Reunion East Community Development District

Agenda

March 13, 2025

AGENDA

Reunion East
Community Development District

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

March 6, 2025

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, March 13, 2025 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 February 13, 2025 Board of Supervisors Meeting
4. Consideration of Speed Bump Warning Striping and Upgraded Sign Posts
5. Consideration of Request for Proposals for Landscape Services
6. Staff Reports
    - A. Attorney
        - i. Update on Request from Rowstar, LLC Related to Option and Access Easement Agreement for Access to Cell Tower
    - B. Engineer
    - C. Field Manager Updates
    - D. District Manager's Report
        - i. Approval of Check Register
        - ii. Balance Sheet and Income Statement
    - E. Security Report
7. Other Business
8. Supervisor's Requests
    - A. Discussion of "No Parking" Sign Installation Along Excitement Drive
    - B. Discussion of Changing Pool Operating Hours
9. Next Meeting Date: April 10, 2025
10. 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, **February 13, 2025** at 1:00 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein	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
Victor Vargas	Reunion Security
Darrin Mossing Jr.	GMS
Jamie McMillan	GMS
Pete Whitman	Yellowstone Landscape
Garrett Huegel	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the February 13, 2025 regular meeting of the Board of Supervisors of the Reunion East Community Development District.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 1:10 p.m. and called the roll. All Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the public comment period. The following residents addressed the Board:

- Beverly Pappas (7689 Heritage Crossing) stated that they put in a request for painting the pool houses to make them all look similar. She stated that the sidewalks are extremely dirty. The sidewalks belong to both the CDD and HOA. She asked if the CDD and HOA could get together and get a proposal and share the cost. Ms. Pappas stated several residents have asked if the myrtles could be cut down around the pool areas because they are extremely high. She noted that bathroom doors are stuck, people got locked into them. She stated that we need security to be sure they put down the umbrellas at night because we have a broken umbrella.
- Resident (Harold Rosen) stated he thinks it's ludicrous to believe that when they hire a company to put signs in that they have to direct them to do their job. The stated that the location of those signs is a joke and the quality of the lines is terrible. He stated that when the posts were built, they had gorgeous powder coated black posts throughout Reunion. They're gorgeous and they're very high end, they cost about $800 apiece. He stated that all these signs were put up in Home Depot posts and that completely detracts from the entire look of Reunion. You go into Reunion and you see all these beautiful uniform powder coating posts and now you see these inexpensive signs with these Home Depot posts. He stated that this diminishes the value and the look of the community.
- Resident (Chuck Martin, 1306 Seven Eagles Court) stated at the last meeting I listened to the engineering report on the roadway project. It is my understanding that the punch list has been completed except for a couple of minor items. He stated that the white crossing lines and yellow center lines are of such poor quality that some are not able to be seen at night and will need to be redone earlier than anticipated. It is a waste of our precious resources and a safety risk. He stated that he expected much more on the oversight of this project. He noted that there is no warning of the speed bumps when some signs are behind branches, trees and other signs and there is no white striping on either side of the speed bumps from 50 ft. away. He stated that their neighbor ChampionsGate has done this job much, much better. He asked why the roads have

side stripes on some of the crosswalks and the new crosswalks do not. He asked why they put up the sign poles instead of the style sign poles that the community already has that express a five-star community. He stated that he watched the progress of Linear Park upgrades and has been very pleased with the strides that Alan the CDD field manager has made. The fountain has brought some needed color and become a feature instead of an eyesore. He suggested that more landscape color might be appropriate. He stated that the number of guests walking dogs has made it imperative that doggie stations be installed as at most other resorts in Orlando.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the January 9, 2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the January 9, 2025 meeting, which were included in the agenda package. She noted that the minutes have been reviewed by District counsel and management. The Board had no changes to the minutes at this time.

> On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor the Minutes of the January 9, 2025 Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS **Continued Public Hearing for Amended Special Events Policy and Room Rental Fees**

A. Open Public Hearing

Ms. Adams asked for a motion to open the public hearing.

> On MOTION by Mr. Dryburgh seconded by Mr. Greenstein with all in favor the Public Hearing for Amended Special Events Policy and Room Rental Fees was opened.

B. Public Comment

Ms. Adams stated that they are required to take public comment regarding consideration of Resolution 2025-05. The drafted amended special events policies have been included in the agenda packet published on the website seven days in advance. Ms. Adams asked for any public comments on Resolution 2025-05.

Resident (Harold Rosen) stated in special events they list that between Sunday and Thursday, the late time for closing is 10:00 p.m. and for Friday and Saturday it's 11:00 p.m. He asked how they are going to enforce this and what are they going to do to make sure that people comply. He stated it's nice to put all these guidelines in place, but if you don't have enforcement, it means nothing. He asked who is going to come by at 10:00 and 11:00 p.m. and tell them to shut down. He asked who's going to accept the $500 retainer if they don't. He stated there could be an additional fee of $500 and say if they don't stop at 11:00 p.m. This goes to the community, to the people who live here. He stated that the next question is, it's very nice that they get $1,500 to rent it out. Where are the people going to park? He stated if you're going to make this into a venue where people are having parties, don't you think to need to provide parking spaces? He stated that every single time there's an event there, they attendees are going to use the Seven Eagles parking spaces and they're going to aggravate us.

Resident (Chuck Martin, 1306 Seven Eagles Court) commented about the volume of the sound when they are doing events at Seven Eagles Pool Pavilion. He stated that he went over this last year, and he thinks they need to go and make sure that there's some level that they are putting the music to in the evenings and during the day. He stated it needs to be where they have a marking on it or you don't allow it to go higher than that especially when they are DJs. He stated that when there is no notation of where the volume is allowed to go past, they just put it all the way up. He stated for the people that are in the area it gets to be a little bit much and it's not even pleasant at the pool because it’s so loud. He suggested that they come up with some kind of marking there so that there is a known volume level.

Resident (Beverly Pappas, 7689 Heritage Crossing) stated this facility can be rented out, but they are taking away the garbage container. She asked who is going to maintain that when there is a party. She asked if the CDD could pay for the dumpster at the facility.

> On MOTION by Ms. Hobbs seconded by Ms. Wispelwey with all in favor the Public Hearing for Amended Special Events Policy and Room Rental Fees was closed.

C. Consideration of Resolution 2025-05 Adopting the Amended Special Events Policy

Ms. Adams stated the Board members have previously reviewed the special events policies and provided input. Based on Board member input, these policies have been revised. She noted

that they also sent the proposed policies to their insurance company in order to get feedback. They have provided feedback which has been incorporated into the amended special events policy included in the agenda packet.

Ms. Adams stated the ability to rent out Seven Eagles or Heritage Crossings Community Center is not new. These are policies that have been in place since they were first adopted in October 2021. They have been amended and restated in March 2023. She noted that one of the reasons that they are seriously looking at these policies is because of the termination of the management service agreement with Kingwood, who previously managed special events at Heritage Crossing. She stated they need to put provisions in place to consider room setup, room cleanup, including the disposal of trash in the receptacle as directed by the field operations manager. In addition to that, they have needed to consider security, which events might be required to have security staffing in order to manage compliance with special event policies. Security might deal with controlling noise levels, the event end time, or any other security matters related to these special events.

Ms. Adams noted that because Reunion property owners who live at Reunion East and Reunion West are paying maintenances fees, including the maintenance of Heritage Crossings, the maintenance of Seven Eagles center, the Board thought that residents should be afforded the ability to use the facility for the purpose of Reunion community events at no charge to the residents. Depending on the complexity of the event, there may be a setup or a cleanup fee associated with that event or a security fee in extenuating circumstances, but for the most part, residents would have the ability to reserve Heritage Crossings and to use it for a resident event to reserve Seven Eagles and use it for a get together for Reunion residents.

Ms. Adams reviewed the rental rate deposit schedule, which was revised slightly based on Board member input. They are considering the spaces that are available for private use or for community events. Those have been limited to Linear Park, Seven Eagles Pool Area, and Heritage Crossings Community Center. Those are the only spaces that can be reserved for private use. There is a fee that is considered for nonresidents, people who do not live in or own property at Reunion. Then there is a discounted rental for Reunion residents or the classification of users known as nonresidents who pay an annual member fee. This resident fee would apply if someone had a daughter's wedding or a grandchild's graduation party or other private event. Residents would be afforded a discounted fee in order to use the CDD amenities. Ms. Adams stated that they are also

are considering damage deposits, a refundable damage deposit based on a pre and post event inspection. She noted that one of the best practices with other CDDs is that they have a checklist that is signed by the security officer who is staffing the event as well as the renter both before and after the event that identifies all of the areas to be attentive to relative to any property damage and appropriate cleanup and removal of event items.

Ms. Adams stated that included with the special events policies is an application process. Once the application is reviewed, ultimately it would result in a special event agreement. She noted she requested from their insurance company what their recommended insurance requirements would be for general events with the CDD being a named insured. She stated she can use this as a guideline when the application is received, or she can write these guidelines into the special event area. She noted there's a section where it addresses insurance guidelines and right now it just says it's at the discretion of the District Manager.

Ms. Trucco stated that regarding the insurance guidelines, they might want to put some language that's a little broader, that the person needs to comply or meet any other recommendations as may be recommended by the insurance carrier for the particular event being requested. Just in case someone comes in with a certain type of event, we could consult with our insurance carrier in case the carrier asks for something greater than what is in there. Ms. Adams stated currently the rules say that the applicant may be responsible for providing the District with appropriate certificates of insurance. The District reserves the right to determine the limits and coverages for insurance. Ms. Trucco added request for any additional documentation as additional assurances as may be requested by the insurance carrier for the specific event. Mr. Greenstein stated these are the minimum requirements. There could be additional requirements depending upon the event.

Ms. Davis stated she really likes what she has seen and where we've landed. Ms. Davis asked who the amenity manager is that is referred to in the document. Ms. Adams stated amenity manager is an overall term. It could be the amenity manager or their designee. It could be Alan Scheerer in the capacity of the field operations manager. It could be District manager or a member of our amenity access team from the District Management firm.

Ms. Trucco stated that we need to make sure that we're treating all classes of users equally. If we are going to say, if you're this type of user then you're going to have a fee waiver, we need to make sure that we've got justification to do that by saying this entire class of user is distinguishable from a different class in a way that justifies the fee waiver. Mr. Greenstein stated

they need to distinguish between an organization, a 501c3 charity, a tax-exempt organization from another otherwise private use by a resident.

Board discussion ensued on potential over use of the Seven Eagles pool by residents if there is no cost associated with renting the space. Board suggested that they provide renter applicants with maps of parking available to event attendees.

Ms. Adams asked if the Board wanted to limit the number of times an individual user can use Seven Eagles and does the Board want to limit the monthly number of times that the facility can be used for private purposes?

Ms. Trucco asked how often do you want to allow charitable organizations to have a fee waiver? She noted that she has seen once annually and asked if they are comfortable with that. The Board agreed they were amenable to that.

Ms. Trucco suggested in the paragraph that says security deposits and fees, change that by bumping up the defined event deposit to be those fees that are set forth in the table below. It's refundable as long as they didn't violate any of the rules and they didn't cause any damage, but it's a safeguard to protect the CDD.

Ms. Trucco stated in the paragraph with the fees for clubs and other organizations it says a setup or cleanup fee in an amount determined by the District may be charged as necessary and asked about the cleanup fee. She recommended that the scenarios be set forth in the rule and decided by the Board today and not be discretionary at a later date by District staff. She recommended that the events that are getting fee waivers as different classes of users should pay the same deposit and same setup.

Mr. Greenstein reminded the Board that those are up to administrative discretion. When someone files an application and they indicate they're going to have a game night here, and they're going to have 10, 15, or 25 people and we have chairs and tables in the closet, and they're going to set the tables and chairs up themselves, and at the end of the night, they're going to put it back in the closet and they're going to clean up anything, any mess they made. We're not going to shake people down for a security deposit.

> On MOTION by Ms. Wispelwey seconded by Mr. Dryburgh with all in favor Resolution 2025-05 Adopting the Amended Special Events Policy was approved in substantial form subject to District Counsel review.

FIFTH ORDER OF BUSINESS **Consideration of Proposal for Painting Heritage Crossings Pool Facilities**

Ms. Adams stated that Heritage Crossings Condominium Association is doing exterior painting of all of the condo facilities and the appurtenant Association buildings, such as the trash receptacle buildings. In the course of reviewing their project, they were wondering if the CDD might want to consider painting the pool facilities with the same paint color as what the condo association has chosen. Ms. Adams stated that the association reached out to Alan Scheerer and has been discussing this project with him. Mr. Scheerer allowed Stevens & Company to submit a proposal for painting the two CDD facilities for Board consideration. The total amount would be $6,400 and they would match the condo buildings. Mr. Scheerer stated the proposal includes everything except the interior bathrooms. Mr. Greenstein stated he thinks the colors selected are excellent and he likes the way it looks.

> On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the Proposal for Painting Heritage Crossings Pool Facilities was approved.

SIXTH ORDER OF BUSINESS **Consideration of Proposals for the Terraces Pool Resurfacing**

A. Aqua Blue Pools
B. Spies Pools

Ms. Adams stated that they received two proposals: one from Aqua Blue Pools and one from Spies Pools to resurface the terraces pool. Mr. Scheerer has been working with both service providers and gathered the quotes.

Mr. Scheerer stated that the proposals are pretty much the exact same. They offer the same one-year labor, five-year finish. If anything happens to the surface of the pool once it's been resurfaced, they will come back and redo that for free. He noted that there is a price difference between the Aqua Blue and the Spies Pools. The Aqua Blue price is $81,995 for the pool and $9,000 for the hot tub. The Spies Pools price is $74,592. The hot tub is $7,992. They both say it'll take an estimated three weeks. I can tell you from all the pools we've done recently, it's never been more than two weeks. He stated the reason why this is before the Board so early is because they

like to get it on the schedule immediately after spring break and they can get the pool drained. It's going to be down for a couple weeks and they can get it back up before they hit the summer rush.

Mr. Scheerer stated that both proposals do include new Virginia Graeme Baker Act drain grades, which are required now. They're anti suction grades at the bottom of the pools to keep kids from getting trapped and they also include an upgrade to LED lighting.

Ms. Adams reminded Board members that this is a project that had been budgeted as part of their R&M projects for Fiscal Year 2025. The total amount from Aqua Blue is $90,995. The total amount from Spies is $82,584. The difference between the two is $8,411.

Mr. Greenstein asked if staff had any experience with Aqua Blue and asked if there was any reason why they shouldn't go with the Spies proposal. Mr. Scheerer stated he has zero experience with Aqua Blue. They wanted to get at least two proposals; they tried to get three for this bid. He stated he is not opposed to approving the Spies quote. He stated that they've done the last couple pools here and they've done a fantastic job.

> On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the Spies Pools Proposal for the Terraces Pool Resurfacing was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Proposals for Heritage Crossing Ballroom Lighting Equipment**

A. Barbizon
B. Solotech

Ms. Adams stated they do have a lighting package at Heritage Crossings. However, it's from the original installation and it operates with floppy disks which are no longer available. She stated right now the lighting system is not working properly.

Mr. Scheerer stated there's two main components to what we have with this architectural lighting system. Component number one is the brains, it's the computer. It's everything that stores all the information. Then there's a very large, about four and a half foot tall lighting rack that has a breaker for each lighting component within this building. Mr. Scheerer stated that ETC is the company that they chose 20 years ago to install this system and we've worked really well with them troubleshooting up into the point where we can no longer reset the computer that's in the back room here. Mr. Scheerer stated that ETC recommended the Barbizon company. In the agenda package is a proposal from Barbizon and he reviewed the specifics in the quote. Mr. Scheerer

stated it is not his recommendation that they do a tune up on a system that's been 20 plus years old. The total cost for them is around $35,000.

Mr. Scheerer reviewed the Solotech quote, and he noted that they broke down every single component that they plan on dealing with within this particular system. The Solotech cost is $34,246.67. However they have an additional labor charge of $5,700. He stated that Solotech comes with a two-year warranty and the Barbizon comes with the upgrade package of a three-year warranty. Ms. Adams stated for financial information; the Board allocated $45,000 dollars for this project as part of your R&M project list for Fiscal Year 2025.

Mr. Greenstein stated he would like to know if there is an alternative resolution to the lights being able to be turned on and off. Mr. Greenstein stated this was built and it was designed with commercial ballroom catering support, and he is not sure if this facility will still be used in the same way as it was in the past. Mr. Greenstein stated we want to modify the lighting package in this building with a simple solution that can hopefully be economical and functional at the same time. This matter was deferred in order for Mr. Scheerer to meet with an electrician and get additional lighting options.

EIGHTH ORDER OF BUSINESS **Consideration of Easement Agreement with Tohopekaliga Water Authority**

Ms. Adams stated the next item is consideration of an easement agreement with the local water authority. She noted that they were contacted on January 13th by Toho staff. Toho realized that they didn't have a recorded easement in order to access their water meter. Ms. Adams noted that 99% of this easement is going over Reunion Resort golf property but a very tiny portion also impacts the CDD parcel. In abundance of caution, Toho is asking for an easement agreement between the District and the water authority.

Ms. Adams stated that Toho prepared the form of agreement that District counsel is reviewing. The Toho attorney put this agreement together but it's a standard form of agreement. She stated that they would be looking for approval in substantial form subject to District engineer and District counsel sign off.

> On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Easement Agreement with Tohopekaliga Water Authority was approved in substantial form.

NINTH ORDER OF BUSINESS **Consideration of Scheduling Joint Workshops in March & June**

Ms. Adams stated they have certain projects that may benefit from having both Reunion East and Reunion West providing input at the same time. For example, in March, they will be having Board members reviewing the request for proposals for landscape services, which is a joint proposal between Reunion East and Reunion West CDD. There are other matters such as budgeting items, visioning of certain CDD amenities that are on the action items list. She noted that earlier that day, Reunion West had authorized scheduling a joint workshop between Reunion East and Reunion West on March 13th. One of the agenda items would be the review of the joint RFP for landscape services. If Board members are amenable, the suggested workshop time that Reunion West approved was 12:00 p.m. Once the workshop is done, Reunion East could address any time essential agenda items in your business meeting.

Mr. Greenstein stated they will be going over the landscape procurement process, projects in the R&M budget that are shared expense between Reunion East and Reunion West, communications that we can do jointly, and anything that requires coordination, we're going to go the workshop approach in order to try to have some efficiencies that way.

Ms. Adams stated that in particular interest to Reunion West Board, is reviewing the five-year outlook is for project costs based on our reserve study and based on input from field operations and other staff. They would be looking at a rough proposed annual R&M budget amount for Fiscal Years 2026 through 2030.

On MOTION by Ms. Hobbs seconded by Mr. Dryburgh with all in favor Scheduling Joint Workshops in March and June was approved.

TENTH ORDER OF BUSINESS **Discussion on Amazon Delivery Procedures at Certain Entrance Gates**

Ms. Adams stated the next item is a very preliminary discussion matter. Staff was contacted by Amazon Delivery Services regarding the opportunity to have expedited and improved efficiency with Amazon deliveries. Ms. Adams stated if the Board wants staff to come back with a recommendation, if it makes sense at certain gates such as Excitement Drive, where there is no security attendant or at Carriage Point to consider the installation of Amazon equipment as

depicted on page 74 and 75 of agenda. Ms. Adams stated that they would come back with a recommendation if the Board wanted to consider this at all.

Ms. Adams stated that District counsel would recommend a license agreement if the Board wanted to authorize the installation of equipment, the standard license agreement, such as what we use with the associations when there is equipment installed on CDD property. Board consensus to for staff to determine feasibility and come back with a recommendation.

ELEVENTH ORDER OF BUSINESS **Review of Fiscal Year 2026 Replacement and Maintenance Project List**

Ms. Adams stated one of the important numbers she and Mr. Scheerer are looking at is how much the Board wants to approve for the replacement and maintenance plan for the upcoming budget cycle. They did a preliminary project list. This list is based on recommendations from the reserve study as well as the actual field conditions as observed by Mr. Scheerer. Some of the projects are included based on direction from the Board for certain improvements at amenities. Ms. Adams reviewed the Fiscal Year 2026 preliminary project list and noted they have the overall estimated cost as well as what would be the cost share based on the number of platted lots.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Sunshine Law and Public Records Law

Ms. Trucco reviewed laws that apply to CDD Board of Supervisors. She noted that there's a helpful case that just recently came out, Paris vs. State, and that is attached to this memorandum. Judge Kinklin does a good job of providing a summary of the law and the extent of penalties that you can face if you are in violation of the Sunshine Law. Ms. Trucco stated that the case involves two city council members who were criminally convicted and sentenced to serve jail time for violating the Sunshine Law for holding a meeting with other council members without proper notice and without being open to the public. She strongly encouraged Board members to read through this opinion or at least the language that she highlighted there.

B. Engineer

i. Pavement Project Update

Mr. Curley stated they have basically completed the pavement project. He noted that at the end of the project, there's going to be a punch list and some things are going to be deficient. He

has compiled a list of those deficiencies. He stated that they are working on that right now to get those fixed. He stated that he will be back in the community at night to review the line work.

Mr. Greenstein stated that the Board members all agree that the work was not completed in a satisfactory manner. He noted the basic paving is good, but the humps created a lot of problems.

Ms. Adams stated that at the Reunion West meeting, there was consensus on the Board to direct the field operations staff to work with District engineer on the speed bump warning painting specifications and then to get a proposal from Fausnight, who' is a very trusted vendor and who has come in as the low bidder on other projects for signage and painting. Mr. Greenstein stated that they are going to ask the contractor who did the signs to move the signs that are blocked. The rest of the signs are legally to spec, but they are unhappy with them. Mr. Greenstein is looking for a solution to improve the aesthetics of the signage posts.

C. Field Manager Updates

Mr. Scheerer stated that they replaced all the AC filters in the guard houses. We fixed the lights on the fountain and Patriots Landing. The pool lifts for Seven Eagles are being installed now. They went ahead and set the concrete forms today and it should be ready to go tomorrow or Monday. We're going to relocate the battery-operated lift to the Terraces pool. We've had some issues at the main gate to the resort, the glass is starting to fog up internally. They had Statewide Glass coming to measure that. We're going to replace the glass fields on the sliding glass doors. Mr. Greenstein was at the pool at Homestead recently and noticed that the pool lights were on during the day. We found that the time clock that operates that had malfunctioned; it was replaced. We’ve had an issue with the emergency phone that is at that pool at Homestead. We have a landline that goes to all the pools. I met with IT out there a couple days ago. We have no idea how they ran the landline or where they ran it. So, we may have to abandon the landline and go to the cellular based phone which they have out there temporarily. It's been removed since, but we're going to look to have them back next week to reevaluate it and hopefully install that. We do pay the Reunion Resort for the phone lines here that are in the name of the CDD. So we'll cancel that land line and just enter into an agreement.

Mr. Greenstein stated in the last month they've had large tractor trailers that have gone about 25% of the way into the circle and totally ripped up all the beautiful foliage that Yellowstone installs. Ms. Davis stated it's the mulch guys. Mr. Scheerer advised that it's not just them.

Mr. Greenstein stated it has happened in the past. He asked if it is the fault of the operator, the driver to cause that damage? Is it negotiable? Is the roadway wide enough in that spot? Do we have to reduce the size of the circle to avoid this from happening? Are we paying every time that we have that damage done? Are we being billed?

Mr. Wittman stated it is minor expenses. It is an ongoing issue. I can tell you I've been here at Yellowstone for nine years and I've gone by that traffic circle and seen it damaged two dozen times at least.

Mr. Scheerer stated if they're coming in the main gate and they're going around the traffic circle to go to Reunion West, they should be coming in the West gate. But It's a constant battle. It's a beautiful traffic circle.

Mr. Greenstein stated at the Liberty Bluff gate the new sign is in and the lighting is going to be done. But a result of that right turn only lane, the modifications made by the county to widen, you can't read the front of the sign. You can but you can't really look where you're going. We've got to think about that sign, it has to either come back and I know we have the utility easement issue there. We may have to put some signage up on the right-hand side of the roadway when you're in the right lane that alerts you to the fact that it's a resident only gate. Alan, we will drive it, you'll look at it and you'll tell me what you think.

Mr. Scheerer stated not to belabor the point, there is a gas marker in the center of that median at the entrance off of Old Lake Wilson Road. We cannot impede anything six foot to the right or six foot to the left. I met with Yellowstone and we got the new sign in. The lights should be hopefully done today and then we want to add a little bit of landscape.

Mr. Greenstein stated in connection with Ms. Pappas about the sidewalks at Heritage Crossing, we can maybe have Alan work with Ms. Pappas to identify issues with the sidewalks and see what we can do.

Mr. Scheerer stated in Heritage Crossing, we don't own a lot of sidewalks. The majority of it is property of Heritage Crossing Association. Our pressure washer is still continuing to do the CDD common areas within here. And I plan to meet with him, go over Heritage Crossing so we

can parse out the sections that are ours. But I understand they would like to do all the sidewalks in there.

Mr. Scheerer stated that he can get pricing from their contractor or she could get pricing from a contractor and parse out what they feel would be CDD based on something that's agreeable with that. Mr. Greenstein stated the trees around the pool at Heritage Crossings, that's golf course property.

D. District Manager's Report

i. Action Items List

Mr. Scheerer stated there are not a lot of items on the list at the moment. They are still holding a final payment to the fitness company because they've not delivered that last treadmill yet. All the electrical work at the two gates off of Spine Road is complete, except that they're waiting to get OUC out here to allow them to access the transformer in order to make the final connection to the transformer. Then they'll apply for the meter. In the interim, they are going to start setting equipment so you should start, start seeing pedestals, all the pads are poured, everything's moving right along. For the playground with Encore Reunion West, we have to get a site plan together, we just got the CAD drawing from Playtopia today and the engineer is going to put that site drawing together. Once we get that, we can get the ball rolling. In talking with Grace over at Encore Reunion West, they still haven't done anything with the agreement yet.

Ms. Adams stated the Board has reviewed the agreement. It's in the hands of the Reunion West Association attorney. The attorney has provided comments back to Association Board members and they're waiting to determine what comments they want to include in comments back to the District. Mr. Scheerer stated in the interim, they will continue to work with getting all the site plans and all the stuff that Playtopia needs.

ii. Approval of Check Register

Ms. Adams presented the Check Register from January 1 through January 31, 2025 and immediately following the summary is a detailed register. The total amount is $540,310.07.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements which were included in the agenda package for informational purposes.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package for informational purposes. Ms. Adams noted that the last column on the right side has been updated to the current status.

E. Security Report

Mr. Vargas had nothing additional to report to the Board.

THIRTEENTH ORDER OF BUSINESS Other Business

Mr. Greenstein asked how often they inspect the storm drains because lot of leaves are coming down now and they're right in front of the drains. He stated the landscape people should not be blowing them in into the drain. He asked how often they inspect to make sure that there's no blockages. Mr. Scheerer stated that recently they have had a lot of conversations with Pete and Yellowstone. They went out and bought a brand-new skag blower, and it's amazing. They've been using it for the first time this week. Mr. Scheerer stated that Yellowstone pulls the leaves out and they bag them up. Mr. Scheerer stated that every time they are mowing right now, all the CDD crews are looking at the storm drains, making sure they're free and unobstructed because that's something that we focus on as the owner of the stormwater area. He noted that the engineer does an annual check every year, and then CDD staff also does an annual check where they pop the tops and take a look inside and remove trash. That's once a year prior to hurricane season.

Mr. Dryburgh stated that just because a contractor is contractor they still cannot park illegally and they are doing that. They need to be reminded perhaps a little more forcefully, they need to get more aggressive on getting them to move their cars. He stated that in some spots it's very difficult for a car to get through those turns when contractors are parked on both sides.

FOURTEENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS **Next Meeting Date: March 13, 2025**

The next meeting was scheduled for March 13, 2025.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

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

_____ _____
Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 4

PROPOSAL

Fausnight STRIPE & LINE INC.
910 Charles Street
Longwood, FL 32750
(407) 261-5446 * Fax (407) 261-5449

PHONE	DATE
	02/26/25
PROPOSAL #	25-0142

JOB NAME/LOCATION
Reunion Speed Hump Advanced Warning
Gathering Dr
City of Kissimmee

TO: GMS

Attention: Alan Scheerer
ascheerer@gmscfl.com

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
	Thermoplastic 12" Advanced Warning Markings & Speed Hump Arrows for 11 Locations	1	LS	$ 12,100.00	$ 12,100.00
	Speed Hump Signs- 11 Locations	1	LS	$ 10,780.00	$ 10,780.00
	Includes				
	Remove Existing Speed Hump Sign (U-Channel)	22	AS		
	Install New 13.5' X 3" Round Smooth Black Pole	22	AS		
	Install Existing Speed Hump Sign on New Pole	22	AS		

Note:
1.) Proposal covers striping mentioned above only.
If additional striping is required please contact us for a price.
2.) New Speed Hump signs will be black pole only. No base or finial.
3) Back Of signs are not powder coated

All material is guaranteed to be as specified. All work to be completed in a workmanlike 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.

Total: **$ 22,880.00**

Authorized Signature: Chris Neal

Terms: Net 30

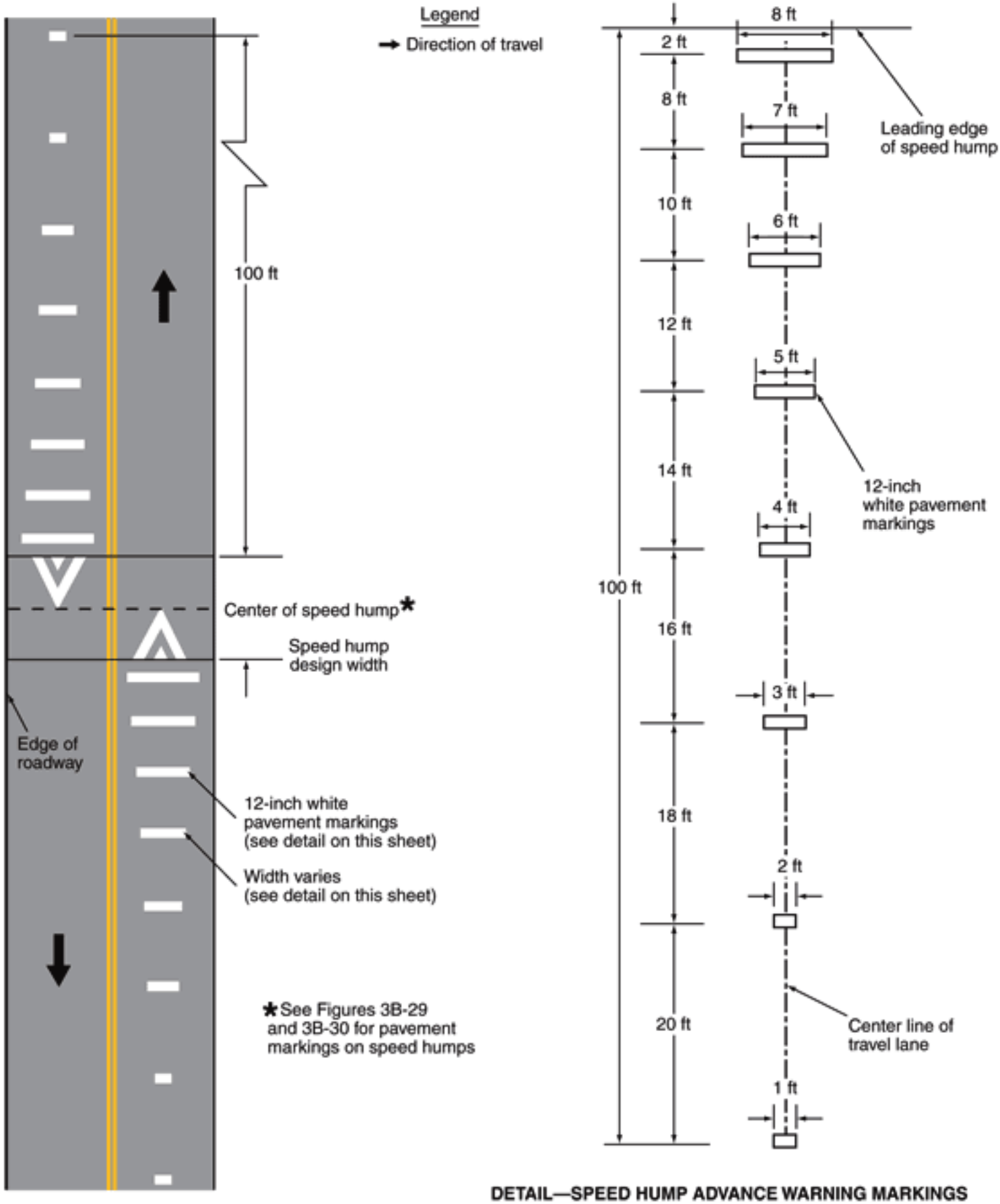
Proposal Valid for 90 Days

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance Signature

CONTACTS:
Estimating Department estimating@fausnight.com
Phil Fausnight, President/Contracts Administrator phil@fausnight.com
Matt Robinson, Project Coordinator/Scheduling matt.robinson@fausnight.com
Cris Mercedes, Gen Admin, Insurance, Submittals cris@fausnight.com

Figure 3B-31. Advance Warning Markings for Speed Humps



DETAIL—SPEED HUMP ADVANCE WARNING MARKINGS

SECTION 5

REUNION EAST AND REUNION WEST COMMUNITY DEVELOPMENT DISTRICTS

LANDSCAPE / GROUNDS MAINTENANCE SERVICES

JOINT REQUEST FOR PROPOSALS NO.

PROJECT MANUAL
ISSUE DATE MARCH 24, 2025

TABLE OF CONTENTS – TO BE COMPLETED WHEN PROJECT MANUAL IS FINAL

PUBLIC NOTICE

REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
REUNION EAST AND REUNION WEST COMMUNITY DEVELOPMENT DISTRICTS
Osceola County, Florida

Notice is hereby given that the Reunion East and Reunion West Community Development District ("**District**") will accept proposals from qualified firms ("**Proposers**") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available beginning **March 24, 2025, at 9:00 AM (ET)**. The Project Manual is available by emailing Syanne Hall, Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, at shall@gmscfl.com.

Proposal Requirements. In order to submit a proposal, each Proposer must: (1) be authorized to do business in Florida; (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor; and (4) submit the required proposal guarantee. Copies of the Project Manual will not be available at that meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have requested a copy of the Proposal Manual via email.

Submission of Proposals. Firms desiring to provide services for this project must submit proposals no later than **April 28, 2025, at 11:00 AM (ET)** at Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, Attention: Syanne Hall. The proposals will be publicly opened at that time and place. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Protests. Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the first advertisement of the Request for Proposals. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager at 219 E. Livingston St., Orlando, FL 32801.

Evaluation of Proposals. The Board is expected to evaluate the proposals at a public meeting on **June 12, 2025, at 11:00 AM (ET)**, at 7715 Heritage Crossing Way, Reunion, Florida 34747. Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed **in writing by e-mail only** to Syanne Hall at shall@gmscfl.com no later than **April 15, 2025, at 5:00 PM (ET).**

NOTICE OF MEETINGS

Unless certain circumstances exist where a public opening is unwarranted, all proposals will be publicly opened at a special meeting of the District to be held at **11:00 AM (ET), April 28, 2025**, **at the offices of Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801**. Proposer names and total pricing will be announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's Board of Supervisors will be made at that time. The Board is expected to evaluate the proposals at a public meeting on **June 12, 2025, at 11:00 AM (ET)**, **at 7715 Heritage Crossing Way, Reunion, Florida 34747** A copy of the agenda for either meeting can be obtained from the District Office at 219 E. Livingston St., Orlando, FL 32801 or by phone at (407) 841-5524.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above locations will be present a speaker telephone so that any Board Supervisor or staff member can attend the meetings and be fully informed of the discussions taking place either in person or by telephone communication. The meetings may be continued in progress without additional notice to a time, date, and location stated on the record. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations to participate in the meetings is asked to advise the District Office at (407) 841-5524, at least 48 hours before either meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Reunion East and Reunion West Community Development District
Tricia Adams, District Manager

REUNION EAST AND REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

Landscape & Irrigation Maintenance Services
Osceola County, Florida

INSTRUCTIONS TO PROPOSERS

DATE	EVENT
March 24, 2025	RFP Notice is issued; RFP package available for download.
March 24 to April 27, 2025	Site inspections available. *Please contact Alan Scheerer, Field Manager at 407-841-5524 or Ascheerer@gmscfl.com to schedule a time to visit the site. No verbal interpretations or answers will be given at site visits.*
April 15, 2025 at 5:00 PM (ET)	Deadline for questions (in writing only).
April 28, 2025 at 11:00 AM (ET)	Proposal submittal deadline; bid opening.
June 12, 2025 at 11:00 AM	Board meeting for evaluation of proposals

1. DUE DATE. Sealed proposals ("**Proposals**") must be received from interested parties ("**Proposer**") no later than **April 28, 2025, at 11:00 AM (ET)** at **Governmental Management Services Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, Attention: District Manager**. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy & one (1) digital PDF copy (flash drive or disc required – no email submissions accepted), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. Proposals may be mailed or hand-delivered, but the Proposer is solely responsible for ensuring that the Proposal is received by the applicable deadline. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Reunion East and Reunion West Community Development District – Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

3. SIGNATURE ON PROPOSAL. Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

4. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other

conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof.

The Proposer agrees to accept the site in an "as is" condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors.

5. PROJECT MANUAL. The "Project Manual" and any addenda thereto, will be available by request from Syanne Hall at shall@gmscfl.com.

6. QUALIFICATIONS OF PROPOSER; MANDATORY AND PERMISSIVE REQUIREMENTS. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor; and (4) submit the required proposal guarantee. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

7. COLLUSION PROHIBITED. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

8. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Syanne Hall at shall@gmscfl.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after **April 15, 2025, at 5:00 PM (ET)** will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

9. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be

submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

10. PROPOSAL FORMS AND BID SHEETS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. **Bid Sheets:** Proposer shall complete an Excel spreadsheet provided with the Project Manual to indicate five years of pricing based on the Scope of Services. Please use the Excel spreadsheet provided as Bid Sheets. There is one bid sheet for Reunion East CDD and one bid sheet for Reunion West CDD. All yellow cells on both bid sheets should be completed. Bidder is responsible to check formulas, typos, and all numbers before submittal. Five years of pricing is required. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal.

11. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

A. A completed and executed Proposal Form, with all of its four parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, the Sworn Statement Regarding Scrutinized Companies, and the Anti-Human Trafficking Affidavit.

B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.

C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

E. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.

G. Two bid sheets (one for Reunion East CDD and one for Reunion West CDD) which are completed proposal pricing in Excel format based on the Scope of Services. Pricing should be for five years of service. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal.

H. Copy of current certificate of insurance.

12. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

13. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

14. PRICING. Proposers shall submit their price information on the supplied Excel bid sheets with all yellow spaces completed. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their five year pricing shall not increase but remain consistent with the submitted pricing proposal throughout the term of the contract agreement executed.

15. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

16. CONTRACT AWARD. The contract awarded pursuant to this RFP is anticipated to commence on **October 1, 2025**, with an initial term of one (1) year and up to four (4) optional annual renewals, for a total contract term of five (5) years. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape and irrigation maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

17. INDEMNIFICATION; LIMITATION OF LIABILITY. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

18. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations

19. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112 of the Florida Statutes will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed 90 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

20. BLACK-OUT PERIOD/CONE OF SILENCE. The black-out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

21. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

22. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such

additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

23. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the initial advertisement; and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Reunion East and Reunion West Community Development District, c/o: Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, ATTN: Tricia Adams, District Manager.** A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to 1% of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of Twenty Thousand Dollars ($20,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

24. E-VERIFY. The successful Contractor must comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, the Contractor must register 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 and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor will represent 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 the Agreement.

25. FOREIGN INFLUENCE. By submitting a proposal, the Proposer agrees to comply with the provisions of Section 286.101, *Florida Statutes*, regarding disclosures of any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern

if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous 5 years. Proposer affirms that, except as may be otherwise disclosed or excluded from disclosure under Section 286.101, *Florida Statues*, Proposer has no such interest in, contract with, or grant or gift from a foreign country of concern as defined in Section 286.101, *Florida Statues*.

26. ANTI-HUMAN TRAFFICKING REQUIREMENTS. The successful Contractor must certify that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The successful Contractor agrees to execute an affidavit certifying the same in compliance with Section 787.06(13), *Florida Statutes*.

REUNION EAST AND REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT
Request for Proposals – Landscape and Irrigation Maintenance Services

EVALUATION CRITERIA

Factor	Description	Points
1.	**Completeness of Proposal** Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and organized appropriately.	5
2.	**Experience** Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor. This may also include the quality of client references.	25
3.	**Qualifications of Key Personnel** Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.	25
4.	**Machinery, Equipment, and Manpower** Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information.	20
5.	**Cost** Cost Proposal will be evaluated using the following formula: (Lowest Proposed Cost / Proposer's Cost) X 25 = Total Cost Points *Note: a sum of five (5) years of pricing inclusive of both Districts will be considered for purposes of determining the lowest cost proposal.*	25
Total		100

Evaluation notes: Once proposals are received, the District's Board of Supervisors will review each submittal related to the District and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the Districts and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District also reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

REUNION EAST AND REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY FORM

NAME OF PROPOSER COMPANY: _____

NAME OF PERSON COMPLETING THIS BID: _____

EMAIL: _____

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. Proposer acknowledges that the contract with the successful proposer is anticipated to start October 1, 2025. All proposals shall be in accordance with the Project Manual.

I. Annual Contract Proposal Amount Year 1 and Sum of Five Years:

It is important to also submit the Excel spreadsheet provided as bid sheets as part of the project manual. There is one bid sheet for Reunion East CDD and one bid sheet for Reunion West CDD. All pricing is submitted based on the Scope of Services included with the Project Manual.

Year 1 Total Reunion East CDD	$
Year 1 Total Reunion West CDD	$
Year 1 Grand Joint Total	$
Sum of Five Year Pricing Reunion East CDD	$
Sum of Five Year Pricing Reunion West CDD	$
Sum of Five Year Grand Joint Total	$

II. Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

_____(1) authorized to do business in Florida, and
_____(2) holds all required state and federal licenses, in good standing;
_____(3) has at least five (5) years' experience with landscape maintenance projects; and
_____(4) has submitted the required proposal guarantee.

III. Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE

AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Reunion East and Reunion West Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. By signing below, and by not filing a protest within the seventy-two (72) hour period after the mandatory pre-proposal meeting, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

[signature on following page]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this ____ day of _____ 2025.

Proposer:_____
By:_____
Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ▢ physical presence or ▢ online notarization this ____ day of _____ 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires: _____

PROPOSAL FORM

PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

  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 _____

  _____

  _____

- *What are the Proposer's current insurance limits? (Please attach a current certificate of insurance and review the enclosed form of contract for requested insurance limits for this project)*

  General Liability $_____
  Automobile Liability $_____
  Workers Compensation $_____
  Expiration Date _____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

  _____

  _____

  _____

  _____

  _____

  _____

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

  Street Address _____

  P. O. Box (if any) _____

  City _____ State _____ Zip Code _____

  Telephone _____Fax no. _____

  1st Contact Name _____ Title _____

  2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

  _____ Supervisors, who will be onsite ___ days per week;
  _____ Technical personnel, who will be onsite ___ days per _____; and
  _____ Laborers, who will be onsite ___ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ___ No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

  Name:_____

  Position / Certifications:_____

  Duties / Responsibilities:_____

  Percent of Time to Be Dedicated to This Project: _____%

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location:_____

Contact:_____ Contact Phone: _____

Project Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

_____

_____

_____

Dates Serviced: _____

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

OFFICERS

PROPOSER:_____ DATE:_____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER:_____ DATE:_____

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

COMPANY-OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK

PROPOSER:_____ DATE:_____

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*
  Yes ___ No ___ If yes, please provide the following information for each project (attach additional sheets if necessary):

  Project Name/Location:_____

  Contact:_____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  Scope of Services for Project: _____

  _____

  _____

  _____

  Dates Serviced:_____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

  2024 = _____

  2023 = _____

  2022 = _____

- *Please provide the following information for at least 3 References. Attach additional sheets if necessary.*

  Project #1 Name/Location:_____

  Contact:_____ Contact Phone: _____

  Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

  _____

  _____

  _____

  _____

  Is this a current contract? Yes ___ No ___

Project #2 Name/Location:_____

Contact:_____ Contact Phone: _____

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

_____

_____

_____

_____

Is this a current contract? Yes ___ No ___

Project #3 Name/Location:_____

Contact:_____ Contact Phone: _____

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

_____

_____

_____

_____

Is this a current contract? Yes ___ No ___

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ___*

  If yes, please describe each violation, fine, and resolution _____

  _____

  What is the Proposer's current worker compensation rating? _____

  Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

  If yes, please describe each incident _____

  _____

- *Is the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
  Yes ___ No ___ If yes, please provide:

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

_____

_____

_____

_____

- *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 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:*

_____

_____

_____

_____

PROPOSAL FORM
PART IV – PRICING BID SHEETS AND EMERGENCY CLEAN UP SERVICES COSTS

Please submit the Excel spreadsheet provided as bid sheets and part of the project manual. There is one bid sheet for Reunion East CDD and one bid sheet for Reunion West CDD. All yellow cells should be filled in. Proposer is responsible to check formulas, math and typos before submittal. Five years of pricing are required. Here is a depiction of the bid sheets – these depictions do not need to be filled in but completed bid sheets (one print copy of each bid sheet and electronic format) are required as part of the submittal. Pricing is in accordance with the Scope of Services included in the Project Manual. Please complete the proposed costs for Emergency Clean Up services to be included with the submittal.

EXHIBIT 2 - FEE SUMMARY REUNION EAST CDD

Proposer: **Property:** **Reunion East CDD**

	2025 OCT	2025 NOV	2025 DEC	2026 JAN	2026 FEB	2026 MAR	2026 APR	2026 MAY	2026 JUN	2026 JUL	2026 AUG	2026 SEP	TOTAL
GENERAL SERVICES (Schedule A)													$0
TURF CARE (Schedule B)													$0
TREE / SHRUBCARE (Schedule C)													$0
BEDDING PLANTS (Schedule D) *8,076 Units Per Rotation*													$0
BED DRESSING (Schedule D) *1,866 Yards of Bed Dressing*													$0
PALM TRIMMING (Schedule D) *43 Queen and Foxtail 136 Date, 40 Sylvester 179 Washingtonia*													$0
IRRIGATION MAINT. (Schedule E) *287 Number of Zones*													$0
TOTAL FEE PER MONTH:	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Annual Total $0

Period	Year	Annual Total
		(should match annual amount noted above)
October 2025 to September 2026	Year 1	
October 2026 to September 2027	Year 2	
October 2027 to September 2028	Year 3	
October 2028 to September 2029	Year 4	
October 2029 to September 2030	Year 5	
Sum of Five Year Pricing		

Year 1 Total Reunion East CDD

EXHIBIT 2 - FEE SUMMARY REUNION WEST CDD

Proposer: **Property:** **Reunion West CDD**

	2025 OCT	2025 NOV	2025 DEC	2026 JAN	2026 FEB	2026 MAR	2026 APR	2026 MAY	2026 JUN	2026 JUL	2026 AUG	2026 SEP	TOTAL
GENERAL SERVICES (Schedule A)													$0
TURF CARE (Schedule B)													$0
TREE / SHRUBCARE (Schedule C)													$0
BEDDING PLANTS (Schedule D) *0 Units Per Rotation*													$0
BED DRESSING (Schedule D) *630 Yards of Bed Dressing*													$0
PALM TRIMMING (Schedule D) *14 Queen and Foxtail, 6 Bismark 214 Sabal 12 Sylvester*													$0
IRRIGATION MAINT. (Schedule E) *185 Number of Zones*													$0
TOTAL FEE PER MONTH:	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**Annual Total** $0

Period	Year	Annual Total
October 2025 to September 2026	Year 1	
October 2026 to September 2027	Year 2	
October 2027 to September 2028	Year 3	
October 2028 to September 2029	Year 4	
October 2029 to September 2030	Year 5	
Sum of Five Year Pricing		
Year 1 Total Reunion East CDD		
Year 1 Total Reunion West CDD		

(should match annual amount noted above)

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

_____ $_____ per Hour

_____ $_____ per Hour

_____ $_____ per Hour

B. Debris removal equipment unit costs:

_____ $_____ per Hour

_____ $_____ per Hour

_____ $_____ per Hour

C. Other emergency/disaster related unit costs:

_____ $_____ per Hour

_____ $_____ per Hour

_____ $_____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster without separate authorization. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

SWORN STATEMENT UNDER SECTION 287.133(3)(A),
***FLORIDA STATUTES*, REGARDING PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Reunion East and Reunion West Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is _____

   _____

4. Proposer's Federal Employer Identification Number (FEIN) is _____

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under

an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____ 2025.

Proposer:_____
By:_____
Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ▢ physical presence or ▢ online notarization this ____ day of _____ 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires:_____

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), *FLORIDA STATUTES*, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Reunion East and Reunion West Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is _____

   _____

4. Proposer's Federal Employer Identification Number (FEIN) is _____

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this _____ day of _____ 2025.

Proposer:_____

By:_____

Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ▢ physical presence or ▢ online notarization this ____ day of _____ 2025, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name:_____
Commission No.:_____
My Commission Expires: _____

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, as _____, on behalf of _____ _____, (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;

   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;

   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;

   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

   (e) Causing or threatening to cause financial harm to any person;

   (f) Enticing or luring any person by fraud or deceit; or

   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

By: _____

Name: _____

Title: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me ☐ physical presence or ☐ remote notarization by _____, as _____, of _____, who is ☐ personally known to me or ☐ who produced _____ as identification this _____ day of _____, 2025.

_____

(Notary Seal) Notary Public

SAMPLE LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this ___day of _____ 2025, by and between:

_____ **COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "**District**"), and

_____, INC., a Florida Corporation, whose mailing and principal address is _____("**Contractor**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified, willing and capable to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. CONTRACTOR OBLIGATIONS.

A. ***Scope of Services***. Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** ("**Work**"), for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit B** ("**Landscape Maintenance Area**"), both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor's fee summary attached hereto as **Exhibit C** ("**Fee Summary**") and incorporated herein by this reference. Should any work and/or services be required which

are not specified in this Agreement or any amendments, addenda, or change orders but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement. In the event of any conflict between the terns in this Agreement and the terms in any of the exhibits attached hereto, the terms in this Agreement shall control.

B. ***Acceptance of Site***. By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor or a former contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

C. ***Manner of Contractor's Performance.*** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner acceptable to the District and shall be in accordance with all applicable standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. The Contractor warrants that the Work shall be free from any defects in workmanship and Contractor agrees to a warranty for a period of one year from completion of any portion of the Work to repair any deficiencies, fixes or touch-ups needed.

D. ***Discipline, Employment, Uniforms.*** Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

E. ***Rain Days***. In the event that time is lost due to heavy rains ("**Rain Days**"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

F. ***Protection of Property.*** Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. ***District Representative; Reporting***. The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates the District Manager or his or her designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. ***Deficiencies***. Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars ($100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. ***Compliance with Laws***. The Contractor shall keep, observe, and perform

all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

J. ***Safety***. Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

K. ***Environmental Activities*****.** The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

L. ***Payment of Taxes; Procurement of Licenses and Permits.*** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. ***Subcontractors*****.** Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

N. ***Independent Contractor Status*****.** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

3. COMPENSATION; TERM.

A. ***Term***. The term of this Agreement shall be from October 1, 2025, to September 30, 2026 ("**Year 1**"), unless terminated earlier in accordance with the terms of this Agreement. Thereafter, this Agreement will automatically renew in additional, one (1) year terms, for up to four (4) additional annual renewals, unless terminated earlier in accordance with the terms of this Agreement.

B. ***Compensation***. As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed per year for Year 1, all in accordance with the Fee Summary attached hereto as **Exhibit X**. Compensation for the Work in subsequent renewal years shall be in accordance with the with the Fee Summary attached hereto as **Exhibit X.**

C. ***Additional Work.*** Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit X**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit X**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. ***Payments by the District.*** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. ***Payments by Contractor***. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the

form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. On a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. INSURANCE.

A. ***Insurance Required***. Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. ***Types of Insurance Coverage Required***. Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of

the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

ii. Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than $2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than $2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least $1,000,000 per occurrence and $1,000,000 on aggregate.

C. ***Additional Insured***. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. ***Sub-Contractors.*** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. ***Payment of Premiums.*** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. ***Notice of Claims.*** Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the

Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. ***Failure to Provide Insurance.*** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

E. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. ***Default and Protection Against Third-party Interference.*** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief,

and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

B. ***Custom and Usage*****.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing or due to oversight; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

C. ***Successors*****.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators and successors of the parties to this Agreement, except as expressly limited in this Agreement.

D. ***Assignment.*** Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be void.

E. ***Headings for Convenience Only*****.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

F. ***Attorneys' Fees*****.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

G. ***Agreement.*** This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

H. ***Amendments*****.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

I. ***Authorization*****.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

J. ***Notices*.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A. If to the District: Community Development District

c/o Governmental Management Services – Central Florida, LLC

219 East Livingston Street
Orlando, Florida 32801

Attn.: District Manager,

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave, Ste. 1400

Orlando, Florida 32801

Attn.: District Counsel, Jan A. Carpenter, Esq.

B. If to Contractor:

_____

_____

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

K. ***Third Party Beneficiaries*.** This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective Representative, successors, and assigns.

L. ***Controlling Law; Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Osceola County, Florida.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT XXXXXX@GMSCFL.COM, (407) 841-5524, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

N. ***Severability*****.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

O. ***Arm's Length Transaction*****.** This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and

selected the language, and any doubtful language will not be interpreted or construed against any party.

P. ***Counterparts*****.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Q. ***Scrutinized Companies Statement*****.** Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-Verify.

(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 Statues*. 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.

R. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

S. *Compliance with section 20.055, Florida Statutes*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes.*

[*Remainder of this page intentionally left blank*]

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

ATTEST:

_____ COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

☐ Secretary

☐ Assistant Secretary

_____

By:_____

☐ Chairperson

☐ Vice Chairperson

WITNESS:

SERVICE PROVIDER, INC.

_____

By: _____

Its: _____

_____

By:_____

Its: _____

Exhibit X: Form of Work Authorization (not included with this sample agreement)
Exhibit X: Scope of Services
Exhibit X: Landscape Maintenance Map

EXHIBIT

SCOPE OF WORK

REUNION EAST AND WEST COMMUNITY DEVELOPMENT DISTRICTS
SCOPE OF WORK

The work for the exterior landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract.

SCHEDULE "A" – GENERAL SERVICES

A. Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. Turf maintenance operations are to be completed the same day they are begun. High traffic and high profile areas such as front doors and amenity areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

1. Mowing

   a. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas.

   b. Zoysia turf shall be mowed weekly during the growing season from March 15th through October 15th and bi-weekly during the non-growing season from October 15th through March 15th. Based on this schedule, it is estimated that the contractor will perform 40 mowing cycles per 12-month period for Zoysia turf in the performance of this contract.

   c. Zoysia turf shall be cut with rotary mower to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.

d. Mowing heights will be set at 1½" to 2½" for Zoysia turf and at 3½" to 4½" for Bahia turf. At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting. Due to irrigation regulations and periods of drought, with approval from management, heights may be increased to decrease turf damage.

e. Visible clippings that may be left following mowing operations shall be removed from the turf each visit. Discharging grass clippings into beds, tree rings or maintenance strips is unacceptable and any visible clippings discharged into these areas shall be removed prior to the end of each service day.

f. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractors mowing equipment may result in the replacement of damaged material at the contractor's cost. Determination as to replacement will be at the sole discretion of management. Replacement material will be similar size to the material being replaced.

g. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractors mowing equipment may result in the replacement of damaged material at the contractor's expense. Determination as to replacement will be at the sole discretion of management. Replacement material will be similar size to the material being replaced.

2. Edging

Sidewalks, curbs, concrete slabs and other paved surfaces will be edged in conjunction with mowing operations. Edging is defined as removal of unwanted turf from the above mentioned borders by use of a mechanical edger. String trimmers will not be used for this function.

3. String Trimming

a.) String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed in conjunction with each mowing operation.

b.) Under no circumstance will it be an acceptable practice to string trim bed edges or small turf areas that may be cut utilizing a small walk behind mower.

c.) Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of management.

d.) Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during each mowing cycle.

4. Blowing

When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces.

5. Damage Prevention/Repair

Special care shall be taken to protect building foundations, light poles, sign posts, in-ground water meter covers and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the association or homeowners within 30 days for any damage to property caused by their crew members or equipment.

B. Detail

Detailing of planted areas will be performed weekly in a sectional method, with each section representing one-third of the entire property. Based on three sections that encompass all planted areas throughout property, the contractor will completely detail the entire property once every three weeks or seventeen (17) times annually. The exception will be amenity or high profile areas. These are high traffic and focal areas and as such will be included in each detail section to provide weekly attention. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation.

1. Pruning

a. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.

b. Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning. Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by owner or owner's representative.

c. Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet contractor shall propose an extra service to the owner's representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

- Provide clearance for pedestrians, vehicles, mowers and buildings.
- Maintain clearance from shrubs in bed areas.
- Improve visibility in parking lots and around entries.

d. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

e. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function.

f. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

g. Structural pruning may be required for several varieties of plants annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. Following this schedule, all structural pruning should be completed within a six week cycle each time it is performed. Ornamental grasses are to be haystack cut one time per year.

h. Crape Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by the owner or owner's representative.

i. Pruning of all palms less than 12' CT in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods and any loose boots.

j. Pruning of all trees immediately adjacent to streetlights to prevent tree limb extension within 5 feet of the light source.

2. Edging

a. Edging is defined as removal of unwanted vegetation along beds and tree saucers. Edges are to be perpendicular to the ground. All Zoysia turf runners must be thoroughly removed during each occurrence.

b. Only mechanical edgers will be used for this function. Use of string trimmers or non selective herbicides will not be allowed.

c. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines in common areas, around homes and within elevated berms or embankments.

3. Weed Control

a. Bed areas are to be left in a weed free condition after each detail service. While pre- and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand.

b. Hardscape cracks and expansion joints in poured concrete or asphalt pavement or in driveway pavers are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required for complete removal.

C. General

1. Policing

a. Contractor will police the grounds daily or on each service visit to remove trash, debris and fallen tree litter less than 2" in diameter. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval at the labor rates specified in "Exhibit – 3 Extra Services Pricing Summary".

b. All litter shall be removed from the property and disposed of off-site.

2. Communication

a. Daily, the contractor will communicate with the owner or the owner's representative for any landscape issues requiring immediate attention.

b. Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the owner or owner's representative which details all aspects of the previous week's maintenance activities.

c. Contractor will provide a Monthly Service Calendar for the upcoming period and a copy of the preceding month's Irrigation Maintenance report and Lawn and

Ornamental report. A copy of these documents should be submitted to management by the 5th of each month electronically.

d. Contractor agrees to take part in monthly inspections of the property to insure their performance of this agreement meets the standards required herein and protects the overall well being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for scheduled meetings.

3. Contractor Personnel

a. The Contractor shall have a well-experienced site manager on property at all times with the crew. This person should have extensive knowledge of horticultural practices, and be capable of properly supervising others. He/she and other supervisors should be in a certain type uniforms that distinguishes them from the crew. The site manager should communicate daily with the property's staff, and submit a report of the crew's accomplishments at the end of each visit to management. In order to maintain continuity, the same site manager shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of management prior to any such change. This will assure management that maintenance personnel remain familiar with the maintenance specifications, the site and any changing conditions.

b. The crew members should be properly trained to carry out their assigned task, and should work in a safe professional manner. Each crew member should be in full uniform at all times to include all rain, cold weather gear and hats.

c. Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

d. Contractor agrees to screen all crew members for criminal background, advise Management and not employ persons for this Contract that have been convicted of or pled guilty to a felony crime or misdemeanor to which Management objects. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

e. Contractor is expected to staff the property with adequately trained personnel, five days per week, Monday through Friday. Holidays observed that do not

require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Normal working hours are from 7:00 AM until 6:00 PM, with no power equipment operating around guest quarters before 9:00 AM.

SCHEDULE "B" – TURF CARE PROGRAM - ZOYSIA

A. Application Schedule - Zoysia

Month	Application
January:	IPM spot treatment for weeds as necessary and inspect/treat fungal activity.
February:	Pre-emergent herbicide/spot treatment for weeds and fungal activity.
March:	Fertilization (granular 20-0-10) with 1lb N to 1lb K, 50% slow release w/minors. Spot treat weeds and treat fungal and insect activity as necessary.
April:	Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
May:	Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
June:	Fertilization (granular 20-0-10) with .5lb N, slow release w/minors. Insect/weed/disease control as necessary.
July:	Liquid fertilization with .5lb N w/ Iron. Insect/weed/disease control as necessary.
August:	Blanket Potash 0-0-62 application at 4 lbs. per 1,000 SF, IPM-spot treat weeds as necessary, inspect/treat fungal activity.
September:	Fertilization with 14-0-40 or similar. Weed/insect/disease control as necessary.
October:	Liquid Fertilization with .25lb N, with Iron, post emergent weed control, insect/disease control as necessary.
November:	Blanket pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.

December: Blanket Potash 0-0-62 application at 4 lbs. per 1,000 SF, IPM-spot treat weeds as necessary, inspect/treat fungal activity.

B. Application Requirements

1. Fertilization

   a. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

   b. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

   c. The irrigation system will be fully operational prior to any fertilizer application.

   d. Soils shall be tested at a reliable testing facility twice per year to monitor for pH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

2. Insect/Disease Control

   a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

   b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

3. Weed Control

   a. Weed control will not be limited to only the broadleaf variety under this program.

   b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.

4. Warranty

   If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions

beyond their control. This includes high traffic areas, drainage problems, or acts of God.

SCHEDULE "B" – TURF CARE PROGRAM - BAHIA (If included, see Exhibit 2 Fee Summary)

A. Application Schedule

Month	Application
February/March:	Complete granular N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
April:	Chelated Iron application and Mole Cricket control.
July:	Chelated Iron application and Mole Cricket control.
October:	Complete granular N-P-K fertilizer.
November/December:	Broadleaf weed control to include blanket pre-emergent herbicide application.

B. Application Requirements

1. Fertilization

a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

d. The irrigation system will be fully operational prior to any fertilizer application.

e. Soils shall be tested at a reliable testing facility twice per year to monitor for PH and chemical makeup. The results will be provided to management along with the

contractor's recommendation as to any changes in the turf care program based on these results.

2. Insect/Disease Control

   a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

   b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

3. Weed Control

   a. Weed control will be limited to the broadleaf variety under this program.

   b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.

4. Warranty

   No warranty is provided for Bahia turf.

SCHEDULE "C" – TREE/SHRUB CARE PROGRAM (If included, see Exhibit 2 Fee Summary)

A. Application Schedule

Month	Application
February:	Spring granular fertilization and insect/disease control as needed
March/April:	Insect/disease control/fertilization as needed
May/June:	Insect/disease control.
July/August:	Minor nutrient blend with insect/disease control
October:	Fall granular fertilization and insect/disease control as needed
December:	Insect/disease control/fertilization as needed

B. Application Requirements

1. Fertilization

   a. Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

   b. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 30% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

   c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

   d. This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

   e. There will be a deep root feeding on an as needed basis to establish newly planted trees.

   f. All palms will be evaluated quarterly for nutrient deficiencies and shall be treated with appropriate nutrients (Boron, Magnesium and Manganese)

   g. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

   h. The irrigation system will be fully operational prior to any fertilizer application.

   i. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the Tree/Shrub care program based on these results.

2. Insect/Disease Control

   a. Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

b. Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

c. This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

d. Terrapin Scale has proven to be a difficult pest to control through the use of foliar sprays or drenches. Should an infestation develop that is not able to be controlled through the aforementioned methods, the contractor may be required to utilize Maujet injections or other similar methods to deploy appropriate insecticides.

e. Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

f. Contractor will provide a copy of the license for the Certified Operator in charge of chemical applications for this property.

3. Specialty Palms

a. Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera and Sylvester Date), the contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

b. When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the rootball of specimen palms to de-water them as necessary.

4. Warranty

If a plant or tree dies from insect or disease damage or nutrient deficiency, while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available. Exclusions to this warranty would be pre-existing conditions, nematodes, borers, locusts, Wax Myrtle trees and Wax Myrtle shrubs, Photinia, insects such as Asian Cycad Scale and diseases such as Verticillium and Fusarium Wilt and Ganoderma that are untreatable with currently available chemicals, soil contamination, drainage problems and acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

SCHEDULE "D" – SPECIAL SERVICES (If included, see Exhibit 2 Fee Summary)

Note: All Special Services work is to be performed by supplemental crews

A. Bedding Plants - N/A

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on the on-going care.

1. Schedule

a.) All flower beds on the property will be changed four (4) times per year during the months of January, April, July, and October.

b.) Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion and display.

c.) All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

d.) Contractor will obtain prior approval of plant selection from owner or owner's representative before installation.

2. Installation

a. Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

b. Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

c. All beds will be cleaned and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

d. Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

e. A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

f. All beds should be covered with 1" layer of Pine Fines after planting.

g. Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

h. Flowers that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the owner.

3. Maintenance

   a. Flower beds will be reviewed daily or at each service visit for the following:

      - Removal of all litter and debris.
      - Beds are to remain weed – free at all times.
      - All declining blooms are to be removed immediately.
      - Inspect for the presence of insect or disease activity and treat immediately.

   b. Seed heads are to be removed from Coleus plants as soon as they appear. "Pinching" of Coleus plants weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

   c. Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.

   d. Pre-emergent herbicides are not to be used in flower beds.

   e. Contractor guarantees the survivability and performance of all flower beds for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

4. Warranty

   Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

B. Bed Dressing -

1. Schedule

   a. Bed dressing will be replenished in all bed areas in the months of February and March.

   b. Application will be completed within a six-week time period.

2. Installation

   a. Prior to application, areas will be prepared by removing all foreign debris and accumulated mulch material and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place.

   b. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

c. Bed dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by management.

d. A summary of shipping tickets or invoices for products or subcontract services will be submitted prior to requesting payment for this work.

C. Palm Trimming

1. Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Canary Island Date, etc.) in excess of 12' CT will be trimmed two times per year in the months of June and December. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process.

2. All palms less than 12' CT will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

3. Washingtonia, Queen, Ribbon, Chinese Fan and Butia palms in excess of 12' CT will be trimmed two times per year in the months of February/March and August/September.

4. All palms other than those previously listed and in excess of 12'CT will be trimmed once per year in the months of August /September.

5. Trimming shall include removal of all dead fronds, loose boots and seed stalks.

6. Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile. "Hurricane" cuts are only to be done at the direction of management.

7. When trimming, cut the frond close to the trunk without leaving "stubs."

SCHEDULE "E" – IRRIGATION MAINTENANCE (If included, see Exhibit 2 Fee Summary)

A. Frequency of Service

a. Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week.

b. The irrigation inspection will be performed continuously each day during the work week.

B. Specifications

1. Activate each zone of the system.

2. Visually check for any damaged heads or heads needing repair.

3. Clean, straighten or adjust any heads not functioning properly.

4. Straighten, re-attach to bracing and touch up paint on riser heads as needed.

5. Report any valve or valve box that may be damaged in any way.

6. Leave areas in which repairs or adjustments are made free of debris.

7. Clean filters located at each drip zone valve monthly.

8. Clean all individual filters located at the pump stations quarterly.

9. Watering schedules are managed by an ET Based system. Schedules are calculated daily based on site weather conditions including ET lost (Solar radiation, humidity, wind and temperature) and rainfall received. Contractor will monitor these inputs daily and communicate any abnormalities that arise to owner or the owner's representative.

10. Contractor will provide a written report of the findings by zone.

C. Qualifying Statements

1. Repairs

   a. Repairs that become necessary and that are over and above the routine maintenance contract will be done on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary".

   b. Request for authorization must be submitted to management for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the Owner or the Owner's Representative prior to initiating any work.

2. Service Calls

   a. Service Calls required between scheduled visits will be billed on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary".

   b. When not an emergency, request for authorization must be submitted in written form to the Owner's Representative for approval. A description of the problem,

its location and estimated cost should be included. All repairs must be approved by management prior to initiating any work.

3. Contractor will pay special attention during irrigation maintenance inspections (IMC) to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows or parking areas.

    a. Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

4. Contractor shall employ technicians well versed in the operation, adjustment and troubleshooting problems of a computer-controlled irrigation system.

5. Damage resulting from contractor's crews working on the property (i.e. mower and edger cuts) will be repaired at no charge to the owner within 24 hours of being detected.

6. Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, pump station failure, freeze or other acts of God.

7. Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

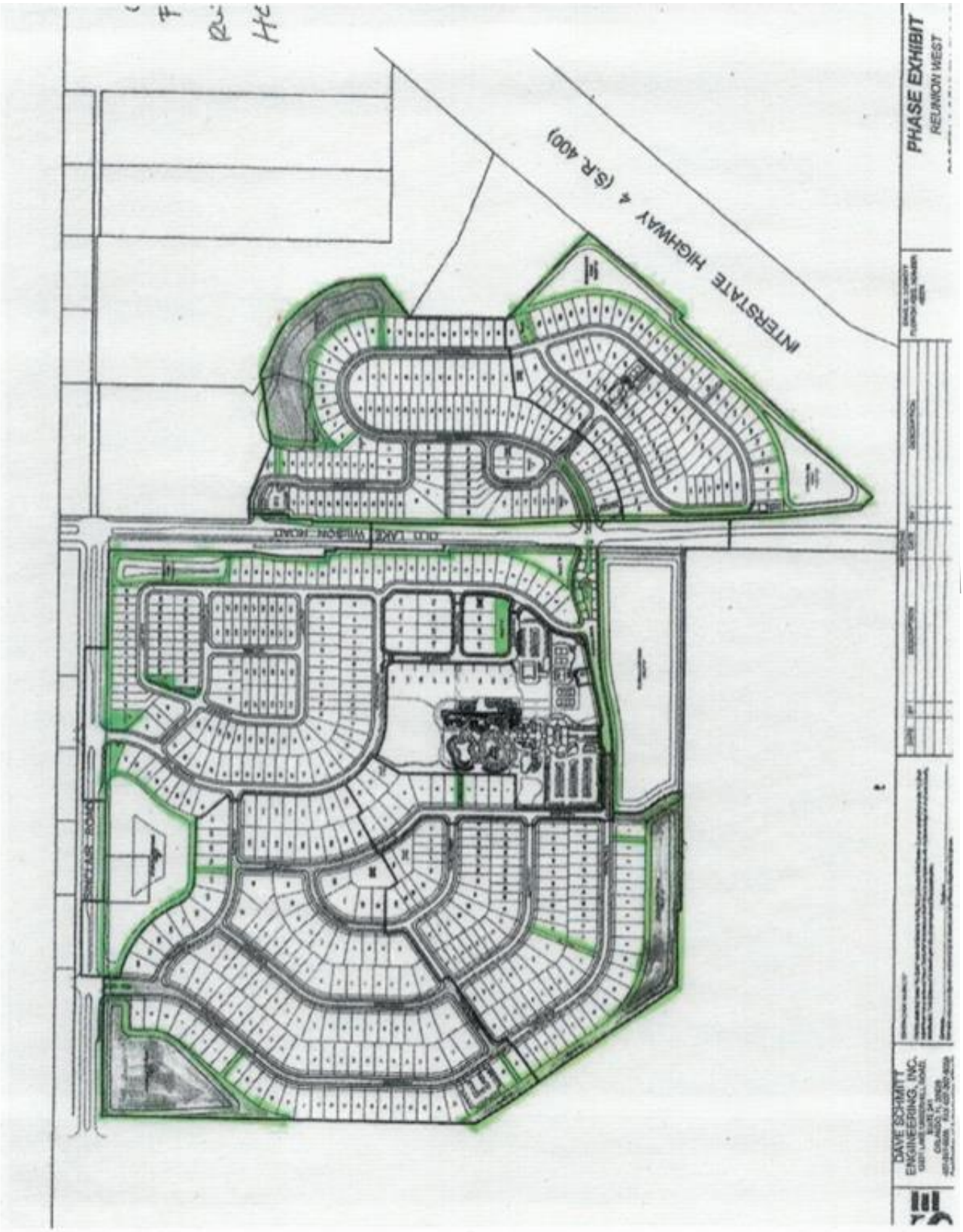
8. Contractor will visually inspect irrigation system weekly while performing routine maintenance.

9. Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

10. Contractor shall take all required readings from meters at pump stations and work with Consultant to file all quarterly and/or semi-annual reports to the water management district

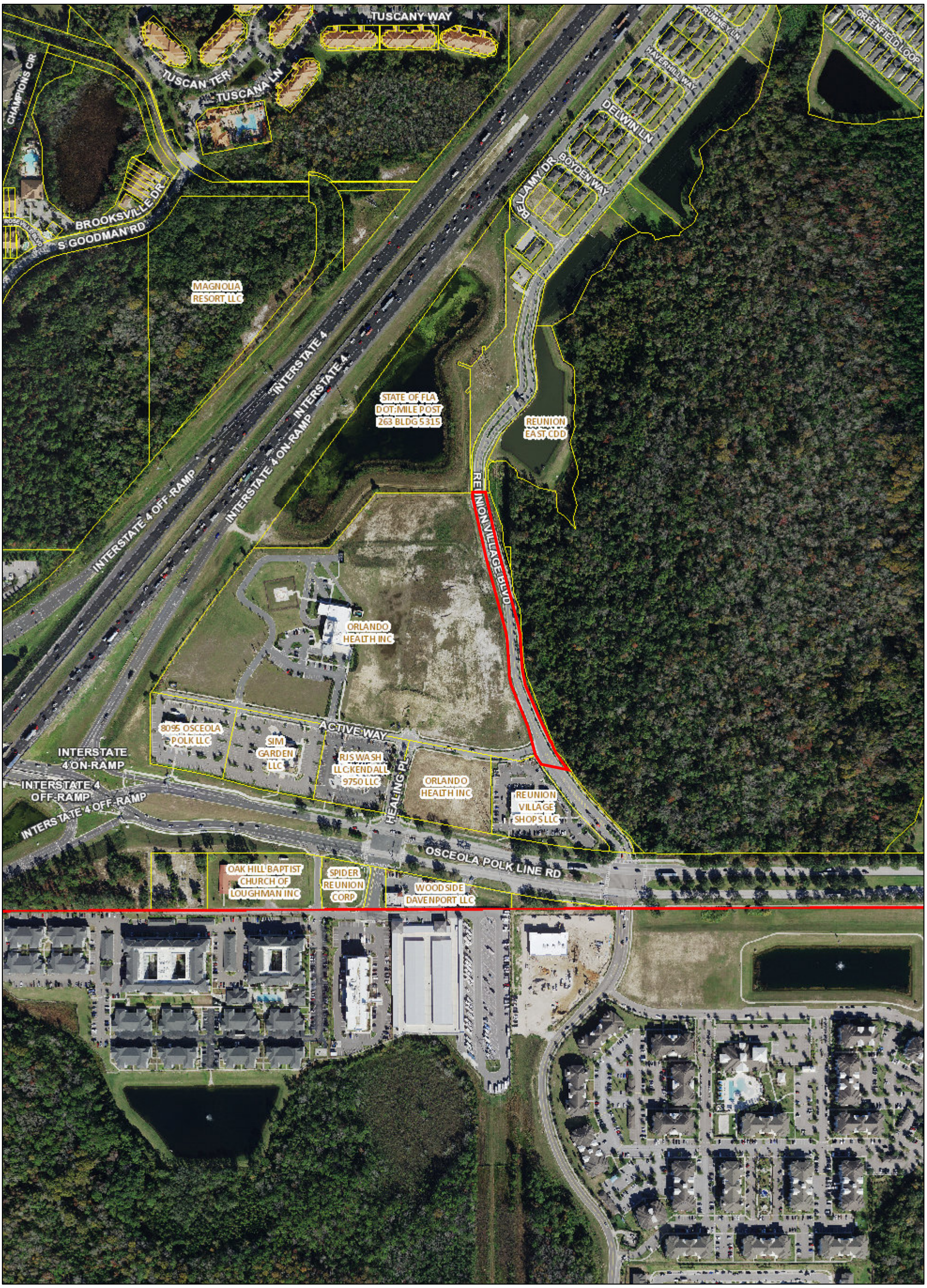
EXHIBIT – MAPS OF SERVICE AREAS
LANDSCAPE MAINTENANCE MAP


Reunion Map
Kissimmee, FL.
February 2025
Key:
= Reunion West
= Reunion East
Reunion
RESORT & GOLF CLUB
YELLOWSTONE


PHASE EXHIBIT
REUNION WEST
DAVE SCHMITT ENGINEERING, INC.
INTERSTATE HIGHWAY 4 (S.R. 400)
OLD LAKE WILSON ROAD
PINELAKE ROAD

SECTION 6

SECTION A



N
W E
S

ProMap

Date Generated: 3/6/2025

0 485 970 1,940 Feet

This map was prepared for the Osceola CountyProperty 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

SECTION D

SECTION I

Reunion East

Community Development District

Summary of Invoices

Febuary 01, 2025 - Feburay 28, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	2/3/25	6350-6364	$	27,397.22
	2/6/25	6365-6370		27,710.30
	2/13/25	6371-6380		196,718.14
	2/20/25	6381-6385		10,778.44
	2/26/25	6386-6393		22,561.96
			$	285,166.06
R&M Fund				
	2/6/25	282	$	6,295.00
			$	6,295.00
Payroll				
	February 2025			
	Diane Davis	50805	$	184.70
	John Dryburgh	50806		184.70
	June Wispelwey	50807*		369.40
	Mark Greenstein	50808		184.70
	Trudy Hobbs	50809		184.70
			$	1,108.20
TOTAL			**$**	**292,569.26**

*Includes payment for January meeting.

*** CHECK DATES 02/01/2025 - 02/28/2025 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/03/25	00079	1/27/25	10674190	202501	320-53800-47900		*	48.34		
			MTHLY PEST CONTROL JAN25							
		1/27/25	10674190	202501	300-13100-10100		*	36.46		
			MTHLY PEST CONTROL JAN25							
						HOMETEAM PEST DEFENSE			84.80	006350
2/03/25	00042	1/01/25	2900008	202501	320-53800-46200		*	412.45		
			EMERG.PHONE-CARRIAGE PT							
		1/01/25	2900008	202501	300-13100-10100		*	311.15		
			EMERG.PHONE-CARRIAGE PT							
		1/01/25	2900048	202501	320-53800-46200		*	412.45		
			EMERG.PHONE-HOMESTEAD							
		1/01/25	2900048	202501	300-13100-10100		*	311.15		
			EMERG.PHONE-HOMESTEAD							
						KINGS III OF AMERICA, INC.			1,447.20	006351
2/03/25	99999	2/03/25	VOID	202502	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006352
2/03/25	99999	2/03/25	VOID	202502	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006353
2/03/25	99999	2/03/25	VOID	202502	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006354
2/03/25	99999	2/03/25	VOID	202502	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006355
2/03/25	99999	2/03/25	VOID	202502	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006356
2/03/25	99999	2/03/25	VOID	202502	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006357
2/03/25	99999	2/03/25	VOID	202502	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006358
2/03/25	00092	8/23/24	2019A	202408	320-53800-41000		*	40.59		
			HS PHONE LINE 9385 AUG24							

*** CHECK DATES 02/01/2025 - 02/28/2025 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		8/23/24	2019A	202408	300-13100-10100			*	31.89		
			HS PHONE LINE 9385 AUG24								
		8/23/24	2019A	202408	320-53800-41000			*	40.59		
			HC PHONE LINE 9758 AUG24								
		8/23/24	2019A	202408	300-13100-10100			*	31.89		
			HC PHONE LINE 9758 AUG24								
		8/23/24	2019A	202408	320-53800-41000			*	40.59		
			HC PHONE LINE 9867 AUG24								
		8/23/24	2019A	202408	300-13100-10100			*	31.89		
			HC PHONE LINE 9867 AUG24								
		8/23/24	2019A	202408	320-53800-41000			*	34.99		
			HC PHONE LINE 3534 AUG24								
		8/23/24	2019A	202408	300-13100-10100			*	27.50		
			HC PHONE LINE 3534 AUG24								
		8/23/24	2019A	202408	320-53800-41000			*	34.99		
			HC PHONE LINE 9525 AUG24								
		8/23/24	2019A	202408	300-13100-10100			*	27.50		
			HC PHONE LINE 9525 AUG24								
		8/31/24	2085	202408	320-53800-41000			*	120.79		
			CENTURYLNK-CP/GATE ACCESS								
		8/31/24	2085	202408	300-13100-10100			*	94.90		
			CENTURYLNK-CP/GATE ACCESS								
		8/31/24	2086	202408	320-53800-41000			*	374.40		
			POOL CIRCUIT&MODEMS AUG24								
		8/31/24	2086	202408	300-13100-10100			*	294.17		
			POOL CIRCUIT&MODEMS AUG24								
		9/30/24	2172A	202409	320-53800-41000			*	40.59		
			HS PHONE LINE 9385 SEP24								
		9/30/24	2172A	202409	300-13100-10100			*	31.89		
			HS PHONE LINE 9385 SEP24								
		9/30/24	2172A	202409	320-53800-41000			*	40.59		
			HC PHONE LINE 9758 SEP24								
		9/30/24	2172A	202409	300-13100-10100			*	31.89		
			HC PHONE LINE 9758 SEP24								
		9/30/24	2172A	202409	320-53800-41000			*	40.59		
			HC PHONE LINE 9867 SEP24								
		9/30/24	2172A	202409	300-13100-10100			*	31.89		
			HC PHONE LINE 9867 SEP24								
		9/30/24	2172A	202409	320-53800-41000			*	40.59		
			HC PHONE LINE 3534 SEP24								
		9/30/24	2172A	202409	300-13100-10100			*	31.89		
			HC PHONE LINE 3534 SEP24								
		9/30/24	2172A	202409	320-53800-41000			*	40.59		
			HC PHONE LINE 9525 SEP24								
		9/30/24	2172A	202409	300-13100-10100			*	31.89		
			HC PHONE LINE 9525 SEP24								

*** CHECK DATES 02/01/2025 - 02/28/2025 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		9/30/24	2173	202409	320-53800-41000			*	120.79		
			CENTURYLNK-CP GATE/ACCESS								
		9/30/24	2173	202409	300-13100-10100			*	94.90		
			CENTURYLNK-CP GATE/ACCESS								
		9/30/24	2174	202409	320-53800-41000			*	374.40		
			POOL CIRCUIT&MODEMS SEP24								
		9/30/24	2174	202409	300-13100-10100			*	294.17		
			POOL CIRCUIT&MODEMS SEP24								
		10/31/24	2247	202410	320-53800-41000			*	43.79		
			CP PHONE LINE 2365 OCT24								
		10/31/24	2247	202410	300-13100-10100			*	34.40		
			CP PHONE LINE 2365 OCT24								
		10/31/24	2247	202410	320-53800-41000			*	43.79		
			HC PHONE LINE 4574 OCT24								
		10/31/24	2247	202410	300-13100-10100			*	34.40		
			HC PHONE LINE 4574 OCT24								
		10/31/24	2247	202410	320-53800-41000			*	43.79		
			HS PHONE LINE 9325 OCT24								
		10/31/24	2247	202410	300-13100-10100			*	34.40		
			HS PHONE LINE 9325 OCT24								
		10/31/24	2247	202410	320-53800-41000			*	43.79		
			HS PHONE LINE 9385 OCT24								
		10/31/24	2247	202410	300-13100-10100			*	34.40		
			HS PHONE LINE 9385 OCT24								
		10/31/24	2247	202410	320-53800-41000			*	43.79		
			HC PHONE LINE 9758 OCT24								
		10/31/24	2247	202410	300-13100-10100			*	34.40		
			HC PHONE LINE 9758 OCT24								
		10/31/24	2247	202410	320-53800-41000			*	43.79		
			HC PHONE LINE 9867 OCT24								
		10/31/24	2247	202410	300-13100-10100			*	34.40		
			HC PHONE LINE 9867 OCT24								
		10/31/24	2247	202410	320-53800-41000			*	43.79		
			HC PHONE LINE 3534 OCT24								
		10/31/24	2247	202410	300-13100-10100			*	34.40		
			HC PHONE LINE 3534 OCT24								
		10/31/24	2247	202410	320-53800-41000			*	43.79		
			HC PHONE LINE 9525 OCT24								
		10/31/24	2247	202410	300-13100-10100			*	34.40		
			HC PHONE LINE 9525 OCT24								
		10/31/24	2248	202410	320-53800-41000			*	381.32		
			POOL CIRCUIT&MODEMS OCT24								
		10/31/24	2248	202410	300-13100-10100			*	287.67		
			POOL CIRCUIT&MODEMS OCT24								
		10/31/24	2249	202410	320-53800-41000			*	123.02		
			CENTURYLNK-CP GATE/ACCESS								

*** CHECK DATES 02/01/2025 - 02/28/2025 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		10/31/24	2249	202410	300-13100-10100			*	92.81		
			CENTURYLNK-CP GATE/ACCESS								
		10/31/24	2250A	202411	320-53800-41000			*	44.70		
			HS PHONE LINE 9385 NOV24								
		10/31/24	2250A	202411	300-13100-10100			*	33.72		
			HS PHONE LINE 9385 NOV24								
		10/31/24	2250A	202411	320-53800-41000			*	44.70		
			HC PHONE LINE 9758 NOV24								
		10/31/24	2250A	202411	300-13100-10100			*	33.72		
			HC PHONE LINE 9758 NOV24								
		10/31/24	2250A	202411	320-53800-41000			*	44.70		
			HC PHONE LINE 9867 NOV24								
		10/31/24	2250A	202411	300-13100-10100			*	33.72		
			HC PHONE LINE 9867 NOV24								
		10/31/24	2250A	202411	320-53800-41000			*	44.70		
			HC PHONE LINE 3534 NOV24								
		10/31/24	2250A	202411	300-13100-10100			*	33.72		
			HC PHONE LINE 3534 NOV24								
		10/31/24	2250A	202411	320-53800-41000			*	44.70		
			HC PHONE LINE 9525 NOV24								
		10/31/24	2250A	202411	300-13100-10100			*	33.72		
			HC PHONE LINE 9525 NOV24								
		11/30/24	2332	202411	320-53800-41000			*	123.02		
			CENTURYLNK-CP GATE/ACCESS								
		11/30/24	2332	202411	300-13100-10100			*	92.81		
			CENTURYLNK-CP GATE/ACCESS								
		11/30/24	2333	202411	320-53800-41000			*	381.32		
			POOL CIRCUITS&MODEM NOV24								
		11/30/24	2333	202411	300-13100-10100			*	287.67		
			POOL CIRCUITS&MODEM NOV24								
		12/01/24	2334	202412	320-53800-41000			*	44.70		
			CP PHONE LINE 2365 DEC24								
		12/01/24	2334	202412	300-13100-10100			*	33.72		
			CP PHONE LINE 2365 DEC24								
		12/01/24	2334	202412	320-53800-41000			*	44.70		
			HC PHONE LINE 4574 DEC24								
		12/01/24	2334	202412	300-13100-10100			*	33.72		
			HC PHONE LINE 4574 DEC24								
		12/01/24	2334	202412	320-53800-41000			*	44.70		
			HS PHONE LINE 9325 DEC24								
		12/01/24	2334	202412	300-13100-10100			*	33.72		
			HS PHONE LINE 9325 DEC24								
		12/01/24	2334	202412	320-53800-41000			*	44.70		
			HS PHONE LINE 9385 DEC24								
		12/01/24	2334	202412	300-13100-10100			*	33.72		
			HS PHONE LINE 9385 DEC24								

*** CHECK DATES 02/01/2025 - 02/28/2025 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/01/24	2334	202412	320-53800-41000			*	44.70	
			HC PHONE LINE 9758 DEC24							
		12/01/24	2334	202412	300-13100-10100			*	33.72	
			HC PHONE LINE 9758 DEC24							
		12/01/24	2334	202412	320-53800-41000			*	44.70	
			HC PHONE LINE 9867 DEC24							
		12/01/24	2334	202412	300-13100-10100			*	33.72	
			HC PHONE LINE 9867 DEC24							
		12/01/24	2334	202412	320-53800-41000			*	44.70	
			HC PHONE LINE 3534 DEC24							
		12/01/24	2334	202412	300-13100-10100			*	33.72	
			HC PHONE LINE 3534 DEC24							
		12/01/24	2334	202412	320-53800-41000			*	44.70	
			HC PHONE LINE 9525 DEC24							
		12/01/24	2334	202412	300-13100-10100			*	33.72	
			HC PHONE LINE 9525 DEC24							
		12/01/24	2343	202410	320-53800-12100			*	771.87-	
			MANAGEMENT FEES OCT24							
		12/01/24	2343	202410	300-13100-10100			*	582.29-	
			MANAGEMENT FEES OCT24							
		12/01/24	2343A	202411	320-53800-43100			*	54.37	
			TOHO METER#62644090 NOV24							
		12/01/24	2343A	202411	320-53800-43000			*	82.82	
			DUKEENERGY#9100 8323 9862							
		12/01/24	2343A	202411	320-53800-43000			*	608.48	
			DUKEENERGY#9100 8324 0443							
		12/01/24	2343B	202412	320-53800-41000			*	123.02	
			CENTURYLNK-CP GATE/ACCESS							
		12/01/24	2343B	202412	300-13100-10100			*	92.81	
			CENTURYLNK-CP GATE/ACCESS							
		1/01/25	2408	202501	320-53800-41000			*	44.70	
			CP PHONE LINE 2365 JAN25							
		1/01/25	2408	202501	300-13100-10100			*	33.72	
			CP PHONE LINE 2365 JAN25							
		1/01/25	2408	202501	320-53800-41000			*	44.70	
			HC PHONE LINE 4574 JAN25							
		1/01/25	2408	202501	300-13100-10100			*	33.72	
			HC PHONE LINE 4574 JAN25							
		1/01/25	2408	202501	320-53800-41000			*	44.70	
			HS PHONE LINE 9325 JAN25							
		1/01/25	2408	202501	300-13100-10100			*	33.72	
			HS PHONE LINE 9325 JAN25							
		1/01/25	2408	202501	320-53800-41000			*	44.70	
			HS PHONE LINE 9385 JAN25							
		1/01/25	2408	202501	300-13100-10100			*	33.72	
			HS PHONE LINE 9385 JAN25							

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  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE          DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                        AMOUNT     #

                 1/01/25 2408     202501 320-53800-41000                                    *                44.70
                          HC PHONE LINE 9758 JAN25
                 1/01/25 2408     202501 300-13100-10100                                    *                33.72
                          HC PHONE LINE 9758 JAN25
                 1/01/25 2408     202501 320-53800-41000                                    *                44.70
                          HC PHONE LINE 9867 JAN25
                 1/01/25 2408     202501 300-13100-10100                                    *                33.72
                          HC PHONE LINE 9867 JAN25
                 1/01/25 2408     202501 320-53800-41000                                    *                44.70
                          HC PHONE LINE 3534 JAN25
                 1/01/25 2408     202501 300-13100-10100                                    *                33.72
                          HC PHONE LINE 3534 JAN25
                 1/01/25 2408     202501 320-53800-41000                                    *                44.70
                          HC PHONE LINE 9525 JAN25
                 1/01/25 2408     202501 300-13100-10100                                    *                33.72
                          HC PHONE LINE 9525 JAN25
                 1/01/25 2414     202412 320-53800-43100                                    *                54.37
                          TOHO METER#62644090 DEC24
                 1/01/25 2415     202412 320-53800-43000                                    *               589.62
                          DUKEENERGY#9100 8324 0443
                 1/01/25 2416     202412 320-53800-43000                                    *                84.89
                          DUKEENERGY#9100 8323 9862
                                                   KINGWOOD ORLANDO REUNION RESORT LLC                          6,851.54 006359
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/03/25 00078   1/22/25 2018853  202501 310-51300-49300                                    *               695.52
                          2024 TAX ROLL ADMIN FEE
                                                   OSCEOLA COUNTY PROPERTY APPRAISER                              695.52 006360
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/03/25 00163   1/23/25 2068     202501 320-53800-47500                                    *             2,479.50
                          PRS.WSH/TRT-REUNION BLVD
                 1/23/25 2068     202501 300-13100-10100                                    *             1,870.50
                          PRS.WSH/TRT-REUNION BLVD
                                                   PRESSURE WASH THIS                                           4,350.00 006361
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/03/25 00054   2/01/25 2025FEB  202502 320-53800-34500                                    *             6,650.00
                          SECURITY SERVICES FEB25
                 2/01/25 2025FEB  202502 300-13100-10100                                    *             5,016.66
                          SECURITY SERVICES FEB25
                                                   REUNION RESORT & CLUB MASTER ASSOC.                         11,666.66 006362
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/03/25 00060   1/09/25 313629   202501 320-53800-46200                                    *               909.15
                          HC B-INST.DRN FRAME/GRATE
                 1/09/25 313629   202501 300-13100-10100                                    *               685.85
                          HC B-INST.DRN FRAME/GRATE
                 1/09/25 313706   202501 320-53800-46200                                    *               243.11
                          HC B-RPLC TORO VLV/BASIN
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  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE          DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                        AMOUNT     #

                 1/09/25 313706   202501 300-13100-10100                                     *              183.39
                          HC B-RPLC TORO VLV/BASIN
                                                     SPIES POOL LLC                                                  2,021.50 006363
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/03/25 00070   1/22/25 77941    202501 320-53800-57400                                     *              159.60
                          SVC CALL-MOVE AIR HANDLER
                 1/22/25 77941    202501 300-13100-10100                                     *              120.40
                          SVC CALL-MOVE AIR HANDLER
                                                     TERRY'S ELECTRIC INC                                              280.00 006364
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/06/25 00074   1/31/25 225810   202501 320-53800-47000                                     *              754.11
                          AQUATIC 12 STRMWTR JAN25
                 1/31/25 225810   202501 300-13100-10100                                     *              568.89
                          AQUATIC 12 STRMWTR JAN25
                                                     APPLIED AQUATIC MANAGEMENT, INC.                                1,323.00 006365
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/06/25 00095   1/30/25 S124276  202501 320-53800-57400                                     *              139.65
                          VLLG GATE-FLIP BATTERY
                 1/30/25 S124276  202501 300-13100-10100                                     *              105.35
                          VLLG GATE-FLIP BATTERY
                                                     ACCESS CONTROL SYSTEMS LLC                                        245.00 006366
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/06/25 00192   2/01/25 1685     202502 320-53800-43300                                     *            1,730.52
                          POOL AMENITIES FEB25
                 2/01/25 1685     202502 300-13100-10100                                     *            1,305.48
                          POOL AMENITIES FEB25
                 2/01/25 1685     202502 320-53800-43300                                     *            4,320.60
                          POOL ATTENDANT FEB25
                 2/01/25 1685     202502 300-13100-10100                                     *            3,259.40
                          POOL ATTENDANT FEB25
                 2/01/25 1685     202502 330-53800-43300                                     *              494.19
                          HCCC JANITORIAL SRV FEB25
                 2/01/25 1685     202502 300-13100-10100                                     *              372.81
                          HCCC JANITORIAL SRV FEB25
                                                     PG SERVICE GROUP LLC                                           11,483.00 006367
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/06/25 00175   2/01/25 101891   202502 320-53800-46200                                     *            4,845.00
                          POOL MAINTENANCE FEB25
                 2/01/25 101891   202502 300-13100-10100                                     *            3,655.00
                          POOL MAINTENANCE FEB25
                                                     ROBERTS POOL SERVICE AND REPAIR INC                             8,500.00 006368
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/06/25 00060   1/20/25 313875   202501 320-53800-46200                                     *              742.34
                          CP-INST.MOTOR/SEAL/ORING
                 1/20/25 313875   202501 300-13100-10100                                     *              560.01
                          CP-INST.MOTOR/SEAL/ORING
```

```
  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

                 1/21/25 313907   202501 320-53800-46200                                      *             394.44
                          SE-INSP HEATR/RPLC UNITH
                 1/21/25 313907   202501 300-13100-10100                                      *             297.56
                          SE-INSP HEATR/RPLC UNITH
                 1/27/25 314014   202501 320-53800-46200                                      *             652.62
                          CP-INST.MOTOR/SHAFT SEAL
                 1/27/25 314014   202501 300-13100-10100                                      *             492.33
                          CP-INST.MOTOR/SHAFT SEAL
                                                     SPIES POOL LLC                                                  3,139.30 006369
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/06/25 00070   1/29/25 78046    202501 320-53800-57400                                      *           1,721.40
                          RMV PANEL/INST.CIRC/BRKR
                 1/29/25 78046    202501 300-13100-10100                                      *           1,298.60
                          RMV PANEL/INST.CIRC/BRKR
                                                     TERRY'S ELECTRIC INC                                            3,020.00 006370
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/13/25 00095   2/11/25 16111    202502 320-53800-57400                                      *              34.20
                          PDK CLOUD SUBSCRIP FEB25
                 2/11/25 16111    202502 300-13100-10100                                      *              25.80
                          PDK CLOUD SUBSCRIP FEB25
                                                     ACCESS CONTROL SYSTEMS LLC                                         60.00 006371
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/13/25 00134   2/07/25 4297     202501 310-51300-31100                                      *           3,810.00
                          CDD MTG/PAVE WALKTHRU/TBL
                                                     BOYD CIVIL ENGINEERING INC                                      3,810.00 006372
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/13/25 00049   2/01/25 643      202502 310-51300-34000                                      *           4,414.50
                          MANAGEMENT FEES FEB25
                 2/01/25 643      202502 310-51300-35200                                      *             105.00
                          WEBSITE ADMIN FEB25
                 2/01/25 643      202502 310-51300-35100                                      *             157.50
                          INFORMATION TECH FEB25
                 2/01/25 643      202502 310-51300-31300                                      *             875.00
                          DISSEMINATION FEE FEB25
                 2/01/25 643      202502 310-51300-51000                                      *               1.11
                          OFFICE SUPPLIES
                 2/01/25 643      202502 310-51300-42000                                      *             225.59
                          POSTAGE
                 2/01/25 643      202502 310-51300-42500                                      *               4.80
                          COPIES
                 2/01/25 644      202502 320-53800-12000                                      *           3,838.58
                          FIELD MANAGEMENT FEB25
                                                     GOVERNMENTAL MANAGEMENT SERVICES                                9,622.08 006373
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/13/25 00079   2/10/25 10727927 202502 330-53800-47900                                      *              48.34
                          MTHLY PEST CONTROL FEB25
```

*** CHECK DATES 02/01/2025 - 02/28/2025 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		2/10/25	10727927	202502	300-13100-10100		*	36.46		
			MTHLY PEST CONTROL FEB25							
		2/10/25	10728107	202502	330-53800-47900		*	79.63		
			HCCC-QTRLY TERMITE FEB25							
		2/10/25	10728107	202502	300-13100-10100		*	60.07		
			HCCC-QTRLY TERMITE FEB25							
						HOMETEAM PEST DEFENSE			224.50	006374
2/13/25	00002	1/29/25	11044979	202501	310-51300-48000		*	789.50		
			NOT.PUB.HEAR - 02/13/25							
						ORLANDO SENTINEL COMMUNICATION			789.50	006375
2/13/25	00103	2/10/25	02102025	202502	300-20700-10000		*	80,218.76		
			FY25 DEBT SRVC SER2015A							
						REUNION EAST CDD C/O USBANK			80,218.76	006376
2/13/25	00103	2/10/25	02102025	202502	300-20700-10800		*	35,422.89		
			FY25 DEBT SRVC SER2021							
						REUNION EAST CDD C/O USBANK			35,422.89	006377
2/13/25	00060	1/28/25	314043	202501	320-53800-46200		*	268.90		
			HC B-RPLC TORO VLVE/BASIN							
		1/28/25	314043	202501	300-13100-10100		*	202.85		
			HC B-RPLC TORO VLVE/BASIN							
		1/30/25	313904	202501	320-53800-46200		*	259.92		
			TER-RPR POP-OFFS-POOL SRF							
		1/30/25	313904	202501	300-13100-10100		*	196.08		
			TER-RPR POP-OFFS-POOL SRF							
		2/01/25	314174	202502	320-53800-46200		*	66.66		
			HC B-DE POWDER/BUNG WRNCH							
		2/01/25	314174	202502	300-13100-10100		*	50.29		
			HC B-DE POWDER/BUNG WRNCH							
		2/01/25	314175	202502	320-53800-46200		*	31.35		
			HC A-50LB DE POWDER							
		2/01/25	314175	202502	300-13100-10100		*	23.65		
			HC A-50LB DE POWDER							
		2/01/25	314176	202502	320-53800-46200		*	488.78		
			SE-250GL BLCH/30GAL ACID							
		2/01/25	314176	202502	300-13100-10100		*	368.72		
			SE-250GL BLCH/30GAL ACID							
						SPIES POOL LLC			1,957.20	006378
2/13/25	00030	1/29/25	845166	202501	320-53800-46500		*	660.38		
			RPR SCRUB.VLV/6SPRAY HEAD							
		1/29/25	845166	202501	300-13100-10100		*	498.18		
			RPR SCRUB.VLV/6SPRAY HEAD							

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 CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME            STATUS            AMOUNT    ....CHECK.....
  DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                     AMOUNT     #

                 2/01/25 847786   202502 320-53800-47300                                     *           29,023.29
                          LANDSCAPE MAINT FEB25
                 2/01/25 847786   202502 300-13100-10100                                     *           21,894.76
                          LANDSCAPE MAINT FEB25
                 2/01/25 847786   202502 320-53800-47300                                     *            7,235.94
                          LANDSCAPE PH1-5 FEB25
                 2/01/25 847786   202502 300-13100-10100                                     *            5,458.69
                          LANDSCAPE PH1-5 FEB25
                 2/01/25 847786   202502 320-53800-47300                                     *            1,456.92
                          LNDSCP STBL/POND/RC FEB25
                 2/01/25 847786   202502 300-13100-10100                                     *            1,099.08
                          LNDSCP STBL/POND/RC FEB25
                 2/01/25 847786   202502 320-53800-47300                                     *            1,939.71-
                          WITHOUT REMAINING PHASE
                 2/01/25 847786   202502 300-13100-10100                                     *            1,463.29-
                          WITHOUT REMAINING PHASE
                                                     YELLOWSTONE LANDSCAPE-SOUTHEAST LLC                            63,924.24 006379
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/13/25 00092   8/23/24 2019B    202408 320-53800-41000                                     *               11.39
                          CP PHONE LINE 2365 AUG24
                 8/23/24 2019B    202408 300-13100-10100                                     *                8.59
                          CP PHONE LINE 2365 AUG24
                12/01/24 2343C    202412 320-53800-41000                                     *              381.32
                          POOL CIRCUITS&MODEM DEC24
                12/01/24 2343C    202412 300-13100-10100                                     *              287.67
                          POOL CIRCUITS&MODEM DEC24
                                                     KINGWOOD ORLANDO REUNION RESORT LLC                               688.97 006380
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/20/25 00129   2/12/25 5749     202502 320-53800-47700                                     *              208.05
                          RPLC GATE HNGE/READJ.PLAT
                 2/12/25 5749     202502 300-13100-10100                                     *              156.95
                          RPLC GATE HNGE/READJ.PLAT
                                                     BERRY CONSTRUCTION INC.                                           365.00 006381
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/20/25 00144   2/11/25 13613204 202502 320-53800-57400                                     *              119.72
                          SVC CALL-BRKR ON/RPR WIRE
                 2/11/25 13613204 202502 300-13100-10100                                     *               90.32
                          SVC CALL-BRKR ON/RPR WIRE
                                                     FRANK'S AIR CONDITIONING, INC.                                    210.04 006382
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/20/25 00163   2/12/25 2071     202502 320-53800-47500                                     *            2,137.50
                          PRS.WSH-TRADITION-I4 BRDG
                 2/12/25 2071     202502 300-13100-10100                                     *            1,612.50
                          PRS.WSH-TRADITION-I4 BRDG
                 2/12/25 2071     202502 320-53800-47500                                     *            1,083.00
                          PRS.WSH-SPINE RD BRIDGE
```

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		2/12/25	2071	202502	300-13100-10100		*	817.00		
			PRS.WSH-SPINE RD BRIDGE							
						PRESSURE WASH THIS			5,650.00	006383
2/20/25	00060	2/03/25	314189	202502	320-53800-46200		*	454.26		
			TER-RPLC MOTOR/SHAFT SEAL							
		2/03/25	314189	202502	300-13100-10100		*	342.69		
			TER-RPLC MOTOR/SHAFT SEAL							
		2/07/25	314324	202502	320-53800-46200		*	196.37		
			SE-INSTALL HUDSON VALVE							
		2/07/25	314324	202502	300-13100-10100		*	148.13		
			SE-INSTALL HUDSON VALVE							
		2/07/25	314352	202502	320-53800-46200		*	190.67		
			TER-INST.TORO VLVE ON SPA							
		2/07/25	314352	202502	300-13100-10100		*	143.83		
			TER-INST.TORO VLVE ON SPA							
		2/08/25	314381	202502	320-53800-46200		*	138.23		
			SE-INSPECTION/RPLC MOTOR							
		2/08/25	314381	202502	300-13100-10100		*	104.27		
			SE-INSPECTION/RPLC MOTOR							
		2/10/25	314410	202502	320-53800-46200		*	521.52		
			TER-240GAL BLCH/30GAL ACD							
		2/10/25	314410	202502	300-13100-10100		*	393.43		
			TER-240GAL BLCH/30GAL ACD							
		2/18/25	22002	202502	320-53800-46200		*	798.00		
			14 CHEMICAL CONTROLLER MS							
		2/18/25	22002	202502	300-13100-10100		*	602.00		
			14 CHEMICAL CONTROLLER MS							
						SPIES POOL LLC			4,033.40	006384
2/20/25	00070	2/13/25	78286	202502	320-53800-46200		*	296.40		
			RPLC TIMECLCK/TRBLSHT/CON							
		2/13/25	78286	202502	300-13100-10100		*	223.60		
			RPLC TIMECLCK/TRBLSHT/CON							
						TERRY'S ELECTRIC INC			520.00	006385
2/26/25	00095	2/19/25	S123187	202501	320-53800-57400		*	973.81		
			RPLC LED ARM/LED CONTRLR							
		2/19/25	S123187	202501	300-13100-10100		*	734.63		
			RPLC LED ARM/LED CONTRLR							
		2/19/25	S124834	202502	320-53800-57400		*	139.65		
			SVC CALL-FLIP SWITCH BOX							
		2/19/25	S124834	202502	300-13100-10100		*	105.35		
			SVC CALL-FLIP SWITCH BOX							
						ACCESS CONTROL SYSTEMS LLC			1,953.44	006386

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 CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...            VENDOR NAME            STATUS            AMOUNT    ....CHECK.....
  DATE          DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                    AMOUNT     #

 2/26/25 00129   2/22/25 5755     202502 320-53800-47700                                   *             133.95
                          TER-RPR DOOR/DEAD BOLT LK
                 2/22/25 5755     202502 300-13100-10100                                   *             101.05
                          TER-RPR DOOR/DEAD BOLT LK
                 2/22/25 5756     202502 320-53800-47700                                   *             133.95
                          HS-RPR/RESET TOILET/CLEAN
                 2/22/25 5756     202502 300-13100-10100                                   *             101.05
                          HS-RPR/RESET TOILET/CLEAN
                 2/22/25 5757     202502 320-53800-47700                                   *             493.05
                          SE-PTCH/RPR GYM WALL/ACHR
                 2/22/25 5757     202502 300-13100-10100                                   *             371.95
                          SE-PTCH/RPR GYM WALL/ACHR
                 2/22/25 5758     202502 320-53800-47700                                   *             960.45
                          RPLC 3FLSH KIT/2TOILTSEAT
                 2/22/25 5758     202502 300-13100-10100                                   *             724.55
                          RPLC 3FLSH KIT/2TOILTSEAT
                                                   BERRY CONSTRUCTION INC.                                   3,020.00 006387
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/26/25 00186   2/03/25 751220   202502 300-15500-10000                                   *             745.08
                          ALARM MONITOR SRVC MAR25
                 2/03/25 751220   202502 300-13100-10100                                   *             562.07
                          ALARM MONITOR SRVC MAR25
                                                   HIDDEN EYES LLC DBA ENVERA SYSTEMS                        1,307.15 006388
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/26/25 00106   1/22/25 332-6061 202501 320-53800-53200                                   *              72.39
                          6 NO DUMP SGN/GRPHIC DSGN
                 1/22/25 332-6061 202501 300-13100-10100                                   *              54.61
                          6 NO DUMP SGN/GRPHIC DSGN
                 1/22/25 332-6061 202501 320-53800-53200                                   *             590.05
                          JAC-ENTRY SGN 6MM MAXMETL
                 1/22/25 332-6061 202501 300-13100-10100                                   *             445.12
                          JAC-ENTRY SGN 6MM MAXMETL
                                                   FASTSIGNS SOUTH ORLANDO                                   1,162.17 006389
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 2/26/25 00092   2/17/25 2464     202501 320-53800-41000                                   *             381.46
                          POOL CIRCUITS&MODEM JAN25
                 2/17/25 2464     202501 300-13100-10100                                   *             287.76
                          POOL CIRCUITS&MODEM JAN25
                 2/17/25 2465     202501 320-53800-41000                                   *             123.07
                          CENTURYLNK-CP GATE/ACCESS
                 2/17/25 2465     202501 300-13100-10100                                   *              92.84
                          CENTURYLNK-CP GATE/ACCESS
                 2/17/25 2489     202501 320-53800-43100                                   *              54.37
                          TOHO METER#62644090 JAN25
                 2/17/25 2490     202501 320-53800-43000                                   *              81.87
                          DUKEENERGY#9100 8323 9862
```

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		2/17/25	2491	202501	320-53800-43000			*	526.52		
			DUKEENERGY#9100 8324 0443								
							KINGWOOD ORLANDO REUNION RESORT LLC			1,547.89	006390
2/26/25	00119	12/09/24	133038	202411	310-51300-31500			*	1,056.00		
			DRFT QUIET TITLE/LAWSUIT								
		2/17/25	136846	202501	310-51300-31500			*	1,075.00		
			CELL TOWER EASEMNT/ROWSTR								
		2/17/25	136847	202501	310-51300-31500			*	642.00		
			EXHIBIT COMPLAINTS/HEARNG								
		2/18/25	136844	202501	310-51300-31500			*	4,528.63		
			MTG/TRI-PARTY AGR/TRAFFIC								
							LATHAM LUNA EDEN & BEAUDINE LLP			7,301.63	006391
2/26/25	00060	2/10/25	314387	202502	320-53800-46200			*	1,038.26		
			SE-RPLC MOTOR/REMOTE CTRL								
		2/10/25	314387	202502	300-13100-10100			*	783.24		
			SE-RPLC MOTOR/REMOTE CTRL								
		2/11/25	314428	202502	320-53800-46200			*	188.07		
			TER-DEGREASE POOL FILTER								
		2/11/25	314428	202502	300-13100-10100			*	141.88		
			TER-DEGREASE POOL FILTER								
		2/12/25	314437	202502	320-53800-46200			*	1,779.03		
			INST.2 SEP.TANK/18 FILTER								
		2/12/25	314437	202502	300-13100-10100			*	1,342.07		
			INST.2 SEP.TANK/18 FILTER								
		2/14/25	314558	202502	320-53800-46200			*	176.70		
			SE-TRBLSHT/CLN WIRE/HARNE								
		2/14/25	314558	202502	300-13100-10100			*	133.30		
			SE-TRBLSHT/CLN WIRE/HARNE								
							SPIES POOL LLC			5,582.55	006392
2/26/25	00030	2/19/25	861012	202502	320-53800-46500			*	391.66		
			RPR 2MALE ADPT/SCRUB.VLVE								
		2/19/25	861012	202502	300-13100-10100			*	295.47		
			RPR 2MALE ADPT/SCRUB.VLVE								
							YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			687.13	006393

TOTAL FOR BANK A 285,166.06

TOTAL FOR REGISTER 285,166.06

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AP300R                                YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER   RUN  3/06/25          PAGE   1
*** CHECK DATES 02/01/2025 - 02/28/2025 ***       R&M FUND
                                                  BANK C REUNION EAST R&M

  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

 2/06/25 00006   1/23/25 313964   202501 320-53800-64000                                      *           3,588.15
                          SE-INST.HEATR W/ 2WAY-VLV
                 1/23/25 313964   202501 300-13100-10100                                      *           2,706.85
                          SE-INST.HEATR W/ 2WAY-VLV
                                                     SPIES POOL, LLC                                                 6,295.00 000282
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

                                                                        TOTAL FOR BANK C                  6,295.00

                                                                        TOTAL FOR REGISTER                6,295.00
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SECTION II

Reunion East

Community Development District

Unaudited Financial Reporting

January 31, 2025

Table of Contents

Reunion East

Community Development District

Balance Sheet

January 31, 2025

	General Fund	*Replacement & Maintenance Fund*	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:					
Cash - Truist	$ 534,920	$ 530,884	$ -	$ -	$ 1,065,803
Investments:					
Series 2002A-2					
Reserve	-	-	3	-	3
Revenue	-	-	100,094	-	100,094
Series 2005					
Reserve	-	-	5	-	5
Revenue	-	-	191,840	-	191,840
Construction	-	-	-	11	11
Series 2015A					
Reserve	-	-	175,000	-	175,000
Revenue	-	-	2,660,973	-	2,660,973
Prepayment	-	-	39	-	39
Series 2021					
Reserve	-	-	1,116,155	-	1,116,155
Revenue	-	-	1,089,783	-	1,089,783
Construction	-	-	-	640,446	640,446
Investment - Custody	511,406	-	-	-	511,406
SBA - Operating	967,972	-	-	-	967,972
SBA - Reserve	-	3,900,081	-	-	3,900,081
Due from General Fund	-	-	7,524	-	7,524
Due from Reunion West	309,665	406,598	-	-	716,263
Prepaid Expenses	745	-	-	-	745
Total Assets	**$ 2,324,707**	**$ 4,837,563**	**$ 5,341,416**	**$ 640,457**	**$ 13,144,142**
Liabilities:					
Accounts Payable	$ 45,015	$ 813,728	$ -	$ -	$ 858,743
Contracts Payable	1,323	-	-	-	1,323
Due to Debt Service 2015A	6,751	-	-	-	6,751
Due to Debt Service 2021	773	-	-	-	773
Due to Reunion West	82,923	187,276	-	-	270,199
Accrued Principal Payment 2002A-2	-	-	5,220,000	-	5,220,000
Accrued Interest Payment 2002A-2	-	-	3,997,700	-	3,997,700
Accrued Principal Payment 2005	-	-	4,800,000	-	4,800,000
Accrued Interest Payment 2005	-	-	3,449,087	-	3,449,087
Total Liabilities	**$ 136,785**	**$ 1,001,005**	**$ 17,466,787**	**$ -**	**$ 18,604,577**
Fund Balances:					
Assigned For Debt Service 2002A-2	$ -	$ -	$ (9,117,604)	$ -	$ (9,117,604)
Assigned For Debt Service 2005	-	-	(8,057,242)	-	(8,057,242)
Assigned For Debt Service 2015A	-	-	2,842,763	-	2,842,763
Assigned For Debt Service 2021	-	-	2,206,712	-	2,206,712
Assigned For Capital Projects 2005	-	-	-	11	11
Assigned For Capital Projects 2021	-	-	-	640,446	640,446
Unassigned	2,187,922	3,836,558	-	-	6,024,480
Total Fund Balances	**$ 2,187,922**	**$ 3,836,558**	**$ (12,125,371.16)**	**$ 640,457**	**$ (5,460,434)**
Total Liabilities & Fund Equity	$ 2,324,707	$ 4,837,563	$ 5,341,416	$ 640,457	$ 13,144,142

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments	$ 2,008,852	$ 1,557,246	$ 1,557,246	$ -
Interest	24,000	8,000	23,879	15,879
Miscellaneous Revenues	-	-	847	847
Rental Income	6,000	2,000	5,120	3,120
Total Revenues	**$ 2,038,852**	**$ 1,567,246**	**$ 1,587,091**	**$ 19,845**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 4,000	$ 2,600	$ 1,400
FICA Expense	918	306	199	107
Engineering Fees	30,000	10,000	9,002	998
Attorney	75,000	25,000	33,309	(8,309)
Arbitrage	1,350	-	-	-
Dissemination Agent	10,500	3,500	3,500	-
Annual Audit	4,600	-	-	-
Trustee Fees	8,620	-	-	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	52,974	17,658	17,658	-
Information Technology	1,890	630	630	-
Website Maintenance	1,260	420	420	-
Telephone	150	50	-	50
Postage	1,500	500	299	201
Printing & Binding	500	167	170	(3)
Insurance	18,350	18,350	17,841	509
Legal Advertising	5,000	1,667	1,746	(79)
Other Current Charges	600	200	35	165
Office Supplies	250	83	2	81
Property Appraiser Fee	1,000	696	696	-
Property Taxes	400	400	218	182
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	**$ 234,912**	**$ 91,676**	**$ 96,374**	**$ (4,698)**

Reunion East

Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Maintenance - Shared Expenses				
Field Maintenance	$ 46,063	$ 15,354	$ 15,354	$ 0
Property Insurance	69,608	69,608	63,567	6,041
Telephone	8,550	2,850	6,229	(3,379)
Electric	376,200	125,400	116,111	9,289
Water & Sewer	41,262	13,754	10,710	3,044
Gas	48,450	16,150	12,962	3,188
Landscape - Contract	665,400	221,800	252,598	(30,798)
Landscape - Contingency	28,500	9,500	11,461	(1,961)
Pond Maintenance	14,250	4,750	3,865	885
Irrigation Repairs & Maintenance	19,950	6,650	2,083	4,567
Pool & Fountain Maintenance	205,428	68,476	71,275	(2,799)
Building Repairs & Maintenance	17,100	5,700	9,056	(3,356)
Contract Cleaning	59,622	19,874	24,207	(4,333)
Fitness Center Repairs & Maintenance	7,923	2,641	1,707	934
Gate & Gatehouse Maintenance	42,750	14,250	23,252	(9,002)
Lighting	8,550	2,850	5,788	(2,938)
Maintenance (Inspections)	1,995	665	912	(247)
Operating Supplies	1,425	475	-	475
Parking Violation Tags	285	95	-	95
Pest Control	-	-	-	-
Pressure Washing	28,500	9,500	9,519	(19)
Repairs & Maintenance	17,100	5,700	6,967	(1,267)
Roadways/Sidewalks/Bridge	22,800	7,600	4,808	2,792
Security	121,905	40,635	31,787	8,848
Signage	8,550	2,850	4,356	(1,506)
Hurricane Expenses	-	-	3,524	(3,524)
Total Maintenance - Shared Expenses	**$ 1,862,166**	**$ 667,127**	**$ 692,098**	**$ (24,971)**
Heritage Crossing Community Center				
Telephone	$ 3,819	$ 1,273	$ -	$ 1,273
Electric	22,800	7,600	3,401	4,199
Water & Sewer	1,140	380	458	(78)
Gas	513	171	85	86
Trash Services	22,800	7,600	-	7,600
Building Repairs & Maintenance	-	-	1,094	(1,094)
Contract Cleaning	22,800	7,600	2,915	4,685
Landscape - Contract	20,417	6,806	-	6,806
Maintenance (Inspections)	641	214	1,009	(795)
Operating Supplies	1,368	456	-	456
Pest Control	684	228	273	(45)
Repairs & Maintenance	3,420	1,140	-	1,140
Total HC Community Center Shared	**$ 100,403**	**$ 33,468**	**$ 9,236**	**$ 24,232**
Reserves				
Capital Reserve Transfer	$ 920,554	$ 920,554	$ 920,554	$ -
Total Reserves	**$ 920,554**	**$ 920,554**	**$ 920,554**	**$ -**
Total Expenditures	**$ 3,118,035**	**$ 1,712,825**	**$ 1,718,262**	**$ (5,437)**
Excess Revenues (Expenditures)	$ (1,079,183)		$ (131,171)	
Fund Balance - Beginning	$ 1,079,183		$ 2,319,092	
Fund Balance - Ending	$ (0)		$ 2,187,922	

Reunion East

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	$ -	$ 213,351	$ 1,265,269	$ 78,627	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,557,246
Interest	6,652	5,861	5,729	5,636	-	-	-	-	-	-	-	-	23,879
Miscellaneous Revenues	847	-	-	-	-	-	-	-	-	-	-	-	847
Rental Income	560	2,280	570	1,710	-	-	-	-	-	-	-	-	5,120
Total Revenues	**$ 8,059**	**$ 221,491**	**$ 1,271,568**	**$ 85,973**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,587,091**
Expenditures:													
Administrative:													
Supervisor Fees	$ -	$ 800	$ 1,000	$ 800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,600
FICA Expense	-	61	77	61	-	-	-	-	-	-	-	-	199
Engineering Fees	665	3,271	1,256	3,810	-	-	-	-	-	-	-	-	9,002
Attorney	12,519	10,627	3,918	6,246	-	-	-	-	-	-	-	-	33,309
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	875	875	875	875	-	-	-	-	-	-	-	-	3,500
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	4,415	4,415	4,415	4,415	-	-	-	-	-	-	-	-	17,658
Information Technology	158	158	158	158	-	-	-	-	-	-	-	-	630
Website Maintenance	105	105	105	105	-	-	-	-	-	-	-	-	420
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	67	52	143	38	-	-	-	-	-	-	-	-	299
Printing & Binding	-	-	169	1	-	-	-	-	-	-	-	-	170
Insurance	17,841	-	-	-	-	-	-	-	-	-	-	-	17,841
Legal Advertising	-	-	956	790	-	-	-	-	-	-	-	-	1,746
Other Current Charges	-	-	-	35	-	-	-	-	-	-	-	-	35
Office Supplies	1	1	1	0	-	-	-	-	-	-	-	-	2
Property Appraiser Fee	-	-	-	696	-	-	-	-	-	-	-	-	696
Property Taxes	-	218	-	-	-	-	-	-	-	-	-	-	218
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	**$ 44,694**	**$ 20,582**	**$ 13,071**	**$ 18,028**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 96,374**

Reunion East

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance - Shared Expenses													
Field Maintenance	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,354
Property Insurance	63,567	-	-	-	-	-	-	-	-	-	-	-	63,567
Telephone	1,834	1,270	1,719	1,405	-	-	-	-	-	-	-	-	6,229
Electric	28,749	29,543	27,134	30,685	-	-	-	-	-	-	-	-	116,111
Water & Sewer	2,024	2,260	2,802	3,624	-	-	-	-	-	-	-	-	10,710
Gas	1,020	1,159	4,159	6,625	-	-	-	-	-	-	-	-	12,962
Landscape - Contract	44,402	98,510	65,283	44,402	-	-	-	-	-	-	-	-	252,598
Landscape - Contingency	559	10,050	852	-	-	-	-	-	-	-	-	-	11,461
Pond Maintenance	966	966	966	966	-	-	-	-	-	-	-	-	3,865
Irrigation Repairs & Maintenance	639	568	-	876	-	-	-	-	-	-	-	-	2,083
Pool & Fountain Maintenance	24,524	16,221	14,468	16,062	-	-	-	-	-	-	-	-	71,275
Building Repairs & Maintenance	3,704	3,172	456	1,724	-	-	-	-	-	-	-	-	9,056
Contract Cleaning	6,051	6,051	6,054	6,051	-	-	-	-	-	-	-	-	24,207
Fitness Center Repairs & Maintenance	898	-	763	45	-	-	-	-	-	-	-	-	1,707
Gate & Gatehouse Maintenance	3,370	2,812	12,052	5,018	-	-	-	-	-	-	-	-	23,252
Lighting	-	2,337	2,636	815	-	-	-	-	-	-	-	-	5,788
Maintenance (Inspections)	228	684	-	-	-	-	-	-	-	-	-	-	912
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	2,907	6,612	-	-	-	-	-	-	-	-	9,519
Repairs & Maintenance	1,573	-	3,058	2,336	-	-	-	-	-	-	-	-	6,967
Roadways/Sidewalks/Bridge	641	-	4,167	-	-	-	-	-	-	-	-	-	4,808
Security	7,947	7,947	7,947	7,947	-	-	-	-	-	-	-	-	31,787
Signage	2,933	219	105	1,098	-	-	-	-	-	-	-	-	4,356
Hurricane Expenses	3,128	396	-	-	-	-	-	-	-	-	-	-	3,524
Total Maintenance - Shared Expenses	**$ 202,595**	**$ 188,004**	**$ 161,368**	**$ 140,130**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 692,098**
Heritage Crossing Community Center													
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	-	1,542	1,007	853	-	-	-	-	-	-	-	-	3,401
Water & Sewer	-	145	145	168	-	-	-	-	-	-	-	-	458
Gas	-	32	26	26	-	-	-	-	-	-	-	-	85
Trash Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Repairs & Maintenance	-	362	-	732	-	-	-	-	-	-	-	-	1,094
Contract Cleaning	494	494	1,433	494	-	-	-	-	-	-	-	-	2,915
Landscape - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance (Inspections)	228	781	-	-	-	-	-	-	-	-	-	-	1,009
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	48	128	48	48	-	-	-	-	-	-	-	-	273
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total HC Community Center Shared	**$ 771**	**$ 3,484**	**$ 2,660**	**$ 2,322**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 9,236**
Reserves													
Capital Reserve Transfer	$ -	$ -	$ 920,554	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 920,554
Total Reserves	**$ -**	**$ -**	**$ 920,554**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 920,554**
Total Expenditures	**$ 248,060**	**$ 212,070**	**$ 1,097,653**	**$ 160,480**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,718,262**
Excess Revenues (Expenditures)	$ (240,001)	$ 9,422	$ 173,915	$ (74,507)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (131,171)

Reunion East

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Transfer In	$ 920,554	$ 920,554	$ 920,554	$ -
Interest	150,000	50,000	52,590	2,590
Total Revenues	**$ 1,070,554**	**$ 970,554**	**$ 973,144**	**$ 2,590**
Expenditures:				
Contingency	$ 600	$ 200	$ 161	$ 39
Capital Outlay	1,424,850	474,950	727,239	(252,289)
Total Expenditures	**$ 1,425,450**	**$ 475,150**	**$ 727,400**	**$ (252,250)**
Excess Revenues (Expenditures)	$ (354,896)		$ 245,744	
Fund Balance - Beginning	$ 3,584,823		$ 3,590,815	
Fund Balance - Ending	$ 3,229,927		$ 3,836,558	

Reunion East

Community Development District

Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Interest	$ -	$ -	$ 1,627	$ 1,627
Total Revenues	**$ -**	**$ -**	**$ 1,627**	**$ 1,627**
Expenditures:				
Series 2002A-2				
Debt Service Obligation	$ -	$ -	$ -	$ -
Other Debt Service Costs	-	7,652	7,652	-
Total Expenditures	**$ -**	**$ 7,652**	**$ 7,652**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ (6,025)	
Fund Balance - Beginning	$ -		$ (9,111,579)	
Fund Balance - Ending	$ -		$ (9,117,604)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Interest	$ -	$ -	$ 3,040	$ 3,040
Total Revenues	**$ -**	**$ -**	**$ 3,040**	**$ 3,040**
Expenditures:				
Series 2005				
Debt Service Obligation	$ -	$ -	$ -	$ -
Other Debt Service Costs	-	-	7,543	(7,543)
Total Expenditures	**$ -**	**$ -**	**$ 7,543**	**$ (7,543)**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ (4,503)	
Fund Balance - Beginning	$ -		$ (8,052,739)	
Fund Balance - Ending	$ -		$ (8,057,242)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments	$ 2,568,595	$ 1,987,214	$ 1,987,214	$ -
Interest	60,000	20,000	19,225	(775)
Total Revenues	**$ 2,628,595**	**$ 2,007,214**	**$ 2,006,440**	**$ (775)**
Expenditures:				
Series 2015A				
Interest - 11/01	$ 465,500	$ 465,500	$ 465,500	$ -
Principal - 05/01	1,685,000	-	-	-
Interest - 05/01	465,500	-	-	-
Total Expenditures	**$ 2,616,000**	**$ 465,500**	**$ 465,500**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 12,595		$ 1,540,940	
Fund Balance - Beginning	$ 1,098,285		$ 1,301,823	
Fund Balance - Ending	$ 1,110,880		$ 2,842,763	

Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments	$ 1,116,155	$ 877,511	$ 877,511	$ -
Interest	60,000	20,000	23,145	3,145
Total Revenues	**$ 1,176,155**	**$ 897,511**	**$ 900,656**	**$ 3,145**
Expenditures:				
Series 2021				
Interest - 11/01	$ 331,821	$ 331,821	$ 331,821	$ -
Principal - 05/01	455,000	-	-	-
Interest - 05/01	331,821	-	-	-
Total Expenditures	**$ 1,118,643**	**$ 331,821**	**$ 331,821**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 57,513		$ 568,835	
Fund Balance - Beginning	$ 508,034		$ 1,637,877	
Fund Balance - Ending	$ 565,547		$ 2,206,712	

Reunion East

Community Development District

Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
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	$ -		$ 11	
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 January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Interest Income	$ -	$ -	$ 9,383	$ 9,383
Total Revenues	**$ -**	**$ -**	**$ 9,383**	**$ 9,383**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 9,383	
Fund Balance - Beginning	$ -		$ 631,063	
Fund Balance - Ending	$ -		$ 640,446	

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**

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

Gross Assessments	$ 2,137,071.30	$ 2,727,133.88	$ 1,204,244.00	$ 6,068,449.18
Net Assessments	$ 2,008,847.02	$ 2,563,505.85	$ 1,131,989.36	$ 5,704,342.23

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015A Debt Service Asmt	2021 Debt Service Asmt	Total
							35.22%	44.94%	19.84%	100.00%
11/18/24	ACH	$38,802.91	$739.27	$1,839.40	$0.00	$36,224.24	$12,756.77	$16,279.01	$7,188.46	$36,224.24
11/22/24	ACH	$605,450.43	$11,624.65	$24,217.62	$0.00	$569,608.16	$200,593.80	$255,979.36	$113,035.01	$569,608.17
12/10/24	ACH	$2,278.73	$45.31	$13.65	$0.00	$2,219.77	$781.72	$997.55	$440.50	$2,219.77
12/11/24	ACH	$3,549,200.64	$68,144.66	$141,967.66	$0.00	$3,339,088.32	$1,175,896.77	$1,500,571.33	$662,620.21	$3,339,088.31
12/20/24	ACH	$265,919.24	$5,133.90	$9,223.83	$0.00	$251,561.51	$88,590.16	$113,050.62	$49,920.73	$251,561.51
01/09/25	ACH	$17,401.39	$338.16	$495.06	$0.00	$16,568.17	$5,834.66	$7,445.66	$3,287.84	$16,568.16
01/09/25	ACH	$213,343.81	$4,138.84	$6,400.29	$0.00	$202,804.68	$71,419.90	$91,139.51	$40,245.26	$202,804.67
01/28/25	ACH	$0.00	$0.00	$0.00	$3,896.78	$3,896.78	$1,372.29	$1,751.20	$773.29	$3,896.78
02/10/25	ACH	$1,700.11	$33.35	$32.65	$0.00	$1,634.11	$575.47	$734.36	$324.28	$1,634.11
02/10/25	ACH	$180,375.18	$3,530.05	$3,872.34	$0.00	$172,972.79	$60,914.28	$77,733.20	$34,325.32	$172,972.80
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
	TOTAL	**$ 4,874,472.44**	**$ 93,728.19**	**$ 188,062.50**	**$ 3,896.78**	**$ 4,596,578.53**	**$ 1,618,735.82**	**$ 2,065,681.80**	**$ 912,160.90**	**$ 4,596,578.52**

80.58%	**Net Percent Collected**
$ 1,107,763.70	**Balance Remaining to Collect**