

*Reunion West Community
Development District*

Agenda

June 11, 2020

AGENDA

Reunion West

Community Development District

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

June 4, 2020

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, June 11, 2020 at 12:30 p.m. via Zoom: <https://zoom.us/j/92974173192>**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the May 14, 2020 Meeting
4. Review of Landscape Review Committee Recommendation and Selection of Landscape Firm
5. Review and Acceptance of Fiscal Year 2019 Audit Report
6. Consideration of Resolution 2020-03 Setting a Public Hearing for the Establishment of Rules for Parking and Towing
7. Review and Consideration of Revised Proposed Fiscal Year 2021 Budget
8. 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
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date
12. 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 May 14, 2020 meeting. The minutes are enclosed for your review.

The fourth order is the review of the Landscape Review Committee recommendation and selection of a landscape firm. Any back-up material will be provided separately.

The fifth order of business is the review and acceptance of the Fiscal Year 2019 audit report. A copy of the report is enclosed for your review.

The sixth order of business is the consideration of Resolution 2020-03 setting a public hearing for the establishment of parking and towing rules. A copy of the Resolution and proposed rules are enclosed for your review.

The seventh order of business is the review and consideration of the revised proposed Fiscal Year 2021 budget. A copy of the revised budget is enclosed for your review.

The eighth 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.

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 blue ink, appearing to read 'G. Flint', with a stylized flourish at the end.

George S. Flint
District Manager

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

Enclosures

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 on Thursday, May 14, 2020 at 12:30 p.m. via Zoom Teleconference.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Engineer
Tricia Adams	GMS
Don Harding	RECDD Board Member

Due to a technical issue with the recording, a portion of these minutes have been summarized.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 12:30 p.m. and called the roll. Five board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no public comment, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 12, 2020 Meeting

Mr. Flint: Did the Board have any comments or corrections on the January 9, 2020 minutes? Hearing none,

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Minutes of the March 25, 2020 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Discussion of Traffic Regulation Concerns – Added

The Board discussed traffic regulations concerns in the community.

FIFTH ORDER OF BUSINESS

Consideration of Draft Parking Policies and Map

**The recording commenced at this point in the meeting.*

Mr. Greenstein: Is there still a question as to ownership of the roads within Bear's Den?

Mr. Flint: No, they are private and it is gated.

Mr. Greenstein: The areas of concern are outside of Bear's Den. The problem areas are Desert Mountain, Castle Pines, Heritage Preserve in the back. For public safety, those are main roads that lead in and out of the community. There needs to be parking on only one side of the street. We're not going to implement anything that is over burdensome or unnecessary. That's why we drew the maps and Alan was careful to coordinate with the people on the East side in the developments to make sure that it made sense. We generally allow people to park on the right side as they come in. You don't want them to have to u-turn to park. It has worked out. On the East side, the interior of Homestead was not a particular problem area. However, we need to be uniform because we do have issues. If we can get people to park not side by side and block the emergency vehicles, we wouldn't be spending a penny on this or discussing it.

Mr. Flint: One option would be to come back at the next meeting with a map with the recommended roads and policy and the Board can say yes or no to the roads. You could add or delete roads too. I think we need to start with the assumption that we are not including Bear's Den and we could exclude the neighborhoods outside of the Sinclair Road gate. If you were okay with the proposed policy, we would have to set a public hearing or rule hearing. That would require a thirty day notice. You're not deciding anything today other than bringing something back if you are amenable to that.

Mr. Chiste: I'm amenable to that.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-02 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing

Mr. Flint: The district is required by June 15th each year to approve a proposed budget. It is not a binding budget. You also have to establish the date of the public hearing for the budget's final consideration. That will be when you actually adopt the budget for next year. We are recommending August 13th at 12:30 p.m. for the public hearing. Attached as Exhibit A is the proposed budget. It contemplates the previous assessment amounts would remain the same. There would be no increase in the per unit assessments. Again, this is not binding on the Board. Are there any comments or questions on the budget?

Mr. Chiste: George, we have a couple meetings where we can still discuss this in person assuming we get back to normal.

Mr. Flint: Right. You have June and July to do that. You can also make changes at the August meeting if that's necessary.

Mr. Greenstein: There are some technical things and some issues concerning the split between East and West, but we can deal with that over the coming months.

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, Resolution 2020-02 Approving the Proposed Fiscal Year Budget and Setting a Public Hearing for August 13th at 12:30 p.m., was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Revised Engagement Letter from Grau & Associates to Provide Auditing Services for the Fiscal Year 2019

Mr. Flint: As a government entity, the District is required to have an annual independent audit. You bid those services out and selected Grau & Associates. This has already been executed by me in order to get the audit started, as there is a June 15th deadline to get it complete. I am asking the Board to ratify that action.

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Revised Engagement Letter from Grau & Associates to Provide Auditing Services for the Fiscal Year 2019, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Request for Transfer of Environmental Resource Permit

Mr. Flint: I'd like to have these ratified by the Board. These deal with the portion of Bear's Den and Phase 3. The improvements that the District issued bonds to construct have been

completed. This has been inspected by our District Engineer and Alan Scheerer and everything is in order. This is just transferring the maintenance and operation responsibility to the CDD.

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Request for Transfer of Environmental Resource Permit, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter: We do not have anything else to report. Parking is the biggest issue that we would be involved in at this point.

B. Engineer

Mr. Flint: Steve, do you have an update on the striping? It has been done on the Sinclair Road entrance.

Mr. Boyd: The permit we submitted to the County included the striping and the parking. Once it was determined that we were able to do Tradition with just striping, that work proceeded. Alan completed that work with Fausnight Striping. I've been out to look at it and it is acceptable. We removed that work from the permit that we had submitted to the county, since the County wasn't going to require that particular work to be permitted. We've resubmitted the permit with just the parking at the mail kiosk and no longer includes any improvements on Tradition. We had to add a landscaping plan to that to address county comments. That is back to the County now. I'm going to go back to the bidders who gave us pricing on that, and get them to update the bids now that we have an actual landscape plan. I will bring that back to you. The numbers we had previously for the mail kiosk parking, were about \$60,000 from SEC and just under \$30,000 from Palmer and about \$51,000 from Meyer. That did not include landscaping, so I will get those bids updated. By the time the permit comes in, I should have bids in front of you that include landscaping.

C. District Manager's Report

i. Action Items List

Mr. Flint: We've talked about the items on the action items list.

ii. Approval of Check Register

Mr. Flint: We have the approval of the check register from March 1st through April 30th, for the General Fund and the Replacement and Maintenance Fund. That total is \$368,399. Were there any questions on the check register?

On MOTION by Mr. Greenstein, seconded by Ms. Musser, with all in favor, the Check Register for \$368,399, was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through the end of March. If there are any questions, we can discuss those. No action is required.

iv. Status of Direct Bill Assessments

Mr. Flint: We have the Direct bill status. The Direct bill is up to date through March. So, the next payment is in June.

v. Presentation of Number of Registered Voters – 321

Mr. Flint: There are now 321 registered voters in the District. The first two seats on the Board transition to general election in 2022. You have to be established six years and have 250 registered voters to transition the first election.

vi. Designation of November 12, 2020 as Landowners' Meeting Date

Mr. Flint: You continue to operate under Landowner elections now, so the Board will need to designate that date. We are suggesting November 12, 2020. That is a regularly scheduled meeting day.

On MOTION by Mr. Greenstein, seconded by Mr. Burman, with all in favor, Designating November 12, 2020 as the Landowners' Meeting Date, was approved.

vii. Presentation of Arbitrage Rebate Calculation Reports

Mr. Flint: The report shows a negative rebate requirement which means there are no arbitrage issues.

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Arbitrage Rebate Calculation Reports, were approved.

TENTH ORDER OF BUSINESS

Other Business

Nothing to discuss. Moved to the next item.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Nothing to discuss. Moved to the next item.

TWELTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting date is the second Thursday in June, which is June 11th at 12:30 p.m.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business, Mr. Flint called for a motion to adjourn.

On MOTION by Mr. Greenstein seconded by Mr. Chiste, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-22
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	23
Notes to Required Supplementary Information	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Reunion West Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Reunion West Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 1, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

B. & Associates

June 1, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Reunion West Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$7,233,007.
- The change in the District's total net position in comparison with the prior fiscal year was (\$378,614), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$5,270,260, an increase of \$514,675 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, recreation and public safety functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service and capital projects funds which are major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2019	2018 (Restated)
Current and other assets	\$ 7,532,266	\$ 5,115,419
Capital assets, net of depreciation	43,362,024	38,037,549
Total assets	50,894,290	43,152,968
Current liabilities	3,124,830	1,134,704
Long-term liabilities	40,536,453	34,406,643
Total liabilities	43,661,283	35,541,347
Net position		
Net investment in capital assets	2,909,745	3,630,906
Restricted	2,673,523	2,071,402
Unrestricted	1,649,739	1,909,313
Total net position	\$ 7,233,007	\$ 7,611,621

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease was due to bond issuance costs incurred during the current fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2019	2018 (Restated)
Revenues:		
Program revenues		
Charges for services	\$ 3,845,857	\$ 3,939,451
Operating grants and contributions	44,053	20,274
Capital grants and contributions	29,171	2
General revenues		
Unrestricted investment earnings	31,826	25,244
Miscellaneous	312	3,408
Total revenues	3,951,219	3,988,379
Expenses:		
General government	156,670	119,605
Physical environment	1,654,021	1,527,928
Culture and recreation	103,957	102,670
Public safety	61,600	55,999
Roads and streets	65,024	99,167
Interest	1,933,736	1,877,601
Bond issue costs	354,825	-
Total expenses	4,329,833	3,782,970
Change in net position	(378,614)	205,409
Net position - beginning	7,611,621	10,132,862
Restatement for capital asset	-	(2,726,650)
Net position - beginning, as restated (Note 9)	7,611,621	7,406,212
Net position - ending	\$ 7,233,007	\$ 7,611,621

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$4,329,833. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised primarily of assessments and investment earnings. In total, expenses increased in the current year due to an increase in repairs and maintenance, an increase in interest expense associated with the newly issued bonds, and bond issuance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had \$51,052,786 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$7,690,762 has been taken, which resulted in a net book value of \$43,362,024. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2019, the District had \$40,605,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Reunion West Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 511,140
Investments	1,280,091
Assessments receivable	23,619
Prepaid expenses	35,153
Restricted assets:	
Investments	5,682,263
Capital assets:	
Nondepreciable	29,234,784
Depreciable, net	14,127,240
Total assets	<u>50,894,290</u>
 LIABILITIES	
Accounts payable	161,868
Contracts and retainage payable	2,080,955
Due to Developer	2,883
Accrued interest payable	862,824
Due to Reunion East	16,300
Non-current liabilities:	
Due within one year	910,000
Due in more than one year	39,626,453
Total liabilities	<u>43,661,283</u>
 NET POSITION	
Net investment in capital assets	2,909,745
Restricted for debt service	2,673,523
Unrestricted	1,649,739
Total net position	<u>\$ 7,233,007</u>

See notes to the financial statements

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 156,670	\$ -	\$ -	\$ -	\$ (156,670)
Physical environment	1,654,021	1,070,979	-	29,171	(553,871)
Culture and recreation	103,957	-	-	-	(103,957)
Public safety	61,600	-	-	-	(61,600)
Roads and streets	65,024	-	-	-	(65,024)
Interest on long-term debt	1,933,736	2,774,878	44,053	-	885,195
Bond issue costs	354,825	-	-	-	(354,825)
Total governmental activities	4,329,833	3,845,857	44,053	29,171	(410,752)
General revenues:					
Unrestricted investment earnings					31,826
Miscellaneous					312
Total general revenues					32,138
Change in net position					(378,614)
Net position - beginning, as restated (Note 9)					7,611,621
Net position - ending					\$ 7,233,007

See notes to the financial statements

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 511,140	\$ -	\$ -	\$ 511,140
Investments	1,280,091	3,517,134	2,165,129	6,962,354
Assessments receivable	4,406	19,213	-	23,619
Prepaid expenses	35,153	-	-	35,153
Total assets	<u>\$ 1,830,790</u>	<u>\$ 3,536,347</u>	<u>\$ 2,165,129</u>	<u>\$ 7,532,266</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 161,868	\$ -	\$ -	\$ 161,868
Contracts and retainage payable	-	-	2,080,955	2,080,955
Due to Developer	2,883	-	-	2,883
Due to Reunion East	16,300	-	-	16,300
Total liabilities	<u>181,051</u>	<u>-</u>	<u>2,080,955</u>	<u>2,262,006</u>
Fund balances:				
Nonspendable:				
Prepaid items	35,153	-	-	35,153
Restricted for:				
Debt service	-	3,536,347	-	3,536,347
Capital projects	-	-	84,174	84,174
Unassigned	1,614,586	-	-	1,614,586
Total fund balances	<u>1,649,739</u>	<u>3,536,347</u>	<u>84,174</u>	<u>5,270,260</u>
Total liabilities and fund balances	<u>\$ 1,830,790</u>	<u>\$ 3,536,347</u>	<u>\$ 2,165,129</u>	<u>\$ 7,532,266</u>

See notes to the financial statements

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

Fund balance - governmental funds	\$	5,270,260
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Amounts reported for governmental activities in the statement of net position are different because:

resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	51,052,786	
Accumulated depreciation	<u>(7,690,762)</u>	43,362,024

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(862,824)	
Bonds payable	<u>(40,536,453)</u>	
Net position of governmental activities	<u>\$ 7,233,007</u>	

See notes to the financial statements

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,070,979	\$ 2,774,878	\$ -	\$ 3,845,857
Interest	31,826	44,053	29,171	105,050
Miscellaneous revenue	312	-	-	312
Total revenues	1,103,117	2,818,931	29,171	3,951,219
EXPENDITURES				
Current:				
General government	156,670	-	-	156,670
Physical environment	928,347	-	-	928,347
Culture and recreation	82,973	-	-	82,973
Public safety	61,600	-	-	61,600
Roads and streets	65,024	-	-	65,024
Debt service:				
Principal	-	900,000	-	900,000
Interest	-	1,844,741	-	1,844,741
Bond issue costs	-	-	354,825	354,825
Capital outlay	68,077	-	6,003,056	6,071,133
Total expenditures	1,362,691	2,744,741	6,357,881	10,465,313
Excess (deficiency) of revenues over (under) expenditures	(259,574)	74,190	(6,328,710)	(6,514,094)
OTHER FINANCING SOURCES (USES)				
Bond proceeds	-	616,558	6,478,442	7,095,000
Bond discount	-	-	(66,231)	(66,231)
Total other financing sources	-	616,558	6,412,211	7,028,769
Net change in fund balances	(259,574)	690,748	83,501	514,675
Fund balances - beginning	1,909,313	2,845,599	673	4,755,585
Fund balances - ending	\$ 1,649,739	\$ 3,536,347	\$ 84,174	\$ 5,270,260

See notes to the financial statements -

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$ 514,675
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities the cost of those assets is eliminated and capitalized as capital assets in the statement of net position.	6,071,133
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(746,658)
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(7,095,000)
Governmental funds report the effect of Bond premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	66,231
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	(87,954)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(1,041)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	900,000
Change in net position of governmental activities	<u>\$ (378,614)</u>

See notes to the financial statements

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Reunion West Community Development District ("District") was established on October 3, 2001 by the Board of County Commissioners of Osceola County, Osceola County Ordinance 01-32, amended by Osceola County Ordinance 19-08, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development and to levy and assess non-ad valorem assessments for the financing and maintenance of improvements.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at-large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019, one of the Board members is affiliated with Reunion West Development Partners, LLLP (or related entities), the current developer in the District ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater management	30
Roadways	30
Entry Features	30
Electrical, communications, and lighting	20
Recreation and amenities	20

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearing(s) are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, unless otherwise delegated by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2019:

	Amortized Cost	Credit Risk	Maturities
US Bank Money Market Accounts	\$ 1,317,278	N/A	N/A
Local Government Surplus Trust Funds (FL PRIME)	1,277,221	S&P AAAm	Weighted average of the fund portfolio: 37 days
First American Government Obligations Fund Class Y	4,367,855	S&P AAAm	Weighted average of the fund portfolio: 24 days
Total Investments	<u>\$ 6,962,354</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2019, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance (Restated)	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 4,261,205	\$ -	\$ -	\$ 4,261,205
Infrastructure under construction	18,970,523	6,003,056	-	24,973,579
Total capital assets, not being depreciated	23,231,728	6,003,056	-	29,234,784
Capital assets, being depreciated				
Stormwater management	5,035,672	-	-	5,035,672
Roadways	15,414,581	-	-	15,414,581
Entry features	-	68,077	-	68,077
Electrical, communications and lighting	879,988	-	-	879,988
Recreation and amenities	419,684	-	-	419,684
Total capital assets, being depreciated	21,749,925	68,077	-	21,818,002
Less accumulated depreciation for:				
Stormwater management	1,674,443	167,856	-	1,842,299
Roadways	4,624,272	513,819	-	5,138,091
Entry features	-	-	-	-
Electrical, communications and lighting	436,063	43,999	-	480,062
Recreation and amenities	209,326	20,984	-	230,310
Total accumulated depreciation	6,944,104	746,658	-	7,690,762
Total capital assets, being depreciated, net	14,805,821	(678,581)	-	14,127,240
Governmental activities capital assets	\$ 38,037,549	\$ 5,324,475	\$ -	\$ 43,362,024

NOTE 5 – CAPITAL ASSETS (Continued)

The Districts master infrastructure project is comprised of five assessment areas, each of which corresponds to a separate Bond issuance in chronological order. Capital assets associated with Assessment Area One were completed and placed into service in a previous fiscal year. Capital assets associated with Assessment Areas Two, Three, Four, and Five are currently under construction. During the current fiscal year the District entered into a Land Swap agreement in order to obtain land associated with the Area 5 project.

The remaining costs to complete the project are estimated to be approximately \$41,605,315. The infrastructure will include roadways, a stormwater management system, water and sewer systems, reclaimed water distribution, electrical distribution systems, landscaping, hardscaping, signage, recreation facilities and other improvements. Upon completion of the project, certain improvements will be conveyed to other entities for ownership and maintenance. The Series 2019 Bonds were issued during the current fiscal year for the construction of the Assessment Area 5 improvements which were estimated to cost \$8,217,133. The majority of the current year acquisitions were acquired from the Developer. Total costs incurred by the District from the Developer during the current fiscal year were \$5,998,175, which includes a payable of \$2,076,074 as of September 30, 2019.

Depreciation expense was charged to function/programs as follows:

Depreciation allocation:	
Physical environment	\$ 725,674
Culture and recreation	20,984
Total	<u>\$ 746,658</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2004

In September 2004, the District issued \$59,960,000 of Special Assessment Bonds, Series 2004 due on May 1, 2036 with a fixed interest rate of 6.25%. The Bonds were issued to pay off the Bond Anticipation Notes issued on October 31, 2003 for \$17,815,000 and to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2004. Principal on the 2004 Bonds is to be paid serially commencing May 1, 2008 through May 1, 2036.

On August 21, 2012, the Series 2004 Bonds were trifurcated into three (3) separate Bond Series. As a result of the trifurcation, \$10,000 of the bonds were cancelled and the matured principal amount of \$1,745,000 was amortized over the remaining bond term. The remaining outstanding Series 2004 Bonds with a principal balance of \$57,560,000 exchanged for; \$16,905,000 in principal amount of the District's Series 2004-1, \$40,405,000 in principal amount of the District's Series 2004-2, and \$250,000 in principal amount (paid in November 2012) of the District's Series 2004-3 (collectively, the "Series 2004 Bonds"). The Series 2004 Bonds are due May 1, 2036 with a fixed interest rate of 6.25%.

Series 2015

In April 2015, the District issued \$4,285,000 of Special Assessment Refunding and Improvement Bonds, Series 2015 consisting of multiple term bonds with due dates ranging from May 1, 2025 – May 1, 2036 and fixed interest rates ranging from 4.25% to 5.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2016 through May 1, 2036.

Series 2016

In May 2016, the District issued \$8,500,000 of Special Assessment Bonds, Series 2016 consisting of multiple term bonds with due dates ranging from November 1, 2020 – November 1, 2046 and fixed interest rates ranging from 3.625% to 5.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2017 through November 1, 2046.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2017

In July 2017, the District issued \$7,945,000 of Special Assessment Bonds, Series 2017 consisting of multiple term bonds with due rates ranging from November 1, 2022 – November 1, 2047 and fixed interest rates ranging from 3.5% to 5.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2018 through November 1, 2047.

Series 2019

In May 2019, the District issued \$7,095,000 of Special Assessment Bonds, Series 2019 consisting of multiple term bonds with due rates ranging from May 1, 2024 – May 1, 2050 and fixed interest rates ranging from 3.75% to 4.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2021 through May 1, 2050.

All of the Bonds are subject to redemption at the option of the District prior to their maturity. All of the Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019 for each Bond Series.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2004	\$ 14,415,000	\$ -	\$ 445,000	\$ 13,970,000	\$ 475,000
Series 2015	3,880,000	-	145,000	3,735,000	150,000
Series 2016	8,170,000	-	145,000	8,025,000	145,000
Less original issue discount	(3,357)	-	(121)	(3,236)	-
Series 2017	7,945,000	-	165,000	7,780,000	140,000
Series 2019	-	7,095,000	-	7,095,000	-
Less original issue discount	-	(66,231)	(920)	(65,311)	-
Total	\$ 34,406,643	\$ 7,028,769	\$ 898,959	\$ 40,536,453	\$ 910,000

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Principal	Interest	Total
2020	\$ 910,000	\$ 2,091,114	\$ 3,001,114
2021	1,080,000	2,070,043	3,150,043
2022	1,135,000	2,015,919	3,150,919
2023	1,195,000	1,958,235	3,153,235
2024	1,250,000	1,896,757	3,146,757
2025-2029	7,350,000	8,416,645	15,766,645
2030-2034	9,640,000	6,166,357	15,806,357
2035-2039	7,280,000	3,446,389	10,726,389
2040-2044	5,255,000	2,036,881	7,291,881
2045-2049	5,085,000	657,869	5,742,869
2050	425,000	19,656	444,656
Total	\$ 40,605,000	\$ 30,775,865	\$ 71,380,865

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – PRIOR PERIOD ADJUSTMENT

During the current fiscal year, the District recorded a prior period adjustment at the government wide level in order to remove land from the capital asset schedule that is not owned by the District:

Net position - beginning, as previously stated	\$ 10,338,271
Prior period adjustment	(2,726,650)
Net position - beginning, as restated	<u>\$ 7,611,621</u>

NOTE 10 – SHARED MAINTENANCE COSTS WITH REUNION EAST CDD

The District has an agreement with Reunion East CDD to share certain maintenance costs, including utilities and pool maintenance costs. The shared costs are allocated on a similar percentage basis as shared infrastructure with 56% allocated to Reunion East and 44% allocated to Reunion West during the current fiscal year. The majority of the costs are paid by Reunion East which is then reimbursed by the District for its proportionate share. The District's portion of these shared costs for the fiscal year ended September 30, 2019 was approximately \$974,684, of which \$16,300 is due to Reunion East at September 30, 2019.

NOTE 11 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 12 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims over the past three years.

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,054,847	\$ 1,070,979	\$ 16,132
Interest	3,000	31,826	28,826
Miscellaneous revenue	3,749	312	(3,437)
Total revenues	<u>1,061,596</u>	<u>1,103,117</u>	<u>41,521</u>
EXPENDITURES			
Current:			
General government	143,717	156,670	(12,953)
Physical environment	989,701	928,347	61,354
Culture and recreation	110,880	82,973	27,907
Public safety	61,600	61,600	-
Roads and streets	83,600	65,024	18,576
Capital outlay	-	68,077	(68,077)
Total expenditures	<u>1,389,498</u>	<u>1,362,691</u>	<u>26,807</u>
Excess (deficiency) of revenues over (under) expenditures	(327,902)	(259,574)	68,328
OTHER FINANCING SOURCES			
Carryforward surplus	110,902	-	(110,902)
Total other financing sources	<u>110,902</u>	<u>-</u>	<u>(110,902)</u>
Net change in fund balances	<u>\$ (217,000)</u>	<u>(259,574)</u>	<u>\$ (42,574)</u>
Fund balance - beginning		<u>1,909,313</u>	
Fund balance - ending		<u>\$ 1,649,739</u>	

See notes to required supplementary information

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823—
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Reunion West Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Reunion West Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 1, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Baker & Associates

June 1, 2020



Grau & Associates
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Reunion West Community Development District
Osceola County, Florida

We have examined Reunion West Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Reunion West Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 1, 2020



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Reunion West Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Reunion West Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated June 1, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 1, 2020, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Reunion West Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Reunion West Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 1, 2020

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SECTION VI

RESOLUTION NO. 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2020 AT _____ A.M./P.M. AT THE HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION, FLORIDA 34747, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE ESTABLISHMENT OF RULES FOR PARKING ON DISTRICT PROPERTY AND THE TOWING OF IMPROPERLY PARKED VEHICLES ON DISTRICT PROPERTY IN ACCORDANCE WITH CHAPTERS 120 AND 190, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (“Board”) of the Reunion West Community Development District (the “District”), pursuant to Board action, has determined to establish rules related to parking on District Property and the towing of improperly parked vehicles on certain areas of District property (the “Parking and Towing Rules”), the Board now desires to hold a public hearing to consider the advisability and propriety of said rules and policies, and also desires to provide notice of said public hearing; and

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

1. That there is hereby declared a public hearing to be held at _____ a.m./p.m., _____, 2020, at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida, 34747 for the purpose of hearing comment and objection to the Parking and Towing Rule. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, 219 East Livingston Street, Orlando, FL 32801 or at GFlint@gmscfl.com.
2. That the Board also hereby accepts for the purposes of this Resolution, the preliminary, proposed Parking and Towing Rules, attached hereto as Exhibit “A”.
3. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Osceola County.
4. That this Resolution shall become effective upon its passage.

[SIGNATURES ON FOLLOWING PAGE.]

**SIGNATURE PAGE TO RESOLUTION 2020-03
REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**

PASSED AND ADOPTED this ____ day of June 2020.

**BOARD OF SUPERVISORS OF THE
REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT, a Florida
community development district**

ATTEST:

George Flint
Secretary / Assistant Secretary

Chairman / Vice Chairman

EXHIBIT “A”

**PRELIMINARY CHAPTER V
PARKING AND TOWING RULE**

RULES OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

CHAPTER V

PARKING AND TOWING RULES

Adopted _____, 2020 (Resolution 2020-____)

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

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

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

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

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

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

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

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

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

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

5.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area and shall immediately be removed.

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

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

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

5.5 Enforcement

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

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

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

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

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

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

Effective : _____, 2020

Appendix 5.0

District Parking and Towing Maps

[ATTACHED ON FOLLOWING PAGE(S)]

Heritage Crossing Area





Katrina S. Seabrook
Osceola County Property Appraiser

Search: ☒ Address ☐ Owner ☐ PIN

Clear Results

Search

Home

Base Maps

Layers

Sales

Identify

Tools

Print



build: 2019-08-15A



Katrina S. Searborough
Osceola County Property Appraiser

Search: ☒ Address ☐ Owner ☐ PIN

Clear Results

Search

Home

Base Maps

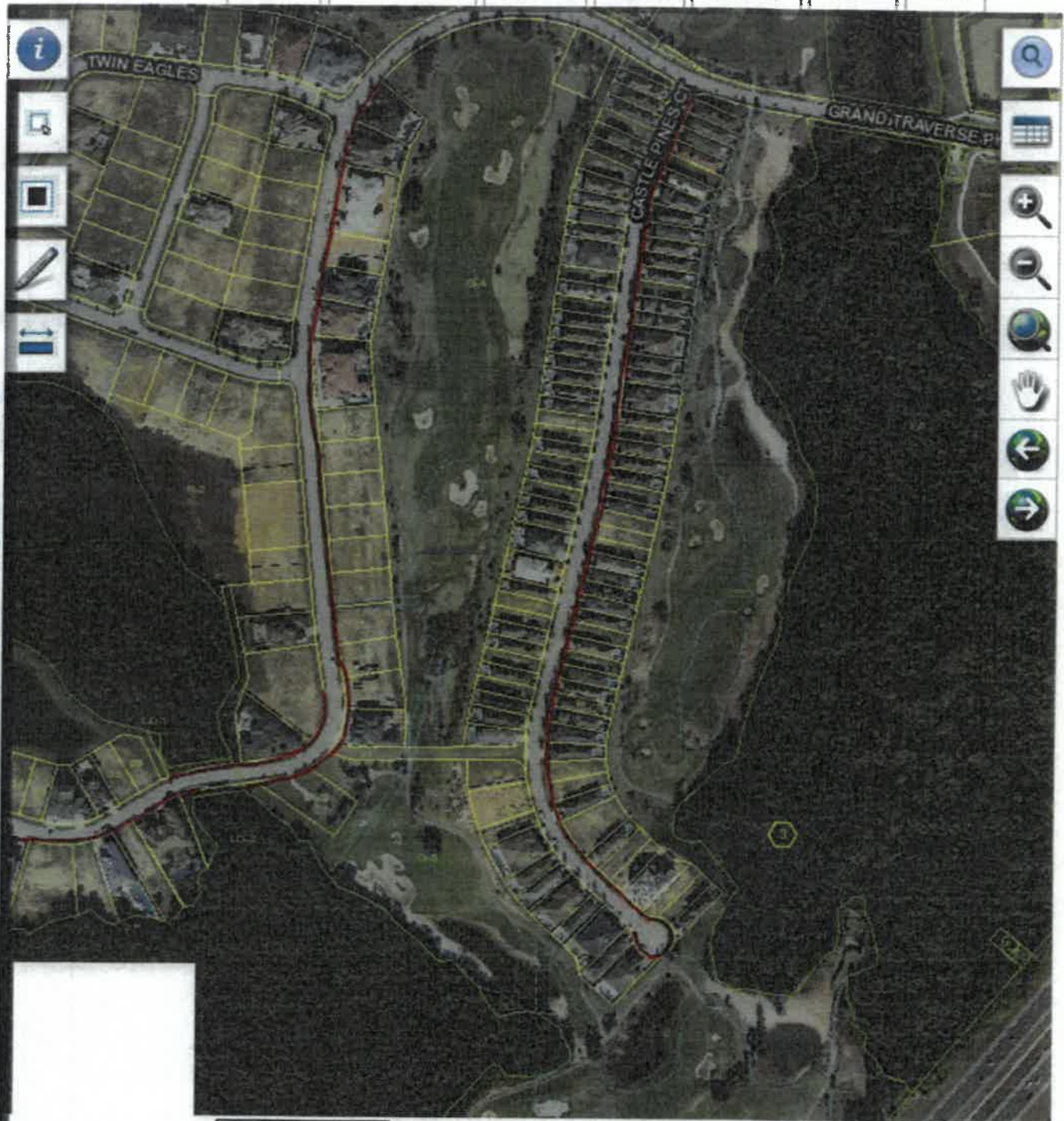
Layers

Sales

Identify

Tools

Print



build: 2019-09-16A



Katrina S. Searborough
Osceola County Property Appraiser

Search: ☒ Address ☐ Owner ☐ PIN

Clear Results

Search

Home

Base Maps

Layers

Sales

Identify

Tools

Print



build: 2019-08-16A

0 200 400ft



Katrina S. Seabrook
Osceola County Property Appraiser

Search: ☒ Address ☐ Owner ☐ PIN

Clear Results

Search

Home

Base Maps

Layers

Sales

Identify

Tools

Print



build: 2019-08-16A



Katrina S. Scarborough
Osceola County Property Appraiser

Search: ☐ Address ☐ Owner ☐ OPIN

[Clear Results](#)

[Search](#)

[Home](#)

[Base Maps](#)

[Layers](#)

[Sales](#)

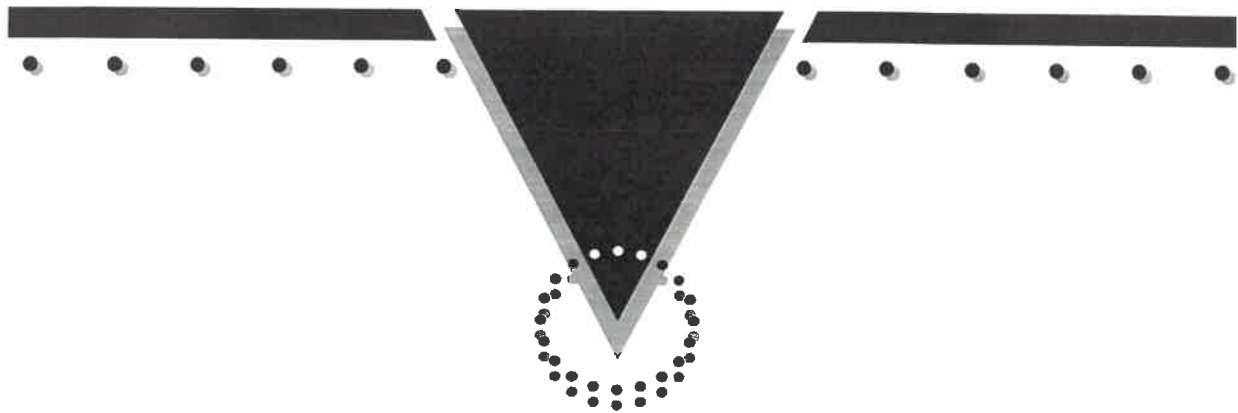
[Identify](#)

[Tools](#)

[Print](#)



SECTION VII



Reunion West
Community Development
District
Proposed Budget
FY 2021



Table of Contents

1-3	<u>General Fund</u>
4-12	<u>General Fund Narrative</u>
13-15	<u>Replacement & Maintenance Fund</u>
16	<u>Debt Service Fund Series 2004-1</u>
17	<u>Amortization Schedule Series 2004-1</u>
18	<u>Debt Service Fund Series 2015</u>
19	<u>Amortization Schedule Series 2015</u>
20	<u>Debt Service Fund Series 2016</u>
21	<u>Amortization Schedule Series 2016</u>
22	<u>Debt Service Fund Series 2017</u>
23	<u>Amortization Schedule Series 2017</u>
24	<u>Debt Service Fund Series 2019</u>
25	<u>Amortization Schedule Series 2019</u>

**Reunion West
Community Development District
Proposed Budget
General Fund
Fiscal Year 2021**

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total thru 9/30/20	Proposed Budget FY2021
Revenues					
Special Assessments - Tax Collector	\$1,093,855	\$902,857	\$191,198	\$1,093,855	\$1,093,855
Special Assessments - Direct	\$203,478	\$100,440	\$103,036	\$203,478	\$203,478
Interest	\$0	\$2	\$0	\$2	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$24,250
Total Revenues	\$1,297,331	\$1,003,099	\$294,234	\$1,297,333	\$1,321,581

Expenditures

Administrative

Supervisor Pay	\$12,000	\$3,000	\$5,000	\$8,000	\$12,000
FICA	\$918	\$230	\$383	\$812	\$918
Engineering	\$8,000	\$5,182	\$8,838	\$12,000	\$8,000
Attorney	\$20,000	\$5,660	\$8,440	\$15,000	\$20,000
Trustee Fees	\$21,000	\$0	\$21,000	\$21,000	\$21,000
Dissemination	\$10,000	\$5,000	\$5,000	\$10,000	\$10,000
Arbitrage	\$2,400	\$0	\$2,400	\$2,400	\$2,400
Collection Agent	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Property Appraiser Fee	\$500	\$382	\$0	\$382	\$500
Annual Audit	\$5,200	\$5,526	\$1,700	\$7,226	\$7,300
Management Fees	\$44,274	\$22,137	\$22,137	\$44,274	\$44,274
Information Technology	\$3,400	\$1,100	\$1,100	\$2,200	\$2,200
Telephone	\$300	\$20	\$80	\$100	\$300
Postage	\$1,200	\$765	\$735	\$1,500	\$1,500
Printing & Binding	\$1,800	\$226	\$774	\$1,000	\$1,800
General Liability Insurance	\$9,400	\$8,754	\$0	\$8,754	\$9,700
Legal Advertising	\$1,500	\$334	\$1,166	\$1,500	\$1,500
Other Current Charges	\$350	\$3,050	\$0	\$3,050	\$350
Office Supplies	\$300	\$93	\$107	\$200	\$300
Travel Per Diem	\$800	\$0	\$0	\$0	\$800
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$150,617	\$69,022	\$77,859	\$146,882	\$152,117

Maintenance - Shared Expenses

Field Management	\$31,312	\$15,656	\$15,656	\$31,312	\$34,158	1
Management Services Agreement	\$0	\$0	\$10,725	\$10,725	\$19,500	2
Facility Lease Agreement	\$17,980	\$8,990	\$8,990	\$17,980	\$19,615	3
Telephone	\$3,740	\$1,948	\$1,988	\$3,936	\$4,464	4
Electric	\$268,400	\$122,400	\$132,000	\$254,400	\$292,800	5
Water & Sewer	\$35,200	\$14,694	\$13,200	\$27,894	\$38,400	6
Gas	\$33,880	\$11,483	\$7,044	\$18,527	\$36,960	7
Pool and Fountain Maintenance	\$79,200	\$49,362	\$42,600	\$91,962	\$108,000	8
Environmental	\$4,400	\$1,692	\$2,193	\$3,885	\$4,800	9
Property Insurance	\$20,130	\$19,583	\$0	\$19,583	\$23,760	10
Irrigation Repairs & Maintenance	\$8,600	\$3,480	\$2,850	\$6,330	\$7,200	11
Landscape Contract	\$341,568	\$180,071	\$143,084	\$323,135	\$372,619	12
Landscape Contingency	\$22,000	\$7,664	\$11,790	\$19,454	\$24,000	13
Landscape Consulting	\$17,160	\$8,474	\$0	\$8,474	\$0	14
Gate & Gatehouse Expenses	\$14,080	\$3,137	\$6,600	\$9,737	\$15,360	15
Roadways/Sidewalks/Bridge	\$22,000	\$1,121	\$6,567	\$7,688	\$24,000	16
Lighting	\$4,400	\$883	\$1,867	\$2,750	\$4,800	17
Building Repairs & Maintenance	\$11,000	\$746	\$2,640	\$3,386	\$12,000	18
Pressure Washing	\$15,400	\$15,730	\$0	\$15,730	\$16,800	19
Maintenance (Inspections)	\$770	\$196	\$455	\$651	\$840	20
Repairs & Maintenance	\$8,800	\$1,761	\$1,001	\$2,762	\$9,600	21
Pest Control	\$319	\$0	\$0	\$0	\$348	22
Signage	\$3,520	\$18,746	\$0	\$18,746	\$12,000	23
Security	\$61,600	\$30,800	\$30,800	\$61,600	\$67,200	24
Parking Violation Tags	\$0	\$12	\$197	\$209	\$240	25
Total Shared Maintenance	\$1,023,459	\$518,831	\$442,227	\$960,858	\$1,149,464	

**Reunion West
Community Development District
Proposed Budget
General Fund
Fiscal Year 2021**

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total thru 9/30/20	Proposed Budget FY2021
<u>Maintenance - Direct Expenses</u>					
Irrigation System Operations	\$20,000	\$0	\$0	\$0	\$20,000
Transfer Out - R&M Fund	\$103,255	\$103,255	\$0	\$103,255	\$0
Total Maintenance Expenses	\$123,255	\$103,255	\$0	\$103,255	\$20,000
Total Expenses	\$1,297,331	\$699,909	\$520,085	\$1,210,995	\$1,321,581
Excess Revenues (Expenditures)	\$0	\$312,191	(\$225,852)	\$86,338	\$0

Net Assessments	\$1,297,331
Add: Discounts & Collections	\$82,808
Gross Assessments	\$1,380,140

Notes:

(1 thru 25) is 44% of the shared costs with the remaining 56% allocated to Reunion East for FY20. For FY21, the proposed allocation will be 48% of the shared costs for Reunion West with the remaining 52% allocated to Reunion East.

	Shared Costs			
	FY 2020 Budget	FY 2020 Projections	Total Proposed 2021 Budget	Reunion East 52%
1 Field Maintenance	\$71,163	\$71,163	\$71,163	\$37,005
2 Management Services Agreement	\$0	\$24,375	\$40,825	\$21,125
3 Facility Lease Agreement	\$40,864	\$40,864	\$40,864	\$21,249
4 Telephone	\$8,500	\$8,947	\$9,300	\$4,836
5 Electric	\$810,000	\$678,536	\$810,000	\$317,200
6 Water & Sewer	\$80,000	\$63,554	\$80,000	\$41,600
7 Gas	\$77,000	\$42,141	\$77,000	\$40,040
8 Pool & Fountain Maintenance	\$180,000	\$208,787	\$225,000	\$117,000
9 Environmental	\$10,000	\$8,829	\$10,000	\$5,200
10 Property Insurance	\$45,750	\$44,506	\$49,500	\$25,740
11 Irrigation Repairs & Maintenance	\$15,000	\$14,359	\$15,000	\$7,800
12 Landscape Contract	\$775,290	\$734,398	\$775,290	\$403,671
13 Landscape Contingency	\$50,000	\$44,209	\$50,000	\$26,000
14 Landscaping Consulting	\$39,000	\$19,260	\$0	\$0
15 Gate and Gatehouse Expenses	\$32,000	\$22,129	\$32,000	\$16,640
16 Roadways/Sidewalks/Bridge	\$50,000	\$17,477	\$50,000	\$26,000
17 Lighting	\$10,000	\$8,251	\$10,000	\$5,200
18 Building Repairs & Maintenance	\$25,000	\$7,700	\$25,000	\$13,000
19 Pressure Washing	\$35,000	\$35,750	\$35,000	\$18,200
20 Maintenance (Inspections)	\$1,750	\$1,479	\$1,750	\$910
21 Repairs & Maintenance	\$20,000	\$8,275	\$20,000	\$10,400
22 Pest Control	\$725	\$0	\$725	\$377
23 Signage	\$8,000	\$42,605	\$25,000	\$13,000
24 Security	\$140,000	\$140,000	\$140,000	\$72,800
25 Parking Violation Tags	\$0	\$474	\$500	\$260
	\$2,326,042	\$2,184,086	\$2,394,717	\$1,245,253
				\$1,149,464

FISCAL YEAR 2021

Reunion West Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Commercial	1.00	0	0.00	0.00%	\$0.00	\$0.00
Hotel/Condo	1.00	0	0.00	0.00%	\$0.00	\$0.00
Multi-Family	1.50	302	588.00	15.68%	\$216,463.60	\$552.20
Single-Family	2.00	1,568	3,136.00	83.65%	\$1,154,472.55	\$736.27
Golf	1.00	25	25.00	0.67%	\$9,203.38	\$368.14
		1,985	3,749.00	100.00%	\$1,380,139.53	

FISCAL YEAR 2020

Reunion West Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Commercial	1.00	0	0.00	0.00%	\$0.00	\$0.00
Hotel/Condo	1.00	0	0.00	0.00%	\$0.00	\$0.00
Multi-Family	1.50	302	588.00	15.68%	\$216,463.49	\$552.20
Single-Family	2.00	1,568	3,136.00	83.65%	\$1,154,471.94	\$736.27
Golf	1.00	25	25.00	0.67%	\$9,203.38	\$368.14
		1,985	3,749.00	100.00%	\$1,380,138.81	

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	FY2017 Gross Per Unit Assessments	FY2018 Gross Per Unit Assessments	FY2019 Gross Per Unit Assessments	FY2020 Gross Per Unit Assessments	FY2021 Gross Per Unit Assessments	Increase/ (Decrease)
Commercial	\$208.97	\$235.53	\$235.53	\$0.00	\$0.00	N/A
Hotel/Condo	\$208.97	\$235.53	\$235.53	\$0.00	\$0.00	N/A
Multi-Family	\$313.45	\$353.29	\$353.29	\$552.20	\$552.20	\$0.00
Single-Family	\$417.93	\$471.06	\$471.06	\$736.27	\$736.27	\$0.00
Golf	\$208.97	\$235.53	\$235.53	\$368.14	\$368.14	\$0.00

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. These assessments are billed on tax bills.

Special Assessments – Direct

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. The District levies these directly to the property owners.

EXPENDITURES:

Administrative:

Supervisor Pay

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 12 monthly Board meetings.

FICA Expenses

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Boyd Civil Engineering, will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, preparation of contract specifications and bid documents, and various projects assigned by the Board of Supervisors and District Manager.

Attorney

The District's legal counsel, Latham, Shuker, Eden & Beaudine, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing operating and maintenance contracts, etc.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

Trustee Fees

The District issued Series 2004-1 Special Assessment Bonds, Series 2015 Special Assessment Refunding & Improvement Bonds, Series 2016 Special Assessment Bonds, Series 2017 Special Assessments Bonds (Assessment Area 4) and Series 2019 Special Assessment Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Dissemination

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC, the District's bond underwriter, to provide this service.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Special Assessment Bonds and Special Assessment Refunding and Improvement Bonds. The District has contracted with Grau & Associates to calculate the rebate liability and submit a report to the District.

Collection Agent

These are expenses related to administering the Annual Assessments on the tax roll with the Osceola County Tax Collector.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired Grau & Associates to audit the financials records.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. ("Manager") These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting and assisting with annual audits.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine costs incurred by Manager.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc. costs incurred by Manager.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

General Liability Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies. FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges, County Assessment Fees and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Travel Per Diem

Represents reimbursed costs to Board Members for attendance at meetings.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

Maintenance:

44% of the maintenance costs are allocated to Reunion West and 56% are allocated to Reunion East during Fiscal Year 2020. The District is proposing an allocation of 42% of the maintenance costs to Reunion West and 58% to Reunion East during Fiscal Year 2021. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management

The District currently has a contract with Governmental Management Services-CF, LLC to provide field management services.

Management Service Agreement

Management Service Agreement between the District and Kingwood Orlando Reunion Resort, LLC for management and operations of certain District facilities.

Facility Lease Agreement

The District has entered into a multi-party agreement, Reunion Landscaping and Maintenance Facility Lease Agreement, with Citicommunities, LLC and Reunion East CDD. The District will be responsible for a percentage of the approximately 28% allocated to Reunion East and Reunion West per the agreement.

Telephone

This is a service for the pool buildings' and horse stables phone lines.

Account #	Centurylink Service Address
311194330	7621 Heritage Crossing Way
311194956	7500 Morning Dove Circle
312323516	7599 Gathering Drive
311906997	7475 Gathering Drive
425626040	1590 Reunion Boulevard

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2021

Electric

The District has electrical accounts with Duke Energy and OUC for the recreation facilities, streetlights and other District areas.

Account #	Duke Energy Service Address
05350 66347	7722 Excitement Dr Spkl, Reunion
05481 84194	7500 Mourning Dove Cir Bath (Terraces)
05699 66436	7477 Excitement Dr Spkl
08152 59495	1300 Reunion Blvd, Irrigation
08929 00579	900 Assembly Ct Spkl 900 Blk
09554 73426	7399 Gathering Dr, Irrigation
13564 01487	7475 Gathering Dr, Pool (Homestead Pool)
15026 22032	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
16017 33396	7500 Gathering Dr, Irrigation Timer
17197 83455	1535 Euston Dr Spkl
17349 22403	1400 Titian Ct Spkl
17441 33552	7400 Excitement Dr Security Control
22603 50590	7200 Reunion Blvd, Irr Timer
23752 82252	15221 Fairview Circle Fountain
24612 68522	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
24936 47164	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
29830 75316	7400 Excitement Dr Lite
33595 72430	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
33668 23497	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
33785 01399	7621 Heritage Crossing Way, Pool
33933 31268	7300 Mourning Dove Cir, Irrigation (Terraces)
34570 89532	7700 Osceola Polk Line Rd, Irrg. Timer
36942-43567	1590 Reunion Blvd, Horse Stable
38275 58442	7421 Devereaux St Spkl
38751 20196	7600 Tradition Blvd, Irrigation Meter A
41812 50273	7477 Gathering Dr Spkl
44472 28386	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)
55539 91473	7600 Heritage Crossing Way Pump
59862 73513	7500 Seven Eagles Way Spkl
65222 56575	7693 Heritage Cross. Way Poolhouse
68727 88500	1400 Reunion Blvd Spkl, Irrigation
68791 86264	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
68900 18289	7585 Assembly Ln, Pool (Carriage Pointe)
74202 21313	7500 Mourning Dove Cir Irrig (Terraces)
77166 33105	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
77412 10389	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

Account #	Duke Energy Service Address
79838 47399	1300 Seven Eagles Ct, Fountain
80748 99057	0 Old Lake Wilson Rd Lite PH1 Prcl 1 (112-Homestead St. Lights)
82014 88555	7427 Sparkling Ct Spkl
82133 02524	7700 Linkside Loop Spkl
90531 74565	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
92541 35155	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
92906 18477	7600 Tradition Blvd, Irrigation Meter C
95096 13119	700 Desert Mountain Ct Lift
04868 87236	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
15627 52104	84401 Golden Bear Drive Fountain
30882 19259	700 Tradition Blvd Guardhouse (Westside Gatehouse)
33100 16279	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (69-Westside of RW Streets)
64824 62462	7800 Tradition Blvd Irrig Meter B
92245 38200	300 Sinclair Rd Irrig Meter A
97194 91147	7800 Tradition Blvd Irrig Meter A

Account #	OUC Service Address
76305-72865	7855 Osceola Polk Line Rd
95820-59007	Sinclair Rd

Water & Sewer

The District has accounts with Toho Water Authority for water and wastewater services to the pools, pool buildings, guardhouses, horse stables and other District areas

Account #	Toho Water Authority Service Address
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-892560	1590 Reunion Blvd, Stable
2000680-897400	7700 Osceola Polk Line Rd
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Grdhouse
2007070-942780	700 Tradition Blvd Guardhouse

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

Gas

This item represents utility service costs for gas service at the community pools. The District has accounts with TECO and Infinite Energy for this service.

Account #	Teco Peoples Gas Service Address
211010319849	7693 Heritage Crossing Way
211010400144	7621 Heritage Crossing Way
211010400342	7585 Assembly Ln
211010400532	7475 Gathering Dr

Account #	Infinite Energy Service Address
1715158842	Heritage Crossing Pool A
2007210430	Heritage Crossing Pool B
5752592741	Homestead Pool
5948185633	Carriage Point Pool

Pool & Fountain Maintenance

Scheduled maintenance consists of regular cleaning and treatments of pools and fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes.

Environmental

The District currently has a contract with Applied Aquatic Management Inc. which provides lake maintenance to all the lakes inside the Reunion East and West CDDs. These services include monthly inspections and treatment of aquatic weeds and algae, herbicide spraying, and algae control and removal. The amount also includes unscheduled maintenance. In addition, there are budgeted cost for the future treatment and maintenance of Conservation Areas Easements including Wetland Preservation, Upland Preservation, and Upland Buffers of approximately 294 acres.

Property Insurance

Represents the District's share of the annual coverage of property insurance. Coverage is provided by Florida Insurance Alliance.

Irrigation Repairs & Maintenance

Represents the District expense for maintenance of the irrigation system.

Landscape Contract

The District currently has a contract with Yellowstone Landscape for scheduled maintenance consisting of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control and chemicals.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

Landscape Contingency

Represents estimated costs for any additional landscape maintenance not covered/outlined in the contract with Yellowstone Landscape.

Gate & Gatehouse Expenses

Amounts based upon estimated expenditures for any repairs and maintenance to entry gates and gatehouse.

Roadways/Sidewalks/Bridge

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge. A portion of amount is based on proposal from Don Bo, Inc. for sidewalk grinding and replacement.

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Building Repairs & Maintenance

Repairs for properties covered under the Management Services Agreement.

Pressure Washing

Estimated cost to pressure wash certain buildings and guardhouses owned by the District. Amount is based on a proposal by AB Pressure Washing.

Maintenance (Inspections)

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen repairs at the Horse Stables.

Repairs & Maintenance

Represents estimated costs for any unforeseen repairs and maintenance to the common areas.

Pest Control

Represents monthly and quarterly pest services as well as quarterly termite services for the Horse Stables.

Signage

Represents estimated costs for repairing/maintaining signs within the District

Security

Security services throughout the District facilities. Costs are based upon the actual security agreements with the District.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2021

Maintenance – Direct Expenses

Irrigation System Operations

Represents estimated net operating expenses for irrigation system serving CDD and POA common areas and Golf Course.

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Transfer in	\$103,255	\$103,255	\$0	\$103,255	\$0
Interest	\$10,000	\$9,837	\$2,663	\$12,500	\$10,000
Total Revenues	\$113,255	\$113,092	\$2,663	\$115,755	\$10,000

Expenditures

Building Improvements	\$92,400	\$0	\$112,899	\$112,899	\$100,800 ¹
Fountain Improvements	\$11,000	\$0	\$0	\$0	\$12,000 ²
Gate/Gatehouse Improvements	\$4,400	\$0	\$0	\$0	\$48,000 ³
Monument Improvements	\$11,000	\$17,019	\$0	\$17,019	\$12,000 ⁴
Pool Furniture	\$6,600	\$6,222	\$0	\$6,222	\$12,000 ⁵
Pool Repair & Replacements	\$37,400	\$3,648	\$20,065	\$23,713	\$40,800 ⁶
Lighting Improvements	\$3,520	\$0	\$0	\$0	\$3,840 ⁷
Landscape Improvements	\$110,000	\$17,900	\$44,587	\$62,487	\$96,000 ⁸
Roadway Improvements	\$6,820	\$1,597	\$6,717	\$8,314	\$12,000 ⁹
Signage	\$22,000	\$0	\$15,030	\$15,030	\$48,000 ¹⁰
Contingency	\$0	\$23,669	\$0	\$23,669	\$24,000 ¹¹
Total Expenditures	\$305,140	\$70,055	\$199,298	\$269,353	\$409,440
Excess Revenues/(Expenditures)	(\$191,885)	\$43,037	(\$196,635)	(\$153,598)	(\$399,440)
Fund Balance - Beginning	\$1,138,890	\$1,195,299	\$0	\$1,195,299	\$1,041,701
Fund Balance - Ending	\$947,005	\$1,238,335	(\$196,635)	\$1,041,701	\$642,261

Notes:

(1 thru 11) is 44% of the shared costs with the remaining 56% allocated to Reunion East for FY20. For FY21, the proposed allocation will be 48% of the shared costs for Reunion West with the remaining 52% allocated to Reunion East.

	Shared Costs				
	FY 2020 Budget	FY 2020 Projections	Total Proposed 2021 Budget	Reunion East 52%	Reunion West 48%
1 Building Improvements	\$210,000	\$256,588	\$210,000	\$109,200	\$100,800
2 Fountain Improvements	\$25,000	\$0	\$25,000	\$13,000	\$12,000
3 Gate/Gatehouse Improvements	\$10,000	\$0	\$100,000	\$52,000	\$48,000
4 Monument Improvements	\$25,000	\$38,680	\$25,000	\$13,000	\$12,000
5 Pool Furniture	\$15,000	\$14,140	\$25,000	\$13,000	\$12,000
6 Pool Repair & Replacements	\$85,000	\$53,894	\$85,000	\$44,200	\$40,800
7 Lighting Improvements	\$8,000	\$0	\$8,000	\$4,160	\$3,840
8 Landscape Improvements	\$250,000	\$142,019	\$200,000	\$104,000	\$96,000
9 Roadway Improvements	\$15,500	\$18,895	\$25,000	\$13,000	\$12,000
10 Signage	\$50,000	\$34,160	\$100,000	\$52,000	\$48,000
11 Contingency	\$0	\$53,774	\$50,000	\$26,000	\$24,000
	\$693,500	\$612,150	\$853,000	\$443,560	\$409,440

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2021

FY2020 Proposed Expenses (Updated)		Amount
Building Improvements		
Kingwood Orlando Reunion Resort	Interior/Exterior Painting - Horse Stables	\$42,000
Kingwood Orlando Reunion Resort	Exterior Painting - Heritage Crossing Community Center	\$17,000
	HCCC Kitchen Renovations	\$40,000
	Roof Replacement - Heritage Crossing Way	\$157,588
		\$256,588
Landscape Improvements		
Enviro Tree Service	Hardwood Pruning - Tree Removal	\$9,775
Enviro Tree Service	Hardwood Pruning - Tree Removal	\$14,200
Yellowstone Landscaping	Excitement Drive Elm Removals	\$8,032
Yellowstone Landscaping	Gathering Drive/Linear Park Roadway Plant Upgrade	\$31,878
Yellowstone Landscaping	Heritage Crossing Plant Upgrade	\$38,056
Yellowstone Landscaping	Homestead Jasmine Replacement	\$2,055
Yellowstone Landscaping	Main Entrance Palm Replacement	\$12,476
Yellowstone Landscaping	Reunion Blvd & 532 Juniper Replacement	\$7,268
Yellowstone Landscaping	Reunion Traffic Circle Jasmine Replacement	\$3,628
Yellowstone Landscaping	Terraces Pool Plant Upgrades	\$6,459
		\$133,826
Pool Furniture		
JNJ Home Services	30 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$14,040
		\$14,040
Pool Repair & Replacement		
Spies Pool	Seven Eagles 2 Spas Pool Resurfacing	\$10,000
Spies Pool	Heritage Crossing B Spa Resurfacing	\$6,587
Spies Pool	2 Pool Heaters - \$4,152 per Heater	\$8,304
Spies Pool	Heritage Crossing B Pool Resurfacing	\$29,015
		\$53,906
Signage		
	Purchase & Installation of 44 Street Signs	\$34,160
		\$34,160

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2021

FY2021 Proposed Expenses		Amount
Building Improvements		
Heritage Service Solutions LLC	Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	\$9,245
Heritage Service Solutions LLC	Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	\$8,450
Heritage Service Solutions LLC	Carriage Pointe Pool - Pressure Wash, Paint, Stucco	\$7,895
Heritage Service Solutions LLC	Heritage Pool "A" - Pressure Wash, Paint, Stucco	\$8,245
Heritage Service Solutions LLC	Heritage Pool "B" - Pressure Wash, Paint, Stucco	\$8,245
Heritage Service Solutions LLC	Homestead Pool - Pressure Wash, Paint Stucco	\$7,895
Heritage Service Solutions LLC	Repair/Rebuild Two Roadway Arbors	\$9,390
		\$59,365
Gate/Gatehouse Improvements		
Access Control Technologies	Upgrade Access Control System	\$75,485
		\$75,485
Landscape Improvements		
Yellowstone Landscaping	Main Entrance Gatehouse Front & Large Island Back of Gatehouse	\$9,680
Yellowstone Landscaping	Front of Spine Rd Gatehouse - Flax Lily & Indian Hawthorne Removal	\$2,720
Yellowstone Landscaping	Homestead Monument Sign Island Bed - Ligustrum Trees	\$1,040
Yellowstone Landscaping	Spine Rd Island Beds	\$9,134
Yellowstone Landscaping	Liberty Bluff Back Entrance & Island Tip - Replace Jasmine	\$2,685
		\$25,259
Pool Furniture		
JNJ Home Services	60 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$23,220
		\$23,220
Pool Repair & Replacement		
Spies Pool	Heritage Crossing A Wading Pool Resurfacing	\$5,295
Spies Pool	2 Pool Heaters - \$4,152 per Heater	\$8,304
Spies Pool	Heritage Crossing A Pool Resurfacing	\$30,882
		\$44,481
Signage		
Fausnight Stripe & Line	190 No Parking Signs	\$60,800
		\$60,800

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2004-1
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments - Tax Collector	\$1,336,719	\$1,037,209	\$299,510	\$1,336,719	\$1,336,719
Interest Income	\$500	\$10,063	\$2,437	\$12,500	\$2,500
Carry Forward Surplus	\$643,623	\$655,255	\$0	\$655,255	\$656,349

Total Revenue	\$1,980,842	\$1,702,528	\$301,947	\$2,004,474	\$1,995,568
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Expenditures

Interest Expense 11/01	\$436,563	\$436,563	\$0	\$436,563	\$421,719
Principal Expense 05/01	\$475,000	\$0	\$475,000	\$475,000	\$505,000
Interest Expense 05/01	\$436,563	\$0	\$436,563	\$436,563	\$421,719

Total Expenses	\$1,348,125	\$436,563	\$911,563	\$1,348,125	\$1,348,438
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Excess Revenues (Expenditures)	\$632,717	\$1,265,965	(\$609,616)	\$656,349	\$647,131
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11/1/2021 Interest \$405,938

Net Assessments	\$1,336,719
Add: Discounts & Collections	\$80,364
Gross Assessments	<u>\$1,417,083</u>

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Single-Family	2.00	711	1422.00	98.27%	\$1,392,600	\$1,958.65
Golf	1.00	25	25.00	1.73%	\$24,483	\$979.32
		736	1447.00	100.00%	\$1,417,083	

Reunion West
Community Development District
Series 2004-1 Special Assessment Bonds
Debt Service Schedule
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$13,495,000.00	6.250%	\$0	\$ 421,718.75	\$421,719
05/01/21	\$13,495,000.00	6.250%	\$505,000	\$ 421,718.75	
11/01/21	\$12,990,000.00	6.250%	\$0	\$ 405,937.50	\$ 1,332,656.25
05/01/22	\$12,990,000.00	6.250%	\$540,000	\$ 405,937.50	
11/01/22	\$12,450,000.00	6.250%	\$0	\$ 389,062.50	\$ 1,335,000.00
05/01/23	\$12,450,000.00	6.250%	\$575,000	\$ 389,062.50	
11/01/23	\$11,875,000.00	6.250%	\$0	\$ 371,093.75	\$ 1,335,156.25
05/01/24	\$11,875,000.00	6.250%	\$610,000	\$ 371,093.75	
11/01/24	\$11,265,000.00	6.250%	\$0	\$ 352,031.25	\$ 1,333,125.00
05/01/25	\$11,265,000.00	6.250%	\$650,000	\$ 352,031.25	
11/01/25	\$10,615,000.00	6.250%	\$0	\$ 331,718.75	\$ 1,333,750.00
05/01/26	\$10,615,000.00	6.250%	\$695,000	\$ 331,718.75	
11/01/26	\$9,920,000.00	6.250%	\$0	\$ 310,000.00	\$ 1,336,718.75
05/01/27	\$9,920,000.00	6.250%	\$735,000	\$ 310,000.00	
11/01/27	\$9,185,000.00	6.250%	\$0	\$ 287,031.25	\$ 1,332,031.25
05/01/28	\$9,185,000.00	6.250%	\$785,000	\$ 287,031.25	
11/01/28	\$8,400,000.00	6.250%	\$0	\$ 262,500.00	\$ 1,334,531.25
05/01/29	\$8,400,000.00	6.250%	\$835,000	\$ 262,500.00	
11/01/29	\$7,565,000.00	6.250%	\$0	\$ 236,406.25	\$ 1,333,906.25
05/01/30	\$7,565,000.00	6.250%	\$890,000	\$ 236,406.25	
11/01/30	\$6,675,000.00	6.250%	\$0	\$ 208,593.75	\$ 1,335,000.00
05/01/31	\$6,675,000.00	6.250%	\$945,000	\$ 208,593.75	
11/01/31	\$5,730,000.00	6.250%	\$0	\$ 179,062.50	\$ 1,332,656.25
05/01/32	\$5,730,000.00	6.250%	\$1,010,000	\$ 179,062.50	
11/01/32	\$4,720,000.00	6.250%	\$0	\$ 147,500.00	\$ 1,336,562.50
05/01/33	\$4,720,000.00	6.250%	\$1,070,000	\$ 147,500.00	
11/01/33	\$3,650,000.00	6.250%	\$0	\$ 114,062.50	\$ 1,331,562.50
05/01/34	\$3,650,000.00	6.250%	\$1,140,000	\$ 114,062.50	
11/01/34	\$2,510,000.00	6.250%	\$0	\$ 78,437.50	\$ 1,332,500.00
05/01/35	\$2,510,000.00	6.250%	\$1,215,000	\$ 78,437.50	
11/01/35	\$1,295,000.00	6.250%	\$0	\$ 40,468.75	\$ 1,333,906.25
05/01/36	\$1,295,000.00	6.250%	\$1,295,000	\$ 40,468.75	\$ 1,335,468.75
			\$13,495,000	\$ 8,271,250.00	\$21,766,250

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2015
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$326,875	\$254,522	\$72,353	\$326,875	\$326,875
Interest	\$100	\$2,297	\$703	\$3,000	\$500
Carry Forward Surplus	\$155,168	\$157,418	\$0	\$157,418	\$158,005
Total Revenue	\$482,143	\$414,236	\$73,056	\$487,293	\$485,380

Expenditures

Interest Expense 11/01	\$89,644	\$89,644	\$0	\$89,644	\$86,456
Principal Expense 05/01	\$150,000	\$0	\$150,000	\$150,000	\$155,000
Interest Expense 05/01	\$89,644	\$0	\$89,644	\$89,644	\$86,456
Total Expenses	\$329,288	\$89,644	\$239,644	\$329,288	\$327,913
Excess Revenues (Expenditures)	\$152,856	\$324,592	(\$166,587)	\$158,005	\$157,468

11/1/2021 Interest \$83,163

Net Assessments \$326,875
Add: Discounts & Collections \$20,864
Gross Assessments \$347,739

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	161	\$2,030	\$2,160	\$326,875	\$347,739

Reunion West
Community Development District
Series 2015 Special Assessment Refunding & Improvement Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$3,585,000.00	\$0 \$	86,456.25	\$86,456.25
05/01/21	\$3,585,000.00	\$155,000 \$	86,456.25	
11/01/21	\$3,430,000.00	\$0 \$	83,162.50 \$	324,618.75
05/01/22	\$3,430,000.00	\$160,000 \$	83,162.50	
11/01/22	\$3,270,000.00	\$0 \$	79,762.50 \$	322,925.00
05/01/23	\$3,270,000.00	\$170,000 \$	79,762.50	
11/01/23	\$3,100,000.00	\$0 \$	76,150.00 \$	325,912.50
05/01/24	\$3,100,000.00	\$175,000 \$	76,150.00	
11/01/24	\$2,925,000.00	\$0 \$	72,431.25 \$	323,581.25
05/01/25	\$2,925,000.00	\$185,000 \$	72,431.25	
11/01/25	\$2,740,000.00	\$0 \$	68,500.00 \$	325,931.25
05/01/26	\$2,740,000.00	\$190,000 \$	68,500.00	
11/01/26	\$2,550,000.00	\$0 \$	63,750.00 \$	322,250.00
05/01/27	\$2,550,000.00	\$200,000 \$	63,750.00	
11/01/27	\$2,350,000.00	\$0 \$	58,750.00 \$	322,500.00
05/01/28	\$2,350,000.00	\$210,000 \$	58,750.00	
11/01/28	\$2,140,000.00	\$0 \$	53,500.00 \$	322,250.00
05/01/29	\$2,140,000.00	\$225,000 \$	53,500.00	
11/01/29	\$1,915,000.00	\$0 \$	47,875.00 \$	326,375.00
05/01/30	\$1,915,000.00	\$235,000 \$	47,875.00	
11/01/30	\$1,680,000.00	\$0 \$	42,000.00 \$	324,875.00
05/01/31	\$1,680,000.00	\$245,000 \$	42,000.00	
11/01/31	\$1,435,000.00	\$0 \$	35,875.00 \$	322,875.00
05/01/32	\$1,435,000.00	\$260,000 \$	35,875.00	
11/01/32	\$1,175,000.00	\$0 \$	29,375.00 \$	325,250.00
05/01/33	\$1,175,000.00	\$275,000 \$	29,375.00	
11/01/33	\$900,000.00	\$0 \$	22,500.00 \$	326,875.00
05/01/34	\$900,000.00	\$285,000 \$	22,500.00	
11/01/34	\$615,000.00	\$0 \$	15,375.00 \$	322,875.00
05/01/35	\$615,000.00	\$300,000 \$	15,375.00	
11/01/35	\$315,000.00	\$0 \$	7,875.00 \$	323,250.00
05/01/36	\$315,000.00	\$315,000 \$	7,875.00 \$	322,875.00
		\$3,585,000 \$	1,686,675.00	\$5,271,675.00

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2016
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$549,750	\$418,933	\$130,817	\$549,750	\$549,750
Interest	\$0	\$3,876	\$1,124	\$5,000	\$1,000
Carry Forward Surplus	\$383,954	\$389,991	\$0	\$389,991	\$414,463
Total Revenue	\$933,704	\$812,800	\$131,941	\$944,741	\$965,213

Expenditures

Interest Expense 11/01	\$193,953	\$193,953	\$0	\$193,953	\$191,325
Principal Expense 11/01	\$145,000	\$145,000	\$0	\$145,000	\$155,000
Interest Expense 05/01	\$191,325	\$0	\$191,325	\$191,325	\$188,516
Total Expenses	\$530,278	\$338,953	\$191,325	\$530,278	\$534,841
Excess Revenues (Expenditures)	\$403,426	\$473,847	(\$59,384)	\$414,463	\$430,372

11/1/2021 Principal	\$160,000
11/1/2021 Interest	\$188,516
	\$348,516

Net Assessments	\$549,750
Add: Discounts & Collections	\$35,090
Gross Assessments	\$584,840

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	271	\$2,029	\$2,159	\$549,859	\$584,956

**Reunion West
Community Development District
Series 2016 Special Assessment Bonds
Debt Service Schedule (Term Bonds Due Combined)**

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$7,880,000.00	\$155,000	\$ 191,325.00	\$346,325
05/01/21	\$7,725,000.00	\$0	\$ 188,515.63	
11/01/21	\$7,725,000.00	\$160,000	\$ 188,515.63	\$ 537,031.25
05/01/22	\$7,565,000.00	\$0	\$ 185,015.63	
11/01/22	\$7,565,000.00	\$165,000	\$ 185,015.63	\$ 535,031.25
05/01/23	\$7,400,000.00	\$0	\$ 181,406.25	
11/01/23	\$7,400,000.00	\$170,000	\$ 181,406.25	\$ 532,812.50
05/01/24	\$7,230,000.00	\$0	\$ 177,687.50	
11/01/24	\$7,230,000.00	\$180,000	\$ 177,687.50	\$ 535,375.00
05/01/25	\$7,050,000.00	\$0	\$ 173,750.00	
11/01/25	\$7,050,000.00	\$185,000	\$ 173,750.00	\$ 532,500.00
05/01/26	\$6,865,000.00	\$0	\$ 169,703.13	
11/01/26	\$6,865,000.00	\$195,000	\$ 169,703.13	\$ 534,406.25
05/01/27	\$6,670,000.00	\$0	\$ 165,437.50	
11/01/27	\$6,670,000.00	\$205,000	\$ 165,437.50	\$ 535,875.00
05/01/28	\$6,465,000.00	\$0	\$ 160,953.13	
11/01/28	\$6,465,000.00	\$215,000	\$ 160,953.13	\$ 536,906.25
05/01/29	\$6,250,000.00	\$0	\$ 156,250.00	
11/01/29	\$6,250,000.00	\$220,000	\$ 156,250.00	\$ 532,500.00
05/01/30	\$6,030,000.00	\$0	\$ 150,750.00	
11/01/30	\$6,030,000.00	\$235,000	\$ 150,750.00	\$ 536,500.00
05/01/31	\$5,795,000.00	\$0	\$ 144,875.00	
11/01/31	\$5,795,000.00	\$245,000	\$ 144,875.00	\$ 534,750.00
05/01/32	\$5,550,000.00	\$0	\$ 138,750.00	
11/01/32	\$5,550,000.00	\$255,000	\$ 138,750.00	\$ 532,500.00
05/01/33	\$5,295,000.00	\$0	\$ 132,375.00	
11/01/33	\$5,295,000.00	\$270,000	\$ 132,375.00	\$ 534,750.00
05/01/34	\$5,025,000.00	\$0	\$ 125,625.00	
11/01/34	\$5,025,000.00	\$285,000	\$ 125,625.00	\$ 536,250.00
05/01/35	\$4,740,000.00	\$0	\$ 118,500.00	
11/01/35	\$4,740,000.00	\$300,000	\$ 118,500.00	\$ 537,000.00
05/01/36	\$4,440,000.00	\$0	\$ 111,000.00	
11/01/36	\$4,440,000.00	\$310,000	\$ 111,000.00	\$ 532,000.00
05/01/37	\$4,130,000.00	\$0	\$ 103,250.00	
11/01/37	\$4,130,000.00	\$330,000	\$ 103,250.00	\$ 536,500.00
05/01/38	\$3,800,000.00	\$0	\$ 95,000.00	
11/01/38	\$3,800,000.00	\$345,000	\$ 95,000.00	\$ 535,000.00
05/01/39	\$3,455,000.00	\$0	\$ 86,375.00	
11/01/39	\$3,455,000.00	\$360,000	\$ 86,375.00	\$ 532,750.00
05/01/40	\$3,095,000.00	\$0	\$ 77,375.00	
11/01/40	\$3,095,000.00	\$380,000	\$ 77,375.00	\$ 534,750.00
05/01/41	\$2,715,000.00	\$0	\$ 67,875.00	
11/01/41	\$2,715,000.00	\$400,000	\$ 67,875.00	\$ 535,750.00
05/01/42	\$2,315,000.00	\$0	\$ 57,875.00	
11/01/42	\$2,315,000.00	\$420,000	\$ 57,875.00	\$ 535,750.00
05/01/43	\$1,895,000.00	\$0	\$ 47,375.00	
11/01/43	\$1,895,000.00	\$440,000	\$ 47,375.00	\$ 534,750.00
05/01/44	\$1,455,000.00	\$0	\$ 36,375.00	
11/01/44	\$1,455,000.00	\$460,000	\$ 36,375.00	\$ 532,750.00
05/01/45	\$995,000.00	\$0	\$ 24,875.00	
11/01/45	\$995,000.00	\$485,000	\$ 24,875.00	\$ 534,750.00
05/01/46	\$510,000.00	\$0	\$ 12,750.00	
11/01/46	\$510,000.00	\$510,000	\$ 12,750.00	\$ 535,500.00
\$7,880,000		\$	6,370,762.50	\$14,250,763

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2017
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$509,250	\$395,220	\$114,030	\$509,250	\$509,279
Prepayment Assessments	\$0	\$60,876	\$0	\$60,876	\$0
Interest	\$0	\$3,555	\$695	\$4,250	\$1,000
Carry Forward Surplus	\$350,127	\$353,002	\$0	\$353,002	\$364,028
Total Revenue	\$859,377	\$812,653	\$114,725	\$927,378	\$874,307

Expenditures

Interest Expense 11/01	\$182,900	\$182,900	\$0	\$182,900	\$179,050
Principal Expense 11/01	\$140,000	\$140,000	\$0	\$140,000	\$145,000
Interest Expense 05/01	\$180,450	\$0	\$180,450	\$180,450	\$176,513
Special Call 05/01	\$0	\$0	\$60,000	\$60,000	\$0
Total Expenses	\$503,350	\$322,900	\$240,450	\$563,350	\$500,563

Excess Revenues (Expenditures)	\$356,027	\$489,753	(\$125,725)	\$364,028	\$373,744
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11/1/2021 Principal	\$145,000
11/1/2021 Interest	\$176,513
	\$321,513

Net Assessments	\$509,279
Add: Discounts & Collections	\$32,507
Gross Assessments	\$541,786

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	251	\$2,029	\$2,159	\$509,279	\$541,786

Reunion West
Community Development District
 Series 2017 Special Assessment Bonds (Assessment Area 4)
 Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$7,580,000.00	\$145,000.00	\$179,050.00	\$324,050.00
05/01/21	\$7,435,000.00	\$0.00	\$176,512.50	
11/01/21	\$7,435,000.00	\$145,000.00	\$176,512.50	\$498,025.00
05/01/22	\$7,290,000.00	\$0.00	\$173,975.00	
11/01/22	\$7,290,000.00	\$155,000.00	\$173,975.00	\$502,950.00
05/01/23	\$7,135,000.00	\$0.00	\$171,262.50	
11/01/23	\$7,135,000.00	\$160,000.00	\$171,262.50	\$502,525.00
05/01/24	\$6,975,000.00	\$0.00	\$167,862.50	
11/01/24	\$6,975,000.00	\$165,000.00	\$167,862.50	\$500,725.00
05/01/25	\$6,810,000.00	\$0.00	\$164,356.25	
11/01/25	\$6,810,000.00	\$170,000.00	\$164,356.25	\$498,712.50
05/01/26	\$6,640,000.00	\$0.00	\$160,743.75	
11/01/26	\$6,640,000.00	\$180,000.00	\$160,743.75	\$501,487.50
05/01/27	\$6,460,000.00	\$0.00	\$156,918.75	
11/01/27	\$6,460,000.00	\$185,000.00	\$156,918.75	\$498,837.50
05/01/28	\$6,275,000.00	\$0.00	\$152,987.50	
11/01/28	\$6,275,000.00	\$195,000.00	\$152,987.50	\$500,975.00
05/01/29	\$6,080,000.00	\$0.00	\$148,843.75	
11/01/29	\$6,080,000.00	\$205,000.00	\$148,843.75	\$502,687.50
05/01/30	\$5,875,000.00	\$0.00	\$143,975.00	
11/01/30	\$5,875,000.00	\$210,000.00	\$143,975.00	\$497,950.00
05/01/31	\$5,665,000.00	\$0.00	\$138,987.50	
11/01/31	\$5,665,000.00	\$220,000.00	\$138,987.50	\$497,975.00
05/01/32	\$5,445,000.00	\$0.00	\$133,762.50	
11/01/32	\$5,445,000.00	\$235,000.00	\$133,762.50	\$502,525.00
05/01/33	\$5,210,000.00	\$0.00	\$128,181.25	
11/01/33	\$5,210,000.00	\$245,000.00	\$128,181.25	\$501,362.50
05/01/34	\$4,965,000.00	\$0.00	\$122,362.50	
11/01/34	\$4,965,000.00	\$255,000.00	\$122,362.50	\$499,725.00
05/01/35	\$4,710,000.00	\$0.00	\$116,306.25	
11/01/35	\$4,710,000.00	\$270,000.00	\$116,306.25	\$502,612.50
05/01/36	\$4,440,000.00	\$0.00	\$109,893.75	
11/01/36	\$4,440,000.00	\$280,000.00	\$109,893.75	\$499,787.50
05/01/37	\$4,160,000.00	\$0.00	\$103,243.75	
11/01/37	\$4,160,000.00	\$295,000.00	\$103,243.75	\$501,487.50
05/01/38	\$3,865,000.00	\$0.00	\$96,237.50	
11/01/38	\$3,865,000.00	\$310,000.00	\$96,237.50	\$502,475.00
05/01/39	\$3,555,000.00	\$0.00	\$88,875.00	
11/01/39	\$3,555,000.00	\$325,000.00	\$88,875.00	\$502,750.00
05/01/40	\$3,230,000.00	\$0.00	\$80,750.00	
11/01/40	\$3,230,000.00	\$340,000.00	\$80,750.00	\$501,500.00
05/01/41	\$2,890,000.00	\$0.00	\$72,250.00	
11/01/41	\$2,890,000.00	\$355,000.00	\$72,250.00	\$499,500.00
05/01/42	\$2,535,000.00	\$0.00	\$63,375.00	
11/01/42	\$2,535,000.00	\$375,000.00	\$63,375.00	\$501,750.00
05/01/43	\$2,160,000.00	\$0.00	\$54,000.00	
11/01/43	\$2,160,000.00	\$390,000.00	\$54,000.00	\$498,000.00
05/01/44	\$1,770,000.00	\$0.00	\$44,250.00	
11/01/44	\$1,770,000.00	\$410,000.00	\$44,250.00	\$498,500.00
05/01/45	\$1,360,000.00	\$0.00	\$34,000.00	
11/01/45	\$1,360,000.00	\$430,000.00	\$34,000.00	\$498,000.00
05/01/46	\$930,000.00	\$0.00	\$23,250.00	
11/01/46	\$930,000.00	\$455,000.00	\$23,250.00	\$501,500.00
05/01/47	\$475,000.00	\$0.00	\$11,875.00	
11/01/47	\$475,000.00	\$475,000.00	\$11,875.00	\$498,750.00
		\$7,580,000	\$6,257,125.00	\$13,837,125.00

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2019
Fiscal Year 2021

Description	Proposed Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total thru 9/30/20	Proposed Budget FY2021
-------------	------------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Special Assessments	\$435,313	\$327,807	\$107,506	\$435,313	\$435,313
Interest	\$0	\$4,440	\$1,177	\$5,617	\$1,000
Transfer In	\$0	\$101	\$0	\$101	\$0
Carry Forward Surplus	\$291,755	\$291,497	\$0	\$291,497	\$442,455
Total Revenue	\$727,068	\$623,846	\$108,683	\$732,528	\$878,768

Expenditures

Interest Expense 11/01	\$132,329	\$132,329	\$0	\$132,329	\$157,744
Principal Expense 05/01	\$0	\$0	\$0	\$0	\$120,000
Interest Expense 05/01	\$157,744	\$0	\$157,744	\$157,744	\$157,744
Total Expenses	\$290,073	\$132,329	\$157,744	\$290,073	\$435,488
Excess Revenues (Expenditures)	\$436,995	\$491,516	(\$49,061)	\$442,455	\$443,280

11/1/2021 Interest \$155,494
\$155,494

Net Assessments \$0
Add: Discounts & Collections \$0
Gross Assessments \$0

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	174	\$2,029	\$2,159	\$353,046	\$375,581
Townhomes	54	\$1,522	\$1,619	\$82,188	\$87,434
Total	228			\$435,234	\$463,015

Reunion West
Community Development District
 Series 2019 Special Assessment Bonds
 Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$7,095,000.00	\$0.00	\$157,743.75	\$157,743.75
05/01/21	\$7,095,000.00	\$120,000.00	\$157,743.75	\$0.00
11/01/21	\$6,975,000.00	\$0.00	\$155,493.75	\$433,237.50
05/01/22	\$6,975,000.00	\$125,000.00	\$155,493.75	\$0.00
11/01/22	\$6,850,000.00	\$0.00	\$153,150.00	\$433,643.75
05/01/23	\$6,850,000.00	\$130,000.00	\$153,150.00	\$0.00
11/01/23	\$6,720,000.00	\$0.00	\$150,712.50	\$433,862.50
05/01/24	\$6,720,000.00	\$135,000.00	\$150,712.50	\$0.00
11/01/24	\$6,585,000.00	\$0.00	\$148,181.25	\$296,362.50
05/01/25	\$6,585,000.00	\$140,000.00	\$148,181.25	\$0.00
11/01/25	\$6,445,000.00	\$0.00	\$145,381.25	\$433,562.50
05/01/26	\$6,445,000.00	\$145,000.00	\$145,381.25	\$0.00
11/01/26	\$6,300,000.00	\$0.00	\$142,481.25	\$432,862.50
05/01/27	\$6,300,000.00	\$150,000.00	\$142,481.25	\$0.00
11/01/27	\$6,150,000.00	\$0.00	\$139,481.25	\$431,962.50
05/01/28	\$6,150,000.00	\$155,000.00	\$139,481.25	\$0.00
11/01/28	\$5,995,000.00	\$0.00	\$136,381.25	\$430,862.50
05/01/29	\$5,995,000.00	\$165,000.00	\$136,381.25	\$0.00
11/01/29	\$5,830,000.00	\$0.00	\$133,081.25	\$434,462.50
05/01/30	\$5,830,000.00	\$170,000.00	\$133,081.25	\$0.00
11/01/30	\$5,660,000.00	\$0.00	\$129,681.25	\$259,362.50
05/01/31	\$5,660,000.00	\$180,000.00	\$129,681.25	\$0.00
11/01/31	\$5,480,000.00	\$0.00	\$125,631.25	\$435,312.50
05/01/32	\$5,480,000.00	\$185,000.00	\$125,631.25	\$0.00
11/01/32	\$5,295,000.00	\$0.00	\$121,468.75	\$432,100.00
05/01/33	\$5,295,000.00	\$195,000.00	\$121,468.75	\$0.00
11/01/33	\$5,100,000.00	\$0.00	\$117,081.25	\$433,550.00
05/01/34	\$5,100,000.00	\$205,000.00	\$117,081.25	\$0.00
11/01/34	\$4,895,000.00	\$0.00	\$112,468.75	\$434,550.00
05/01/35	\$4,895,000.00	\$210,000.00	\$112,468.75	\$0.00
11/01/35	\$4,685,000.00	\$0.00	\$107,743.75	\$430,212.50
05/01/36	\$4,685,000.00	\$220,000.00	\$107,743.75	\$0.00
11/01/36	\$4,465,000.00	\$0.00	\$102,793.75	\$430,537.50
05/01/37	\$4,465,000.00	\$235,000.00	\$102,793.75	\$0.00
11/01/37	\$4,230,000.00	\$0.00	\$97,506.25	\$435,300.00
05/01/38	\$4,230,000.00	\$245,000.00	\$97,506.25	\$0.00
11/01/38	\$3,985,000.00	\$0.00	\$91,893.75	\$434,500.00
05/01/39	\$3,985,000.00	\$255,000.00	\$91,893.75	\$0.00
11/01/39	\$3,730,000.00	\$0.00	\$86,256.25	\$172,512.50
05/01/40	\$3,730,000.00	\$265,000.00	\$86,256.25	\$0.00
11/01/40	\$3,465,000.00	\$0.00	\$80,128.13	\$431,384.38
05/01/41	\$3,465,000.00	\$280,000.00	\$80,128.13	\$0.00
11/01/41	\$3,185,000.00	\$0.00	\$73,653.13	\$433,781.25
05/01/42	\$3,185,000.00	\$290,000.00	\$73,653.13	\$0.00
11/01/42	\$2,895,000.00	\$0.00	\$66,946.88	\$430,600.00
05/01/43	\$2,895,000.00	\$305,000.00	\$66,946.88	\$0.00
11/01/43	\$2,590,000.00	\$0.00	\$59,893.75	\$431,840.63
05/01/44	\$2,590,000.00	\$320,000.00	\$59,893.75	\$0.00
11/01/44	\$2,270,000.00	\$0.00	\$52,493.75	\$432,387.50
05/01/45	\$2,270,000.00	\$335,000.00	\$52,493.75	\$0.00
11/01/45	\$1,935,000.00	\$0.00	\$44,746.88	\$432,240.63
05/01/46	\$1,935,000.00	\$350,000.00	\$44,746.88	\$0.00
11/01/46	\$1,585,000.00	\$0.00	\$36,653.13	\$431,400.00
05/01/47	\$1,585,000.00	\$370,000.00	\$36,653.13	\$0.00
11/01/47	\$1,215,000.00	\$0.00	\$28,096.88	\$434,750.00
05/01/48	\$1,215,000.00	\$385,000.00	\$28,096.88	\$0.00
11/01/48	\$830,000.00	\$0.00	\$19,193.75	\$432,290.63
05/01/49	\$830,000.00	\$405,000.00	\$19,193.75	\$0.00
11/01/49	\$425,000.00	\$0.00	\$9,828.13	\$434,021.88
05/01/50	\$425,000.00	\$425,000.00	\$9,828.13	\$444,656.25

\$7,095,000

\$6,052,693.75

\$13,147,693.75

SECTION VIII

SECTION C

SECTION 1

Reunion East Community Development District

Item #	Date 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	Legal		On Hold	Proposals from Yellowstone presented at August meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	4/11/19	Street Parking Towaway Zones	Williams/Cruz/ Scheerer		First phase of parking rules implemented	Additional maps have been provided for draft of amended Rules to be presented to the BOS for review 06/11/2020.
4	4/11/19	Dog Park/Playground	Goldstein		Complete	Playground installed May 2020.
5	2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint		In Process	Encore agreed to have a gate at the entrance to the residential portion of Reunion Village and then another resident only gate before crossing the Davenport Creek bridge going into Reunion proper. Plats, constructions plans, etc. requested 02/28/20.
6	5/14/20	Remediate washout under I4 Reunion East/West Bridge	Boyd		In Process	Plans being bid by contractor
7	5/14/20	Reopening Amenities	Flint/Adams/Carl		In Process	Letter sent to residents May 18 notifying of Seven Eagles Pool Opening; Seven Eagles Fitness Center and other CDD Pools pending opening.

Item #	Date Assigned	Action Item	Assigned To:	Date Due	Status	Comments
8		Access Control for CDD Pools and Dog Park	Cruz		In Process	RFID Reader installed at Dog Park; Other RFID readers for pools pending installation. Note: Pools are required to have functioning locks in order to reopen. Application process for access cards under District Management review to ensure the amenity policies adopted by the Board (scheduled 06/11/2020) are implemented in to procedures.
9	5/14/20	Seven Eagles MSA	Flint/Carll		In Process	
10	3/19/20	RECDD Amenity Policies	Adams		In Process	Draft included in BOS agenda packet 05/14/2020. Comments from Supervisors integrated into revised Proposed Amenity Policies to be discussed and adopted 06/11/2020.

Reunion West Community Development District

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd		In Process	Currently in Permitting. A landscape architect has been engaged. Florida Site and Seed is the low bidder for the project.

SECTION 2

Reunion West

Community Development District

Summary of Check Register

May 1, 2020 to May 31, 2020

Fund	Date	Check No.'s		Amount
General Fund	5/6/20	1592-1594	\$	3,113.23
	5/8/20	1595	\$	7,321.82
	5/13/20	1596	\$	1,183.48
	5/26/20	1597-1601	\$	64,825.66
			\$	76,444.19
Payroll	<u>May 2020</u>			
	David Burman	50472	\$	184.70
	Deborah Musser	50473	\$	184.70
	John Chiste	50474	\$	184.70
	Mark Greenstein	50475	\$	184.70
			\$	738.80
			\$	77,182.99

AP300R

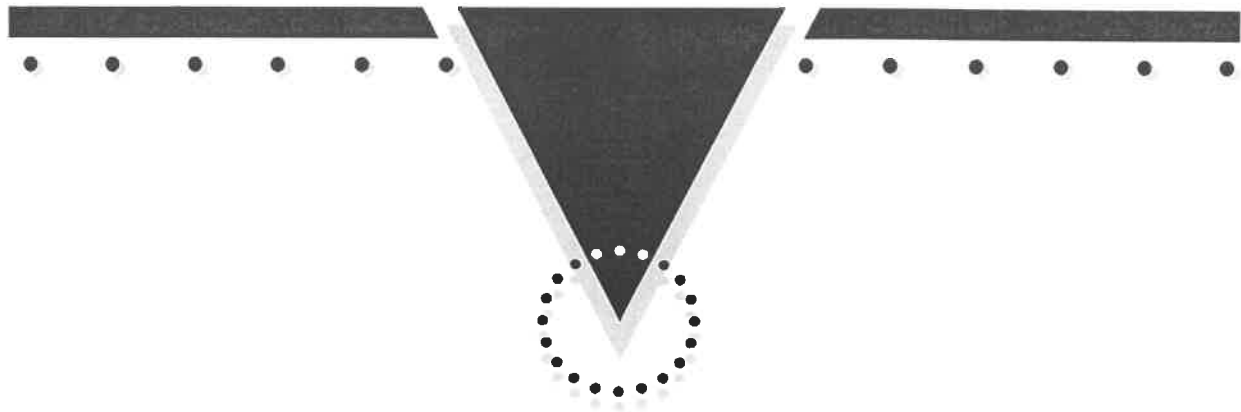
*** CHECK DATES 05/01/2020 - 05/31/2020 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/05/20 PAGE 1

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT	#
5/06/20	00035	4/30/20	185168	202004	300-13100-10100					AQUATIC PLANT MGMT APR20	*	73.92		
		4/30/20	185168	202004	320-53800-47000					AQUATIC PLANT MGMT APR20	*	58.08		
5/06/20	00051	5/05/20	2645	202004	310-51300-31100					APPLIED AQUATIC MANAGEMENT, INC.	*	486.23	132.00	001592
		5/05/20	2646	202004	310-51300-31100					CREATE DETAIL/UPDT PLANS	*	1,072.50		
5/06/20	00043	4/22/20	91038	202003	310-51300-31500					BOYD CIVIL ENGINEERING	*	1,422.50	1,558.73	001593
					CDD MTG/TRFFIC GT/PH3 RES						*			
5/08/20	00020	5/01/20	473	202005	310-51300-34000					LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	3,689.50	1,422.50	001594
		5/01/20	473	202005	310-51300-35100					MANAGEMENT FEES MAY20	*	183.33		
		5/01/20	473	202005	310-51300-31300					INFORMATION TECH MAY20	*	833.33		
		5/01/20	473	202005	310-51300-51000					DISSEMINATION FEE MAY20	*	.06		
		5/01/20	473	202005	310-51300-42000					OFFICE SUPPLIES MAY20	*	4.32		
		5/01/20	473	202005	310-51300-42500					POSTAGE MAY20	*	1.95		
		5/01/20	474	202005	320-53800-12000					COPIES MAY20	*	2,609.33		
					FIELD MANAGEMENT MAY20						*		7,321.82	001595
5/13/20	00036	4/24/20	DUKE-DUK	202003	320-53800-43000					GOVERNMENTAL MANAGEMENT SERVICES	*	249.69		
		4/24/20	DUKE ENERGY	#43303-35141							*	680.98		
		4/30/20	TOHO-METER#62644093	MAR20							*	252.81		
5/26/20	00031	5/25/20	05252020	202005	300-20700-10000					REUNION RESORT	*	31,433.01	1,183.48	001596
					FY20 DEBT SERV SER2004-1						*			
5/26/20	00031	5/25/20	05252020	202005	300-20700-10400					REUNION WEST C/O USBANK	*	7,713.36	31,433.01	001597
					FY20 DEBT SERVICE SER2015						*			
										REUNION WEST C/O USBANK	*		7,713.36	001598
											*			
										REUNION WEST				
										TVISCARRA				

CHECK DATE	VEND#INVOICE DATEINVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT	#
5/26/20	00031	5/25/20	05252020	202005	300-20700-10500	REUNION WEST C/O USBANK	*	12,695.92	12,695.92	001599
5/26/20	00031	5/25/20	05252020	202005	300-20700-10600	REUNION WEST C/O USBANK	*	11,977.28	11,977.28	-
5/26/20	00031	5/25/20	05252020	202005	300-20700-10700	REUNION WEST C/O USBANK	*	1,006.09	1,006.09	001600
5/26/20	00031	5/25/20	05252020	202005	300-20700-10700	REUNION WEST C/O USBANK	*	1,006.09	1,006.09	001601
TOTAL FOR BANK A								76,444.19		
TOTAL FOR REGISTER								76,444.19		

REUW REUNION WEST TVISCARRA

SECTION 3



Reunion West
Community Development District

Unaudited Financial Reporting

April 30, 2020



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Replacement & Maintenance Income Statement</u>
4	<u>Debt Service Series 2004-1 Income Statement</u>
5	<u>Debt Service Series 2015 Income Statement</u>
6	<u>Debt Service Series 2016 Income Statement</u>
7	<u>Debt Service Series 2017 Income Statement</u>
8	<u>Debt Service Series 2019 Income Statement</u>
9	<u>Capital Projects Series 2015 Income Statement</u>
10	<u>Capital Projects Series 2016 Income Statement</u>
11	<u>Capital Projects Series 2017 Income Statement</u>
12	<u>Capital Projects Series 2019 Income Statement</u>
13-14	<u>Month to Month</u>
15	<u>FY20 Assessment Receipt Schedule</u>

Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
April 30, 2020

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2020
ASSETS:					
CASH	\$1,059,272	\$177,664	---	---	\$1,236,935
CUSTODY ACCOUNT	\$2,872	---	---	---	\$2,872
STATE BOARD OF ADMINISTRATION	---	\$1,087,880	---	---	\$1,087,880
DUE FROM REUNION EAST	\$32,900	---	---	---	\$32,900
DUE FROM GENERAL FUND	---	---	\$171	---	\$171
INVESTMENTS					
SERIES 2004-1					
Reserve	---	---	\$669,007	---	\$669,007
Revenue	---	---	\$1,397,094	---	\$1,397,094
General Redemption	---	---	\$394	---	\$394
SERIES 2015					
Reserve	---	---	\$164,622	---	\$164,622
Revenue	---	---	\$357,066	---	\$357,066
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$275,193	---	\$275,193
Revenue	---	---	\$521,614	---	\$521,614
Prepayment	---	---	\$23	---	\$23
Construction	---	---	---	\$67	\$67
SERIES 2017					
Reserve	---	---	\$258,585	---	\$258,585
Revenue	---	---	\$474,711	---	\$474,711
Prepayment	---	---	\$62,902	---	\$62,902
Construction	---	---	---	\$610	\$610
SERIES 2019					
Reserve	---	---	\$330,456	---	\$330,456
Revenue	---	---	\$332,927	---	\$332,927
Interest	---	---	\$160,773	---	\$160,773
Construction	---	---	---	\$88,802	\$88,802
TOTAL ASSETS	\$1,095,044	\$1,265,543	\$5,005,540	\$89,484	\$7,455,611
LIABILITIES:					
ACCOUNTS PAYABLE	\$7,372	---	---	---	\$7,372
DUE TO REUNION EAST	\$278,932	\$33,069	---	---	\$312,002
DUE TO DEVELOPER	\$2,883	---	---	---	\$2,883
DUE TO DEBT 2004-1	\$83	---	---	---	\$83
DUE TO DEBT 2015	\$20	---	---	---	\$20
DUE TO DEBT 2016	\$33	---	---	---	\$33
DUE TO DEBT 2017	\$32	---	---	---	\$32
DUE TO DEBT 2019	\$3	---	---	---	\$3
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	\$1,232,474	---	---	\$1,232,474
UNASSIGNED	\$805,686	---	---	---	\$805,686
RESTRICTED FOR DEBT 2004-1	---	---	\$2,066,578	---	\$2,066,578
RESTRICTED FOR DEBT 2015	---	---	\$521,709	---	\$521,709
RESTRICTED FOR DEBT 2016	---	---	\$796,865	---	\$796,865
RESTRICTED FOR DEBT 2017	---	---	\$796,230	---	\$796,230
RESTRICTED FOR DEBT 2019	---	---	\$824,158	---	\$824,158
RESTRICTED FOR CAP. PROJ. 2015	---	---	---	\$5	\$5
RESTRICTED FOR CAP. PROJ. 2016	---	---	---	\$67	\$67
RESTRICTED FOR CAP. PROJ. 2017	---	---	---	\$610	\$610
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$88,802	\$88,802
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,095,044	\$1,265,543	\$5,005,540	\$89,484	\$7,455,611

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,093,855	\$1,093,855	\$1,015,477	(\$78,378)
Special Assessments - Direct	\$203,476	\$100,440	\$100,440	\$0
Interest	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$1,297,331	\$1,194,295	\$1,115,919	(\$78,376)
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$7,000	\$3,000	\$4,000
FICA	\$918	\$536	\$230	\$306
Engineering	\$8,000	\$4,667	\$6,721	(\$2,054)
Attorney	\$20,000	\$11,667	\$5,635	\$6,032
Trustee Fee	\$21,000	\$12,250	\$0	\$12,250
Dissemination	\$10,000	\$5,833	\$5,833	\$0
Arbitrage	\$2,400	\$0	\$0	\$0
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$500	\$292	\$392	(\$101)
Annual Audit	\$5,200	\$5,200	\$5,526	(\$326)
Management Fees	\$44,274	\$25,827	\$25,827	\$0
Information Technology	\$3,400	\$1,983	\$1,283	\$700
Telephone	\$300	\$175	\$20	\$155
Postage	\$1,200	\$700	\$792	(\$92)
Printing & Binding	\$1,600	\$933	\$279	\$654
Insurance	\$9,400	\$9,400	\$8,754	\$646
Legal Advertising	\$1,500	\$875	\$334	\$541
Other Current Charges	\$350	\$204	\$3,050	(\$2,846)
Office Supplies	\$300	\$175	\$109	\$66
Travel Per Diem	\$600	\$350	\$0	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$150,617	\$95,741	\$75,458	\$20,283
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$31,312	\$18,265	\$18,265	(\$0)
Facility Lease Agreement	\$17,980	\$10,488	\$10,488	\$0
Telephone	\$3,740	\$2,182	\$2,279	(\$98)
Electric	\$268,400	\$156,567	\$144,559	\$12,008
Water & Sewer	\$35,200	\$20,533	\$16,293	\$4,240
Gas	\$33,880	\$19,763	\$13,562	\$6,201
Pool and Fountain Maintenance	\$79,200	\$46,200	\$54,260	(\$8,060)
Environmental	\$4,400	\$2,567	\$2,308	\$259
Property Insurance	\$20,130	\$20,130	\$19,583	\$547
Irrigation Repairs	\$6,600	\$3,850	\$3,855	(\$5)
Landscape Contract	\$341,568	\$199,248	\$202,820	(\$3,572)
Landscape Contingency	\$22,000	\$12,833	\$7,664	\$5,169
Landscape Consulting	\$17,160	\$10,010	\$8,474	\$1,536
Gate and Gatehouse Expenses	\$14,080	\$8,213	\$3,630	\$4,584
Roadways/Sidewalks	\$22,000	\$12,833	\$3,288	\$9,545
Lighting	\$4,400	\$2,567	\$883	\$1,683
MSA Building Repairs	\$11,000	\$6,417	\$1,188	\$5,229
Pressure Washing	\$15,400	\$8,983	\$15,730	(\$6,747)
Maintenance (Inspections)	\$770	\$449	\$196	\$253
Repairs & Maintenance	\$8,800	\$5,133	\$1,777	\$3,356
Pest Control	\$319	\$186	\$0	\$186
Signage	\$3,520	\$2,053	\$18,911	(\$16,858)
Security	\$61,600	\$35,933	\$35,933	\$0
Parking Violation Tags	\$0	\$0	\$12	(\$12)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$20,000	\$11,667	\$0	\$11,667
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$103,255	\$103,255	\$103,255	\$0
TOTAL MAINTENANCE	\$1,146,714	\$720,327	\$689,215	\$31,111
TOTAL EXPENDITURES	\$1,297,331	\$816,068	\$764,674	\$51,394
EXCESS REVENUES (EXPENDITURES)	\$0		\$351,245	
FUND BALANCE - Beginning	\$0		\$454,440	
FUND BALANCE - Ending	\$0		\$805,686	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<u>REVENUES:</u>				
Transfer In - General Fund	\$103,255	\$103,255	\$103,255	\$0
Interest	\$10,000	\$5,833	\$10,692	\$4,859
TOTAL REVENUES	\$113,255	\$109,088	\$113,947	\$4,859
<u>EXPENDITURES:</u>				
Building Improvements	\$92,400	\$53,900	\$0	\$53,900
Fountain Improvements	\$11,000	\$6,417	\$0	\$6,417
Gate/Gatehouse Improvements	\$4,400	\$2,567	\$0	\$2,567
Landscape Improvements	\$110,000	\$64,167	\$17,900	\$46,267
Lighting Improvements	\$3,520	\$2,053	\$0	\$2,053
Monument Improvements	\$11,000	\$6,417	\$17,019	(\$10,603)
Pool Furniture	\$6,600	\$3,850	\$6,222	(\$2,372)
Pool Repair & Replacements	\$37,400	\$21,817	\$3,648	\$18,168
Roadways/Sidewalks Improvements	\$6,820	\$3,978	\$8,314	(\$4,335)
Signage	\$22,000	\$12,833	\$0	\$12,833
Contingency	\$0	\$0	\$23,669	(\$23,669)
TOTAL EXPENDITURES	\$305,140	\$177,998	\$76,772	\$101,226
EXCESS REVENUES (EXPENDITURES)	(\$191,885)		\$37,175	
FUND BALANCE - Beginning	\$1,138,890		\$1,195,299	
FUND BALANCE - Ending	\$947,005		\$1,232,474	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,336,719	\$1,336,719	\$1,166,846	(\$169,873)
Interest	\$500	\$292	\$12,032	\$11,741
TOTAL REVENUES	\$1,337,219	\$1,337,011	\$1,178,879	(\$158,132)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$436,563	\$436,563	\$436,563	\$0
Principal Expense 05/01	\$475,000	\$0	\$0	\$0
Interest Expense 05/01	\$436,563	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,348,125	\$436,563	\$436,563	\$0
EXCESS REVENUES (EXPENDITURES)	(\$10,906)		\$742,316	
FUND BALANCE - Beginning	\$643,623		\$1,324,262	
FUND BALANCE - Ending	\$632,717		\$2,066,578	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$326,875	\$286,333	(\$40,542)
Interest	\$100	\$58	\$2,535	\$2,477
TOTAL REVENUES	\$326,975	\$326,933	\$288,869	(\$38,065)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$89,644	\$89,644	\$89,644	\$0
Principal Expense 05/01	\$150,000	\$0	\$0	\$0
Interest Expense 05/01	\$89,644	\$0	\$0	\$0
TOTAL EXPENDITURES	\$329,288	\$89,644	\$89,644	\$0
EXCESS REVENUES (EXPENDITURES)	(\$2,313)		\$199,225	
FUND BALANCE - Beginning	\$155,168		\$322,484	
FUND BALANCE - Ending	\$152,856		\$521,709	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$549,750	\$549,750	\$471,294	(\$78,456)
Interest	\$0	\$0	\$4,238	\$4,238
TOTAL REVENUES	\$549,750	\$549,750	\$475,532	(\$74,218)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$193,953	\$193,953	\$193,953	\$0
Principal Expense 11/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$191,325	\$0	\$0	\$0
TOTAL EXPENDITURES	\$530,278	\$338,953	\$338,953	\$0
EXCESS REVENUES (EXPENDITURES)	\$19,472		\$136,579	
FUND BALANCE - Beginning	\$383,954		\$660,286	
FUND BALANCE - Ending	\$403,426		\$796,865	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$509,250	\$509,250	\$444,617	(\$64,633)
Special Assessments - Prepayments	\$0	\$0	\$60,876	\$60,876
Interest	\$0	\$0	\$3,905	\$3,905
TOTAL REVENUES	\$509,250	\$509,250	\$509,398	\$148
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$182,900	\$182,900	\$182,900	\$0
Principal Expense 11/01	\$140,000	\$140,000	\$140,000	\$0
Interest Expense 05/01	\$180,450	\$0	\$0	\$0
TOTAL EXPENDITURES	\$503,350	\$322,900	\$322,900	\$0
EXCESS REVENUES (EXPENDITURES)	\$5,900		\$186,498	
FUND BALANCE - Beginning	\$350,127		\$609,732	
FUND BALANCE - Ending	\$356,027		\$796,230	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
Special Assessments - Tax Collector	\$42,500	\$42,500	\$37,348	(\$5,152)
Special Assessments - Direct Billed	\$392,813	\$294,609	\$294,609	\$0
Interest	\$0	\$0	\$4,847	\$4,847
Transfer In	\$0	\$0	\$101	\$101

TOTAL REVENUES

\$435,313	\$337,109	\$336,905	(\$204)
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EXPENDITURES:

Interest Expense 11/01	\$132,329	\$132,329	\$132,329	\$0
Interest Expense 05/01	\$157,744	\$0	\$0	\$0

TOTAL EXPENDITURES

\$290,073	\$132,329	\$132,329	\$0
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EXCESS REVENUES (EXPENDITURES)

\$145,240	\$204,575
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FUND BALANCE - Beginning

\$291,755	\$619,583
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FUND BALANCE - Ending

\$436,995	\$824,158
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$5	
FUND BALANCE - Ending	\$0		\$5	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$66	
FUND BALANCE - Ending	\$0		\$67	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund
Series 2017
Statement of Revenues & Expenditures
For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$4	\$4
TOTAL REVENUES	\$0	\$0	\$4	\$4
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$4	
FUND BALANCE - Beginning	\$0		\$606	
FUND BALANCE - Ending	\$0		\$610	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT
Capital Projects Fund
Series 2019
Statement of Revenues & Expenditures
For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED THRU 4/30/20	ACTUAL THRU 4/30/20	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$10,106	\$10,106
TOTAL REVENUES	\$0	\$0	\$10,106	\$10,106
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$4,700	(\$4,700)
TOTAL EXPENDITURES	\$0	\$0	\$4,700	(\$4,700)
Transfer In/(Out)	\$0	\$0	(\$101)	(\$101)
TOTAL OTHER	\$0	\$0	(\$101)	(\$101)
EXCESS REVENUES (EXPENDITURES)	\$0		\$5,305	
FUND BALANCE - Beginning	\$0		\$83,497	
FUND BALANCE - Ending	\$0		\$88,802	

Reunion West CDD
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$125,588	\$634,336	\$49,045	\$60,908	\$32,781	\$112,820	\$0	\$0	\$0	\$0	\$0	\$1,015,477
Special Assessments - Direct	\$66,960	\$0	\$0	\$33,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,440
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Total Revenues	\$66,960	\$125,588	\$634,337	\$82,525	\$60,908	\$32,781	\$112,820	\$0	\$0	\$0	\$0	\$0	\$1,115,919
Expenses													
Supervisor Fees	\$800	\$0	\$800	\$800	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
FICA	\$61	\$0	\$61	\$61	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$230
Engineering	\$832	\$120	\$252	\$849	\$1,680	\$1,430	\$1,559	\$0	\$0	\$0	\$0	\$0	\$6,721
Attorney	\$1,306	\$446	\$520	\$919	\$946	\$1,423	\$75	\$0	\$0	\$0	\$0	\$0	\$5,635
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$5,833
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	\$0	\$0	\$392	\$0	\$0	\$0	\$0	\$0	\$0	\$392
Annual Audit	\$1,000	\$26	\$0	\$0	\$1,500	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,526
Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$0	\$25,827
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$0	\$0	\$1,283
Telephone	\$7	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20
Postage	\$141	\$130	\$129	\$137	\$51	\$177	\$28	\$0	\$0	\$0	\$0	\$0	\$792
Printing & Binding	\$36	\$50	\$3	\$53	\$68	\$15	\$53	\$0	\$0	\$0	\$0	\$0	\$279
Insurance	\$8,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,754
Legal Advertising	\$0	\$0	\$0	\$153	\$181	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334
Other Current Charges	\$3,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,050
Office Supplies	\$16	\$16	\$15	\$15	\$16	\$15	\$16	\$0	\$0	\$0	\$0	\$0	\$109
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
Total Administrative	\$28,383	\$5,507	\$6,486	\$7,693	\$9,149	\$11,804	\$6,436	\$0	\$0	\$0	\$0	\$0	\$75,458

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	\$2,609	\$2,609	\$0	\$0	\$0	\$0	\$18,265
Facility Lease Agreement	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$0	\$0	\$0	\$0	\$10,488
Telephone	\$320	\$327	\$324	\$324	\$331	\$331	\$331	\$331	\$0	\$0	\$0	\$0	\$2,279
Electric	\$22,896	\$22,357	\$19,533	\$18,651	\$19,602	\$20,291	\$21,228	\$21,228	\$0	\$0	\$0	\$0	\$144,559
Water & Sewer	\$2,464	\$1,982	\$5,125	\$1,882	\$1,743	\$1,752	\$1,346	\$1,346	\$0	\$0	\$0	\$0	\$16,293
Gas	\$412	\$912	\$1,303	\$3,100	\$2,985	\$2,771	\$2,080	\$2,771	\$0	\$0	\$0	\$0	\$13,562
Pool and Fountain Maintenance	\$6,163	\$6,672	\$7,887	\$11,728	\$7,441	\$9,471	\$4,898	\$4,898	\$0	\$0	\$0	\$0	\$54,260
Environmental	\$115	\$616	\$616	\$115	\$616	\$115	\$616	\$616	\$0	\$0	\$0	\$0	\$2,308
Property Insurance	\$18,899	\$683	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,583
Irrigation Repairs	\$1,545	\$0	\$409	\$432	\$437	\$1,032	\$0	\$0	\$0	\$0	\$0	\$0	\$3,855
Landscape Contract	\$23,844	\$47,536	\$30,687	\$23,844	\$23,844	\$30,316	\$22,749	\$22,749	\$0	\$0	\$0	\$0	\$202,820
Landscape Contingency	\$5,332	\$0	\$2,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,664
Landscape Consulting	\$1,430	\$1,961	\$1,887	\$1,766	\$1,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,474
Gate and Gatehouse Expenses	\$217	\$292	\$0	\$930	\$59	\$1,639	\$493	\$493	\$0	\$0	\$0	\$0	\$3,630
Roadways/Sidewalks	\$301	\$0	\$0	\$0	\$218	\$602	\$2,167	\$2,167	\$0	\$0	\$0	\$0	\$3,288
Lighting	\$0	\$0	\$0	\$0	\$0	\$883	\$0	\$0	\$0	\$0	\$0	\$0	\$883
MSA Building Repairs	\$221	\$51	\$373	\$0	\$103	\$0	\$440	\$440	\$0	\$0	\$0	\$0	\$1,188
Pressure Washing	\$154	\$0	\$0	\$6,169	\$4,191	\$5,216	\$0	\$0	\$0	\$0	\$0	\$0	\$15,730
Maintenance (Inspections)	\$68	\$0	\$57	\$42	\$0	\$29	\$0	\$0	\$0	\$0	\$0	\$0	\$196
Repairs & Maintenance	\$334	\$0	\$992	\$83	\$0	\$352	\$16	\$16	\$0	\$0	\$0	\$0	\$1,777
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,875	\$396	\$5,412	\$277	\$10,786	\$0	\$165	\$165	\$0	\$0	\$0	\$0	\$18,911
Security	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$0	\$0	\$0	\$0	\$35,933
Parking Violation Tags	\$0	\$0	\$0	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12
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
Transfer Out - R&M Fund	\$0	\$0	\$0	\$0	\$103,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$103,255
Total Maintenance	\$95,833	\$92,525	\$86,180	\$78,584	\$186,283	\$84,040	\$65,770	\$0	\$0	\$0	\$0	\$0	\$689,215
Total Expenses	\$124,216	\$98,032	\$92,666	\$86,277	\$195,432	\$95,844	\$72,207	\$0	\$0	\$0	\$0	\$0	\$764,674
Excess Revenues (Expenditures)	(\$57,253)	\$27,556	\$541,671	(\$3,752)	(\$134,524)	(\$63,063)	\$40,613	\$0	\$0	\$0	\$0	\$0	\$351,245

**REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2020

TAX COLLECTOR

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund					Debt Svc Fund					Debt Svc Fund					Total 100%								
							29.68%	34.10%	8.37%	13.77%	12.99%	1.09%																		
11/12/19	ACH	\$ 23,340.36	\$ 1,240.62	\$ 442.00	\$ -	\$ 21,657.74	\$ 6,427.08	\$ 7,385.12	\$ 1,812.24	\$ 2,982.88	\$ 2,814.04	\$ 236.38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11/22/19	ACH	\$ 426,810.60	\$ 17,072.61	\$ 8,194.76	\$ -	\$ 401,543.23	\$ 119,160.71	\$ 136,923.11	\$ 33,599.66	\$ 55,303.79	\$ 52,173.39	\$ 4,382.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12/6/19	ACH	\$ 1,854,779.89	\$ 74,191.64	\$ 35,611.74	\$ -	\$ 1,744,976.51	\$ 517,833.76	\$ 595,023.39	\$ 146,013.22	\$ 240,332.32	\$ 226,728.61	\$ 19,045.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12/9/19	ACH	\$ 2,038.96	\$ 20.74	\$ 40.36	\$ -	\$ 1,977.86	\$ 586.94	\$ 674.43	\$ 165.50	\$ 272.41	\$ 256.99	\$ 21.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12/23/19	ACH	\$ 414,468.52	\$ 15,888.95	\$ 7,971.62	\$ -	\$ 390,607.95	\$ 115,915.59	\$ 133,194.27	\$ 32,684.64	\$ 53,797.70	\$ 50,752.54	\$ 4,263.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1/10/20	ACH	\$ 153,854.76	\$ 4,615.70	\$ 2,984.77	\$ -	\$ 146,254.29	\$ 43,401.97	\$ 49,871.57	\$ 12,238.02	\$ 20,143.33	\$ 19,003.14	\$ 1,596.26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1/13/20	ACH	\$ 18,960.03	\$ 410.10	\$ 371.02	\$ -	\$ 18,178.91	\$ 5,394.72	\$ 6,198.87	\$ 1,521.14	\$ 2,503.75	\$ 2,362.03	\$ 198.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1/21/20	ACH	\$ -	\$ -	\$ -	\$ 835.49	\$ 835.49	\$ 247.94	\$ 284.90	\$ 69.91	\$ 115.07	\$ 108.56	\$ 9.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/12/20	ACH	\$ 214,149.10	\$ 4,716.16	\$ 4,188.65	\$ -	\$ 205,244.29	\$ 60,907.65	\$ 69,986.70	\$ 17,174.09	\$ 28,267.91	\$ 26,667.84	\$ 2,240.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3/9/20	ACH	\$ 113,912.46	\$ 1,195.03	\$ 2,254.35	\$ -	\$ 110,463.08	\$ 32,780.68	\$ 37,667.05	\$ 9,243.14	\$ 15,213.87	\$ 14,352.71	\$ 1,205.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4/13/20	ACH	\$ 377,015.66	\$ 86.88	\$ 7,538.57	\$ -	\$ 369,390.21	\$ 109,619.08	\$ 125,959.18	\$ 30,909.22	\$ 50,875.42	\$ 47,995.68	\$ 4,031.64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4/13/20	ACH	\$ 10,757.76	\$ -	\$ 215.16	\$ -	\$ 10,542.60	\$ 3,128.59	\$ 3,594.94	\$ 882.17	\$ 1,452.01	\$ 1,369.82	\$ 115.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4/20/20	ACH	\$ -	\$ -	\$ -	\$ 242.87	\$ 242.87	\$ 72.07	\$ 82.82	\$ 20.32	\$ 33.45	\$ 31.56	\$ 2.65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5/12/20	ACH	\$ 92,374.81	\$ -	\$ 1,847.50	\$ -	\$ 90,527.31	\$ 26,864.60	\$ 30,869.11	\$ 7,574.99	\$ 12,468.16	\$ 11,762.41	\$ 988.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5/12/20	ACH	\$ 1,439.60	\$ -	\$ 28.79	\$ -	\$ 1,410.81	\$ 418.67	\$ 481.08	\$ 118.05	\$ 194.31	\$ 183.31	\$ 15.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5/12/20	ACH	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5/12/20	ACH	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 3,703,902.51	\$ 119,438.43	\$ 71,689.29	\$ 1,078.36	\$ 3,513,853.15	\$ 1,042,760.06	\$ 1,198,196.53	\$ 294,026.32	\$ 483,956.37	\$ 456,562.61	\$ 38,351.26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

OFF ROLL ASSESSMENTS

REUNION WEST DEVELOPMENT PARTNERS, LLLP										\$526,733.00	\$133,920.00	\$392,813.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2019						
10/31/19	11/1/19	263366	\$ 263,366.00	\$ 263,366.00	\$ 66,960.00	\$ 196,406.00						
1/23/20	2/1/20	28907	\$ 131,683.00	\$ 131,683.00	\$ 33,480.00	\$ 98,203.00						
	5/1/20		\$ 131,683.00	\$ -	\$ -	\$ -						
			\$ 526,732.00	\$ 395,049.00	\$ 100,440.00	\$ 294,609.00						

SECTION 4

District
Reunion East

District
Reunion West

Landwinder	Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid
Reunion West Dev. Partners							
27-25-27-4927-0001-WC10	\$133,920	\$392,813	\$526,733	\$66,960	\$196,407	\$263,367	Paid 10/31/19
27-25-27-3160-000A-0030				\$33,480	\$98,203	\$131,683	Paid 1/23/20
27-25-27-4927-0001-SF20				\$33,480	\$98,203	\$131,683	
	<u>\$133,920.00</u>	<u>\$392,813.00</u>	<u>\$526,733.00</u>	<u>\$133,920</u>	<u>\$392,813</u>	<u>\$526,733</u>	