (vi) for increases in the Consumer Price Index (“CPI”) for Water, Sewer and Trash Collection Services published by U.S. Bureau of Labor Statistics, or with written notice to Customer, any other national, regional or local CPI, with such increases in CPI being measured from the Effective Date, or as applicable, Customer’s last CPI based price increase date (“PI Date”). Increases to Charges specified in this Section 4(b) may be applied singularly or cumulatively and may include an amount for Company’s operating or profit margin. Customer acknowledges and agrees that any increased Charges under this Section 4 (including any Consensual Price Increases or Negotiated Price Adjustments) are not represented to be solely an offset or pass through of Company’s costs.
- (c) CONSENSUAL PRICE INCREASES** Without limiting the foregoing, Company also reserves the right to seek, and Customer acknowledges that it should expect Company to seek, increases in the Charges payable by Customer hereunder for reasons not specifically permitted in Section 4(b) (a “Consensual Price Increase”). If Customer does not accept the Consensual Price Increase, Customer’s sole right and remedy shall be to terminate this Agreement by written notice to Company no later than thirty (30) days after Company notifies Customer of such Consensual Price Increase. Customer’s failure to terminate this Agreement (within the 30-day period) shall be construed as Customer’s acknowledgement that the continuation of the Services by Company hereunder is good, valuable and sufficient consideration for the Consensual Price Increase. Notwithstanding the foregoing, the parties may, but are not obligated to, agree to a different increase or an adjustment to Customer’s Charges (a “Negotiated Price Adjustment”) as a result of a Consensual Price Increase. Absent a Negotiated Price Adjustment, the Consensual Price Increase shall be binding and enforceable against Customer under this Agreement unless the Customer terminates this Agreement (within the 30-day period) as described above. Customer’s agreement to a Consensual Price Increase or Negotiated Price Adjustment may be evidenced pursuant to Section 4(a) and the parties agree that this Agreement with such modified Charges will continue in full force and effect.
- 5. INVOICES; PAYMENT TERMS** Company shall send all invoices for Charges and any required notices to Customer under this Agreement to Customer’s billing address specified in the Service Summary, or if the Customer elects to participate in the Company’s electronic billing program, make them available by email to Customer’s designated e-mail address. Unless specifically agreed to in writing by Company and subject to such additional costs that Company may charge, in its discretion, Company shall not be required to bill Customer using Customer’s or any third-party billing portal or program. In no event shall the use by Company of Customer’s or any third-party billing portal or program, or any terms thereof, operate to amend or supplement the terms and conditions of this Agreement, which will remain binding in accordance with its terms. Customer shall pay all invoiced Charges within thirty (30) days of the invoice date, by check mailed to Company’s payment address on Customer’s invoice. Payment by any other method or channel, including in person, online or by phone, shall be as may be allowed by Company and subject to applicable convenience fees and other costs charged by Company, from time to time. Any Customer invoice balance not paid within thirty (30) days of the date of invoice is subject to a late charge, and any Customer check returned for insufficient funds is subject to a non-sufficient funds charge, both to the maximum extent allowed by applicable law. Customer acknowledges that any late charge charged by Company is not to be considered as interest on debt or a finance charge, and is a reasonable charge for the anticipated loss and cost to Company for late payment. If this Agreement is signed by an agent, broker or other third party on Customer’s behalf, the Customer receiving the Services remains liable for payment of all Charges due hereunder including any liquidated damages owed under Section 7. If payment is not made when due, Company retains the right to suspend Services until the past due balance is paid in full. In addition to full payment of outstanding balances, Customer shall be required to pay a reactivation charge to resume suspended Services. If Services are suspended for more than fifteen (15) days, Company may immediately terminate this Agreement for default and recover any equipment and all amounts owed hereunder, including liquidated damages under Section 7.
- 6. EQUIPMENT, ACCESS.** All equipment furnished by Company shall remain its property; however, Customer shall have care, custody and control of the equipment and shall be liable for all loss or damage to the equipment and for its contents while at Customer’s service location(s). Customer shall not overload, move or alter the equipment or allow a third party to do so, and shall use it only for its intended purpose. At the termination of this Agreement, Company’s equipment shall be in the condition in which it was provided, normal wear and tear excepted. Customer shall provide safe and unobstructed access to the equipment on the scheduled collection day. Company may suspend Services or terminate this Agreement in the event Customer violates any of the requirements of this provision. Customer shall pay, if charged by Company, any additional Charges, determined by Company in its sole discretion, for overloading, moving or altering the equipment or allowing a third party to do so, and for any service modifications caused by or resulting from Customer’s failure to provide access. Customer warrants that Customer’s property is sufficient to bear the weight of Company’s equipment and vehicles and agrees that Company shall not be responsible for any damage to

Customer's pavement or any other surface resulting from the equipment or Services. Customer agrees that during each instance of service of roll-off/open top container(s) or compactor box at Customer's service address, the Company vehicle(s) providing service may temporarily place an additional roll-off/open top container or compactor box at Customer's service location in a manner that does not interfere with the use of Customer's premises, with such container being removed by the Company upon Company vehicle's return of the empty roll-off/open top container or compactor box to the Customer's service address.

7. LIQUIDATED DAMAGES. In the event Customer terminates this Agreement prior to the expiration of the Initial or Renewal Term for any reason other than as set forth in Section 3(a), or in the event Company terminates this Agreement for Customer's default pursuant to Section 3(c), Customer shall pay the following liquidated damages in addition to Company's legal fees, if any: (a) if the remaining Contract Term (including any applicable Renewal Term) under this Agreement is six (6) or more months, Customer shall pay the average of its six (6) monthly Charges immediately prior to default or termination (or, if the Effective Date is within six (6) months of Company's last invoice date, the average of all monthly Charges) multiplied by six (6); or (b) if the remaining Contract Term is less than six months, Customer shall pay the average of its six (6) most recent monthly Charges multiplied by the number of months remaining in the Contract Term. Customer acknowledges that the actual damage to Company in the event of Customer's early termination or breach of contract is impractical or extremely difficult to fix or prove, the foregoing liquidated damages amount is reasonable and commensurate with the anticipated loss to Company resulting therefrom, and such liquidated damages payment is an agreed upon charge for Customer's early termination or breach of contract and is not imposed as a penalty. Customer shall also pay liquidated damages of \$100 for every Customer waste tire that is found at any disposal facility used by Company. In addition to and not in limitation of the foregoing, Company shall be entitled to recover all losses, damages and costs, including attorneys' fees and costs, resulting from Customer's breach of any other provision of this Agreement in addition to all other remedies available at law or in equity.

8. INDEMNITY. Company agrees to indemnify, defend and save Customer and its Affiliates harmless from and against any and all liability which Customer or its Affiliates may suffer, incur or pay as a result of any bodily injuries (including death), property damage or violation of law, to the extent caused by any negligent act or omission or willful misconduct of Company or its employees, which occurs (a) during the collection or transportation of Customer's Waste Materials, or (b) as a result of the disposal of Customer's Waste Materials in a facility owned by Company or an Affiliate, provided that Company's indemnification obligations will not apply to occurrences involving Excluded Materials. Customer agrees to indemnify, defend and save Company and its Affiliates harmless from and against any and all liability which Company and its Affiliates may suffer, incur or pay as a result of any bodily injuries (including death), property damage or violation of law to the extent caused by Customer's breach of this Agreement or by any negligent act or omission or willful misconduct of Customer or its employees, agents or contractors or Customer's use, operation or possession of any equipment furnished by Company. Neither party shall be liable to the other for consequential, incidental or punitive damages arising out of the performance or breach of this Agreement.

9. RIGHT TO PROVIDE COMPETING OFFERS. If Customer receives an offer from (or makes any offer to) a third party relating to such third party's provision to the Customer of the same or similar Services to those provided hereunder, Customer shall give Company prompt written notice of any such offer and a 15-day period to respond to such third party offer prior to Customer agreeing to such third party offer. Except to the extent either party has provided timely written notice of termination as set forth in Section 2, Customer's acceptance of a competing offer under this Section 9 before the expiration or termination of the current Initial Term or Renewal Term shall be a termination under Section 3(b) and subject to Customer's obligation to pay liquidated damages as provided in Section 7.

10. DISPUTE RESOLUTION-ARBITRATION AGREEMENT AND CLASS ACTION WAIVER.BINDING ARBITRATION: Except for those claims expressly excluded below (EXCLUDED CLAIMS), Customer and Company agree that any and all existing or future controversy or claim between them arising out of or related to this Agreement or any prior agreements between the parties, whether based in contract, law or equity or alleging any other legal theory, or arising prior to, in connection with, or after the termination of this Agreement or any other agreements, shall be resolved by mandatory binding arbitration (see www.wm.com for details on arbitration procedures). **CLASS ACTION WAIVER:** Customer and Company agree that under no circumstances, whether in arbitration or otherwise, may Customer bring any claim against Company, or allow any claim that Customer may have against Company to be asserted, as part of a class action, on a consolidated or representative basis or otherwise aggregated with claims brought by, or on behalf of, any other entity or person, including other customers of Company. **EXCLUDED CLAIMS:** The following are not subject to mandatory binding arbitration: (a) either party's claims against the other in connection with bodily injury or real property damage and for environmental indemnification; and (b) Company's claims against Customer for collection or payment of Charges, damages (liquidated or otherwise) or any other amounts due or payable to Company by Customer under this Agreement or any prior agreements between the parties, but Customer and Company may mutually agree to arbitrate any Excluded Claims.

11. MISCELLANEOUS. (a) Except for the obligation to make payments hereunder for Services already performed, neither party shall be in default for its failure to perform or delay in performance caused by events or significant threats of events beyond its reasonable control, whether or not foreseeable, including, but not limited to, strikes, labor trouble, riots, imposition of laws or governmental orders, fires, acts of war or terrorism, acts of God, and the inability to obtain equipment, and the affected party shall be excused from performance during the occurrence of such events. (b) This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns. (c) The terms, conditions and disclosures set forth on www.wm.com relating to Billing/Billing Help, Charges, Arbitration Procedures, and for those Customers that sign up for electronic billing and payment, Autopay, are incorporated by reference and made a part hereof (as such terms, conditions and disclosures may be changed or modified from time to time, effective from such change or modification). In addition to, and not in limitation of, the foregoing, the terms and provisions of this Agreement may be amended and modified as agreed to by the parties as provided in Section 4(a). Subject to the foregoing, this Agreement represents the entire agreement between the parties and supersedes any and all other agreements for the same Services at the same Customer locations covered by this Agreement, whether written or oral, that may exist between the parties. (d) This Agreement shall be construed in accordance with the law of the state in which the Services are provided. (e) All written notification to Company required by this Agreement shall be effective upon receipt and delivered by Certified Mail, Return Receipt Requested, courier or by hand to Company's address on the first page of the Service Summary, provided that Company may provide written notice to Customer of a different address for written notice to Company. (f) If any provision of this Agreement is declared invalid or unenforceable, then such provision shall be severed from and shall not affect the remainder of this Agreement; however, the parties shall amend this Agreement to give effect, to the maximum extent allowed, to the intent and meaning of the severed provision. (g) In the event Company successfully enforces its rights against Customer hereunder, Customer shall be required to pay Company's attorneys' fees and court costs. (h) Notwithstanding the termination of this Agreement, Sections 6, 7, 8, 10, 11, 12(vi) and Customer's obligation to make payments for all Charges and other amounts due or payable hereunder through the termination date shall survive the termination of this Agreement. (i) It is expressly agreed that the parties shall be independent contractors and that the relationship between the parties shall not constitute a partnership, joint venture, agency, or employer-employee relationship. (j) The term "Affiliate" means with respect to any specified party, any corporation, limited liability company, partnership or other legal entity, directly or indirectly, controlled by, controlling or under common control with such specified party, with "control" meaning, directly or indirectly, the power to direct or cause the direction of the management and policies of such legal entity, whether through the ownership of voting securities, by contract or otherwise. (k) "business day" means Monday through Friday, excluding bank holidays.

12. RECYCLING SERVICES. The following shall apply to fiber and non-fiber recyclables ("Recyclable Materials") and recycling services. All Recyclable Materials must be clean, dry, unshredded, empty, loose and unbagged. (i) Single stream Recyclable Materials ("Single Stream") will consist of Customer's entire volume of uncoated office and writing paper, magazines, pamphlets, mail, newspaper; flattened, uncoated cardboard, paperboard boxes; aluminum food and beverage containers, tin or steel cans; glass, and rigid container plastics #1, #2 and #5, including narrow neck containers and tubs. Any material not specifically set forth above, including but not limited to foam, film plastics, plastic bags, napkins, tissue, paper towels, or paper that has been in contact with food, is unacceptable. Glass may not be accepted at all locations. Customer shall provide source-separated wastepaper, cardboard, plastics and metals in accordance with the most current ISRI Scrap Specifications Circular and any amendments thereto or replacements thereof. All other Recyclable Materials will be delivered in accordance with industry standards or such specifications communicated to Customer by Company from time-to-time. Company reserves the right, upon notice to Customer, to discontinue acceptance of any category of Recyclable Materials set forth above as a result of market conditions related to such materials and makes no representations as to the recyclability of the materials. (ii) Notwithstanding anything to the contrary contained herein, Recyclable Materials may not contain Special Waste, Excluded Materials or other materials that are deleterious or capable of causing material damage to any part of Company's property, its personnel or the public or materially impair the strength or the durability of Company's structures or equipment. (iii) Company may reject in whole or in part, or may process, in its sole discretion, Recyclable Materials not meeting the specifications. Customer shall pay Company for all increased costs, losses and expenses incurred with respect to such non-conforming Recyclable Materials which charges may include an amount for Company's operating or profit margin (collectively the "Cost"). Without limiting the foregoing, Customer shall pay a contamination charge for additional handling, processing, transporting and/or disposing of such non-conforming Recyclable Materials, Special Waste, Excluded Materials, and/or all of part of non-conforming loads and additional charges may be assessed for bulky items such as appliances, concrete, furniture, mattresses, tires, electronics, pallets, yard waste, propane tanks, etc. Collected Recyclable Materials for which no commercially reasonable market exists may be landfilled at Customer's Cost. (iv) Recycling Services are subject to a Recyclable Material Offset (RMO) charge to the extent that (a) Company's processing cost per ton, including costs of disposal for contamination, plus profit margin, exceeds (b) an amount equal to recyclables value per ton minus an amount for profit margin. The RMO charge, including profit margin, processing and disposal costs and recyclable value shall be determined by Company from time-to-time, in its sole discretion, based on applicable operating data and market information. If recyclables value exceeds processing costs, plus profit margin, a RMO credit may apply, at Company's sole discretion. (v) Where Company has agreed in writing to provide a market-based rebate to Customer, the following shall apply. Customer acknowledges that the market value for Recyclable Materials will fluctuate based upon various factors, and such materials may at times have no value or that the value may be negative. Company will establish the value of Recyclable Materials each month based upon such various factors, including but not limited to quantity, quality and location. For recycling services, Company shall pay or charge Customer on or about the last day of each month for Recyclable Materials accepted during the preceding month, after deduction of any charges owed to Company by Customer. Any invoice shall be payable upon receipt. Where recycling processing services are provided, Charges may include separate

fuel and environmental surcharges for recycling services as set forth at www.wm.com. (vi) Notwithstanding anything to the contrary set forth above, the liquidated damages calculation set forth in Section 7 of this Agreement shall not apply to any Customer breach of the Agreement pertaining to Services for Recyclable Materials which have been determined by Company to have a positive value. If a breach occurs under such circumstances, the damages shall be determined by calculating actual damages rather than such liquidated damages. (vii) Service arrangements will be agreed upon between Customer and Company for the service location(s) set forth in this Agreement. For trailer load quantities, Customer shall load trailers to full visible capacity to achieve 40,000 pounds minimum shipping weight and trailers shall be loaded or caused to be loaded in accordance with the most current ISRI/AF&PA Shipping Guide. Freight and/or adjustments may apply to light loads. For baled wastepaper picked up by bale route service, the minimum quantity for pickup is six (6) bales and for purposes of payment, weights shall be estimated weights.

SECTION 7

SECTION A



407.396.0529 tel
407.396.2023 fax

1773 Business Center Lane
Kissimmee, FL 34758

www.yellowstonelandscape.com

September 3, 2024

Alan Scheerer
Field Manager GMS
Cell: 407-398-2890
Ascheerer@gmscfl.com

Re: Yellowstone Landscape Extension – Reunion East and Reunion West CDD - 10/1/24-9/30/25

Dear Board of Directors and Management Staff,

On behalf of your local Yellowstone Landscape Professionals, I would like to begin by saying “Thank you” for the privilege of serving as your property’s landscape maintenance service partner. With the board’s approval, we would like to continue our partnership and exercise the last extension available in the original contract. This would extend the contract through end of fiscal year 2025 (10-1-24 through 9-30-25).

Pricing was previously provided to management staff for fiscal year 2025 and you will find that attached. We have implemented a standard 3% increase to cover rising costs of labor, materials, insurance, and other items directly related to servicing your community. With the board’s approval, this pricing would go into effect on 10-1-24 through the remainder of final extension.

See attached fee schedule showing breakdowns between Reunion East, Reunion West, Seven Eagles, Reunion Village Ph 1-3, and Reunion Village Ph 4-5. There are portions of Reunion Village listed on fee schedule that are not yet completed, so we will work with management and board to implement pricing listed when areas come online. Please note, that the areas being turned over by Resort to Reunion East CDD (Rec Center, Stables, and Additional Pond) are not listed on this fee schedule as they were presented separately to management.

Your Account Manager Garrett and I are available to answer any specific questions you may have in regards to extension and fee schedule. Again, on behalf of Yellowstone Landscape, thank you for the opportunity to serve your landscape service needs. We look forward to continuing our partnership with you for many years to come!

Sincerely,

Pete Wittman
Branch Manager
pwittman@yellowstonelandscape.com
407-319-8298

2025 Billing Schedule

Contractor: Yellowstone Landscape

Property: Reunion East, West, Seven Eagles, and Reunion Village

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES													
Reunion East	\$ 39,176.05	\$ 39,176.05	\$ 39,176.05	\$ 39,176.05	\$ 39,176.05	\$ 39,176.05	\$ 39,176.05	\$ 39,176.05	\$ 39,176.05	\$ 39,176.05	\$ 39,176.05	\$ 39,176.05	\$ 470,112.60
Reunion West	\$ 10,695.52	\$ 10,695.52	\$ 10,695.52	\$ 10,695.52	\$ 10,695.52	\$ 10,695.52	\$ 10,695.52	\$ 10,695.52	\$ 10,695.52	\$ 10,695.52	\$ 10,695.52	\$ 10,695.52	\$ 128,346.24
Seven Eagles	\$ 1,046.48	\$ 1,046.48	\$ 1,046.48	\$ 1,046.48	\$ 1,046.48	\$ 1,046.48	\$ 1,046.48	\$ 1,046.48	\$ 1,046.48	\$ 1,046.48	\$ 1,046.48	\$ 1,046.48	\$ 12,557.76
Reunion Village Ph. 1-3	\$ 6,322.14	\$ 6,322.14	\$ 6,322.14	\$ 6,322.14	\$ 6,322.14	\$ 6,322.14	\$ 6,322.14	\$ 6,322.14	\$ 6,322.14	\$ 6,322.14	\$ 6,322.14	\$ 6,322.14	\$ 75,865.68
Reunion Village Ph. 4-5 Ponds	\$ 2,969.49	\$ 2,969.49	\$ 2,969.49	\$ 2,969.49	\$ 2,969.49	\$ 2,969.49	\$ 2,969.49	\$ 2,969.49	\$ 2,969.49	\$ 2,969.49	\$ 2,969.49	\$ 2,969.49	\$ 35,633.88
Reunion Village Ph 4-5 Remaining	\$ 3,403.00	\$ 3,403.00	\$ 3,403.00	\$ 3,403.00	\$ 3,403.00	\$ 3,403.00	\$ 3,403.00	\$ 3,403.00	\$ 3,403.00	\$ 3,403.00	\$ 3,403.00	\$ 3,403.00	\$ 40,836.00
BEDDING PLANTS													
Reunion East			\$ 13,728.87			\$ 13,728.87			\$ 13,728.87			\$ 13,728.87	\$ 54,915.48
Reunion Village Ph. 1-3			\$ 1,297.80			\$ 1,297.80			\$ 1,297.80			\$ 1,297.80	\$ 5,191.20
BED DRESSING													
Reunion East											\$ 70,527.19		\$ 70,527.19
Reunion West											\$ 1,495.56		\$ 1,495.56
Seven Eagles											\$ 3,249.65		\$ 3,249.65
Reunion Village Ph. 1-3											\$ 15,536.52		\$ 15,536.52
Reunion Village Ph. 4-5											\$ 1,438.00		\$ 1,438.00
PALM TRIMMING													
Reunion East			\$ 9,180.39			\$ 16,096.84			\$ 10,821.18			\$ 16,096.84	\$ 52,195.25
Reunion West									\$ 471.74				\$ 471.74
Seven Eagles			\$ 464.53			\$ 1,276.17			\$ 464.53			\$ 1,276.17	\$ 3,481.40
Reunion Village Ph. 1-3						\$ 4,233.30						\$ 4,233.30	\$ 8,466.60
TOTAL	\$ 63,612.68	\$ 63,612.68	\$ 88,284.27	\$ 63,612.68	\$ 63,612.68	\$ 100,245.66	\$ 63,612.68	\$ 63,612.68	\$ 90,396.80	\$ 63,612.68	\$ 155,859.60	\$ 100,245.66	\$ 980,320.75

	Fiscal Year 2025	
Annual Total Reunion East CDD	\$	647,750.52
Annual Total Reunion West CDD	\$	130,313.54
Annual Total Seven Eagles	\$	19,288.81
Annual Total Reunion Village 1-5	\$	182,967.88
ANNUAL GRAND TOTAL	\$	980,320.75

(Remaining Landscape Areas of Phase 4 and 5 total \$ 42,274.00 (General Services and Bed Dressing) - NOT YET COMPLETED

Initials _____

SECTION B



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 3, 2024

Name Reunion East CDD
Address 1408 Hamlin Ave, Unit E
City St Cloud, FL 34771
Phone 407-841-5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Reunion East CDD hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Eleven (11) Stormwater Retention Ponds Associated with Reunion Village & One (1) Stormwater Retention Pond Associated with Patriots Landing Reunion, FL

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- 1. Submersed vegetation control Included
- 2. Emersed vegetation control Included
- 3. Floating vegetation control Included
- 4. Filamentous algae control Included
- 5. Shoreline grass & brush control Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2024 thru 09/30/2025.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$1,363.00	Due	monthly as billed x 12.
Total Annual Cost	\$16,356.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 9/3/2024

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION C

**THIRD EXTENSION AND AMENDMENT TO THE
AMENDED AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT
(OPERATIONS)**

This **THIRD EXTENSION AND AMENDMENT TO THE AMENDED AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT (OPERATIONS)** (the “Extension”), dated September 30, 2024 (the “Effective Date”), is made by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “District”), and **REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “POA”).

WHEREAS, the District and POA are parties to the Security Services Provider Agreement, dated November 10, 2005, as amended by the Amended and Restated Security Services Provider Agreement, dated October 1, 2019, as amended and extended by the First Extension and Amendment to the Amended and Restated Security Services Provider Agreement, dated October 1, 2021, and as further amended and extended by the Second Extension and Amendment to the Amended and Restated Security Services Provider Agreement, dated January 1, 2023 (collectively, the “Agreement”), relating to security services provided within the boundaries of the District; and

WHEREAS, District and POA desire to extend the Agreement for two (2) additional years.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct, and are hereby incorporated by reference as terms.
2. The District and POA acknowledge and agree that the Agreement is in full force and effect.
3. The District and POA hereby agree to extend the Agreement for two (2) additional years, expiring on September 30, 2026.
4. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.
5. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
6. All of the provisions contained herein shall become effective upon the execution of this Extension.

IN WITNESS WHEREOF, the parties hereto have caused this Extension to be executed on their behalf by duly authorized representatives, all as of the date first set forth above.

**SIGNATURE PAGE TO THE THIRD EXTENSION AND AMENDMENT TO THE
AMENDED AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT**

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

**REUNION RESORT & CLUB OF ORLANDO
MASTER ASSOCIATION, INC.,**
a Florida not-for-profit corporation

By: _____

Print: _____

Title: _____

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF FLORIDA

County of _____

In accordance with Section 787.06(13), *Florida Statutes*, the undersigned, on behalf of REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC. (the “Contractor”), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled “Human Trafficking.” The undersigned is authorized to execute this affidavit on behalf of the Contractor.

Date: September __, 2024

REUNION RESORT & CLUB OF ORLANDO
MASTER ASSOCIATION, INC.

Signed: _____

Name: _____

Title: _____

SUBSCRIBED AND SWORN TO before me by means of physical presence or online notarization, this ____ day of _____, 2024, by _____, as _____ of REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC. Said person is (*check one*) personally known to me or has produced a valid driver's license as identification.

[Notary Seal]

Signature of person taking acknowledgment

Name (typed, printed or stamped): _____

Title or Rank: _____

Serial number (if any): _____

SECTION 8

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING ADDITIONAL RESEARCH ON THE TOPIC OF TITLE TO REAL PROPERTY TRACTS LOCATED WITHIN THE DISTRICT'S BOUNDARY; APPROVING DISTRICT STAFF TAKING APPROPRIATE ACTION, INCLUDING FILING OF A COURT ACTION TO CLARIFY TITLE TO REAL PROPERTY TRACTS LOCATED WITHIN THE DISTRICT'S BOUNDARY; DELEGATING AUTHORIZATION TO THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE FILING OF SUCH COURT ACTION; RATIFYING PAST ACTIONS RELATED TO FILING OF COURT ACTION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules and procedures to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business;

WHEREAS, a quitclaim deed from LRA Orlando, LLC to Kingwood Orlando Reunion Resort LLC, which references real property owned and maintained by the District and on which District improvements are located, was recorded on February 9, 2022, in Official Records Book 6146, Page 2293, of the Public Records of Osceola County, Florida (the "Deed");

WHEREAS, the District's Board of Supervisors finds that it is in the best interests of the District to approve by Resolution additional research on title to real property tracts located within the boundary of the District, including the effect of the Deed, and District Staff taking appropriate action, including the filing of a court action in order to clarify title to such real property tracts.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the above recitals are recognized as accurate and are incorporated into this Resolution.

SECTION 2. APPROVAL OF ADDITIONAL RESEARCH. The District hereby approves additional research by District Staff related to title to certain real property tracts located within the boundary of the District, including the effect of the Deed.

SECTION 3. APPROVAL OF FILING COURT ACTION. The District hereby approves the filing of a court action in order to clarify title to real property tracts located within the boundary of the District and pursue remedies related to such issue, as may be applicable under Florida law.

SECTION 4. DIRECTION TO DISTRICT STAFF. The District Manager, District Counsel, District Engineer and any other District staff deemed necessary, are hereby authorized and directed to: (i) prepare and file the court action in a timely manner; and (ii) take all appropriate actions and make all necessary filings to effectuate the court action, consistent with the terms of this Resolution and applicable Florida law.

SECTION 5. FURTHER OFFICIAL ACTION; RATIFICATION OF PRIOR AND SUBSEQUENT ACTIONS. The Chairman, Vice Chairman, Secretary and each member of the Board and any other proper official of the District are each hereby authorized and directed to approve final forms, execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transaction contemplated by this Resolution. In the event that the Chairman, Vice Chairman or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District. Execution by the Chairman, Vice Chairman or a designated member of such document shall be deemed to be conclusive evidence of approval by the District. All of the acts and doings of such members of the Board, the officers of the District, and the staff, attorneys, agents and employees of the District, which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

SECTION 6. SEVERABILITY. Should any court of competent jurisdiction find or hold any one or more provisions of this Resolution to be invalid or unenforceable, then such provision or provisions, as the case may be, shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 12th day of September, 2024.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: Tricia Adams
Secretary

Chairman/Vice Chairman

SECTION 9

ACCESS CONTROL SYSTEMS, LLC
dba GUARDIAN ACCESS SOLUTIONS
1028 WEST WASHINGTON STREET
ORLANDO, FL 32805
PHONE: 407-422-8850



CHANGE ORDER
NO. 3

Job#	F23G0045
Date:	9/6/24
To:	Reunion East CCD C/O Governmental Management Services
Attn:	Alan Scheerer
Phone#:	407-398-2890
Email:	ascheerer@gmsscfl.com
Pages:	1
Re:	Addendums to scope of work for Reunion Spine Road Gate System

THE FOLLOWING AMENDMENTS HAVE BEEN MADE TO THE ORIGINAL BASE SYSTEM PROPOSAL:

SCOPE OF WORK: To revise pricing due to price increases for the electrical infrastructure due to extended project timeframe.

ADD TO BASE SYSTEM:

1 It Electrical infrastructure price increase

PRICE INCREASE: +\$5,750.00

Please sign, date, and return this form at your earliest convenience via email so that we may proceed. If you have any questions or if I can be of any other service to you in this matter, please do not hesitate to contact me at 407-422-8850 or steve.guettler@guardianaccess.com.

Signature: _____

Title: _____

Date: _____

Sincerely yours,

Steve Guettler
Access Control Systems, LLC
dba Guardian Access Solutions

SECTION 10

To: Reunion East CDD

From: Heritage Crossing Board of Directors

Subject: Speed Bump Installation

Date: 09/06/2024

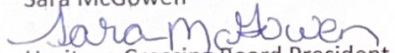
It was brought to the Heritage Crossing Board by numerous homeowners the need for Speed bumps in order to control the amount of speeding that occurs in our community. Because of the unique way our community is a road and parking lot which has cars pulling out into the road. The Board feels installing speed bumps is necessary for the safety of our homeowners and guests to help reduce the amount of speeding that occurs.

We are requesting the Reunion East CDD to split the cost of the project with the HOA. Currently Sealcoating America has quoted \$5,919.00 for up to 7 speed bumps. That would mean that we are asking for \$2,960.00 to install these speed bumps.

We greatly appreciate your consideration to this matter and look forward to working with you.

Heritage Crossing Board of Directors

Sara McGowen


Heritage Crossing Board President



July 15, 2024

Proposal #17169724MD-1

Contact

Sara McGowen
Phone: 810 265-9413
smcgowen06@gmail.com

Customer

Heritage Crossing
7683 Heritage Crossing Way
Reunion, FL 34747

Job

Heritage Crossing
7683 Heritage Crossing Way
Reunion, FL 34747

PROPERTY IMPROVEMENTS

New Speed Bumps

Scope of work:

1. Secure job site for safety of crew and residents using barricades and/or cones.
2. Clean 7 areas where the speed bump is to be installed and tack area for proper bonding.
3. Furnish and install 7 new asphalt speed humps approximately 22' wide by approximately 2.5" high.
4. Paint new speed humps with DOT approved yellow latex paint.
5. Clean up the jobsite.

Labor and Material - \$5,919.00

Notes:

- *DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.
- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- *PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, TESTING, FLAGMEN, LANE CLOSURE, IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



July 15, 2024

Proposal #17169724MD-1

Contact

Sara McGowen
Phone: 810 265-9413
smcgowen06@gmail.com

Customer

Heritage Crossing
7683 Heritage Crossing Way
Reunion, FL 34747

Job

Heritage Crossing
7683 Heritage Crossing Way
Reunion, FL 34747

PROPERTY IMPROVEMENTS

Notes continued:

- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *ACPLM CANNOT BE HELD RESPONSIBLE FOR REFLECTIVE CRACKING OF ASPHALT DUE TO EXISTING CRACKS.
- *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *DUE TO THE ELEVATIONS IN THE EXISTING WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WITH NOT BE RESPONSIBLE FOR PONDING OF WATER.
- *THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- *MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- *ASPHALT PLACED BY HAND WILL HAVE A DIFFERENT TEXTURE AND APPEARANCE THAN MECHANICALLY LAID ASPHALT. THIS WILL BE MOST VISIBLE WITH ASPHALT PATCHING, AROUND CARPORT POSTS, UP AGAINST WALLS, ETC.
- *PRIOR TO OUR ARRIVAL, THE CUSTOMER IS RESPONSIBLE FOR REMOVING ANY MATERIALS, OBJECTS, STRUCTURES, CONTAINERS, TRUCKS AND TRAILERS FROM THE WORK AREAS.
- *IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



July 15, 2024

Proposal #17169724MD-1

Contact

Sara McGowen
Phone: 810 265-9413
smcgowen06@gmail.com

Customer

Heritage Crossing
7683 Heritage Crossing Way
Reunion, FL 34747

Job

Heritage Crossing
7683 Heritage Crossing Way
Reunion, FL 34747

PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



SECTION 11

**AGREEMENT FOR ROAD RESURFACING, ROAD RESTRIPIING AND SPEED
TABLE INSTALLATION PROJECT**

THIS AGREEMENT FOR ROAD RESURFACING, ROAD RESTRIPIING AND SPEED TABLE INSTALLATION PROJECT (the “Agreement”), effective as of the ____ day of September, 2024 (the “Effective Date”), between the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”), and **ALL COUNTY PAVING, INC.**, a Florida corporation, whose principal address is 1180 SW 10th Street, Delray Beach, Florida 33444 (the “Contractor”).

W I T N E S S E T H:

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. DEFINITIONS.

(a) Agreement. The Agreement consists of: (i) this Agreement; (ii) the Contractor’s bid document, dated _____, attached hereto as Exhibit “A” (the “Proposal”); and (iii) the [Invitation to Bid/Project Manuel] packet, attached hereto as Exhibit “B” (the “Bid Packet”). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Paragraph 14. In the event of any conflict between the terms herein and term(s) in the Proposal, the terms herein shall prevail.

(b) Services. The term “Services” as used in this Agreement shall be construed to include all activities and services set forth in the Bid Packet, and all obligations of Contractor under this Agreement, including any addenda or special conditions.

2. SCOPE OF SERVICES.

(a) A description of the nature, scope, location and schedule of the Services to be performed by the Contractor under this Agreement shall be as described in the Bid Packet. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. COMMENCEMENT OF SERVICES AND TERM. Contractor shall commence the Services on the Effective Date and shall perform same in accordance with the terms herein, including the Bid Packet, until completion, and as determined by the sole reasonable satisfaction of the District which shall be evidenced by the District’s payment to the Contractor. The Contractor agrees that it shall reach substantial completion of the Services within _____ calendar days from the Effective Date, excluding federal public holidays. The Contractor agrees

that it shall reach total completion of the Services within _____ calendar days from the Effective Date, excluding federal public holidays.

4. DISTRICT MANAGER.

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 E. Livingston Street, Orlando, Florida, 32801, Attention: Tricia Adams; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Paragraph from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay the Contractor for the Services in the total amount of _____, after the Services have been invoiced to the District Manager by the Contractor upon completion and have been inspected by the District's authorized representative.

(b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Paragraph 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District's sole discretion. Contractor shall not be entitled to compensation for Services outside the scope of Paragraph 2 unless Contractor has obtained prior written authorization of District to perform the same.

(c) District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Paragraph 2. Should this occur, a revised Scope of Services will be agreed upon in writing by both District and Contractor.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other

provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions, and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents.

(c) The Contractor agrees that it shall perform the Services within the hours of 7 a.m. to 7 p.m. on Monday through Friday only and the Contractor agrees that the Services shall not be performed on federal public holidays, unless the Contractor has received the District's written consent.

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Paragraph 18.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for the Services.

(b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or

requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the “Sunshine Law,” the “Public Records Law,” the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District). In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. **Contractor acknowledges that it is responsible for public safety issues including but not limited to: traffic calming, proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.**

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Services.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services - Central Florida, LLC (the “Public Records Custodian”). Contractor shall, to the extent applicable by law:

(i) Keep and maintain public records required by District to perform services;

(ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTORS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT TADAMS@GMSCFL.COM, OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all Services performed hereunder;

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of \$100,000 per occurrence; and

(iv) Employers liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. INDEMNIFICATION Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or subcontractors, related to or in the performance of this Agreement. The Contractor warrants that the Services provided herein shall be free from any defects in workmanship. Contractor agrees to a warranty for a period of one year on the parts and labor related to the Services (including to repair any deficiencies, fixes or touch-ups needed).

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Paragraph 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

16. SUSPENSION OR TERMINATION.

(a) The District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7)

days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Services furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. COMPLIANCE WITH E-VERIFY SYSTEM

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or

entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Reunion East Community Development District
c/o Governmental Management Services – Central Florida,
LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: Tricia Adams, District Manager
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Kristen Trucco, Esq., District Counsel
Telephone: (407) 481-5806

If to Contractor: All County Paving, Inc.
1180 SW 10th Street
Delray Beach, Florida 33444
Attention: Carlos Rodriguez
Telephone: (407) 625-7328
Email: crodriguez@allcountypaving.com

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to

final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN OSCEOLA COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the Services to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

27. COUNTERPARTS. This Agreement may be executed in any number of

counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

DRAFT

**SIGNATURE PAGE TO
AGREEMENT FOR ROAD RESURFACING, ROAD RESTRIPING AND SPEED
TABLE INSTALLATION PROJECT**

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

DISTRICT:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

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

CONTRACTOR:

ALL COUNTY PAVING, INC.

By: _____
Print: _____
Title: _____

EXHIBIT "A"

PROPOSAL

[Attached.]

EXHIBIT “B”

BID PACKET

[Attached.]

DRAFT

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF FLORIDA

County of _____

In accordance with Section 787.06(13), *Florida Statutes*, the undersigned, on behalf of ALL COUNTY PAVING, INC. (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

Date: September __, 2024

ALL COUNTY PAVING, INC.

Signed: _____
Name: _____
Title: _____

SUBSCRIBED AND SWORN TO before me by means of physical presence or online notarization, this ____ day of _____, 2024, by _____, as _____ of All County Paving, Inc. Said person is (*check one*) personally known to me or has produced a valid driver's license as identification.

[Notary Seal]

Signature of person taking acknowledgment
Name (typed, printed or stamped): _____
Title or Rank: _____
Serial number (if any): _____

SECTION 12



Vertical Bridge REIT, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487
+1 (561) 948 - 6367
VerticalBridge.com

September 10th, 2024

Board of Supervisors
Reunion East Community
Development District

RE: Rowstar/FDOT Telecommunications Tower in Right of Way- Request for access easement
Reunion East property

Dear Board Members:

As stated on a previous letter dated 4/10/2024, Rowstar LLC, in partnership with the Department of Transportation is building a new Telecommunications Tower with the FDOT right of way adjacent to the property owned by Reunion East Community Development District.

This is a follow-up letter regarding your consideration to our request for an access easement through the Reunion East property to reach the FDOT limited access right of way. Because of safety reasons, the FHWA – Federal Highway Administration – has requested Rowstar to secure an alternate access to the one access originally proposed directly from I-4.

This tower will give the community, road travelers, visitors and business in the area the needed infrastructure to satisfy the higher demand for enhanced cell service coverage, data and emergency services promptness.

Because of the necessity to address the present demand and the urgent request received from the telecommunications carriers/providers we would like to revise our original business terms offer as follows:

- Compensation: Total payment of \$85,000 as compensation for granting Rowstar, LLC an access easement as depicted in the accompanying Lease Exhibit. An Option-Payment of \$10,000 will be payable at the time of execution of the Option and Access Agreement by all parties and the remaining compensation of \$75,000 will be payable at the time FDOT executes the Ground lease that grants final rights to Rowstar to build the tower in the right of way. While FDOT has given Rowstar LLC approval to build this tower, both the FHWA and FDOT want to ensure that access to the site is provided via a safe access that is documented with a fully executed access agreement between the parties.
- Survey/Engineering: Rowstar will be responsible for providing all applicable surveys, design, and engineering, as needed, for the proposed access. Upon approval of the access survey by



Vertical Bridge REIT, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487
+1 (561) 948 - 6367
VerticalBridge.com

Reunion East CDD, the survey will be included in the access agreement document as Exhibit.
Reunion East CDD will approve the survey/design in advance.

- Improvements: Rowstar will be responsible for performing any and all needed improvements for the access easement and for providing any and all materials, as needed. Rowstar will be responsible for maintenance and always keeping the access easement in good condition.

Respectfully, we ask for your consideration to our request and sincerely look forward to a favorable decision that will allow many benefits to not only both parties but to the overall residents, business and road travelers.

Sincerely,

Alejandra Stinson



Alejandra Stinson | Program Manager

750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487
M: 513.259.3673

[VerticalBridge.com](https://www.VerticalBridge.com)

Trade Secret - Proprietary and Confidential Information of Rowstar



**Inc. Best
Workplaces**
2024



the 1990s, the number of people aged 65 and over in the UK has increased from 10.5 million to 13.5 million (19.5% of the population).

There is a growing awareness of the need to address the needs of older people, and the Government has set out a strategy for the 21st century in the White Paper on *Ageing Better: The Government's Strategy for Older People* (Department of Health 1999). This strategy is based on the following principles:

- (i) older people should be able to live independently and actively in their own homes;
- (ii) older people should be able to live in their own homes for as long as possible;
- (iii) older people should be able to live in their own homes with dignity and respect;
- (iv) older people should be able to live in their own homes with safety and security.

The White Paper also sets out a number of key objectives for the Government to achieve by 2010:

- (i) to ensure that older people are able to live in their own homes for as long as possible;
- (ii) to ensure that older people are able to live in their own homes with dignity and respect;
- (iii) to ensure that older people are able to live in their own homes with safety and security;
- (iv) to ensure that older people are able to live in their own homes with the support they need.

The White Paper also sets out a number of key objectives for the Government to achieve by 2010:

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- (ii) to ensure that older people are able to live in their own homes with dignity and respect;
- (iii) to ensure that older people are able to live in their own homes with safety and security;
- (iv) to ensure that older people are able to live in their own homes with the support they need.

The White Paper also sets out a number of key objectives for the Government to achieve by 2010:

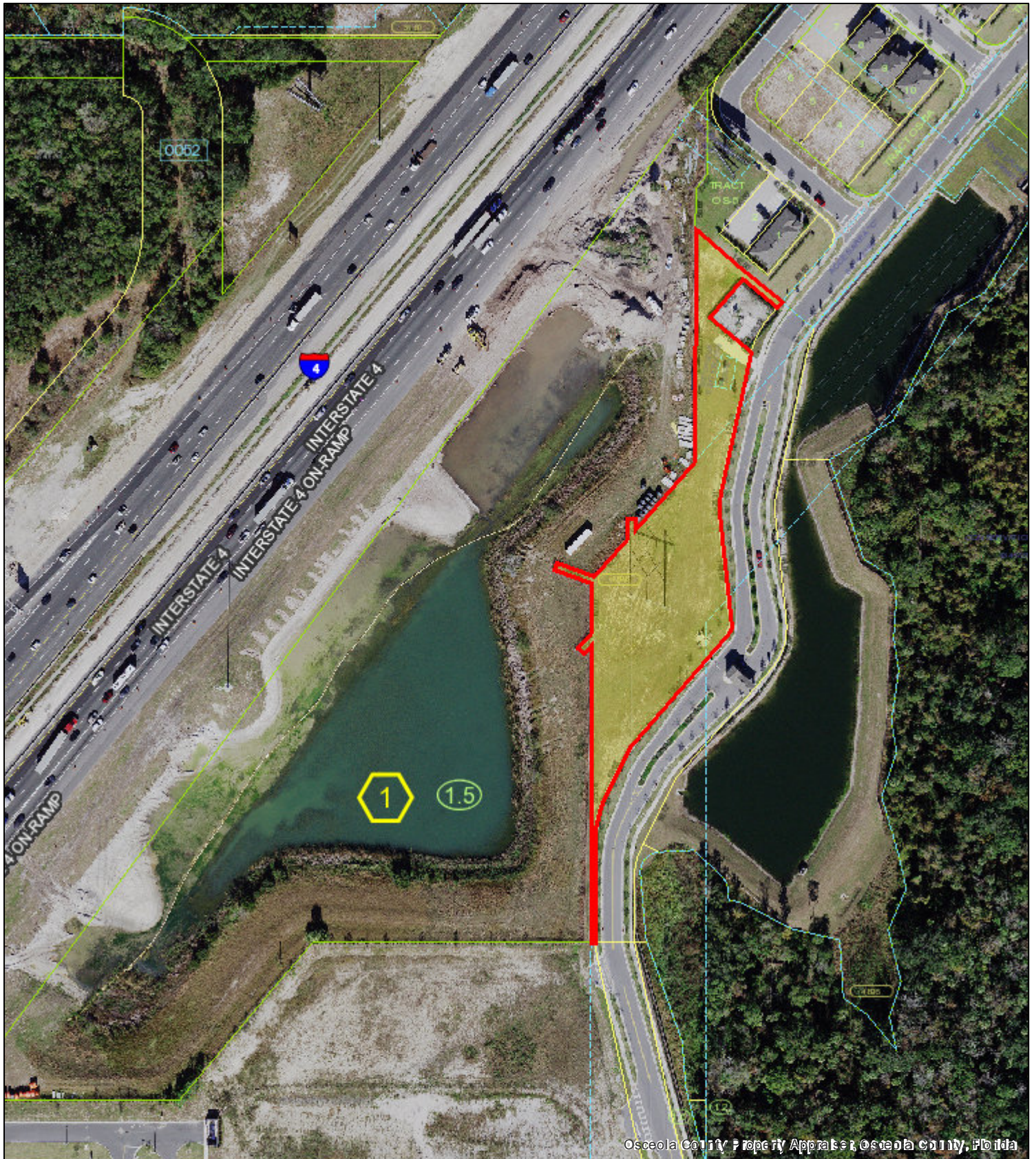
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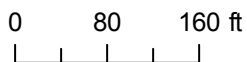
Osceola County Property Appraiser, Osceola County, Florida



REUNION EAST CDD

34-25-27-4936-0001-0S40

Date Generated: 10/25/2023



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

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

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (1990–2000).

There is a growing awareness of the need to address the health care needs of the elderly population. The Department of Health (2000) has set out a strategy for the care of the elderly, which includes a commitment to improve the quality of care for the elderly population. This strategy is based on the following principles:

- To ensure that the elderly population has access to the highest quality of care.
- To ensure that the elderly population is treated with respect and dignity.
- To ensure that the elderly population is able to live in their own homes for as long as possible.
- To ensure that the elderly population is able to participate in decisions about their care.

The Department of Health (2000) has also set out a number of key objectives for the care of the elderly population. These objectives are:

- To reduce the number of elderly people who are admitted to hospital.
- To reduce the length of stay of elderly people in hospital.
- To reduce the number of elderly people who are admitted to care homes.
- To reduce the number of elderly people who are admitted to residential care.

The Department of Health (2000) has also set out a number of key actions for the care of the elderly population. These actions are:

- To improve the quality of care for the elderly population.
- To improve the safety of care for the elderly population.
- To improve the accessibility of care for the elderly population.
- To improve the financial sustainability of care for the elderly population.

The Department of Health (2000) has also set out a number of key indicators for the care of the elderly population. These indicators are:

- The number of elderly people who are admitted to hospital.
- The length of stay of elderly people in hospital.
- The number of elderly people who are admitted to care homes.
- The number of elderly people who are admitted to residential care.

The Department of Health (2000) has also set out a number of key targets for the care of the elderly population. These targets are:

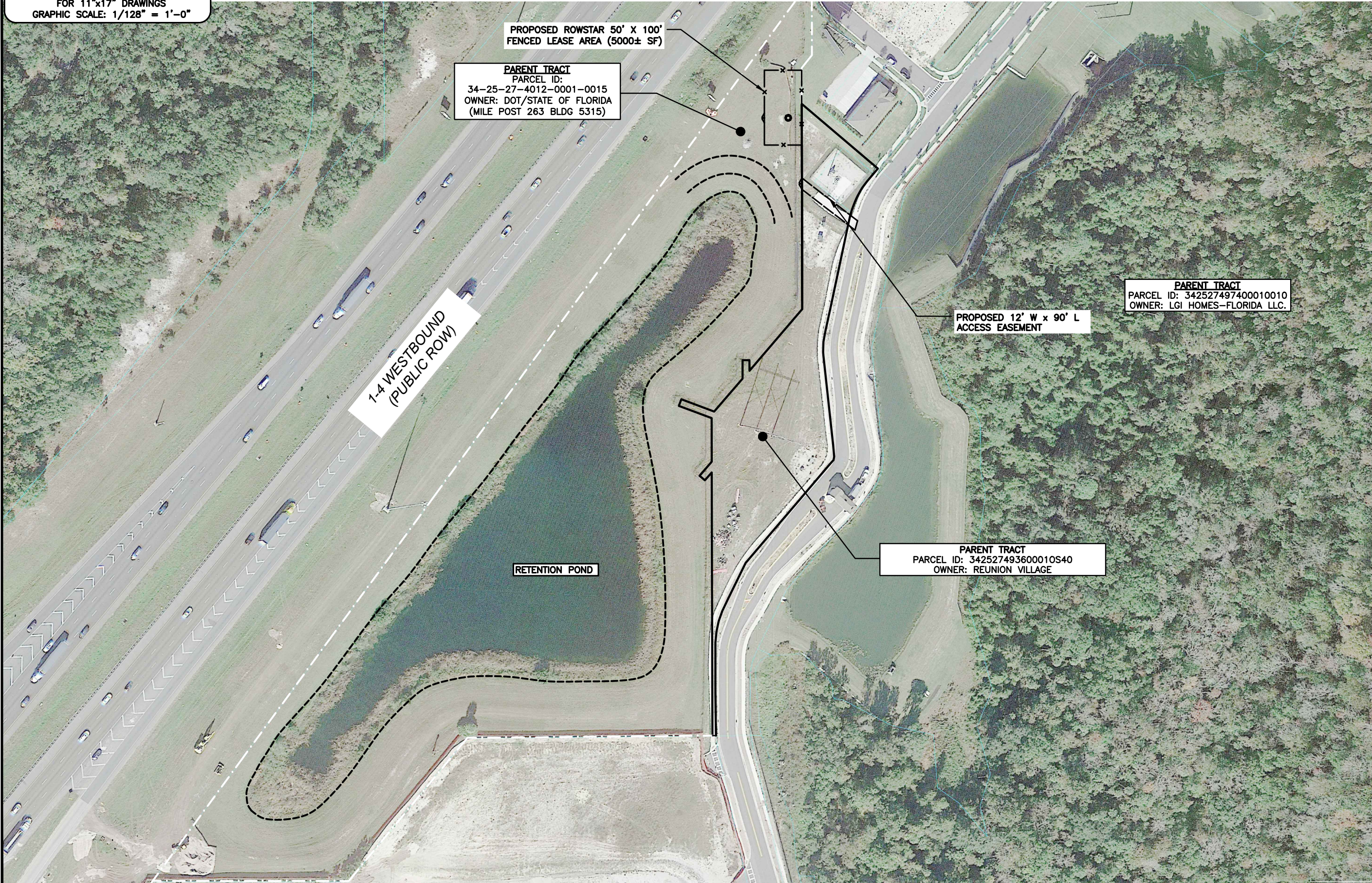
- To reduce the number of elderly people who are admitted to hospital by 10% by 2005.
- To reduce the length of stay of elderly people in hospital by 10% by 2005.
- To reduce the number of elderly people who are admitted to care homes by 10% by 2005.
- To reduce the number of elderly people who are admitted to residential care by 10% by 2005.

The Department of Health (2000) has also set out a number of key messages for the care of the elderly population. These messages are:

- The elderly population is a diverse group of people with different needs.
- The elderly population has the right to live in their own homes for as long as possible.
- The elderly population has the right to participate in decisions about their care.
- The elderly population has the right to be treated with respect and dignity.

128' 0' 64' 128'

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1/64" = 1'-0"
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1/128" = 1'-0"



PROPOSED ROWSTAR 50' X 100'
FENCED LEASE AREA (5000± SF)

PARENT TRACT
PARCEL ID:
34-25-27-4012-0001-0015
OWNER: DOT/STATE OF FLORIDA
(MILE POST 263 BLDG 5315)

PARENT TRACT
PARCEL ID: 342527497400010010
OWNER: LGI HOMES-FLORIDA LLC.

PROPOSED 12' W x 90' L
ACCESS EASEMENT

PARENT TRACT
PARCEL ID: 342527493600010S40
OWNER: REUNION VILLAGE

1-4 WESTBOUND
(PUBLIC ROW)

RETENTION POND

REV	DATE	DESCRIPTION
0	03/15/24	PROPOSED EASEMENT

PROJECT NO.: 22-5545
 DRAWN BY: J.WHITE
 PROJECT MANAGER: C. OCHOVA
 CHECKED BY: C. OCHOVA

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12979 N TELECOM PARKWAY
 TEMPLE TERRACE, FL 33637
 (813) 615-1422

CERTIFICATE OF AUTHORIZATION 33693



PRELIMINARY DOCUMENTS
FOR REVIEW ONLY

JEREMY D. SHARIT P.E. FL LICENSE 75137

RS CHAMPIONS
GATE

US-FL-5408

1480 REUNION VILLAGE BLVD.
 KISSIMMEE, FLORIDA 34747
 (OSCEOLA COUNTY)

SHEET NAME
OVERALL PARCEL
LAYOUT

SHEET NUMBER

EAS-1

USA Engineering - T:\00-2020 PROJECTS\69-RDMS\Star\US-FL-5408_RS Champions Gate\Design\US-FL-5408_RS Champions Gate CD.dwg, May 11, 2021, 4:27:46 PM, wlfredlebron



- VEGETATION NOTES:**
- EXISTING VEGETATION WITHIN THE PROJECT AREA TO BE REMOVED.
 - EXISTING VEGETATION TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.

- NOTES:**
- EXISTING BACKUP GENERATORS WILL BE DEPLOYED IN CARRIER LEASE AREAS. FUEL TANKS WILL BE LOCATED ON FIRM GROUND, PROTECTED FROM ACTS OF VANDALISM, AND PROTECTED BY A 6' TALL CONCRETE BAST WALL SURROUNDING THE TANK ITSELF.
 - EXISTING CARRIER EQUIPMENT TO BE INSTALLED BY OTHERS.
 - COMPOUND AND EQUIPMENT MUST BE A MINIMUM OF 15' FROM OVERHEAD UTILITY LINES.



AERIAL SITE PLAN
SCALE: 1" = 40'
SCALE BASED ON 11"x17" ONLY

REV	DATE	DESCRIPTION
A	5/6/21	PRELIMINARY CD REV "A"

USA ENG PROJECT NO.: -----
DRAWN BY: WL CHECKED BY: BMF

ROWSTAR
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

vertical bridge
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA 33487
(561) 948-6367

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BOULEVARD, SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0365
FL COA #31705

NOT FOR CONSTRUCTION

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**US-FL-5408
RS CHAMPIONS
GATE**

1460 REUNION VILLAGE BLVD.
KISSIMMEE, FL 34747

SHEET DESCRIPTION

AERIAL SITE PLAN

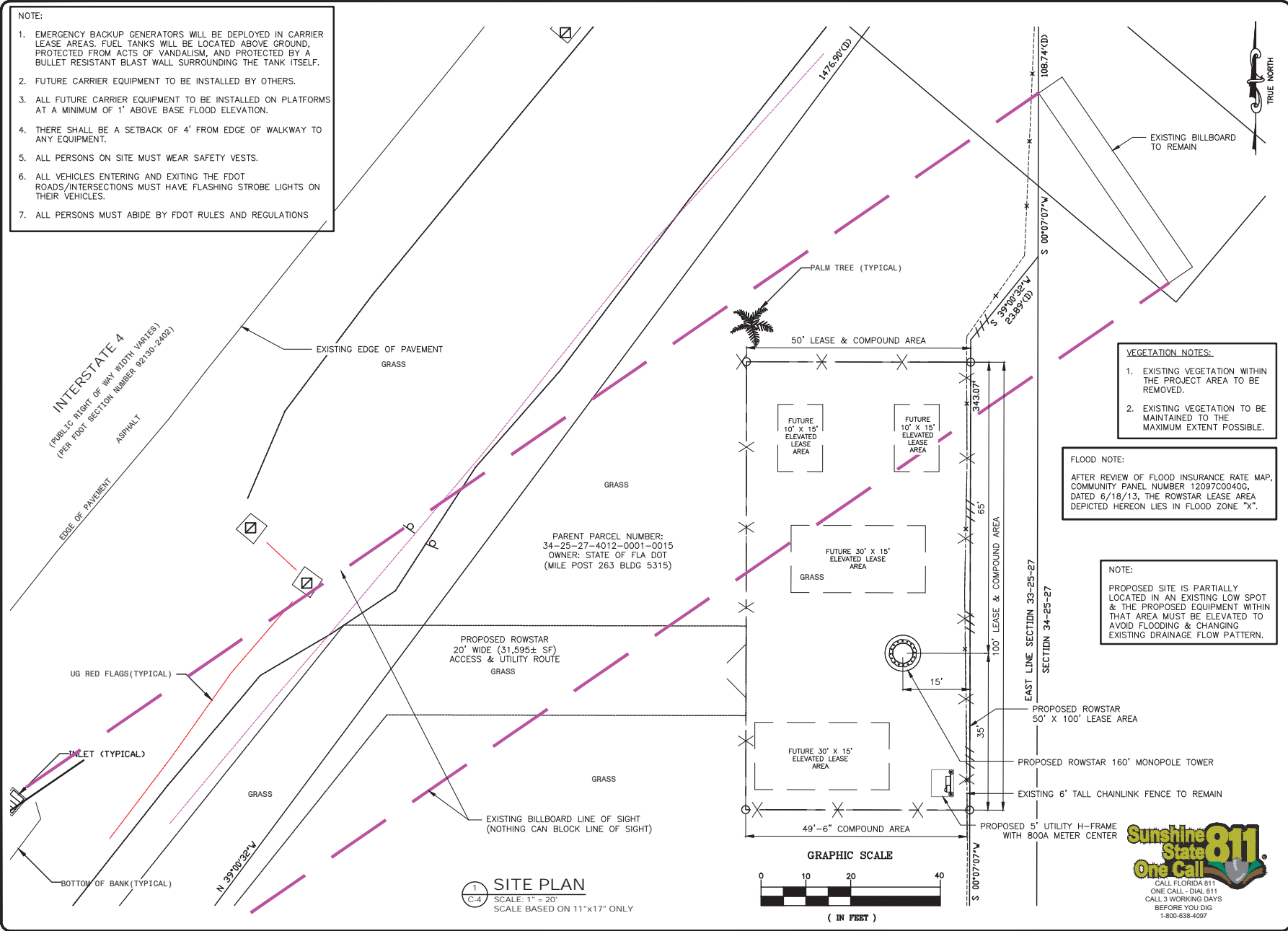
SHEET NUMBER

C-1



USA Engineering - T:\00-2020 PROJECTS\69-ROWSTAR\US-FL-5408_RS Champions Gate\Design\US-FL-5408_RS Champions Gate CD.dwg, May 11, 2021, 4:27:48 PM, wlfredlebron

- NOTE:
- EMERGENCY BACKUP GENERATORS WILL BE DEPLOYED IN CARRIER LEASE AREAS. FUEL TANKS WILL BE LOCATED ABOVE GROUND, PROTECTED FROM ACTS OF VANDALISM, AND PROTECTED BY A BULLET RESISTANT BLAST WALL SURROUNDING THE TANK ITSELF.
 - FUTURE CARRIER EQUIPMENT TO BE INSTALLED BY OTHERS.
 - ALL FUTURE CARRIER EQUIPMENT TO BE INSTALLED ON PLATFORMS AT A MINIMUM OF 1" ABOVE BASE FLOOD ELEVATION.
 - THERE SHALL BE A SETBACK OF 4' FROM EDGE OF WALKWAY TO ANY EQUIPMENT.
 - ALL PERSONS ON SITE MUST WEAR SAFETY VESTS.
 - ALL VEHICLES ENTERING AND EXITING THE FDOT ROADS/INTERSECTIONS MUST HAVE FLASHING STROBE LIGHTS ON THEIR VEHICLES.
 - ALL PERSONS MUST ABIDE BY FDOT RULES AND REGULATIONS



- VEGETATION NOTES:**
- EXISTING VEGETATION WITHIN THE PROJECT AREA TO BE REMOVED.
 - EXISTING VEGETATION TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.

FLOOD NOTE:
 AFTER REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12097C0040G, DATED 6/18/13, THE ROWSTAR LEASE AREA DEPICTED HEREON LIES IN FLOOD ZONE "X".

NOTE:
 PROPOSED SITE IS PARTIALLY LOCATED IN AN EXISTING LOW SPOT & THE PROPOSED EQUIPMENT WITHIN THAT AREA MUST BE ELEVATED TO AVOID FLOODING & CHANGING EXISTING DRAINAGE FLOW PATTERN.

REV	DATE	DESCRIPTION
A	5/6/21	PRELIMINARY CD REV "A"

USA ENG PROJECT NO.: -----
 DRAWN BY: WL CHECKED BY: BMF

ROWSTAR
 750 PARK OF COMMERCE DRIVE, SUITE 200
 BOCA RATON, FL 33487

vertical bridge
 750 PARK OF COMMERCE DRIVE, SUITE 200
 BOCA RATON, FLORIDA 33487
 (561) 948-6367

PREPARED BY:
USA ENGINEERING
 2818 CYPRESS RIDGE BOULEVARD, SUITE 110
 WESLEY CHAPEL, FL 33544
 (813) 994-0365
 FL COA #31705

NOT FOR CONSTRUCTION

MARC MAIER, PE
 FL PROFESSIONAL ENGINEER LIC. # 72513

US-FL-5408 RS CHAMPIONS GATE

1460 REUNION VILLAGE BLVD.
 KISSIMMEE, FL 34747

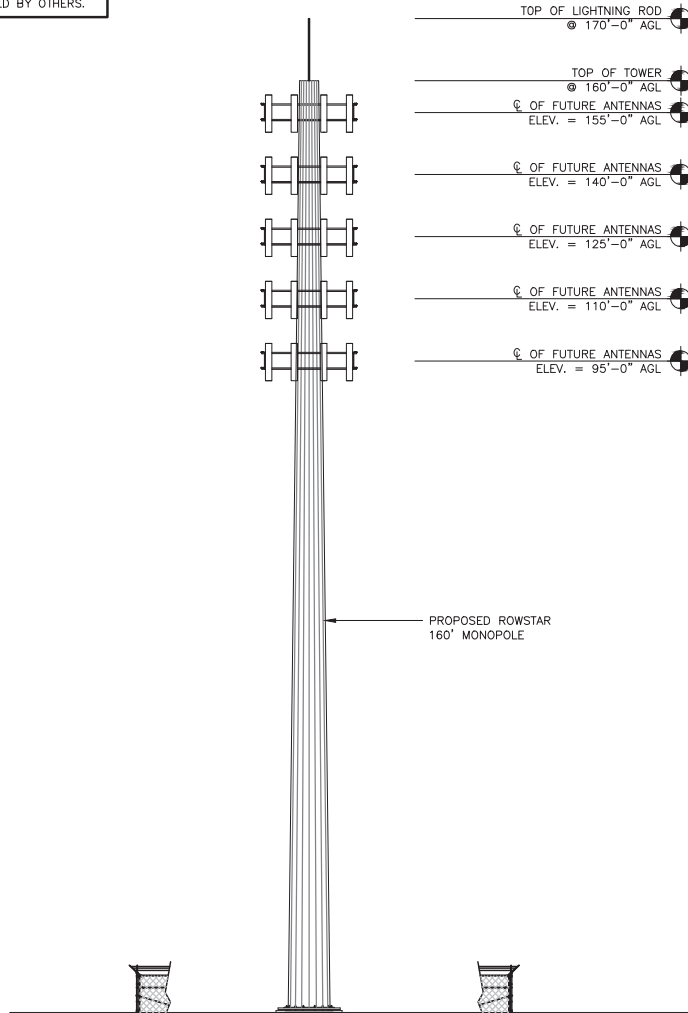
SHEET DESCRIPTION
SITE PLAN

SHEET NUMBER
C-4

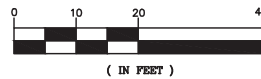


USA Engineering - T:\00-2020 PROJECTS\69-RDMS\Star\US-FL-5408_RS Champions Gate\Design\US-FL-5408_RS Champions Gate CD.dwg, May 11, 2021, 4:27:50 PM, wlfredlebron

NOTE: FUTURE CARRIER EQUIPMENT TO BE INSTALLED BY OTHERS.



TOWER ELEVATION
SCALE: 1" = 20'
SCALE BASED ON 11"x17" ONLY



REV	DATE	DESCRIPTION
A	5/6/21	PRELIMINARY CD REV "A"

USA ENG PROJECT NO.: -----
DRAWN BY: WL CHECKED BY: BMF

ROWSTAR
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

vertical bridge
750 PARK OF COMMERCE DRIVE,
SUITE 200
BOCA RATON, FLORIDA 33487
(561) 948-6367

PREPARED BY:
USA ENGINEERING
2818 CYPRESS RIDGE BOULEVARD
SUITE 110
WESLEY CHAPEL, FL 33544
(813) 994-0365
FL COA #31705

NOT FOR
CONSTRUCTION

MARC MAIER, PE
FL PROFESSIONAL ENGINEER LIC. # 72513

**US-FL-5408
RS CHAMPIONS
GATE**
1460 REUNION VILLAGE BLVD.
KISSIMMEE, FL 34747

SHEET DESCRIPTION
TOWER ELEVATION

SHEET NUMBER
C-6

SECTION 13

From: Diane Davis ded4him@live.com
Subject: Water Aerobics CDD pools- Terrwces or Seven Eagles
Date: September 11, 2024 at 12:19 AM
To: Syanne Hall shall@gmscfl.com, Tricia Adams tadams@gmscfl.com

Good morning Tricia and Syanne,

The Reunion Resort members have a water aerobics class every week at the Waterpark. The Waterpark is closed for renovations. Is it possible we could use the Terrace pool instead?
The Seven Eagles is second choice but more people swim there. It is more likely to have problems with a class.
Thank you for your consideration,
Diane Davis

Sent via the Samsung Galaxy Z Fold5, an AT&T 5G smartphone

SECTION 14

AGREEMENT WITH TERRY’S ELECTRIC, INC.
(Reunion East Community Development District)

THIS AGREEMENT WITH TERRY’S ELECTRIC, INC. (“Agreement”), effective as of the 26th day of July, 2024 (the “Effective Date”), between the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “District”), and **TERRY’S ELECTRIC, INC.**, a Florida corporation, whose mailing address is 600 N. Thacker Avenue, Suite A, Kissimmee, Florida 34741 (the “Contractor”).

W I T N E S S E T H:

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. **DEFINITIONS.**

(a) **Agreement.** The Agreement consists of: (i) this Agreement with Terry’s Electric, Inc.; and (ii) the Contractor’s proposal for services (Proposal No. SP24342), dated July 24, 2024 and attached hereto as **Exhibit “A”** (referred to herein as the “**Proposal**”). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 14. In the event of any conflict between the terms herein and term(s) in the Proposal, the terms herein shall prevail.

(b) **Services.** The term “Services” or “Work” as used in this Agreement shall be construed to include all activities and services set forth in the Proposal, and all obligations of Contractor under this Agreement, including any addenda or special conditions. If an addendum or additional work is agreed upon by the parties, the Contractor shall be subject to the terms of this Agreement.

2. **SCOPE OF SERVICES.**

(a) A description of the nature, scope, location and schedule of the Services to be performed by Contractor under this Agreement shall be as described in the Proposal. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. **COMMENCEMENT OF SERVICES AND TERM.** Contractor shall commence the Services on the Effective Date and shall perform same in accordance with the terms herein, until completion, and as determined by the sole reasonable satisfaction of the District which shall be evidenced by the District’s payment to the Contractor.

4. DISTRICT MANAGER.

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 East Livingston Street, Orlando, Florida 32801, Attention: Tricia Adams; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay the Contractor a total as specified in the Proposal (\$13,182), after the Services are completed and have been inspected and approved by the District's authorized representative. The District must provide written approval to the Contractor for any costs exceeding the total specified in the Proposal (\$13,182).

(b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District's sole discretion. Contractor shall not be entitled to compensation for Services outside the scope of Article 2 unless Contractor has obtained prior written authorization of District to perform the same.

(c) District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2. Should this occur, a revised Scope of Services will be agreed upon in writing by both District and Contractor.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has

by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions, and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents. The Contractor agrees to a warranty for a period of three years from completion of the Services to repair deficiencies, fixes or touch-ups needed (unless the Proposal provides for a longer warranty period in which case the period stated in the Proposal shall apply).

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 18.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for the Services.

(b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to

comply with any and all notices, orders or other requirements affecting the Services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the “Sunshine Law,” the “Public Records Law,” the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Services.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management

Services – Central Florida, LLC (the “Public Records Custodian”). Contractor shall, to the extent applicable by law:

(i) Keep and maintain public records required by District to perform services;

(ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTORS’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT’S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT TADAMS@GMSCFL.COM, OR BY REGULAR MAIL AT 219 LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor’s services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder;

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of \$100,000 per occurrence; and

(iv) Employers liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. INDEMNIFICATION Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or subcontractors, related to or in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

16. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the

Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such a manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Services furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. COMPLIANCE WITH E-VERIFY SYSTEM

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor

upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Reunion East Community Development District
c/o Governmental Management Services – Central Florida,
LLC
219 East Livingston Street
Orlando, Florida 32801
Attention: Tricia Adams, District Manager
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, District Counsel
Telephone: (407) 481-5800

If to Contractor: Terry's Electric, Inc.
600 N. Thacker Ave., Suite A
Kissimmee, Florida 34741
Attention: Manager/Charlie Westerblade
Telephone: (407) 572-2100

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is

in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN OSCEOLA COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

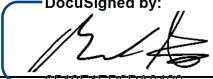
[Signatures provided on following page.]

**SIGNATURE PAGE TO
AGREEMENT WITH TERRY’S ELECTRIC, INC.**

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

DISTRICT:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

DocuSigned by:

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

CONTRACTOR:

TERRY’S ELECTRIC, INC., a Florida
corporation

By: _____
Print: _____
Title: _____

**SIGNATURE PAGE TO
AGREEMENT WITH TERRY'S ELECTRIC, INC.**

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

DISTRICT:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

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

CONTRACTOR:

TERRY'S ELECTRIC, INC., a Florida
corporation

By: Buddy Padgett
Print: Buddy Padgett
Title: V.P. Residential and SVC

EXHIBIT "A"

PROPOSAL

[ATTACHED]



ELECTRICAL PROPOSAL

PROPOSAL #	DATE
SP24342	7/24/2024

600 N. Thacker Ave. Suite A
 KISSIMMEE, FL 34741
 (407) 572-2100/(407)932-1135fax EC0001017

Attn: James Curley
 Phone: 704-287-4044
 Email: James@boydcivil.com
 Ref: Reunion East Conduits
 Site: Spine Road

TO: Reunion East CDD
 219 East Livingston Street
 Orlando, FL 32801

We hereby submit specifications and estimates for:

In the event of a dispute regarding this proposal venue is established in Osceola County Florida.

Terry's Electric, Inc. proposes to provide labor, material, equipment, and supervision as follows:

- Install road bores at 2 gates. (10 bores, 310 foot total).
- All bores per sketch provided.
- All bores to be (1) 4 inch conduit.
- All existing 2 inch bores to remain.
- All wiring to be done by others.
- Locates and ground penetrating radar (GPR) to be done before bores begin.

Notes:

- 1) Permit fees are not included in bid.
- 2) Not responsible for pipe, wire, or any similar utilities underground that are subject to damages.
- 3) Not responsible for landscape or sod repair.
- 4) Based on doing work Monday thru Friday during normal business hours.
- 5) The proposal is to be signed and returned before work begins.
- 6) To be paid in full upon completion.

"Warranty: We guarantee for (1) year against defects in material and workmanship. Failure due to misuse, vandalism, fire, damage, and/or natural causes are not covered by this warranty."

We Propose hereby to furnish material and labor-- complete in accordance with the above specifications, for the sum of:
Thirteen Thousand One Hundred And Eighty-Two dollars \$ **\$13,182.00**

Payment to be made as follows:
 Invoiced upon completion of work. Payment due ten (10) days upon receipt of invoice. Finance charge of 1 1/2 % per month (18% per annum) will be charged on all invoices not paid within 30days.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance. Owner or agent agrees to liability for costs of collection, including attorney's fees. This proposal is based on material pricing for the date listed above, uncertainties in commodity markets may require pricing adjustments at the time of installation/construction.

Authorized Signature _____

Charlie Westerblade
 Terry's Electric, Inc
Terry's reserves the right to withdraw this proposal at any time for any reason.

Customer responsible for restocking fees imposed by the supplier on any special order material if customer cancels contract.

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 _____
 (customer)

Date of Acceptance: _____

Print _____

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF FLORIDA

County of Osceola

In accordance with Section 787.06(13), *Florida Statutes*, the undersigned, on behalf of TERRY'S ELECTRIC, INC. (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Contractor.


Date: September __, 2024

TERRY'S ELECTRIC, INC.

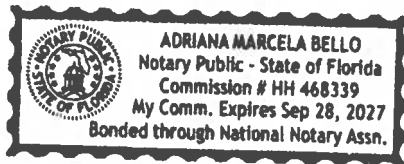
Signed: Charlie Westerblade
Name: Charlie Westerblade
Title: Service Manager

SUBSCRIBED AND SWORN TO before me by means of physical presence or online notarization, this 10th day of September, 2024, by Adriana Bello, as employee of Terry's Electric, Inc. Said person is (check one) personally known to me or has produced a valid driver's license as identification.

[Notary Seal]


Signature of person taking acknowledgment
Name (typed, printed or stamped):

Title or Rank: _____
Serial number (if any): _____



SECTION 15

SECTION D

SECTION II

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Curley/Scheerer	In Process	Meyer construction portion of project completed July 2023. ACT/Guardian agreement executed. Permitting with Osceola County issued for construction. Permit for electrical work issued. Directional bore pending. Change order for access control to be presented to BOS 09.12.2024.
	Pavement Management & Traffic Calming	Curley	In Process	Agreement to be presented to BOS 09.12.2024.

1/9/23	Seven Eagles Fountain Replacement	Scheerer	In Process	BOS approved proposal March 2024 for fountain refurbishment at fountain #1. UCC Agreement executed and work started August 7 and still in progress. Estimated completion time November. Garden redesign for fountain #2 deferred.
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 to verify ownership of guard house.
6/8/23	Determine Best Use of The Stables Parcel		In Process	Consultative appraisal in process.

8/10/23	Seven Eagles Fitness Center Mats & Equipment	Scheerer	In Process	Flooring proposal for \$7,690 received. Recommend to install in tandem with new equipment. Equipment proposal approved 07.11.2024; agreement fully executed 08.05.2024. Installation date pending confirmation but tentative early November.
9/14/23	Bid Amenity Janitorial	Scheerer	In Process	KORR terminated agreements. Proposals to be reviewed 09.12.2024.
10/12/23	Confirm Intersection Design and Timing for OLWR & Spine Rd Intersection Improvement with OC	Curley	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. Offer reviewed 04.11.2024.

12/14/23	Review Property Ownership in Accordance with Development Plan	Trucco	In Process	
2/8/24	Sidewalk Installation Project	Scheerer	In Process	FY2025 Project. Proposal under review. Construction agreement needs to be considered.
7/11/24	HC & Stables Management Transition	Adams/Scheerer	In process	CDD to take over 10.01.2024. Proposed Budget under review

Reunion West Action Items				
Meeting Assigned	Action Item	Assigned To	Status	Comments
1/13/22	Monitor Residential/Industrial/Commercial Development Nearby Reunion			https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project			www.Osceola.org/go/sinclairroad
	Monitor Old Lake Wilson Road Improvement Project			www.improveoldlakewilsonroad.com
	Pavement Management & Traffic Calming	Curley	In Process	Agreement to be presented to BOS 09.12.2024.

8/10/23	Traffic Enforcement Agreement with OC (RE and RW)	Trucco	In Process	
12/14/23	Playground Project in RWCDD Encore Neighborhood	Scheerer	In Process	FY2025 Project.
2/8/24	Sidewalk Installation Project	Scheerer	In Process	FY2025 Project. Proposal under review. Construction agreement needs to be considered

SECTION III

Reunion East

Community Development District

Summary of Invoices

August 01, 2024 - August 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	8/1/24	6159-6164	\$ 27,458.94
	8/7/24	6165-6169	13,162.64
	8/15/24	6170-6178	85,561.20
	8/21/24	6179-6182	12,063.60
	8/27/24	6183-6186	7,975.37
			\$ 146,221.75
R&M Fund			
	8/1/24	267	\$ 14,000.00
			\$ 14,000.00
Payroll			
	<u>August 2024</u>		
	Diane Davis	50781	\$ 184.70
	John Dryburgh	50782	\$ 184.70
	June Wispelwey	50783	\$ 184.70
	Mark Greenstein	50784	\$ 184.70
	Trudy Hobbs	50785	\$ 184.70
			\$ 923.50
TOTAL			\$ 161,145.25

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24	00129	7/19/24	5591 202407 320-53800-57400	RPLC CEILING TILE/LEDS	*	159.60		
		7/19/24	5591 202407 300-13100-10100	RPLC CEILING TILE/LEDS	*	125.40		
								285.00 006159

8/01/24	00176	7/24/24	28721 202407 320-53800-48200	RPR LEG EXT ROLLER/WEIGHT	*	336.00		
		7/24/24	28721 202407 300-13100-10100	RPR LEG EXT ROLLER/WEIGHT	*	264.00		
		7/24/24	28722 202407 320-53800-48200	2ND PREVENT MAINT JUL24	*	168.00		
		7/24/24	28722 202407 300-13100-10100	2ND PREVENT MAINT JUL24	*	132.00		
								900.00 006160

8/01/24	00054	8/01/24	2024AUG 202408 320-53800-34500	SECURITY SERVICES AUG24	*	6,533.33		
		8/01/24	2024AUG 202408 300-13100-10100	SECURITY SERVICES AUG24	*	5,133.33		
								11,666.66 006161

8/01/24	00175	8/01/24	101518 202408 320-53800-46200	POOL MAINTENANCE AUG24	*	4,760.00		
		8/01/24	101518 202408 300-13100-10100	POOL MAINTENANCE AUG24	*	3,740.00		
								8,500.00 006162

8/01/24	00060	7/08/24	308133 202407 320-53800-46200	HS-DRAIN SPA/RPLC STP TLE	*	216.06		
		7/08/24	308133 202407 300-13100-10100	HS-DRAIN SPA/RPLC STP TLE	*	169.76		
		7/12/24	308325 202407 320-53800-46200	CP-RPLC ANODE/CLR UNITHER	*	236.32		
		7/12/24	308325 202407 300-13100-10100	CP-RPLC ANODE/CLR UNITHER	*	185.68		
		7/15/24	308381 202407 320-53800-46200	TER-RESET BREAKR/CHK PUMP	*	324.80		
		7/15/24	308381 202407 300-13100-10100	TER-RESET BREAKR/CHK PUMP	*	255.20		
		7/18/24	308547 202407 320-53800-46200	SE-LIFT BATTERY/CHARGER	*	738.05		
		7/18/24	308547 202407 300-13100-10100	SE-LIFT BATTERY/CHARGER	*	579.90		
		7/19/24	308583 202407 320-53800-46200	HC A-290GAL BLCH/30GL ACD	*	634.06		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/19/24	308583 202407 300-13100-10100	HC A-290GAL BLCH/30GL ACD	*	498.19		
		7/19/24	308584 202407 320-53800-46200	HC B-240GAL BLCH/45GL ACD	*	618.69		
		7/19/24	308584 202407 300-13100-10100	HC B-240GAL BLCH/45GL ACD	*	486.11		
SPIES POOL LLC							4,942.82	006163
8/01/24	00030	7/27/24	OS 73891 202407 320-53800-46500	RPLC 2 RAINBIRD SCRUB VLV	*	652.10		
		7/27/24	OS 73891 202407 300-13100-10100	RPLC 2 RAINBIRD SCRUB VLV	*	512.36		
YELLOWSTONE LANDSCAPE							1,164.46	006164
8/07/24	00129	8/03/24	5602 202407 320-53800-46200	RESET PUSHED POOL PAVERS	*	551.60		
		8/03/24	5602 202407 300-13100-10100	RESET PUSHED POOL PAVERS	*	433.40		
		8/03/24	5603 202407 320-53800-47700	HC A-RPLC COACH LGHT BULB	*	103.60		
		8/03/24	5603 202407 300-13100-10100	HC A-RPLC COACH LGHT BULB	*	81.40		
		8/03/24	5604 202408 320-53800-47700	HC/HS-RMV MIRROR/CLCK CUT	*	240.80		
		8/03/24	5604 202408 300-13100-10100	HC/HS-RMV MIRROR/CLCK CUT	*	189.20		
		8/04/24	5607 202408 320-53800-47700	SE-RPR TOILET/GSKT/FAUCET	*	439.60		
		8/04/24	5607 202408 300-13100-10100	SE-RPR TOILET/GSKT/FAUCET	*	345.40		
BERRY CONSTRUCTION INC.							2,385.00	006165
8/07/24	00134	8/01/24	4073 202407 310-51300-31100	MTG/SPEED TABLE/BRDG GATE	*	3,440.84		
BOYD CIVIL ENGINEERING							3,440.84	006166
8/07/24	00072	7/31/24	36498 202407 320-53800-53200	NO PARKING SIGN-CASTLE PN	*	476.00		
		7/31/24	36498 202407 300-13100-10100	NO PARKING SIGN-CASTLE PN	*	374.00		
FAUSNIGHT STRIPE & LINE INC							850.00	006167
8/07/24	99999	8/07/24	VOID 202408 000-00000-00000	VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****							.00	006168

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/07/24	00060	7/15/24 308380	202407 320-53800-46200	HS-RPLC HOUSING/REPLUMB	*	978.82		
		7/15/24 308380	202407 300-13100-10100	HS-RPLC HOUSING/REPLUMB	*	769.08		
		7/17/24 308408	202407 320-53800-46200	TER-RPLC 2-POLE RELAY SPA	*	174.97		
		7/17/24 308408	202407 300-13100-10100	TER-RPLC 2-POLE RELAY SPA	*	137.48		
		7/24/24 308723	202407 320-53800-46200	HS-INST.MOTOR/SEAL/DIFFUS	*	684.57		
		7/24/24 308723	202407 300-13100-10100	HS-INST.MOTOR/SEAL/DIFFUS	*	537.88		
		7/24/24 308725	202407 320-53800-46200	SE-310GAL BLEACH/DELIVER	*	494.17		
		7/24/24 308725	202407 300-13100-10100	SE-310GAL BLEACH/DELIVER	*	388.28		
		7/26/24 308804	202407 320-53800-46200	HS-REPAIR SPA PUMP	*	782.49		
		7/26/24 308804	202407 300-13100-10100	HS-REPAIR SPA PUMP	*	614.81		
		7/27/24 308838	202407 320-53800-46200	SE-INST.NEW REMOTE POOL	*	332.92		
		7/27/24 308838	202407 300-13100-10100	SE-INST.NEW REMOTE POOL	*	261.58		
		7/29/24 308861	202407 320-53800-46200	TER-INSP.PUMP/INST.STRAIN	*	184.66		
		7/29/24 308861	202407 300-13100-10100	TER-INSP.PUMP/INST.STRAIN	*	145.09		
							SPIES POOL LLC	6,486.80 006169
8/15/24	00186	8/01/24 744461	202408 300-15500-10000	ALARM MONITOR SRVCS SEP24	*	732.00		
		8/01/24 744461	202408 300-13100-10100	ALARM MONITOR SRVCS SEP24	*	575.15		
							HIDDEN EYES LLC DBA ENVERA SYSTEMS	1,307.15 006170
8/15/24	00049	8/01/24 629	202408 310-51300-34000	MANAGEMENT FEES AUG24	*	4,106.50		
		8/01/24 629	202408 310-51300-35200	WEBSITE ADMIN AUG24	*	100.00		
		8/01/24 629	202408 310-51300-35100	INFORMATION TECH AUG24	*	150.00		
		8/01/24 629	202408 310-51300-31300	DISSEMINATION FEE AUG24	*	833.33		
		8/01/24 629	202408 310-51300-51000	OFFICE SUPPLIES	*	.39		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24		629		202408	310-51300-42000			*	34.11		
			POSTAGE								
8/01/24		629		202408	310-51300-42500			*	22.20		
			COPIES								
8/01/24		630		202408	320-53800-12000			*	3,591.58		
			FIELD MANAGEMENT AUG24								
GOVERNMENTAL MANAGEMENT SERVICES										8,838.11	006171
8/15/24	00180	8/05/24	16999	202408	320-53800-48100			*	235.20		
					CLN FOUNT-3 500WATT LAMP						
		8/05/24	16999	202408	300-13100-10100			*	184.80		
					CLN FOUNT-3 500WATT LAMP						
LAKE FOUNTAINS & AERATION, INC.										420.00	006172
8/15/24	00002	7/25/24	97314270	202407	310-51300-48000			*	586.86		
					NOT.FY24/25 BGT/MTG 08/15						
ORLANDO SENTINEL COMMUNICATION										586.86	006173
8/15/24	00103	8/01/24	08012024	202408	300-20700-10000			*	456.42		
					FY24 DEBT SRVC SER2015A						
REUNION EAST CDD C/O USBANK										456.42	006174
8/15/24	00103	8/01/24	08012024	202408	300-20700-10800			*	167.63		
					FY24 DEBT SRVC SER2021						
REUNION EAST CDD C/O USBANK										167.63	006175
8/15/24	00092	8/01/24	1964	202407	320-53800-43300			*	2,499.84		
					SE CONTRACT CLEAN JUL24						
		8/01/24	1964	202407	300-13100-10100			*	1,964.16		
					SE CONTRACT CLEAN JUL24						
		8/01/24	1964	202407	320-53800-43300			*	753.32		
					SE CLEANING SUPPLY JUL24						
		8/01/24	1964	202407	300-13100-10100			*	591.89		
					SE CLEANING SUPPLY JUL24						
		8/01/24	1965	202407	320-53800-43300			*	1,848.00		
					POOL CLEANING JUL24						
		8/01/24	1965	202407	300-13100-10100			*	1,452.00		
					POOL CLEANING JUL24						
		8/01/24	1966	202407	320-53800-12100			*	758.33		
					MANAGEMENT FEES AUG24						
		8/01/24	1966	202407	300-13100-10100			*	595.83		
					MANAGEMENT FEES AUG24						
		8/01/24	2006	202407	320-53800-43100			*	98.78		
					TOHO METER#62644090 JUL24						
		8/01/24	2007	202407	320-53800-43000			*	99.62		
					DUKEENERGY#9100 8323 9862						

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/01/24	2008	202407	320	53800	43000		DUKEENERGY#9100 8324 0443	*	919.81		
REUNION RESORT												11,581.58	006176
8/15/24	00060	8/06/24	309157	202408	320	53800	46200		CP-220GAL BLEACH/DELIVERY	*	355.57		
		8/06/24	309157	202408	300	13100	10100		CP-220GAL BLEACH/DELIVERY	*	279.38		
		8/06/24	309159	202408	320	53800	46200		HS-240GAL BLCH/30GAL ACID	*	464.80		
		8/06/24	309159	202408	300	13100	10100		HS-240GAL BLCH/30GAL ACID	*	365.20		
		8/06/24	309160	202408	320	53800	46200		SE-290GAL BLCH/15GAL ACID	*	494.20		
		8/06/24	309160	202408	300	13100	10100		SE-290GAL BLCH/15GAL ACID	*	388.30		
		8/18/24	21188	202408	320	53800	46200		14-CHEMICAL CONTROLLER	*	784.00		
		8/18/24	21188	202408	300	13100	10100		14-CHEMICAL CONTROLLER	*	616.00		
SPIES POOL LLC												3,747.45	006177
8/15/24	00030	8/01/24	OS 74236	202408	320	53800	47300		LANDSCAPE MAINT AUG24	*	27,683.60		
		8/01/24	OS 74236	202408	300	13100	10100		LANDSCAPE MAINT AUG24	*	21,751.40		
		8/01/24	OS 74236	202408	320	53800	47300		LANDSCAPE MNT PH1-5 AUG24	*	5,051.76		
		8/01/24	OS 74236	202408	300	13100	10100		LANDSCAPE MNT PH1-5 AUG24	*	3,969.24		
YELLOWSTONE LANDSCAPE												58,456.00	006178
8/21/24	00095	8/14/24	15002	202408	320	53800	57400		PDK CLOUD SUB.AGR AUG24	*	33.60		
		8/14/24	15002	202408	300	13100	10100		PDK CLOUD SUB.AGR AUG24	*	26.40		
		8/20/24	S117126	202408	320	53800	57400		ADJ ARM/RPLC GEAR REDUCER	*	1,036.36		
		8/20/24	S117126	202408	300	13100	10100		ADJ ARM/RPLC GEAR REDUCER	*	814.29		
ACCESS CONTROL SYSTEMS, LLC												1,910.65	006179
8/21/24	00129	8/16/24	5611	202408	320	53800	46200		FURN/RPLC BROKEN UMBRELLA	*	2,100.00		
		8/16/24	5611	202408	300	13100	10100		FURN/RPLC BROKEN UMBRELLA	*	1,650.00		
REUE REUNION EAST TVISCARRA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/16/24	5612	202408	320-53800-47700		*	467.60		
		SE-ADJ.LDSCP LGHT/RPLC2LT						
8/16/24	5612	202408	300-13100-10100		*	367.40		
		SE-ADJ.LDSCP LGHT/RPLC2LT						
8/18/24	5615	202408	320-53800-57400		*	215.60		
		ROTOR WASTE-RMV BLCK/FLSH						
8/18/24	5615	202408	300-13100-10100		*	169.40		
		ROTOR WASTE-RMV BLCK/FLSH						
8/18/24	5616	202408	320-53800-46200		*	383.60		
		RPLC/RPR 8 POOL UMBRELLAS						
8/18/24	5616	202408	300-13100-10100		*	301.40		
		RPLC/RPR 8 POOL UMBRELLAS						
BERRY CONSTRUCTION INC.							5,655.00	006180
8/21/24	00119	8/13/24	130472 202407 310-51300-31500		*	2,111.70		
		MTG/ADV.ROOF/LIFE FIT AGR						
LATHAM,LUNA,EDEN & BEAUDINE,LLP							2,111.70	006181
8/21/24	00060	8/03/24	309046 202408 320-53800-46200		*	140.25		
		CP-RPLC GUTTER GRATE-POOL						
		8/03/24	309046 202408 300-13100-10100		*	110.20		
		CP-RPLC GUTTER GRATE-POOL						
		8/06/24	309155 202408 320-53800-46200		*	153.72		
		SE-STEEL WEDGE-RESECURE						
		8/06/24	309155 202408 300-13100-10100		*	120.78		
		SE-STEEL WEDGE-RESECURE						
		8/06/24	309156 202408 320-53800-46200		*	209.72		
		CP-REPLACE THE SPA TIMER						
		8/06/24	309156 202408 300-13100-10100		*	164.78		
		CP-REPLACE THE SPA TIMER						
		8/07/24	309226 202408 320-53800-46200		*	199.86		
		CP-RPLC ORING/DIFF/GASKET						
		8/07/24	309226 202408 300-13100-10100		*	157.04		
		CP-RPLC ORING/DIFF/GASKET						
		8/08/24	309280 202408 320-53800-46200		*	184.77		
		CP-DEGREASE POOL/FILTER						
		8/08/24	309280 202408 300-13100-10100		*	145.18		
		CP-DEGREASE POOL/FILTER						
		8/12/24	309358 202408 320-53800-46200		*	447.97		
		TER-280GAL BULK BLEACH						
		8/12/24	309358 202408 300-13100-10100		*	351.98		
		TER-280GAL BULK BLEACH						
SPIES POOL LLC							2,386.25	006182
8/27/24	00095	8/16/24	S117206 202408 320-53800-57400		*	138.02		
		ADJ.IRD SENSOR/CLN SWITCH						
REUE REUNION EAST				TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/16/24		S117206	202408	300-13100-10100				*	108.44		
		ADJ.IRD		SENSOR/CLN SWITCH							
8/19/24		S117245	202408	320-53800-57400				*	137.20		
		RESET UNIT/CLN		MOTOR OUT							
8/19/24		S117245	202408	300-13100-10100				*	107.80		
		RESET UNIT/CLN		MOTOR OUT							
8/21/24		S117628	202408	320-53800-57400				*	1,067.60		
		INST.BELT/RPLC		MOTOR/BRD							
8/21/24		S117628	202408	300-13100-10100				*	838.83		
		INST.BELT/RPLC		MOTOR/BRD							
ACCESS CONTROL SYSTEMS, LLC										2,397.89	006183
8/27/24	00129	8/24/24	5620	202408	320-53800-46200			*	103.60		
		SE-RPLC		3 UMBRELLA/TRASH							
8/24/24		5620	202408	300-13100-10100				*	81.40		
		SE-RPLC		3 UMBRELLA/TRASH							
8/24/24		5621	202408	320-53800-47700				*	378.00		
		SE-RPLC		VLVE/HANDLE/VENT							
8/24/24		5621	202408	300-13100-10100				*	297.00		
		SE-RPLC		VLVE/HANDLE/VENT							
8/24/24		5622	202408	320-53800-47700				*	123.20		
		TER-REATTACH		HAND RAILING							
8/24/24		5622	202408	300-13100-10100				*	96.80		
		TER-REATTACH		HAND RAILING							
8/24/24		5623	202408	320-53800-47700				*	1,363.60		
		RPLC PRONG		LGHTS/WALL/GFI							
8/24/24		5623	202408	300-13100-10100				*	1,071.40		
		RPLC PRONG		LGHTS/WALL/GFI							
BERRY CONSTRUCTION INC.										3,515.00	006184
8/27/24	00144	8/22/24	99038574	202408	320-53800-47700			*	116.48		
		SVC CALL-CHCK		GYM AC/CLN							
8/22/24		99038574	202408	300-13100-10100				*	91.52		
		SVC CALL-CHCK		GYM AC/CLN							
FRANK'S AIR CONDITIONING, INC.										208.00	006185
8/27/24	00060	8/13/24	309405	202408	320-53800-46200			*	140.42		
		HS-RPLC		DRAIN PLUG/TEST							
8/13/24		309405	202408	300-13100-10100				*	110.33		
		HS-RPLC		DRAIN PLUG/TEST							
8/13/24		309406	202408	320-53800-46200				*	135.80		
		HC B-TGHT		ELECTRIC/SEAL							
8/13/24		309406	202408	300-13100-10100				*	106.70		
		HC B-TGHT		ELECTRIC/SEAL							
8/17/24		309545	202408	320-53800-46200				*	496.10		
		CP-RPLC		LID/ORNG/TORO VLV							

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/17/24	309545	309545	202408 300-13100-10100	CP-RPLC LID/ORNG/TORO VLV	*	389.80		
8/20/24	309611	309611	202408 320-53800-46200	HS-RPLC CLAMP/ADJ.PLUG	*	266.18		
8/20/24	309611	309611	202408 300-13100-10100	HS-RPLC CLAMP/ADJ.PLUG	*	209.15		
----- SPIES POOL LLC -----							1,854.48	006186
TOTAL FOR BANK A						146,221.75		
TOTAL FOR REGISTER						146,221.75		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/01/24	00041	7/31/24 7074	202407 320-53800-62000	SUPPLY/INST.FNT EQP/PRMT	*	7,840.00	
		7/31/24 7074	202407 300-13100-10100	SUPPLY/INST.FNT EQP/PRMT	*	6,160.00	
							14,000.00 000267
TOTAL FOR BANK C						14,000.00	
TOTAL FOR REGISTER						14,000.00	

REUE REUNION EAST TVISCARRA

SECTION IV

Reunion East
Community Development District

Unaudited Financial Reporting
July 31, 2024



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Reunion East
Community Development District
Balance Sheet
July 31, 2024

	<i>General Fund</i>	<i>Replacement & Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 626,954	\$ 677,259	\$ -	\$ -	\$ 1,304,213
Investments:					
Series 2002A-2					
Reserve	\$ -	\$ -	\$ 3	\$ -	\$ 3
Revenue	\$ -	\$ -	\$ 105,233	\$ -	\$ 105,233
Series 2005					
Reserve	\$ -	\$ -	\$ 5	\$ -	\$ 5
Revenue	\$ -	\$ -	\$ 194,706	\$ -	\$ 194,706
Construction	\$ -	\$ -	\$ -	\$ 11	\$ 11
Series 2015A					
Reserve	\$ -	\$ -	\$ 175,000	\$ -	\$ 175,000
Revenue	\$ -	\$ -	\$ 1,089,060	\$ -	\$ 1,089,060
Prepayment	\$ -	\$ -	\$ 38	\$ -	\$ 38
Series 2021					
Reserve	\$ -	\$ -	\$ 1,116,155	\$ -	\$ 1,116,155
Revenue	\$ -	\$ -	\$ 456,779	\$ -	\$ 456,779
Construction	\$ -	\$ -	\$ -	\$ 625,832	\$ 625,832
Investment - Custody	\$ 499,056	\$ -	\$ -	\$ -	\$ 499,056
SBA - Operating	\$ 1,389,413	\$ -	\$ -	\$ -	\$ 1,389,413
SBA - Reserve	\$ -	\$ 2,900,686	\$ -	\$ -	\$ 2,900,686
Due from General Fund	\$ -	\$ -	\$ 5,624	\$ -	\$ 5,624
Due from Reunion West	\$ 163,256	\$ 20,222	\$ -	\$ -	\$ 183,479
Prepaid Expenses	\$ 732	\$ -	\$ -	\$ -	\$ 732
Total Assets	\$ 2,679,412	\$ 3,598,167	\$ 3,142,603	\$ 625,842	\$ 10,046,025
Liabilities:					
Accounts Payable	\$ 34,420	\$ 14,000	\$ -	\$ -	\$ 48,420
Contracts Payable	\$ 1,323	\$ -	\$ -	\$ -	\$ 1,323
Due to Debt Service 2015A	\$ 5,456	\$ -	\$ -	\$ -	\$ 5,456
Due to Debt Service 2021	\$ 168	\$ -	\$ -	\$ -	\$ 168
Due to Reunion West	\$ 45,370	\$ 524	\$ -	\$ -	\$ 45,894
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
Total Liabilities	\$ 86,737	\$ 14,524	\$ 15,630,070	\$ -	\$ 15,731,331
Fund Balances:					
Assigned For Debt Service 2002A-2	\$ -	\$ -	\$ (8,230,586)	\$ -	\$ (8,230,586)
Assigned For Debt Service 2005	\$ -	\$ -	\$ (7,099,538)	\$ -	\$ (7,099,538)
Assigned For Debt Service 2015A	\$ -	\$ -	\$ 1,269,555	\$ -	\$ 1,269,555
Assigned For Debt Service 2021	\$ -	\$ -	\$ 1,573,102	\$ -	\$ 1,573,102
Assigned For Capital Projects 2005	\$ -	\$ -	\$ -	\$ 11	\$ 11
Assigned For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 625,832	\$ 625,832
Unassigned	\$ 2,592,675	\$ 3,583,644	\$ -	\$ -	\$ 6,176,319
Total Fund Balances	\$ 2,592,675	\$ 3,583,644	\$ (12,487,466.90)	\$ 625,842	\$ (5,685,306)
Total Liabilities & Fund Equity	\$ 2,679,412	\$ 3,598,167	\$ 3,142,603	\$ 625,842	\$ 10,046,025

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,967,895	\$ 1,967,895	\$ 1,995,943	\$ 28,048
Assessments - Direct Billed	\$ 37,398	\$ 28,049	\$ 28,631	\$ 582
Interest	\$ 45,105	\$ 37,587	\$ 84,177	\$ 46,590
Miscellaneous Revenues	\$ -	\$ -	\$ 313	\$ 313
Rental Income	\$ 2,800	\$ -	\$ 10,500	\$ 10,500
Total Revenues	\$ 2,053,198	\$ 2,033,531	\$ 2,119,564	\$ 86,033
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 9,800	\$ 200
FICA Expense	\$ 918	\$ 765	\$ 750	\$ 15
Engineering Fees	\$ 30,000	\$ 25,000	\$ 24,466	\$ 534
District Counsel	\$ 45,000	\$ 37,500	\$ 55,302	\$ (17,802)
Annual Audit	\$ 7,900	\$ 7,900	\$ 7,900	\$ -
Arbitrage	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Trustee Fees	\$ 8,620	\$ -	\$ -	\$ -
Dissemination Agent	\$ 10,000	\$ 8,333	\$ 8,333	\$ 0
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 49,278	\$ 41,065	\$ 41,065	\$ -
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 150	\$ 125	\$ -	\$ 125
Postage	\$ 1,500	\$ 1,250	\$ 909	\$ 341
Insurance	\$ 18,550	\$ 18,550	\$ 16,674	\$ 1,876
Printing & Binding	\$ 500	\$ 417	\$ 4	\$ 413
Legal Advertising	\$ 5,000	\$ 4,167	\$ 3,158	\$ 1,009
Other Current Charges	\$ 600	\$ 500	\$ 175	\$ 325
Office Supplies	\$ 250	\$ 208	\$ 58	\$ 150
Property Appraiser Fee	\$ 1,000	\$ 1,000	\$ 910	\$ 90
Property Taxes	\$ 400	\$ 400	\$ 226	\$ 174
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 203,691	\$ 168,705	\$ 181,255	\$ (12,550)

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 43,099	\$ 35,916	\$ 35,916	\$ 0
Management Services Agreement	\$ 9,100	\$ 7,583	\$ 7,583	\$ 0
Telephone	\$ 8,400	\$ 7,000	\$ 6,391	\$ 609
Electric	\$ 369,600	\$ 308,000	\$ 303,740	\$ 4,260
Water & Sewer	\$ 40,538	\$ 33,782	\$ 30,432	\$ 3,349
Gas	\$ 47,600	\$ 39,667	\$ 39,535	\$ 131
Pool & Fountain Maintenance	\$ 201,824	\$ 168,187	\$ 172,467	\$ (4,280)
Pond Maintenance	\$ 14,000	\$ 11,667	\$ 11,431	\$ 235
Property Insurance	\$ 56,766	\$ 56,766	\$ 61,378	\$ (4,612)
Irrigation Repairs & Maintenance	\$ 14,000	\$ 11,667	\$ 16,025	\$ (4,358)
Landscape - Contract	\$ 630,053	\$ 525,044	\$ 514,720	\$ 10,325
Landscape - Contingency	\$ 28,000	\$ 23,333	\$ 31,154	\$ (7,821)
Gate & Gatehouse Maintenance	\$ 28,000	\$ 23,333	\$ 44,003	\$ (20,669)
Roadways/Sidewalks/Bridge	\$ 14,000	\$ 11,667	\$ 10,149	\$ 1,518
Lighting	\$ 5,600	\$ 4,667	\$ 6,476	\$ (1,810)
Building Repairs & Maintenance	\$ 11,200	\$ 9,333	\$ 23,734	\$ (14,401)
Pressure Washing	\$ 28,000	\$ 23,333	\$ 24,349	\$ (1,015)
Maintenance (Inspections)	\$ 280	\$ 233	\$ 1,957	\$ (1,724)
Repairs & Maintenance	\$ 16,800	\$ 14,000	\$ 1,576	\$ 12,424
Contract Cleaning	\$ 58,576	\$ 48,813	\$ 49,076	\$ (263)
Fitness Center Repairs & Maintenance	\$ 7,784	\$ 6,487	\$ 6,366	\$ 121
Operating Supplies	\$ 1,400	\$ 1,167	\$ -	\$ 1,167
Signage	\$ 5,600	\$ 4,667	\$ 14,565	\$ (9,898)
Security	\$ 119,766	\$ 99,805	\$ 78,073	\$ 21,732
Parking Violation Tags	\$ 280	\$ 234	\$ -	\$ 234
Total Maintenance - Shared Expenses	\$ 1,760,267	\$ 1,476,350	\$ 1,491,097	\$ (14,747)
<u>Reserves</u>				
Capital Reserve Transfer	\$ 500,000	\$ 500,000	\$ 500,000	\$ -
Total Reserves	\$ 500,000	\$ 500,000	\$ 500,000	\$ -
Total Expenditures	\$ 2,463,958	\$ 2,145,055	\$ 2,172,352	\$ (27,297)
Excess Revenues (Expenditures)	\$ (410,761)		\$ (52,789)	
Fund Balance - Beginning	\$ 410,761		\$ 2,645,464	
Fund Balance - Ending	\$ 0		\$ 2,592,675	

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 216,401	\$ 1,240,058	\$ 64,451	\$ 57,431	\$ 40,818	\$ 170,240	\$ 47,738	\$ 158,457	\$ 350	\$ -	\$ -	\$ 1,995,943
Assessments - Direct Billed	\$ -	\$ -	\$ -	\$ 19,882	\$ -	\$ -	\$ 8,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,631
Interest	\$ 8,414	\$ 8,359	\$ 8,472	\$ 8,536	\$ 8,119	\$ 8,399	\$ 8,371	\$ 8,501	\$ 8,417	\$ 8,588	\$ -	\$ -	\$ 84,177
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 313	\$ -	\$ -	\$ -	\$ 313
Rental Income	\$ 1,960	\$ 420	\$ 3,220	\$ -	\$ -	\$ -	\$ 2,380	\$ 1,680	\$ 840	\$ -	\$ -	\$ -	\$ 10,500
Total Revenues	\$ 10,374	\$ 225,180	\$ 1,251,750	\$ 92,869	\$ 65,550	\$ 49,217	\$ 189,739	\$ 57,919	\$ 168,027	\$ 8,939	\$ -	\$ -	\$ 2,119,564
Expenditures:													
Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,200	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ 9,800
FICA Expense	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 61	\$ 92	\$ 77	\$ 77	\$ 61	\$ -	\$ -	\$ 750
Engineering Fees	\$ 5,313	\$ -	\$ 1,150	\$ 1,957	\$ 2,767	\$ 3,352	\$ 2,005	\$ 2,195	\$ 2,286	\$ 3,441	\$ -	\$ -	\$ 24,466
District Counsel	\$ 5,455	\$ 3,434	\$ 2,184	\$ 5,591	\$ 5,206	\$ 6,193	\$ 9,525	\$ 8,343	\$ -	\$ 9,370	\$ -	\$ -	\$ 55,302
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,900	\$ -	\$ -	\$ -	\$ 7,900
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ 8,333
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 4,107	\$ 4,107	\$ 4,107	\$ 4,107	\$ 4,107	\$ 4,107	\$ 4,107	\$ 4,107	\$ 4,107	\$ 4,107	\$ -	\$ -	\$ 41,065
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 38	\$ 23	\$ 69	\$ 50	\$ 169	\$ 66	\$ 267	\$ 26	\$ 85	\$ 116	\$ -	\$ -	\$ 909
Insurance	\$ 16,674	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,674
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Legal Advertising	\$ -	\$ 947	\$ 499	\$ -	\$ 928	\$ -	\$ 197	\$ -	\$ -	\$ 587	\$ -	\$ -	\$ 3,158
Other Current Charges	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Office Supplies	\$ 1	\$ 1	\$ 31	\$ 15	\$ 1	\$ 1	\$ 1	\$ 3	\$ 1	\$ 3	\$ -	\$ -	\$ 58
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 910
Property Taxes	\$ -	\$ 226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 41,422	\$ 11,002	\$ 10,199	\$ 13,880	\$ 16,248	\$ 17,048	\$ 18,516	\$ 16,834	\$ 16,538	\$ 19,568	\$ -	\$ -	\$ 181,255

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Maintenance - Shared Expenses</u>													
Field Maintenance	\$ 3,592	\$ 3,592	\$ 3,592	\$ 3,592	\$ 3,592	\$ 3,592	\$ 3,592	\$ 3,592	\$ 3,592	\$ 3,592	\$ -	\$ -	\$ 35,916
Management Services Agreement	\$ 758	\$ 758	\$ 758	\$ 758	\$ 758	\$ 758	\$ 758	\$ 758	\$ 758	\$ 758	\$ -	\$ -	\$ 7,583
Telephone	\$ 734	\$ 471	\$ 601	\$ 746	\$ 494	\$ 633	\$ 633	\$ 653	\$ 628	\$ 798	\$ -	\$ -	\$ 6,391
Electric	\$ 38,594	\$ 30,542	\$ 29,618	\$ 23,857	\$ 31,706	\$ 29,080	\$ 29,681	\$ 31,385	\$ 18,370	\$ 40,906	\$ -	\$ -	\$ 303,740
Water & Sewer	\$ 2,923	\$ 3,383	\$ 3,160	\$ 2,830	\$ 2,921	\$ 3,204	\$ 2,849	\$ 3,044	\$ 2,453	\$ 3,664	\$ -	\$ -	\$ 30,432
Gas	\$ 706	\$ 1,241	\$ 2,483	\$ 4,788	\$ 8,873	\$ 7,886	\$ 6,048	\$ 4,238	\$ 2,054	\$ 1,220	\$ -	\$ -	\$ 39,535
Pool & Fountain Maintenance	\$ 15,881	\$ 16,956	\$ 16,094	\$ 14,644	\$ 12,942	\$ 19,140	\$ 18,365	\$ 23,092	\$ 18,257	\$ 17,095	\$ -	\$ -	\$ 172,467
Pond Maintenance	\$ 889	\$ 889	\$ 889	\$ 889	\$ 889	\$ 889	\$ 3,577	\$ 889	\$ 1,559	\$ 74	\$ -	\$ -	\$ 11,431
Property Insurance	\$ 61,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,378
Irrigation Repairs & Maintenance	\$ 2,777	\$ 448	\$ 3,215	\$ 500	\$ 716	\$ 1,240	\$ 1,978	\$ 2,771	\$ 1,318	\$ 1,061	\$ -	\$ -	\$ 16,025
Landscape - Contract	\$ 41,210	\$ 90,582	\$ 61,127	\$ 41,210	\$ 41,210	\$ 54,624	\$ 41,210	\$ 41,210	\$ 61,127	\$ 41,210	\$ -	\$ -	\$ 514,720
Landscape - Contingency	\$ -	\$ 2,223	\$ 431	\$ 198	\$ 609	\$ 23,758	\$ 354	\$ 2,762	\$ 820	\$ -	\$ -	\$ -	\$ 31,154
Gate & Gatehouse Maintenance	\$ 2,138	\$ 5,139	\$ 5,997	\$ 2,524	\$ 2,292	\$ 3,583	\$ 11,745	\$ 6,573	\$ 1,798	\$ 2,214	\$ -	\$ -	\$ 44,003
Roadways/Sidewalks/Bridge	\$ 5,678	\$ 1,336	\$ 1,151	\$ 672	\$ 1,280	\$ -	\$ -	\$ -	\$ -	\$ 32	\$ -	\$ -	\$ 10,149
Lighting	\$ 876	\$ 1,602	\$ -	\$ 319	\$ 1,254	\$ 504	\$ 997	\$ 764	\$ -	\$ 160	\$ -	\$ -	\$ 6,476
Building Repairs & Maintenance	\$ 589	\$ 4,458	\$ 837	\$ 2,328	\$ 2,797	\$ 3,133	\$ 767	\$ 3,600	\$ 3,623	\$ 1,602	\$ -	\$ -	\$ 23,734
Pressure Washing	\$ -	\$ 896	\$ 549	\$ 15,865	\$ 7,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,349
Maintenance (Inspections)	\$ -	\$ 148	\$ -	\$ -	\$ 36	\$ -	\$ 686	\$ 168	\$ 806	\$ 112	\$ -	\$ -	\$ 1,957
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 540	\$ -	\$ 216	\$ -	\$ -	\$ -	\$ 820	\$ -	\$ -	\$ 1,576
Contract Cleaning	\$ 4,214	\$ 4,375	\$ 5,101	\$ 5,101	\$ 4,940	\$ 5,101	\$ 5,021	\$ 5,101	\$ 5,021	\$ 5,101	\$ -	\$ -	\$ 49,076
Fitness Center Repairs & Maintenance	\$ 336	\$ 1,141	\$ 168	\$ 813	\$ 336	\$ 921	\$ -	\$ 1,058	\$ 921	\$ 672	\$ -	\$ -	\$ 6,366
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ 3,651	\$ 6,247	\$ -	\$ 417	\$ -	\$ -	\$ 328	\$ 2,856	\$ 591	\$ 476	\$ -	\$ -	\$ 14,565
Security	\$ 7,807	\$ 7,807	\$ 7,807	\$ 7,807	\$ 7,807	\$ 7,807	\$ 7,807	\$ 7,807	\$ 7,807	\$ 7,807	\$ -	\$ -	\$ 78,073
Parking Violation Tags	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Maintenance - Shared Expenses	\$ 194,733	\$ 184,234	\$ 143,579	\$ 130,400	\$ 132,492	\$ 166,067	\$ 136,395	\$ 142,321	\$ 131,502	\$ 129,375	\$ -	\$ -	\$ 1,491,097
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Total Reserves	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Total Expenditures	\$ 236,155	\$ 195,236	\$ 653,778	\$ 144,279	\$ 148,740	\$ 183,116	\$ 154,910	\$ 159,155	\$ 148,041	\$ 148,943	\$ -	\$ -	\$ 2,172,352
Excess Revenues (Expenditures)	\$ (225,781)	\$ 29,944	\$ 597,972	\$ (51,411)	\$ (83,190)	\$ (133,898)	\$ 34,829	\$ (101,236)	\$ 19,986	\$ (140,005)	\$ -	\$ -	\$ (52,789)

Reunion East

Community Development District Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
Transfer In	\$ 500,000	\$ 500,000	\$ 500,000	\$ -
Interest	\$ 92,500	\$ 77,083	\$ 124,903	\$ 47,819
Total Revenues	\$ 592,500	\$ 577,083	\$ 624,903	\$ 47,819
Expenditures:				
Contingency	\$ 600	\$ 500	\$ 430	\$ 70
Building Improvements	\$ 30,800	\$ 25,667	\$ 29,796	\$ (4,129)
Fountain Improvements	\$ -	\$ -	\$ 7,840	\$ (7,840)
Gate/Gatehouse Improvements	\$ -	\$ -	\$ 20,911	\$ (20,911)
Pool Furniture	\$ 10,080	\$ 8,400	\$ -	\$ 8,400
Pool Repair & Replacements	\$ 53,200	\$ 44,333	\$ 71,902	\$ (27,569)
Lighting Improvements	\$ 7,049	\$ 5,874	\$ -	\$ 5,874
Landscape Improvements	\$ 25,200	\$ 21,000	\$ 7,825	\$ 13,175
Roadway Improvements	\$ 272,973	\$ 227,478	\$ 119,592	\$ 107,885
Signage	\$ 56,000	\$ 46,667	\$ 66,360	\$ (19,693)
Stormwater Improvements	\$ -	\$ -	\$ 8,697	\$ (8,697)
Capital Outlay	\$ 91,000	\$ 75,833	\$ 118,732	\$ (42,899)
Total Expenditures	\$ 546,902	\$ 455,752	\$ 452,085	\$ 3,666
Excess Revenues (Expenditures)	\$ 45,598		\$ 172,817	
Fund Balance - Beginning	\$ 3,016,347		\$ 3,410,826	
Fund Balance - Ending	\$ 3,061,945		\$ 3,583,644	

Reunion East

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

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 07/31/24		Thru 07/31/24		
Revenues:							
Interest	\$	-	\$	-	\$ 4,308	\$	4,308
Total Revenues	\$	-	\$	-	\$ 4,308	\$	4,308
Expenditures:							
Series 2002A-2							
Debt Service Obligation	\$	-	\$	-	\$ 3,950	\$	(3,950)
Total Expenditures	\$	-	\$	-	\$ 3,950	\$	(3,950)
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$ -	\$	-
Excess Revenues (Expenditures)	\$	-	\$	-	\$ 358	\$	-
Fund Balance - Beginning	\$	-	\$	-	(8,230,945)	\$	-
Fund Balance - Ending	\$	-	\$	-	(8,230,586)	\$	-

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 07/31/24		Thru 07/31/24		
Revenues:							
Interest	\$	-	\$	-	\$	8,471	\$ 8,471
Total Revenues	\$	-	\$	-	\$	8,471	\$ 8,471
Expenditures:							
Series 2005							
Debt Service Obligation	\$	-	\$	-	\$	-	\$ -
Other Debt Service Costs	\$	-	\$	-	\$	15,712	\$ (15,712)
Total Expenditures	\$	-	\$	-	\$	15,712	\$ (15,712)
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$ -
Excess Revenues (Expenditures)	\$	-	\$	-	\$	(7,241)	
Fund Balance - Beginning	\$	-			\$	(7,092,297)	
Fund Balance - Ending	\$	-			\$	(7,099,538)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
Special Assessments	\$ 2,568,595	\$ 2,568,595	\$ 2,599,525	\$ 30,930
Interest	\$ 35,000	\$ 29,167	\$ 72,434	\$ 43,267
Total Revenues	\$ 2,603,595	\$ 2,597,762	\$ 2,671,959	\$ 74,198
Expenditures:				
Series 2015A				
Interest - 11/01	\$ 505,500	\$ 505,500	\$ 505,500	\$ -
Principal - 05/01	\$ 1,600,000	\$ 1,600,000	\$ 1,600,000	\$ -
Interest - 05/01	\$ 505,500	\$ 505,500	\$ 505,500	\$ -
Total Expenditures	\$ 2,611,000	\$ 2,611,000	\$ 2,611,000	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (7,405)		\$ 60,959	
Fund Balance - Beginning	\$ 1,011,038		\$ 1,208,596	
Fund Balance - Ending	\$ 1,003,633		\$ 1,269,555	

Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
Special Assessments	\$ 1,116,155	\$ 1,116,155	\$ 1,085,688	\$ (30,467)
Interest	\$ 29,120	\$ 24,267	\$ 68,588	\$ 44,322
Total Revenues	\$ 1,145,275	\$ 1,140,422	\$ 1,154,276	\$ 13,855
Expenditures:				
Series 2021				
Interest - 11/01	\$ 337,161	\$ 337,161	\$ 337,161	\$ -
Principal - 05/01	\$ 445,000	\$ 445,000	\$ 445,000	\$ -
Interest - 05/01	\$ 337,161	\$ 337,161	\$ 337,161	\$ -
Total Expenditures	\$ 1,119,322	\$ 1,119,323	\$ 1,119,323	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 25,953		\$ 34,954	
Fund Balance - Beginning	\$ 408,919		\$ 1,538,148	
Fund Balance - Ending	\$ 434,872		\$ 1,573,102	

Reunion East

Community Development District Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 07/31/24	Thru 07/31/24	
Revenues:				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 10	
Fund Balance - Ending	\$ -		\$ 11	

Reunion East

Community Development District Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 07/31/24	Thru 07/31/24	
Revenues:				
Interest Income	\$ -	\$ -	\$ 25,169	\$ 25,169
Total Revenues	\$ -	\$ -	\$ 25,169	\$ 25,169
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 25,169	
Fund Balance - Beginning	\$ -		\$ 600,663	
Fund Balance - Ending	\$ -		\$ 625,832	

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)
LESS: PRINCIPAL PAYMENT 05/1/24		(\$1,600,000)
CURRENT BONDS OUTSTANDING		\$18,570,000

SERIES 2021, SPECIAL ASSESSMENT BONDS

INTEREST RATES:	2.400%, 2.850%, 3.150%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND REQUIREMENT	\$1,116,155	
RESERVE FUND BALANCE	\$1,116,155	
BONDS OUTSTANDING - 8/18/21		\$20,355,000
LESS: PRINCIPAL PAYMENT 05/1/22		(\$425,000)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$435,000)
LESS: PRINCIPAL PAYMENT 05/1/24		(\$445,000)
CURRENT BONDS OUTSTANDING		\$19,050,000

SECTION V

Reunion East and West R&M

FY2025 Preliminary Project List	Estimated Cost
Deferred	
Seven Eagles Fountain #2 Refurbishment/Redesign	\$ 20,000.00
Seven Eagles Fitness Center Equipment + Flooring	\$ 79,280.00
Milling, Resurfacing, Traffic Calming, Striping, Stop Bars	\$ 1,238,925.10
Access Control System at Reunion Village Gate	\$ 20,000.00
Reunion Resort/Reunion Village (Spine Road) Gate Access + Electrical	\$ 205,000.00
FY2025 Preliminary Project List	

Heritage Crossing Community Center, Lighting System	\$ 45,000.00
Seven Pool and Spa Lifts	\$ 30,000.00
Signage Replacement, Radar Speed	\$ 67,531.00
Encore RW Playground	\$ 140,000.00
Terrace Pool Renovation/Resurfacing	\$ 75,000.00
Pool Furniture	\$ 15,000.00
Reunion Village No Parking Signs Phase 4&5	\$ 40,000.00
Pool Heater Replacement Allowance	\$ 24,000.00
Sidewalk Replacement	\$ 75,000.00
Sidewalk Installation on Priority Vacant Lots	\$ 300,000.00
HVAC Replacement Allowance	\$ 25,000.00
Contingency	\$ 100,000.00
	\$ 2,499,736.10

SECTION VI

REBATE REPORT

\$30,710,000

Reunion East Community Development District

(Osceola County, Florida)

Special Assessment Refunding Bonds, Series 2015A

Dated: July 29, 2015

Delivered: July 29, 2015

Rebate Report to the Computation Date

July 29, 2028

Reflecting Activity To

July 31, 2024



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

September 6, 2024

Reunion East Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$30,710,000 Reunion East Community Development District (Osceola County, Florida),
Special Assessment Refunding Bonds, Series 2015A

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Reunion East Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of July 31, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the July 29, 2028 Computation Date
Reflecting Activity from July 29, 2015 through July 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Debt Service Reserve Fund	4.161427%	15,153.15	(3,215.52)
Totals	4.161427%	\$15,153.15	\$(3,215.52)
Bond Yield	4.868719%		
6/30/22 Rebate Liability			(90,533.53)
Rebate Computation Credits			(7,444.45)
		Net Rebatable Arbitrage	\$(101,193.50)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebateable Arbitrage, investment activity is reflected from July 29, 2015, the date of the closing, to July 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of July 29, 2028. The activity from July 29, 2015 through June 30, 2022 was taken from the prior consultant's rebate report dated July 29, 2022, which included:
 - Cumulative rebate liability of \$(67,573.85) as of June 30, 2022.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between July 29, 2015 and July 31, 2024, the District made periodic payments into the Interest and Sinking Funds that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Interest and Sinking Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

July 29, 2028.

7. Computation Period

The period beginning on July 29, 2015, the date of the closing, and ending on July 31, 2024.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebtable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund/ Account	Account Number
Interest	241093000
Sinking Fund	241093001
Prepayment	241093002
Debt Service Reserve	241093003
Revenue	241093004

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of July 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to July 29, 2028. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on July 29, 2028, is the Rebateable Arbitrage.

\$30,710,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2015A
Delivered: July 29, 2015

Sources of Funds

Par Amount	\$30,710,000.00
Net Original Issue Premium	159,012.60
2002A-1 Prior Issue Funds	2,073,999.83
Totals	\$32,943,012.43

Uses of Funds

Escrow Fund	\$31,633,197.87
Debt Service Reserve Fund	175,000.00
Capitalized Interest Fund	376,842.22
Costs of Issuance Account	143,772.34
Underwriter's Discount	614,200.00
Total	\$32,943,012.43

PROOF OF ARBITRAGE YIELD

\$30,710,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding Bonds, Series 2015A

Date	Debt Service	Present Value to 07/29/2015 @ 4.8687184959%
11/01/2015	376,842.22	372,237.96
05/01/2016	1,857,300.00	1,791,007.95
11/01/2016	714,900.00	673,000.05
05/01/2017	1,884,900.00	1,732,257.53
11/01/2017	691,500.00	620,398.41
05/01/2018	1,906,500.00	1,669,819.94
11/01/2018	667,200.00	570,483.67
05/01/2019	1,932,200.00	1,612,848.60
11/01/2019	641,900.00	523,074.13
05/01/2020	1,961,900.00	1,560,727.49
11/01/2020	615,500.00	478,005.19
05/01/2021	1,995,500.00	1,512,901.44
11/01/2021	581,000.00	430,020.72
05/01/2022	2,031,000.00	1,467,497.99
11/01/2022	544,750.00	384,254.69
05/01/2023	2,069,750.00	1,425,260.25
11/01/2023	506,625.00	340,578.51
05/01/2024	2,106,625.00	1,382,522.49
11/01/2024	466,625.00	298,956.03
05/01/2025	2,151,625.00	1,345,737.16
11/01/2025	424,500.00	259,194.45
05/01/2026	2,194,500.00	1,308,090.94
11/01/2026	380,250.00	221,271.72
05/01/2027	2,240,250.00	1,272,645.74
11/01/2027	333,750.00	185,091.58
05/01/2028	2,288,750.00	1,239,133.47
11/01/2028	284,875.00	150,566.52
05/01/2029	2,339,875.00	1,207,316.34
11/01/2029	233,500.00	117,616.88
05/01/2030	2,393,500.00	1,176,983.95
11/01/2030	179,500.00	86,169.96
05/01/2031	2,454,500.00	1,150,293.95
11/01/2031	122,625.00	56,102.11
05/01/2032	2,512,625.00	1,122,230.75
11/01/2032	62,875.00	27,414.91
05/01/2033	2,577,875.00	1,097,299.13
	46,727,892.22	30,869,012.60

Proceeds Summary

Delivery date	07/29/2015
Par Value	30,710,000.00
Premium (Discount)	159,012.60
Target for yield calculation	30,869,012.60

BOND DEBT SERVICE

\$30,710,000

Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2015A

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
07/29/2015					
11/01/2015			376,842.22	376,842.22	
05/01/2016	1,120,000	4.000%	737,300.00	1,857,300.00	2,234,142.22
11/01/2016			714,900.00	714,900.00	
05/01/2017	1,170,000	4.000%	714,900.00	1,884,900.00	2,599,800.00
11/01/2017			691,500.00	691,500.00	
05/01/2018	1,215,000	4.000%	691,500.00	1,906,500.00	2,598,000.00
11/01/2018			667,200.00	667,200.00	
05/01/2019	1,265,000	4.000%	667,200.00	1,932,200.00	2,599,400.00
11/01/2019			641,900.00	641,900.00	
05/01/2020	1,320,000	4.000%	641,900.00	1,961,900.00	2,603,800.00
11/01/2020			615,500.00	615,500.00	
05/01/2021	1,380,000	5.000%	615,500.00	1,995,500.00	2,611,000.00
11/01/2021			581,000.00	581,000.00	
05/01/2022	1,450,000	5.000%	581,000.00	2,031,000.00	2,612,000.00
11/01/2022			544,750.00	544,750.00	
05/01/2023	1,525,000	5.000%	544,750.00	2,069,750.00	2,614,500.00
11/01/2023			506,625.00	506,625.00	
05/01/2024	1,600,000	5.000%	506,625.00	2,106,625.00	2,613,250.00
11/01/2024			466,625.00	466,625.00	
05/01/2025	1,685,000	5.000%	466,625.00	2,151,625.00	2,618,250.00
11/01/2025			424,500.00	424,500.00	
05/01/2026	1,770,000	5.000%	424,500.00	2,194,500.00	2,619,000.00
11/01/2026			380,250.00	380,250.00	
05/01/2027	1,860,000	5.000%	380,250.00	2,240,250.00	2,620,500.00
11/01/2027			333,750.00	333,750.00	
05/01/2028	1,955,000	5.000%	333,750.00	2,288,750.00	2,622,500.00
11/01/2028			284,875.00	284,875.00	
05/01/2029	2,055,000	5.000%	284,875.00	2,339,875.00	2,624,750.00
11/01/2029			233,500.00	233,500.00	
05/01/2030	2,160,000	5.000%	233,500.00	2,393,500.00	2,627,000.00
11/01/2030			179,500.00	179,500.00	
05/01/2031	2,275,000	5.000%	179,500.00	2,454,500.00	2,634,000.00
11/01/2031			122,625.00	122,625.00	
05/01/2032	2,390,000	5.000%	122,625.00	2,512,625.00	2,635,250.00
11/01/2032			62,875.00	62,875.00	
05/01/2033	2,515,000	5.000%	62,875.00	2,577,875.00	2,640,750.00
	30,710,000		16,017,892.22	46,727,892.22	46,727,892.22

\$30,710,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding Bonds, Series 2015A
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.868719%)
06/30/22	Bal	-175,000.00	-234,460.03
06/30/22	Acc	-95.37	-127.77
07/05/22		95.37	127.69
08/02/22		163.97	218.75
09/02/22		251.49	334.16
10/04/22		285.49	377.72
11/02/22		380.26	501.22
12/02/22		468.23	614.71
12/22/22		0.21	0.27
01/04/23		533.11	696.90
02/02/23		565.89	736.99
03/02/23		541.52	702.43
04/04/23		617.11	797.06
05/02/23		630.68	811.55
06/02/23		686.05	879.27
07/05/23		663.92	847.16
08/02/23		704.82	896.11
09/05/23		732.34	927.00
10/03/23		710.25	895.68
11/02/23		736.52	925.22
12/04/23		715.27	894.69
01/03/24		738.77	920.51
02/02/24		735.71	913.15
03/04/24		683.83	845.14
04/02/24		731.09	900.17
05/02/24		706.60	866.54
06/04/24		730.95	892.57
07/02/24		707.74	861.01
07/31/24	Bal	175,000.00	212,102.24
07/31/24	Acc	731.33	886.38

07/29/28	TOTALS:	15,153.15	-3,215.52

ISSUE DATE:	07/29/15	REBATABLE ARBITRAGE:	-3,215.52
COMP DATE:	07/29/28	NET INCOME:	15,153.15
BOND YIELD:	4.868719%	TAX INV YIELD:	4.161427%

\$30,710,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding Bonds, Series 2015A
 6/30/22 Rebate Liability

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.868719%)
06/30/22		-67,573.85	-90,533.53

07/29/28	TOTALS:	-67,573.85	-90,533.53

ISSUE DATE: 07/29/15 REBATABLE ARBITRAGE: -90,533.53
 COMP DATE: 07/29/28
 BOND YIELD: 4.868719%

\$30,710,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding Bonds, Series 2015A
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.868719%)
07/29/22		-1,830.00	-2,442.30
07/29/23		-1,960.00	-2,492.94
07/29/24		-2,070.00	-2,509.20

07/29/28	TOTALS:	-5,860.00	-7,444.45

ISSUE DATE: 07/29/15 REBATABLE ARBITRAGE: -7,444.45
 COMP DATE: 07/29/28
 BOND YIELD: 4.868719%

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (13.5% of the population).

There is a growing awareness of the need to address the health care needs of the elderly population. The Department of Health (1998) has set out a strategy for the care of the elderly, which includes a commitment to improve the health and quality of life of the elderly population. This strategy is based on the following principles:

• To ensure that the elderly population has access to the services and resources they need to live well.

• To ensure that the elderly population is protected from abuse and neglect.

• To ensure that the elderly population is consulted and involved in decisions about their care.

The strategy also includes a commitment to improve the health and quality of life of the elderly population. This is to be achieved by addressing the following issues:

- Improving the health and quality of life of the elderly population.
- Improving the care and support of the elderly population.
- Improving the protection of the elderly population from abuse and neglect.

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- Improving the care and support of the elderly population.
- Improving the protection of the elderly population from abuse and neglect.

REBATE REPORT

\$20,355,000

Reunion East Community Development District

(Osceola County, Florida)

Special Assessment Bonds, Series 2021

(Series 2021 Project)

Dated: August 18, 2021

Delivered: August 18, 2021

Rebate Report to the Computation Date

August 18, 2024

Reflecting Activity To

August 18, 2024



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
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September 6, 2024

Reunion East Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$20,355,000 Reunion East Community Development District (Osceola County, Florida),
Special Assessment Bonds, Series 2021 (Series 2021 Project)

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Reunion East Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of August 31, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the August 18, 2024 Computation Date
Reflecting Activity from August 18, 2021 through August 18, 2024

Fund Description	Taxable Inv Yield	Rebatable Arbitrage
Acquisition & Construction Fund	1.008921%	(303,318.41)
Costs of Issuance Fund	0.005869%	(77.60)
Capitalized Interest Fund	0.006089%	(984.88)
Debt Service Reserve Fund	2.964644%	(7,468.04)
Totals	1.403776%	\$(311,848.93)
Bond Yield	3.176670%	
Rebate Computation Credits		(6,041.82)
Net Rebatable Arbitrage		\$(317,890.75)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from August 18, 2021, the date of the closing, to August 18, 2024, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of August 18, 2024.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between August 18, 2021 and August 18, 2024, the District made periodic payments into the Interest and Sinking Funds that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Interest and Sinking Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

August 18, 2024.

7. Computation Period

The period beginning on August 18, 2021, the date of the closing, and ending on August 18, 2024, the Computation Date.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund/ Account	Account Number
Revenue	268109000
Interest	268109001
Sinking Fund	268109002
Debt Service Reserve	268109003
Prepayment	268109004
Acquisition & Construction	268109005
Costs of Issuance	268109006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of August 18, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to August 18, 2024. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on August 18, 2024, is the Rebateable Arbitrage.

\$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)
Delivered: August 18, 2021

Sources of Funds	
-------------------------	--

Par Amount	\$20,355,000.00
Net Original Issue Premium	<u>506,277.20</u>
Totals	\$20,861,277.20

Uses of Funds	
----------------------	--

Acquisition & Construction Fund	\$18,918,874.25
Costs of Issuance Fund	278,225.00
Capitalized Interest Fund	140,922.95
Debt Service Reserve Fund	1,116,155.00
Underwriter's Discount	<u>407,100.00</u>
Total	\$20,861,277.20

PROOF OF ARBITRAGE YIELD

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)

Date	Debt Service	Present Value to 08/18/2021 @ 3.1766700098%
11/01/2021	140,922.95	140,025.19
05/01/2022	772,481.25	755,559.28
11/01/2022	342,381.25	329,645.18
05/01/2023	777,381.25	736,761.59
11/01/2023	337,161.25	314,547.85
05/01/2024	782,161.25	718,292.82
11/01/2024	331,821.25	299,961.55
05/01/2025	786,821.25	700,154.08
11/01/2025	326,361.25	285,872.44
05/01/2026	791,361.25	682,345.98
11/01/2026	320,781.25	272,266.99
05/01/2027	800,781.25	669,046.14
11/01/2027	313,941.25	258,194.34
05/01/2028	808,941.25	654,894.69
11/01/2028	306,887.50	244,562.49
05/01/2029	811,887.50	636,887.40
11/01/2029	299,691.25	231,417.94
05/01/2030	819,691.25	623,059.35
11/01/2030	292,281.25	218,693.68
05/01/2031	10,012,281.25	7,374,362.39
11/01/2031	100,957.50	73,195.80
05/01/2032	655,957.50	468,143.99
11/01/2032	92,216.25	64,783.94
05/01/2033	662,216.25	457,947.72
11/01/2033	83,238.75	56,662.77
05/01/2034	673,238.75	451,125.61
11/01/2034	73,946.25	48,775.38
05/01/2035	683,946.25	444,081.49
11/01/2035	64,338.75	41,121.55
05/01/2036	694,338.75	436,842.03
11/01/2036	54,416.25	33,700.61
05/01/2037	704,416.25	429,432.28
11/01/2037	44,178.75	26,511.54
05/01/2038	714,178.75	421,875.75
11/01/2038	33,626.25	19,552.95
05/01/2039	723,626.25	414,194.44
11/01/2039	22,758.75	12,823.14
05/01/2040	732,758.75	406,408.97
11/01/2040	11,576.25	6,320.13
05/01/2041	746,576.25	401,225.71
	27,748,526.70	20,861,277.20

Proceeds Summary

Delivery date	08/18/2021
Par Value	20,355,000.00
Premium (Discount)	506,277.20
Target for yield calculation	20,861,277.20

PROOF OF ARBITRAGE YIELD

\$20,355,000

Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM2051	05/01/2042	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2043	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2044	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2045	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2046	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2047	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2048	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2049	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2050	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2051	4.000%	3.330%	05/01/2031	100.000	3.3309801%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM2051	05/01/2042	4.000%	3.330%			3.6196562%	0.2886762%
TERM2051	05/01/2043	4.000%	3.330%			3.6310464%	0.3000663%
TERM2051	05/01/2044	4.000%	3.330%			3.6413792%	0.3103992%
TERM2051	05/01/2045	4.000%	3.330%			3.6507889%	0.3198089%
TERM2051	05/01/2046	4.000%	3.330%			3.6593878%	0.3284078%
TERM2051	05/01/2047	4.000%	3.330%			3.6672709%	0.3362908%
TERM2051	05/01/2048	4.000%	3.330%			3.6745188%	0.3435388%
TERM2051	05/01/2049	4.000%	3.330%			3.6812008%	0.3502208%
TERM2051	05/01/2050	4.000%	3.330%			3.6873763%	0.3563962%
TERM2051	05/01/2051	4.000%	3.330%			3.6930967%	0.3621166%

BOND DEBT SERVICE

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/18/2021					
11/01/2021			140,922.95	140,922.95	
05/01/2022	425,000	2.400%	347,481.25	772,481.25	913,404.20
11/01/2022			342,381.25	342,381.25	
05/01/2023	435,000	2.400%	342,381.25	777,381.25	1,119,762.50
11/01/2023			337,161.25	337,161.25	
05/01/2024	445,000	2.400%	337,161.25	782,161.25	1,119,322.50
11/01/2024			331,821.25	331,821.25	
05/01/2025	455,000	2.400%	331,821.25	786,821.25	1,118,642.50
11/01/2025			326,361.25	326,361.25	
05/01/2026	465,000	2.400%	326,361.25	791,361.25	1,117,722.50
11/01/2026			320,781.25	320,781.25	
05/01/2027	480,000	2.850%	320,781.25	800,781.25	1,121,562.50
11/01/2027			313,941.25	313,941.25	
05/01/2028	495,000	2.850%	313,941.25	808,941.25	1,122,882.50
11/01/2028			306,887.50	306,887.50	
05/01/2029	505,000	2.850%	306,887.50	811,887.50	1,118,775.00
11/01/2029			299,691.25	299,691.25	
05/01/2030	520,000	2.850%	299,691.25	819,691.25	1,119,382.50
11/01/2030			292,281.25	292,281.25	
05/01/2031	535,000	2.850%	292,281.25	827,281.25	1,119,562.50
11/01/2031			284,657.50	284,657.50	
05/01/2032	555,000	3.150%	284,657.50	839,657.50	1,124,315.00
11/01/2032			275,916.25	275,916.25	
05/01/2033	570,000	3.150%	275,916.25	845,916.25	1,121,832.50
11/01/2033			266,938.75	266,938.75	
05/01/2034	590,000	3.150%	266,938.75	856,938.75	1,123,877.50
11/01/2034			257,646.25	257,646.25	
05/01/2035	610,000	3.150%	257,646.25	867,646.25	1,125,292.50
11/01/2035			248,038.75	248,038.75	
05/01/2036	630,000	3.150%	248,038.75	878,038.75	1,126,077.50
11/01/2036			238,116.25	238,116.25	
05/01/2037	650,000	3.150%	238,116.25	888,116.25	1,126,232.50
11/01/2037			227,878.75	227,878.75	
05/01/2038	670,000	3.150%	227,878.75	897,878.75	1,125,757.50
11/01/2038			217,326.25	217,326.25	
05/01/2039	690,000	3.150%	217,326.25	907,326.25	1,124,652.50
11/01/2039			206,458.75	206,458.75	
05/01/2040	710,000	3.150%	206,458.75	916,458.75	1,122,917.50
11/01/2040			195,276.25	195,276.25	
05/01/2041	735,000	3.150%	195,276.25	930,276.25	1,125,552.50
11/01/2041			183,700.00	183,700.00	
05/01/2042	760,000	4.000%	183,700.00	943,700.00	1,127,400.00
11/01/2042			168,500.00	168,500.00	
05/01/2043	795,000	4.000%	168,500.00	963,500.00	1,132,000.00
11/01/2043			152,600.00	152,600.00	
05/01/2044	825,000	4.000%	152,600.00	977,600.00	1,130,200.00
11/01/2044			136,100.00	136,100.00	
05/01/2045	860,000	4.000%	136,100.00	996,100.00	1,132,200.00
11/01/2045			118,900.00	118,900.00	
05/01/2046	895,000	4.000%	118,900.00	1,013,900.00	1,132,800.00
11/01/2046			101,000.00	101,000.00	
05/01/2047	930,000	4.000%	101,000.00	1,031,000.00	1,132,000.00
11/01/2047			82,400.00	82,400.00	
05/01/2048	970,000	4.000%	82,400.00	1,052,400.00	1,134,800.00
11/01/2048			63,000.00	63,000.00	
05/01/2049	1,010,000	4.000%	63,000.00	1,073,000.00	1,136,000.00

BOND DEBT SERVICE

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			42,800.00	42,800.00	
05/01/2050	1,050,000	4.000%	42,800.00	1,092,800.00	1,135,600.00
11/01/2050			21,800.00	21,800.00	
05/01/2051	1,090,000	4.000%	21,800.00	1,111,800.00	1,133,600.00
	20,355,000		13,209,126.70	33,564,126.70	33,564,126.70

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/21	Beg Bal	-18,918,874.25	-20,794,972.26
09/15/21		10,135,184.34	11,113,942.11
10/21/21		2,561.86	2,800.42
03/22/22		3,500.00	3,775.67
03/22/22		3,011.50	3,248.70
11/23/22		430.00	454.18
11/29/22		8,272,641.86	8,733,321.28
02/03/23		537.50	564.26
09/26/23		3,500.00	3,600.07
08/18/24	Bal	625,831.53	625,831.53
08/18/24	Acc	4,115.62	4,115.62

08/18/24	TOTALS:	132,439.96	-303,318.41

ISSUE DATE:	08/18/21	REBATABLE ARBITRAGE:	-303,318.41
COMP DATE:	08/18/24	NET INCOME:	132,439.96
BOND YIELD:	3.176670%	TAX INV YIELD:	1.008921%

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)
 Costs of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/21	Beg Bal	-278,225.00	-305,815.30
08/18/21		1,750.00	1,923.54
08/18/21		6,000.00	6,594.99
08/18/21		55,000.00	60,454.10
08/18/21		73,000.00	80,239.08
08/18/21		27,500.00	30,227.05
08/18/21		56,500.00	62,102.85
08/27/21		5,975.00	6,562.34
08/31/21		50,000.00	54,900.56
10/20/21		2,500.14	2,733.19

08/18/24	TOTALS:	0.14	-77.60

ISSUE DATE:	08/18/21	REBATABL ARBITRAGE:	-77.60
COMP DATE:	08/18/24	NET INCOME:	0.14
BOND YIELD:	3.176670%	TAX INV YIELD:	0.005869%

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/21	Beg Bal	-140,922.95	-154,897.63
09/02/21		0.33	0.36
10/04/21		0.69	0.76
11/01/21		140,922.96	153,910.86
11/02/21		-0.01	-0.01
11/02/21		0.72	0.79

08/18/24	TOTALS:	1.74	-984.88

ISSUE DATE:	08/18/21	REBATABLE ARBITRAGE:	-984.88
COMP DATE:	08/18/24	NET INCOME:	1.74
BOND YIELD:	3.176670%	TAX INV YIELD:	0.006089%

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/21	Beg Bal	-1,116,155.00	-1,226,838.97
09/02/21		2.65	2.91
10/04/21		5.49	6.01
11/02/21		5.67	6.19
12/02/21		5.49	5.98
12/30/21		3.93	4.27
01/04/22		5.67	6.16
02/02/22		5.67	6.14
03/02/22		5.19	5.61
04/04/22		5.67	6.11
05/03/22		5.49	5.90
06/02/22		274.81	294.64
07/05/22		608.29	650.31
08/02/22		1,045.78	1,115.38
09/02/22		1,604.02	1,706.29
10/04/22		1,820.88	1,931.56
11/02/22		2,425.31	2,566.43
12/02/22		2,986.36	3,151.83
12/22/22		1.37	1.44
01/04/23		3,400.17	3,578.53
02/02/23		3,609.25	3,789.28
03/02/23		3,453.83	3,616.60
04/04/23		3,935.95	4,109.91
05/02/23		4,022.47	4,189.97
06/02/23		4,375.63	4,545.88
07/05/23		4,292.44	4,446.59
08/02/23		4,495.38	4,645.82
09/05/23		4,670.88	4,813.27
10/03/23		4,530.02	4,656.68
11/02/23		4,697.53	4,816.63
12/04/23		4,562.01	4,664.59
01/02/24		4,711.88	4,806.04
02/02/24		4,692.41	4,773.62
03/04/24		4,361.48	4,424.55
04/02/24		4,662.88	4,718.73
05/02/24		4,506.68	4,548.70
06/04/24		4,662.01	4,692.31
07/02/24		4,513.99	4,532.21
08/18/24	Bal	1,116,155.00	1,116,155.00
08/18/24	Acc	7,372.85	7,372.85

08/18/24	TOTALS:	100,347.48	-7,468.04

ISSUE DATE: 08/18/21 REBATABLE ARBITRAGE: -7,468.04
 COMP DATE: 08/18/24 NET INCOME: 100,347.48
 BOND YIELD: 3.176670% TAX INV YIELD: 2.964644%

\$20,355,000
 Reunion East Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2021
 (Series 2021 Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/22		-1,830.00	-1,949.07
08/18/23		-1,960.00	-2,022.76
08/18/24		-2,070.00	-2,070.00

08/18/24	TOTALS:	-5,860.00	-6,041.82

ISSUE DATE: 08/18/21 REBATABLE ARBITRAGE: -6,041.82
 COMP DATE: 08/18/24
 BOND YIELD: 3.176670%