

*Reunion West Community  
Development District*

*Agenda*

*September 10, 2020*

# AGENDA

# *Reunion West*

## *Community Development District*

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

September 3, 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, September 10, 2020 at 12:30 p.m. via Zoom webinar: <https://zoom.us/j/92539523182>**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the August 13, 2020 Meeting
4. Consideration of Agreement for Parking and Towing Enforcement with Reunion Resort & Club of Orlando Master Association
5. Consideration of Agreement for Towing Services with Bolton's Towing Service
6. Consideration of Proposal from Fausnight Stripe & Line to Install No Parking Signs
7. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2020
8. Consideration of Aquatic Management Agreement with Applied Aquatic Management
9. 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
10. Other Business
11. Supervisor's Requests
12. Next Meeting Date
13. 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 August 13, 2020 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of the agreement for parking and towing enforcement with the Reunion Resort & Club of Orlando Master Association. A copy of the agreement is enclosed for your review.

The fifth order of business is the consideration of the agreement for towing services with Bolton's Towing Service. A copy of the agreement is enclosed for your review.

The sixth order of business is the consideration of proposal from Fausnight Stripe & Line to install No Parking signs on various roads. A copy of the proposal is enclosed for your review.

The seventh order of business is the consideration of agreement with Grau & Associates to provide auditing services for the Fiscal Year 2020. A copy of the agreement is enclosed for your review.

The eighth order of business is the consideration of the aquatic management agreement with Applied Aquatic Management. A copy of the agreement is enclosed for your review.

The ninth order of business is Staff Reports. Sub- 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. Sub-Section 2 includes the check register for approval and Sub-Section 3 includes the balance sheet and income statement for review. Sub-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, August 13, 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
John Cruz	CWS Security
Victor Vargas	CWS Security
Rob Stultz	Yellowstone Landscape
Tricia Adams	GMS

**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. The meeting was held via Zoom teleconference as a webinar.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: We do have some members of the public on the call, if there are any members of the public that would like to provide comment to the Board this is an opportunity for comments on any agenda items or anything not on the agenda that you think should be brought to the Board's attention. I ask that if you want to make comments, that you state your name and address and try to limit the comments to 3 minutes. I do not hear or see any, so we will move on to the next item.

**THIRD ORDER OF BUSINESS****Approval of the Minutes of the July 9, 2020 Meeting**

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

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Minutes of the July 9, 2020 Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Public Hearings****A. Rule Hearing****i. Consideration of Resolution 2020-04 Adopting Chapter V of the Rules of Procedure: Parking and Towing Rules**

Mr. Flint: This is a public hearing on the topic related to parking and towing, and then we have the hearing associated with the budget adoption and assessments. We will go ahead and open the public hearing to consider the Resolution 2020-04. The Board previously reviewed a set of proposed rules and authorized staff to advertise the public hearing for today. There were two notices placed 29 and 28 days in advance of the hearing today. The Board is considering adoption of the rule. This is a public hearing, so I will ask if there are any members of the public that would like to provide comment before the Board considers the resolution. On zoom you can raise your hand if you are on phone star 9, if you press that, that shows us you want to speak. Hearing no comments, we will bring it back to the Board. Tricia do you want to present the rule, or Alan? This rule is consistent with what was adopted in Reunion East, and maps are attached showing the areas that are subject to the rule.

Ms. Adams: This is an item that the Board has been discussing for several meetings. The roads were evaluated by Alan for no parking zones that were consistent with the flow of traffic and subsequently Mr. Boyd prepared some maps that were clear and could be included in your agenda package. Today's adoption of the rule would implement no parking zones on certain sides of the street in Reunion West. Following the adoption of the parking and towing policy, the District would need to enter into an Enforcement Agreement with the Resort Security team as well as a Towing Agreement. Staff is suggesting Bolton Towing who has a Towing Agreement in place in Reunion East. Then there would be some expense in relation to installation of the no parking signs. The cost of the no parking signs has been contemplated as part of your FY2021 budget and staff is ready to answer questions that you might have regarding the process for implementing the rules for no parking zones.

Mr. Chiste: So, if I look at the first schematic in the appendix, George this does not include the 790 homes across I4 that would be in Reunion West, right?

Mr. Flint: Nothing outside of the Sinclair Road including the Bear's Den because that road is private. It doesn't include anything under the Encore Club or the Bear's Den.

Mr. Chiste: It does or does not include Bear's Den?

Mr. Flint: It does not, because that road is private.

Mr. Chiste: Got it. Those are my only questions.

Mr. Flint: Are there any other questions or discussions from the other Board members?

Mr. Greenstein: Just for the record I would like to state that we looked at each and every street within the areas of coverage, which are on the West side, which as you said George, does not include Bear's Den or other Encore holdings like Reunion West Encore on the other side of 429. I think a lot of the discussion on this item took place for a lot of West residents when we conducted the hearing on the East side. So, I think that's why we don't particularly have a lot of involvement or participation in today's meeting. From an Administrative standpoint I think we're good. Do you agree Alan?

Mr. Scheerer: I agree sir.

Mr. Greenstein: Okay, then I'm going to make a motion to approve.

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Resolution 2020-04 Adopting Chapter V of the Rules and Procedure: Parking and Towing Rules, was approved.

I will close the public hearing on Resolution 2020-04 at this time. We will move to the next item.

## **B. Budget and Assessments Hearing**

### **i. Consideration of Resolution 2020-05 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations**

Mr. Flint: We will move on to the public hearing to consider adoption of the Fiscal Year 2021 Budget. The Board approved a proposed budget in the spring and you revised the budget in June. The public hearing has been set for today. We do have a few members of the public here and we will ask if there are any comment from any members of the public prior to the Board discussing and considering the adoption. I see no one raising their hand indicating they would like to be heard, so we will bring it back to the Board.



This resolution adopts the General Fund and the Debt Service fund budgets for FY21. It contemplates the per unit assessment amount staying the same. Those are reflected on page 3; it includes a revised share costs allocation factor for the shared costs. Last year, or the current year it was 56% for East and 44% West. This year it is 52% East and 48% West. As the Development progresses in West their share of the cost has also increased. Allocation every year is based on the number of platted units per the inner local agreement between the CDDs and so your allocations is in this budget. Are there any questions on the resolution or the budget? Hearing none,

On MOTION by Mr. Greenstein, seconded by Mr. Burman, with all in favor, Resolution 2020-05 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations, was approved.

Mr. Flint: I will close the public hearing on Resolution 2020-05 at this time.

Mr. Chiste: So those no parking signs costs about \$315 bucks a piece?

Mr. Scheerer: Yes, they are \$320 each because the Board chose to go with the straight black pole they are not decorative like the rest of the signs in here. And that was the same price we received when we adopted the no parking resolution on the East side originally. So it's the same company, same signs, same signpost to give it a consistent look.

Mr. Flint: And the decorative pole would probably be \$900.

Mr. Scheerer: Every bit of it.

Mr. Chiste: That just seems like a lot of signs.

Mr. Greenstein: And they are spread out a pretty good distance.

Mr. Scheerer: 150 feet apart.

Mr. Greenstein: I just want to mention one thing. We have signs that need to be upgraded and I talked about this before. We have signs around Bear's Den at the corner of White Marsh and Tradition Boulevard where they are not the traditional Reunion signs. They are called construction grade, corrugated hole punch posts. There are just a handful. There's not very many at all, but we want the look to be consistent. I know those poles seem expensive. The street poles, the ones at the corner the signpost poles, they are really expensive. But we only have a handful that need to be modified. Hopefully we can take care of that Alan.

Mr. Scheerer: Yes, we can do that. Just a note that this price per pole includes installation and everything as well. So there is some labor involved with these poles it's just not the price for the pole, and it includes the signage.

Mr. Chiste: Thank you.

Mr. Scheerer: Yes sir.

**ii. Consideration of Resolution 2020-06 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: The next part of the public hearing is the assessment. We'll ask if there are any members of the public that want to speak on the Resolution 2020-06. This Resolution takes the budget that was just approved and the Assessment Roll and authorizes staff to certify those assessments to the County for collection and the direct bills. Is there public comment on that? Hearing none, is there any comment from the Board?

On MOTION by Mr. Greenstein, seconded by Ms. Musser, with all in favor, the Resolution 2020-06 Imposing Special Assessment and Certifying an Assessment Roll, was approved.

Mr. Flint: I will close the public hearing on Resolution 2020-06 at this time.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco: We have nothing new to report to the Board today. Reunion West has been well behaved.

**B. Engineer**

Mr. Flint: Engineer's Report? We had a proposal for the mail kiosk, is that correct?

Mr. Boyd: Correct. We have an updated bid, and this is our lowest and most responsive bid to date. This is from All Terrain Tractor for \$40,194.50, it is all-inclusive including the landscaping removal and replacement. They put it on my form so it doesn't say All Terrain on here but this is their bid, I will have them submit a formal contract or bid to be signed, but this is their number that they submitted to me. Based on our work to date with other bidders, and then one other bidder that I thought was a low bidder but became non-responsive, I recommend you approve this bid. We were supposed to have County approval yesterday, although I have not been able to confirm with the county that happened yet, I'm actively trying to do that. So, we are in position to have approved plans and an approved bid if you authorize this today.

Mr. Greenstein: Steve, I took a quick look at the bid yesterday, but can you just make a quick summary statement over what this contractor is going to do for us relative to this project?

Mr. Boyd: Sure. If you are looking at the mail kiosk, on the right-hand side of the mail kiosk, they will be removing the existing landscaping, installing 5 parking spaces we are putting in with a sidewalk behind them. The sidewalk will connect to the existing sidewalk on the street, and then it will wrap around and tie into the mail kiosk. So, you are able to walk from your car onto the sidewalk from the back of the mail kiosk, which there is no sidewalk there today. There will also be a handicap parking stall with a ramp closest to the mail kiosk. Then it includes basically code minimum landscaping to come in and replace what was taken out and that will be immediately behind the new sidewalk.

Mr. Greenstein: Just to be clear on that last piece, there will be an additional cost to this project for that?

Mr. Boyd: No. It's all inclusive.

Mr. Greenstein: It's all inclusive?

Mr. Boyd: Correct.

Mr. Greenstein: I'm good with it.

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, the Proposal from All Terrain Tractor, was approved.

Mr. Flint: District Counsel will assist preparing a contract for that?

Ms. Carpenter: Yes we will.

Mr. Flint: One item that is not on the agenda, but I've had some discussions with Encore regarding some cleanup of ownership of some of the Encore Club areas where, for example, there is a section of roadway that is still on the Developer's to be conveyed to the CDD. I think there is a pond, that might have been platted to the HOA. So, there is some cleanup that needs to take place and Jan, I don't know if the Board can delegate authority to the Chair to take action on those or how we can handle that.

Ms. Carpenter: To keep things moving if the Board is okay with it, you could delegate authority to the Chairman to approve and sign with ratification of the next month since it seems like the concept is approved. That's up to the Board and your comfort level and whether it's time to rush it or whether you can wait until the next meeting.

Mr. Flint: I think they are working on turning over their HOA, so now this is an issue that they are in a position to want to do.

Mr. Carpenter: It seems like it makes sense to delegate authority to the Chairman.

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, Delegation of Authority to the Chair for Cleanup of Encore ownership, was approved.

**C. District Manager's Report**

**i. Action Items List**

Mr. Flint: The only action item on the list was the mail kiosk, and it has already been addressed.

**ii. Approval of Check Register**

Mr. Flint: We have the approval of the check register for the month of July for the total of \$344,992. Are there any questions on the check register? Hearing none,

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Check Register totaling \$344,992, was approved.

**iii. Balance Sheet and Income Statement**

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

**iv. Status of Direct Bill Assessments**

Mr. Flint: You have the Direct bill summary and everyone is paid and up to date.

**v. Approval of Fiscal Year 2021 Meeting Schedule**

Mr. Flint: Each year you have to adopt a meeting schedule so we've prepared a suggested schedule for you to continue to meet on the second Thursday at 12:30 p.m. If the Board is okay with that I would ask for approval, if not we could modify it.

On MOTION by Mr. Chiste, seconded by Ms. Greenstein, with all in favor, the Fiscal Year 2021 Meeting Schedule for the second Thursday of the month at 12:30 p.m., was approved.

**vi. Presentation of Arbitrage Rebate Calculation Reports**

Mr. Flint: You also have the Arbitrage Rebate Calculation Reports for the Series 2015, 2016, and 2017. They all have a negative rebate requirement and there are no arbitrage issues.

Mr. Carpenter: Does everyone know what that means?

Mr. Flint: The simple explanation is we are not earning more interest than we are paying.

Ms. Carpenter: Yes, it's a tax requirement that the government can't issue bonds at a low interest rate and then take the money and invest it at a higher interest rate. So, if for some reason that happened any differential money earned by the District of a government has to go back to the IRS. That's called the arbitrage, that difference. So, we are required by the bond documents to do that calculation every certain time period, usually annually.

Mr. Manke: Unless we take some serious risk in our investments in today's economy.

Ms. Carpenter: Yes, it's kind of a waste of money doing it these days, but back in the day when there was actually interest it happened. That's just an explanation because we all get so used to saying these words and it makes no sense to most people. Thanks for listening.

Mr. Flint: Any questions on the report? Hearing none,

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

#### **SIXTH ORDER OF BUSINESS**

#### **Other Business**

Mr. Flint: I didn't have anything else on the agenda, is there anything else the Board wanted to discuss? The next Board meeting is September 10<sup>th</sup>.

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

#### **Supervisor's Requests**

There being none, the next item followed.

#### **EIGHTH ORDER OF BUSINESS**

#### **Next Meeting Date**

There being none, the next item followed.

#### **NINTH ORDER OF BUSINESS**

#### **Adjournment**

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

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

**PARKING AND TOWING ENFORCEMENT AGREEMENT**  
**(Reunion West Community Development District and Reunion  
Resort & Club of Orlando Master Association, Inc.)**

**THIS PARKING AND TOWING ENFORCEMENT AGREEMENT** (this “Agreement”) is effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Orlando, Florida (the “District”), and **REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC.** a Florida not-for-profit corporation (the “HOA”).

**RECITALS**

**WHEREAS**, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended.

**WHEREAS**, the HOA is the homeowner’s association responsible for enforcement of certain covenants, restrictions and conditions within the Reunion West development; and

**WHEREAS**, the District owns certain real property within the Reunion West development (collectively, the “**District Property**”), a map of which is attached hereto and incorporated herein as “**Exhibit A**”; and

**WHEREAS**, the District has, as authorized by Chapter 190, *Florida Statutes*, adopted certain rules and policies relating to parking and towing (“**Parking and Towing Rules**”) pursuant to Resolution 2020-04, approved after a public hearing conducted on August 13, 2020, attached hereto and incorporated herein as **Exhibit “B,”** and

**WHEREAS**, the District’s residents and guests benefit from the enforcement of the Parking and Towing Rules within the District.

**WHEREAS**, the District desires the benefit from the enforcement of the District’s Parking and Towing Rules as set forth in this Agreement, and the HOA is willing to provide such enforcement of the District’s Parking and Towing Rules directly or through an authorized sub-operator pursuant to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of the sum of One and 00/100 Dollars (\$1.00), each to the other paid and other valuable considerations paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. Term of Agreement. This Agreement shall be for an initial term beginning on \_\_\_\_\_, 2020 and ending on \_\_\_\_\_, 2023. At the end of this initial term, the Agreement shall be extended automatically for a period of three (3) years; all other conditions and provisions of the Agreement shall remain the same. Additional extensions shall be at the option of the District.

3. Acceptance of Parking and Towing Enforcement Responsibility. The District hereby retains the HOA to render the enforcement of Parking and Towing Rules herein stated in accordance with the standards set forth herein, and the HOA hereby accepts such duties and shall discharge such duties all in accordance with the terms and conditions set forth in this Agreement. The HOA shall take no actions inconsistent with Florida law, rules and regulations, pertaining to the District, including, but not limited to, public access requirements.

4. Specific Authority. The District hereby grants to the HOA the power and authority to provide, either directly or through a sub-operator(s), the District's Parking and Towing Rules, which shall include, but is not limited to, surveillance, monitoring and patrolling of, the District Property.

5. Delegation. The HOA may retain a sub-operator(s), such as a professional towing company or other qualified operator, including, without limitation, an affiliate of the HOA, to perform some or all of its duties with respect to the District Property and may delegate to such sub-operator(s) some or all of its authorities and duties hereunder, so long as all of the terms of this Agreement are incorporated into the terms of any such agreement between the HOA and any sub-operator(s) (as applicable, the "**Sub-Operator**"). It shall be the responsibility of the HOA to require that any Sub-Operator has the ability to, and has in fact agreed to, assume the responsibilities of the HOA under this Agreement. Should the HOA elect to retain a Sub- Operator in accordance with this Agreement, and should such Sub-Operator assume all of the obligations and duties of the HOA hereunder, then any reference, where applicable, to the HOA in this Agreement shall automatically refer to the Sub-Operator. Any towing operator contracted hereunder shall comply with all authorization, notice and procedural requirements contained in Section 715.07, *Florida Statutes*. Further, selection of the towing operator must be from the approved list of towing operators maintained by the City of Orlando, or other local government having jurisdiction over the District property.

6. No Compensation. The District and HOA acknowledge that both parties benefit from the enforcement of Parking and Towing Enforcement. Therefore, there shall be no compensation hereunder for the Services (as defined below) provided by the HOA.

7. Services Provided by the HOA. The HOA, individually or through a Sub- Operator shall, in accordance with this Agreement, ensure that the District Property are provided with the Parking and Towing enforcement ("**Services**"), in accordance with the District's parking and towing rules, as adopted by Resolution 2020-04 and as may be amended from time to time.

8. Employees; Independent HOA Status. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of entities retained by the HOA, including the Sub-Operator, are the sole responsibility of such entities retained by the HOA.



Any entity retained by the HOA shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. In performing any Services, the HOA shall be an independent contractor and not an employee of the District, and any Sub-Operator(s) or entity retained by the HOA to perform the Services shall only have contractual privity with the HOA and shall not be an employee or an independent contractor of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and the HOA. The HOA has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District.

9. Insurance.

(a) In the event the HOA undertakes to directly provide the Services to the District, the HOA shall obtain and keep in force at HOA's expense all of the insurance policies listed below. All insurance shall be issued by companies authorized to do business under the laws of the State of Florida, and must be reasonably acceptable to the District. The HOA shall furnish certificates of insurance to the District prior to the commencement of the Services, naming the District as an additional insured, and the HOA shall maintain such certificates in full force and effect. Each certificate shall clearly indicate that the HOA has obtained insurance of the type, amount and classification as required for strict compliance with this paragraph, and there shall be no material change or cancellation of any insurance policy without thirty (30) days' prior written notice to the District. Insurance coverages shall be as follows:

- (i) Worker's Compensation: The HOA shall provide worker's compensation coverage for all employees and require any Sub-Operator to provide the same to its employees. The limits shall be the statutory limits for worker's compensation and \$1,000,000 for employer's liability.
- (ii) Comprehensive General Liability: The HOA shall provide coverage for all operations including, but not limited to, Contractual, Products and complete Operations and Personal Injury, in an amount of at least \$1,000,000 combined single limit.
- (iii) Other Insurance: The HOA agrees to acquire and maintain such other insurance as may be reasonably required by the District during the term of this Agreement.

In the event the HOA elects to retain a Sub-Operator(s) to perform its duties under this Agreement, the HOA shall be relieved from complying with the specific insurance requirements set forth in this paragraph 9; however, the HOA shall be responsible for assuring that any and all Sub-Operators carry insurance in the minimum amount set forth in this paragraph 10 and comply with all other requirements of this paragraph.

(b) The District shall be named as an additional insured under any and all policies required under this Agreement, whether such insurance policies are acquired by the HOA

or a Sub-Operator. Acceptance by the District of any evidence of insurance submitted by the HOA does not relieve or decrease in any manner the liability of the HOA for performance of the Services in accordance with the terms and conditions hereof.

(c) The District hereby agrees to maintain an insurance policy insuring against comprehensive general liability with coverage limits as permitted by Florida law throughout the term of this Agreement.

10. Licenses, Transfers. The HOA or the Sub-Operator, as the case may be, shall, at its own expense, secure all required permits, licenses and/or authorizations as are necessary to perform the Services. All licenses will be obtained in the name of the HOA, if possible. In the event the HOA is in default under this Agreement and/or this Agreement is terminated by the District, the HOA agrees that it will transfer (to the maximum extent permitted by law, ordinance or other governmental regulation), at the District's expense, all permits and licenses which may be held by the HOA as are necessary to provide the Services, to the District or, at the District's sole option, to the District's nominee.

11. Termination. This Agreement can be terminated by either party, with or without just cause, upon sixty (60) days' prior written notice to the other party. This Agreement may be terminated by the District upon a material breach of this Agreement by the HOA, which breach is not cured within ten (10) days after receipt of written notice thereof from the District.

12. Notices. Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

**District:** Reunion West Community Development District  
219 E. Livingston Street  
Orlando, Florida 32801  
Attention: District Manager

and a copy to: Latham, Luna, Eden & Beaudine.  
111 N. Magnolia Ave, Suite 1400  
Orlando, Florida 32801 Attention:  
Jan A. Carpenter, District Counsel

**HOA:** Reunion Resort & Club of Orlando Master  
Association, Inc.  
8390 ChampionsGate Boulevard, Suite 304  
ChampionsGate, Florida 33896

13. Indemnification. Except for matters specified in Section 15, the HOA agrees to indemnify, save harmless and defend the District, their officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and

interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) the HOA's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of the HOA, its agents, employees or subcontractors, in the performance of this Agreement.

14. Compliance with All Laws, Regulations, Rules and Policies. Notwithstanding any reference made in any paragraph within this section, the provisions of this section and the duties and obligations set forth herein shall apply equally to both the HOA and any Sub- Operator(s) the HOA may retain to provide the Services.

(a) At all times, the HOA is expected to operate in accordance with all applicable statutes, regulations, ordinances and orders, as well as the rules and policies of the District, including, but not limited to, the authorization, notice and procedural requirements of Section 715.07, *Florida Statutes*, and the Parking and Towing Rules, a copy of which is attached hereto as Exhibit "B", as may be amended from time to time.

(b) The HOA hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District Property are located, at the HOA's sole cost and expense, and the HOA will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services as may be issued by any governmental agency having jurisdiction over the HOA, unless specifically instructed by the District or the District Manager that it intends to contest such orders or requirements and that the HOA shall not comply with the same. The HOA shall provide immediate notice to the District Manager, which shall in turn notify the District within two (2) business days, of any such orders or requirements upon receipt of same.

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

(d) The HOA shall promptly comply with all environmental statutes, rules, laws, regulations and notices and shall not keep or accumulate any flammable, polluting, or hazardous materials or substances on the District Property except in quantities reasonably necessary to carry out its duties under this Agreement. The HOA shall hold the District harmless from any fines, penalties, costs and damages resulting from the HOA's failure to do so. The HOA shall immediately discontinue any activity which is in violation of law and shall remedy the same immediately; the HOA shall be responsible for the payment of any associated fines or penalties.

(e) The HOA shall bear all costs associated with compliance under the Americans with Disabilities Act or any other such state or federal legislation related to its performance of the Services; provided, however, that the District shall be solely responsible for

such compliance in respect of the improvements constituting the District Property.

15. Ownership of Books and Records & Public Records.

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

(b) Keep and maintain public records required by District to perform services.

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

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

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

**IF HOA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE HOA’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT’S CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT [GELINT@GMSCEL.COM](mailto:GELINT@GMSCEL.COM) OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTN.: DISTRICT PUBLIC RECORDS CUSTODIAN.**

16. Maintenance of District Property. The District shall be responsible for the maintenance of all District Property. However, the HOA or Sub-Operator shall be responsible for any and all installation and maintenance of equipment, tools, communication devices, monitoring devices or other items as deemed necessary or desirable for the HOA or Sub-Operator to provide the Services contemplated hereunder. In addition, the HOA or the Sub-Operator shall maintain a current inventory of all items or assets owned by the HOA or the Sub-Operator which are installed, placed or stored on District Property, but these items and assets shall at all times remain the property of the HOA or the Sub-Operator, as the case may be.

17. Sovereign Immunity. Nothing herein shall cause or be construed as a waiver of the District’s immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*,

or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

18. Third Party Beneficiaries. The Services provided under this Agreement are solely for the benefit of the District and neither this Agreement nor any Services rendered hereunder shall give rise to or shall be deemed to or construed so as to confer any rights on any other party as a third party beneficiary or otherwise, including any owners of property within the District.

19. Governing Law and Jurisdiction. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.**

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

21. Miscellaneous.

(a) The captions for each paragraph of this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, or the intent of any provision hereof.

(b) Except as set forth herein, the HOA may not assign this Agreement or any of the rights and duties expressed herein except with the District Manager's prior written consent, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the assignment of all or a portion of the rights and obligations hereunder to a Sub-Operator shall not constitute an assignment hereof.

(c) Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders, as the context requires.

(d) The HOA and the District have had equal input in the drafting of this Agreement and, in consideration thereof, the language used in this Agreement will be construed according to its fair and common meaning and will not be construed more stringently or liberally for either party.

(e) If any provision of this Agreement is held to be illegal or invalid, the other

provisions shall remain in full force and effect.

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

(g) Counterparts and Facsimile. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. Such executions may be transmitted to the parties by facsimile and such facsimile execution shall have the full force and effect of an original signature. All fully executed counterparts, whether original executions or facsimile executions or a combination thereof, shall be construed together and shall constitute one and the same agreement.

***[SIGNATURES ON FOLLOWING PAGE]***

**SIGNATURE PAGE TO  
PARKING AND TOWING ENFORCEMENT AGREEMENT**

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

**WITNESSES:**

**REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

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

Title: \_\_\_\_\_

**WITNESSES:**

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

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

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

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

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

Title: \_\_\_\_\_

**EXHIBIT "A"**

**MAP OF DISTRICT PROPERTY**



**EXHIBIT "B"**

**PARKING AND TOWING RULES**

**RESOLUTION 2020-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE REUNION WEST COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING PARKING AND TOWING RULES;  
PROVIDING A SEVERABILITY CLAUSE; AND  
PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Parking and Towing Rules attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

**SECTION 1.** The attached Parking and Towing Rules are hereby adopted. These Parking and Towing Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any previously adopted Parking and Towing Rules.

**SECTION 2.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of August, 2020.

**ATTEST:**

**REUNION WEST COMMUNITY DEVELOPMENT  
DISTRICT**

  
\_\_\_\_\_  
Print Name: George S. Flint  
Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chairman/Vice Chairman

**Exhibit A:** Parking and Towing Rules

# **RULES OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**

## **CHAPTER V**

### **PARKING AND TOWING RULES**

Adopted August 13, 2020 (Resolution 2020-04)

- 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*. 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 : August 13, 2020

**Appendix 5.0**

**District Parking and Towing Maps**

[ATTACHED ON FOLLOWING PAGE(S)]







**LEGEND**  
 — AREAS OF NO PARKING



SHEET NO.  
 2.01

7/15/2020
J. S. SMOON
7/15/2020
J. S. SMOON
7/15/2020
J. S. SMOON
7/15/2020
J. S. SMOON

**REUNION WEST CDD**  
 REUNION CDD  
 GRAND COUNTY, FLORIDA  
**NO PARKING DETAIL 1 OF 4**

Rev.	Date	Description

Civil Engineer  
 STEVEN K. BOYD, P.E.  
 License No. 49829

**BOYD CIVIL**  
 ENGINEERING  
 6816 Hunting Place Road  
 Columbia, Florida 32827  
 Office: (407) 696-3000  
 Cell: (407) 696-3000



## LEGEND

**AREAS OF NO PARKING**

REUNION WEST CDD

FLORIDA  
BIRMINGHAM CDD  
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 2 OF 4

STEVEN W. BOYD, P.E.

License No. 43229

**BOYD CIVIL**  
ENGINEERING  
8016 Hungry Horse Road  
Orlando, Florida 32817  
Office (407) 916-3673  
Cellular (407) 916-3673

## 2.02





**LEGEND**  
— NO PARKING



**SHEET NO.**  
**2.03**

7/15/2020  
J.S. SICKMAN  
100.001  
CDD

**REUNION WEST CDD**  
REUNION CDD  
ORANGE COUNTY, FLORIDA  
**NO PARKING DETAIL 3 OF 4**

Rev	Date	Description	Drawn By

CSJ/TJS  
STEVEN M. BOYD, P.E.  
License No. 63325

**BOYD CIVIL**  
**ENGINEERING**  
4916 Hanging Hammock  
Orlando, Florida 32827  
Phone: (407) 944-2975  
Certification of April, 2021



## SECTION V

**AGREEMENT FOR TOWING SERVICES**  
**(Reunion West CDD)**

**THIS AGREEMENT FOR TOWING SERVICES** (the “**Agreement**”) is effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district and local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “**District**”), and **BOLTON’S TOWING SERVICE, INC.** a Florida corporation, whose principal address and mailing address is 2690 Ave. E, SW, Winter Haven, Florida 33880 (the “**Contractor**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended;

**WHEREAS**, the District adopted the *Reunion West Community Development District Parking and Towing Rules* on August 13, 2019 by Resolution 2020-04, a copy of which is attached hereto as **Exhibit “A,”** as may be amended from time to time by the District’s Board of Supervisors (hereinafter, the “**Towing Policies**”);

**WHEREAS**, the District owns real property within the Reunion West development (collectively, the “**District Property**”);

**WHEREAS**, in accordance with Section 715.07, *Florida Statutes*, the District desires engage an independent contractor to provide vehicle towing/removal services on the District Property in accordance with the Towing Policies (the “**Services**”);

**WHEREAS**, the Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

**WHEREAS**, the Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties, and obligations of the parties relative to same.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.** The District hereby authorizes the Contractor, and its employees and agents, to perform drive-by inspections and vehicle towing and/or removal services of prohibited parked or abandoned vehicles the District



Property in accordance with the Towing Policies, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

A. This Agreement grants to Contractor the right to enter the District Property for those purposes described herein and Contractor hereby agrees to comply with all applicable laws, rules, ordinances, and regulations affecting the provision of the Services.

B. Upon towing/removing of a vehicle, such vehicle shall be stored by the Contractor within a ten (10) mile radius of the point of removal, and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.

**SECTION 3. COMPENSATION.** The Contractor acknowledges and agrees that it is not receiving compensation from the District for the Services. Any compensation due and owing to the Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles as determined by the Department of Motor Vehicles.

**SECTION 4. EFFECTIVE DATE; TERM.** This Agreement shall become effective on the date first written above, and shall remain in effect unless terminated with written notice to the other party.

**SECTION 5. INSURANCE.**

A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$300,000.00
<i>Property Damage (including contractual)</i>	\$300,000.00
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$300,000.00

B. The District, its staff, consultants, and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to commencement of the Services.

**SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.**

A. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely responsible for any damage to property, including vehicles, caused by the towing/removal, and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless, and indemnify the District and its supervisors, officers, staff,

representatives, and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or Services performed hereunder.

B. Obligations under this section shall include the payment of all settlements, judgements, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

C. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 7. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs.

**SECTION 8. DEFAULT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

**SECTION 9. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**SECTION 10. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**SECTION 11. REPRESENTATIONS, WARRANTIES, AND COVENANTS.**

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



## **SECTION 12. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.**

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

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

## **SECTION 13. COMPLIANCE WITH LAWS, REGULATIONS, RULES, AND POLICIES.**

A. At all times, Contractor is expected to operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders.

B. Contractor hereby covenants and agrees to comply with all rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

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

**SECTION 14. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.**

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

- (i) Keep and maintain public records required by District to perform the Services;
- (ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;
- (iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and
- (iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

**IF THE CUSTOMER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE DISTRICT’S CUSTODIAN OF PUBLIC RECORDS AT 407-841-5521, OR BY E-MAIL AT [GFLINT@GMSCFL.COM](mailto:GFLINT@GMSCFL.COM) OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FL 32801, ATTN.: DISTRICT PUBLIC RECORDS CUSTODIAN.**

**SECTION 15. NOTICES.** Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

**District:** Governmental Management Services – Central Florida, LLC  
RE: Reunion West Community Development District  
219 E. Livingston Street  
Orlando, Florida 32801

Attention: District Manager

with a copy to: Latham, Luna, Eden & Beaudine.  
111 N. Magnolia Ave, Suite 1400  
Orlando, Florida 32801  
Attention: District Counsel

**Contractor:** Bolton's Towing Services, Inc.  
2690 Ave. E, SW  
Winter Haven, Florida 33880

**SECTION 16. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Osceola County, Florida.

**SECTION 17. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of the Agreement.

**SECTION 18. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 19. NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation, other than the parties hereto, any right remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants, and conditions contained herein shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**SECTION 20. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any provisions of this Agreement.

**SECTION 21. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete express of the Agreement between the parties relating to the subject matter of this Agreement.

**IN WITNESS WHEREOF,** the parties execute this Agreement effective as of the day and year first written above.

**SIGNATURE PAGE TO  
AGREEMENT FOR TOWING SERVICES**

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

**WITNESSES:**

**REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

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

Title: \_\_\_\_\_

**WITNESSES:**

**BOLTON'S TOWING SERVICE, INC, a  
Florida corporation**

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

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

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

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

Title: \_\_\_\_\_

**EXHIBIT “A”**

**PARKING AND TOWING RULES**

**RESOLUTION 2020-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE REUNION WEST COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING PARKING AND TOWING RULES;  
PROVIDING A SEVERABILITY CLAUSE; AND  
PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Parking and Towing Rules attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

**SECTION 1.** The attached Parking and Towing Rules are hereby adopted. These Parking and Towing Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any previously adopted Parking and Towing Rules.

**SECTION 2.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of August, 2020.

ATTEST:

**REUNION WEST COMMUNITY DEVELOPMENT  
DISTRICT**

  
Print Name: George S. Flint  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman

**Exhibit A: Parking and Towing Rules**

# **RULES OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**

## **CHAPTER V**

### **PARKING AND TOWING RULES**

Adopted August 13, 2020 (Resolution 2020-04)

- 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 : August 13, 2020

**Appendix 5.0**

**District Parking and Towing Maps**

[ATTACHED ON FOLLOWING PAGE(S)]







**LEGEND**  
AREAS OF NO PARKING



SHEET NO.  
**2.01**

7/16/2020  
J.A. SPOHN  
7/16/2020  
J.A. SPOHN  
7/16/2020  
J.A. SPOHN  
7/16/2020  
J.A. SPOHN

**REUNION WEST CDD**  
BRANCH CDD  
CHANDLER COUNTY, ILLINOIS  
**NO PARKING DETAIL 1 OF 4**

Rev.	Date	Description	Drawn By

Civil Engineer  
**STEVEN H. BOYD, P.E.**  
License No. 480225

**BOYD CIVIL**  
ENGINEERING  
4946 Hargrave Pike Road  
Chandler, Florida 33517  
Office: (678) 494-5800  
Cell: (678) 494-5801  
Certified of Acc. 12/99







**LEGEND**  
 ——— AREAS OF NO PARKING

0 50 100  
 FEET  
 SCALE: 1"=100'

<b>SHEET NO.</b> <b>2.03</b>	7/15/2020 J. S. WONG 10/10/2017 CDD JWS	<b>REUNION WEST CDD</b> BROWARD CDD ORANGE COUNTY, FLORIDA <b>NO PARKING DETAIL 3 OF 4</b>	Rev.    Date    Description    Drawn By	CDD By: <b>Steven M. Boyd, P.E.</b> License No. 63225	 <b>BOYD CIVIL</b> <b>ENGINEERING</b> 6816 Hargrave Place Road Orlando, Florida 32827 Office: (407) 994-2593 Cell: (407) 994-2591



**LEGEND**  
 AREAS OF NO PARKING



**SHEET NO.**  
 2.04

DATE: 7/15/2020  
 DRAWN BY: AS SPCHM  
 CHECKED BY: JCM  
 PROJECT NO: 19030101  
 CDD  
 SWS

**REUNION WEST CDD**  
 REUNION CDD  
 ORANGE COUNTY, FLORIDA  
**NO PARKING DETAIL 4 OF 4**

Rev.	Date	Description	Drawn By

Civil Engineer  
 STEVEN R. BOYD, P.E.  
 License No. 43229

**BOYD CML**  
 ENGINEERING  
 4816 Hargrave Lane Road  
 Orlando, Florida 32817  
 Office: (407) 494-3430  
 Cell: (407) 494-3430  
 Fax: (407) 494-3430



## SECTION VI



910 Charles Street  
Longwood, FL 32750  
(407) 261-5446 \* Fax (407) 261-5449

## PROPOSAL

Page 1 of 2

PHONE	FAX	DATE
		05/01/20
PROPOSAL #		20-0045
JOB NAME/LOCATION		
Reunion West CDD		
No Parking Areas		

TO Reunion West CDD  
c/o GMS

Attention: Alan Scheerer  
ascheerer@gmscfl.com

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
	No Parking Signs <-->	146	EA	\$ 320.00	\$ 46,720.00
	No Parking Signs --->	22	EA	\$ 320.00	\$ 7,040.00
	No Parking Signs <----	22	EA	\$ 320.00	\$ 7,040.00

**Sign Notes:**

Sign Posts: 3" Round Aluminum Powdercoated Black  
Buried Footer with Anti-spin soil plate  
No Decorative Finial, No Decorative Base  
Standard MUTCD Signs(unpainted backs) mounted directly to post

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs

will be executed only upon written orders, and will become an extra charge over and above the estimate.

All agreements contingent upon strikes, accidents or delays beyond our control.

	Total:	\$ 60,800.00
Authorized Signature	<i>Phil Fausnight</i>	Terms: Net 30
		Proposal Valid for 90 Days

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

Date of Acceptance

Signature

<b>CONTACTS:</b>	Estimating Department Phil Fausnight, President/Contracts Administrator John Bruce, Project Coordinator/Scheduling Cris Mercedes, Gen Admin, Insurance, Submittals	<a href="mailto:estimating@fausnight.com">estimating@fausnight.com</a> <a href="mailto:phil@fausnight.com">phil@fausnight.com</a> <a href="mailto:john.bruce@fausnight.com">john.bruce@fausnight.com</a> <a href="mailto:cris@fausnight.com">cris@fausnight.com</a>
------------------	---	--

Street	NO PARKING <-->	NO PARKING --->	NO PARKING <----
Grand Traverse Pkwy	35	3	3
Valhalla Terrace	8	2	2
Wynstone Way	2	1	1
Twin Eagles Loop	9	3	3
Coyote Creek Way	3	1	1
Desert Mountain Way	17	1	1
Castle Pines Ct	13	1	1
Golden Bear Dr	11	2	2
Loxahatchee Ct	3	1	1
Whitemarsh Way	10	4	4
Muirfield Loop	24	2	2
Palmilla Ct	11	1	1
<b>Total</b>	<b>146</b>	<b>22</b>	<b>22</b>

## SECTION VII



**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](http://www.graucpa.com)

August 24, 2020

Board of Supervisors  
Reunion West Community Development District  
c/o GMS, LLC  
219 E. Livingston Street  
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Reunion West Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2020. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Reunion West Community Development District as of and for the fiscal year ended September 30, 2020. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2020 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

**Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you

are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. 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 will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

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

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN.**

Our fee for these services will not exceed \$7,300 for the September 30, 2020 audit unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.



We appreciate the opportunity to be of service to Reunion West Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



---

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Reunion West Community Development District.

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



**Peer Review  
Program**

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau  
Grau & Associates  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

## SECTION VIII



Renewal

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

## AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 1, 2020

Reunion West  
Name c/o G.M.S.  
Address 1408 Hamlin Ave., Unit E  
City St. Cloud, FL 34771  
Phone 407.841.5524

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

*The parties hereto agree as follows*

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

One (1) Stormwater Retention Pond along Grand Traverse  
Reunion, Florida

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

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

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

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

The terms of this agreement shall be: 10/1/20 thru 9/30/21

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$132.00	Due monthly as billed x 12.
Total Annual Cost	\$1,584.00	

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

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 9/1/2020

Accepted

Date:

AAM

Customer

## Terms and Conditions

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

## SECTION IX

## SECTION C

# SECTION 1



# Reunion East Community Development District

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
1	3/14/11	Irrigation Turnover	Kingwood / Carpenter	In Process	August 2020 Anticipating a written response from Kingwood's attorney regarding documentation request June 2020.
2	3/16/17	Allocation of 532 Costs	Carpenter	On Hold	Proposals from Yellowstone presented at BOS meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	4/11/19	Street Parking Towaway Zones	Scheerer/ Adams/Carpenter	First Phase implemented Second Phase Underway	No Parking Zones expanded community wide 08.13.2020; Towing and towing enforcement agreements need to be amended and more No Parking Signs need to be installed.
4	4/11/19	Playground Shade Structure	Scheerer	Completed	Shade structure now installed. Playground opened 08.14.2020
5	2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint / Boyd	On Hold	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. Engineer presented first revision of Preliminary Plan to BOS at the July meeting. Engineer will be submitting plan for permitting. Construction bid documents pending. Coordination of power supply and communication systems pending.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
6	5/14/20	Remediate washout under I4 Reunion East/West Bridge	Boyd	Completed	All Terrain scheduled to begin work August 14 which is now complete. District Engineer and District Counsel coordinating and finalizing the construction easement and future maintenance easement.
7	5/14/20	Amenity Status During Covid-19	Flint/Adams/Carll	In Process	Pools Open; Spas Closed; Dog Park Open, Fitness Center Open, Playground Open as of August 2020.
8	5/14/20	Seven Eagles MSA	Flint/Carll	In Process	Month to month MSA approved at 08.13.2020 RECDD BOS Meeting.
9	5/14/20	Golf Cart Community Status	Flint	In Process	Communication with OC has taken place to determine the steps to be a designated Golf Cart Community.
10	7/9/20	Upgrade Terraces Sign Posts	Scheerer	In Process	Upgrade sign posts to decorative fluted posts with final. Proposal for \$17,700 received and included in the RECDD FY2021 budget.
<b>Reunion West Community Development District</b>					
Item #	Meeting Assigned	Action Item	Assigned To	Status	Comments
1	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd	In Process	August 2020 - All Terrain awarded the bid. Cost \$40,195

## SECTION 2

# Reunion West Community Development District

## Summary of Check Register

August 1, 2020 to August 31, 2020

Fund	Date	Check No.'s		Amount
General Fund	8/4/20	1630-1632	\$	1,358.36
	8/7/20	1633	\$	7,408.72
	8/13/20	1634-1635	\$	3,651.24
	8/20/20	1636	\$	2,590.09
	8/28/20	1637-1639	\$	1,017.16
			\$	16,025.57
Replacement & Maintenance Fund	8/28/20	20	\$	4,600.00
			\$	4,600.00
Payroll	<u>August 2020</u>			
	David Burman	50484	\$	184.70
	Deborah Musser	50485	\$	184.70
	John Chiste	50486	\$	184.70
	Mark Greenstein	50487	\$	184.70
			\$	738.80
			\$	21,364.37

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/04/20	00035	7/31/20	187285	202007 320-53800-47000						AQUATIC PLANT MGMT JUL20	*	58.08	
		7/31/20	187285	202007 300-13100-10100						AQUATIC PLANT MGMT JUL20	*	73.92	
8/04/20	00011	7/28/20	7-078-10	202007 310-51300-42000						APPLIED AQUATIC MANAGEMENT, INC.	*	26.36	132.00 001630
				DELIVERY 07/17/20									
8/04/20	00012	7/29/20	20131	202007 310-51300-31400						FEDEX	*	600.00	26.36 001631
				ARBITRAGE SERIES 2019									
		7/29/20	20131	202007 310-51300-31400						ARBITRAGE SERIES 2017	*	600.00	
8/07/20	00020	8/01/20	477	202008 310-51300-34000						GRAU & ASSOCIATES	*	3,689.50	1,200.00 001632
				MANAGEMENT FEES AUG20									
		8/01/20	477	202008 310-51300-35100						INFORMATION TECH AUG20	*	183.33	
		8/01/20	477	202008 310-51300-31300						DISSEMINATION FEE AUG20	*	833.33	
		8/01/20	477	202008 310-51300-51000						OFFICE SUPPLIES	*	15.42	
		8/01/20	477	202008 310-51300-42000						POSTAGE	*	19.10	
		8/01/20	477	202008 310-51300-42500						COPIES	*	44.10	
		8/01/20	478	202008 320-53800-12000						FIELD MANAGEMENT AUG20	*	2,609.33	
		8/01/20	478	202008 310-51300-51000						STAPLES	*	14.61	
8/13/20	00051	8/11/20	02718	202007 310-51300-31100						GOVERNMENTAL MANAGEMENT SERVICES	*	777.50	7,408.72 001633
				CDD MEETING/NO PARK MAP									
		8/11/20	02719	202007 310-51300-31100						SITE VISIT/PLAN MARKUPS	*	1,522.50	
8/13/20	00014	8/13/20	SDP19-01	202008 310-51300-49100						BOYD CIVIL ENGINEERING	*	1,351.24	2,300.00 001634
				CONSTRUCTION PERMIT FEE									
8/20/20	00005	7/31/20	23171675	202007 310-51300-48000						OSCEOLA COUNTY BOARD OF COUNTY COMM	*	552.51	1,351.24 001635
				NOT. OF MTG 07/09/20									

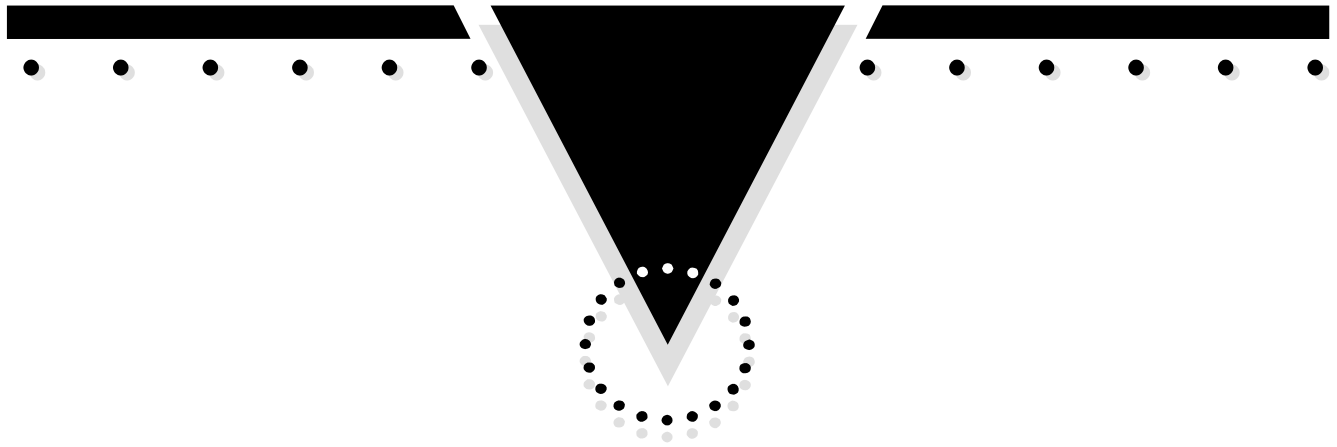


CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/28/20	00005	8/11/20	4725	184	202008 320-53800-53000	SDEWLK GRND-VALH-SPLN	*	2,024.00	
		8/11/20	4725	184	202008 300-13100-10100	SDEWLK GRND-VALH-SPLN	*	2,576.00	
BERRY CONSTRUCTION INC.									4,600.00 000020
TOTAL FOR BANK C								4,600.00	
TOTAL FOR REGISTER								4,600.00	

REUNION WEST TVISCARRA

## SECTION 3





# **Reunion West**

## **Community Development District**

**Unaudited Financial Reporting**

**July 31, 2020**



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**Reunion West**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**July 31, 2020**

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2020
<b>ASSETS:</b>					
CASH	\$1,147,760	\$177,673	---	---	\$1,325,433
CUSTODY ACCOUNT	\$2,872	---	---	---	\$2,872
STATE BOARD OF ADMINISTRATION	---	\$1,089,502	---	---	\$1,089,502
DUE FROM REUNION EAST	\$60,723	---	---	---	\$60,723
DUE FROM GENERAL FUND	---	---	---	---	\$0
INVESTMENTS					
SERIES 2004-1					
Reserve	---	---	\$669,007	---	\$669,007
Revenue	---	---	\$673,981	---	\$673,981
General Redemption	---	---	\$394	---	\$394
SERIES 2015					
Reserve	---	---	\$163,440	---	\$163,440
Revenue	---	---	\$164,568	---	\$164,568
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$275,198	---	\$275,198
Revenue	---	---	\$405,940	---	\$405,940
Prepayment	---	---	\$23	---	\$23
Construction	---	---	---	\$67	\$67
SERIES 2017					
Reserve	---	---	\$254,758	---	\$254,758
Revenue	---	---	\$365,629	---	\$365,629
Prepayment	---	---	\$6,734	---	\$6,734
Construction	---	---	---	\$610	\$610
SERIES 2019					
Reserve	---	---	\$326,490	---	\$326,490
Revenue	---	---	\$159,701	---	\$159,701
Interest	---	---	\$3,030	---	\$3,030
Construction	---	---	---	\$92,775	\$92,775
<b>TOTAL ASSETS</b>	<b>\$1,211,356</b>	<b>\$1,267,174</b>	<b>\$3,468,895</b>	<b>\$93,458</b>	<b>\$6,040,882</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$7,038	---	---	---	\$7,038
DUE TO REUNION EAST	\$450,534	\$84,944	---	---	\$535,478
DUE TO DEVELOPER	\$2,883	---	---	---	\$2,883
<b>FUND EQUITY:</b>					
FUND BALANCES:					
ASSIGNED	---	\$1,182,230	---	---	\$1,182,230
UNASSIGNED	\$750,900	---	---	---	\$750,900
RESTRICTED FOR DEBT 2004-1	---	---	\$1,343,383	---	\$1,343,383
RESTRICTED FOR DEBT 2015	---	---	\$328,008	---	\$328,008
RESTRICTED FOR DEBT 2016	---	---	\$681,161	---	\$681,161
RESTRICTED FOR DEBT 2017	---	---	\$627,121	---	\$627,121
RESTRICTED FOR DEBT 2019	---	---	\$489,221	---	\$489,221
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	---	---	---	\$92,775	\$92,775
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$1,211,356</b>	<b>\$1,267,174</b>	<b>\$3,468,895</b>	<b>\$93,458</b>	<b>\$6,040,882</b>

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

**General Fund**  
**Statement of Revenues & Expenditures**  
For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Tax Collector	\$1,163,411	\$1,163,411	\$1,178,390	\$14,979
Special Assessments - Direct	\$133,920	\$133,920	\$133,920	\$0
Interest	\$0	\$0	\$2	\$2
<b>TOTAL REVENUES</b>	<b>\$1,297,331</b>	<b>\$1,297,331</b>	<b>\$1,312,312</b>	<b>\$14,981</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisor Fees	\$12,000	\$10,000	\$5,400	\$4,600
FICA	\$918	\$765	\$413	\$352
Engineering	\$8,000	\$6,667	\$11,373	(\$4,706)
Attorney	\$20,000	\$16,667	\$9,563	\$7,104
Trustee Fee	\$21,000	\$17,500	\$12,445	\$5,055
Dissemination	\$10,000	\$8,333	\$8,583	(\$250)
Arbitrage	\$2,400	\$2,400	\$5,400	(\$3,000)
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$500	\$417	\$392	\$24
Annual Audit	\$5,200	\$5,200	\$7,226	(\$2,026)
Management Fees	\$44,274	\$36,895	\$36,895	\$0
Information Technology	\$3,400	\$2,833	\$1,833	\$1,000
Telephone	\$300	\$250	\$20	\$230
Postage	\$1,200	\$1,000	\$1,182	(\$182)
Printing & Binding	\$1,600	\$1,333	\$359	\$974
Insurance	\$9,400	\$9,400	\$8,754	\$646
Legal Advertising	\$1,500	\$1,250	\$4,048	(\$2,798)
Other Current Charges	\$350	\$292	\$3,050	(\$2,758)
Office Supplies	\$300	\$250	\$127	\$123
Travel Per Diem	\$600	\$500	\$0	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$150,617</b>	<b>\$129,627</b>	<b>\$124,738</b>	<b>\$4,888</b>
<b><u>MAINTENANCE-SHARED EXPENSES:</u></b>				
Field Management	\$31,312	\$26,093	\$26,093	(\$0)
Facility Lease Agreement	\$17,980	\$14,983	\$14,983	\$0
Telephone	\$3,740	\$3,117	\$3,173	(\$56)
Electric	\$268,400	\$223,667	\$204,185	\$19,481
Water & Sewer	\$35,200	\$29,333	\$22,522	\$6,812
Gas	\$33,880	\$28,233	\$15,046	\$13,187
Pool and Fountain Maintenance	\$79,200	\$66,000	\$73,820	(\$7,820)
Environmental	\$4,400	\$3,667	\$2,653	\$1,014
Property Insurance	\$20,130	\$20,130	\$19,604	\$526
Irrigation Repairs	\$6,600	\$5,500	\$6,010	(\$510)
Landscape Contract	\$341,568	\$284,640	\$279,565	\$5,075
Landscape Contingency	\$22,000	\$18,333	\$9,497	\$8,836
Landscape Consulting	\$17,160	\$14,300	\$8,474	\$5,826
Gate and Gatehouse Expenses	\$14,080	\$11,733	\$6,061	\$5,673
Roadways/Sidewalks	\$22,000	\$18,333	\$5,413	\$12,920
Lighting	\$4,400	\$3,667	\$883	\$2,783
MSA Building Repairs	\$11,000	\$9,167	\$1,188	\$7,979
Pressure Washing	\$15,400	\$12,833	\$15,730	(\$2,897)
Maintenance (Inspections)	\$770	\$642	\$328	\$314
Repairs & Maintenance	\$8,800	\$7,333	\$2,008	\$5,325
Pest Control	\$319	\$266	\$0	\$266
Signage	\$3,520	\$2,933	\$19,278	(\$16,344)
Security	\$61,600	\$51,333	\$51,333	\$0
Parking Violation Tags	\$0	\$0	\$12	(\$12)
<b>TOTAL MAINTENANCE</b>	<b>\$1,146,714</b>	<b>\$976,159</b>	<b>\$891,114</b>	<b>\$85,045</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,297,331</b>	<b>\$1,105,786</b>	<b>\$1,015,853</b>	<b>\$89,933</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$296,460</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$454,440</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$750,900</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Replacement & Maintenance Fund

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

#### REVENUES:

Transfer In - General Fund	\$103,255	\$103,255	\$103,255	\$0
Interest	\$10,000	\$8,333	\$12,323	\$3,990

#### **TOTAL REVENUES**

\$113,255	\$111,588	\$115,578	\$3,990
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#### EXPENDITURES:

Building Improvements	\$92,400	\$77,000	\$10,809	\$66,191
Fountain Improvements	\$11,000	\$9,167	\$0	\$9,167
Gate/Gatehouse Improvements	\$4,400	\$3,667	\$0	\$3,667
Landscape Improvements	\$110,000	\$91,667	\$39,766	\$51,901
Lighting Improvements	\$3,520	\$2,933	\$0	\$2,933
Monument Improvements	\$11,000	\$9,167	\$17,019	(\$7,853)
Pool Furniture	\$6,600	\$5,500	\$6,222	(\$722)
Pool Repair & Replacements	\$37,400	\$31,167	\$7,696	\$23,470
Roadways/Sidewalks Improvements	\$6,820	\$5,683	\$16,560	(\$10,877)
Signage	\$22,000	\$18,333	\$0	\$18,333
Contingency	\$0	\$0	\$30,575	(\$30,575)

#### **TOTAL EXPENDITURES**

\$305,140	\$254,283	\$128,647	\$125,636
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#### **EXCESS REVENUES (EXPENDITURES)**

(\$191,885)	(\$13,069)
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#### **FUND BALANCE - Beginning**

\$1,138,890	\$1,195,299
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#### **FUND BALANCE - Ending**

\$947,005	\$1,182,230
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# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2004-1

### Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Tax Collector	\$1,336,719	\$1,336,719	\$1,354,044	\$17,325
Interest	\$500	\$417	\$13,202	\$12,785
<b>TOTAL REVENUES</b>	<b>\$1,337,219</b>	<b>\$1,337,136</b>	<b>\$1,367,246</b>	<b>\$30,110</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense 11/01	\$436,563	\$436,563	\$436,563	\$0
Principal Expense 05/01	\$475,000	\$475,000	\$475,000	\$0
Interest Expense 05/01	\$436,563	\$436,563	\$436,563	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,348,125</b>	<b>\$1,348,125</b>	<b>\$1,348,125</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$10,906)</b>		<b>\$19,121</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$643,623</b>		<b>\$1,324,262</b>	
<b>FUND BALANCE - Ending</b>	<b>\$632,717</b>		<b>\$1,343,383</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2015

### Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments Tax Collector	\$326,875	\$326,875	\$332,270	\$5,395
Interest	\$100	\$83	\$2,542	\$2,459
<b>TOTAL REVENUES</b>	<b>\$326,975</b>	<b>\$326,958</b>	<b>\$334,812</b>	<b>\$7,854</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense 11/01	\$89,644	\$89,644	\$89,644	\$0
Principal Expense 05/01	\$150,000	\$150,000	\$150,000	\$0
Interest Expense 05/01	\$89,644	\$89,644	\$89,644	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$329,288</b>	<b>\$329,288</b>	<b>\$329,288</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$2,313)</b>		<b>\$5,524</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$155,168</b>		<b>\$322,484</b>	
<b>FUND BALANCE - Ending</b>	<b>\$152,856</b>		<b>\$328,008</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2016

### Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Tax Collector	\$549,750	\$549,750	\$546,904	(\$2,846)
Interest	\$0	\$0	\$4,250	\$4,250
<b>TOTAL REVENUES</b>	<b>\$549,750</b>	<b>\$549,750</b>	<b>\$551,154</b>	<b>\$1,404</b>
<b><u>EXPENDITURES:</u></b>				
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	\$191,325	\$191,325	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$530,278</b>	<b>\$530,278</b>	<b>\$530,278</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$19,472</b>		<b>\$20,876</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$383,954</b>		<b>\$660,286</b>	
<b>FUND BALANCE - Ending</b>	<b>\$403,426</b>		<b>\$681,161</b>	



# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2017

### Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Tax Collector	\$509,250	\$509,250	\$515,947	\$6,697
Special Assessments - Prepayments	\$0	\$0	\$60,876	\$60,876
Interest	\$0	\$0	\$3,916	\$3,916
<b>TOTAL REVENUES</b>	<b>\$509,250</b>	<b>\$509,250</b>	<b>\$580,739</b>	<b>\$71,489</b>
<b><u>EXPENDITURES:</u></b>				
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	\$180,450	\$180,450	\$0
Special Call 05/01	\$0	\$0	\$60,000	(\$60,000)
<b>TOTAL EXPENDITURES</b>	<b>\$503,350</b>	<b>\$503,350</b>	<b>\$563,350</b>	<b>(\$60,000)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$5,900</b>		<b>\$17,389</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$350,127</b>		<b>\$609,732</b>	
<b>FUND BALANCE - Ending</b>	<b>\$356,027</b>		<b>\$627,121</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2019

### Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Tax Collector	\$42,500	\$42,500	\$43,340	\$840
Special Assessments - Direct Billed	\$392,813	\$392,813	\$115,383	(\$277,430)
Interest	\$0	\$0	\$4,859	\$4,859
Transfer In	\$0	\$0	\$101	\$101
<b>TOTAL REVENUES</b>	<b>\$435,313</b>	<b>\$435,313</b>	<b>\$163,684</b>	<b>(\$271,629)</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense 11/01	\$132,329	\$132,329	\$132,329	\$0
Interest Expense 05/01	\$157,744	\$157,744	\$157,744	\$0
Transfer Out	\$0	\$0	\$3,972	(\$3,972)
<b>TOTAL EXPENDITURES</b>	<b>\$290,073</b>	<b>\$290,073</b>	<b>\$294,045</b>	<b>(\$3,972)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$145,240</b>		<b>(\$130,361)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$291,755</b>		<b>\$619,583</b>	
<b>FUND BALANCE - Ending</b>	<b>\$436,995</b>		<b>\$489,221</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2015

### Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$5</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$5</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2016

### Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$66</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$67</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2017

### Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$4	\$4
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4</b>	<b>\$4</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$4</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$606</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$610</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2019

### Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED THRU 7/31/20	ACTUAL THRU 7/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$10,108	\$10,108
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,108</b>	<b>\$10,108</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay - Construction	\$0	\$0	\$4,700	(\$4,700)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,700</b>	<b>(\$4,700)</b>
Transfer In/(Out)	\$0	\$0	\$3,870	\$3,870
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,870</b>	<b>\$3,870</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$9,278</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$83,497</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$92,775</b>	

# Reunion West CDD

## Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
<b>Revenues</b>													
Special Assessments - Tax Collector	\$0	\$125,588	\$634,336	\$49,045	\$60,908	\$32,781	\$112,820	\$27,283	\$135,617	\$13	\$0	\$0	\$1,178,390
Special Assessments - Direct	\$66,960	\$0	\$0	\$33,480	\$0	\$0	\$0	\$33,480	\$0	\$0	\$0	\$0	\$133,920
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
<b>Total Revenues</b>	<b>\$66,960</b>	<b>\$125,588</b>	<b>\$634,337</b>	<b>\$82,525</b>	<b>\$60,908</b>	<b>\$32,781</b>	<b>\$112,820</b>	<b>\$60,763</b>	<b>\$135,617</b>	<b>\$13</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,312,312</b>
<b>Expenses</b>													
Supervisor Fees	\$800	\$0	\$800	\$800	\$0	\$600	\$0	\$800	\$800	\$800	\$0	\$0	\$5,400
FICA	\$61	\$0	\$61	\$61	\$0	\$46	\$0	\$61	\$61	\$61	\$0	\$0	\$413
Engineering	\$832	\$120	\$252	\$849	\$1,680	\$1,430	\$1,559	\$1,153	\$1,200	\$2,300	\$0	\$0	\$11,373
Attorney	\$1,306	\$446	\$520	\$919	\$946	\$1,423	\$75	\$967	\$2,171	\$790	\$0	\$0	\$9,563
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,364	\$8,081	\$0	\$0	\$0	\$12,445
Dissemination	\$833	\$833	\$833	\$833	\$833	\$1,083	\$833	\$833	\$833	\$833	\$0	\$0	\$8,583
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$1,200	\$1,200	\$0	\$0	\$5,400
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	\$1,700	\$0	\$0	\$0	\$7,226
Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$36,895
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$1,833
Telephone	\$7	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20
Postage	\$141	\$130	\$129	\$137	\$51	\$177	\$28	\$43	\$187	\$160	\$0	\$0	\$1,182
Printing & Binding	\$36	\$50	\$3	\$53	\$68	\$15	\$53	\$2	\$18	\$61	\$0	\$0	\$359
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	\$571	\$553	\$2,590	\$0	\$0	\$4,048
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	\$3	\$15	\$0	\$0	\$127
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$28,383</b>	<b>\$5,507</b>	<b>\$6,486</b>	<b>\$7,693</b>	<b>\$9,149</b>	<b>\$12,054</b>	<b>\$9,436</b>	<b>\$12,667</b>	<b>\$20,680</b>	<b>\$12,683</b>	<b>\$0</b>	<b>\$0</b>	<b>\$124,738</b>

**Reunion West CDD**

**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Field Management	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$2,609	\$0	\$0	\$26,093
Facility Lease Agreement	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$1,498	\$0	\$0	\$14,983
Telephone	\$320	\$327	\$324	\$324	\$322	\$331	\$289	\$330	\$330	\$276	\$0	\$0	\$3,173
Electric	\$22,896	\$22,357	\$19,533	\$18,651	\$19,602	\$20,291	\$21,837	\$18,434	\$20,747	\$19,838	\$0	\$0	\$204,185
Water & Sewer	\$2,464	\$1,982	\$5,125	\$1,882	\$1,743	\$1,752	\$1,346	\$1,459	\$1,937	\$2,832	\$0	\$0	\$22,522
Gas	\$412	\$912	\$2,985	\$1,303	\$3,100	\$2,985	\$2,771	\$2,080	\$1,263	\$93	\$128	\$0	\$15,046
Pool and Fountain Maintenance	\$6,163	\$6,672	\$7,887	\$11,728	\$7,441	\$9,471	\$4,898	\$7,510	\$6,179	\$5,871	\$0	\$0	\$73,820
Environmental	\$115	\$115	\$616	\$115	\$616	\$115	\$616	\$115	\$115	\$115	\$0	\$0	\$2,653
Property Insurance	\$18,899	\$683	\$0	\$0	\$0	\$0	\$0	\$21	\$0	\$0	\$0	\$0	\$19,604
Irrigation Repairs	\$1,545	\$0	\$409	\$432	\$437	\$1,032	\$465	\$1,690	\$0	\$0	\$0	\$0	\$6,010
Landscape Contract	\$23,844	\$47,536	\$30,687	\$23,844	\$23,844	\$30,316	\$22,749	\$23,600	\$31,075	\$22,070	\$0	\$0	\$279,565
Landscape Contingency	\$5,332	\$0	\$2,332	\$0	\$0	\$0	\$264	\$0	\$1,569	\$0	\$0	\$0	\$9,497
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	\$895	\$579	\$957	\$0	\$0	\$6,061
Roadways/Sidewalks	\$301	\$0	\$0	\$0	\$218	\$602	\$2,167	\$0	\$729	\$1,396	\$0	\$0	\$5,413
Lighting	\$0	\$0	\$0	\$0	\$0	\$883	\$0	\$0	\$0	\$0	\$0	\$0	\$883
MSA Building Repairs	\$221	\$51	\$373	\$0	\$103	\$0	\$440	\$0	\$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	\$132	\$0	\$0	\$0	\$0	\$328
Repairs & Maintenance	\$334	\$0	\$992	\$83	\$0	\$352	\$16	\$132	\$0	\$99	\$0	\$0	\$2,008
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	\$191	\$72	\$103	\$0	\$0	\$19,278
Security	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$5,133	\$0	\$0	\$51,333
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
<b>Total Maintenance</b>	<b>\$95,833</b>	<b>\$92,525</b>	<b>\$86,180</b>	<b>\$78,584</b>	<b>\$186,283</b>	<b>\$84,040</b>	<b>\$67,066</b>	<b>\$65,012</b>	<b>\$72,664</b>	<b>\$62,927</b>	<b>\$0</b>	<b>\$0</b>	<b>\$891,114</b>
<b>Total Expenses</b>	<b>\$124,216</b>	<b>\$98,032</b>	<b>\$92,666</b>	<b>\$86,277</b>	<b>\$195,432</b>	<b>\$96,094</b>	<b>\$76,502</b>	<b>\$77,679</b>	<b>\$93,344</b>	<b>\$75,610</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,015,853</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$57,255)</b>	<b>\$27,556</b>	<b>\$541,671</b>	<b>(\$3,752)</b>	<b>(\$134,524)</b>	<b>(\$63,313)</b>	<b>\$36,318</b>	<b>(\$16,916)</b>	<b>\$42,273</b>	<b>(\$75,597)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$296,460</b>



**REUNION WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2020**

**TAX COLLECTOR**

							Gross Assessments	\$	4,155,764	\$	1,233,252	\$	1,417,083	\$	347,739	\$	572,366	\$	539,968	\$	45,357		
							Net Assessments	\$	3,906,418	\$	1,159,256	\$	1,332,058	\$	326,875	\$	538,024	\$	507,569	\$	42,636		
											2004-1		2015		2016		2017		2019				
Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 29.68%	Debt Svc Fund 34.10%	Debt Svc Fund 8.37%	Debt Svc Fund 13.77%	Debt Svs Fund 12.99%	Debt Svs Fund 1.09%	Total 100%										
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	\$ 21,657.74										
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	\$ 401,543.23										
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	\$ 1,744,976.51										
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	\$ 1,977.86										
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	\$ 390,607.95										
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	\$ 146,254.29										
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	\$ 18,178.91										
1/21/20	ACH	\$ -	\$ -	\$ -	\$ 835.49	\$ 835.49	\$ 247.94	\$ 284.90	\$ 69.91	\$ 115.07	\$ 108.56	\$ 9.12	\$ 835.49										
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	\$ 205,244.29										
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	\$ 110,463.08										
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	\$ 369,390.21										
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	\$ 10,542.60										
4/20/20	ACH	\$ -	\$ -	\$ -	\$ 242.87	\$ 242.87	\$ 72.07	\$ 82.82	\$ 20.32	\$ 33.45	\$ 31.56	\$ 2.65	\$ 242.87										
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	\$ 90,527.31										
5/12/20	ACH	\$ 1,439.60	\$ -	\$ 28.79	\$ -	\$ 1,410.81	\$ 418.67	\$ 481.08	\$ 118.05	\$ 194.31	\$ 183.31	\$ 15.40	\$ 1,410.81										
6/9/20	ACH	\$ 56,551.66	\$ -	\$ 1,131.03	\$ -	\$ 55,420.63	\$ 16,446.45	\$ 18,898.00	\$ 4,637.39	\$ 7,632.98	\$ 7,200.92	\$ 604.88	\$ 55,420.63										
6/9/20	ACH	\$ 1,468.42	\$ -	\$ 29.37	\$ -	\$ 1,439.05	\$ 427.05	\$ 490.70	\$ 120.41	\$ 198.20	\$ 186.98	\$ 15.71	\$ 1,439.05										
6/16/20	ACH	\$ 408,302.92	\$ -	\$ 8,166.06	\$ -	\$ 400,136.86	\$ 118,743.36	\$ 136,443.55	\$ 33,481.98	\$ 55,110.10	\$ 51,990.66	\$ 4,367.22	\$ 400,136.86										
7/17/20	ACH	\$ -	\$ -	\$ -	\$ 44.44	\$ 44.44	\$ 13.19	\$ 15.15	\$ 3.72	\$ 6.12	\$ 5.77	\$ 0.49	\$ 44.44										
Totals		\$ 4,170,225.51	\$ 119,438.43	\$ 81,015.75	\$ 1,122.80	\$ 3,970,894.13	\$ 1,178,390.11	\$ 1,354,043.94	\$ 332,269.83	\$ 546,903.76	\$ 515,946.95	\$ 43,339.54	\$ 3,970,894.13										

**OFF ROLL ASSESSMENTS**

REUNION WEST DEVELOPMENT PARTNERS, LLLP      \$249,305.47      \$133,920.00      \$115,385.47

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2019
10/31/19	11/1/19	263366	\$ 182,345.47	\$ 182,345.47	\$ 66,960.00	\$ 115,385.47
1/23/20	2/1/20	28907	\$ 33,480.00	\$ 33,480.00	\$ 33,480.00	\$ -
1/23/20	5/1/20	28907	\$ 33,480.00	\$ 33,480.00	\$ 33,480.00	\$ -
			\$ 249,305.47	\$ 249,305.47	\$ 133,920.00	\$ 115,385.47

## SECTION 4

## Reunion East/West CDD Direct Billed Assessments for FY 2020

District	Landdowner	Product	Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid
	Orlando Health								
	34-25-27-4936-0001-0040								
	Totals		\$226,659	\$0	\$226,659	\$113,330	\$0	\$113,330	Paid 11/27/19
						\$56,665	\$0	\$56,665	Paid 2/10/20
						\$56,665	\$0	\$56,665	Paid 5/22/20
			\$226,659	\$0	\$226,659		\$0	\$226,659	
	Orlando Reunion Development LLC								
	35-25-27-4885-PRCL-0C30	4 MF	\$2,386	\$5,053	\$7,439	\$1,193	\$2,527	\$3,720	Paid 3/29/20
						\$597	\$1,263	\$1,860	Paid 3/29/20
						\$597	\$1,263	\$1,860	Paid 3/29/20
						\$2,386	\$5,053	\$7,439	
	EHO/SPECTRUM								
	11-1-15 Interest								
	27-25-27-2985-TRAC-FD20/FD30	296 Condos	\$117,704	\$504,490	\$622,194	\$191,231	\$550,009	\$741,240	Paid
	34-25-27-4936-0001FD10	276 SF	\$219,504	\$595,527	\$815,031	\$95,616	\$275,004	\$370,620	Paid
	34-25-27-4936-0001-								
	0010/0020/0050/0031	Commercial	\$45,254	\$0	\$45,254	\$95,616	\$275,004	\$370,620	Paid
			\$382,462	\$1,100,017	\$1,482,479	\$382,462	\$1,100,017	\$1,482,479	
District	Landdowner								
Reunion West	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	Paid 1/23/20
			\$133,920.00	\$392,813.00	\$526,733.00	\$133,920	\$392,813	\$526,733	