

*Reunion East and Reunion West
Community Development Districts*

Workshop Meeting Agenda

October 8, 2026

AGENDA

Reunion East & Reunion West
Community Development Districts
Workshop Meeting Agenda

Thursday
October 8, 2026
12:00 PM

Heritage Crossing Community Center
7715 Heritage Crossing Way
Reunion, FL 34747

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/82018699681>

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

1. Roll Call
2. Public Comment Period
3. Review of Nearby Road Improvement Projects
4. Review of Fiscal Year 2026 Report for Stakeholder Distribution and Pending Electronic Mail Messages
5. Discussion of Fiscal Year 2027 Project List and Planning Schedule
6. Status of Optic Systems Implementation
7. Review of Proposals to Purchase Audio Video Equipment
 - A. Partners in Sound Productions Orlando
 - B. Soundwaves Audio Video Interiors
8. Discussion of Duke Energy Audit
9. Discussion of Status of The Stable Parcel
10. Review of Budget Scenarios with Amenity Cost Share
11. Discussion of Feasibility of CDD Merger
12. Review of Proposal for Reserve Study
13. Shared Budget Costs Requested by Supervisor Davis
 - A. Photographs of Shared Amenities
 - B. Long Action Log
 - C. 2021 Reserve Study Report
14. Supervisor's Requests
15. Public Comment Period
16. Adjournment

SECTION 3

Reunion East and Reunion West Community Development Districts

Nearby Road Improvement Projects

Current as of September 14, 2026

Project Name	Area	Scope	Project Website	Project Contact
Moving I-4 Forward Program	I-4 from west of U.S. 27 through ChampionsGate, S.R. 429/World Drive and Osceola Parkway	Reconstructs and widens I-4; adds general-use, auxiliary and express lanes; and reconstructs interchanges, bridges and related facilities. Work near Reunion includes the C.R. 532/ChampionsGate and S.R. 429 areas.	movingi4forward.com	Mary Cox, Director of Communications Mary.Cox@dot.state.fl.us
Sinclair Road Extension	Tradition Boulevard to Bella Citta Boulevard, west and southwest of Reunion	Constructs a four-lane divided roadway with a median, drainage, sidewalk and multi-use path. Includes connectivity improvements along Goodman Road, Bella Citta Boulevard and Tradition Boulevard.	one.osceola.org/sinclairroad	Jose Santiago, Project Manager 407-742-0332 Jose.Santiago@osceola.org
Poinciana Connector Moving I-4 Forward Project 5	C.R. 532 to I-4 and S.R. 429, southwest of Reunion	Constructs approximately 2.6 miles of new limited-access roadway connecting the future Poinciana Parkway facility with I-4 and S.R. 429. Includes ramps connecting with C.R. 532.	movingi4forward.com/project-5	Moving I-4 Forward Communications Mary.Cox@dot.state.fl.us
C.R. 532 Osceola Polk Line Road Capacity Improvements	C.R. 532 between Lake Wilson Road and U.S. 17/92, immediately south of Reunion	Widens approximately three miles of C.R. 532 from two to four lanes; adds buffered bicycle lanes, sidewalk, shared-use path, drainage and other safety and capacity improvements.	www.cfxway.com/cr-532	Tina Thomas and Nick Lulli, Public Information Officers 407-505-5594 Construction@CFXway.com
Old Lake Wilson Road Widening	Old Lake Wilson Road from C.R. 532 to Sinclair Road, east of Reunion	Widens approximately 2.5 miles from two lanes to a four-lane divided road. Adds bicycle and pedestrian facilities, drainage, lighting, traffic-signal and ITS improvements, and upgrades the Davenport Creek crossing.	one.osceola.org/oldlakewilsonroad	Stephanie Underwood, P.E., Project Manager 407-742-0565 Stephanie.Underwood@osceola.org
Celebration Boulevard Extension	C.R. 532 to the southern portion of Celebration, northeast of Reunion	Proposed two-lane divided avenue with a median and bicycle and pedestrian facilities. The feasibility study is complete; the project is awaiting further design and construction funding.	one.osceola.org/celebrationboulevardextension	Aishwarya Sandineni, P.E., Project Manager 407-742-0565 Aishwarya.Sandineni@osceola.org
S.R. 538 Poinciana Parkway Extension	Ronald Reagan Parkway to C.R. 532, south of Reunion	Extends S.R. 538 approximately 3.1 miles; includes an interchange at U.S. 17/92, tolled ramps at C.R. 532 and bridges over wetlands, the railroad, Old Tampa Highway and U.S. 17/92.	www.cfxway.com/sr538extension	Tina Thomas and Nick Lulli, Public Information Officers 407-505-5594 Construction@CFXway.com

Sources: Florida Department of Transportation, Moving I-4 Forward, Central Florida Expressway Authority and Osceola County project pages. Project scopes, schedules and contacts may change; consult the linked project websites for current information.

SECTION 4

*This item will be provided under
separate cover*

SECTION 5

Reunion East and West R&M FY2027 Project List

FY2027 Project List	Proposal
HCCC Updates (restrooms, light fixtures, paint and Capital Repairs)	February
Seven Eagles Pool Pavilion - Fitness Equipment + Free Weights	February
Paint and Stucco Allowance Heritage + Seven Eagles	February
RE Stormwater (gutter curb, inlet and other) Replacement	November
ADA Pool and Spa Lifts (2 at Homestead, 2 at Carriage Pointe)	November
Pool Resurfacing HCCC Pool A, Spa B, Homestead Spa, Carriage Point Spa	November
Signage Allowance Phase 5 Parking Signs Reunion Village	May
Pool Furniture Allowance	February
Pool Equipment Allowance	TBD
HVAC Allowance	TBD
Sidewalk Installation on Reunion East and West Vacant Lots	TBD
Enhanced Street Parking on White Marsh Way	TBD
Sinclair Roadway Improvements	TBD

SECTION 7

SECTION A

3063 Lakeshore Blvd
Saint Cloud FL 34769
Phone: 407-984-5115

Client Information:

Christine Wells Reunion East CDD

Site:

TBD	TBD
-----	-----



DATE 8/13/2026

QUOTE #

EVENT ID #**EVENT DATE****SETUP DATE**

QUOTATION VALID UNTIL

PREPARED BY LJR

	QTY	DESCRIPTION	RATE	AMOUNT	
		Audio Equipment		\$ -	
		Sound			
	1	JBL Professional EON715 15" EON 700 PA Speakers	\$ 375.00	\$ 375.00	
	1	Yamaha MG10XU Mixer	\$ 325.00	\$ 325.00	
	2	(2) 6' (2m) AC Power Cables	\$ 30.00	\$ 60.00	
	2	(2) Clutch CL-TOTE1500 Universal Carry Tote/Bags	\$ 35.00	\$ 70.00	
	2	(2) Clutch CL-STPACK Tripod Speaker Stands	\$ 55.00	\$ 110.00	
	1	(1) Clutch Durable Tripod Speaker Stand Set Carry Bag	\$ 30.00	\$ 30.00	
	2	(2) 20FT Sure-Fit XLR Connecting Cables	\$ 30.00	\$ 60.00	
	5	(5) 8" Reusable Hook and Loop Cable Ties	\$ 5.00	\$ 25.00	
				\$ -	
		Microphones		\$ -	
	3	Professional 2-Channel UHF Wireless Dual Microphone System – 2 Handheld Cordless Mics	\$ 175.00	\$ 525.00	
				\$ -	
				\$ -	
		Labor Training		\$ -	
	2	2 hours of training w/ A-1 Audio Engineer	\$ 100.00	\$ 200.00	
	1	Delivery to Heritage	\$ 250.00	\$ 250.00	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
			SUBTOTAL	\$ 2,005.00	

		Courtesy Adjustment	
		ESTIMATE TOTAL	\$ 2,005.00
SIGNATURE REQUIRED ON PAGE 2			

Partners in Sound Productions Orlando

3063 Lakeshore Blvd

Saint Cloud FL 34769

Phone: 407-984-5115

Client Information:

Christine Wells Strategic Partnerships Support

Site:

TBD 7593 Gathering Dr



DATE 1/7/26

QUOTE #

EVENT ID #

EVENT DATE 1/28 1/29

SETUP DATE 1/27

QUOTATION VALID UNTIL

PREPARED BY LJR

Terms and Conditions Covered Under This Service Agreement By using our service, to include our entertainment/production services and website, you agree to comply with the following Terms And Conditions of Partners In Sound Productions / Entertainment Group. If you do not agree with these Terms of Service, you can opt to leave our website and/or opt not to use our entertainment / production services. Partners In Sound Entertainment Group reserves the right to revise the Terms and Conditions at any time, and without prior notice. Partners In Sound Entertainment Group and/or any of its subsidiaries in these and any statements, both on this disclosure, the website, signs, shows, etc., refers to the owners, agents, affiliates, representatives, equipment, property, services of Partners In Sound Entertainment Group. As such, the term "you" in all stated materials refers to the person(s), group(s), or entit (ies), entering into a legally binding contract with Partners In Sound Entertainment Group or any agent representing such persons. Service Reservations All services are booked by requesting, completing, and returning a signed contract along with a minimum non-refundable retainer payment for services in the amount stated on the first page of the agreement– by a date, predetermined by Partners In Sound Entertainment Group, which is entered on the contract prior to sending (by mail, email, and/or fax) to the recipient. The remaining balance is due ten days prior to the contracted event date (cash or certified check). If balance due is not paid on time then all monies paid will be forfeited and the Partners In Sound Entertainment Group reservation will be canceled. Unless otherwise agreed upon, all parties involved in the contractual arrangements will only receive services from Partners In Sound Entertainment Group when all criteria above are completed. Partners In Sound Entertainment Group reserves the rights to deny, void, or disclaim any contract to any customer, for any reasonable reason determined by Partners In Sound Entertainment Group. By signing the "Contract of Services", any and all parties, agree not to hold Partners In Sound Entertainment Group liable for any monetary or civil damages, costs, expenses, or such, including legal fees, attorney fees, etc., for any monetary amount greater than the balance already paid. PLEASE NOTE: Any return check fee is \$50. Any outstanding balance must be paid in full by the due date entered on Page 1 of the contract. Partners In Sound Entertainment Group reserves the right to deny services to any party who does not fulfill their obligation in making a timely payment, in full, by that agreed upon due date, without expressed written permission from Partners In Sound Entertainment Group. Any outstanding balance remaining after the due date listed on the contract is subject to a \$100 late fee. In addition, Partners In Sound Entertainment Group requires all outstanding balances are paid in full by the completion of the event. Failure to pay the balance in full by the event date will immediately incur a \$250 fee that will be added to the party's outstanding balance. An additional fee of \$100 per week after that time will be added to the outstanding balance not to exceed \$1,000. In addition, any costs that Partners In Sound Entertainment Group incurs due to the processing of the outstanding balance (i.e. any legal fees, collection costs, etc.) will be added to the party's outstanding balance. Partners In Sound Entertainment Group accepts payment by cash, check, money order, and most major credit cards. All credit card payments are subject to an additional 2.5% - 4.0% administrative fee. Cancellations Cancellation of the engagement and/or additional items and services by the Client is possible if written notification is given to Partners In Sound Entertainment Group. A percentage of the final balance must be paid to Partners In Sound Entertainment Group based on the date of cancellation. Should the client or organization cancel the event and/or additional items or services prior to one hundred and twenty (120) days, the client agrees to pay 50% of the balance as stated on the contract. If the client cancels the contract one hundred and twenty (120) days or less than (120) days of the engagement date 100% of the stated balance is due. There are no exceptions to this unless otherwise agreed upon in writing by Partners In Sound Entertainment Group. Failure of written notification to Partners In Sound Entertainment Group, the Client agrees to pay 100% of the stated balance on the contract. Protection from Damage Under no circumstance, will Partners In Sound Entertainment Group reimburse any parties if stoppage occurs because of any damage to the Partners In Sound Entertainment Group equipment, property, etc. or damages to the facility's equipment, property, materials, etc. that operates any event, caused by or due to the host(s), guests, or any other party(s), including those persons working for the facility. In signing the contract, the signer agrees in bearing responsibility to pay, in a timely manner, for replacement of any damaged or stolen equipment, property, etc of Partners In Sound Entertainment Group caused by the accidental, careless, reckless, or negligent behavior, actions, etc. of any attendee of any event. The signer of the contract will be held accountable for those damages –unless the signer is a representative of a company who is merely representing the company by signing the contract. In that case, the company will be liable for any and all damages to equipment, property, materials, etc. In the event of circumstances beyond reasonable control, Partners In Sound Entertainment Group reserves the right to provide substitute service, equipment, materials and/or personnel of comparable quality. It is agreed that Partners In Sound Entertainment Group CANNOT GUARANTEE that any one particular person/s would perform duties and services at the scheduled event due to illness, termination or other acts outside of the control of this company. Client shall be solely responsible for providing an adequate area, adequate electrical service and other physical and environmental conditions. Partners In Sound Entertainment Group shall not be held responsible for inability to perform due to power failure or lack of adequate facilities and conditions. Client acknowledges and understands that the performance of Partners In Sound Entertainment Group may be affected by physical and environmental conditions at the site of this event. In the event that the client has contracted Partners In Sound Entertainment Group for any special effect lighting and or video projection at the event, Partners In Sound Entertainment Group will NOT be held responsible for lack of power to its components. In the event that electrical power is not sufficient for controlling the contracted lighting effects and/or video projection, client is responsible for 100% of the stated balance. Exclusion of Liability Partners In Sound Entertainment Group is released from and not responsible for, any situation, in any way, which causes dissatisfaction of services expected by the customer. Any claim of dissatisfaction in any way, shall be addressed to Partners In Sound Entertainment Group within 5 business days after the event. Partners In Sound Entertainment Group is released from any suit involving the dissatisfaction of services. Partners In Sound Entertainment Group is hereby not responsible or liable for any guest(s) actions, complaints, injuries, or any issues pertaining to the service, incident(s), or occurrence(s) involved with Partners In Sound Entertainment Group. Partners In Sound Entertainment Group is also not responsible for the customer, any guest, and/or any person who obtains and uses password information, for any suit based on event photographs/video from any event, including but not limited to: photos/video given at the event, photos/video produced, transferred, offered, channeled, etc., whether visible or invisible, on the third party, password protected web page(s) and/or website chosen by Partners In Sound Entertainment Group. All images from the event will be available for viewing and/or purchase by all persons who enter the password on the specific link. Partners In Sound Entertainment Group is not responsible for explaining any part or process of such website features, photo/video releases, etc. to anyone participating in the event, or entering such website after obtaining the password and accessing the images and/or photos/videos from the event. All liability in explaining the Partners In Sound Entertainment Group experience from all parts of the process is on the contractual party (host). Partners In Sound Entertainment Group may discuss any photo/video with the host at anytime to ensure approval of the host to post the photo/video on the website mentioned herein. Either party has the right to deny, decline, refuse to display, offer, produce, etc. any photo/video, for any reason. By agreeing to these Terms and Conditions, you grant Partners In Sound Entertainment Group the right to display any reasonably respectable photo/video on the Partners In Sound Entertainment Group website, advertising materials (whether first or third party), etc. Partners In Sound Entertainment Group is not subject to any liability in connection with posting any photograph/video (i.e. digital) in any way. No monetary payment(s) will be given to any party or parties who are chosen by Partners In Sound Entertainment Group to have their photographs/video from an event posted on the website or any other advertising materials. All liability factors, as such, listed anywhere on these Terms and Conditions agreement also pertain to such photos/videos. Copyright Images/Photographs/Video - All images displayed at www.partnersinsound.com and www.pispdj.com are the property of Partners In Sound Entertainment Group unless otherwise noted and are copyright protected by United States and International copyright laws. No image shall be copied, printed or saved outside the Partners In Sound Entertainment Group website, including any personal website, unless written permission is obtained from Partners In Sound Entertainment Group. Photographs / Video from the Partners In Sound Entertainment Group website may not be used in any publication, reproduced, in part or whole, displayed, or manipulated in any way without the prior written permission of Partners In Sound Entertainment Group. Website - www.partnersinsound.com and www.pispdj.com is protected under United States and International copyright laws. Absolutely no part of this website may be reproduced, in part or whole, for any reason whatsoever, unless written permission is obtained from Partners In Sound Entertainment Group. Pictures and Video may be posted on Facebook, Twitter, You Tube and / or other Social Media Sites. Disclaimers and Warranties Partners In Sound Entertainment Group website is provided by Partners In Sound Entertainment Group on an "as is" and an "as available" basis. Partners In Sound Entertainment Group makes no representations or warranties of any kind, expressed or implied, including, without limitation, this website, content, articles, products, etc. to the fullest extent permissible under applicable law. Partners In Sound Entertainment Group disclaims all warranties, expressed or implied, including but not limited to: those of merchantability, fitness for a particular purpose, and no infringement. Partners In Sound Entertainment Group does not make representation or warranties that its website is free of errors, and the server it channels from, is free of viruses or other harmful components. Partners In Sound Entertainment Group and any owners, agents, affiliates, and representatives will not be liable for any damages of any kind including, but not limited to: direct, indirect, incidental, punitive, and consequential damages from the use of services, equipment, property, this website, any affiliated websites, images, video and/or photographs. Any user expressly agrees that his or her use of any service offered by Partners In Sound Entertainment Group is at his or her own risk. Indemnification You agree to indemnify and hold Partners In Sound Entertainment Group, its owners, agents, affiliates, subsidiaries and representatives, harmless from and against any and all claims, losses, damages, liabilities, expenses, injuries of any kind, including reasonable attorney's fees, arising from your violation of reproducing, coping, transmitting, distributing, or otherwise exploiting the website, and/or any	
---	--

images, photographs or video in any way not authorized by Partners In Sound Entertainment Group. This obligation will survive the termination of the agreement. Please Note: The person(s) signing this contract, and/or his or her agent, is responsible for explaining these Terms and Conditions to any and all parties involved in their particular event. Partners In Sound Entertainment Group does not have that obligation nor does it have the responsibility of compensating anyone in any way for any perceived wrong doing through the normal course of business

SIGN:_____

DATE:_____

If you have any questions concerning this quote, please reach out to LJR at (321) 987-66543 or eventsolutions@partnersinsound.com

THANK YOU FOR YOUR BUSINESS!

SECTION B



2107 East Edgewood Drive, Lakeland, FL 33803

LIC. # EF20001639

Phone: 863.619.7734

Fax: 863.816.4591

jeffb@soundwaveslakeland.com

Soundwaveslakeland.com

System Design

Client
Governmental Management Services 219 E. Livingston Street Orlando, FL 32801
Home/Work: Cell/Alt: 407-794-6502 Christine Email: cwells@gmscfl.com

Date:	9/8/2026
Proposal:	15223
Designer:	JeffB
Lot:	
Project:	
Builder:	
Super:	
P.O.:	

Room or Area	Qty	Description	Total
	1	15" 2-Way 600W Active Loudspeaker with Bluetooth Two-Way Full-Range 15-inch Portable Powered Speaker 600W with Bluetooth, Wireless Speaker Pairing, and 90° x 60° Coverage	749.95T
	1	PA Speakers Tripod Stand	97.95T
	1	4-Ch UHF Fixed Frequency Wireless Microphone System with 4 Handheld Mics	395.00T
	1	20 ft. TS Cable	49.95T
	3	Adjustable Desk Microphone Stand, Weighted Base	119.85T
	1	Installation & System set up	310.00T

Subtotal	\$1,722.70
Sales Tax (0.0%)	\$0.00
Total	\$1,722.70

World's Class Systems

the 1990s, the number of people in the UK who are aged 65 and over has increased by 1.5 million (1990–1999) and is projected to increase by a further 1.5 million by 2010 (Office for National Statistics 2000).

There is a growing awareness of the need to develop strategies to meet the needs of the ageing population. The Department of Health (2000) has identified the need to develop a new paradigm of care for the ageing population, one that is based on the concept of 'active ageing'. This paradigm is based on the idea that ageing is a process, not a state, and that the goal of care should be to promote the health and well-being of older people, rather than to simply manage their decline.

The concept of 'active ageing' is based on the idea that older people should be able to participate in the activities of everyday life, and that they should be able to do so in a way that is meaningful and enjoyable. This requires a range of services and support, including housing, transport, and social services.

The concept of 'active ageing' is also based on the idea that older people should be able to contribute to society, and that they should be able to do so in a way that is meaningful and enjoyable. This requires a range of services and support, including housing, transport, and social services.

The concept of 'active ageing' is also based on the idea that older people should be able to live in their own homes, and that they should be able to do so in a way that is meaningful and enjoyable. This requires a range of services and support, including housing, transport, and social services.

The concept of 'active ageing' is also based on the idea that older people should be able to live in their own homes, and that they should be able to do so in a way that is meaningful and enjoyable. This requires a range of services and support, including housing, transport, and social services.

The concept of 'active ageing' is also based on the idea that older people should be able to live in their own homes, and that they should be able to do so in a way that is meaningful and enjoyable. This requires a range of services and support, including housing, transport, and social services.

The concept of 'active ageing' is also based on the idea that older people should be able to live in their own homes, and that they should be able to do so in a way that is meaningful and enjoyable. This requires a range of services and support, including housing, transport, and social services.

The concept of 'active ageing' is also based on the idea that older people should be able to live in their own homes, and that they should be able to do so in a way that is meaningful and enjoyable. This requires a range of services and support, including housing, transport, and social services.

The concept of 'active ageing' is also based on the idea that older people should be able to live in their own homes, and that they should be able to do so in a way that is meaningful and enjoyable. This requires a range of services and support, including housing, transport, and social services.

The concept of 'active ageing' is also based on the idea that older people should be able to live in their own homes, and that they should be able to do so in a way that is meaningful and enjoyable. This requires a range of services and support, including housing, transport, and social services.



2107 East Edgewood Drive, Lakeland, FL 33803

LIC. # EF20001639

Phone: 863.619.7734

Fax: 863.816.4591

jeffb@soundwaveslakeland.com

Soundwaveslakeland.com

System Design

Client
Governmental Management Services 219 E. Livingston Street Orlando, FL 32801 Home/Work: Cell/Alt: 407-794-6502 Christine Email: cwells@gmscfl.com

Date:	9/8/2026
Proposal:	15222
Designer:	JeffB
Lot:	
Project:	
Builder:	
Super:	
P.O.:	

Room or Area	Qty	Description	Total
	1	15" 2-Way 600W Active Loudspeaker with Bluetooth Two-Way Full-Range 15-inch Portable Powered Speaker 600W with Bluetooth, Wireless Speaker Pairing, and 90° x 60° Coverage	749.95T
	1	PA Speakers Tripod Stand	195.95T
	1	8-Ch UHF Fixed Frequency Wireless Microphone System with 8 Handheld Mics	595.00T
	1	20 ft. TS Cable	49.95T
	7	Adjustable Desk Microphone Stand, Weighted Base	279.65T
	1	Installation & System set up	310.00T

Subtotal	\$2,180.50
Sales Tax (0.0%)	\$0.00
Total	\$2,180.50

World's Class Systems

SECTION 8

*This item will be provided under
separate cover*

SECTION 10

*This item will be provided under
separate cover*

SECTION 11



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
KEITH T. BROWN
JAN ALBANESE CARPENTER
CATHERINE R. CHOE
DANIEL H. COULTOFF
RYAN P. EATON
JENNIFER S. EDEN
LENA R. FUCILE
DOROTHY F. GREEN

201 SOUTH ORANGE AVENUE, SUITE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801
WWW.LATHAMLUNA.COM

BRUCE D. KNAPP
MATTHEW G. KRAUSE
PETER G. LATHAM
JUSTIN M. LUNA
LORI T. MILVAIN
L. WILLIAM PORTER, III
BRANDON E. POWNALL
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: Reunion East and West CDD Boards of Supervisors
From: District Counsel (Jan A. Carpenter, Esq. and Kristen E. Trucco, Esq.)
Date: October 2026
Regarding: Merger Process for Community Development Districts

INTRODUCTION

This memorandum provides a general overview of the process related to a potential merger between the Reunion East and West Community Development Districts (collectively, the “Districts”). Due to the myriad of tasks and activities that must be completed in order to effectuate the approval of a merger between the Districts, a proposed task list is also attached as **Exhibit “A”** for your reference.

THE MERGER AGREEMENT AND MERGER APPROVAL RESOLUTION

Prior to filing a petition to merge community development districts, Section 190.046(3), *Florida Statutes*, provides that the districts desiring to merge shall enter into a merger agreement and shall provide for the proper the allocation of the indebtedness assumed by the merged district and the manner in which such debt shall be retired (hereinafter referred to as the “Merger Agreement”). The Merger Agreement will also generally address all of the issues to be resolved prior to, during, and after the merger, including but not limited to, the determination the district intended to be the “surviving district,” the allocation of board of supervisors’ seats relative to the merged district, the assignment of the Districts’ contracts, the transfer of Districts’ assets, and the provision of any necessary revisions to rules and policies. Prior to entering into the Merger Agreement, staff will need to have performed significant due diligence regarding the disposition of the Districts’ assets, including, but not limited to, bond funding, the Districts’ records and any property owned by the Districts.

The Merger Agreement will be approved by each of the Districts’ Boards of Supervisors (the “Boards”) at a publicly noticed meeting by the adoption of a resolution (the “Merger Approval Resolution(s)"). The Merger Approval Resolution will also provide for the approval of

the merger itself and of the petition requesting the merger (the “Petition”) and will provide for direction to staff to file the Petition with Osceola County. The approval of the Merger Agreement and the Petition, effectuated by the adoption of the Merger Approval Resolutions by each Board, constitutes the consent of the landowners within the respective community development district. Accordingly, upon approval of the Merger Approval Resolution by each of the Boards, no other specific landowner consent of a proposed merger is necessary.

THE MERGER PETITION

As discussed above, in order to merge the Districts, the Boards must file the Petition with Osceola County requesting that it adopt an Ordinance approving such merger. The statutory filing fee for the Petition is \$15,000. Pursuant to section 190.005(1), *Florida Statutes*, the required elements of the Petition are as follows:

1. Metes and bounds legal description of the external boundary of each of the Districts as they currently exist, and of the external boundary of the proposed merged district.
2. Board consent to the merger (evidenced by approval of the Merger Agreement and the Petition via the adoption of the Merger Approval Resolutions).
3. Designation of the five (5) persons to be members of the proposed merged district’s Board of Supervisors.
4. Name of the proposed merged district (together with a statement of whether a new district is to be established or whether one of the existing Districts shall be the surviving district).
5. Map of the proposed merged district showing current major trunk water mains and sewer interceptors and outfalls if in existence.
6. Proposed timetable for the construction of district services and a good faith, non-binding, summary of estimated costs of constructing proposed services.
7. Designation of the future general distribution, location, and extent of public and private uses proposed for the area within the proposed merged district by the future land use plan element of the effective local government comprehensive plan.
8. Statement of Estimated Regulatory Costs in accordance with Section 120.541, *Florida Statutes*.

Section 190.005(1)(e), *Florida Statutes*, sets forth the criteria that Osceola County shall consider when evaluating the Petition to determine whether to grant or deny it. Specifically, Osceola County shall consider the entire record of the local hearing, including the transcript and any Resolutions related to the merger, along with the following factors:

1. Whether all statements contained within the Petition have been found to be true and correct.
2. Whether the establishment of the merged district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.
3. Whether the area of land within the merged district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. Whether the merged district is the best alternative available for delivering community development services and facilities to the area that will be served by such district.
5. Whether the community development services and facilities of the merged district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. Whether the area that will be served by the merged district is amenable to separate special-district government.

MERGER PROCESS

Below is an outline of the merger process. Due to multiple factors, which may be subject to delay, administrative postponement or unpredictability, it is difficult to present an accurate timeline of the merger process. However, the Board can generally expect the process described below to take approximately twelve (12) to eighteen (18) months.

START – STEP 1

Boards' directions to staff that it desires to effectuate a merger between the Districts. Staff will prepare the Merger Approval Resolution, Merger Agreement and Merger Petition for the Boards' consideration. Staff perform certain necessary due diligence, including contacting bondholders to confirm whether consent is required prior to filing the Petition.

STEP 2

Adoption of the Merger Approval Resolutions by both Boards.

STEP 3

Prior to filing the Petition, the Petitioner must submit a \$15,000 filing fee, together with a copy of the Petition, to Osceola County.

STEP 4

Osceola County determines whether the Petition is complete, typically takes one (1) to two (2) months. Once the Petition is determined to be complete by Osceola County staff, the Petition will likely be presented for a first reading before the Board of County Commissioners for Osceola County, followed by a public hearing (required that a notice of the public hearing be advertised for 4 consecutive weeks prior to the public hearing). Pre-filed testimony is likely also to be needed (generally submitted by the District Chairs, District Manager and/or Financial Advisor and District Engineer). We ask each witness to be available at the public hearing for potential questions.

[Exhibit "A" provided on following page].

EXHIBIT “A”

PROPOSED TASK LIST¹ FOR MERGER OF COMMUNITY DEVELOPMENT DISTRICTS

TASK	STATUS
INTRODUCTORY MATTERS	
<i>What is the Nature of the request?</i>	
Determine whether to include or exclude any additional lands, and how to characterize that addition or exclusion.	
<i>Description of the New/Surviving District</i>	
Identify the name of the new/surviving District.	
Prepare a general location map showing surrounding roads and landmarks with the proposed site marked.	
Prepare a metes and bounds description of the external boundaries of the new/surviving District. Any real property within the external boundaries of the new/surviving District which is to be excluded from the new/surviving District must be specifically described, and the last known address of all owners of such real property must be listed.	
Prepare a map of the new/surviving District showing current major trunk water mains and sewer interceptors and outfalls if in existence.	
<i>Organizational Matters</i>	
Identify the board members of the new/surviving District.	
Identify the schedule applicable to the transition of the new/surviving District Board.	
<i>Plans for the New/Surviving District</i>	
Prepare a description of the type of facilities the new/surviving District intends to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. Include a description of the estimated costs and timetable of constructing the infrastructure serving the lands within the new/surviving District. The estimated costs and timetable do <u>not</u> bind the new/surviving District and do not have to represent anything more than a good faith estimate.	
Designate the future general distribution, location and extent of the public and private land uses proposed for the new/surviving District by the future land use plan element of the local comprehensive plan.	

¹This exhibit is not meant to reflect an exhaustive list of all tasks and considerations for merger. Accordingly, there are likely to be additional issues and/or tasks that arise throughout the course of the merger process.

Prepare a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, <i>F.S.</i>	
ASSETS	
<i>Real Property</i>	
Prepare a list of all rights in real property held by the prior Districts. Analyze the process for the transfer of real property from the prior Districts to the new/surviving District.	
Analyze how merger will affect the existing plats.	
Address how merger will affect the existing HOA documents, if any, or developer disclosures.	
Identify any existing permits and address what action would need to be taken with the regulatory agencies.	
<i>Other Property</i>	
Prepare a list of all other property held by the prior Districts. Analyze the process for the transfer of other property.	
ASSESSMENTS	
<i>Assessments</i>	
Analyze enforceability of prior assessment resolutions and liens and need for new or modified resolutions, liens or notices.	
Analyze/draft the methodology for the operations and maintenance assessments.	
Analyze whether a change in the methodology for the operations and maintenance assessments would affect any assessment resolutions and existing liens.	
Analyze whether there are any assets or outstanding liabilities that would need to be addressed as part of that methodology (e.g., should reserves for the upkeep of infrastructure be kept separate for each prior District or should they be lumped together in some other manner?).	
CONTRACTS, JUDGMENTS & DEBTS	
<i>Construction Contracts</i>	
Prepare list of existing construction contracts, and analyze each one (e.g., What's the status? How will they be affected? What are the assignment provisions? Are there any unresolved disputes? What happens with any payment and performance bonds?).	
<i>Interlocal Agreements</i>	
Analyze interlocal agreements with the County.	

<i>Collection Agreements</i>	
Analyze the impact of the collection agreements with the tax collector and property appraiser in the County, and include assignments, if feasible.	
<i>Other Contracts and Obligations</i>	
Prepare list of all other contracts and obligations of the prior Districts (e.g., maintenance, professional services, etc.), and analyze them (e.g., What's the status? How will they be affected? What are the assignment provisions? Are there any unresolved disputes? Any need to be rebid?).	
BONDS	
Inventory and analyze status of bond documents (e.g., continuing disclosure, acquisition, true-up, bonds, etc.).	
Analyze whether bondholder consent and/or notice of the action will be required.	
Analyze the status of the validation judgments for existing bonds.	
Analyze validation process for new bonds outside the scope of the existing validation judgments.	
Preparation of Bond Counsel Opinion Letter (if required).	
INSURANCE	
Analyze how to ensure that the prior Districts' property and liability insurance coverage doesn't lapse.	
ACCOUNTING AND AUDITS	
Analyze applicable accounting and audit issues, including whether a transition plan is necessary and how the effective date of the merger may affect the prior Districts' audits and the new/surviving District's audit.	
BUDGET	
Analyze the effect of the merger on the prior Districts' general fund budgets, debt service budgets, and any other applicable budgets, taking into consideration that the effective date of the merger could occur at any time during the year. One approach would be to leave intact the prior Districts' budgets (subject to any applicable amendments) and funds, until the new/surviving District goes through its first budget cycle.	
RULES & POLICIES	
Inventory and analyze whether any adopted rules and policies are to be terminated upon merger or continued forward, and whether there is any need to re-adopt them.	

SECTION 12

Property Wellness Reserve Study Program Proposal Level II Reserve Study

*Kejsi Shuaipi, Account Manager
(954) 620-0908*

kejsi.shuaipi@reserveadvisors.com

**Reunion East and West Community Development
District**
Reunion, FL



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

37,000+

RESERVE STUDIES CONDUCTED

19,000+

ASSOCIATIONS SERVED

3,950,000+

RESIDENTS SERVED

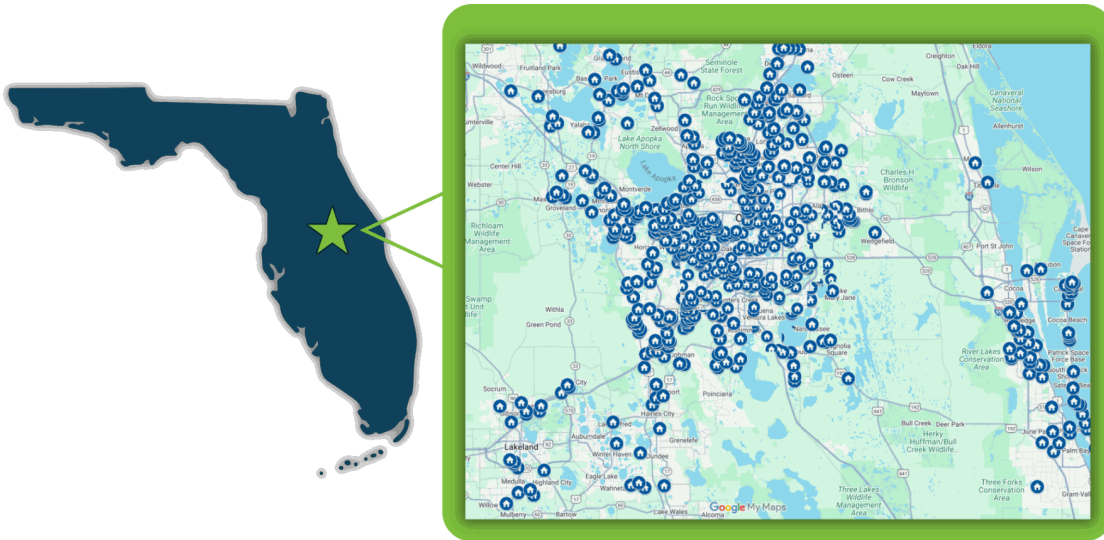
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"I had the pleasure of working with KC and JJ on updating a reserve study for an HOA I manage, and the experience was excellent from start to finish. Their communication was professional, knowledgeable, and consistently prompt throughout the process. They stayed on schedule, kept everything on track, and even delivered the updated study ahead of deadline. I highly recommend their services to anyone looking for reliable and efficient professionals."

Lisette Negron, Community Association Manager
Highlands Reserve Homeowners Association, Inc.
Davenport, Florida



"Having worked with Roy from Reserve Advisors for many years, I've always been able to rely on his expertise, professionalism, and consistency in delivering accurate reserve study reports. His attention to detail and deep understanding of association needs give our board's confidence in the recommendations provided. Roy has also always been available to help break down report findings and explain key details to board members when needed, making complex financial planning discussions much easier to navigate. His knowledge and responsiveness have made Reserve Advisors a trusted resource for our communities."

Sandy Etheredge, Director of Licensed Community Association Management
Empire Management Group
Kissimmee, Florida

Level II Reserve Study Update With Site-Visit



	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
		★ RECOMMENDED SERVICE LEVEL	

With historical knowledge of your property, we are proposing a Level II Reserve Study Update with Site Visit. The process closely aligns with the comprehensive Level I Reserve Study previously conducted. We reassess and verify the component inventory and quantities. Moreover, our dedicated reserve specialist will conduct a thorough visual inspection, evaluate the rate of deterioration between studies and re-evaluate the remaining useful lives of every component, considering the current conditions and projected replacement costs in the prevailing economic climate. This is the most economical approach to ensuring your community's reserve funding outlook remains aligned with the financial demands of preserving its common property.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level II Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: If applicable, the reserve study consultant will update the list of reserve components to reflect any changes to the property since the previous reserve study. We will conduct a new condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. We will update life and valuation estimates to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Reunion East and West Community Development District comprises 5379 units within. We've identified and will include the following reserve components:

The component inventory will reflect the latest reserve study conducted by Reserve Advisors. Before commencing the study, our engineer will review the component list with you to ensure the inclusion of any recently added items. You can find the list of reserve components in section 3 of the reserve study [linked here](#).

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

[View Example](#)

Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)

Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)

Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)

Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

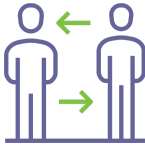
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.



RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.

Ellen C. | Treasurer



The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study Update With Site Visit (Level II)	\$11,000.00
Your Reserve Study Includes: • Pre-project Collaboration: Meeting with management and the board on community priorities and goals. • Unlimited Virtual Support: Free Study Presentation after report delivery. Available for the lifetime of your community. • Excel Financial Management Tool: Fully editable spreadsheet to run scenarios & track actual expenditures. • Preventative Maintenance Guidance: Clear maintenance schedules and practical steps you can implement right away. • Revision Period: One complimentary update within 6 months of delivery. • Dedicated Expertise: Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.	
Scheduling Flexibility Discount Option	
☐ ~15% Discount for project kickoff in Q1 of 2027 Contingent upon contract being approved by 12/31/2026. The kickoff and inspection must be scheduled in Q1 of 2027 for this discount to be applied.	-\$1,650.00
We will collaborate with you to deliver an updated reserve study that refreshes the 2021 report and reflects changes since then. The Association has completed several capital projects, including the installation of additional security gates at a new location, which should be incorporated into the component inventory, useful lives, and cost projections. In addition, with continued development in the Reunion East CDD / Reunion Village area and the project now virtually built out, this update is an important opportunity to confirm the final scope of Association-maintained assets and align the long-term funding plan with the community's stabilized, post-development conditions.	

2. Sign below

Signature: _____

Title: _____

Name: _____

Date: _____

For: Reunion East and West Community

Ref: 090500

Development District

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 7/22/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA" or "us" or "we") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

RA may have a financial interest in, or business relationships with, management companies, service providers, or other third parties that have or in the future may have a business relationship with you. Further, RA may from time to time receive and/or provide compensation, referral fees, discounts, or other remuneration from or to management companies or other third parties in connection with client referrals or other business arrangements, including this engagement. The foregoing is intended to satisfy any disclosure requirements under applicable certifications, standards, or codes of ethics.

29247750.6

SECTION 13

SECTION A













WARNING: NO LIFEGUARD ON DUTY.
SHOWER BEFORE ENTERING POOL.
NO GLASS OR ANIMALS IN THE FENCED POOL AREA.
NO FOOD OR BEVERAGES IN POOL OR ON POOL WET DECK.
DO NOT SWALLOW THE POOL WATER.
NO DIVING!
DO NOT USE THE POOL IF YOU ARE ILL WITH DIARRHEA.
CHILDREN UNDER 12 YRS. OLD MUST BE ACCOMPANIED BY AN ADULT.
BATHING LOAD 48 PERSONS.
EMERGENCY ASSISTANCE# 911

WARNING
NO
LIFEGUARD
ON DUTY

NO TRESPASSING OR UNAUTHORIZED USE
These facilities are for the sole use of Reunion property owners, their tenants and guests, Reunion Resort guests and those individuals who have paid the Non-Resident User Fee. All others are considered to be trespassing. For information regarding the Non-Resident User Fee please call 407.841.5524
PROHIBIDO EL PASO O EL USO













SECTION B

Column 1	Status	Title - Risks, Actions, Issues and Decisions	Priority	Date Opened	Owner	Category	Description and Updates	Date Closed	Additional notes
1	Open	Approved Tree List Implementation	High	10/1/25	District Manager	Admin	Sept 2025 CDD/HOA Agreement Mtg-Approved Tree Installs.Reports-Not Occuring		
2	Open	Approved Bio-barrier Implementation	High	10/1/25	District Manager	Admin	Sept 2025 CDD/HOA Agreement Mtg-Approved Bio-barrier Installs.Reports- Not Occuring		
3	Open	Annual 360 Performance Reviews	High	4.9.2026	District Manager	Admin	Annual Review Performance Review(DM,FM,CE,Atty,Security)- each board member prior to Annual budget approval-360 Praise/Improve-All Positions Required		
4	Open	Partnership with all HOAs etc	Medium	1/14/25	District Manager	Admin	Establish Contact and Collaborate w/ Master HOA/condo HOAs		
5	Open	Community Communications	Medium	8/13/26	District Manager	Admin	Communicate/educate community on how patrols work,What issues to report,Quiet hours,frequent parking violations etc		
6	Open	Community Communications	Medium	8/13/26	District Manager	Admin	Long-term parking areas for Condos etc		
7	Open	Onboarding New Supervisors	Medium	10/1/24	District Manager	Admin	Onboarding: Refs:myfloridalegal.com;Florida Statutes 190/189.Reunion Entities.Agreement DM Serv for RE and GMS documentst.Ref:TA/KT		
8	Open	Updating all Agreements >3 years	Medium	10/21/25	District Manager	Admin	Service Provider Agreements.GMS Agreement duties.Security Services Provide Agreement.Interlocal.et al- Review for updates		
9	Open	Amenities-Parking Use Adherence/Process	Medium	2/12/26	District Manager	Admin	Seven Eagles(Rosen) Parking spaces for Private Events:How effective?		
10	Open	HC Rental Complaint-Inquiry	High	9/1/25	District Manager	Admin	HC rental stated took 7-8 weeks to get their deposit returned. Difficulty with FU:Nov 2025-Provide Feedback Surveys for Every Client		
12	Open	Stables to HC Office Savings	High	5/14/26	District Manager	Budget	Stables offices add cost to RE CDD . Move offices to HC offices.		
13	Open	Contract Accepted Practice/Policy	High	8/7/25	District Manager	Budget	Need 3 bids for contracts for due diligence		
14	Open	Heritage Crossing offices unused	Low	1/8/26	District Manager	Budget	Additional Budget cost for Stables offices ~\$40k		
15	Open	RV 2 gated bridge	Medium	11/13/25	District Manager	Budget	RV 2 gated bridge. Budget: Can we mitigate future cost?(Repairs-Eliminate over time?)		
16	Open	Amenities-Pay for Use	Medium	5/14/26	District Manager	Budget	Amenities- Pay for usage. Gym,Reunion Resort- Marketing Pools/gym online		
17	Open	Non RE Property Maintenance	Medium	5/14/26	District Manager	Budget	Identify off-site RE land-RE CDD pay Osceola Polk Line(OPL) Rd Median landscaping		
18	Open	Non RE Property Maintenance	Medium	5/14/26	District Manager	Budget	Contact Osceola/Polk County to release RE CDD from providing OPL median free-maintenance at our expense		
19	Open	Non RE Property Maintenance	Medium	5/14/26	District Manager	Budget	Complete Osceola /Polk County process to transfer OPL Rd median maintenance to County		
20	Open	Improve Proactive Management of Liabilities	Medium	2/16/26	District Manager	Budget	Five Year Budget Plan: ie Optics System program, More active maintenance		
21	Open	True Up the O & M Usage	Medium	5/14/26	District Manager	Budget	Review O & M for Retail inside vs Outside Gates		
22	Open	General True Up Review for Usage	Medium	5/14/26	District Manager	Budget	Review All O & M rates		
23	Open	Non-RE Property maint Transfer to Osceola County	Medium	5/14/26	District Manager	Budget	Identify process to transfer land maintainance to Osc/Polk Co		
24	Open	Annual Budget Presented to CDD	Medium	3/1/26	District Manager	Budget	Annual RE CDD budget submitted to Board first month available. No later than April CDD meeting.		
25	Open	Immediate Comm responses for owner issues from Monthly Mtgs	Critical	7/9/26	District Manager	Comms	Define process and communication (content, frequency, format)from CDD Board to Community to address owner issues		Example: Neighborhood Safety Lights Process-Alan stated Duke phone# and link to provide to residents.
26	Open	Email Distribution List Increase	High	5/7/26	District Manager	Comms	Establish Plan/Process.Goal 900+ Email Distribution(Security, membership-Estoppel process, etc.)		
27	Open	Community Communications	High	5/14/26	District Manager	Comms	Email Rental or properties available for Use:HC,Seven Eagles:Linnear Park-Free Access(FCFS)	7/2/26	
28	Open	Community Communications	High	5/14/26	District Manager	Comms	Email distributions- CDD improvements, monthly updates-Ie. Expanded Pool Hours, Member Access Event policy		
29	Open	Community Communications	High	5/14/26	District Manager	Comms	Emails: Multiple Owners state not receiving CDD emails.Quality Survey Implemented		
30	Open	Email Distribution Quarterly Updates	Medium	5/14/26	District Manager	Comms	Define communications (content, frequency, format)from CDD Board to Community:Clarify from Amended Work Authorization		Email Topics need communicaiton:& EaglesBR Updates,Pool Upgrades/Refinishing/Parking Safty updtes, Improve roadway dmage project,
31	Open	Community Communications	Medium	2/12/26	District Manager	Comms	Palm Tree injections- Oak Caterpillars- Owners opt to protect their trees		
32	Open	Community Communications	Medium	8/13/26	District Manager	Comms/Security	Email owners-Security Information List.Security Initiatives.Respond to violations(have to call or?)What report? Quiet Hrs etc		
33	Open	RV 2 gated bridge Inquiry	High	6/27/26	District Manager	Engineering	RV 2 gated bridge. Why occur?		
34	Open	CE Curb/Street Repair	High	5/14/26	District Manager	Engineering	CE Curb/Street Repair: List 25 locations		
35	Open	RV Builder LGI request for NOC	High	10/29/26	District Manager	Engineering	Compromise with RV(LGI) blders:Signs vs Mail kiosk/parking resolution deal ie approval for NOCs:: Use for collaboration for Mail Kiosk Issue		
36	Open	Water Aerobics-Terraces	Medium	6/10/25	District Manager	General	Water Aerobics- Utilize The Terraces for Classes-Residents only class		
37	Open	Stables Use- Realtors	High	1/8/26	District Manager	Legal	The Stables(10/12/23) - Board Review and Approval Realtor Consideration-Saunders Realty		
38	Open	Stables Use-Leasee	High	6/11/26	District Manager	Legal	The Stables(10/12/23) - Board Review and Approval- Consider Leasee Vendors and create Leasee Agreement, if considered		
39	Open	CDD Land Map	High	10/30/25	District Manager	Legal	Provide most recent updated survey map to define CDD land.- Have seen conflicting RE CDD land maps		
40	Open	Undeeded Properties	High	10/30/25	District Manager	Legal	Identify undeeded CDD properties.Protect against future legal seizure/loss		
41	Open	TOHO location map for OPL placements	High	4/9/26	District Manager	Legal	Review TOHO proposal -land taxes,lack usage,imminent domain	9/2/26	
42	Open	RV Mail Kiosk Ownership/Placement	High	3/13/25	District Manager	Legal/C Eng	RV Mail Kiosk-Walk-up. Remain in location? Add pergola?		
43	Open	Non-platted Lots ID	High	10/30/25	District Manager	Legal	Identify RE Non-platted land		

Column 1	Status	Title - Risks, Actions, Issues and Decisions	Priority	Date Opened	Owner	Category	Description and Updates	Date Closed	Additional notes
44	Open	Non-platted Lots Protections	High	10/30/25	District Manager	Legal	Title/ Protect All RE Non-platted land		
45	Open	TOHO Easement	High	4/9/26	District Manager	Legal	TOHO specific place. of pipes map OPL Rd,imminent domain	9/2/26	
46	Open	Security Relations	High	6/11/26	District Manager	Legal	Coalition with sheriff-county police-revisit		
47	Open	Empty Lot sidewalk Completions(Revisited)	High	6/4/26	District Manager	Legal	Safety and consistent pedestrian paths(not street walking)		
48	Open	Amenities-Pay for Use	Medium	10/9/25	District Manager	Legal	Amenities- for Market Use-RR market CDD gym/pools as own property on RR Website(Ext Fam pay for events)		
49	Open	Non-RE Property OPL Rd median maintenance to Osceola County	Medium	5/14/26	District Manager	Legal	Initiate process for land maintenance transfer to County-Osceola Polk Line Rd medians		
50	Open	RowStar: Initial payment Discrepancy	Medium	5/8/25	District Manager	Legal	Rowstar Cell Tower Contract: \$ initial/50 years protection easement:Notes \$80-125k, not\$10K		
51	Open	Terraces-Camera Usage	High	8/13/26	District Manager	Legal	Protect property and liabilities		
52	Open	Gym- Camera Usage	High	8/13/26	District Manager	Legal	Protect equipment and liabilities		
53	Closed	October 2025 Updated Parking Rules	High	10/9/25	District Manager	Maint	Approved Oct '25. Sign discussion 12/25. Complete necessary manager approvals	7/9/26	
54	Open	October 2025 New Traffic :No Parking" Signs Placement	High	10/9/25	District Manager	Maint	Implement October 2025 New Traffic "No Parking"Signs in Proper locations	7/9/26	Correctly Implemented. Minimal Supervisor Oversight Needed
55	Open	Landscaping-DM Admin	High	1/14/25	District Manager	Maint	Sept 2025 HOA/CDD Joint- approved tree/bio-barrier install policy followed. Reports- Not following		
56	Open	Optics Systems Program-Landscaping Tree Documentation	High	10/1/26	District Manager	Maint	Optics Systems-Tree Information documented(Yellowstone)		
57	Open	Optic Systems Program-Field Maintenance add 2025 &2026 Concrete work	High	12/12/25	District Manager	Maint	Input documentation to Optic Systems for Concrete work comparison studies		
58	Open	Optics Systems Program-Field Maintenance Documentation	High	10/1/26	District Manager	Maint	Optics systems-Field Maintenance documented		
59	Open	ALL Security Gates Vendor Performance	High	5/14/26	District Manager	Maint	Solicit 3 bids contacts. Consider Ramco (ALL gates. Not only Assembly Ct)		
60	Open	Crosswalk stripping(2-3 walks over Excitement/Mourning Dove)	High	10/7/26	District Manager	Maint/C Eng	Add 2 Crosswalk stripping over Excitement Dr/1 Refresh Corolla Ct-Fausnight		
61	Open	Terrace Fountain Dirty Surface	Medium	9/22/26	District Manager	Maint	See Pic. Dirt collected on bottom.		
62	Open	Terraces 9 Bollard Lights Base Loose	High	9/22/26	District Manager	Maint	See Pics. Liability-Unstable Posts. Fall if lean on it		
63	Open	Terraces 8 Bollard Walkway Caps Loose	High	9/22/26	District Manager	Maint	See Pics. Liability-Access to Lights/wires		
64	Open	Terraces Outside Bathrooms Locked	High	8/18/26	District Manager	Maint	See Pic. Maintenance Mgr state spray pint vandal.None noted.Remain locked		
65	Open	Terraces Pool Entrance Sign Excess Worn	Medium	8/17/26	District Manager	Maint	See Pic. Entrance Pool Rules are tattered, worn		
66	Open	Terraces BR Soffit replace/ paint(pics)	High	6/5/26	District Manager	Maint	See Pic. Solicit proposals for repair.		
67	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym Replace drink/bottle fountain	8/19/26	
68	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Cleanup/replace trash area	8/19/26	
69	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym Clean up and replace counter space around new touchless water filtered refill machine		
70	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym- post signs for weights over mats only		
71	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-All gym needs rubber matting		
72	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Post signs Report any damage or security problems w/ phone number.		
73	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Post sign-"Children must be at least 16 years old to enter gym without adult supervision. If under 16 must be accompanied by responsible adult 18 or older" No wet swimsuits allowed.		
74	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Needs additional rubber mats small gym. Identify areas in both gyms		
75	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-purchase New touchless filtered water bottle refill machine		
76	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Industrial Temperature Control locked and set to 68 degrees summer/72 winter		
77	Open	HC Updates	High	5/20/26	District Manager	Maint	HC Industrial Temperature Control locked and set to 68 degrees summer/72 winter		
78	Open	Pools Signs	High	5/20/26	District Manager	Maint	Post Signs-5 pools-Report Repairs w/ phone#.Cleanliness.Survey		
79	Open	Jan 2025 Traffic Sign Improper placement(Pic)	High	10/9/25	District Manager	Maint	January 2025 New sign posts-All installed correctly w/ review.Corolla Ct hydrant blocked (Pics)		
80	Open	Repaved Intersection Spine/Reunion Blvd	High	10/1/23	District Manager	Maint	N Spine Road pavers rough transition remains-sunken Repair x3		
81	Open	7 Eagles BR Updates	High	10/9/25	District Manager	Maint	Seven Eagles BR male/female Update reports		
82	Open	Industrial Pool Furniture Vendor	High	5/14/26	District Manager	Maint	Industrial Pool Furniture. Increase Longevity/Durability/Resist Thieves		
83	Open	New Install No Traffic Signs O25	High	10/30/26	District Manager	Maint	October 2025 New "No parking" Sign Install w/ Review		
84	Open	New Install No Traffic Signs A26	High	4/9/26	District Manager	Maint	April 2026 Install New Traffic Signs Homestead Pool Eustin Park		
85	Open	Security Gate -All Gates-New Vendor	High	4/9/26	District Manager	Maint	ALL Gates Access New Provider -3 contract bids 1Ramco consideration		
86	Open	Security Gate-(Assembly Ct)Inc All Gates	High	4/9/26	District Manager	Maint	Assembly Ct Gate- Frequently not functioning -Included for All Gates New Vendor		
87	Open	General Pool gate upkeep	High	5/20/26	District Manager	Maint	Pool gates in disrepair-5 pools. Frequently not shut-broken latches etc		
88	Open	Seven Eagles Large Package deliveries	High	1/8/26	District Manager	Maint	Amazon Access packages-Seven Eagles -Process in place and working?	7/9/26	
89	Open	Landscape Resident Request	High	2/12/26	District Manager	Maint	HC(Pappas) crepe Myrtle too high near pool. Not maintained. Update.		
90	Open	Linnear Park : Extra lights	High	2/12/26	District Manager	Maint	Completed?How many? Cost?		
91	Open	Review Gym Care and Maintenance	High	5/4/26	District Manager	Maint	Update and clarify gym contract for care and maintenance		
92	Open	January 2025 New Traffic "No Parking" Signs Placement	High	1/9/25	District Manager	Maint	Review January/Oct 2025 Mar 2026 New Traffic "No Parking"Signs in Proper locations(See Pic sent Corolla Ct cul-de-sac/hydrant) Review ALL signs		Correctly Implemented. Minimal Supervisor Oversight Needed
93	Open	Vacant Lot sidewalk completions(Revisited)	High	6/4/26	District Manager	Maint/ Legal	Increase safety/security and beautify Reunion East		
94	Closed	Signs Posted Swim/Exercise at Own Risk	High	10/21/25	District Manager	Maint	Mitigate Legal Risks	8/12/26	

Column1	Status	Title - Risks, Actions, Issues and Decisions	Priority	Date Opened	Owner	Category	Description and Updates	Date Closed	Additional notes
95	Closed	Excitement Dr-Palmer 5-Sidewalk Sod Support	High	7/13/26	District Manager	Maint	Major Unsupported Sidewalk area near golf Palmer 5-50 feet. Alan/Andy notified. Andy(Golf) completed in 3 days.	7/16/26	
96	Open	Terraces Pergolas	High	5/20/26	District Manager	Maint	Multiple Wood rot warped/cracked.Chaulk/Hi Quality Paint.		
97	Open	Signs Posted: Safety/Feedback	Medium	5/7/26	District Manager	Maint	Action: Define signs and post them for the appropriate Amenities Areas --Gym, Pools, CDD Bathrooms, Heritage Crossing		
98	Open	Vacant Lot Sidewalks	Medium	8/13/26	District Manager	Legal	Review and prepare policy and communications for vacant lot owners		
99	Open	Developed Lots missing sidewalks	Medium	8/13/26	District Manager	Maint	Review and prepare policy and communications for lot owners		
100	Open	Gym Updates	Medium	5/20/26	District Manager	Maint	Gym: New Ceiling Tiles.Light fixtures/durable flooring		
101	Open	Pools, Amenities Bathroom Refreshes	Medium	5/14/26	District Manager	Maint	Refresh CDD areas- Paint-BRs, Fresh gate appearance, etc-Ongoing		
102	Open	Seven Eagles Street Lights improve to Powder Coated	Medium	2/12/26	District Manager	Maint	Seven Eagles (Rosen) Posts need proper powder coated not HD: Updates		
103	Open	Seven Eagle Pool Repairs	Medium	5/20/26	District Manager	Maint	Seven Eagles Pool Refresh/Repair: 2 globes replaced.Paint large white fixtures black.Paint entry ceiling white		
104	Open	HC Updates	Medium	2/12/26	District Manager	Maint	HC updates report -Lamp lights replacements		
105	Open	HC x2 Pool Extra Alcove Tile Rust	Medium	8/12/26	District Manager	Maint	Multiple Rust Imprints all over tile flooring		
106	Open	Inquiry			District Manager	Maint	Homestead pool-Had vulgar Pool Rules sign for 3 years. How often have a physical assess of property?		
107	Open	Terraces Womens BR stalls Rusted	High	7/9/26	District Manager	Maint	All Supporting Womens BR stalls are rusted out/free standing. Wall trim rusted. Pics provided:Consider All HOAs assume pool maintentace?		
108	Open	Terraces-Extra BRs repairs	Medium	8/13/26	District Manager	Maint	Men/Women BR repair, Paint, etc due to Vandalism		
109	Open	Gym-Corner Refresh	High	5/20/26	District Manager	Maint	Gym-Corner Replace trash can(touchless, 12?cubbies for personals- water bottles keys etc,equipment Cleanser wipes		
110	Open	Homestead Pool-Life preserves	Medium	8/13/26	District Manager	Maint	Replace dirty life preserves/ropes.Use orange/fluor yellow-grn color-Not white(Shows dirt)		
111	Open	Street Light Out Reporting	High	7/9/26	District Manager	Security	Street Lights Out- Plan/ Process to report. ?Security provide updates of Numbers, Actions to Completion		
112	Open	Security Gates Broken-Outcome Updates	High	6/12/25	District Manager	Security	Security: Broken Gates(Entry/Exit/Pools): Process for ..Who, Cost and payment received?		
113	Open	Security Information	High	8/13/26	District Manager	Security	Expanded Security Reports.Theft.Deaths.Fires. Gates broke through.-No Report		
114	Open	Security CDD Email Sign-ups	High	7/9/26	District Manager	Security	Security Assist with CDD RE/RW Email distibution List Sign-ups/Change Process?		
115	Open	Community Pool BRs	High	6/1/25	District Manager	Security	Security:Pool bathrooms remain locked or 1 sex BR open only		
116	Open	Community Communications	Medium	8/13/26	District Manager	Security/Comm	Email owners-Security Information List.Security Initiatives.Respond to violations(have to call or?)What report? Quiet Hrs etc		

SECTION C

RESERVE STUDY

Reunion East and West Community Development District



Reunion, Florida
January 19, 2021



This Report contains intellectual property developed by Reserve Advisors, LLC and cannot be reproduced or distributed to those who conduct reserve studies without their written consent.

Reunion East and West Community Development District
Reunion, Florida

Dear Board of Directors of Reunion East and West Community Development District:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of Reunion East and West Community Development District in Reunion, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, January 19, 2021.

This *Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a “Level II Reserve Study Update.”

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help Reunion East and West Community Development District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on February 12, 2021 by

Reserve Advisors, LLC

Visual Inspection and Report by: Stephanie A. Mueller, RS¹

Review by: Nicole L. Lowery, RS, PRA², Associate Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



Table of Contents

1. RESERVE STUDY EXECUTIVE SUMMARY	1.1
2. RESERVE STUDY REPORT	2.1
3. RESERVE EXPENDITURES and FUNDING PLAN.....	3.1
4. RESERVE COMPONENT DETAIL.....	4.1
Exterior Building Elements.....	4.1
Roof Assemblies, Asphalt Shingles	4.2
Roof Assembly, Metal.....	4.6
Stable, Renovation	4.7
Walls, Siding, Fiber Cement	4.8
Walls, Stucco, Heritage Center.....	4.9
Windows and Doors, Heritage Center, Seven Eagles and Gate Houses ...	4.11
Interior Building Elements	4.12
<i>Heritage Center</i>	4.12
Ceilings, Acoustical Tiles, Grid and Lighting.....	4.12
Floor Coverings, Carpet	4.13
Floor Coverings, Wood Laminate	4.14
Kitchen, Equipment	4.14
Light Fixtures	4.15
Lighting System	4.16
Rest Rooms.....	4.16
Wall Coverings	4.17
Wall Partitions.....	4.18
<i>Seven Eagles Pool Pavilion</i>	4.19
Exercise Equipment.....	4.19
Exercise Room	4.20
Floor Coverings, Pavers	4.20
Miscellaneous Rooms	4.21
Rest Rooms.....	4.22
Building Services Elements	4.22
HVAC Equipment	4.22
Property Site Elements	4.23

Asphalt Pavement, Patch	4.23
Asphalt Pavement, Repaving	4.24
Bocce Ball Courts, Renovation	4.27
Catch Basins	4.27
Concrete Curbs and Gutters.....	4.28
Concrete Sidewalks.....	4.30
Fences, Aluminum.....	4.31
Fence, Chain Link and Wire, Bridges	4.32
Gate Entry System	4.33
Gates and Operators	4.34
Pavers, Masonry.....	4.35
Playground Equipment	4.37
Retaining Walls, Masonry	4.39
Signage, Renovation	4.40
Signage, Replacement	4.41
Pool Elements.....	4.43
Arbors, Wood.....	4.45
Decks, Pavers	4.46
Fences, Aluminum.....	4.47
Furniture	4.49
Light Poles and Fixtures	4.50
Mechanical Equipment	4.51
Pool Finishes, Plaster and Tile	4.53
Rest Rooms.....	4.55
Security System.....	4.55
Reserve Study Update	4.56
5. METHODOLOGY	5.1
6. CREDENTIALS	6.1
7. DEFINITIONS	7.1
8. PROFESSIONAL SERVICE CONDITIONS	8.1



1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Reunion East and West Community Development District (Reunion CDD)

Location: Reunion, Florida

Reference: 090500

Property Basics: Reunion East and West Community Development District maintains the common elements shared by a current total of approximately 5,379 units, or a combination of commercial, hotel, condominium, multi-family, single-family and golf unit types. The community began construction in 2001. The date of completion is unknown at this time.

Reserve Components Identified: 91 Reserve Components.

Inspection Date: January 19, 2021. We conducted the original inspection on June 1, 2009.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes this threshold funding year in 2050 due to replacement of asphalt pavement.

Cash Flow Method: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 0.9% anticipated annual rate of return on invested reserves
- 2.0% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Unaudited Cash Status of Reserve Fund:

- \$4,621,389 as of December 31, 2020¹
- 2021 budgeted Reserve Contributions of \$498,902

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** tables and include a **Five-Year Outlook** table following the **Reserve Funding Plan** in Section 3. We recommend the CDD prioritize the following projects in the next five years based on the conditions identified:

- Replacement of asphalt shingle roofs (except Heritage Center)
- Asphalt pavement repairs as needed
- Replacement of deteriorated concrete sidewalks to maintain safe walking surfaces
- Repairs and/or replacement of vehicular pavers
- Replacement of pool mechanical equipment as needed

¹ The Fiscal Year (FY 2021) for Reunion CDD begins October 1, 2020 and ends September 30, 2021. For brevity, we refer to the Fiscal Year by its ending year, i.e. Fiscal Year 2020-21 is FY 2021 or simply 2021.

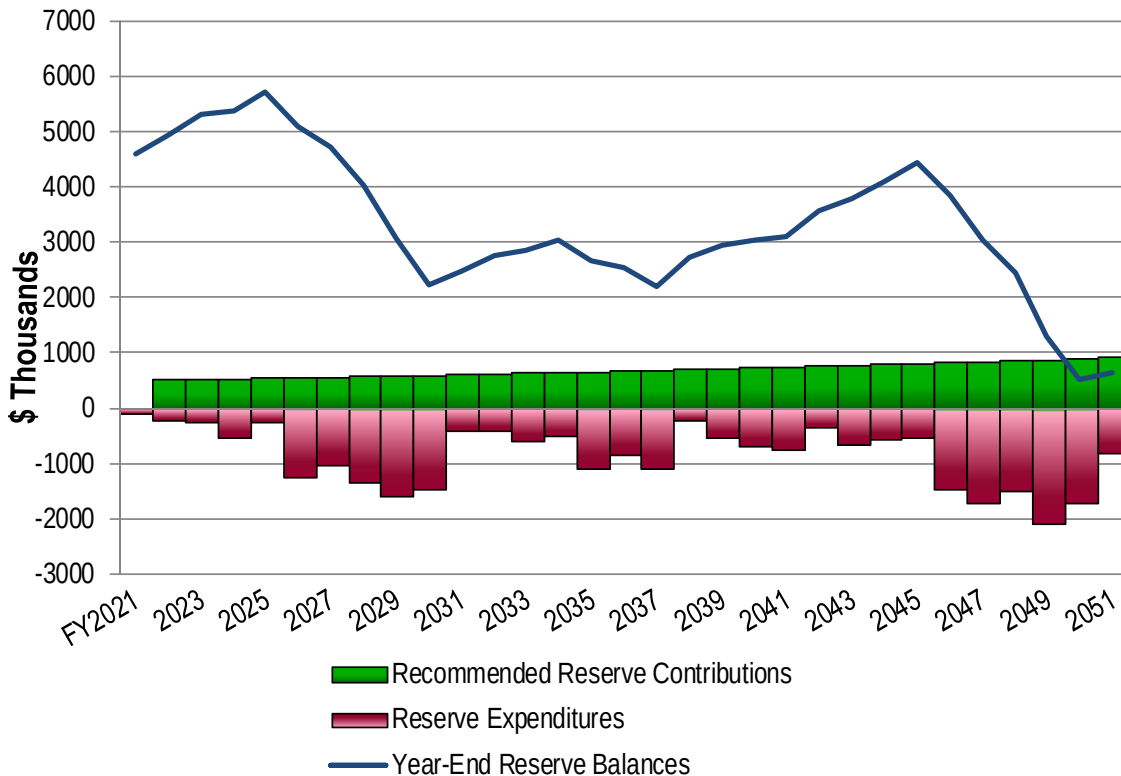


Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Funding Plan:

- Increase to \$525,000 in 2022
- Inflationary increases through 2051, the limit of this study's Cash Flow Analysis

Reunion CDD
Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2022	525,000	4,947,584	2032	639,900	2,753,842	2042	780,100	3,580,912
2023	535,500	5,294,175	2033	652,700	2,838,947	2043	795,700	3,778,337
2024	546,200	5,367,145	2034	665,800	3,033,341	2044	811,600	4,089,400
2025	557,100	5,724,432	2035	679,100	2,661,035	2045	827,800	4,426,603
2026	568,200	5,094,341	2036	692,700	2,548,467	2046	844,400	3,848,658
2027	579,600	4,710,445	2037	706,600	2,182,609	2047	861,300	3,025,602
2028	591,200	4,019,506	2038	720,700	2,712,681	2048	878,500	2,444,366
2029	603,000	3,062,521	2039	735,100	2,949,946	2049	896,100	1,294,841
2030	615,100	2,236,522	2040	749,800	3,049,203	2050	914,000	519,597
2031	627,400	2,478,435	2041	764,800	3,110,797	2051	932,300	647,034





2.RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of

Reunion East and West Community Development District

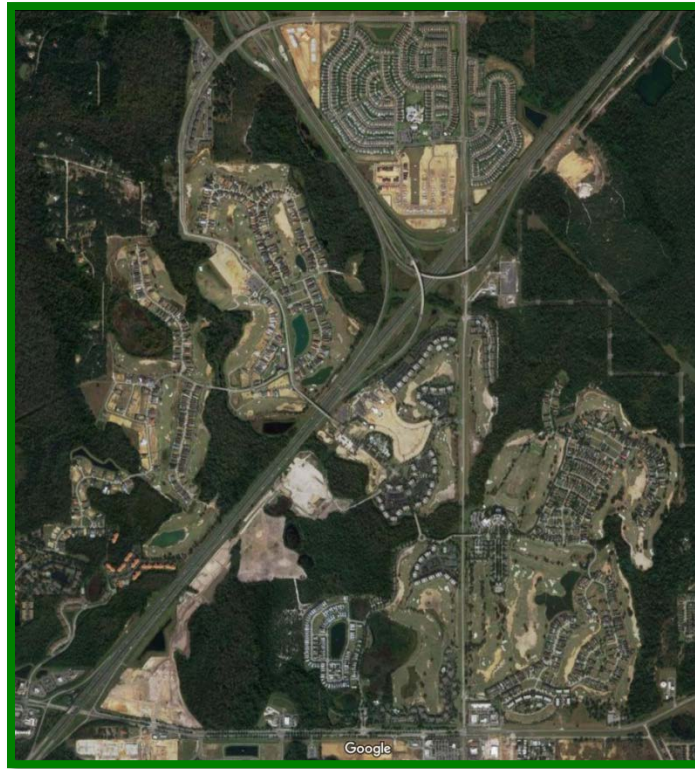
Reunion, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, January 19, 2021. We conducted the original inspection on June 1, 2009.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Homeowners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the CDD and through conversations with Management. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Homeowners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. The Reserve Study identifies Reserve Components as set forth in your Declaration or which were identified as part of your request for proposed services. Reserve Components are defined by CAI as property elements with:

- Reunion CDD responsibility

- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

Long-Lived Property Elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the 30-year scope of the study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan. We identify the following Long-Lived Property Elements as excluded from the 30-year Reserve Expenditures at this time:

- Bridges, Concrete (Reunion CDD should continue to budget for regular inspections funded through the operating budget. Management does not report any significant deficiencies. Updates to the reserve study will revisit the need to include major repairs.)



Gathering Drive bridge



Gathering Drive bridge



I-4 bridge

- Chandeliers, Heritage Center
- Electrical Systems, Common
- Foundations, Common
- Fountains, Replacement, Seven Eagles Park
- Inlet/Outlet Structures, Concrete, Storm Water Management System
- Pipes, Interior Building, Domestic Water, Sanitary Waste, Vent, Sprinkler, Building Heating and Cooling, Common
- Pipes, Subsurface Utilities
- Pool Structures (2001-2007)
- Structural Frames
- Walls, Siding, Wood, Interior at Stable
- Windows and Doors, Gate House, Fairfax Drive (2015)

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds. For purposes of calculating appropriate Reserve Contributions, we identify the following list of Operating Budget Funded Repairs and Replacements:

- General Maintenance to the Common Elements
- Expenditures less than \$10,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)
- Arbors, Wood, Paint Finishes and Repairs
- Bike Racks
- Bridge, Wood, Pedestrian, N. Old Lake Wilson Road
- Deck/ramp, Composite, Gazebo at The Terraces
- Detention Basins
- Doors, Pool Houses and Stable
- Drinking Fountains
- Fences, Wood, Grand Traverse Parkway
- Fountains, Seven Eagles Park



Storm water detention basin at Encore phase



Fountain at Seven Eagles park

- Furnishings and Miscellaneous Equipment, Heritage Center and Seven Eagles Pool Pavilion
- Interior Renovations, Gate Houses
- Landscape
- Light Fixtures, Exterior Buildings
- Paint Finishes, Touch Up
- Ponds, Aerators
- Ponds, Maintenance
- Pumps Less Than Five-HP (horsepower)
- Railings, Seven Eagles Park
- Retaining Walls, Shorter Lengths and Heights
- Showers, Outdoor at Pools
- Signage, Miscellaneous
- Site Furniture
- Split Systems, Gate Houses and Stable
- Trellises, Wood, Reunion Boulevard



Pond at Patriot's Landing



One of two trellises at Reunion Boulevard

- Walls, Masonry, Inspections and Repairs
- Walls, Siding, Fiber Cement, Paint Finishes
- Walls, Stucco, Paint Finishes and Capital Repairs (Except at Heritage Center)
- Other Repairs normally funded through the Operating Budget

Certain items have been designated as the responsibility of the homeowners to repair or replace at their cost. Property Maintained by Homeowners, including items billed back to Homeowners, relates to:

- Homes and Lots

Certain items have been designated as the responsibility of others to repair or replace. Property Maintained by Others relates to:

- Asphalt Pavement, Alleys at Single Family Subdivisions (Others)
- Asphalt Pavement, Streets/Access Drives and Parking Spaces at Condominiums (Condominium Associations) (Except at Heritage Crossing, Reunion CDD maintains the street Heritage Crossing Way and parking areas for Heritage Center only)
- The Bear's Den at Reunion (Separate Entity)
- Cart Paths (Resort)
- Condominium Buildings and Respective Amenities (Condominium Associations)
- The Cove Bar and Grille, Seven Eagles Pool Pavilion (Resort)
- Golf Courses (Resort)
- Irrigation System (Developer)
- Lift Stations (Osceola County)
- Light Poles and Fixtures, Streets (Electric Company)
- Mailbox Kiosks (Condominium Associations)



Mailbox kiosk

- Monuments at Condominiums and Reunion East Subdivisions (Others)
- Park at East Phase of Encore Resort (Resort)
- Tennis Center (Resort)
- Water Parks (Resorts)

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2021 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your CDD, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

RESERVE EXPENDITURES

Reunion East and West
Community Development District
Reunion, Florida

Explanatory Notes:

- 1) 2.0% is the estimated Inflation Rate for estimating Future Replacement Costs.
2) FY2021 is Fiscal Year beginning October 1, 2020 and ending September 30, 2021.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	11 2032	12 2033	13 2034	14 2035	15 2036			
						Useful	Remaining	Unit (2021)	Per Phase (2021)	Total (2021)																				
Exterior Building Elements																														
1.280	45	45 Squares	Roof Assemblies, Asphalt Shingles, Gate Houses		2023	12 to 18	2	450.00	20,250	20,250	0.2%		21,068																	
1.281	140	140 Squares	Roof Assemblies, Asphalt Shingles, Heritage Center (Includes Flat)		2037	12 to 18	16	1,000.00	140,000	140,000	0.7%																			
1.282	85	43 Squares	Roof Assemblies, Asphalt Shingles, Pool Houses, Phased		2022	12 to 18	1 to 3	450.00	19,125	38,250	0.3%	15,606	20,296																	
1.283	130	130 Squares	Roof Assemblies, Asphalt Shingles, Seven Eagles Pool Pavilion (Incl. Flat, Pump House)		2024	12 to 18	3	1,000.00	130,000	130,000	1.3%		137,957																	
1.284	70	70 Squares	Roof Assemblies, Asphalt Shingles, Stable		2025	12 to 18	4	500.00	35,000	35,000	0.3%		37,885																	
1.460	10	10 Squares	Roof Assembly, Metal, Gate House, Fairfax Drive (Incl. Monument Roof)		2045	to 30	24	700.00	7,000	7,000	0.0%																			
1.515	1	1 Allowance	Stable, Renovation		2028	to 25	7	50,000.00	50,000	50,000	0.2%		57,434																	
1.845	6,850	6,850 Square Feet	Walls, Siding, Fiber Cement, Pool Houses and Stable		2051	to 50	30	10.00	68,500	68,500	0.5%																			
1.880	1	1 Allowance	Walls, Stucco, Paint Finishes and Capital Repairs, Heritage Center		2027	5 to 7	6	20,000.00	20,000	20,000	0.4%		22,523												25,872					
1.980	2,530	843 Square Feet	Windows and Doors, Heritage Center, Seven Eagles and Gate Houses, Phased		2041	to 40	20 to 24	40.00	33,733	101,200	0.6%																			
Interior Building Elements																														
Heritage Center																														
2.060	5,800	5,800 Square Feet	Ceilings, Acoustical Tiles, Grid and Lighting		2033	to 30	12	6.50	37,700	37,700	0.2%														47,813					
2.200	475	475 Square Yards	Floor Coverings, Carpet		2023	8 to 12	2	48.00	22,800	22,800	0.3%		23,721												28,916					
2.400	130	130 Square Yards	Floor Coverings, Wood Laminate		2024	18 to 25	3	76.00	9,880	9,880	0.1%		10,485																	
2.518	1	1 Allowance	Kitchen, Equipment, Partial Replacements		2024	to 10	3	39,500.00	39,500	39,500	0.6%		41,918												51,097					
2.560	310	310 Each	Light Fixtures (Incl. Emergency and Exit)		2030	to 25	9	140.00	43,400	43,400	0.2%		51,867																	
2.565	1	1 Allowance	Lighting System		2025	to 20	4	30,000.00	30,000	30,000	0.3%		32,473																	
2.605	4	4 Each	Rest Rooms, Renovation		2026	to 25	5	13,000.00	52,000	52,000	0.6%		57,412																	
2.615	2,750	2,750 Square Feet	Wall Coverings, Kitchen		2030	to 20	9	5.00	13,750	13,750	0.2%		16,433																	
2.616	1,600	1,600 Square Feet	Wall Coverings, Main Room		2025	to 20	4	8.00	12,800	12,800	0.1%		13,855																	
2.625	3,750	3,750 Square Feet	Wall Partitions		2033	to 30	12	50.00	187,500	187,500	0.9%													237,795						
Seven Eagles Pool Pavilion																														
2.705	1	1 Allowance	Exercise Equipment, Cardiovascular		2022	to 5	1	49,000.00	49,000	49,000	1.5%	49,980	55,182													60,925				
2.715	1	1 Allowance	Exercise Equipment, Strength Training		2030	to 15	9	45,500.00	45,500	45,500	0.5%		54,377																	
2.730	1	1 Allowance	Exercise Room, Renovation		2030	to 15	9	19,000.00	19,000	19,000	0.2%		22,707																	
2.805	6,000	6,000 Square Feet	Floor Coverings, Pavers, Open Common Area		2031	to 30	10	8.00	48,000	48,000	0.2%		58,512																	
2.855	1	1 Allowance	Miscellaneous Rooms, Renovation		2029	to 15	8	25,000.00	25,000	25,000	0.3%		29,291																	
2.905	2	2 Each	Rest Rooms, Renovation		2026	to 25	5	23,500.00	47,000	47,000	0.5%		51,892																	
Building Services Elements																														
3.060	1	1 Allowance	HVAC Equipment, Heritage Center		2023	15 to 20	2	47,000.00	47,000	47,000	0.5%		48,899																	
3.061	1	1 Allowance	HVAC Equipment, Seven Eagles Pool Pavilion		2022	15 to 20	1	37,000.00	37,000	37,000	0.3%	37,740																		
Property Site Elements																														
4.020	315,000	63,000 Square Yards	Asphalt Pavement, Patch, Phased		2022	3 to 5	1 to 5	0.50	31,500	157,500	5.0%	32,130	32,773	33,428	34,097	34,779	35,474	36,184	36,907	37,645	38,398	39,166	39,950	40,749	41,564	42,395				
4.040	228,200	45,640 Square Yards	Asphalt Pavement, Mill and Overlay, Original, Phased		2026	15 to 20	5 to 9	14.00	638,960	3,194,800	34.8%		705,463																	
4.041	86,800	28,933 Square Yards	Asphalt Pavement, Mill and Overlay, Reunion West, Encore Phase, Phased		2035	15 to 20	14 to 16	14.00	405,067	1,215,200	6.2%														534,477		545,166			
4.090	2	2 Each	Bocce Ball Courts, Renovation		2031	10 to 15	10	10,700.00	21,400	21,400	0.2%		26,086																	
4.100	8	1 Allowance	Catch Basins, Inspections and Capital Repairs, Phased		2026	15 to 20	5 to 16	51,500.00	51,500	412,000	3.6%		56,860												67,953		69,312			
4.110	230,000	2,300 Linear Feet	Concrete Curbs and Gutters, Partial		2026	to 65	5 to 30+	26.00	59,800	5,980,000	4.2%		66,024												78,905		80,483			

RESERVE EXPENDITURES

Reunion East and West
Community Development District
Reunion, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$		Percentage of Future Expenditures	16 2037	17 2038	18 2039	19 2040	20 2041	21 2042	22 2043	23 2044	24 2045	25 2046	26 2047	27 2048	28 2049	29 2050	30 2051	
						Useful	Remaining	Unit (2021)	Per Phase (2021)																	Total (2021)
Exterior Building Elements																										
1.280	45	45 Squares	Roof Assemblies, Asphalt Shingles, Gate Houses		2023	12 to 18	2	450.00	20,250	20,250	0.2%			29,500												
1.281	140	140 Squares	Roof Assemblies, Asphalt Shingles, Heritage Center (Includes Flat)		2037	12 to 18	16	1,000.00	140,000	140,000	0.7%	192,190														
1.282	85	43 Squares	Roof Assemblies, Asphalt Shingles, Pool Houses, Phased		2022	12 to 18	1 to 3	450.00	19,125	38,250	0.3%			27,315		28,419										
1.283	130	130 Squares	Roof Assemblies, Asphalt Shingles, Seven Eagles Pool Pavilion (Incl. Flat, Pump House)		2024	12 to 18	3	1,000.00	130,000	130,000	1.3%					193,173										
1.284	70	70 Squares	Roof Assemblies, Asphalt Shingles, Stable		2025	12 to 18	4	500.00	35,000	35,000	0.3%					53,048										
1.460	10	10 Squares	Roof Assembly, Metal, Gate House, Fairfax Drive (Incl. Monument Roof)		2045	to 30	24	700.00	7,000	7,000	0.0%								11,259							
1.515	1	1 Allowance	Stable, Renovation		2028	to 25	7	50,000.00	50,000	50,000	0.2%															
1.845	6,850	6,850 Square Feet	Walls, Siding, Fiber Cement, Pool Houses and Stable		2051	to 50	30	10.00	68,500	68,500	0.5%														124,078	
1.880	1	1 Allowance	Walls, Stucco, Paint Finishes and Capital Repairs, Heritage Center		2027	5 to 7	6	20,000.00	20,000	20,000	0.4%					29,719							34,138			
1.980	2,530	843 Square Feet	Windows and Doors, Heritage Center, Seven Eagles and Gate Houses, Phased		2041	to 40	20 to 24	40.00	33,733	101,200	0.6%					50,126		52,151		54,258						
Interior Building Elements																										
Heritage Center																										
2.060	5,800	5,800 Square Feet	Ceilings, Acoustical Tiles, Grid and Lighting		2033	to 30	12	6.50	37,700	37,700	0.2%															
2.200	475	475 Square Yards	Floor Coverings, Carpet		2023	8 to 12	2	48.00	22,800	22,800	0.3%						35,248									
2.400	130	130 Square Yards	Floor Coverings, Wood Laminate		2024	18 to 25	3	76.00	9,880	9,880	0.1%											16,533				
2.518	1	1 Allowance	Kitchen, Equipment, Partial Replacements		2024	to 10	3	39,500.00	39,500	39,500	0.6%							62,288								
2.560	310	310 Each	Light Fixtures (Incl. Emergency and Exit)		2030	to 25	9	140.00	43,400	43,400	0.2%															
2.565	1	1 Allowance	Lighting System		2025	to 20	4	30,000.00	30,000	30,000	0.3%								48,253							
2.605	4	4 Each	Rest Rooms, Renovation		2026	to 25	5	13,000.00	52,000	52,000	0.6%														94,191	
2.615	2,750	2,750 Square Feet	Wall Coverings, Kitchen		2030	to 20	9	5.00	13,750	13,750	0.2%													24,418		
2.616	1,600	1,600 Square Feet	Wall Coverings, Main Room		2025	to 20	4	8.00	12,800	12,800	0.1%								20,588							
2.625	3,750	3,750 Square Feet	Wall Partitions		2033	to 30	12	50.00	187,500	187,500	0.9%															
Seven Eagles Pool Pavilion																										
2.705	1	1 Allowance	Exercise Equipment, Cardiovascular		2022	to 5	1	49,000.00	49,000	49,000	1.5%	67,266					74,268					81,997				
2.715	1	1 Allowance	Exercise Equipment, Strength Training		2030	to 15	9	45,500.00	45,500	45,500	0.5%								73,184							
2.730	1	1 Allowance	Exercise Room, Renovation		2030	to 15	9	19,000.00	19,000	19,000	0.2%								30,560							
2.805	6,000	6,000 Square Feet	Floor Coverings, Pavers, Open Common Area		2031	to 30	10	8.00	48,000	48,000	0.2%															
2.855	1	1 Allowance	Miscellaneous Rooms, Renovation		2029	to 15	8	25,000.00	25,000	25,000	0.3%							39,422								
2.905	2	2 Each	Rest Rooms, Renovation		2026	to 25	5	23,500.00	47,000	47,000	0.5%														85,134	
Building Services Elements																										
3.060	1	1 Allowance	HVAC Equipment, Heritage Center		2023	15 to 20	2	47,000.00	47,000	47,000	0.5%					69,840										
3.061	1	1 Allowance	HVAC Equipment, Seven Eagles Pool Pavilion		2022	15 to 20	1	37,000.00	37,000	37,000	0.3%				53,902											
Property Site Elements																										
4.020	315,000	63,000 Square Yards	Asphalt Pavement, Patch, Phased		2022	3 to 5	1 to 5	0.50	31,500	157,500	5.0%	43,243	44,108	44,990	45,890	46,807	47,743	48,698	49,672	50,666	51,679	52,713	53,767	54,842	55,939	57,058
4.040	228,200	45,640 Square Yards	Asphalt Pavement, Mill and Overlay, Original, Phased		2026	15 to 20	5 to 9	14.00	638,960	3,194,800	34.8%									1,048,282	1,069,247	1,090,632	1,112,445	1,134,694		
4.041	86,800	28,933 Square Yards	Asphalt Pavement, Mill and Overlay, Reunion West, Encore Phase, Phased		2035	15 to 20	14 to 16	14.00	405,067	1,215,200	6.2%	556,070														
4.090	2	2 Each	Bocce Ball Courts, Renovation		2031	10 to 15	10	10,700.00	21,400	21,400	0.2%								34,421							
4.100	8	1 Allowance	Catch Basins, Inspections and Capital Repairs, Phased		2026	15 to 20	5 to 16	51,500.00	51,500	412,000	3.6%	70,698								84,491	86,181	87,905	89,663	91,456		
4.110	230,000	2,300 Linear Feet	Concrete Curbs and Gutters, Partial		2026	to 65	5 to 30+	26.00	59,800	5,980,000	4.2%	82,093								98,108	100,070	102,072	104,113	106,196		

RESERVE EXPENDITURES

Reunion East and West
Community Development District
Reunion, Florida

Explanatory Notes:

- 1) 2.0% is the estimated Inflation Rate for estimating Future Replacement Costs.
2) FY2021 is Fiscal Year beginning October 1, 2020 and ending September 30, 2021.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	11 2032	12 2033	13 2034	14 2035	15 2036		
						Useful	Remaining	Unit (2021)	Per Phase (2021)	Total (2021)																			
4.140	600,000	6,000	Square Feet	Concrete Sidewalks, Partial	2022	to 65	1 to 30+	8.00	48,000	4,800,000	5.3%		48,960		50,938		52,996		55,137		57,364		59,682		62,093		64,602		
4.200	280	280	Linear Feet	Fence, Aluminum, Dog Park	2043	to 25	22	41.00	11,480	11,480	0.1%																		
4.201	7,850	2,617	Linear Feet	Fences, Aluminum, Encore Phase, Phased	2039	to 25	18 to 20	51.00	133,450	400,350	2.2%																		
4.220	1,500	1,500	Linear Feet	Fence, Chain Link and Wire, Bridges	2034	to 30	13	50.00	75,000	75,000	0.4%													97,020					
4.310	5	1	Allowance	Gate Entry System, Phased	2023	10 to 15	2 to 14	32,500.00	32,500	162,500	1.7%			33,813			35,883			38,079			40,410			42,883			
4.320	44	4	Each	Gate Operators, Phased	2022	to 10	1 to 10	4,500.00	19,800	198,000	3.1%		20,196	20,600	21,012	21,432	21,861	22,298	22,744	23,199	23,663	24,136	24,619	25,111	25,613	26,126	26,648		
4.330	4	4	Each	Gates, Metal	2027	to 20	6	6,000.00	24,000	24,000	0.3%							27,028											
4.620	19,000	9,500	Square Feet	Pavers, Masonry, Pedestrian, Phased	2030	to 25	9 to 10	8.00	76,000	152,000	0.7%										90,827	92,644							
4.621	34,000	11,333	Square Feet	Pavers, Masonry, Vehicular, Phased	2024	to 25	3 to 7	8.00	90,667	272,000	2.4%				96,216		100,103		104,147										
4.660	1	1	Allowance	Playground Equipment (Incl. Shade Structure), Euston and Excitement Drive	2040	15 to 20	19	75,000.00	75,000	75,000	0.4%																		
4.740	40,000	40,000	Square Feet	Retaining Wall, Masonry, Inspection and Capital Repairs (Incl. Railings)	2028	10 to 15	7	4.00	160,000	160,000	1.6%								183,790										
4.800	1	1	Allowance	Signage, Renovation, Monuments (2021 is Remaining Expense)	2021	15 to 20	0	20,000.00	20,000	20,000	0.1%	5,000																	
4.809	10	10	Each	Signage, Replacement, Radar Speed	2025	to 5	4	6,000.00	60,000	60,000	1.9%					64,946					71,706					79,169			
4.810	4	1	Allowance	Signage, Replacement, Street and Traffic, Phased	2024	15 to 20	3 to 18	50,000.00	50,000	200,000	1.6%				53,060				58,583					64,680					
Pool Elements																													
Heritage A																													
6.105	500	500	Square Feet	Arbors, Wood	2030	to 25	9	26.50	13,250	13,250	0.1%										15,835								
6.115	5,200	5,200	Square Feet	Decks, Pavers	2033	25 to 30	12	8.00	41,600	41,600	0.2%													52,759					
6.120	475	475	Linear Feet	Fence, Aluminum (2021 is Modifications for All Locations)	2021	to 25	0	60.00	28,500	28,500	0.2%	20,000							33,392										
6.125	3	1	Allowance	Furniture (All Locations), Phased (2021 is Partial)	2021	to 12	0 to 2	41,000.00	41,000	123,000	1.4%	20,500									48,999	49,979	50,978						
6.130	3	3	Each	Light Poles and Fixtures	2030	to 25	9	3,000.00	9,000	9,000	0.0%										10,756								
6.135	4	1	Allowance	Mechanical Equipment (All Locations), Phased	2023	to 15	2 to 11	40,000.00	40,000	160,000	1.9%			41,616			44,163			46,866			49,735						
6.140	1,800	1,800	Square Feet	Pool Finishes, Plaster	2029	8 to 12	8	13.00	23,400	23,400	0.4%									27,417									
6.141	225	225	Linear Feet	Pool Finishes, Tile	2029	15 to 25	8	36.00	8,100	8,100	0.1%									9,490									
6.145	2	2	Each	Rest Rooms, Renovations	2029	to 25	8	6,500.00	13,000	13,000	0.1%									15,232									
6.150	1	1	Allowance	Security System (All Locations)	2034	10 to 15	13	60,000.00	60,000	60,000	0.7%													77,616					
Heritage B																													
6.205	300	300	Square Feet	Arbors, Wood	2030	to 25	9	26.50	7,950	7,950	0.0%										9,501								
6.215	4,500	4,500	Square Feet	Decks, Pavers	2033	25 to 30	12	8.00	36,000	36,000	0.2%													45,657					
6.220	450	450	Linear Feet	Fence, Aluminum	2029	to 25	8	60.00	27,000	27,000	0.1%									31,635									
6.230	4	4	Each	Light Poles and Fixtures	2030	to 25	9	2,800.00	11,200	11,200	0.1%										13,385								
6.240	1,900	1,900	Square Feet	Pool Finishes, Plaster (2021 is Main Pool Only)	2021	8 to 12	0	13.00	24,700	24,700	0.5%	22,360										30,109							
6.241	210	210	Linear Feet	Pool Finishes, Tile	2031	15 to 25	10	36.00	7,560	7,560	0.1%											9,216							
6.245	2	2	Each	Rest Rooms, Renovations	2029	to 25	8	6,500.00	13,000	13,000	0.1%									15,232									
Carriage Point																													
6.305	300	300	Square Feet	Arbors, Wood	2030	to 25	9	26.50	7,950	7,950	0.0%										9,501								
6.315	4,000	4,000	Square Feet	Decks, Pavers	2033	25 to 30	12	8.00	32,000	32,000	0.2%													40,584					
6.320	450	450	Linear Feet	Fence, Aluminum	2029	to 25	8	60.00	27,000	27,000	0.1%									31,635									
6.330	4	4	Each	Light Poles and Fixtures	2030	to 25	9	2,800.00	11,200	11,200	0.1%										13,385								
6.340	1,775	1,775	Square Feet	Pool Finishes, Plaster	2029	8 to 12	8	13.00	23,075	23,075	0.4%									27,036									
6.341	220	220	Linear Feet	Pool Finishes, Tile	2029	15 to 25	8	36.00	7,920	7,920	0.1%									9,280									
6.345	2	2	Each	Rest Rooms, Renovations	2029	to 25	8	6,500.00	13,000	13,000	0.1%									15,232									

RESERVE EXPENDITURES

Reunion East and West
Community Development District
Reunion, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2037	17 2038	18 2039	19 2040	20 2041	21 2042	22 2043	23 2044	24 2045	25 2046	26 2047	27 2048	28 2049	29 2050	30 2051
						Useful	Remaining	Unit (2021)	Per Phase (2021)	Total (2021)																
4.140	600,000	6,000	Square Feet	Concrete Sidewalks, Partial	2022	to 65	1 to 30+	8.00	48,000	4,800,000	5.3%		67,212		69,927		72,752	74,207	75,691	77,205	78,749	80,324	81,931	83,569	85,241	86,945
4.200	280	280	Linear Feet	Fence, Aluminum, Dog Park	2043	to 25	22	41.00	11,480	11,480	0.1%						17,748									
4.201	7,850	2,617	Linear Feet	Fences, Aluminum, Encore Phase, Phased	2039	to 25	18 to 20	51.00	133,450	400,350	2.2%			190,600	194,412	198,300										
4.220	1,500	1,500	Linear Feet	Fence, Chain Link and Wire, Bridges	2034	to 30	13	50.00	75,000	75,000	0.4%															
4.310	5	1	Allowance	Gate Entry System, Phased	2023	10 to 15	2 to 14	32,500.00	32,500	162,500	1.7%		45,508			48,293		51,249				54,386			57,715	
4.320	44	4	Each	Gate Operators, Phased	2022	to 10	1 to 10	4,500.00	19,800	198,000	3.1%	27,181	27,725	28,279	28,845	29,422	30,010	30,610	31,223	31,847	32,484	33,134	33,796	34,472	35,162	35,865
4.330	4	4	Each	Gates, Metal	2027	to 20	6	6,000.00	24,000	24,000	0.3%											40,162				
4.620	19,000	9,500	Square Feet	Pavers, Masonry, Pedestrian, Phased	2030	to 25	9 to 10	8.00	76,000	152,000	0.7%															
4.621	34,000	11,333	Square Feet	Pavers, Masonry, Vehicular, Phased	2024	to 25	3 to 7	8.00	90,667	272,000	2.4%												157,853		164,230	
4.660	1	1	Allowance	Playground Equipment (Incl. Shade Structure), Euston and Excitement Drive	2040	15 to 20	19	75,000.00	75,000	75,000	0.4%				109,261											
4.740	40,000	40,000	Square Feet	Retaining Wall, Masonry, Inspection and Capital Repairs (Incl. Railings)	2028	10 to 15	7	4.00	160,000	160,000	1.6%						247,357									
4.800	1	1	Allowance	Signage, Renovation, Monuments (2021 is Remaining Expense)	2021	15 to 20	0	20,000.00	20,000	20,000	0.1%		28,005													
4.809	10	10	Each	Signage, Replacement, Radar Speed	2025	to 5	4	6,000.00	60,000	60,000	1.9%				87,409				96,506						106,551	
4.810	4	1	Allowance	Signage, Replacement, Street and Traffic, Phased	2024	15 to 20	3 to 18	50,000.00	50,000	200,000	1.6%			71,412			78,845					87,051				
				Pool Elements																						
				Heritage A																						
6.105	500	500	Square Feet	Arbors, Wood	2030	to 25	9	26.50	13,250	13,250	0.1%															
6.115	5,200	5,200	Square Feet	Decks, Pavers	2033	25 to 30	12	8.00	41,600	41,600	0.2%															
6.120	475	475	Linear Feet	Fence, Aluminum (2021 is Modifications for All Locations)	2021	to 25	0	60.00	28,500	28,500	0.2%															
6.125	3	1	Allowance	Furniture (All Locations), Phased (2021 is Partial)	2021	to 12	0 to 2	41,000.00	41,000	123,000	1.4%					62,142	63,385	64,653								
6.130	3	3	Each	Light Poles and Fixtures	2030	to 25	9	3,000.00	9,000	9,000	0.0%															
6.135	4	1	Allowance	Mechanical Equipment (All Locations), Phased	2023	to 15	2 to 11	40,000.00	40,000	160,000	1.9%	54,911			58,272		61,839			65,624					72,454	
6.140	1,800	1,800	Square Feet	Pool Finishes, Plaster	2029	8 to 12	8	13.00	23,400	23,400	0.4%			33,421									40,740			
6.141	225	225	Linear Feet	Pool Finishes, Tile	2029	15 to 25	8	36.00	8,100	8,100	0.1%												14,102			
6.145	2	2	Each	Rest Rooms, Renovations	2029	to 25	8	6,500.00	13,000	13,000	0.1%															
6.150	1	1	Allowance	Security System (All Locations)	2034	10 to 15	13	60,000.00	60,000	60,000	0.7%										100,405					
				Heritage B																						
6.205	300	300	Square Feet	Arbors, Wood	2030	to 25	9	26.50	7,950	7,950	0.0%															
6.215	4,500	4,500	Square Feet	Decks, Pavers	2033	25 to 30	12	8.00	36,000	36,000	0.2%															
6.220	450	450	Linear Feet	Fence, Aluminum	2029	to 25	8	60.00	27,000	27,000	0.1%															
6.230	4	4	Each	Light Poles and Fixtures	2030	to 25	9	2,800.00	11,200	11,200	0.1%															
6.240	1,900	1,900	Square Feet	Pool Finishes, Plaster (2021 is Main Pool Only)	2021	8 to 12	0	13.00	24,700	24,700	0.5%					36,703									44,741	
6.241	210	210	Linear Feet	Pool Finishes, Tile	2031	15 to 25	10	36.00	7,560	7,560	0.1%															13,694
6.245	2	2	Each	Rest Rooms, Renovations	2029	to 25	8	6,500.00	13,000	13,000	0.1%															
				Carriage Point																						
6.305	300	300	Square Feet	Arbors, Wood	2030	to 25	9	26.50	7,950	7,950	0.0%															
6.315	4,000	4,000	Square Feet	Decks, Pavers	2033	25 to 30	12	8.00	32,000	32,000	0.2%															
6.320	450	450	Linear Feet	Fence, Aluminum	2029	to 25	8	60.00	27,000	27,000	0.1%															
6.330	4	4	Each	Light Poles and Fixtures	2030	to 25	9	2,800.00	11,200	11,200	0.1%															
6.340	1,775	1,775	Square Feet	Pool Finishes, Plaster	2029	8 to 12	8	13.00	23,075	23,075	0.4%			32,957									40,174			
6.341	220	220	Linear Feet	Pool Finishes, Tile	2029	15 to 25	8	36.00	7,920	7,920	0.1%												13,789			
6.345	2	2	Each	Rest Rooms, Renovations	2029	to 25	8	6,500.00	13,000	13,000	0.1%															

RESERVE EXPENDITURES

Reunion East and West
Community Development District
Reunion, Florida

Explanatory Notes:

- 1) 2.0% is the estimated Inflation Rate for estimating Future Replacement Costs.
2) FY2021 is Fiscal Year beginning October 1, 2020 and ending September 30, 2021.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, \$		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	11 2032	12 2033	13 2034	14 2035	15 2036	
						Useful	Years Remaining	Unit (2021)	Per Phase (2021)	Total (2021)																		
Homestead																												
6.405	300	300 Square Feet	Arbors, Wood		2030	to 25	9	26.50	7,950	7,950	0.0%										9,501							
6.415	7,300	7,300 Square Feet	Decks, Pavers		2033	25 to 30	12	8.00	58,400	58,400	0.3%												74,065					
6.420	500	500 Linear Feet	Fence, Aluminum		2029	to 25	8	60.00	30,000	30,000	0.1%									35,150								
6.430	3	3 Each	Light Poles and Fixtures		2030	to 25	9	3,000.00	9,000	9,000	0.0%										10,756							
6.440	1,775	1,775 Square Feet	Pool Finishes, Plaster		2029	8 to 12	8	13.00	23,075	23,075	0.4%									27,036								
6.441	280	280 Linear Feet	Pool Finishes, Tile		2029	15 to 25	8	36.00	10,080	10,080	0.1%									11,810								
6.445	2	2 Each	Rest Rooms, Renovations		2029	to 25	8	6,500.00	13,000	13,000	0.1%									15,232								
Seven Eagles																												
6.515	11,500	11,500 Square Feet	Decks, Pavers		2029	25 to 30	8	8.00	92,000	92,000	0.4%									107,793								
6.520	690	690 Linear Feet	Fence, Aluminum		2025	to 25	4	60.00	41,400	41,400	0.4%					44,813												
6.530	7	7 Each	Light Poles and Fixtures		2026	to 25	5	2,500.00	17,500	17,500	0.2%						19,321											
6.540	3,150	3,150 Square Feet	Pool Finishes, Plaster		2024	8 to 12	3	13.00	40,950	40,950	0.6%					43,456								52,973				
6.541	320	320 Linear Feet	Pool Finishes, Tile		2024	15 to 25	3	36.00	11,520	11,520	0.1%					12,225												
The Terraces																												
6.605	800	800 Square Feet	Arbors, Wood		2032	to 25	11	26.50	21,200	21,200	0.1%											26,360						
6.615	19,500	19,500 Square Feet	Decks, Pavers (Incl. Sidewalks)		2035	25 to 30	14	8.00	156,000	156,000	0.8%														205,839			
6.620	770	770 Linear Feet	Fence, Aluminum		2031	to 25	10	60.00	46,200	46,200	0.2%										56,318							
6.630	1	1 Allowance	Light Poles and Fixtures		2032	to 25	11	29,000.00	29,000	29,000	0.1%											36,058						
6.640	3,300	3,300 Square Feet	Pool Finishes, Plaster		2029	8 to 12	8	13.00	42,900	42,900	0.7%									50,264								
6.641	400	400 Linear Feet	Pool Finishes, Tile		2029	15 to 25	8	36.00	14,400	14,400	0.2%									16,872								
6.645	2	2 Each	Rest Rooms, Renovations		2031	to 25	10	8,700.00	17,400	17,400	0.1%										21,211							
		1 Allowance	Reserve Study Update with Site Visit		2023	2	2	12,300.00	12,300	12,300	0.0%					12,300												
Anticipated Expenditures, By Year (\$26,202,171 over 30 years)												67,860	204,612	234,790	520,991	249,501	1,246,757	1,007,420	1,321,248	1,591,711	1,464,838	406,609	387,933	592,650	497,713	1,076,916	828,606	

RESERVE EXPENDITURES

Reunion East and West Community Development District				Reunion, Florida		Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2037	17 2038	18 2039	19 2040	20 2041	21 2042	22 2043	23 2044	24 2045	25 2046	26 2047	27 2048	28 2049	29 2050	30 2051
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Unit (2021)		Per Phase (2021)	Total (2021)																			
Homestead																											
6.405	300	300	Square Feet	Arbors, Wood	2030	to 25	9	26.50	7,950	7,950	0.0%																
6.415	7,300	7,300	Square Feet	Decks, Pavers	2033	25 to 30	12	8.00	58,400	58,400	0.3%																
6.420	500	500	Linear Feet	Fence, Aluminum	2029	to 25	8	60.00	30,000	30,000	0.1%																
6.430	3	3	Each	Light Poles and Fixtures	2030	to 25	9	3,000.00	9,000	9,000	0.0%																
6.440	1,775	1,775	Square Feet	Pool Finishes, Plaster	2029	8 to 12	8	13.00	23,075	23,075	0.4%			32,957											40,174		
6.441	280	280	Linear Feet	Pool Finishes, Tile	2029	15 to 25	8	36.00	10,080	10,080	0.1%														17,550		
6.445	2	2	Each	Rest Rooms, Renovations	2029	to 25	8	6,500.00	13,000	13,000	0.1%																
Seven Eagles																											
6.515	11,500	11,500	Square Feet	Decks, Pavers	2029	25 to 30	8	8.00	92,000	92,000	0.4%																
6.520	690	690	Linear Feet	Fence, Aluminum	2025	to 25	4	60.00	41,400	41,400	0.4%														72,078		
6.530	7	7	Each	Light Poles and Fixtures	2026	to 25	5	2,500.00	17,500	17,500	0.2%																31,699
6.540	3,150	3,150	Square Feet	Pool Finishes, Plaster	2024	8 to 12	3	13.00	40,950	40,950	0.6%									64,574							
6.541	320	320	Linear Feet	Pool Finishes, Tile	2024	15 to 25	3	36.00	11,520	11,520	0.1%									18,166							
The Terraces																											
6.605	800	800	Square Feet	Arbors, Wood	2032	to 25	11	26.50	21,200	21,200	0.1%																
6.615	19,500	19,500	Square Feet	Decks, Pavers (Incl. Sidewalks)	2035	25 to 30	14	8.00	156,000	156,000	0.8%																
6.620	770	770	Linear Feet	Fence, Aluminum	2031	to 25	10	60.00	46,200	46,200	0.2%																
6.630	1	1	Allowance	Light Poles and Fixtures	2032	to 25	11	29,000.00	29,000	29,000	0.1%																
6.640	3,300	3,300	Square Feet	Pool Finishes, Plaster	2029	8 to 12	8	13.00	42,900	42,900	0.7%			61,272											74,690		
6.641	400	400	Linear Feet	Pool Finishes, Tile	2029	15 to 25	8	36.00	14,400	14,400	0.2%														25,071		
6.645	2	2	Each	Rest Rooms, Renovations	2031	to 25	10	8,700.00	17,400	17,400	0.1%																
		1	Allowance	Reserve Study Update with Site Visit	2023	2	2	12,300.00	12,300	12,300	0.0%																
Anticipated Expenditures, By Year (\$26,202,171 over 30 years)												1,093,652	212,558	523,203	677,418	730,802	339,963	631,243	535,783	528,747	1,459,417	1,715,152	1,484,241	2,062,376	1,697,372	810,089	

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS Reunion East and West Community Development District Reunion, Florida		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
		FY2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Reserves at Beginning of Year	(Note 1)	4,621,389	4,584,494	4,947,584	5,294,175	5,367,145	5,724,432	5,094,341	4,710,445	4,019,506	3,062,521	2,236,522	2,478,435	2,753,842	2,838,947	3,033,341	2,661,035
Total Recommended Reserve Contributions	(Note 2)	0	525,000	535,500	546,200	557,100	568,200	579,600	591,200	603,000	615,100	627,400	639,900	652,700	665,800	679,100	692,700
Estimated Interest Earned, During Year	(Note 3)	30,965	42,702	45,881	47,761	49,688	48,466	43,924	39,109	31,726	23,739	21,122	23,440	25,055	26,307	25,510	23,338
Anticipated Expenditures, By Year		(67,860)	(204,612)	(234,790)	(520,991)	(249,501)	(1,246,757)	(1,007,420)	(1,321,248)	(1,591,711)	(1,464,838)	(406,609)	(387,933)	(592,650)	(497,713)	(1,076,916)	(828,606)
Anticipated Reserves at Year End		<u>\$4,584,494</u>	<u>\$4,947,584</u>	<u>\$5,294,175</u>	<u>\$5,367,145</u>	<u>\$5,724,432</u>	<u>\$5,094,341</u>	<u>\$4,710,445</u>	<u>\$4,019,506</u>	<u>\$3,062,521</u>	<u>\$2,236,522</u>	<u>\$2,478,435</u>	<u>\$2,753,842</u>	<u>\$2,838,947</u>	<u>\$3,033,341</u>	<u>\$2,661,035</u>	<u>\$2,548,467</u>

(continued)	Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Reserves at Beginning of Year	2,548,467	2,182,609	2,712,681	2,949,946	3,049,203	3,110,797	3,580,912	3,778,337	4,089,400	4,426,603	3,848,658	3,025,602	2,444,366	1,294,841	519,597
Total Recommended Reserve Contributions	706,600	720,700	735,100	749,800	764,800	780,100	795,700	811,600	827,800	844,400	861,300	878,500	896,100	914,000	932,300
Estimated Interest Earned, During Year	21,194	21,930	25,368	26,875	27,596	29,978	32,968	35,246	38,150	37,072	30,796	24,505	16,751	8,128	5,226
Anticipated Expenditures, By Year	(1,093,652)	(212,558)	(523,203)	(677,418)	(730,802)	(339,963)	(631,243)	(535,783)	(528,747)	(1,459,417)	(1,715,152)	(1,484,241)	(2,062,376)	(1,697,372)	(810,089)
Anticipated Reserves at Year End	<u>\$2,182,609</u>	<u>\$2,712,681</u>	<u>\$2,949,946</u>	<u>\$3,049,203</u>	<u>\$3,110,797</u>	<u>\$3,580,912</u>	<u>\$3,778,337</u>	<u>\$4,089,400</u>	<u>\$4,426,603</u>	<u>\$3,848,658</u>	<u>\$3,025,602</u>	<u>\$2,444,366</u>	<u>\$1,294,841</u>	<u>\$519,597</u>	<u>\$647,034</u>
														(NOTE 5)	(NOTE 4)

Explanatory Notes:

- 1) Year 2021 ending reserves are as of December 31, 2020; FY2021 starts October 1, 2020 and ends September 30, 2021.
- 2) Reserve Contributions for 2021 are deposited; 2022 is the first year of recommended contributions.
- 3) 0.9% is the estimated annual rate of return on invested reserves; 2021 is a partial year of interest earned.
- 4) Accumulated year 2051 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

FIVE-YEAR OUTLOOK

Reunion East and West
Community Development District
Reunion, Florida

Line Item	Reserve Component Inventory	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
<u>Exterior Building Elements</u>							
1.280	Roof Assemblies, Asphalt Shingles, Gate Houses			21,068			
1.282	Roof Assemblies, Asphalt Shingles, Pool Houses, Phased		15,606		20,296		
1.283	Roof Assemblies, Asphalt Shingles, Seven Eagles Pool Pavilion (Incl. Flat, Pump House)				137,957		
1.284	Roof Assemblies, Asphalt Shingles, Stable					37,885	
<u>Interior Building Elements</u>							
<i>Heritage Center</i>							
2.200	Floor Coverings, Carpet			23,721			
2.400	Floor Coverings, Wood Laminate				10,485		
2.518	Kitchen, Equipment, Partial Replacements				41,918		
2.565	Lighting System					32,473	
2.605	Rest Rooms, Renovation						57,412
2.616	Wall Coverings, Main Room					13,855	
<i>Seven Eagles Pool Pavilion</i>							
2.705	Exercise Equipment, Cardiovascular		49,980				
2.905	Rest Rooms, Renovation						51,892
<u>Building Services Elements</u>							
3.060	HVAC Equipment, Heritage Center			48,899			
3.061	HVAC Equipment, Seven Eagles Pool Pavilion		37,740				
<u>Property Site Elements</u>							
4.020	Asphalt Pavement, Patch, Phased		32,130	32,773	33,428	34,097	34,779
4.040	Asphalt Pavement, Mill and Overlay, Original, Phased						705,463
4.100	Catch Basins, Inspections and Capital Repairs, Phased						56,860
4.110	Concrete Curbs and Gutters, Partial						66,024
4.140	Concrete Sidewalks, Partial		48,960		50,938		52,996
4.310	Gate Entry System, Phased			33,813			35,883
4.320	Gate Operators, Phased		20,196	20,600	21,012	21,432	21,861
4.621	Pavers, Masonry, Vehicular, Phased				96,216		100,103
4.800	Signage, Renovation, Monuments (2021 is Remaining Expense)	5,000					
4.809	Signage, Replacement, Radar Speed					64,946	
4.810	Signage, Replacement, Street and Traffic, Phased				53,060		

FIVE-YEAR OUTLOOK

Reunion East and West
Community Development District
Reunion, Florida

Line Item	Reserve Component Inventory	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
<u>Pool Elements</u>							
<i>Heritage A</i>							
6.120	Fence, Aluminum (2021 is Modifications for All Locations)	20,000					
6.125	Furniture (All Locations), Phased (2021 is Partial)	20,500					
6.135	Mechanical Equipment (All Locations), Phased			41,616			44,163
<i>Heritage B</i>							
6.240	Pool Finishes, Plaster (2021 is Main Pool Only)	22,360					
<i>Seven Eagles</i>							
6.520	Fence, Aluminum					44,813	
6.530	Light Poles and Fixtures						19,321
6.540	Pool Finishes, Plaster				43,456		
6.541	Pool Finishes, Tile				12,225		
	Reserve Study Update with Site Visit			12,300			
	Anticipated Expenditures, By Year (\$26,202,171 over 30 years)	67,860	204,612	234,790	520,991	249,501	1,246,757

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Exterior Building Elements



Heritage Center



Stable building



Seven Eagles Pool Pavilion



Main gate house



Newest gate house



Typical pool house (Homestead)



The Terraces pool house

Roof Assemblies, Asphalt Shingles

Line Items: 1.280 through 1.284

Quantity and History:

Location	Quantity (Squares)	Year(s) of Construction
Gate Houses (3)	45	2001, 2004 to 2005
Heritage Center	140	2020
Pool Houses (5)	85	2001 to 2007
Seven Eagles Pool Pavilion	130	Approximately 2001
Stable	70	2005

In addition, Management informs us the Carriage Point pool house roof will likely be replaced in the near term funded by the association at this location.

Condition: With the exception of the Heritage Center, the roofs are in fair to poor condition.



Granular loss at shingles at main gate house



Shingle deterioration at Heritage B pool house



Shingle lift at Seven Eagles

Useful Life: 12- to 18-years

Component Detail Notes: Insulation and ventilation are two major components of a sloped roof system. Together, proper insulation and ventilation help to control attic moisture and maintain an energy efficient building. Both insulation and ventilation prevent moisture buildup which can cause wood rot, mold and mildew growth, warp sheathing, deteriorate shingles, and eventually damage building interiors. Sufficient insulation helps to minimize the quantity of moisture that enters the attic spaces and adequate ventilation helps to remove any moisture that enters the attic spaces. These two roof system components also help to reduce the amount of energy that is required to heat and cool a building. Proper attic insulation minimizes heat gain and heat loss between the residential living spaces and attic spaces. This reduces energy consumption year-round. Proper attic ventilation removes excessive heat from attic spaces that can radiate into residential living spaces and cause air conditioners to work

harder. Properly installed attic insulation and ventilation work together to maximize the useful life of sloped roof systems.

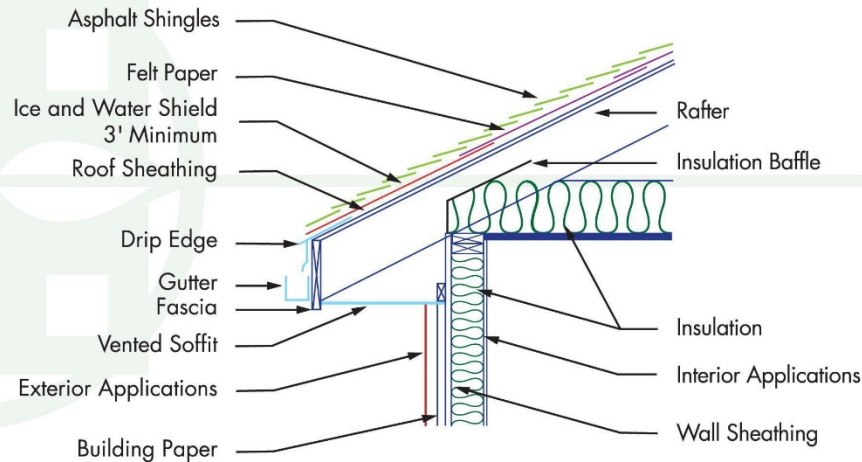
The vents should be clear of debris and not blocked from above by attic insulation. If the soffit vents are blocked from above, installation of polystyrene vent spaces or baffles between the roof joists at these locations can ensure proper ventilation.

Certain characteristics of condition govern the times of replacement. Replacement of an asphalt shingle roof becomes necessary when there are multiple or recurring leaks and when the shingles begin to cup, curl and lift. These conditions are indications that the asphalt shingle roof is near the end of its useful life. Even if the shingles are largely watertight, the infiltration of water in one area can lead to permanent damage to the underlying roof sheathing. This type of deterioration requires replacement of saturated sections of sheathing and greatly increases the cost of roof replacement. Roof leaks may occur from interrelated roof system components, i.e., flashings. Therefore, the warranty period, if any, on the asphalt shingles, may exceed the useful life of the roof system.

Warranties are an indication of product quality and are not a product guarantee. Asphalt shingle product warranties vary from 20- to 50-years and beyond. However, the scope is usually limited to only the material cost of the shingles as caused by manufacturing defects. Warranties may cover defects such as thermal splitting, granule loss, cupping, and curling. Labor cost is rarely included in the remedy so if roof materials fail, the labor to tear off and install new shingles is extra. Other limitations of warranties are exclusions for "incidental and consequential" damages resulting from age, hurricanes, hail storms, ice dams, severe winds, tornadoes, earthquakes, etc. There are some warranties which offer no dollar limit for replacement at an additional cost (effectively an insurance policy) but again these warranties also have limits and may not cover all damages other than a product defect. We recommend a review of the manufacturers' warranties as part of the evaluation of competing proposals to replace a roof system. This evaluation should identify the current costs of remedy if the roof were to fail in the near future. A comparison of the costs of remedy to the total replacement cost will assist in judging the merits of the warranties.

The following cross-sectional schematic illustrates a typical asphalt shingle roof system although it may not reflect the actual configuration at Reunion CDD:

ROOF SCHEMATIC



© Reserve Advisors

Contractors use one of two methods for replacement of sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

The CDD should plan to coordinate the replacement of gutters and downspouts with the adjacent roofs. This will result in the most economical unit price and minimize the possibility of damage to other roof components as compared to separate replacements.

Preventative Maintenance Notes: We recommend the CDD maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Record any areas of water infiltration, flashing deterioration, damage or loose shingles
 - o Implement repairs as needed if issues are reoccurring
 - o Trim tree branches that are near or in contact with roof
- As-needed:
 - o Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We include a partially reduced expenditure for the pool house roofs in 2022 due to the planned replacement of the Carriage Point roof through other means. Our costs are based, in part, on information provided by Reunion CDD.

Roof Assembly, Metal

Line Item: 1.460

Quantity: 10 squares at the Fairfax Drive gate house. This quantity includes the nearby entrance monument roof.

History: Original to 2015

Condition: Good overall



Standing seam metal roofing

Useful Life: Up to 30 years

Preventative Maintenance Notes: We recommend the CDD maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Record any areas of water infiltration, flashing deterioration, damage or loose fasteners
 - o Implement repairs as needed if issues are reoccurring
 - o Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation
 - o Clear valleys of debris

- o Periodic cleaning at areas with organic growth

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Stable, Renovation

Line Item: 1.515

Quantity: Components include:

- Mat and tile floor coverings
- Paint finishes (wood siding)
- Plumbing fixtures
- Light fixtures

History: Original

Condition: Fair overall. Management informs us the Stable is primarily used for storage.



Stable

Useful Life: Renovation every 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walls, Siding, Fiber Cement

Line Item: 1.845

Quantity: Approximately 6,850 square feet of the exterior walls at the Carriage Point, Heritage A and B, and Homestead pool houses, and the Stable building.

History: Original to approximately 2005

Condition: Good overall



Fiber cement siding at Carriage Point pool house



Finish deterioration at Heritage A pool house, note – budget for paint applications through operating budget

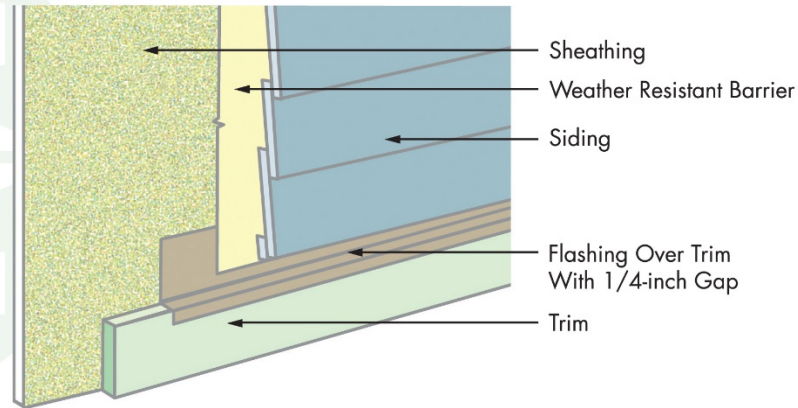
Useful Life: With the benefit of periodic maintenance, applications of this type of material can have a useful life of up to 50 years. This useful life is based on a high grade pre-finish applied in the factory. This useful life is also dependent upon periodic paint applications and partial replacements funded through the operating budget.

Component Detail Notes: Fiber cement siding is made from a combination of cement, sand and cellulose fiber. Manufacturing of the siding utilizes a steam curing process to increase strength and dimensional stability. The siding is also manufactured in layers forming a sheet of desired thickness. A wood grain imprint is typically applied to the exposed surface. Fiber cement siding offers many advantages over other types of siding. These advantages include:

- Capable of withstanding salt spray and ultraviolet rays
- Dimensional stability (will not buckle or warp as easily as other materials)
- Paint applications last longer compared to wood siding
- Resistant to insects, birds and fire

The following diagram details a typical fiber cement siding system at the interface with other building components although it may not reflect the actual configuration at Reunion CDD:

FIBER CEMENT SIDING DETAIL



© Reserve Advisors

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair damage, loose boards and finish stains
 - o Periodic pressure cleaning at areas with organic growth
 - o Touch-up paint finish applications as needed and sealing of butt joints and field cut end joints

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walls, Stucco, Heritage Center

Line Item: 1.880

History: Painted in 2020

Condition: Good overall

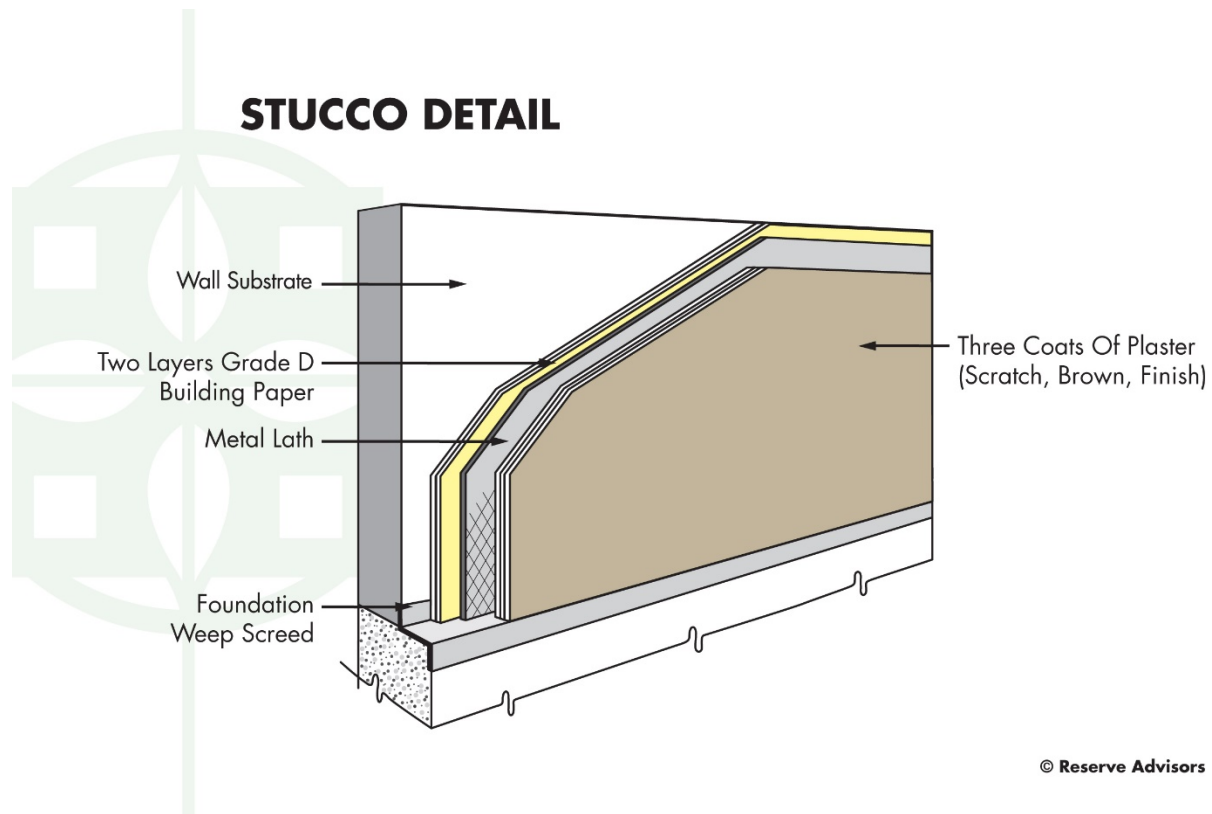


Heritage Center exterior

Useful Life: We recommend inspections, repairs and paint finish applications every five- to seven-years.

Component Detail Notes: The following graphic details the typical components of a stucco wall system on frame construction although it may not reflect the actual configuration at Reunion CDD:

STUCCO DETAIL



Correct and complete preparation of the surface before application of the paint finish maximizes the useful life of the paint finish and surface. The contractor should remove all loose, peeled or blistered paint before application of the new paint finish. The

contractor should then power wash the surface to remove all dirt and biological growth. Water-soluble cleaners that will not attack Portland cement are acceptable for removing stains.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost is based on information provided by the CDD and anticipates the following in coordination with each paint finish application:

- Complete inspection of the stucco
- Crack repairs as needed (Each paint product has the limited ability to cover and seal cracks but we recommend repair of all cracks which exceed the ability of the paint product to bridge.)
- Replacement of up to one percent (1%), of the stucco walls (The exact amount of area in need of replacement will be discretionary based on the actual future conditions and the desired appearance.)
- Replacement of sealants as needed.

Windows and Doors, Heritage Center, Seven Eagles and Gate Houses

Line Item: 1.980

Quantity: 2,530 square feet. This quantity excludes the newest gate house at Fairfax Drive.

History: Original from 2001 to 2005

Condition: Good overall



Aluminum frame window and door at Seven Eagles

Useful Life: Up to 40 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair loose weather stripping and/or lock damage
 - o Inspect for broken glass and damaged screens
 - o Record instances of water infiltration, trapped moisture or leaks
- As-needed:
 - o Verify weep holes are unobstructed and note blocked with dirt or sealant
 - o Replace damaged or deteriorated sliding glass rollers

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Interior Building Elements

Heritage Center



Heritage Center



Heritage Center

Ceilings, Acoustical Tiles, Grid and Lighting

Line Item: 2.060

Quantity: 5,800 square feet

History: Original

Condition: Good overall



Acoustical ceiling tiles

Useful Life: Up to 30 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor Coverings, Carpet

Line Item: 2.200

Quantity: Approximately 475 square yards (Contractor measurements will vary from the actual floor area due to standard roll lengths, patterns and installation waste.)

History: Original

Condition: Fair overall with stains evident



Minor stains at carpet

Useful Life: 8- to 12-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor Coverings, Wood Laminate

Line Item: 2.400

Quantity: 130 square yards

History: Original

Condition: Good overall



Minor deterioration at wood laminate floor

Useful Life: 18- to 25-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Kitchen, Equipment

Line Item: 2.518

Quantity: Kitchen equipment includes but is not limited to the following elements:

- Coffee brewer
- Dishwasher
- Ice machine

- Refrigerators

History: Primarily original

Condition: Reported satisfactory overall



Kitchen equipment

Useful Life: Individual useful lives for the kitchen equipment vary significantly. Therefore, we recommend the CDD budget for partial replacement of the kitchen equipment every 10 years.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Due to varied uses, ages and useful lives, we recommend the CDD budget \$39,500 plus inflation for phased replacements of the kitchen equipment per event.

Light Fixtures

Line Item: 2.560

Quantity: Approximately 310 interior wall and ceiling mounted light fixtures located throughout the interior

History: Original

Condition: Reported satisfactory

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Lighting System

Line Item: 2.565

History: Likely original

Condition: Reported satisfactory



Dimmer controls

Useful Life: Up to 20 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Rooms

Line Item: 2.605

Quantity: Three lobby rest rooms and one kitchen rest room. The rest room components include:

- Tile floor coverings
- Paper wall coverings
- Paint finishes
- Light fixtures
- Plumbing fixtures

History: Components are primarily original

Condition: Good overall



Rest room

Useful Life: Renovation up to every 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Wall Coverings

Line Item: 2.615 and 2.616

Quantity: Approximately 2,750 square feet at the kitchen and 1,600 square feet at the main room (Contractor measurements will vary from the actual area due to standard roll lengths, patterns and installation waste.)

History: Original

Condition: Good overall



Plastic wall covering at kitchen

Useful Life: Up to 20 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Wall Partitions

Line Item: 2.625

Quantity: Approximately 3,750 square feet

History: Reunion CDD spent approximately \$40,000 to upgrade the wall partitions in 2020.

Condition: Good overall



Partition

Useful Life: Up to 20 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Seven Eagles Pool Pavilion

Exercise Equipment

Line Items: 2.705 and 2.715

Quantity: The exercise room contains the following types of cardiovascular aerobic training equipment:

- Ellipticals
- Stationary cycles
- Treadmills

The exercise room contains the following types of strength training equipment:

- Benches
- Dumbbells
- Weight training

History: The cardiovascular equipment is approximately four- to five-years of age and the strength training equipment is approximately six- to seven-years of age.

Conditions: Reported satisfactory overall



Exercise equipment

Useful Life: The useful life of cardiovascular equipment is up to five years. The useful life of strength training equipment is up to 15 years.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Exercise Room

Line Item: 2.730

Quantity: The exercise room components include:

- Vinyl plank floor covering
- Acoustical tile ceiling finish
- Paint finishes
- Light fixtures

History: Unknown age

Condition: Good overall



Flooring

Useful Life: Renovation up to every 15 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor Coverings, Pavers

Line Item: 2.805

Quantity: 6,000 square feet at the open common area

History: Original

Condition: Good overall

Useful Life: Up to 30 years although replacement of tile is often based on discretionary redecorating prior to the tile reaching the end of its useful life.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Miscellaneous Rooms

Line Item: 2.855

Quantity: Components include:

- Carpet and vinyl floor coverings
- Acoustical tile ceiling finish
- Paint finishes
- Light fixtures

History: Components likely vary in age

Condition: Good to fair overall



Game room

Useful Life: Renovation up every 15 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Rooms

Line Item: 2.905

Quantity: Two common. The rest room components include:

- Tile floor coverings
- Paint finishes
- Light fixtures
- Plumbing fixtures

History: Components are primarily original

Condition: Good to fair overall



Rest room

Useful Life: Renovation up to every 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Building Services Elements

HVAC Equipment

Line Items: 3.060 and 3.061

Quantity: Various rooftop units at Heritage Center and Seven Eagles Pool Pavilion

History: Reported primarily original

Condition: Reported satisfactory without operational deficiencies



Useful Life: 15- to 20-years

Preventative Maintenance Notes: We recommend the CDD obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the CDD maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Quarterly:
 - Inspect belts for alignment, tension and condition
 - Clean/replace filter and screen cleaning as needed
 - Inspect/clean coils, blowers and motors
 - Check refrigerant pressure and oil levels
 - Clean drainage and inspect drain pans
 - Check/adjust controls
- Semi-annually:
 - Lubricate motor bearings
- Annually:
 - Replace belts

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Property Site Elements

Asphalt Pavement, Patch

Line Item: 4.020

Quantity: Approximately 315,000 square yards total

History: Original

Condition: Good overall

Useful Life: Three- to five-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for patching of up to two percent (2%) of the pavement.

Asphalt Pavement, Repaving

Line Items: 4.040 and 4.041

Quantity and History:

- Approximately 228,200 square yards of streets installed from approximately 2001 to 2007
- Approximately 86,800 square yards of streets located at the newest phase in the northeast section of Reunion West installed from approximately 2015 to 2017

Condition: Good overall with isolated cracks and deterioration evident



Asphalt pavement street at Heritage Crossing



Fairview Circle



Reunion Boulevard



Cracks and deterioration at Reunion Boulevard



Excitement Drive



Minor cracks at Excitement Drive



Minor cracks at Assembly Court



Example of minor damage



Newer street at Encore phase

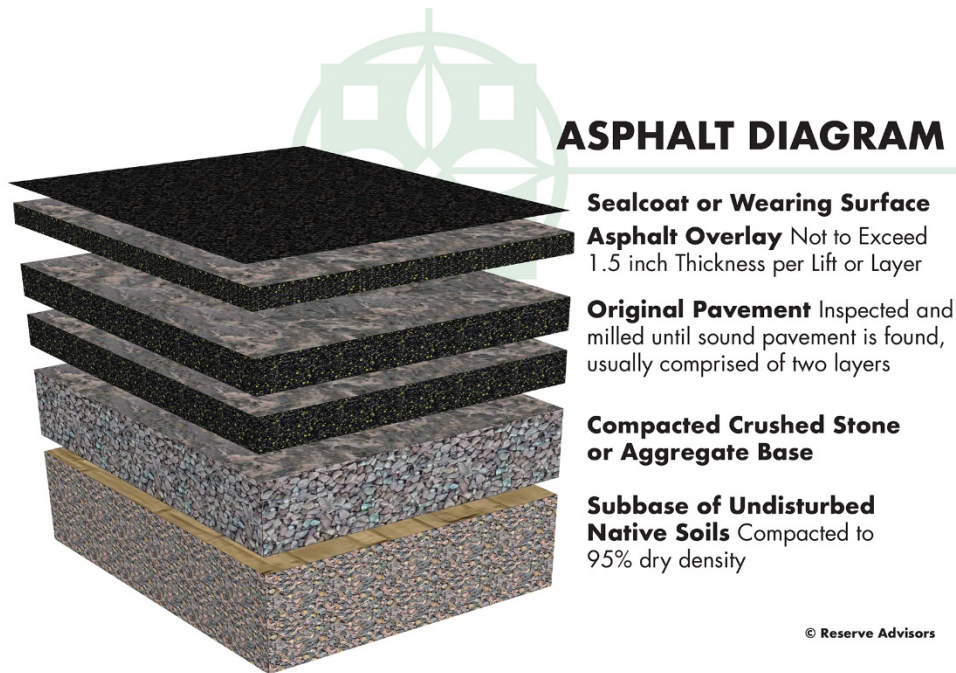


Newer street at Encore phase

Useful Life: 15- to 20-years with the benefit of timely crack repairs and patching

Component Detail Notes: The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder

course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Reunion CDD:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Reunion CDD.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - o Repair areas which could cause vehicular damage such as potholes
- As needed:
 - o Perform patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area patching of up to ten percent (10%).

Bocce Ball Courts, Renovation

Line Item: 4.090

Quantity: Two bocce ball courts

History: Installed from approximately 2017 to 2018

Condition: Good overall



Bocce ball courts

Useful Life: 10- to 15-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Catch Basins

Line Item: 4.100

History: Original

Condition: Good overall



Catch basin

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair any settlement and collar cracks
 - o Ensure proper drainage and inlets are free of debris
 - o If property drainage is not adequate in heavy rainfall events, typically bi-annual cleaning of the catch basins is recommended

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the CDD plan for phased inspections and capital repairs to the catch basins in conjunction with repaving.

Concrete Curbs and Gutters

Line Item: 4.110

Quantity: Approximately 230,000 linear feet

Condition: Good overall with isolated cracks, damage and settlement evident



Minor concrete crack at curb and gutter



Isolated damage



Settlement at curb and gutter

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair major cracks, spalls and trip hazards
 - o Mark with orange safety paint prior to replacement or repair
 - o Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 29,900 linear feet of curbs and gutters, or thirteen percent (13%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 4.140

Quantity: Approximately 600,000 square feet

Condition: Good overall with isolated cracks and deterioration evident



Concrete sidewalk cracks and damage



Sidewalk cracks near Tradition Boulevard gate house



Multiple concrete sidewalk cracks near 1420 Reunion Boulevard

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair major cracks, spalls and trip hazards
 - o Mark with orange safety paint prior to replacement or repair

- o Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 120,000 square feet of concrete sidewalks, or twenty percent (20%) of the total, will require replacement during the next 30 years with an accelerated rate of replacement as the concrete ages.

Fences, Aluminum

Line Items: 4.200 and 4.201

Quantity and History:

- Dog Park – 280 linear feet, installed in 2020
- Encore – 7,500 linear feet along Sinclair Road and N. Old Lake Wilson Road, and 350 linear feet above the detention basin wall on Fairfax Drive, installed beginning in 2015 through approximately 2017

Condition: Good overall with isolated damage evident



Aluminum fence at dog park



Perimeter fence at Encore phase



Isolated loose picket at Encore phase

Useful Life: Up to 25 years (The useful life of the finish is indeterminate. Future updates of this Reserve Study will again consider the need to refinish the railings based on condition.)

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair loose fasteners or sections, and damage
 - o Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fence, Chain Link and Wire, Bridges

Line Item: 4.220

Quantity: 1,500 linear feet along the Gathering Drive and I-4 bridges

History: Original

Condition: Good overall



Fencing at Gathering Drive bridge

Useful Life: Up to 30 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair loose sections, and damage
 - o Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Gate Entry System

Line Item: 4.310

Quantity: Components include:

- Cameras
- Card readers
- Intercoms
- Tag readers

History: Components vary in age

Condition: Reported satisfactory



Main gate entry components



Gate entry components

Useful Life: 10- to 15-years

Preventative Maintenance Notes: We recommend the CDD obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Monthly:
 - Inspect panel for damage and ensure the panel is mounted securely, tighten or replace any loose or damaged fasteners.
 - Inspect panel for proper operation of buttons, displays, microphone and speaker.
- Annually:
 - Check power connections, and if applicable, functionality of battery power supply systems

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Gates and Operators

Line Items: 4.320 and 4.330

Quantity:

- 4 metal gates (bi-parting gates are quantified as one gate)
- 44 operators total (includes 36 arms)

History: The metal gates are likely original and the operators vary in age.

Condition: Condition varies



Gate arms and operators



Gate arms and bi-parting gates

Useful Life: Up to 10 years for the operators and up to 20 years for the gates

Preventative Maintenance Notes: We recommend the CDD obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - o Ensure gates operate freely
 - o Inspect for any wear, rust and loose fasteners
 - o Inspect and correct tension in belts and chains, and lubricate hinges and chains as necessary
 - o Check alignment of pulleys
 - o Check for no oil leakage at the gear box
 - o Check the control board for water damage. Clean and remove insects and other pests as needed.
 - o Check all wiring for insulation damage and loose connections. If applicable, check functionality of battery power supply systems

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pavers, Masonry

Line Items: 4.620 and 4.621

Quantity: 19,000 square feet at sidewalks and Seven Eagles Park, and 34,000 square feet at various entrances and crosswalks

History: Primarily original. Reunion CDD has conducted previous repairs on an as needed basis.

Condition: Good overall with minor cracks and spalls evident, and settlement at the main entrance



Masonry pavers at Seven Eagles park



Minor settlement

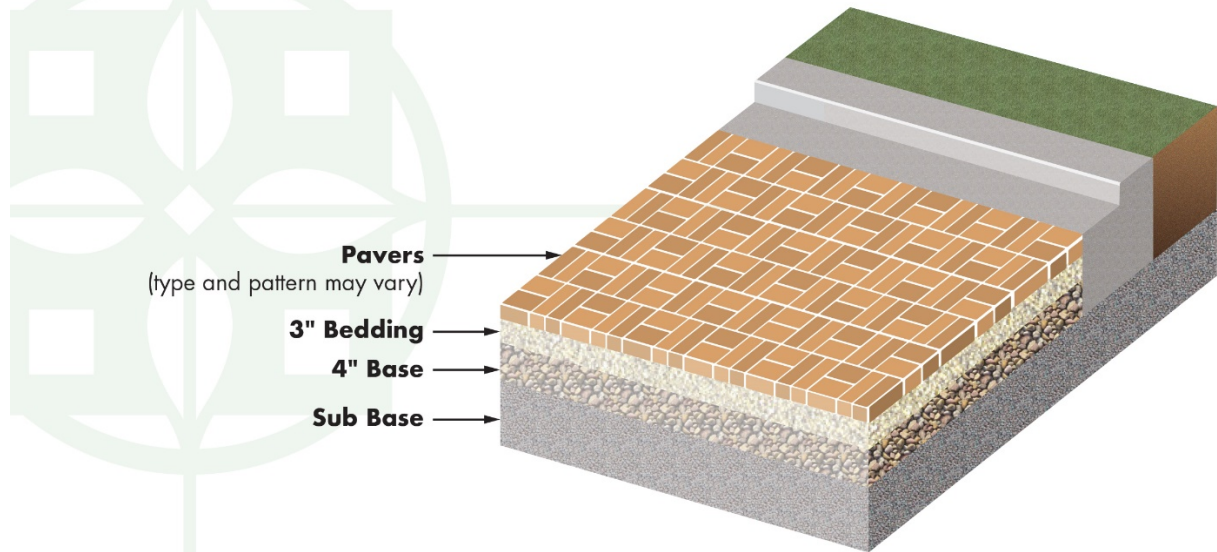


Vehicular pavers

Useful Life: Up to 25 years

Component Detail Notes: The following diagram depicts the typical components of a masonry paver system although it may not reflect the actual configuration at Reunion CDD:

MASONRY PAVER DIAGRAM



© Reserve Advisors

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair settlement, trip hazards and paver spalls at heavy traffic areas
 - o Re-set and/or reseat damaged pavers as necessary
 - o Periodically clean and remove overgrown vegetation as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We suggest the CDD conduct interim resetting and replacement of minor areas of pavers as normal maintenance, funded from the operating budget.

Playground Equipment

Line Item: 4.660

Quantity: Playground equipment near Euston Drive and Excitement Drive includes the following elements:

- Playset
- Surface, wood chips

- Border, plastic
- Benches
- Trash receptacles

History: Installed in 2020

Condition: Good overall



Playground equipment

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the CDD learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair loose connections and fasteners or damaged elements
 - o Inspect for safety hazards and adequate coverage of ground surface cover

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost is based, in part, on information provided by the Association and includes an allowance for replacement of the safety surface and border.

Retaining Walls, Masonry

Line Item: 4.740

Quantity: 40,000 square feet of larger retaining walls primarily located along Reunion Boulevard and Grand Traverse Parkway, and limited other locations. This quantity excludes walls short in length and height.

History: Original to various ages. The detention basin retaining wall at the newer Encore phase was installed from approximately 2015 to 2017.

Condition: Good overall



Masonry retaining wall along Reunion Boulevard, note – extensive quantity



Retaining wall near The Terraces



Water stains



Retaining wall at Encore phase detention basin

Useful Life: Masonry retaining walls have indeterminate useful lives. However, we recommend the Association plan for inspections and capital repairs every 10- to 15-years to forestall deterioration.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for an inspection, partial resetting and replacement of up to five percent (5%).

Signage, Renovation

Line Item: 4.800

Quantity: Various subdivision and entrance signs at Reunion West, and one entrance sign at the main gate house at Reunion East. Other monuments, including all condominium identification monuments and similar style subdivision monuments at Reunion East are maintained by separate entities. The signage includes the following elements:

- Light fixtures
- Letters
- Masonry, brick
- Stucco

History: The northern entrance and subdivision monuments at Reunion West were installed in 2020 for approximately \$169,600. The monuments at the Encore phase main entrance were installed in approximately 2016.

Condition: Good overall



Reunion West subdivision monument



Minor efflorescence



Entrance monument at Encore phase

Useful Life: 15- to 20-years for renovations. Due to their indeterminate useful life, we do not anticipate complete replacement within the next 30 years.

Component Detail Notes: Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair damage, vandalism and loose components
 - o Verify lighting is working properly
 - o Touch-up paint finish applications if applicable

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. At the direction of Management, we include a remaining expenditure of \$5,000 in 2021 related to completion of the recent installation of monuments at Reunion West. Our cost for renovation includes paint finishes to the stucco, repointing and repairs to the masonry/stucco, and replacement of the remaining components listed above.

Signage, Replacement

Line Item: 4.809 and 4.810

Quantity and History:

- Radar Speed – Approximately 10 each, installed recently

- Street – Many street identification and traffic signs throughout the community, age varies

Condition: Good overall with minor finish deterioration at poles



Radar speed sign



Street sign

Useful Life: Up to five years for the radar speed signs, and 15- to 20-years for the street and traffic signs

Component Detail Notes: The community signs contribute to the overall aesthetic appearance of the property to owners and potential buyers. Replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific time for replacement of the signs is discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair damage, vandalism and loose components
 - o Verify lighting is working properly if applicable
 - o Touch-up paint finish applications if applicable

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pool Elements



Heritage A



Heritage A



Heritage B



Carriage Point



Homestead



Homestead



Seven Eagles



Seven Eagles



The Terraces



Fountain at The Terraces

Location	Year(s) of Construction
Heritage A	2004-2005
Heritage B	2004-2005
Carriage Point	2005
Homestead	2005
Seven Eagles	2001/early 2000s
The Terraces	2007

Arbors, Wood

Line Items: 6.105, 6.205, 6.305, 6.405 and 6.605

Location	Quantity (SF)	Year(s) of Construction
Heritage A	500	Original
Heritage B	300	Original
Carriage Point	300	Original
Homestead	300	Original
Seven Eagles	N/A	N/A
The Terraces	800	Original

Condition: Good overall



Typical wood arbor



Arbor at The Terraces

Useful Life: Up to 25 years with periodic maintenance and paint finishes

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect for wood deterioration, and loose or missing fasteners
- Every three years:
 - o Power wash with algaecide and application of sealer/stain

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the CDD budget for paint applications and repairs through the operating budget.

Decks, Pavers

Line Items: 6.115, 6.215, 6.315, 6.415, 6.515 and 6.615

Location	Quantity (SF)	Year(s) of Construction
Heritage A	5,200	Original
Heritage B	4,500	Original
Carriage Point	4,000	Original
Homestead	7,300	Original
Seven Eagles	11,500	Original
The Terraces	19,500	Original

Condition: Good condition overall with limited locations of cracks, settlement and spalls evident



Minor paver lift at Heritage B



Cracked pavers at Carriage Point



Isolated settlement at Homestead



Isolated cracks at Seven Eagles



Spalls and minor settlement at Seven Eagles



Pavers at The Terraces

Useful Life: 25- to 30-years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair settlement, trip hazards and significant paver spall
 - o Reset and/or reseal damaged pavers as necessary
 - o Periodically clean and remove overgrown vegetation as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the CDD fund interim inspections, partial replacements and repairs through the operating budget.

Fences, Aluminum

Line Items: 6.120, 6.220, 6.320, 6.420, 6.520 and 6.620

Location	Quantity (LF)	Year(s) of Construction
Heritage A	475	Original
Heritage B	450	Original
Carriage Point	450	Original
Homestead	500	Original
Seven Eagles	690	Original
The Terraces	770	Original

Condition: Good to fair overall condition with finish deterioration, isolated damage and loose sections evident



Typical aluminum fence, note fade



Aluminum fence



Leaning/loose section at Seven Eagles



Bent picket at Seven Eagles

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - o Inspect and repair loose fasteners or sections, and damage
 - o Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. At the direction of Management, we include a near term expenditure of approximately \$20,000 total related to fence modifications/increasing height at each pool gate to ensure secure access. Our costs for eventual replacement are based on replacement with six-foot tall fences.

Furniture

Line Item: 6.125

Quantity: The pool furniture includes the following:

- Chairs
- Lounges
- Tables
- Umbrellas
- Grills
- Handicap pool lift
- Ladders and life safety equipment

History: The majority of the furniture was replaced recently with the exception of at Seven Eagles.

Condition: Good overall



Furniture



Furniture

Useful Life: Up to 12 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Based on the above, we include a partial expenditure for the likely replacement of the furniture at Seven Eagles in 2021. We recommend interim re-strapping, refinishing, cushion replacements, reupholstering and other repairs to the furniture as normal maintenance to maximize its useful life.

Light Poles and Fixtures

Line Items: 6.130, 6.230, 6.330, 6.430, 6.530 and 6.630

Location	Quantity	Year(s) of Construction
Heritage A	3 poles w/ 8 fixtures	Original
Heritage B	4 poles w/ 8 fixtures	Original
Carriage Point	4 poles w/ 8 fixtures	Original
Homestead	3 poles w/ 8 fixtures	Original
Seven Eagles	7 poles w/ 14 fixtures	Original
The Terraces	8 poles w/ 16 fixtures, 17 bollard lights	Original

In addition, Management informs us the CDD will likely replace the fixtures with LED (light-emitting diode) bulbs in the near term.

Condition: Good overall with isolated loose components and finish deterioration evident



Loose fixture at Heritage B



Light pole and fixtures at Seven Eagles



Bollard lights at The Terraces

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
 - o Inspect and repair broken or dislodged fixtures, and leaning or damaged poles
 - o Replaced burned out bulbs as needed

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Mechanical Equipment

Line Item: 6.135

Quantity: The mechanical equipment includes the following:

- Automatic chlorinators
- Controls
- Filters
- Heaters
- Interconnected pipe, fittings and valves
- Pumps

History: Ages vary

Condition: Condition varies



Typical heaters



Rust at Carriage Point heater



Pool pump

Useful Life: Up to 15 years

Preventative Maintenance Notes: We recommend the CDD maintain a maintenance contract with a qualified professional and follow the manufacturer's specific recommended maintenance and local, state and/or federal inspection guidelines.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Failure of the pool mechanical equipment as a single event is unlikely. Therefore, we include replacement of up to twenty-five percent (25%) of the equipment per event. We consider interim replacement of motors and minor repairs as normal maintenance.

Pool Finishes, Plaster and Tile

Line Items: 6.800 and 6.801

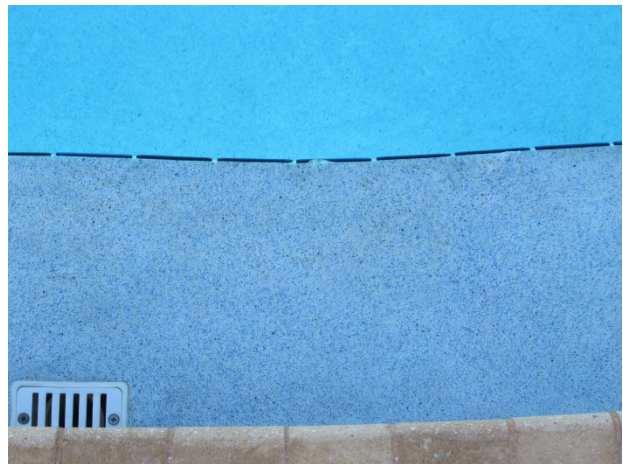
Location	Quantity (SF; LF)	Year(s) of Construction
Heritage A	1,800; 225	Within last three years
Heritage B	1,900; 210	Spa completed, main scheduled for 2021
Carriage Point	1,775; 220	Within last three years
Homestead	1,775; 280	Within last three years
Seven Eagles	3,150; 325	Within last three years
The Terraces	3,300; 400	Unknown

In addition, the tile finishes are likely original.

Condition: Good overall



Finishes at Heritage A



Plaster at Carriage Point, note minor chipped tile



Finishes at Homestead



Finishes at The Terraces

Useful Life: 8- to 12-years for the plaster and 15- to 25-years for the tile

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - o Inspect and patch areas of significant plaster delamination, coping damage and structure cracks
 - o Inspect main drain connection and anti-entrapment covers, pressure test circulation piping and valves
 - o Test handrails and safety features for proper operation

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Based on the above, we include a partial expenditure for the main pool only at Heritage B in 2021. We recommend the CDD budget for full tile replacement every other plaster replacement event. Removal and replacement of the finish provides the opportunity to inspect the pool structures and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structures, we recommend the CDD budget for the following:

- Removal and replacement of the plaster finishes
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

Rest Rooms

Line Items: 6.145, 6.245, 6.345, 6.445 and 6.645

Quantity: Two each Heritage A, Heritage B, Carriage Point and Homestead, four rest rooms at The Terraces. We discuss and include the rest rooms for Seven Eagles on a previous line item. The rest room components include:

- Tile floor and wall coverings
- Paint finishes
- Light fixtures
- Plumbing fixtures

History: Components are primarily original

Condition: Good to fair overall



Typical rest room



Rest room at The Terraces

Useful Life: Renovation up to every 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Security System

Line Item: 6.150

Component Detail Notes: Management informs us the CDD is in the process of installing camera surveillance at the pools. Each pool also uses a card reading access system. As mentioned previously, the CDD is also in the process of modifying each gate access in 2021.



Useful Life: 10- to 15-years

Preventative Maintenance Notes: We recommend the CDD obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Monthly:
 - Check cameras for proper focus, fields of view are unobstructed and camera and lenses are clean and dust-free
 - Check recording equipment for proper operation
 - Verify monitors are free from distortion with correct brightness and contrast
- Annually:
 - Check exposed wiring and cables for wear, proper connections and signal transmission
 - Check power connections, and if applicable, functionality of battery power supply systems

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The CDD can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Reunion CDD can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the CDD were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Homeowners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level II Reserve Study Update." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long term future inflation for construction costs in Reunion,

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

Florida at an annual inflation rate³. Isolated or regional markets of greater construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Reunion CDD and their effects on remaining useful lives
- Financial information provided by the CDD pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.



6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to the 2,600,000-square foot 98-story Trump International Hotel and Tower in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

STEPHANIE A. MUELLER, P.E., RS
Responsible Advisor

CURRENT CLIENT SERVICES

Stephanie A. Mueller, a Civil Engineer, is an Advisor for Reserve Advisors. Ms. Mueller is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analysis and Capital Replacement Forecast services on townhomes and planned unit developments.



The following is a partial list of clients served by Stephanie Mueller demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

Mountain Park Ranch A large-scale community with more than 7,000 units in southern Phoenix, Arizona with views of South Mountain Park features three amenity centers with multiple pools, tennis courts and playgrounds.

Privada Community Construction of this exclusive neighborhood in Scottsdale, Arizona began in 2002. The community includes gated entry, streets, an irrigation system and detailed landscaping.

Sunset Point II Located in Tucson, Arizona, this community comprises 273 single family homes built in 1987. The primary amenities are a pool, spa and wading pool.

Holiday at Pueblo del Sol Located in Sierra Vista, Arizona, this homeowners association still under development includes a community center with fitness and meeting rooms, two pools, walking paths, and parks with playgrounds and gazebos.

Canyon Gate at Cinco Ranch Recreational facilities include sport courts, walking trail, skate park, playgrounds, a clubhouse and pools for the 721 homes located in Katy, Texas. The Association also maintains the gated entrances, street systems, and perimeter fencing and walls.

One Park Place Tower Situated south of downtown Kansas City, this 19-story previously used office building was converted into condominiums in 2005. Great views, an indoor pool and wine cellar are among the many amenities.

Palazzo Tornabuoni Associazione Located in the heart of Florence, Italy, this 15th century palace includes 38 luxury residences. The ground floor includes upscale retail spaces and a restaurant. The building features many historic details such as the tile roofs and original fresco paintings. Members enjoy the private lounge, sauna and steam room.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Ms. Mueller attended the University of Wisconsin in Madison, Wisconsin where she attained her Bachelor of Science degree in Civil Engineering. Her studies focused on structural engineering. At the University of Wisconsin, she managed a team responsible for the design of a new drinking water facility for a rural Wisconsin town.

EDUCATION

University of Wisconsin-Madison - B.S. Civil Engineering

University of Wisconsin-Milwaukee - M.S. Civil Engineering

PROFESSIONAL AFFILIATIONS

Reserve Specialist (RS) – Community Associations Institute

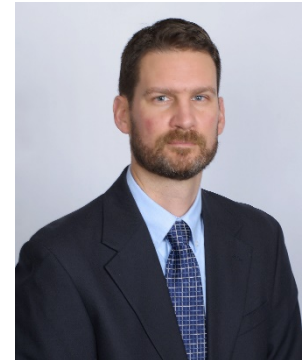
Professional Engineer (P.E.) – Wisconsin, Arizona

ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.



Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts

NICOLE L. LOWERY, PRA, RS
Associate Director of Quality Assurance

CURRENT CLIENT SERVICES

Nicole L. Lowery, a Civil Engineer, is an Associate Director of Quality Assurance for Reserve Advisors. Ms. Lowery is responsible for the management, review and quality assurance of reserve studies. In this role, she assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Ms. Lowery has been involved with hundreds of Reserve Study assignments. The following is a partial list of clients served by Nicole Lowery demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.



Amelia Surf & Racquet Club This oceanfront condominium community comprises 156 units in three mid rise buildings. This Fernandina Beach, Florida development contains amenities such as clay tennis courts, two pools and boardwalks.

Ten Museum Park This boutique, luxury 50-story high rise building in downtown Miami, Florida consists of 200 condominium units. The amenities comprise six pools including resistance and plunge pools, a full-service spa and a state-of-the-art fitness center. The property also contains a multi-level parking garage.

3 Chisolm Street Homeowners Association This historic Charleston, South Carolina community was constructed in 1929 and 1960 and comprises brick and stucco construction with asphalt shingle and modified bitumen roofs. The unique buildings were originally the Murray Vocational School. The buildings were transformed in 2002 to 27 high-end condominiums. The property includes a courtyard and covered parking garage.

Lakes of Pine Run Condominium Association This condominium community comprises 112 units in 41 buildings of stucco construction with asphalt shingle roofs. Located in Ormond Beach, Florida, it has a domestic water treatment plant and wastewater treatment plant for the residents of the property.

Rivertowne on the Wando Homeowners Association This exclusive river front community is located on the Wando River in Mount Pleasant, South Carolina. This unique Association includes several private docks along the Wando River, a pool and tennis courts for use by its residents.

Biltmore Estates Homeowners Association This private gated community is located in Miramar, Florida, just northwest of Miami, Florida and consists of 128 single family homes. The lake front property maintains a pool, a pool house and private streets.

Bellavista at Miromar Lakes Condominium Association Located in the residential waterfront resort community of Miromar Lakes Beach & Golf Club in Fort Myers, Florida, this property comprises 60 units in 15 buildings. Amenities include a clubhouse and a pool.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Ms. Lowery was a project manager with Kipcon in New Brunswick, New Jersey and the Washington, D.C. Metro area for eight years, where she was responsible for preparing reserve studies and transition studies for community associations. Ms. Lowery successfully completed the bachelors program in Civil Engineering from West Virginia University in Morgantown, West Virginia.

EDUCATION

West Virginia University - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Reserve Specialist (RS) - Community Associations Institute

Professional Reserves Analyst (PRA) - Association of Professional Reserve Analysts



RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Reunion CDD responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Reunion CDD responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of this Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part **is not and cannot be used as a design specification for design engineering purposes or as an appraisal**. You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. The Report contains intellectual property developed by RA and **shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA**.

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.