

*Reunion West Community  
Development District*

*Agenda*

*May 9, 2019*

# AGENDA

# *Reunion West*

## *Community Development District*

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

May 2, 2019

Board of Supervisors  
Reunion West Community  
Development District

Dear Board Members:

The special meeting of the Board of Supervisors of the Reunion West Community Development District will be held **Thursday, May 9, 2019 at 12:30 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.** Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the April 11, 2019 Meeting
4. Consideration of Resolution 2019-09 Approving the Execution of the Reunion West – Phase 4 Plat and Dedications
5. Consideration of Bond Counsel Agreement with Greenberg Traurig, P.A. for the Series 2019 Bond Issuance
6. Consideration of Resolution 2019-10 Finalizing the Series 2019 Assessments
7. Consideration of Signage Easement Agreement (Bears Den)
8. Consideration of Resolution 2019-11 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing
9. Appointment of Audit Committee and Chairman
10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Action Items List
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
    - iv. Status of Direct Bill Assessments
    - v. Presentation of Number of Registered Voters - 101
11. Other Business
12. Supervisor's Requests
13. Next Meeting Date
14. Adjournment

### **Audit Committee Meeting**

1. Roll Call
2. Public Comment Period
3. Audit Services

- A. Approval of Request for Proposals and Selection Criteria
  - B. Approval of Notice of Request for Proposals for Audit Services
  - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the April 11, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2019-09 approving the execution of the Reunion Phase 4 Plat and dedications. A copy of the Resolution and plat are enclosed for your review.

The fifth order of business is the consideration of Bond Counsel agreement with Greenberg Traurig, P.A. for the Series 2019 bond issuance. A copy of the agreement is enclosed for your review.

The sixth order of business is the consideration of Resolution 2019-10 finalizing the Series 2019 assessments. A copy of the Resolution is enclosed for your review.

The seventh order of business is the consideration of signage easement agreement for Bears Den. A copy of the easement is enclosed for your review.

The eighth order of business is the consideration of Resolution 2019-11 approving the proposed Fiscal Year 2020 budget and setting a public hearing. Once approved, the budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution is enclosed for your review and the proposed budget will be provided under separate cover.

The ninth order of business is the appointment of the Audit Committee and chairman. There is no back-up material.

The tenth order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items list. A copy of the list is enclosed for your review. Section 2 includes the check register for approval and Section 3 includes the balance sheet and income statement for review. Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review. Section 5 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Osceola County Supervisor of Elections is enclosed for your review.

Following the adjournment of the Board of Supervisor's meeting, there will be a meeting of the Audit Committee to approve the Request for Proposals, selection criteria and the notice of RFP for auditing services. Enclosed for your review are copies of the RFP, selection criteria, and RFP notice.



The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "G. S. Flint", with a stylized, sweeping flourish at the end.

George S. Flint  
District Manager

Cc: Jan Carpenter, District Counsel  
Steve Boyd, District Engineer

Enclosures

# BOARD OF SUPERVISORS MEETING

# MINUTES

MINUTES OF MEETING  
REUNION WEST  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held Thursday, April 11, 2019 at 12:30 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

John Chiste	Chairman
Mark Greenstein	Vice Chairman
David Burman	Assistant Secretary
Deborah Musser	Assistant Secretary
Michael Mancke	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Operations Manager
Rob Stultz	Yellowstone Landscape
Garold Williams	CWS Security

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll.

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Mr. Mancke.

Mr. d'Adesky: We will mail you a packet of information, but you are now bound by public records law, be aware that anything you communicate about District business could be subject to a public records request including emails. You are also subject to the Sunshine Law which means we have open meetings, do not have any conversations about District business with other members of the Board, social conversation, regular conversation is fine and we will send further information about more nuanced topics like conflicts of interest. If you are voting on a contract that would inure to a personal benefit or direct benefit for your company that is what you have to abstain on.

Mr. Flint: I have talked to Mr. Mancke, he currently serves on The Terrace Development Board in Citrus County and he indicated he was fairly familiar with the Sunshine Law.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the March 14, 2019 meeting**

On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the minutes of the March 14, 2019 meeting were approved, as presented.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. d'Adesky: I was very pleased to see the executed version of the easement come back from Kingswood and we are having that executed and notarized right now to get it finalized so it gets back to UCC Group so they can put up those signs. We have the conveyance cleanup that we will be working on probably the next 30 to 60 days and hopefully, get those bonds going in the next 30 to 60 days as well. We have already done most of the preliminary work on the bonds so that should be really easy once they are ready to go.

**B. Engineer**

Mr. Boyd: The Board asked me to look at two things, one, adding some parking around the mail kiosk at the south end of Reunion West and two, a proposed solution to the Tradition Boulevard approach to the gatehouse so that residents can bypass the other cars that are stopped when that gets backed up.

Mr. Boyd: I sketched a plan that I presented to you before the meeting that has five parking spaces on the west side of the mail kiosk with a sidewalk behind them and the sidewalk comes into the back of the mail kiosk, that is an open building just pass through. The reason for doing that is you have a lot of existing landscaping in front of the building and putting a sidewalk in front of the building would require the existing landscaping be removed. This requires some of the landscaping on the west side of the building to come out, but it is a minimal approach. You have four parking spaces plus one ADA accessible space with a sidewalk and it leaves the

other side open. We did a quick engineer's cost estimate based on the quantities and it came out at \$25,500 with bids coming in above or below that depending on how that goes. To move forward we would need to prepare a set of plans to take to Osceola County for a permit and then we could have some documents that you could bid.

Mr. Chiste: It doesn't include landscaping, lighting or irrigation. Do we have to have lighting there?

Mr. Boyd: You don't have to put in additional lighting unless you want to.

Mr. Greenstein: Right now the street lamp is across the street.

Mr. Boyd: Yes, that note just got copied over from the other one.

Mr. Scheerer: There is a light inside the kiosk as well.

Mr. Boyd: I'm going to take this to the County and they will require a landscape plan because we are removing landscaping and we would get a landscape architect to do a minimalistic plan for \$2,500.

Mr. Flint: Your pricing seems very affordable. Did you get pricing from a contractor?

Mr. Boyd: No, that is a straight quantity based estimate, we quantified the improvements and pulled numbers off recent bids.

Mr. Flint: Were they small jobs?

Mr. Boyd: Very little landscaping and modify the irrigation so there are things in there we could quantify.

Mr. Greenstein: I'm curious about the timeframe it seems extensive.

Mr. Boyd: Ignore that date. The permitting won't take very long, getting someone to bid and schedule it is going to take longer than permitting.

Mr. Greenstein: I like the fact you are getting adequate parking including the handicap spot just on one side. I think it is fine.

Mr. Boyd: The next step would be to authorize me to prepare a plan, engage a landscape architect sub-consultant and submit it for permit.

Mr. Flint: I suggest you do separate work authorizations for each of these so you are tracking it separate from general District Engineering services. If the Board is inclined to move forward with both they can authorize staff to prepare work authorizations not to exceed \$10,000 each for these projects and authorize the Chairman to execute them.

There being no public comment the Board took the following action:

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor the Engineer was authorized to prepare work authorizations for parking around the mail kiosk at the south end of Reunion West and a landscape proposal in an amount not to exceed \$10,000 each and the Chairman was authorized to execute the work authorizations.

Mr. Boyd: On the guardhouse, I prepared a light solution and there are other options available but this one involves demoing the curb on about halfway in the island area where the tree is about 200 feet to the west and pushing that out to create a full width new lane from that point forward. We don't have to change the sidewalk when we come up close to it, I don't have a good topo of this area and there might be a need to lower that sidewalk through that area. The sidewalk could be affected and that is not in the budget right now. This plan basically preserves the left lane all the way through in its existing geometry and it allows a bypass lane further back. The other alternative, which I'm not necessarily recommending is to leave the curb where it is and modify the area west of the island to allow the left bound lane more room to move over to the left and that would allow traffic to get by on the right. The problem is I think people would ignore that lane because their eye is going to take them straight to the guardhouse anyway so I don't think it would be a safe condition.

Mr. Chiste: I agree.

Mr. Greenstein: We are basically talking about using the area that is two foot ahead and where a CDD tree is.

Mr. Boyd: Right and if you notice the dash line that is the CDD tract so this work would require basically the developer would have to agree and grant the CDD a sliver of land for the road widening and probably a construction easement as well. I do need to update that budget.

Mr. Chiste: Is that our land?

Mr. Boyd: Yes.

Mr. Chiste: We will do that.

Mr. Flint: How close is the pavement going to be? Are you going to have to repour that sidewalk anyway? You may have to jog it over anyway.

Mr. Boyd: The road is going to cut into that berm and the sidewalk is going to be too high. We will move the sidewalk over.

Mr. Chiste: I'm fine with the way we dovetailed this in. Do we need a separate motion?

Mr. Flint: The prior motion approved both if the Board is okay moving forward with both, then we are fine and if not you can reconsider and remove this one.

Mr. d'Adesky: I will consider as part of that motion for staff to be authorized to take all actions to accomplish this. I will need to draft an easement for that portion of the right of way.

Mr. Greenstein: It sounds like this is the time to do this; traffic is only going to increase and this will widen the front entrance and give us unfettered access to two lanes to the guardhouse with minimal intrusion on anyone else.

Mr. Boyd: The only other item I have under the Engineer's report has been addressed at the Reunion East meeting is the South Florida Water Management District clearances. I believe we have gotten all of the outstanding clearances and transfers addressed with the District at this point with the exception of the agreement with Reunion West and the master permit. There are so many conditions and iterations to that permit I have discussed it with Lane Higgins at the District to give me a plan of action. I need to spend some time in the field to verify some of the changes that were made. I wasn't the Engineer of record on any of those, so it makes it a little more difficult. I do need to spend some time in the field in the next couple weeks to close out the South Florida questions dealing with the Reunion West permit. I don't anticipate any problems it is untangling all the modifications that were done and verifying what is in the field matches what they have in the file.

### **C. Manager**

#### **i. Action Items List**

Mr. Flint: I think that addresses everything on the action items list, the neighborhood monuments we have the easements now that have been executed by both parties so the contractor can move forward with permitting.

Mr. Scheerer: How do we get copies of the easement agreements?

Mr. d'Adesky: I have them recorded so I can send over the recorded copy.

Mr. Scheerer: If you send over a photocopy I will work with Osceola County permitting to get one permit under one host to get it issued.

#### **ii. Approval of Check Register**

Mr. Flint presented the March check register in the amount of \$172,247.26.



On MOTION by Mr. Chiste seconded by Mr. Greenstein with all in favor the check register was approved.

**iii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package. No Board action was required.

**iv. Status of Direct Bill Assessments**

A copy of the status of direct bill assessments was included in the agenda package.

**FIFTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Greenstein: The only thing that I was looking at and I started communicating to you and to George is the consideration of a four-way stop at Golden Bear and Tradition and how we go about doing that. I think the advice I got back was the next thing to do is a warrant study.

Mr. Flint: Would Osceola County require that for a four-way stop sign?

Mr. Greenstein: We have a two-way and the stop is on Golden Bear to the east and Grand Traverse on the west. Cars are coming at a pretty good rate of speed and I'm thinking there is going to be a lot coming out of Bears Den especially when the 17<sup>th</sup> hole gets filled in. It will also help with the line of sight issue because of the monument and to slow people down coming down from off the bridge. Before we get into the situation where we have a lot of traffic over there, I think there is enough traffic now to warrant it.

Mr. Boyd: Let me present that concept to the County and see if they require any further study. You have people coming off the bridge and they wouldn't necessarily be prepared to stop. We may need to do some additional signage.

Mr. Greenstein: There is the same issue towards Spine and Tradition especially with the Spectrum project coming in. There is going to be a lot of heavy traffic through there and we need a four-way stop. The first one we start with because the conditions exist right now is Golden Bear or Grand Traverse and Tradition Boulevard.

A minor aesthetic issue coming from a resident who noticed we have very beautiful black fluted poles for street signs and for other signs. Somehow in the middle of everything traffic

signs went up using commercial construction steel perforated rods. I think all the poles should be the proper black fluted pole if it is a permanent sign.

Mr. Scheerer: I'm getting cost estimates on that already.

Mr. Greenstein: There is a street sign nears Bears Den that has a sub-standard pole. That one definitely needs to be changed.

Mr. Scheerer: I know you asked a question about the painting and we are doing the painting on the west side with the exception of the new Bears Den poles, the black poles with the black ball on top, we are not touching those but the existing fluted decorative poles and some are off of Palmilla in that area and White Marsh and a lot of them are off of Grand Traverse and those are to be painted and they should be done with the project by the end of the week and we will be doing a second inspection next week, once they tell me they are done. Those are to be painted and we are pricing the galvanized poles to be replaced with decorative fluted poles.

Mr. Harding: There is a Reunion entity document that is being posted to the West side.

Mr. Flint: It has already been put on there. It went on both on Sunday.

#### **SEVENTH ORDER OF BUSINESS**

#### **Next Meeting Date**

Mr. Flint: The next meeting date is May 9, 2019.

On MOTION by Mr. Greenstein seconded by Mr. Chiste with all in favor the meeting adjourned at 12:54 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

**RESOLUTION 2019-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF THE REUNION WEST - PHASE 4 PLAT; APPROVING THE DEDICATIONS CONTAINED IN THE PROPOSED REUNION WEST- PHASE 4 PLAT; APPROVAL OF PRIOR ACTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Reunion West Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, Reunion West Development Partners, LLLP, a Florida limited liability limited partnership (the “Developer”) is the primary landowner and developer of certain real property within the District and in Osceola County, Florida, (hereinafter referred to as the “Reunion West - Phase 4”); and

**WHEREAS**, District is anticipated to possess certain rights and obligations related to certain parcels dedicated to the District within the Reunion West - Phase 4 (the “District Property”) located in Osceola County, Florida; and

**WHEREAS**, the recordation of a plat of the Reunion West – Phase 4, attached hereto and incorporated herein by this reference as **EXHIBIT “A”** requires the District to consent to the dedications contained within said Plat; and

**WHEREAS**, the District desires to approve the dedications in the Reunion West - Phase 4 Plat, delegate authority to the Chairman or Vice Chairman to execute the plat dedication, authorize District Staff to perform any action deemed necessary to carry out this Resolution regarding the Reunion West - Phase 4 Plat.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

**SECTION 2. APPROVAL OF THE DEDICATIONS CONTAINED IN THE PROPOSED REUNION WEST – PHASE 4 PLAT.** The District hereby approves the dedications contained in the Reunion West- Phase 4 Plat, which reference Notes 2, 6, 10, 16 and 18 of the Plat.

**SECTION 3. DELEGATION OF AUTHORITY AND AUTHORIZATION OF STAFF.** The Chairman and the Vice Chairman of the District are hereby authorized to execution the plat dedication and any other agreements, approval or documents necessary to carry out the intent of this resolution. District Staff, including, but not limited to, District Counsel, the District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein.

**SECTION 4. APPROVAL OF PRIOR ACTIONS.** All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's approval of the Reunion West – Phase 4 Plat, as contemplated herein, are hereby approved, confirmed and ratified.

**SECTION 5. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reunion West Community Development District.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2019.

ATTEST:

**REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

By: \_\_\_\_\_  
Title: Chairman/Vice Chairman

**EXHIBIT "A"**

**REUNION WEST – PHASE 4 Plat**

[SEE ATTACHED]

"DEED RESTRICTIONS FOR THIS PLAT ARE FILED IN O.R. BOOK NO. \_\_\_\_\_, PAGE \_\_\_\_\_, AND (ARE) ACCOMPANIED BY DEED COVENANTS"

## REUNION WEST PHASE 4

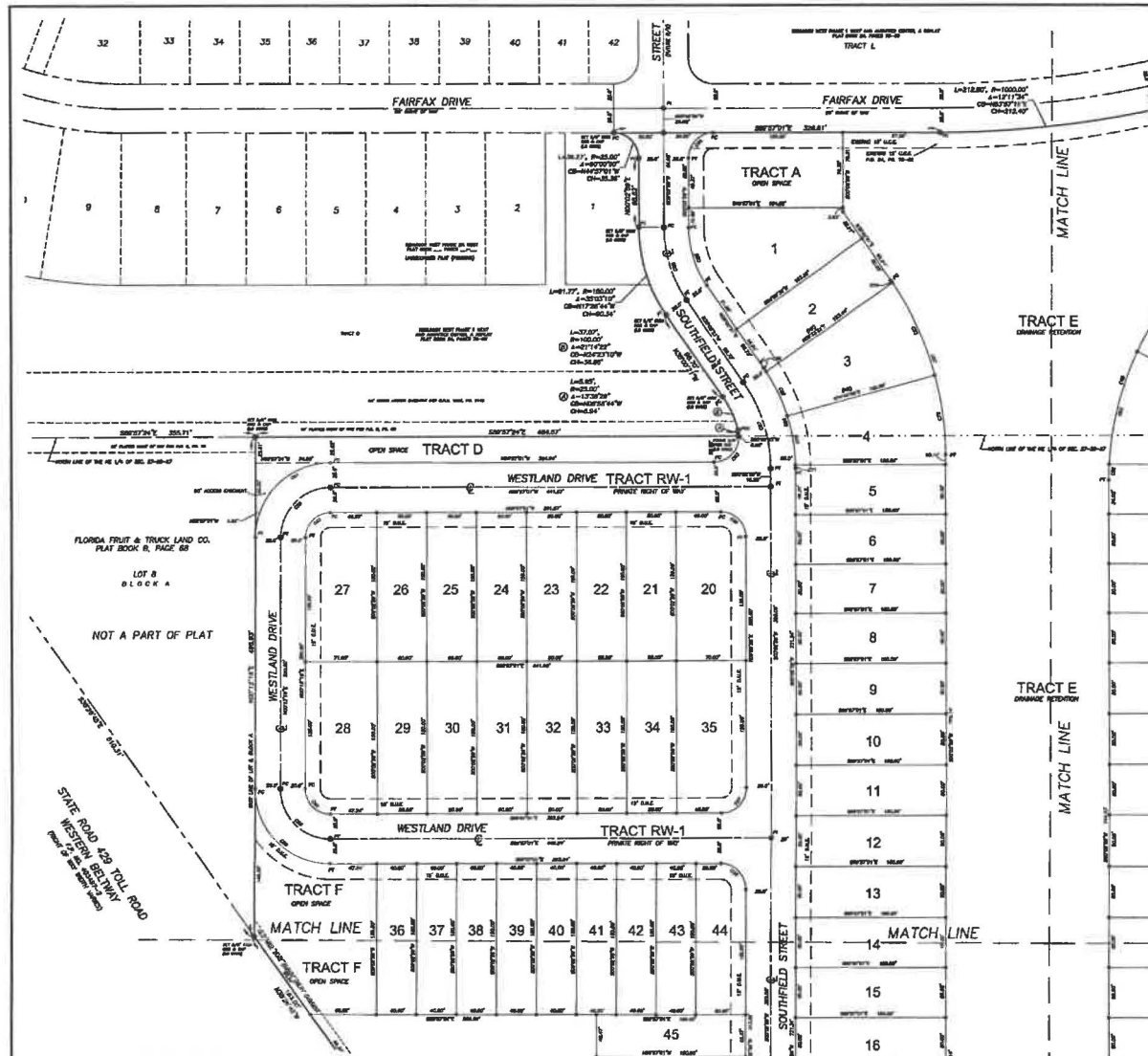
A REPLAT OF TRACT C, REUNION WEST PHASE 2B WEST, PER PLAT BOOK 26, PAGES 1-4, TRACT P, REUNION WEST PHASE 3 WEST AND ADJACENT CENTER, A REPLAT, PER PLAT BOOK 34, PAGES 15 THROUGH 22, AND A REPLAT OF A PORTION OF LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 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**REUNION WEST PHASE 4**

A REPLAT OF TRACT C, REUNION WEST PHASE 2B WEST, PER PLAT BOOK 26, PAGES 1-4, TRACT P, REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, PER PLAT BOOK 24, PAGES 75 THROUGH 82, AND A REPLAT OF A PORTION OF LOTS 3, 4, 5, 6, AND 7, BLOCK A, FLORIDA FRUIT & TRUCK LAND CO., PER PLAT BOOK B, PAGE 68, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA  
LOCATED IN SECTIONS 22 & 27, TOWNSHIP 25 SOUTH, RANGE 27 EAST  
OSCEOLA COUNTY, FLORIDA



SEE SHEET 4

Curve #	Length	Radius	Bearing	Chord Bearing	Chord
C01	38.21'	25.00'	000°00'00"	044°37'01"W	35.89'
C02	38.21'	25.00'	000°00'00"	000°00'00"	35.89'
C03	38.21'	25.00'	000°00'00"	044°37'01"W	35.89'
C04	183.80'	300.00'	030°00'00"	017°34'31"W	180.19'
C05	13.88'	300.00'	030°00'00"	007°34'31"W	13.88'
C06	118.80'	300.00'	020°14'36"	014°13'30"W	118.79'
C07	61.03'	300.00'	000°00'00"	000°00'00"	30.00'
C08	78.61'	65.00'	000°00'00"	044°37'01"W	78.61'
C09	78.61'	65.00'	000°00'00"	044°37'01"W	78.61'
C10	81.74'	120.00'	030°00'00"	017°34'31"W	80.25'
C11	78.61'	65.00'	030°00'00"	017°34'31"W	78.61'
C12	118.80'	300.00'	000°00'00"	044°37'01"W	118.80'
C13	38.21'	25.00'	000°00'00"	044°37'01"W	35.89'
C14	118.80'	300.00'	000°00'00"	044°37'01"W	118.80'
C15	38.21'	25.00'	000°00'00"	044°37'01"W	35.89'
C16	38.21'	25.00'	000°00'00"	044°37'01"W	35.89'
C17	183.80'	300.00'	030°00'00"	017°34'31"W	180.19'

Curve #	Length	Radius	Bearing	Chord Bearing	Chord
C01	4.52'	120.00'	030°00'00"	017°34'31"W	4.52'
C02	48.11'	120.00'	030°00'00"	017°34'31"W	48.11'
C03	48.11'	120.00'	030°00'00"	017°34'31"W	48.11'
C04	3.88'	120.00'	030°00'00"	017°34'31"W	3.88'
C05	48.11'	120.00'	030°00'00"	017°34'31"W	48.11'
C06	3.88'	120.00'	030°00'00"	017°34'31"W	3.88'

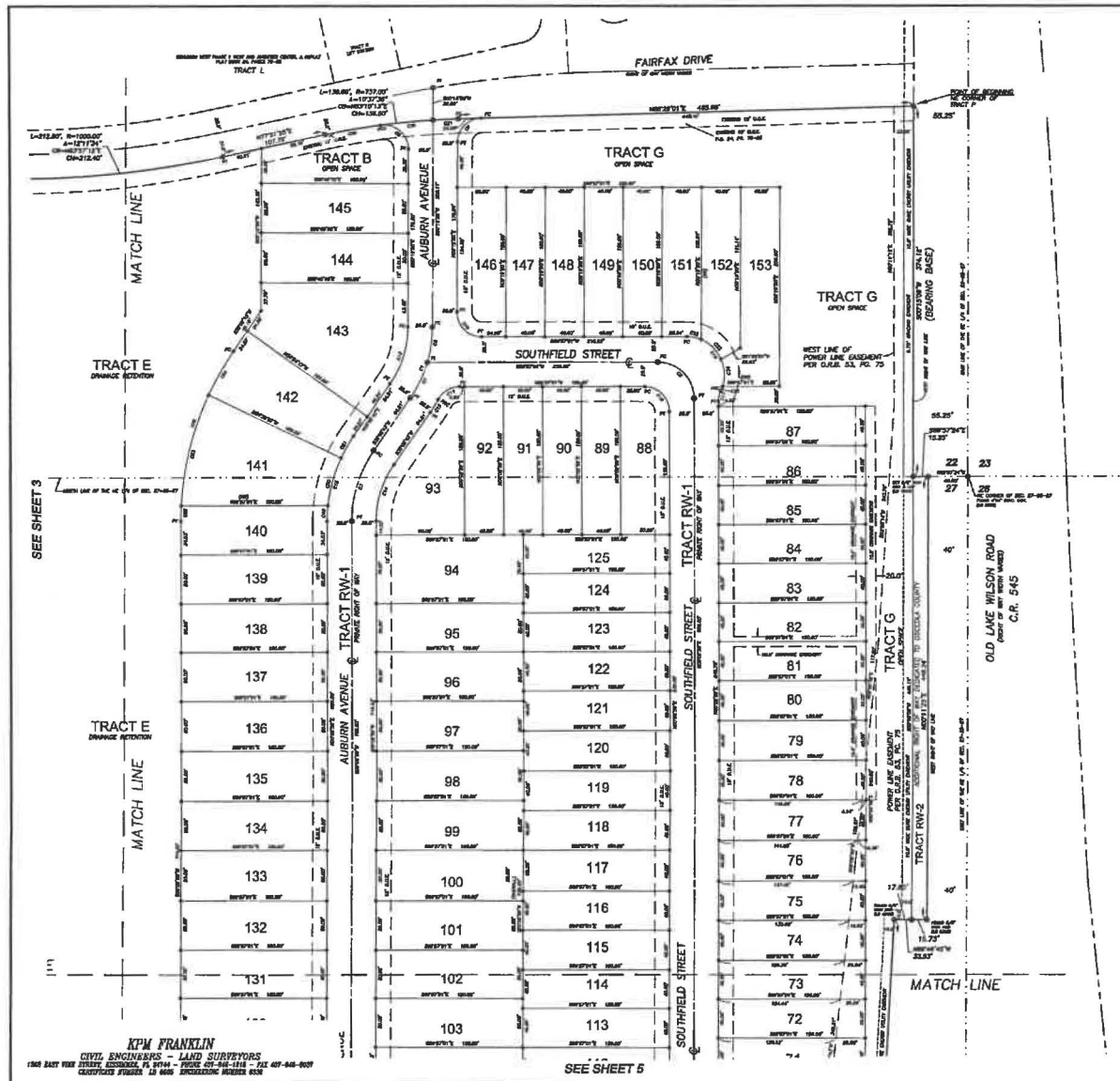
**KPM FRANKLIN**  
CIVIL ENGINEERS - LAND SURVEYORS  
1700 EAST VINE STREET, SUITE 200, ORLANDO, FL 32834 - PHONE 407-443-1111 - FAX 407-443-0077  
CERTIFICATE NUMBER 13 0000 EXPIRATION NUMBER NONE

SEE SHEET 6

**REUNION WEST PHASE 4**

A REPLAT OF TRACT C, REUNION WEST PHASE 2B WEST, PER PLAT BOOK 25, PAGES 1-4, TRACT F, REUNION WEST PHASE 1 WEST AND ADJACENT CENTER, A REPLAT, PER PLAT BOOK 24, PAGES 75 THROUGH 82, AND A REPLAT OF A PORTION OF LOTS 3, 4, 5, 6, AND 7, BLOCK A, FLORIDA FRUIT & TRUCK LAND CO., PER PLAT BOOK 8, PAGE 62, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

LOCATED IN SECTIONS 23 & 27, TOWNSHIP 25 SOUTH, RANGE 27 EAST  
OSCEOLA COUNTY, FLORIDA

KEY MAP  
NOT TO SCALE

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	75.6'	125.0'	63°42'57"	N17°42'47"E	74.88'
C2	86.1'	27.0'	68°00'00"	S44°57'57"W	25.32'
C3	74.4'	125.0'	63°42'57"	S77°34'14"W	74.23'
C4	35.5'	125.0'	61°17'13"	N08°50'50"E	35.41'
C5	43.1'	125.0'	61°17'13"	N08°51'23"E	43.14'
C6	43.7'	25.0'	68°01'30"	S44°58'30"W	27.74'
C7	38.4'	25.0'	68°01'11"	S44°58'30"W	34.74'
C8	38.3'	25.0'	68°01'11"	S44°58'30"E	34.44'
C9	25.4'	25.0'	68°01'11"	S58°42'57"E	25.28'
C10	15.0'	125.0'	62°04'42"	N08°51'23"E	15.00'
C11	63.9'	125.0'	63°42'57"	N17°42'47"E	63.79'
C12	61.7'	125.0'	63°42'57"	S17°34'21"W	61.22'
C13	61.7'	125.0'	63°42'57"	N08°51'23"E	61.22'
C14	26.8'	25.0'	68°01'11"	S44°58'30"E	26.80'
C15	11.7'	25.0'	68°01'11"	S58°42'57"E	11.60'
C16	38.2'	25.0'	68°01'11"	S44°58'30"E	35.38'
C17	27.2'	25.0'	68°01'11"	S58°42'57"E	27.21'
C18	25.4'	25.0'	68°01'11"	S44°58'30"E	25.38'
C19	25.4'	25.0'	68°01'11"	S58°42'57"E	25.38'
C20	14.7'	25.0'	68°01'11"	N08°51'23"E	14.60'

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C21	26.8'	25.0'	68°01'11"	S44°58'30"E	26.80'
C22	26.8'	25.0'	68°01'11"	S58°42'57"E	26.80'
C23	4.7'	25.0'	68°01'11"	S44°58'30"E	4.70'
C24	14.7'	25.0'	68°01'11"	S58°42'57"E	14.60'
C25	14.7'	25.0'	68°01'11"	S44°58'30"E	14.60'
C26	20.3'	125.0'	61°17'13"	S17°34'21"W	20.30'
C27	20.3'	125.0'	61°17'13"	S44°58'30"E	20.30'
C28	13.9'	25.0'	68°01'11"	S58°42'57"E	13.90'
C29	11.6'	25.0'	68°01'11"	S44°58'30"E	11.60'
C30	91.2'	25.0'	68°01'11"	S58°42'57"E	91.20'

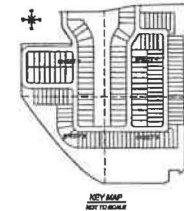
**KPM FRANKLIN**  
CIVIL ENGINEERS - LAND SURVEYORS  
1380 EAST VIKI STREET, OSCEOLA, FL 32958 - PHONE 407-842-1110 - FAX 407-842-5007  
CERTIFICATE NUMBER 12 9886 EXPIRATION 06/30/2018

SEE SHEET 5

**REUNION WEST PHASE 4**

A REPLAT OF TRACT C, REUNION WEST PHASE 2B WEST, PER PLAT BOOK 26, PAGES 1-4, TRACT P, REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, PER PLAT BOOK 24, PAGES 75 THROUGH 82, AND A REPLAT OF A PORTION OF LOTS 3, 4, 5, 6, AND 7, BLOCK A, FLORIDA FRUIT & TRUCK LAND CO., PER PLAT BOOK 8, PAGE 68, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

LOCATED IN SECTIONS 22 & 27, TOWNSHIP 35 SOUTH, RANGE 27 EAST  
OSCEOLA COUNTY, FLORIDA

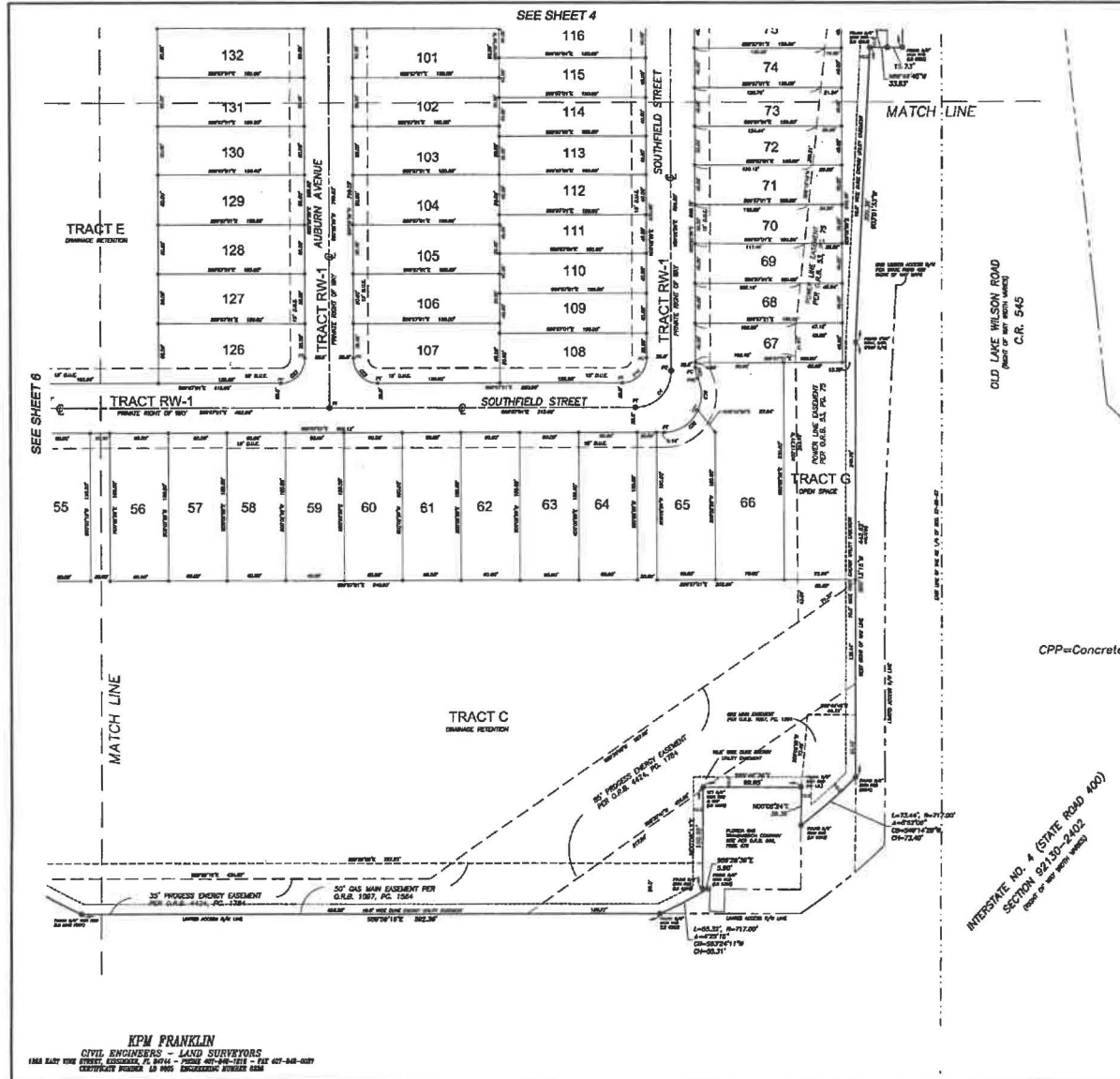


OLD LINE WILSON ROAD  
(PART OF 80' WIDE HIGHWAY)  
C.R. 545

CPP=Concrete

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C4	58.12'	52.00'	080°00'00"	N47°02'38"E	58.33'
C19	38.27'	55.00'	080°00'00"	N47°02'38"E	38.36'
C20	11.16'	55.00'	025°29'58"	S19°41'38"E	11.02'
C21	74.86'	38.00'	118°25'58"	N42°00'00"E	64.27'
C22	38.27'	55.00'	080°00'00"	S47°02'38"E	38.36'
C23	38.27'	55.00'	080°00'00"	N47°02'38"E	38.36'
C24	33.68'	38.00'	050°44'30"	N03°04'20"W	33.87'
C25	42.84'	38.00'	084°45'00"	N07°40'28"E	46.70'

INTERSTATE NO. 4 (STATE ROAD 400)  
SECTION 0211D-2-02  
(PART OF 80' WIDE HIGHWAY)

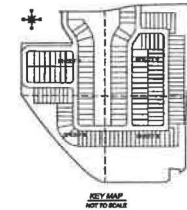


**KPM FRANKLIN**  
CIVIL ENGINEERS & LAND SURVEYORS  
1884 BAY VINE STREET, OSCEOLA, FL 34054 - PHONE 407-948-1811 - FAX 407-948-0071  
CERTIFICATE NUMBER 13 0000 ENGINEERING BOARD

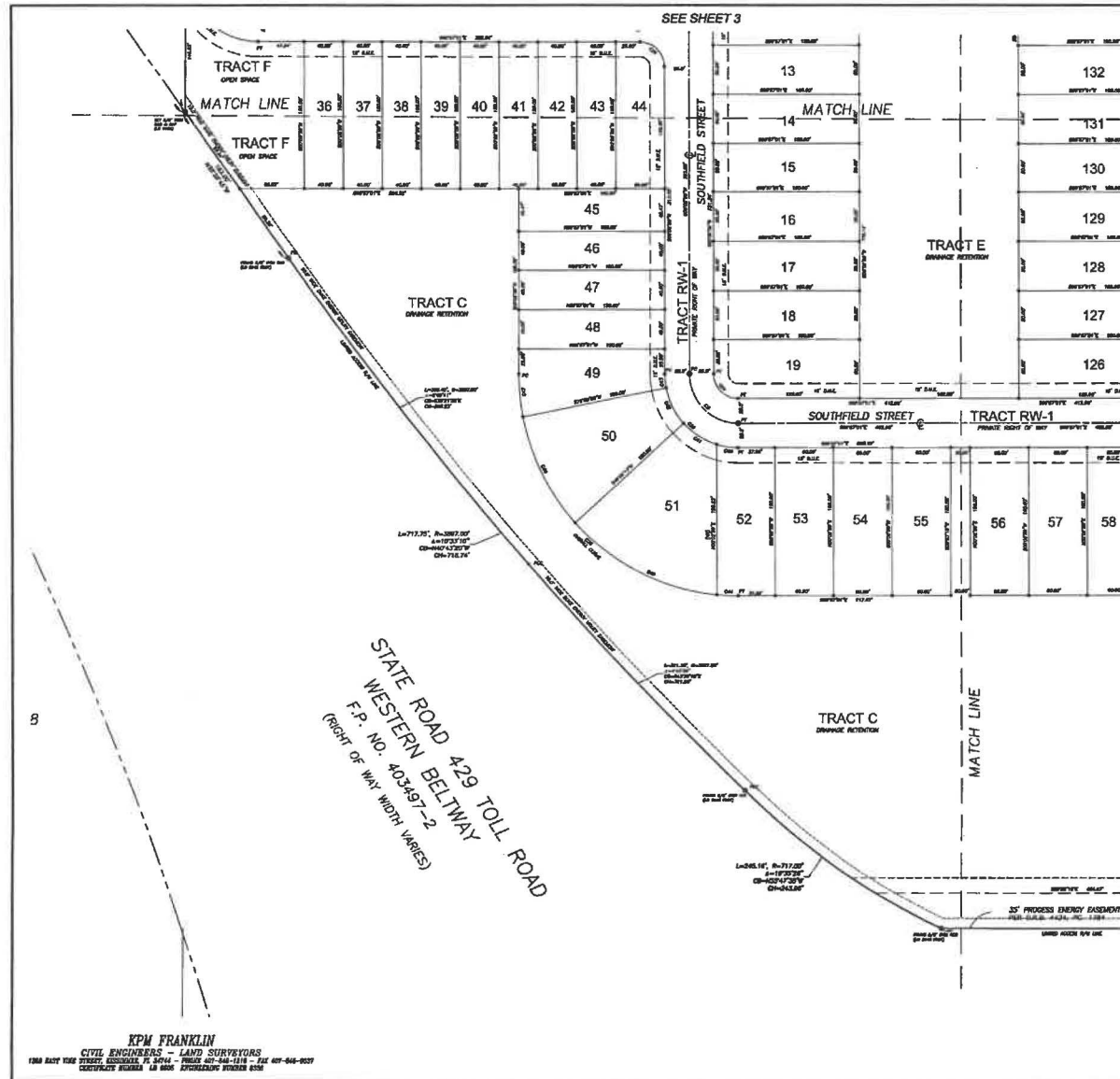
**REUNION WEST PHASE 4**

A REPLAT OF TRACT C, REUNION WEST PHASE 2B WEST, PER PLAT BOOK 26, PAGES 1-4, TRACT F, REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, PER PLAT BOOK 24, PAGES 75 THROUGH 82, AND A REPLAT OF A PORTION OF LOTS 3, 4, 5, 6, AND 7, BLOCK A, FLORIDA FRUIT & TREE LAND CO., PER PLAT BOOK 2, PAGE 63, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

LOCATED IN SECTIONS 22 & 27, TOWNSHIP 23 SOUTH, RANGE 27 EAST  
OSCEOLA COUNTY, FLORIDA



Curve #	Length	Radius	Delta	Chord Bearing	Chord
C5	78.84'	85.00'	08°00'00"	S44°27'01"E	79.71'
C6	39.25'	35.00'	08°00'00"	S44°27'01"E	39.26'
C8	117.31'	75.00'	08°00'00"	S44°27'01"E	118.85'
C9	39.25'	35.00'	08°00'00"	S44°27'01"E	39.26'
C10	253.43'	225.00'	08°00'00"	S44°27'01"E	314.30'
C11	22.25'	75.00'	017°04'16"	S87°24'32"E	22.26'
C12	43.48'	75.00'	03°05'58"	S87°24'45"E	43.00'
C13	43.48'	75.00'	03°05'58"	S26°39'48"E	43.00'
C14	14.48'	75.00'	01°10'31"	S87°29'56"E	14.48'
C15	22.25'	75.00'	01°10'31"	S87°29'56"E	22.26'
C16	166.48'	225.00'	04°23'11"	S87°29'56"E	168.89'
C17	121.47'	225.00'	03°07'33"	S26°39'48"E	123.00'
C18	43.48'	225.00'	01°10'31"	S26°39'48"E	43.00'



## SECTION V

STEPHEN D. SANFORD, ESQ.  
WEST PALM BEACH OFFICE  
DIRECT DIAL: 561-650-7945  
E-MAIL: sanfords@gtlaw.com

April 25, 2019

Board of Supervisors of Reunion West  
Community Development District  
Governmental Management Services - Central Florida, LLC  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801  
Attn: George Flint

**Re: Reunion West Community Development District Special Assessment  
Bonds, Series 2019 (Assessment Area Five Project)**

Dear Board of Supervisors:

Greenberg Traurig, P.A. would be pleased to serve as Bond Counsel to the Reunion West Community Development District (the "District") in connection with the above-referenced proposed special assessment bond issue (the "Bonds") to be issued to finance certain public infrastructure improvements (herein, the "Project") and the costs of issuance of the Bonds.

We would propose to perform all of the services customarily performed by bond counsel, including necessary tax analysis in connection with the issuance of the above-referenced Bonds under a trust indenture (which we shall prepare), the preparation of all bond resolutions, the drafting of all closing papers, the delivery of our tax opinion to the investors and assistance in the preparation of a preliminary and final limited offering memorandum. For our services, we would propose a legal fee of \$50,000. We would like to point out that our Firm will provide an unqualified tax opinion subject to additional tax diligence in light of the Villages TAM. We would also assist District Counsel in the validation of the Bonds. In addition, we would review all required assessment proceedings prepared by District Counsel.

We will also seek reimbursement of our reasonable documented expenses; such fees and expenses payable at, and contingent upon, the closing of the Bond issue (other than our expenses which are not contingent on the closing of the Bonds). Our out-of-pocket expenses, for which we will bill the District at the time of delivery of the Bonds, will not include the cost of preparing the final bond transcripts. Such item will be a post-closing matter and will be billed to the District at cost. Our fees assume that the requirements of Circular 230 will not be applicable to the Bonds; but in any event could not exceed the above stated amounts without notice to the Board of Supervisors.

If for any reason the District is unable to complete its financing or shall abandon issuing the Bonds utilizing special assessment bonds to finance the costs of the Project, our

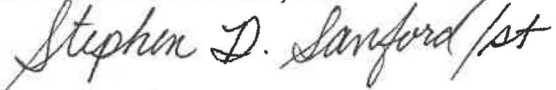
proposed bond counsel fee would be payable in the amount described below on or before the close of calendar year 2019. Such amount due would be equal to our normal hourly rates, discounted by 10%, plus our reasonable documented out-of-pocket expenses. In all cases, if we were to be paid under such formula, our total fee for services provided as bond counsel would not exceed \$50,000. We presume that under that scenario, where there are no bond proceeds available to pay our fees, payment would be made from general fund moneys of the District or moneys provided by the primary landowner/developer.

If our fee quote is acceptable to you, please indicate by signing below on the extra copy of this letter enclosed and return the same to me.

If you have any questions, please feel free to give me a call. We look forward to the opportunity to work with you on this financing.

Very truly yours,

GREENBERG TRAURIG, P.A.

A handwritten signature in cursive script that reads "Stephen D. Sanford /st".

Stephen D. Sanford, Shareholder

REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

43153169v1/052406.010900

## SECTION VI



## **RESOLUTION 2019-10**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2019 (ASSESSMENT AREA FIVE) SPECIAL ASSESSMENT BONDS; APPROVAL OF DISTRICT IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Reunion West Community Development District (the "District") is a local unit of special purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created by Ordinance No. 01-32, duly enacted by the Board of County Commissioners of Osceola County, Florida (the "County") on September 24, 2001, expanded by County Ordinance No. 05-27 on July 18, 2005 and County Ordinance No. 2019-08 on January 7, 2019; and

**WHEREAS**, on January 24, 2019, the Board of Supervisors (the "Board") of the District adopted Resolution No. 2019-06 authorizing, among other things, the issuance of not to exceed \$10,000,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District; and

**WHEREAS**, the District duly authorized and will issue its \$7,095,000 aggregate principal amount Special Assessment Bonds, Series 2019 (Assessment Area Five) (the "Series 2019 Bonds") for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

**WHEREAS**, the Reunion West Community Development Second Supplemental Engineer's Cost Report dated January 10, 2019, attached to this Resolution as **EXHIBIT "A"** (referred to as the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2019 Bonds (the "Series 2019 Project"); and

**WHEREAS**, the Engineer's Report estimated capital costs for the Series 2019 Project total \$8,217,132.72, of which approximately \$6,057,286 shall be paid for by the Series 2019 Bonds and the remaining portion of which will be paid directly by the developer or through other methods of financing; and

**WHEREAS**, pursuant to the terms of the Supplemental Assessment Methodology for Assessment Area Five for the Reunion West Community Development District, dated May 1, 2019 (the "Series 2019 Assessment Methodology"), the estimated total costs paid for by the Series 2019 Bonds inclusive of capital costs, financing costs, capitalized interest, costs of issuance, reserve funds and contingencies totaled approximately \$7,095,000; and

**WHEREAS**, on February 21, 2019, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted

Resolution 2019-07 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the cost of the 2019 Project and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* ("Special Assessment Lien"); and

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

**1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

**3. FINALIZATION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2019 BONDS.** Pursuant to Section 170.08, *Florida Statutes*, and District Resolution 2019-07, special assessments securing the Series 2019 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the Actual Project Costs of the Series 2019 Project. Attached hereto as **EXHIBIT "B"**, and incorporated herein by reference, is the Series 2019 Assessment Methodology which accurately reflects the amount of special assessments of the Series 2019 Bonds. The assessments levied pursuant to Resolution 2019-07 also correctly reflect the outstanding debt due on the Series 2019 Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolution 2019-07, the special assessments on parcels specially benefited by the Series 2019 Project are hereby finalized in the amount of the outstanding debt due on the Series 2019 Bonds in accordance with **EXHIBIT "B"** herein, and is apportioned in accordance with the methodology described in **EXHIBIT "B"**, upon the specially benefited lands indicated in the District's Assessment Lien Roll attached as part of the Series 2019 Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2019 Bonds.

**4. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims.

**5. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2019-07, which remains in full force and effect. This Resolution and Resolution 2019-07 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**6. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**7. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**APPROVED AND ADOPTED** this 9<sup>th</sup> day of May, 2019.

*[SIGNATURES ON FOLLOWING PAGE]*

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**

**SIGNATURE PAGE FOR RESOLUTION 2019 - 10**

ATTEST:

**REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit A:** Engineer's Report  
**Exhibit B:** Assessment Methodology

**EXHIBIT "A"**  
**ENGINEER'S REPORT**

[ATTACHED BELOW]

# Second Supplemental Engineer's Cost Report for



Reunion West Community Development District  
Osceola County, Florida  
Dated: January 10, 2019

This Second Supplement supplements the Engineer's Cost Report  
originally dated February 27, 2002 and last revised on June 13, 2017.

**Prepared by:**

Boyd Civil Engineering, Inc.  
Reunion West CDD Engineer  
6824 Hanging Moss Rd.  
Orlando, FL 32807

## **I. INTRODUCTION**

### **A. Second Supplemental Engineer's Report**

The Reunion West Community Development District ("Reunion West CDD") Engineer's Cost Report dated February 27, 2002 was adopted by the Reunion West CDD and has been revised multiple times to accommodate development and financing updates for the public infrastructure project components of the Reunion West CDD, as follows: February 27, 2002, March 15, 2002, June 5, 2003, June 23, 2003, August 12, 2004, April 9, 2009, November 14, 2013, December 12, 2013, October 29, 2014, February 11, 2016, and the First Supplemental Engineer's Cost Report Dated June 8, 2017. (collectively, and as modified, the "Engineer's Report"). Prior Reports describe public infrastructure and costs associated with Assessment Areas One, Two, Three and Four. Infrastructure Construction and platting of Assessment Areas One, Two, Three and Four have been completed. Refer to prior Engineers Reports for additional information regarding these previously completed assessment areas.

This Second Supplemental Engineer's Report describes public infrastructure and costs associated with the Assessment Area Five Project

### **ASSESSMENT AREA FIVE:**

Based on the current development plans of the Developer, the Reunion West CDD finds it necessary to construct and finance a portion of the public infrastructure necessary for the development within the lands covered by area collectively referred to as Assessment Area Five:

1. Reunion West Phase 4 – 50 Acres of undeveloped land planned for 153 single family lots. This area is not yet platted.
2. Reunion West 17<sup>th</sup> & 18<sup>th</sup> Fairways Phase 2 (Bears Den Club 17-Hole) – 6.6 acres of undeveloped land within the Bears Den project. Platted for 21 single family lots. Recorded in Plat Book 27 Page 13, Osceola County, Florida.
3. Reunion West 17<sup>th</sup> & 18<sup>th</sup> Fairways Phase 3 (Bears Den Club – Driving Range) – 9.9 acres of undeveloped land within the Bears Den Project. Planned for 54 Townhome lots. This area is not yet platted.

For a complete description of the Assessment Five Development areas, refer to Section II and Table 2.

Assessment Area Five is undergoing a density change; for ease of reference, the land use summary for all property within the Reunion West CDD from the Engineer's Report is reproduced, as amended, in Table 1.

The reader of this Second Supplement Report is advised to review the complete Engineer's Report of a full history of the Reunion West CDD's infrastructure projects and modifications thereto, as well as related historical information concerning the financing of these infrastructure projects.

The Reunion West CDD will adopt a revised methodology report to reflect the changes in the development plan, densities and assessments for the affected properties.

## B. Description of Reunion West CDD and its Land Uses

The Reunion West CDD consists of approximately 930 acres with 41 additional acres being added though a pending petition to expand. The land use summary within the Reunion West CDD boundaries is reproduced, as amended, from the Engineer's Report in Table 1 below. The platted (or to be platted) areas of Assessment Area Five are included.

**TABLE 1  
LAND USE SUMMARY WITHIN THE  
REUNION WEST CDD BOUNDARIES**

Updated Based on Proposed Revisions to the Approved Development Program  
Updated January 22, 2016, revised June 8, 2017 and December 31, 2018

Parcel	Assessment Area*	Land Use	Units	Acreage
Phase 3 Parcel 3	1	Resort S.F.	175 D.U.	45.5
Phase 3 Parcel 4	1	Golf Maintenance / B.O.H.	20,000 GSF.	5.3
Phase 3 Parcel 5	1	Resort S.F.	127 D.U.	29.1
Phase 3 Parcel 7	1	Resort S.F.	72 D.U.	31.3
Phase 3 Parcel 8	1	Resort S.F.	236 D.U.	39.3
Phase 3 Parcel 9	1	Resort S.F.	89 D.U.	29.4
Phase 3 Parcels 1 & 10 Combined	1	Resort M.F.	338 D.U.	20.2
Original K-Hill Tract (NIC Portion to be Assigned to Assessment Area 5)	2, 3 and 4	Resort Single Family	416 SF Detached DU	139.68
Phase 2 Parcel 12	3 and 4	Resort S.F.	201 SF Detached DU	55.3
Phase 3 Parcel 6A	4	Resort S.F.	52 SF. Detached DU	15
Phase 3 Parcel 2	5	Resort S.F.	54 SF. Attached DU	9.9
Phase 3 Parcel 6B	5	Resort S.F.	21 S.F. Detached DU	6.6
Replatting a Portion of K-Hill Tract and K-Hill Expansion Area	5	Resort S.F.	153 S.F. Detached	49.92
		Golf Course		158.8
		Upland Preservation		42.76
		Wetland Conservation		184.16
		CDD Stormwater Ponds		50
		CDD Collector Road Right-of-Way		32.9
		Other Areas		32.13
<b>TOTALS</b>		<b>Acreage</b>		<b>971.65</b>
		<b>Resort SF Detached / SF Attached</b>		<b>1507</b>
		<b>Resort MF</b>		<b>338</b>



## II. ASSESSMENT AREA FIVE PROJECT

The Reunion West CDD's master infrastructure has been and will continue to be constructed in phases as the remaining undeveloped land in the Reunion West CDD is developed. The categories of master infrastructure presented in the Engineer's Report have not changed. This Supplemental Report provides specific cost and related information to describe the Assessment Area Five Project. Budget estimates for the costs of on-site parcel infrastructure for Assessment Area Five parcels are shown below in Table 2.

Description of Assessment Area Five Development Areas:

1. **Re-platting Portion of K-Hill Tract and CDD Expansion Area** -- Now Known as ***"Reunion West Phase 4"*** -- 50 Acres of undeveloped land planned for 153 single family lots. This includes 8.92 acres of acres of the Existing K-Hill Tract, currently designated as a CDD owned stormwater pond (Parcel ID 2225274924000100P0)\* and 41 acres of area currently included in a Petition to Expand of the Reunion West CDD (Parcel ID 2725273160000A0030. This project area is not yet platted. When platted, this development area will include 153 single family lots.  
  
***\*NOTE: This Parcel is currently owned by the District and is in the process of being acquired by the Developer through a land swap.***
2. **PHASE 3 PARCEL 6B** -- Now Known as ***"Reunion West 17<sup>th</sup> & 18<sup>th</sup> Fairways Phase 2 (Bears Den Club 17-Hole)"*** -- 6.6 acres un undeveloped land within the Bears Den project. Platted for 21 single family lots . Recorded in Plat Book 27 Page 13, Osceola County, Florida.
3. **PHASE 3 PARCEL 2** - Now Known as ***"Reunion West 17<sup>th</sup> & 18<sup>th</sup> Fairways Phase 3 (Bears Den Club -- Driving Range)"*** -- 9.9 acres of undeveloped land within the Bears Den Project. Planned for 54 Townhome lots. This project area is not yet platted. Existing Parcel IDs: 27252749270001WC10 and 27252749270001SF20.

The Assessment Area Five Project described in this Supplemental Report is intended to provide special benefit to the assessable real property within the boundaries of Assessment Area Five within the District in accordance with Florida law. The District may construct, acquire, own and operate all or any portion of the proposed Assessment Area Five Project improvements as allowed under Florida law. The District may dedicate certain public improvements to other governmental entities as required or permitted by law or approvals for the development. The Developer intends to construct the Assessment Area Five Project in phases and to convey them as completed to the District in exchange for payment in the lesser amount of actual cost or reasonable cost as set forth in the Agreement by and between the District and the Developer Regarding an Acquisition of Certain Work Product and Infrastructure (the "Acquisition Agreement") to be entered into in conjunction with closing on the Series 2019 Bonds. The District will pay for only those portions of the Assessment Area Five Project for which proceeds from the Series 2019 Bonds are available. The Developer is obligated to complete at its own cost the Assessment Area Five Project under a Completion Agreement between the District and

the Developer Regarding the Completion and Conveyance of Certain Improvements (the “Completion Agreement”) to be entered into in conjunction with closing on the Series 2019 Bonds.

**TABLE 2**  
**SUMMARY OF ASSESSMENT AREA FIVE INFRASTRUCTURE**  
**CATEGORIES AND PROJECTED COSTS**

<b>Cost Category</b>	17th and 18th Fairways - Phase 2(As Recorded , Plat Book 27, Page 13)	17th and 18th Fairways Phase 3(AKA Phase 3 Parcel 2 , Includes Existing Parcels 27252749270001WC10 & 27252749270001SF20)	Reunion West Phase 4 (K-Hill Expansion Area and Existing CDD Tract 2225274924000100P0)	<b>Totals</b>
	21 Single Family Lots	54 Townhome Lots	153 Single Family Lots	Total 228 Units
Mass Grading <sup>1</sup> & Stormwater Facilities <sup>1</sup> for CDD Projects	\$ 477,631.00	\$ 1,053,937.00	\$ 1,848,905.00	\$ 3,380,473.00
Public Roadways <sup>1</sup>	\$ 153,023.00	\$ 595,950.00	\$ 989,039.00	\$ 1,738,012.00
Potable Water, Wastewater & Effluent Reuse <sup>1</sup>	\$ 219,111.00	\$ 309,279.00	\$ 1,381,641.00	\$ 1,910,031.00
Electrical , Communication & Lighting <sup>2</sup>	\$ 35,200.00	\$ 50,000.00	\$ 82,000.00	\$ 167,200.00
Landscape, Hardscape & Irrigation <sup>2</sup>	\$ 60,000.00	\$ 90,248.00	\$ 366,048.00	\$ 516,296.00
Parks, Recreation and Entrance Security Gatehouse <sup>4</sup>	\$ 15,000.00	\$ 25,000.00	\$ 0.00	\$ 40,000.00
Professional Design , County, Legal & Bond Fees <sup>2</sup>	\$ 57,597.90	\$ 127,464.84	\$ 280,057.98	\$ 465,120.72
<b>TOTALS</b>	<b>\$ 1,017,562.90</b>	<b>\$ 2,251,878.84</b>	<b>\$ 4,947,690.98</b>	<b>\$ 8,217,132.72</b>

Notes for Tables 2:

- <sup>1</sup> Construction budgets for Assessment Area Five obtained from estimates prepared by Dave Schmidt Engineering, submitted to and reviewed by Boyd Civil Engineering.
- <sup>2</sup> District Engineer Estimates.
- <sup>3</sup> Budgets for mass grading, stormwater facilities, roadways, potable water, wastewater and efficient reuse water were obtained from estimates prepared by Dave Schmidt Engineering, Inc.
- <sup>4</sup> Gatehouse provides security services; roads are open to the public.

Mass grading will only occur within the public right-of-ways and CDD stormwater ponds; grading of lots, or other private areas, is not included. Permits for construction were and continue to be required prior to the start of master infrastructure construction. The District Engineer hereby certifies that all permits necessary to complete the Assessment Area Five Project have either already been obtained, or will be obtained, following a customary and normal permitting process.

### **III. OPERATION AND MAINTENANCE RESPONSIBILITY**

The ownership, operation and/or maintenance responsibilities of the proposed infrastructure improvements will be as identified in the Engineer's Report or as identified below:

<b>ON-SITE DISTRICT IMPROVEMENTS</b>	<b>RESPONSIBLE ENTITY</b>
Stormwater	CDD
Public Roadways	CDD
Potable Water, Wastewater, & Effluent Reuse	TOHO WATER AUTHORITY
Electrical, Commercial, & Lighting	DUKE ENERGY (ELECTRIC AND LIGHTING)
Landscape, Hardscape, & Irrigation	CDD
Parks Recreation and Entrance Security Gatehouse	CDD

#### **IV. SUMMARY AND CONCLUSIONS**

The Assessment Area Five Project described in this Supplemental Report is necessary for the development of Assessment Area Five, and such infrastructure is located within the boundary of the District. The planning and design of the public infrastructure improvements is in accordance with current governmental regulatory requirements. The Assessment Area Five Project will provide the intended functions so long as the construction is in substantial compliance with the design and permits and the facilities are properly maintained.

The costs of constructing and/or acquiring the Assessment Area Five Project described in this report are based on current plans or estimated quantities for the Assessment Area Five Project infrastructure as shown on the approved plans, drawings, specifications and development requirements, latest revision. To the best of our professional opinion, knowledge and belief, the costs of the Assessment Area Five Project provided herein are reasonable to complete the construction of the Assessment Area Five Project described herein.

All infrastructure costs of the Assessment Area Five Project are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The benefits to the assessable parcels within Assessment Area Five to be derived from the Assessment Area Five Project will be not less than the costs of such Improvements comprising the Assessment Area Five Project.

The opinion of the probable construction cost is only an estimate and not a guaranteed maximum price. The estimated cost of the Assessment Area Five Project is based on historical unit prices or current prices being experienced for on-going and similar types of work in the region. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost of the Series 2019 Project may be more or less than this estimate.

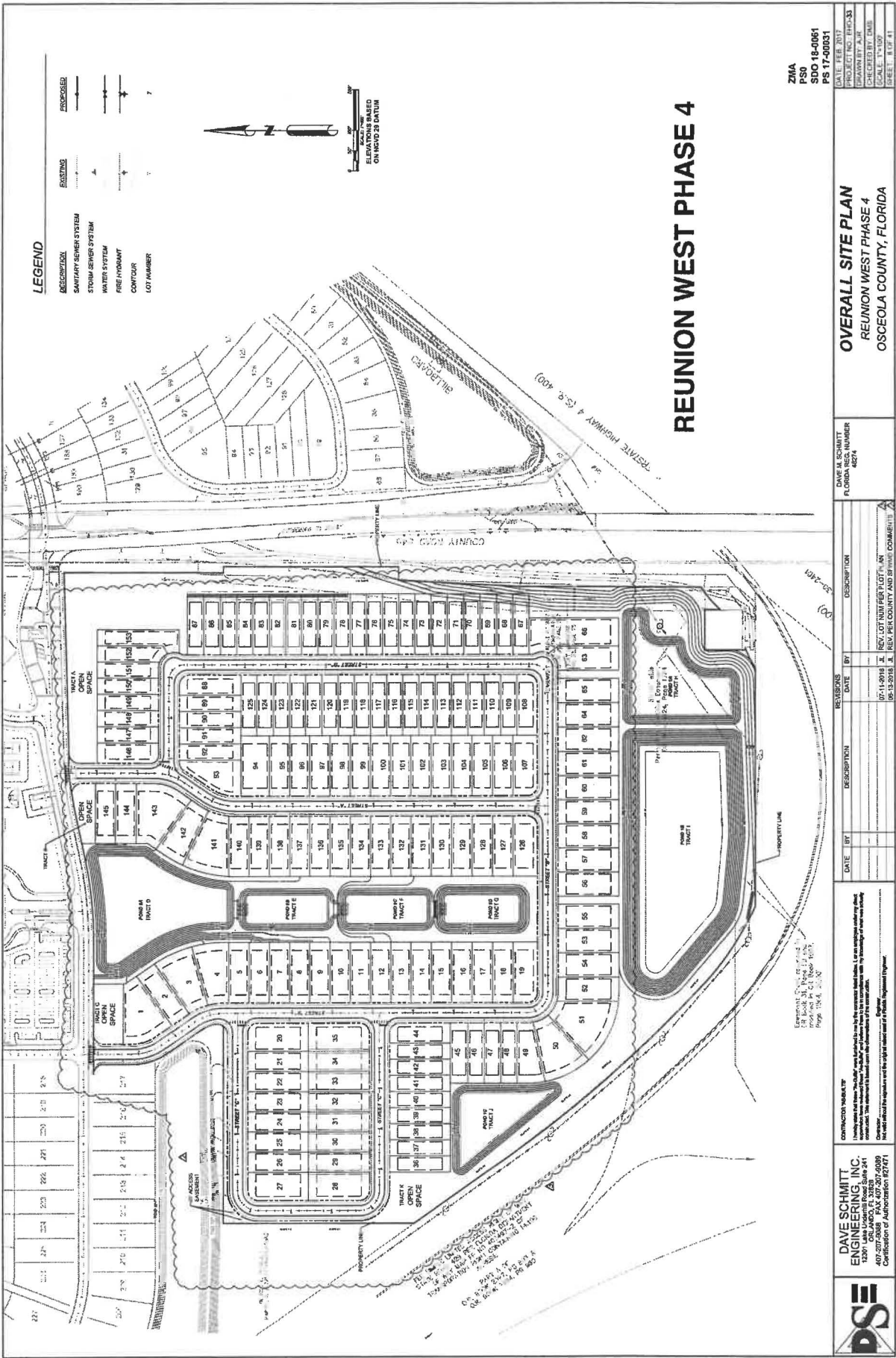
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Steve Boyd, P.E.  
Boyd Civil Engineering, Inc.  
Reunion West CDD District Engineer  
State of Florida Registration No. 43225

Dated: January 10, 2019

**Exhibit A**  
**Graphical Depiction of Assessment Area Five**

1. Reunion West Phase 4 – 50 Acres of undeveloped land planned for 153 single family lots.
2. Reunion West 17<sup>th</sup> & 18<sup>th</sup> Fairways Phase 2 (Bears Den Club 17-Hole) – 6.6 acres of undeveloped land within the Bears Den project. Platted for 21 single family lots. Recorded Osceola County Plat Book 27 Page 13.
3. Reunion West 17<sup>th</sup> & 18<sup>th</sup> Fairways Phase 3 (Bears Den Club – Driving Range) – 9.9 acres of undeveloped land within the Bears Den Project. Planned for 54 Townhome lots.





Katrina S. Scarborough, CFA, CCF, MCF  
**Osceola County Property Appraiser**  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax: (407) 742-4900

## Parcel: 27-25-27-3160-000A-0030



### Owner Information

**Owner Name** REUNION WEST II LLC  
**Mailing Address** 1 TOWN CENTER RD STE 600  
 BOCA RATON, FL 33486  
**Physical Address** KISSIMMEE FL 34747  
**Description** NO AG ACREAGE-VAC  
**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 01/02/2019, which are subject to change prior to certification

Land	\$1,640,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(Just)	\$1,640,000
Assessed(estimated)	\$1,488,300
Exemption(estimated)	\$0
Taxable(estimated)	\$1,488,300

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

#### Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/01/2018

Land	\$1,640,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(Just)	\$1,640,000
Assessed*	\$1,353,000
Exemption	\$0
Taxable	\$1,353,000

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4556-2039	\$100	2013-12-05	SW
1	4544-2585	\$3,500,000	2013-12-05	SW
2	4328-0444	\$100	2012-09-20	CT
3	2568-1339	\$100	2004-07-26	QC
4	2568-1337	\$10,000,000	2004-07-26	WD
5	2568-1335	\$100	2004-07-26	QC
6	1783-1569	\$600,000	2000-09-12	WD
7	1783-1566	\$600,000	2000-09-12	WD
8	1783-1563	\$720,000	2000-09-11	WD
9	1783-1560	\$480,000	2000-09-06	WD
10	1081-2995	\$0	1992-03-06	QC
11	1031-0320	\$0	1991-08-27	PR
12	0901-0141	\$0	1983-08-22	OR
13	0375-0498	\$1	1977-11-10	WD

**Land Information - Total Acreage: 41.00**

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	41.00	0.00	AC	\$1,640,000

**Legal Description****Legal Description**

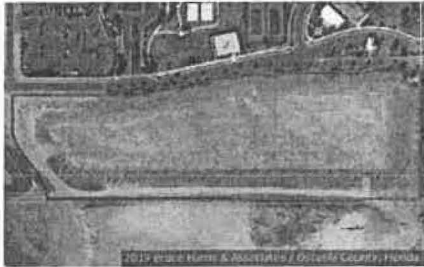
FLA FRUIT & TRUCKLAND CO SUB PG B PG 68 BLK A LOTS 3 THRU 7 LESS COM AT CENTERLINE OF SR 545 BEING COMMON CORNER OF SEC 27, 26, 22 & 23, S 1200.91 FT, W 144.12 FT TO POB; S 101.14 FT, W 99.95 FT, N 100.56 FT, E 99.88 FT TO POB & LESS COM AT CENTERLINE OF SR 545 BEING COMMON CORNER OF SEC 27, 26, 22, 23, S 1302.05 FT, W 236.57 FT TO POB; E 15 FT, S 22.5 FT, W 15 FT, N 22.5 FT, TO POB & LESS R/W LESS THE FOLLOWING LYING WITHIN THE ABOVE LEGAL: COM AT NE COR OF NE 1/4, W 2,013.62 FT TO POB; S 35 DEG E 793.31 FT TO POC, CONC NE, RAD 3,897 FT, CENT ANG 10 DEG, (CH BEARING S 40 DEG E 716.75 FT), SELY ALONG CURVE TO LEFT 717.76 FT TO PT OF COMP CURVE, CONC NE, RAD 717 FT, CENT ANG 19 DEG, (CH BEARING S 55 DEG E 243.97 FT), SELY ALONG CURVE TO LEFT 245.16 FT TO S/L OF BLK A LOT 5, W 780.38 FT TO NON-TAN CURVE, CONC SW, RAD 3,982 FT, CENT ANG 15 DEG, (CH BEARING N 26 DEG W 1,078.60 FT), NWLY ALONG CURVE TO LEFT 1,081.93 FT, N 34 DEG W 437.66 FT TO N/L OF SEC, E 379.12 FT TO POB & LESS THE FOLLOWING LYING WITHIN BLK A LOT 3: COM AT NE COR OF SEC, W 40 FT, S 448.24 FT, W 33.53 FT, S 3 DEG W 300.35 FT, S 442.75 FT TO POB; CONT S 90.40 FT, S 40 DEG W 57.65 FT, W 161.62 FT TO NON-TAN CURVE, CONC NW, RAD 717 FT, CENT ANG 4 DEG, (CH BEARING N 63 DEG E 55.31 FT), NELY ALONG CURVE TO LEFT 55.32 FT, E 1.46 FT, S 22.50 FT, E 15 FT, N 22.50 FT, E 77.45 FT, N 62.65 FT TO NON-TAN CURVE, CONC NW, RAD 717 FT, CENT ANG 5 DEG, (CH BEARING N 49 DEG E 73.40 FT), NELY ALONG CURVE TO LEFT 73.44 FT TO POB





Katrina S. Scarborough, CFA, CCF, MCF  
**Osceola County Property Appraiser**  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 22-25-27-4924-0001-00P0



### Owner Information

<b>Owner Name</b>	REUNION WEST CDD
<b>Mailing Address</b>	C/O GOVERNMENTAL MANAGEMENT SERVICES-CEN FL LLC 135 W CENTRAL BLVD STE 320 ORLANDO, FL 32801
<b>Physical Address</b>	FAIRFAX DR, KISSIMMEE FL 34747
<b>Description</b>	RESIDENTIAL COMMON ELEMENTS/AREA VAC
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 01/02/2019, which are subject to change prior to certification

Land	\$2
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(Just)	\$2
Assessed(estimated)	\$2
Exemption(estimated)	\$2
Taxable(estimated)	\$0

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

#### Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/01/2018

Land	\$2
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(Just)	\$2
Assessed*	\$2
Exemption	\$2
Taxable	\$0

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4873-2320	\$100	2015-11-18	SW
1	4873-2253	\$100	2015-11-17	SW

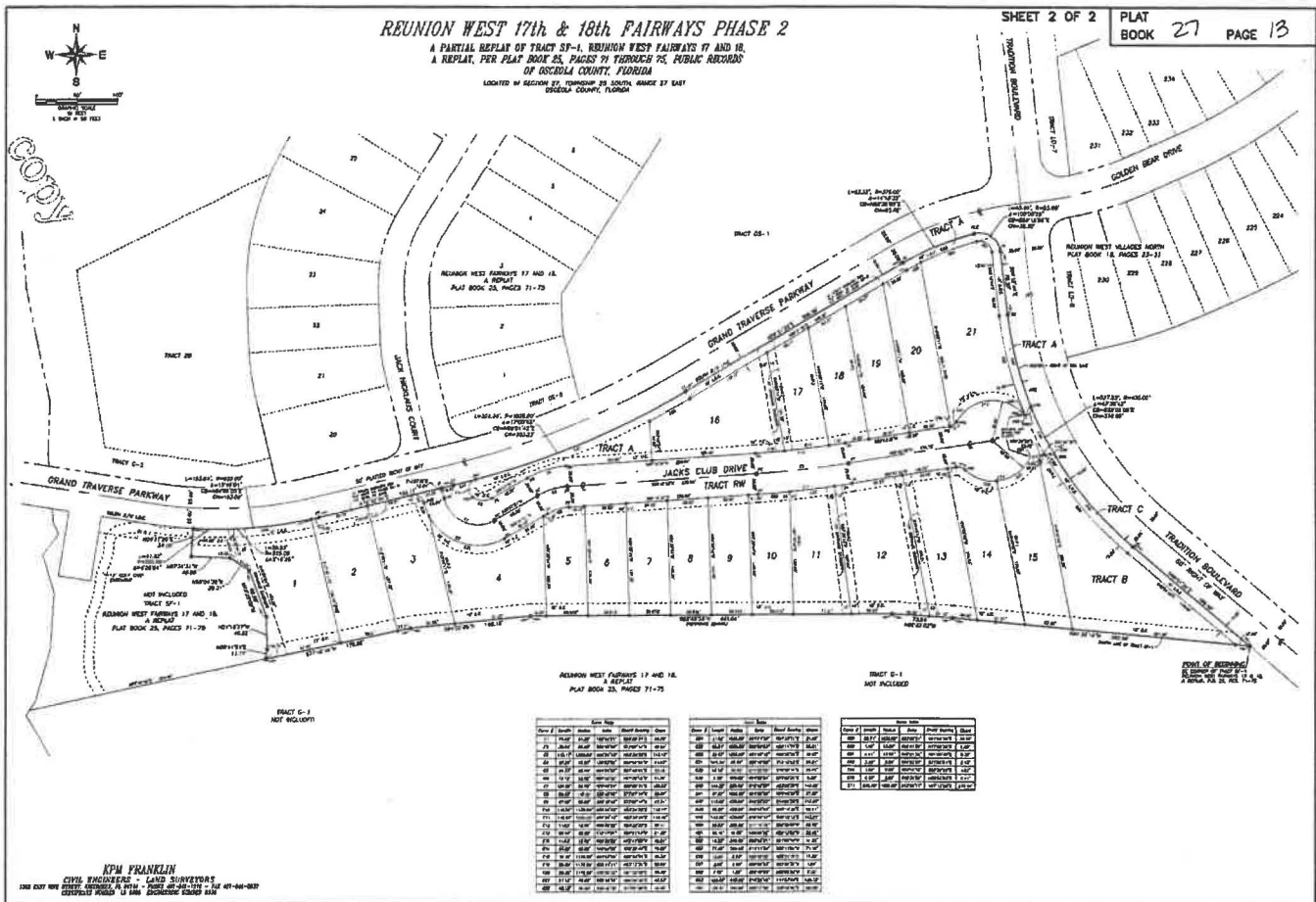
**Land Information - Total Acreage: 8.92**

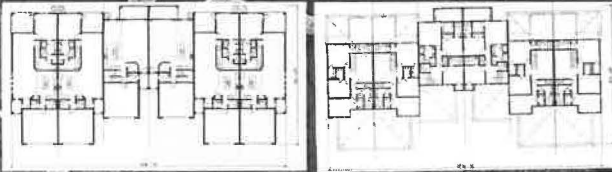
Land Description	Units	Depth	Land Type	Land Value
ROADWAY / PEDESTRIAN	8.92	0.00	AC	\$4,500

**Legal Description**

Legal Description	REUNION WEST PH 1 WEST & AMENITIES CENTER REPLAT PB 24 PG 75-82 TRACT P STORMWATER RETENTION
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# REUNION WEST 17TH & 18TH FAIRWAYS PHASE 2





**Townhome Program**

54 Townhome Units

**Note:**

Units facing driving range and putting greens could easily have an optional downstairs game room and gathering area because of the steep slope. The area by the putting greens will need to have an extended wall down to make up grade in either case.

**REUNION WEST 17TH AND 18TH  
FAIRWAYS PHASE 3**

  
**ENCORE CLUB**  
AT REUNION

  
**SARASOTA**



0 30 60 120'  
SCALE: 1" = 60'



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2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744  
Ph: (407) 742-5000 Fax: (407) 742-4900

## Parcel: 27-25-27-4927-0001-WC10



### Owner Information

Owner Name	REUNOIN WEST SPE LLC
Mailing Address	ONE TOWN CENTER RD STE 600 BOCA RATON, FL 33486
Physical Address	JACK NICKLAUS CT, KISSIMMEE FL 34747
Description	VACANT
Tax District	300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 01/02/2019, which are subject to change prior to certification

Land	\$58,800
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(Just)	\$58,800
Assessed(estimated)	\$58,800
Exemption(estimated)	\$0
Taxable(estimated)	\$58,800

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

#### Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/01/2018

Land	\$58,800
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(Just)	\$58,800
Assessed*	\$58,800
Exemption	\$0
Taxable	\$58,800

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5113-1604	\$100	2017-03-03	QC



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 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax: (407) 742-4900

## Parcel: 27-25-27-4927-0001-SF20



### Owner Information

<b>Owner Name</b>	REUNOIN WEST SPE LLC
<b>Mailing Address</b>	ONE TOWN CENTER RD STE 600 BOCA RATON, FL 33486
<b>Physical Address</b>	JACK NICKLAUS CT, KISSIMMEE FL 34747
<b>Description</b>	VACANT
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 01/02/2019, which are subject to change prior to certification

Land	\$337,200
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(Just)	\$337,200
Assessed(estimated)	\$337,200
Exemption(estimated)	\$0
Taxable(estimated)	\$337,200

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

#### Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/01/2018

Land	\$337,200
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(Just)	\$337,200
Assessed*	\$337,200
Exemption	\$0
Taxable	\$337,200

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5113-1604	\$100	2017-03-03	QC

**Land Information - Total Acreage: 8.43**

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	8.43	0.00	AC	\$337,200

**Legal Description**

Legal Description	REUNION WEST FAIRWAYS 17 & 18 REPLAT PB 25 PGS 71-75 TRACT SF-2 FUTURE DEVELOPMENT
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**Land Information - Total Acreage: 1.47**

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	1.47	0.00	AC	\$58,800

**Legal Description**

Legal Description	REUNION WEST FAIRWAYS 17 & 18 REPLAT PB 25 PGS 71-75 TRACT WC-1 FUTURE DEVELOPMENT
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**EXHIBIT “B”**

**ASSESSMENT METHODOLOGY**

[ATTACHED BELOW]

**SUPPLEMENTAL  
ASSESSMENT METHODOLOGY  
FOR ASSESSMENT AREA FIVE**

**FOR**

**REUNION WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: May 1, 2019**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
135 W. Central Blvd, Suite 320  
Orlando, FL 32801**

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## **1.0 Introduction**

The Reunion West Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District has issued, \$7,095,000 of special assessment bonds ("Series 2019 Bonds"). The Series 2019 Bonds are anticipated to fund certain infrastructure improvements that benefit 17<sup>th</sup> and 18<sup>th</sup> Fairways Phase 2, 17<sup>th</sup> and 18<sup>th</sup> Phase 3, Reunion West Phase 4 collectively referred to as Assessment Area Five. The infrastructure to be financed (the "Assessment Area Five Project") is identified in the Engineer's Cost Report, amended December 31, 2018, for Community wide Capital Improvements prepared by Boyd Civil Engineering, Inc. (the "Engineer's Report").

### **1.1 Purpose**

This Supplemental Assessment Methodology for Area Five (the "Assessment Report") provides for an assessment methodology for allocating the debt issued by the District to benefiting properties within Assessment Area Five. This Assessment Report allocates the debt to certain properties based on the special benefits each receives from the Assessment Area Five Project, as delineated in the Engineer's Report. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District imposed non ad valorem special assessments on the benefited lands within Assessment Area Five based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 930.65 acres in Osceola County, Florida of which Assessment Area Five represents approximately 67.2 acres. The proposed development plan is depicted in Table 1 (the "Development Plan"), as provided to the District by Reunion West Development Partners LLLP (referred to as "Developer"). The Development Plan envisions approximately 222 residential units. It is recognized that the Development Plan may change, and this Assessment Report will be modified accordingly.

The improvements contemplated by the District in the Assessment Area Five Project include master public facilities that benefit certain properties within Assessment Area Five of the District. Specifically, the District will construct and/or acquire certain infrastructure including mass grading (excluding any assessable lands in Assessment Area Five) and stormwater facilities, roadways, potable water and wastewater, electrical undergrounding differential, landscaping, hardscaping and recreation

facilities as detailed in the Engineer's Report. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the Assessment Area Five Project.
2. The District Engineer determines the assessable acres that benefit from the District's Assessment Area Five Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Assessment Area Five Project.
4. This assessments are initially divided equally among the benefited properties on a prorated gross acreage basis. As land is platted, this amount will be allocated to each of the benefited properties based on the number of platted units and product type.

### **1.3 Special Benefits and General Benefits**

The Assessment Area Five Project undertaken by the District creates special and peculiar benefits to assessable property within Assessment Area Five, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to certain property within the District. The implementation of the Assessment Area Five Project enables Assessment Area Five within the boundaries of Assessment Area Five to be developed. Without the District's Assessment Area Five Project, there would be no infrastructure to support development of land within Assessment Area Five of the District. Without these improvements, development of the property within Assessment Area Five of the District would be prohibited by law.

There is no doubt that the general public and property owners outside Assessment Area Five within the District will benefit from the provision of the District's Assessment Area Five Project. However, these benefits will be incidental to the District's Assessment Area Five Project, which is designed solely to meet the needs of property within Assessment Area Five of the District. Properties outside the District boundaries and outside of Assessment Area Five of the District do not depend upon the District's Assessment Area Five Project. The property owners within the Assessment Area Five are therefore receiving special benefits not received by those outside the District's boundaries and outside the boundaries of Assessment Area Five within the District.

## **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the Assessment Area Five are greater than the costs associated with providing these benefits. The District Engineer estimates that the Assessment Area Five Project, that is necessary to support full development of property within Assessment Area Five, will cost approximately \$8,217,133. The District's Underwriter projects that financing costs required to fund a portion of the infrastructure improvements, including the Assessment Area Five Project, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be \$7,095,000. Without the Assessment Area Five Project, the property within Assessment Area Five would not be able to be developed and occupied by future residents of the development.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District has issued \$7,095,000 in Series 2019 Bonds to fund a portion of the District's Assessment Area Five Project, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$7,095,000 in debt to the properties benefiting from the Assessment Area Five Project.

Table 1 identifies the land uses as indicated by the Developer of the land within Assessment Area Five. The construction costs needed for completion of the Assessment Area Five Project are outlined in Table 2. The improvements needed to support the Development Plan are described in detail in the Engineer's Report and are estimated to cost \$8,217,133. Based on the estimated costs, the size of the bond issue needed to generate funds to pay for a portion of the Assessment Area Five Project and related costs was determined by the District's Underwriter to total approximately \$7,095,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt assessments is a continuous process until the Development Plan is completed. The Assessment Area Five Project funded by the Series 2019 Bonds benefits all developable acres within Assessment Area Five.

The initial debt assessments will be levied on the gross acres for unplatted property within Assessment Area Five and then as platting occurs such debt assessments will be assigned to the platted lots. There are 21 single family lots that are platted and debt assessments assigned on a per unit basis. A fair and reasonable methodology allocates the debt assessments incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the Assessment Area Five are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has occurred and lots are developed, the assessments will be assigned to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Series 2019 Bonds will be allocated to the planned 222 residential units within the Assessment Area Five. The planned 222 residential units are the beneficiaries of the Assessment Area Five Project, as depicted in Table 5 and Table 6. If there are changes to Development Plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer, or one of its affiliates that own land within Assessment Area Five is required. The process is outlined in Section 3.0

The assignment of debt assessments in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Assessment Area Five Project consists of mass grading (excluding any assessable lands in Assessment Area Five) and stormwater facilities, roadways, potable water and wastewater, electrical undergrounding differential, landscaping and hardscaping, and recreation facilities as detailed in the Engineer's Report, and professional fees along with related incidental costs. There is one product type within the Development Plan. The single family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land use. It is important to note that the benefit derived from the Assessment Area Five Project on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Assessment Area Five Project will provide several types of systems, facilities and services for its residents. These include mass grading (excluding any assessable lands in Assessment Area Five) and stormwater facilities, roadways, potable water and wastewater, electrical undergrounding differential, landscaping and hardscaping, and parks and recreational facilities, and professional fees along with related incidental costs. The Assessment Area Five Project improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Assessment Area Five Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the Assessment Area Five Project described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Assessment Area Five Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the product type categories.



Accordingly, no acre or parcel of property within Assessment Area Five will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for the two product types (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Assessment Area Five Project is developed or acquired and financed by the District.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the platted or unplatted property within Assessment Area Five of the District boundaries, with remaining liens placed on unplatted property on an equal gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the Development Plan changes, then the District will update Table 6 to reflect the changes. The current assessment roll is depicted in Table 7.

TABLE 1  
 REUNION WEST COMMUNITY DEVELOPMENT DISTRICT  
 DEVELOPMENT PROGRAM  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FIVE

Product Type	17th and 18th Fairways - Phase 2	17th and 18th Fairways - Phase 3	Reunion West Phase 4	Total Units	ERUs per Unit (1)	Total ERUs
Single Family	21	0	153	174	1.00	174
Townhome	0	48	0	48	0.75	36
Total Units*	21	48	153	222		210

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

\* - Unit mix is subject to change based on market and other factors

TABLE 2  
 REUNION WEST COMMUNITY DEVELOPMENT DISTRICT  
 INFRASTRUCTURE COST ESTIMATES  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FIVE

Assessment Area Five Project (1)	17th and 18th Fairways - Phase 2	17th and 18th Fairways - Phase 3	Reunion West Phase 4	Cost Estimate
Mass Grading and Stormwater Facilities	\$477,631	\$1,053,937	\$1,848,905	\$3,380,473
Roadways	\$153,023	\$595,950	\$989,039	\$1,738,012
Potable Water, Wastewater, and Effluent Reuse	\$219,111	\$309,279	\$1,381,641	\$1,910,031
Electrical Undergrounding Differential	\$35,200	\$50,000	\$82,000	\$167,200
Landscape, Hardscape, and Irrigation	\$60,000	\$90,248	\$366,048	\$516,296
Parks, Recreation, and Entrance Gatehouse	\$15,000	\$25,000	\$0	\$40,000
Professional and Inspection Fees, Other Misc. Fees	\$57,598	\$127,465	\$280,058	\$465,121
<b>Totals</b>	<b>\$ 1,017,563</b>	<b>\$ 2,251,879</b>	<b>\$ 4,947,691</b>	<b>\$ 8,217,133</b>

(1) A detailed description of these improvements is provided in the Engineer's Report revised December 31, 2018 prepared by Boyd Civil Engineering, Inc.

**TABLE 3**  
**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FIVE**

<b>Description</b>	<b>Total</b>
Construction Funds	\$ 6,057,286
Debt Service Reserve	\$ 326,484
Capitalized Interest	\$ 290,073
Underwriters Discount	\$ 141,900
Cost of Issuance	\$ 213,025
Original Issue Discount	\$ 66,231
<b>Par Amount*</b>	<b>\$ 7,095,000</b>

**Bond Assumptions:**

Average Interest Rate	4.55%
Amortization	30 years
Capitalized Interest	12 months
Debt Service Reserve	75% Max Annual D/S
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4  
 REUNION WEST COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF IMPROVEMENT COSTS  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FIVE

Product Type	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvement Costs Per Product Type	Improvement Costs Per Unit
Single Family	174	1.00	174	82.9%	\$ 6,808,481	\$ 39,129
Townhome	48	0.75	36	17.1%	\$ 1,408,651	\$ 29,347
Totals	222		210	100.00%	\$ 8,217,133	

\* Unit mix is subject to change based on marketing and other factors

TABLE 5  
 REUNION WEST COMMUNITY DEVELOPMENT DISTRICT  
 ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FIVE

Product Type	No. of Units *	ERU Factor	ERU Totals	% of ERU	Improvement Costs by Product Type**	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family	174	1.00	174	82.9%	\$ 6,808,481	\$ 5,878,714	\$33,786
Townhome	48	0.75	36	17.1%	\$ 1,408,651	\$ 1,216,286	\$25,339
Totals	222		210	100%	\$ 8,217,133	\$ 7,095,000	

\* Unit mix is subject to change based on marketing and other factors

\*\* Balance of Infrastructure Needed for Project to be Funded by Developer

TABLE 6  
 REUNION WEST COMMUNITY DEVELOPMENT DISTRICT  
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FIVE

Product Type	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	174	\$ 5,878,714	\$ 33,786	\$ 360,688	\$ 2,073	\$ 2,205
Townhome	48	\$ 1,216,286	\$ 25,339	\$ 74,625	\$ 1,555	\$ 1,654
Totals	222	\$ 7,095,000		\$ 435,313		

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

\* Unit mix is subject to change based on market and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7  
REUNION WEST COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY ASSESSMENT ROLL  
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FIVE

Owner	Property Address	Parcel ID	Lot #	Product Type	Total Par Debt Allocation Per Unit	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0010	1	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0020	2	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0030	3	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0040	4	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0050	5	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0060	6	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0070	7	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0080	8	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0090	9	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0100	10	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0110	11	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0120	12	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0130	13	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0140	14	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0150	15	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0160	16	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0170	17	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0180	18	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0190	19	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0200	20	SF	\$ 33,786	\$ 2,073	\$ 2,205
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 2	27-25-27-4935-0001-0210	21	SF	\$ 33,786	\$ 2,073	\$ 2,205
					\$ 709,500	\$ 43,531	\$ 46,310
			<b>Acres</b>				
REUNION WEST II LLC	Reunion West Phase 4	27-25-27-3160-000A-0030	41	SF	\$ 4,486,812	\$ 275,288	\$ 292,859
REUNION WEST CDD*	Reunion West Phase 4	22-25-27-4924-0001-00P0	8.92	SF	\$ 976,155	\$ 59,892	\$ 63,715
REUNION WEST SPE LLC	17th and 18th Fairways - Phase 3	27-25-27-4927-0001-SF20	8.43	TH	\$ 922,532	\$ 56,602	\$ 60,215
			<b>58.35</b>		<b>\$ 6,385,500</b>	<b>\$ 391,781</b>	<b>\$ 416,789</b>
					\$ 7,095,000	\$ 435,313	\$ 463,098

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

\* This parcel is an existing CDD stormwater tract that will be included in the proposed re-plat with new stormwater areas being dedicated to CDD.

Annual Assessment Periods	30
average Coupon Rate (%)	4.55%
Maximum Annual Debt Service	\$435,313

Prepared by: Governmental Management Services - Central Florida, LLC



## SECTION VII

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:

Zelica M. Quigley, Esq.  
Nelson Mullins Broad and Cassel  
1905 NW Corporate Blvd., Suite 310  
Boca Raton, Florida 33431

## SIGNAGE EASEMENT AGREEMENT

**THIS SIGNAGE EASEMENT AGREEMENT** ("**Agreement**") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by and between Reunion West Community Development District, a local unit of special purpose government, whose address is 135 W. Central Blvd., Suite 320, Orlando, Florida 32801 (the "**District**"), and Reunion West Fairways 17 and 18 Association, Inc., a not-for-profit Florida corporation, whose mailing address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 (the "**Association**") (The District and the Association are sometimes together referred to herein as the "**Parties**", and separately as the "**Party**").

### WITNESSETH:

**WHEREAS**, the Association is the association formed with respect to the property located in Osceola County, Florida, which includes without limitation, Lots 1 through 52, inclusive, of Reunion Fairways 17 and 18, a Replat, according to the plat thereof, recorded in Plat Book 25, Pages 71 through 75, of the Public Records of Osceola County, Florida, and Lots 1 through 21, inclusive, Reunion West 17<sup>th</sup> and 18<sup>th</sup> Fairways Phase 2, according to the plat thereof, recorded in Plat Book 27, Pages 12 through 13, of the Public Records of Osceola County, Florida; and

**WHEREAS**, the District is the owner of the right-of-way identified as Bear's Den Lane on the Plat of Reunion West Fairways 17 and 18, A Replat, recorded in Plat Book 25, Pages 71 through 75 of the Public Records of Osceola County, Florida (the property within such plat is referred to herein as "**Fairway 18 Property**"). Reunion West Development Partners, LLLP, a Florida limited liability limited partnership ("**RWDP**") may convey to the District the right-of-way identified as Jack's Club Drive on the Plat of Reunion West 17<sup>th</sup> & 18<sup>th</sup> Fairways Phase 2, recorded in Plat Book 27, Pages 12 through 13, of the Public Records of Osceola County, Florida (the property within such plat is referred to herein as "**Fairway 17 Property**"; and together with the Fairway 18 Property, the "**Property**"; and

**WHEREAS**, the Association is a party to that certain Amended and Restated License Agreement – Vacation Property dated as of February 4, 2019, by and between Nicklaus Real Estate Licensing, LLC, a Florida limited liability company (the "**Nicklaus Company**"), RWDP and the Association (the "**License Agreement**").

**WHEREAS**, as permitted pursuant to the License Agreement, (i) "Bear's Den" and the image of a bear are both being used on the signage contained on the sign monument within the Fairway 18 Property and the image of a bear is also being used as signage on the entry gates within the Fairway 18 Property (collectively, the "**Fairway 18 Property Signage**"); and (ii) "Bear's Den" and/or the image of a bear may be installed on the signage on any sign monument which may be constructed within the Fairway 17 Property and the image of a bear may also be installed as signage

on entry gates which may be constructed within the Fairway 17 Property (collectively, the “Fairway 17 Property Signage”).

**WHEREAS**, the Association desires to maintain the Fairway 18 Property Signage and the Fairway 17 Property Signage, if and to the extent installed.

**WHEREAS**, upon the expiration of the term under the License Agreement, the Association is required to remove the Fairway 18 Property Signage and the Fairway 17 Property Signage if and to the extent installed.

**WHEREAS**, the District desires to grant to the Association a permanent, non-exclusive easement for construction, installation, operation, repair, maintenance, use, replacement and removal of the Fairway 18 Property Signage and the Fairway 17 Property Signage.

**NOW, THEREFORE**, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the District to the Association, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

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

2. **Perpetual Easement.** The District hereby grants to the Association, its successors and/or assigns, a permanent, non-exclusive easement, over, in and upon the Property for access, ingress and egress, and for the installation, operation, repair, maintenance, use, replacement and removal of the Fairway 18 Property Signage and the Fairway 17 Property Signage.

3. **Maintenance.** Nothing contained herein shall obligate the Association to install the Fairway 17 Property Signage. The Fairway 18 Property Signage and the Fairway 17 Property Signage, if installed, shall be considered Common Area as defined in Declaration Of Covenants, Conditions And Restrictions of Reunion West Fairways 17 And 18 recorded in Official Records Book 5474, Page 1348 of the Public Records of Osceola County, Florida and as such, the Association, at the Association’s expense, shall be responsible for maintaining, repairing and restoring the Fairway 18 Property Signage, and the Fairway 17 Property Signage if and to the extent installed, in order to keep the same in good condition and in compliance any and all Osceola County signage requirements. The Association shall have the right to remove the Fairway 18 Property Signage, as well as the Fairway 17 Property Signage if and to the extent installed; provided, however, that the Association shall be responsible to repair any damage caused to any entry sign monument or gates located within the Property in connection with such removal. Prior to installation of the Fairway 17 Property Signage, to the extent same is different than the Fairway 18 Property Signage, then the Association shall submit plans and specifications for such signage to the District for review, comment and approval by the District, such review, comment and approval shall be undertaken by the District in its sole discretion.

4. **Insurance.** The Association and/or any contractors performing work for the Association on any portion of the Property, shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance shall be issued by solvent, reputable insurance companies authorized to do business in the

State of Florida, naming the District and Association as additional insureds, as their interests may appear.

5. **Indemnity.** The Association hereby agrees to indemnify and hold harmless the District from and against any and all actions, causes of action, claims, demands, liabilities, judgments, costs, expenses whatsoever (including, without limitation attorneys' fees at trial and appellate levels) to the extent arising out of the negligent acts or omissions or intentional misconduct of the Association's officers, staff or employees or the exercise by the Association or its agents, employees, consultants, representatives, contractors (and their subcontractors, employees, and materialmen) in connection with the exercise of the Association's rights and obligations set forth herein.

6. **Beneficiaries of Easement Rights.** The easements set forth in this Agreement shall be for the sole benefit and use of the Association, its successors and assigns, and the Association's agents, employees, members, consultants, representatives, and contractors (and their subcontractors, employees and materialmen), only to the extent necessary to carry out the purpose and use of the Property set forth herein.

7. **Assignment.** The Association may assign its rights and obligations under this Agreement to any association, entity, municipality, district or other governmental authority that agrees to maintain, repair and restore the Fairway 18 Property Signage, and the Fairway 17 Property Signage if and to the extent installed, in accordance with the terms of this Agreement, and assumes the obligations of the Association hereunder, whereupon the Association shall be released from all obligations and liabilities hereunder.

8. **Amendments and Waivers.** This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties and recorded in the Public Records of Osceola County, Florida. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.

9. **Termination of Easement.** This Easement may be terminated by: (a) the mutual written agreement of both Parties, (b) automatically upon the District's removal of signage and monummentation from the Easement Area or (c) automatically if the Association fails to install the Fairway 17 Property Signage within one (1) year of the recording of this Easement. If this Easement is terminated pursuant to provision (b) or (c) as listed in Section 9 above, the District shall be permitted to unilaterally prepare, execute and record a Release of Easement or any other document as needed to evidence the termination of this Easement.

10. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) one (1) day after depositing with a nationally recognized overnight courier service, or (ii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to

such other address as either Party may from time to time designate by written notice to the other Party.

11. **Liens.** The Association shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Property in connection with the exercise of rights hereunder.

12. **Miscellaneous.** This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Osceola County, Florida. The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said parties liable for the debts or obligations of the other. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement. Time is of the essence of this Agreement. This Agreement shall be binding upon and inure to the benefit of the District and the Association and their respective successors and assigns. The rights, privileges and easements granted and conveyed hereunder shall be a burden upon the Property. The Association, at all times, shall comply with federal, state and local law, as well as any applicable rules, regulations, requirements and procedures relating to the Easement, Fairway 17 Property Signage and Fairway 18 Property Signage.

13. **Attorneys' Fees.** Should any action be brought arising out of this Agreement, including, without limitation, any action for declaratory or injunctive relief, or any action for the enforcement hereof, the predominantly prevailing party shall be entitled to reasonable attorneys' fees and costs and expenses of investigation, and costs of collection all as actually incurred, including, without limitation, attorneys' fees, costs, and expenses of investigation incurred before, during or after trial or in any appellate proceedings or in any action or participation in, or in connection with, any case or proceeding under the United States Bankruptcy Code, or any successor statutes. Any judgment or decree rendered in any such actions or proceedings shall include the award of attorneys' fees, costs, and expenses, as just described. The terms of this section shall survive the termination of this Agreement.



Signed, sealed and delivered  
in the presence of :

**REUNION WEST FAIRWAYS 17 AND 18  
ASSOCIATION, INC.,**  
a Florida not-for-profit Florida corporation

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

By:\_\_\_\_\_  
Rick Feather, its President

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

**STATE OF FLORIDA                    )**  
  )  
**COUNTY OF PALM BEACH        )**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2019, by Rick Feather, as President of Reunion West Fairways 17 and 18 Association, Inc., a not-for-  
profit Florida corporation, on behalf of said corporation. He is personally known to me or has produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida







## SECTION VIII

## RESOLUTION 2019-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Reunion West Community Development District ("**District**") prior to June 15, 2019, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 8, 2019

HOUR: 12:30 p.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 9<sup>TH</sup> DAY OF MAY, 2019.**

ATTEST:

**REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

*This item will be provided under  
separate cover*

# SECTION X

## SECTION C

# SECTION 1

**Reunion East**

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	3/14/11	Irrigation Turnover	Developer		On Hold	Issue on Hold Pending CUP Negotiation
2	3/16/17	Allocation of 532 Costs	Scheerer/d'Adesky		On Hold	Proposals from Yellowstone presented at August meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	1/11/18	Amendment to MSA to Incorporate Heritage Crossing Community Center & Horse Stables	Resort/Flint		In Process	Negotiations with New Resort Owners to Take Place Over the Course of 60-90 Days
4	10/11/18	Evaluation of Speed Limit Signs	Cruz		In Process	Signs Delivered; Awaiting Installation
5	12/13/18	Repainting of Signs Throughout Community	Scheerer		Complete	
6	4/11/19	Old Lake Wilson Road Gate Signage	Scheerer/Boyd		In Process	
7	4/11/19	Watson Court Park	Scheerer		In Process	Proposals Pending for Landscaping Enhancements
8	4/11/19	Review of 4-Way Stop at Spine Road & Tradition Blvd.	Boyd		In Process	
9	4/11/19	Corolla Court Parking Issue	Cruz		In Process	

**Reunion West**

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	1/11/18	Installation of Neighborhood Monuments	Scheerer		In Process	Submitted for Permitting
2	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd		In Process	Engineer Authorized to Prepare Work Authorizations for Parking Area and Landscaping Installations in Amount NTE \$10,000 Each. Chairman Authorized to Execute Authorizations.
3	2/21/19	Evaluate Traffic Lanes for Sinclair Road Gate	Boyd/Scheerer		In Process	Engineer Authorized to Prepare Work Authorizations for Traffic Lane Work in Amount NTE \$10,000. Chairman Authorized to Execute Authorizations.
4	4/11/19	Review of 4-Way Stop at Tradition Blvd. & Golden Bear	Boyd		In Process	



## SECTION 2

# Reunion West

## Community Development District

### Summary of Check Register

April 1, 2019 to April 30, 2019

Fund	Date	Check No.'s		Amount
General Fund	4/2/19	1427	\$	132.00
	4/9/19	1428	\$	874.21
	4/11/19	1429-1430	\$	7,246.57
	4/19/19	1431-1435	\$	558,922.40
	4/23/19	1436-1437	\$	661.21
	4/30/19	1438	\$	39.91
			\$	567,876.30
Replacement & Maintenance Fund	4/19/19	16	\$	27,372.82
			\$	27,372.82
Payroll	<u>April 2019</u>			
	David Burman	50436	\$	184.70
	Deborah Musser	50437	\$	184.70
	John Chiste	50438	\$	184.70
	Mark Greenstein	50439	\$	184.70
			\$	738.80
			\$	595,987.92

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/02/19

PAGE 1

\*\*\* CHECK DATES 04/01/2019 - 04/30/2019 \*\*\*

REUNION WEST-GENERAL FUND  
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/02/19	00035	3/31/19 176393	201903 320-53800-47000		*	58.08	
		3/31/19 176393	AQUATIC PLANT MGMT MAR19 201903 300-13100-10100		*	73.92	
							132.00 001427
APPLIED AQUATIC MANAGEMENT, INC.							
4/09/19	00036	3/31/19 DUKE-DUK	201902 320-53800-43000		*	193.85	
		3/31/19 DUKE-DUK	DUKE ENERGY #12715 05144 201902 320-53800-43000		*	440.19	
		3/31/19 TOHO-TOH	DUKE ENERGY #31537 19104 201902 320-53800-43100		*	240.17	
							874.21 001428
REUNION RESORT							
4/11/19	00020	4/01/19 440	201904 310-51300-34000		*	3,689.50	
		4/01/19 440	MANAGEMENT FEES-APR19 201904 310-51300-35100		*	183.33	
		4/01/19 440	INFORMATION TECH-APR19 201904 310-51300-31300		*	625.00	
		4/01/19 440	DISSEMINATION-APR19 201904 310-51300-51000		*	15.36	
		4/01/19 440	OFFICE SUPPLIES 201904 310-51300-42000		*	17.07	
		4/01/19 440	POSTAGE 201904 310-51300-42500		*	57.45	
		4/01/19 440	COPIES 201904 310-51300-41000		*	14.26	
							4,601.97 001429
GOVERNMENTAL MANAGEMENT SERVICES							
4/11/19	00020	4/01/19 441	201904 320-53800-12000		*	2,609.33	
		4/01/19 441	FIELD MANAGEMENT-APR19 201904 310-51300-51000		*	35.27	
							2,644.60 001430
GOVERNMENTAL MANAGEMENT SERVICES							
4/19/19	00029	4/19/19 04192019	201904 300-20700-10100		*	148,715.32	
							148,715.32 001431
REUNION EAST CDD							
4/19/19	00031	4/19/19 04192019	201904 300-20700-10000		*	202,038.99	
							202,038.99 001432
REUNION WEST C/O USBANK							
4/19/19	00031	4/19/19 04192019	201904 300-20700-10400		*	49,578.49	
							49,578.49 001433
REUNION WEST C/O USBANK							
REUW REUNION WEST TVISCARRA							

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 5/02/19

PAGE 2

\*\*\* CHECK DATES 04/01/2019 - 04/30/2019 \*\*\*

REUNION WEST-GENERAL FUND

BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/19/19	00031	4/19/19 04192019	201904 300-20700-10500	FY19 DEBT SERVICE SER2016	*	81,604.36	
							81,604.36 001434
REUNION WEST C/O USBANK							
4/19/19	00031	4/19/19 04192019	201904 300-20700-10600	FY19 DEBT SERVICE SER2017	*	76,985.24	
							76,985.24 001435
REUNION WEST C/O USBANK							
4/23/19	00011	4/16/19 6-522-49	201904 310-51300-42000	DELIVERY 04/08/19	*	129.26	
							129.26 001436
FEDEX							
4/23/19	00043	4/22/19 85235	201903 310-51300-31500	AUDIT/AGNDA/CPA/CDD MTG	*	531.95	
							531.95 001437
LATHAM,SHUKER,EDEN & BEAUDINE,LLP							
4/30/19	00011	4/23/19 6-530-70	201904 310-51300-42000	DELIVERY 04/15/19	*	39.91	
							39.91 001438
FEDEX							
TOTAL FOR BANK A						567,876.30	
TOTAL FOR REGISTER						567,876.30	

REUW REUNION WEST TVISCARRA

AP300R                                YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER      RUN   5/02/19  
\*\*\* CHECK DATES 04/01/2019 - 04/30/2019 \*\*\*           REUNION WEST-R&M

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/02/19 PAGE 1

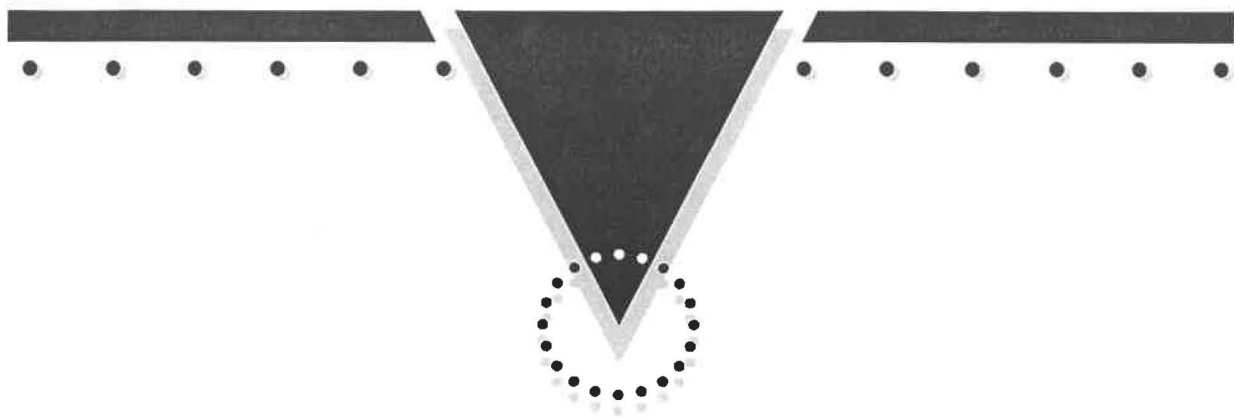
AP300R                                YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER      RUN   5/02/19  
\*\*\* CHECK DATES 04/01/2019 - 04/30/2019 \*\*\*           REUNION WEST-R&M

AP300R                                YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER      RUN   5/02/19  
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AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/02/19 PAGE 1  
 \*\*\* CHECK DATES 04/01/2019 - 04/30/2019 \*\*\* REUNION WEST-R&M

AP300R                                      YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER    RUN 5/02/19  
\*\*\* CHECK DATES 04/01/2019 - 04/30/2019 \*\*\*               REUNION WEST-R&M

## SECTION 3



**Reunion West**  
**Community Development District**

**Unaudited Financial Reporting**

**March 31, 2019**



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**Reunion West**  
COMMUNITY DEVELOPMENT DISTRICT  
COMBINED BALANCE SHEET  
March 31, 2019

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2019
<b>ASSETS:</b>					
CASH	\$800,081	\$57,703	---	---	\$857,784
CUSTODY ACCOUNT	\$2,866	---	---	---	\$2,866
STATE BOARD OF ADMINISTRATION INVESTMENTS	---	\$1,261,409	---	---	\$1,261,409
SERIES 2004-1					
Reserve	---	---	\$669,007	---	\$669,007
Revenue	---	---	\$1,150,584	---	\$1,150,584
General Redemption	---	---	\$387	---	\$387
SERIES 2015					
Reserve	---	---	\$164,940	---	\$164,940
Revenue	---	---	\$296,705	---	\$296,705
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$271,758	---	\$271,758
Revenue	---	---	\$423,425	---	\$423,425
Prepayment	---	---	\$1	---	\$1
Construction	---	---	---	\$66	\$66
SERIES 2017					
Reserve	---	---	\$255,336	---	\$255,336
Revenue	---	---	\$385,331	---	\$385,331
Prepayment	---	---	\$1,985	---	\$1,985
Construction	---	---	---	\$603	\$603
Cost of Issuance	---	---	---	---	\$0
DUE FROM REUNION EAST	\$47,153	---	---	---	\$47,153
DUE FROM OTHER	\$7,260	---	---	---	\$7,260
<b>TOTAL ASSETS</b>	<b>\$857,359</b>	<b>\$1,319,113</b>	<b>\$3,619,458</b>	<b>\$674</b>	<b>\$5,796,604</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$1,538	---	---	---	\$1,538
DUE TO REUNION EAST	\$236,313	\$51,898	---	---	\$288,212
DUE TO DEVELOPER	\$2,883	---	---	---	\$2,883
<b>FUND EQUITY:</b>					
FUND BALANCES:					
ASSIGNED	---	\$1,267,214	---	---	\$1,267,214
UNASSIGNED	\$616,625	---	---	---	\$616,625
RESTRICTED FOR DEBT SERVICE 2004-1	---	---	\$1,819,978	---	\$1,819,978
RESTRICTED FOR DEBT SERVICE 2015	---	---	\$461,645	---	\$461,645
RESTRICTED FOR DEBT SERVICE 2016	---	---	\$695,184	---	\$695,184
RESTRICTED FOR DEBT SERVICE 2017	---	---	\$642,652	---	\$642,652
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	---	\$5	\$5
RESTRICTED FOR CAPITAL PROJECTS 2016	---	---	---	\$66	\$66
RESTRICTED FOR CAPITAL PROJECTS 2017	---	---	---	\$603	\$603
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$857,359</b>	<b>\$1,319,113</b>	<b>\$3,619,458</b>	<b>\$674</b>	<b>\$5,796,605</b>

**Reunion West**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**  
**Statement of Revenues & Expenditures**  
For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/19	ACTUAL THRU 3/31/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$517,848	\$456,793	\$456,793	\$0
Special Assessments - Direct	\$536,999	\$136,740	\$192,863	\$56,123
Interest	\$0	\$0	\$4	\$4
Miscellaneous Income	\$3,749	\$1,875	\$312	(\$1,562)
<b>TOTAL REVENUES</b>	<b>\$1,058,596</b>	<b>\$595,407</b>	<b>\$649,972</b>	<b>\$54,565</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$12,000	\$6,000	\$5,200	\$800
FICA	\$918	\$459	\$398	\$61
Engineering	\$8,000	\$4,000	\$885	\$3,115
Attorney	\$17,000	\$8,500	\$14,030	(\$5,530)
Trustee Fee	\$21,000	\$4,863	\$4,863	\$0
Dissemination	\$7,500	\$3,750	\$4,000	(\$250)
Arbitrage	\$2,400	\$0	\$0	\$0
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$500	\$500	\$465	\$35
Annual Audit	\$5,200	\$5,200	\$6,200	(\$1,000)
Management Fees	\$44,274	\$22,137	\$22,137	\$0
Information Technology	\$2,200	\$1,100	\$1,100	\$0
Telephone	\$300	\$150	\$35	\$115
Postage	\$1,000	\$500	\$558	(\$58)
Printing & Binding	\$1,600	\$800	\$386	\$414
Insurance	\$9,400	\$9,400	\$8,540	\$860
Legal Advertising	\$1,500	\$750	\$5,073	(\$4,323)
Other Current Charges	\$350	\$175	\$3,400	(\$3,225)
Office Supplies	\$300	\$150	\$98	\$52
Travel Per Diem	\$600	\$300	\$0	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$143,717</b>	<b>\$76,409</b>	<b>\$85,042</b>	<b>(\$8,633)</b>
<b>MAINTENANCE-SHARED EXPENSES:</b>				
Field Management	\$31,312	\$15,656	\$15,656	(\$0)
Facility Lease Agreement	\$17,980	\$8,990	\$8,990	\$0
Telephone	\$3,740	\$1,870	\$1,437	\$433
Electric	\$259,600	\$129,800	\$90,069	\$39,731
Water & Sewer	\$35,200	\$17,600	\$10,417	\$7,183
Gas	\$33,880	\$16,940	\$9,615	\$7,325
Pool and Fountain Maintenance	\$77,000	\$38,500	\$42,191	(\$3,691)
Environmental	\$4,400	\$2,200	\$1,704	\$496
Property Insurance	\$20,130	\$20,130	\$18,271	\$1,859
Irrigation Repairs	\$6,600	\$3,300	\$3,478	(\$178)
Landscape Contract	\$341,568	\$170,784	\$173,062	(\$2,278)
Landscape Contingency	\$17,083	\$8,542	\$27,513	(\$18,972)
Landscape Consulting	\$17,160	\$8,580	\$12,018	(\$3,438)
Gate and Gatehouse Expenses	\$14,080	\$7,040	\$3,712	\$3,328
Roadways/Sidewalks	\$22,000	\$11,000	\$4,717	\$6,283
Lighting	\$4,400	\$2,200	\$337	\$1,863
MSA Building Repairs	\$17,600	\$8,800	\$2,333	\$6,467
Pressure Washing	\$8,800	\$4,400	\$2,948	\$1,452
Maintenance (Inspections)	\$770	\$385	\$429	(\$44)
Repairs & Maintenance	\$8,800	\$4,400	\$0	\$4,400
Pest Control	\$319	\$160	\$0	\$160
Signage	\$1,760	\$880	\$3,409	(\$2,529)
Security	\$61,600	\$30,800	\$30,800	\$0
<b>MAINTENANCE-DIRECT EXPENSES:</b>				
Irrigation System Operations	\$20,000	\$10,000	\$0	\$10,000
Contingency	\$0	\$0	\$0	\$0
<b>TOTAL MAINTENANCE</b>	<b>\$1,025,781</b>	<b>\$522,956</b>	<b>\$463,104</b>	<b>\$59,852</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,169,498</b>		<b>\$548,146</b>	
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$110,902)</b>		<b>\$101,826</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$110,902</b>		<b>\$514,798</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$616,625</b>	

**Reunion West**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Replacement & Maintenance Fund**  
**Statement of Revenues & Expenditures**  
For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED THRU 3/31/19	ACTUAL THRU 3/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
Interest	\$3,000	\$1,500	\$15,999	\$14,499
<b>TOTAL REVENUES</b>	<b>\$3,000</b>	<b>\$1,500</b>	<b>\$15,999</b>	<b>\$14,499</b>
<b><u>EXPENDITURES:</u></b>				
Building Improvements	\$79,200	\$39,600	\$12,143	\$27,457
Fountain Improvements	\$11,000	\$5,500	\$0	\$5,500
Gate/Gatehouse Improvements	\$0	\$0	\$2,549	(\$2,549)
Landscape Improvements	\$59,400	\$29,700	\$22,123	\$7,577
Lighting Improvements	\$3,520	\$1,760	\$0	\$1,760
Monument Improvements	\$11,000	\$5,500	\$0	\$5,500
Pool Furniture	\$5,280	\$2,640	\$7,372	(\$4,732)
Pool Repair & Replacements	\$17,600	\$8,800	\$3,654	\$5,146
Roadways/Sidewalks Improvements	\$4,400	\$2,200	\$26,939	(\$24,739)
Signage	\$28,600	\$14,300	\$1,543	\$12,757
Signalization	\$0	\$0	\$67,276	(\$67,276)
<b>TOTAL EXPENDITURES</b>	<b>\$220,000</b>	<b>\$110,000</b>	<b>\$143,599</b>	<b>(\$33,599)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$217,000)</b>		<b>(\$127,600)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$1,332,608</b>		<b>\$1,394,814</b>	
<b>FUND BALANCE - Ending</b>	<b>\$1,115,608</b>		<b>\$1,267,214</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2004-1

### Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED THRU 3/31/19	ACTUAL THRU 3/31/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$1,336,719	\$981,195	\$981,195	\$0
Interest	\$500	\$250	\$12,322	\$12,072
<b>TOTAL REVENUES</b>	<b>\$1,337,219</b>	<b>\$981,445</b>	<b>\$993,517</b>	<b>\$12,072</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$450,469	\$450,469	\$450,469	\$0
Principal Expense 05/01	\$445,000	\$0	\$0	\$0
Interest Expense 05/01	\$450,469	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,345,938</b>	<b>\$450,469</b>	<b>\$450,469</b>	<b>\$0</b>
Transfer In/(Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$8,719)</b>		<b>\$543,048</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$592,889</b>		<b>\$1,276,929</b>	
<b>FUND BALANCE - Ending</b>	<b>\$584,171</b>		<b>\$1,819,978</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2015

### Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED THRU 3/31/19	ACTUAL THRU 3/31/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments Tax Collector	\$326,875	\$240,776	\$240,776	\$0
Interest	\$100	\$0	\$3,049	\$3,049
<b>TOTAL REVENUES</b>	<b>\$326,975</b>	<b>\$240,776</b>	<b>\$243,825</b>	<b>\$3,049</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$92,181	\$92,181	\$92,181	\$0
Principal Expense 05/01	\$145,000	\$0	\$0	\$0
Interest Expense 05/01	\$92,181	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$329,363</b>	<b>\$92,181</b>	<b>\$92,181</b>	<b>\$0</b>
Transfer In/(Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$2,388)</b>		<b>\$151,644</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$143,381</b>		<b>\$310,001</b>	
<b>FUND BALANCE - Ending</b>	<b>\$140,994</b>		<b>\$461,645</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2016

### Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED THRU 3/31/19	ACTUAL THRU 3/31/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$549,750	\$396,309	\$396,309	\$0
Interest	\$0	\$0	\$809	\$809
<b>TOTAL REVENUES</b>	<b>\$549,750</b>	<b>\$396,309</b>	<b>\$397,118</b>	<b>\$809</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$196,706	\$196,581	\$196,581	\$0
Principal Expense 11/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$194,078	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$535,784</b>	<b>\$341,581</b>	<b>\$341,581</b>	<b>\$0</b>
Transfer In/(Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$13,966</b>		<b>\$55,537</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$365,497</b>		<b>\$639,647</b>	
<b>FUND BALANCE - Ending</b>	<b>\$379,463</b>		<b>\$695,184</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2017

### Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED THRU 3/31/19	ACTUAL THRU 3/31/19	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Collector	\$509,250	\$373,876	\$373,876	\$0
Interest	\$0	\$0	\$759	\$759
<b>TOTAL REVENUES</b>	<b>\$509,250</b>	<b>\$373,876</b>	<b>\$374,635</b>	<b>\$759</b>
<b>EXPENDITURES:</b>				
Special Call 11/01	\$30,000	\$30,000	\$30,000	\$0
Interest Expense 11/01	\$186,006	\$186,006	\$186,006	\$0
Principal Expense 11/01	\$135,000	\$135,000	\$135,000	\$0
Interest Expense 05/01	\$183,644	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$534,650</b>	<b>\$351,006</b>	<b>\$351,006</b>	<b>\$0</b>
Transfer In/(Out)	\$0	\$0	\$0	(\$0)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$0)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$25,400)</b>		<b>\$23,629</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$362,060</b>		<b>\$619,022</b>	
<b>FUND BALANCE - Ending</b>	<b>\$336,660</b>		<b>\$642,652</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2015

### Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED THRU 3/31/19	ACTUAL THRU 3/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$5</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$5</b>	



# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2016

### Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED THRU 3/31/19	ACTUAL THRU 3/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$66</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$66</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2017

### Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED THRU 3/31/19	ACTUAL THRU 3/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$1	\$1
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1</b>	<b>\$1</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
Capital Outlay - Costs of Issuance	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$1</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$602</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$603</b>	

**Reunion West CDD**

**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
<b>Revenues</b>													
Special Assessments - Tax Collector	\$0	\$65,616	\$309,398	\$24,607	\$22,855	\$34,317	\$0	\$0	\$0	\$0	\$0	\$0	\$456,793
Special Assessments - Direct	\$112,247	\$0	\$0	\$80,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192,863
Interest Income	\$1	\$1	\$1	\$1	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Miscellaneous Revenue	\$312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312
<b>Total Revenues</b>	<b>\$112,560</b>	<b>\$65,617</b>	<b>\$309,399</b>	<b>\$105,223</b>	<b>\$22,856</b>	<b>\$34,318</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$649,972</b>
<b>Expenses</b>													
Supervisor Fees	\$0	\$800	\$800	\$2,000	\$800	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$5,200
FICA	\$0	\$61	\$61	\$153	\$61	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$398
Engineering	\$0	\$319	\$170	\$396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$885
Attorney	\$2,379	\$1,261	\$1,675	\$4,834	\$3,348	\$532	\$0	\$0	\$0	\$0	\$0	\$0	\$14,030
Trustee Fee	\$4,863	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,863
Dissemination	\$875	\$625	\$625	\$625	\$625	\$625	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Property Appraiser Fee	\$0	\$0	\$0	\$465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$465
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$6,200	\$0	\$0	\$0	\$0	\$0	\$0	\$6,200
Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$0	\$0	\$22,137
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100
Telephone	\$0	\$6	\$6	\$0	\$16	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$35
Postage	\$60	\$65	\$120	\$125	\$118	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$558
Printing & Binding	\$56	\$1	\$51	\$35	\$164	\$79	\$0	\$0	\$0	\$0	\$0	\$0	\$386
Insurance	\$8,540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,540
Legal Advertising	\$688	\$0	\$0	\$0	\$4,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,073
Other Current Charges	\$3,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400
Office Supplies	\$21	\$0	\$20	\$20	\$16	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$98
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$32,428</b>	<b>\$7,012</b>	<b>\$7,402</b>	<b>\$12,526</b>	<b>\$13,408</b>	<b>\$12,267</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$85,042</b>

**Reunion West CDD**

**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Field Management	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$0	\$0	\$0	\$0	\$0	\$0	\$15,656
Facility Lease Agreement	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$0	\$0	\$0	\$0	\$0	\$0	\$8,990
Telephone	\$242	\$242	\$227	\$242	\$242	\$243	\$0	\$0	\$0	\$0	\$0	\$0	\$1,437
Electric	\$15,069	\$15,068	\$15,510	\$15,184	\$14,881	\$14,357	\$0	\$0	\$0	\$0	\$0	\$0	\$90,069
Water & Sewer	\$1,519	\$1,507	\$1,708	\$2,080	\$1,823	\$1,780	\$0	\$0	\$0	\$0	\$0	\$0	\$10,417
Gas	\$178	\$1,433	\$1,170	\$2,215	\$2,394	\$2,224	\$0	\$0	\$0	\$0	\$0	\$0	\$9,615
Pool and Fountain Maintenance	\$5,419	\$7,258	\$9,080	\$6,401	\$6,728	\$7,304	\$0	\$0	\$0	\$0	\$0	\$0	\$42,191
Environmental	\$611	\$115	\$115	\$115	\$633	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$1,704
Property Insurance	\$18,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,271
Irrigation Repairs	\$1,768	\$375	\$219	\$400	\$389	\$326	\$0	\$0	\$0	\$0	\$0	\$0	\$3,478
Landscape Contract	\$23,796	\$47,157	\$30,577	\$23,844	\$23,844	\$23,844	\$0	\$0	\$0	\$0	\$0	\$0	\$173,062
Landscape Contingency	\$19,223	\$1,046	\$253	\$519	\$2,528	\$3,944	\$0	\$0	\$0	\$0	\$0	\$0	\$27,513
Landscape Consulting	\$1,430	\$3,320	\$2,978	\$1,430	\$1,430	\$1,430	\$0	\$0	\$0	\$0	\$0	\$0	\$12,018
Gate and Gatehouse Expenses	\$672	\$1,375	\$606	\$229	\$555	\$274	\$0	\$0	\$0	\$0	\$0	\$0	\$3,712
Roadways/Sidewalks	\$462	\$1,685	\$0	\$576	\$165	\$1,828	\$0	\$0	\$0	\$0	\$0	\$0	\$4,717
Lighting	\$0	\$0	\$0	\$0	\$0	\$337	\$0	\$0	\$0	\$0	\$0	\$0	\$337
MSA Building Repairs	\$1,707	\$88	\$0	\$359	\$178	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,333
Pressure Washing	\$2,552	\$0	\$0	\$264	\$0	\$132	\$0	\$0	\$0	\$0	\$0	\$0	\$2,948
Maintenance (Inspections)	\$0	\$0	\$29	\$0	\$195	\$205	\$0	\$0	\$0	\$0	\$0	\$0	\$429
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,209	\$425	\$713	\$484	\$277	\$301	\$0	\$0	\$0	\$0	\$0	\$0	\$3,409
Security	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$0	\$0	\$0	\$0	\$0	\$0	\$30,800
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Maintenance</b>	<b>\$103,368</b>	<b>\$90,336</b>	<b>\$72,427</b>	<b>\$63,583</b>	<b>\$65,505</b>	<b>\$67,886</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$463,104</b>
<b>Total Expenses</b>	<b>\$135,796</b>	<b>\$97,347</b>	<b>\$79,829</b>	<b>\$76,108</b>	<b>\$78,912</b>	<b>\$80,153</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$548,146</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$23,236)</b>	<b>(\$31,730)</b>	<b>\$229,570</b>	<b>\$29,115</b>	<b>(\$56,056)</b>	<b>(\$45,835)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$101,826</b>

**REUNION WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2019**

**TAX COLLECTOR**

		Gross Assessments \$ 3,536,875 \$ 659,720 \$ 1,417,083 \$ 347,739 \$ 572,366 \$ 539,968					Net Assessments \$ 3,324,662 \$ 620,136 \$ 1,332,058 \$ 326,875 \$ 538,024 \$ 507,569				

**OFF ROLL ASSESSMENTS**

REUNION WEST SPE, LLC \$7,276.00 \$7,276.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/30/19	12/31/18	24079	\$ 1,819.00	\$ 1,819.00	\$ 1,819.00
3/28/19	3/31/19	25036	\$ 1,819.00	\$ 1,819.00	\$ 1,819.00
	6/30/19		\$ 1,819.00	\$ -	\$ -
	9/30/19		\$ 1,819.00	\$ -	\$ -
			\$ 7,276.00	\$ 3,638.00	\$ 3,638.00

REUNION WEST SPE, LLC \$37,864.00 \$37,864.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/30/19	12/31/18	24079	\$ 9,466.00	\$ 9,466.00	\$ 9,466.00
3/28/19	3/31/19	25036	\$ 9,466.00	\$ 9,466.00	\$ 9,466.00
	6/30/19		\$ 9,466.00	\$ -	\$ -
	9/30/19		\$ 9,466.00	\$ -	\$ -
			\$ 37,864.00	\$ 18,932.00	\$ 18,932.00

REUNION WEST SPE, LLC \$41,725.00 \$41,725.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/30/19	12/31/18	24079	\$ 10,431.25	\$ 10,431.00	\$ 10,431.00
3/28/19	3/31/19	25036	\$ 10,431.25	\$ 10,431.00	\$ 10,431.00
	6/30/19		\$ 10,431.25	\$ -	\$ -
	9/30/19		\$ 10,431.25	\$ -	\$ -
			\$ 41,725.00	\$ 20,862.00	\$ 20,862.00

REUNION WEST SPE, LLC \$32,668.00 \$32,668.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/30/19	12/31/18	24079	\$ 8,167.00	\$ 8,167.00	\$ 8,167.00
3/28/19	3/31/19	25036	\$ 8,167.00	\$ 8,167.00	\$ 8,167.00
	6/30/19		\$ 8,167.00	\$ -	\$ -
	9/30/19		\$ 8,167.00	\$ -	\$ -
			\$ 32,668.00	\$ 16,334.00	\$ 16,334.00

REUNION WEST II LLC \$202,932.00 \$202,932.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/30/19	12/31/18	24079	\$ 50,733.00	\$ 50,733.00	\$ 50,733.00
3/28/19	3/31/19	25036	\$ 50,733.00	\$ 50,733.00	\$ 50,733.00
	6/30/19		\$ 50,733.00	\$ -	\$ -
	9/30/19		\$ 50,733.00	\$ -	\$ -
			\$ 202,932.00	\$ 101,466.00	\$ 101,466.00

SUMMARY	
	<b>GENERAL FUND</b>
TOTAL DIRECT BILLED	\$434,712.00
TOTAL RECEIVED	\$ 273,479.00
VARIANCE	\$ (161,233.00)

## SECTION 4

Reunion East/West CDD Direct Billed Assessments for

District	Landowner	Product	Total O&M	Total Debt	Total Due	O&M	Debt	Total	Paid	
Reunion East	Citicommunities					Nov	\$5,491.00	\$7,496.00	\$12,987.00	Paid 2/25/19
	35-25-27-4885-PRCL-0C30					Feb	\$2,746.00	\$3,748.00	\$6,494.00	Paid 2/25/19
			\$10,982.00	\$14,992.00	\$25,974.00	May	\$2,746.00	\$3,748.00	\$6,494.00	
	Estoppel									
	Totals		\$10,982.00	\$14,992.00	\$25,974.00	Total	\$10,983	\$14,992	\$25,975	
							O&M	Debt	Total	Paid
	LRA Orlando LLC		\$1,848.00	\$5,053.00	\$6,901.00	Nov	\$924.00	\$2,527.00	\$3,451.00	Paid 11/5/2018
	35-25-27-4885-PRCL-0C30	4MF				Feb	\$462.00	\$1,263.00	\$1,725.00	Paid 11/5/2018
						May	\$462.00	\$1,263.00	\$1,725.00	Paid 11/5/2018
						Total	\$1,848.00	\$5,053.00	\$6,901.00	
	EHOF						O&M	Debt	Total	Paid
	11-1-15 Interest					Nov	\$454,923.00	\$858,693.00	\$1,313,616.00	Paid 1/2/19
	27-25-27-4927-0001-WC10	30 Comm/755 MF	\$358,021.00	\$153,228.00	\$511,249.00	Feb	\$227,462.00	\$429,346.00	\$656,808.00	Paid 4/25/19
	35-25-27-4985-PRCL-01C0	242.29 Comm/701 MF/300 Hotel	\$490,846.00	\$1,207,865.00	\$1,698,711.00	May	\$227,462.00	\$429,346.00	\$656,808.00	
	27-25-27-2985-TRAC-FD30	10 Comm/56 MF/104 Hotel	\$60,979.00	\$356,292.00	\$417,271.00	Total	\$909,847.00	\$1,717,385.00	\$2,627,232.00	
		\$909,846.00	\$1,717,385.00	\$2,627,231.00						

District	Landowner	Total O&M	Total Debt	Total Due	O&M	Debt	Total	Paid
Reunion West								
	Reunion West SPE							
	27-25-27-4927-0001-WC10	\$7,276.00		\$7,276.00	Dec	\$29,883.00	\$0.00	\$29,883.00 Paid 1/30/2019
	27-25-27-4927-0001-SF10	\$37,864.00		\$37,864.00	March	\$29,883.00	\$0.00	\$29,883.00 Paid 3/28/2019
	27-25-27-4927-0001-SF20	\$41,725.00		\$41,725.00	June	\$29,883.00	\$0.00	\$29,883.00
	27-25-27-4935-0001-0XX0	\$32,667.00		\$32,667.00	September	\$29,883.00	\$0.00	\$29,883.00
		\$119,532.00	\$0.00	\$119,532.00	Total	\$119,532.00	\$0.00	\$119,532.00
	Reunion West HOA							
	22-25-27-4923-0001-00B0	\$202,932.00	\$0.00	\$202,932.00	Dec	\$50,733.00	\$0.00	\$50,733.00 Paid 1/30/2019
					March	\$50,733.00	\$0.00	\$50,733.00 Paid 3/28/2019
					June	\$50,733.00	\$0.00	\$50,733.00
					September	\$50,733.00	\$0.00	\$50,733.00
					Total	\$202,932.00	\$0.00	\$202,932.00



## SECTION 5



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

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April 24, 2019

Ms. Stacie Vanderbilt  
Recording Secretary  
Reunion West Community Development District  
135 W. Central Blvd.  
Suite 320  
Orlando, FL 32801

RE: Reunion West Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 16, 2019 requesting confirmation of the number of registered voters within the Reunion West Community Development District as of April 15, 2019.

The number of registered voters within the Reunion West CDD is 101 as of April 15, 2019.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mj. Arrington".

Mary Jane Arrington  
Supervisor of Elections

RECEIVED

APR 26 2019

BY: \_\_\_\_\_

Vote  
Osceola

# AUDIT COMMITTEE MEETING

## SECTION III

# SECTION A

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Year 2019  
Osceola County, Florida**

**INSTRUCTIONS TO PROPOSE**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **Wednesday, July 31, 2019, at 2:00 P.M.**, at the offices of District Manager, located at 135 W. Central Drive, Suite 320, Orlando, FL 32801. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relive it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit seven (7) copies and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services- Reunion West Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for Fiscal Year 2019, 2020, 2021, 2022 and 2023. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of audit.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

## AUDITOR SELECTION EVALUATION CRITERIA

**1. *Ability of Personnel.***

**(20 Points)**

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

**2. *Proposer's Experience.***

**(20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

**3. *Understanding of Scope of Work.***

**(20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. *Ability to Furnish the Required Services.***

**(20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

**5. *Price.***

**(20 Points)**

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.



## SECTION B

**REUNION WEST  
COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Reunion West Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2019, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County and has a general administrative operating fund and four debt service funds.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide seven (7) copies and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 135 W. Central Blvd., Suite 320, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside **"Auditing Services - Reunion West Community Development District."** Proposals must be received by **Wednesday, July 31, 2019, 2:00 P.M.**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George S. Flint  
Governmental Management Services - Central Florida, LLC  
District Manager