

*Reunion West Community
Development District*

Agenda

January 14, 2021

Reunion West

Community Development District

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

January 7, 2021

Board of Supervisors
Reunion West Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion West Community Development District will be held **Thursday, January 14, 2021 at 11:30 a.m.** at the **Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.** **PLEASE NOTE THE TIME OF THE MEETING.** A separate call-in number will be e-mailed directly for Board and Staff use.

Call-in Information for Members of the Public:

Dial-in Number: (267) 930-4000
Participate Code: 876-571

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the December 10, 2020 Meeting
4. Consideration of Data Sharing and Usage Agreement with Osceola County Property Appraiser
5. Consideration of Resolution 2021-04 Ratifying Actions Related to E-Verify Requirements
6. Discussion of Feasibility to Sell District Roads to Private Entity
7. Review and Acceptance of Draft Fiscal Year 2020 Audit Report
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date
12. Adjournment

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

The third order of business is the approval of the minutes of the December 10, 2020 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Data Sharing and Usage agreement with the Osceola County Property Appraiser. A copy of the agreement is enclosed for your review.

The fifth order of business is the consideration of Resolution 2021-04 ratifying actions related to the E-Verify requirements. A copy of the Resolution is enclosed for your review.

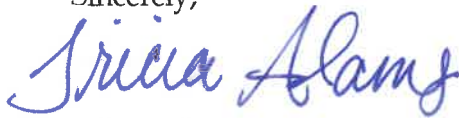
The sixth order of business is the discussion of the feasibility of actions to make District roads private. A copy of the memorandum and fund summary of road construction is enclosed for your review.

The seventh order of business is the review and acceptance of the draft Fiscal Year 2020 audit report. A copy of the report is enclosed for your review.

The eighth 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.

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

Sincerely,



Tricia Adams
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, December 10, 2020 at 12:30 p.m. at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Mark Greenstein	Chairman
David Burman	Vice Chairman
Michael Mancke	Assistant Secretary
Sharon Harley	Assistant Secretary
Graham Staley	Assistant Secretary

Also present were:

George Flint	District Manager
Tricia Adams	District Manager
Jan Carpenter	District Counsel
Molly Maggiano	District Counsel
Steve Boyd	District Engineer by phone
Alan Scheerer	Field Manager
John Cruz	Reunion Security
Nicole Ailes	Yellowstone Landscape

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: This is an opportunity for the public to provide comments to the Board on agenda items, or items not on the agenda. We do have a call in line for any members of the public that cannot physically be here or do not want to physically be here. We have a call in line for the public as well as we have some members of the public here. If any member of the public does have comments we would ask that they state their name and address and try to limit their comments to three minutes. Are there any public comments at this time, either on the phone or here at the meeting? Hearing none, we will move on to the next item.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the November 12, 2020 Board of Supervisors' Meeting and Acceptance of the Minutes of the November 12, 2020 Landowners' Meeting**

Mr. Flint: Next is approval of the minutes from the November 12, 2020 Board meeting and the acceptance of the minutes of the November 12, 2020 Landowners' meeting. Did the Board have any comments or corrections on either set of minutes?

Mr. Staley: I have a few small points on the minutes themselves. On page 8 about halfway down the page, it talks about the parking spots. There are four spots, not two. On page number 10, near the bottom of the page it talks about "if security fines" which implies some sort of violation. It should be "finds".

Mr. Flint: Any other comments or corrections?

Mr. Staley: On that same page when we talk about sidewalk extensions, I think there are a couple of others that probably need doing. Golden Bear and Traditions, a small section there. Traditions and White Marsh, there is a small section there. I don't mean it's urgent, but it should be on the list.

Mr. Flint: Okay, Alan is making a note of that. Anything else? If not, is there a motion to accept the minutes as amended?

On MOTION by Ms. Harley, seconded by Mr. Greenstein, with all in favor, Approving the Minutes of the November 12, 2020 Board of Supervisors' Meeting and Accepting the November 12, 2020 Landowners' Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS**Consideration of Proposal from Reserve Advisors to Prepare Reserve Study**

Mr. Flint: This item came up at the last meeting. Reserve Advisors prepared the last Reserve Study, I think that was in 2009.

Ms. Carpenter: 2008.

Mr. Flint: 2008, and with everything that's been going on since 2008 with the default and the cleaning up of the bonds and the build out of the community, the changes in the allocation of costs between East and West, we've not updated that report. We believe it's time to go back and have a Reserve Study done again. The way that we are suggesting it be structured and the way it was done last time, is because there's an interlocal between Reunion East CDD and West CDD allocating maintenance cost and capital costs, it makes sense to it as one Reserve Study. We'll have them break out East and West, but really if you are going to look at the roads from a renewal

and replacement perspective we are need to be looking at all the roads. The amenities are a shared cost between both Districts although Reunion East technically owns those. The proposed expense for this study is \$7,500.

Ms. Carpenter: Retainer.

Mr. Flint: I'm sorry, the retainer is \$7,500 and the total is \$15,000. That would be split between East and West on the same basis that the other operating costs are split; I think it's 52% Reunion East and 48% Reunion West right now. This firm does most of the Reserve Studies that we've been involved with. There are a couple of other companies out there, but I don't believe the costs is going to be less. There are instances where Districts have their Engineer prepare a Reserve Study and in those cases they may be more detailed, but they tend to be significantly more expensive. The additional detail may not be warranted based on the additional expense. Any comments or questions from the Board on the proposal?

Mr. Staley: This scope is what I would call union, this east and west.

Mr. Flint: Correct.

Mr. Staley: I struggle to find any reference to the roads, the lighting, and the storm tracts, which are the biggest parts of that infrastructure. Unless I am mistaken, it seemed very focused on buildings.

Mr. Flint: Yes, it does include the roads. This is just a proposal not the agreement. The storm water systems you typically do not include those a Reserve Study just because most of the components are made out of concrete, they typically have a 30 to 50 year life span. So, you usually don't include storm water systems in the studies, but obviously roads are a significant portion of what this study would cover as well as the bridges.

Mr. Greenstein: The bridge inspection is done; we do have an engineering firm that actually performs periodic checks.

Mr. Flint: Actually, FDOT does it on our behalf. We used to have to do it directly, but FDOT included it in their bridge inspection program and they do it now.

Mr. Boyd: FDOT took over the ones that are over active highways, they did not take over the one that goes over the creek additionally. We probably need to reengage that private firm to do those inspections.

Mr. Flint: So, the Davenport Creek bridge is not. It also hasn't actively been used. It hasn't been inspected, and it was not required to be. The I-4 one is being done.

Mr. Boyd: Once it is open I think we can get FDOT to add it. I guess they did not want to take over a bridge that was not actively being used.

Mr. Flint: Okay, any other questions or comments on the proposal?

Mr. Staley: The I-4 bridge, I asked the question the last meeting, we're not building on a specific reserve for that bridge are we? I think that is part of the assessment process.

Mr. Flint: No, we are not right now.

Mr. Stanley: There is nothing you need for that bridge that is part of the general reserves?

Mr. Flint: That's correct.

Mr. Stanley: I just want to be sure because I have been asked about that a couple of times by other people.

Mr. Flint: No, Reunion West has about a \$1,000,000 in their Capital Reserve. It's not specifically allocated for any specific replacement and renewal. Reunion East has about \$3,000,000. That's all just a matter of history of both Districts and the defaults and the repayment of delinquent O&M. There was a lot of factors that played into how Reunion East ended up with more in their Capital reserve than West did. There was a significant default in East, when that default was resolved there was a portion of the default that was O&M, and a portion was debt. The District received kind of a windfall. That money was placed into the Capital Reserves. We need to look at all that. The allocation of cost between both, how much can be contributed annually, how much is being placed right now, that would all be part of this process. Any other comments?

Mr. Greenstein: Reserve Advisors is obviously familiar with our property. It's kind of a specialized area of expertise and it's kind of a boutique business. I am assuming there are not many alternatives.

Mr. Burman: Well there are, but Reserve Advisors have done Reserve Studies for all the condos in Reunion already. Just so you know, they go through, and they do some investigation first and they develop the scope from that investigation. So, they are going to look and say what are your obligations, roads, buildings, whatever it is that goes into the scope of what they do. They don't really have bid until they do the investigation.

Mr. Greenstein: That's good to know. Appreciate that, David.

On MOTION by Mr. Greenstein, seconded by Mr. Staley, with all in favor, the Proposal from Reserve Advisors to Prepare Reserve Study, was approved.
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FIFTH ORDER OF BUSINESS**Consideration of Security Services Agreement with the Reunion West Property Owners' Association**

Mr. Flint: Next item is a proposed agreement between the Reunion West Property Owner Association and the Reunion West CDD. We have a member of the Reunion West Property Owners' Association Board here at the meeting. Recently the Developer turned over the Property Owners' Association to the residents and this Property Owners' Association basically covers the Encore Developments in the vicinity of Sinclair Road and Old Lake Wilson. Those developments don't fall under the Master Association that covers the rest of Reunion. As part of that turnover of the Property Owners Association to the residents there was also cleanup of ownership of the storm water system and the roads. We talked about this at a prior meeting, and I believe the Chair was authorized to execute the documents necessary to accept those conveyances. So as a part of that process, because now the roads and the landscaping and storm water are being turned over to the CDD, because those roads, the gates, the gate control systems, were all funded with CDD bonds. They are going to be owned and maintained by the CDD just as all the roads are everywhere else in Reunion with the exception of Bear's Den. Those roads were not funded, they were privately funded. Those are the only private roads within the Reunion West CDD. In a similar fashion to the arrangement, we have in the rest of Reunion. Reunion East and West CDD's both entered into an agreements with the Master Association authorizing the Master Association to engage security and operate the gate houses. Because those developments don't fall under the Master Association, we need a separate agreement between the Reunion West CDD specifically and that Property Owner's Association which would allow them to operate the gate house and engage security. Obviously it would have to be done in accordance with the statutory requirements of the public access requirements and those sort of things. District Counsel has drafted this proposed agreement for the Board's consideration. Jan, do you have any other input?

Ms. Carpenter: We did provide the agreement to the Property Owners' Association.

Mr. Flint: The Board just got this a couple of days ago, also. So, it's no criticism of the POA that we haven't gotten any response back, because we just got it to them this week. We are aiming for that January 1 takeover. You are also going to be considering proposals for landscape maintenance. Our hope is that we all, effective January 1, would make that switch. This would be part of that process, the Security Agreement would either need to be with the District or with the HOA and the HOA authorized to do it for an agreement like this.

Mr. Greenstein: From my review of the document it appears to be in the same form, same substance, as we currently had in place for East and West CDD's. Does the HOA need more time?

Ms. Carpenter: I suggest that the Board if they are comfortable, because it does match what's in place for the other roads, approve it. Then delegate authority to one Board member to be able to approve a final form. That would allow time for the POA to give input if they have it, and if any Board members have comment they can send them to Tricia also. We could still get it signed before the 1st if there's no issue. That would avoid not having it in place by the 1st. Can the POA give us comments in a couple of days?

Resident (HOA Member): Yes. I read it last night and I will take my comments to the Board meeting immediately after here.

Ms. Carpenter: If the Board's comfortable with that, that's one way we can handle it and delegate it to someone if there's any other changes that would be subject to staff and counsel review as well as allowing them to sign off and okay and final changes.

Mr. Flint: Okay, is there a motion to approve the agreement in substantial form and authorize the Chair to execute it?

On MOTION by Mr. Staley, seconded by Mr. Burman, with all in favor, the Security Services Agreement with the Reunion West Property Owners' Association in substantial form and Authorizing the Chair to Execute the Final Form, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Proposals

Mr. Flint: Related to that same topic, we are going to have to take over the maintenance of the common areas and storm water areas that are owned by the CDD within the Encore developments. As a result, again, we are looking at a January 1st time line to take that maintenance responsibility over. Obviously, we didn't have the time to do a full blown sealed bid process, so what we did is we reached out to the company that currently maintains that landscaping, that is Created North, Inc. We reached out to Yellowstone, which is a company that maintains the other CDD areas within East and West. We reached out to Florida Commercial Care, which is the company affiliated with the resort that now is maintaining the resort commercial landscaping on behalf of Kingwood. And then Omegascapes, which is another landscape maintenance company that we've worked with in some other communities. You can see there's a significant variation, or disparity in the pricing. I will tell you that each company was provided the same detailed scope

and a detailed map. So the areas to be maintained and the scope of service were very clear. Alan did meet with several of the companies on sight. Did you meet with all of them?

Mr. Scheerer: Yes, I met with all of them.

Mr. Flint: Alan met with all of them. Florida Commercial Care was the lowest and the highest was Omegascales. I think we have representatives of Creative North and Yellowstone here, but we weren't contemplating that there would be any presentations or questions and answers.

HOA Member: When we initially brought this up, about the different entities within Encore, it made sense to me if we were maintaining the bulk of it, that we could do something together with the CDD, so that the cost savings would be distributed. If all three entities are going with the same company, chances are that we could get a better deal, all three of us together.

Mr. Flint: Who is the 3rd entity?

HOA Member: The clubhouse.

Mr. Flint: Okay.

HOA Member: Even if it were the two of us, CDD and POA together. For the area that you guys have and the memo, I think it is possible with what we are working with. It would be easier for people to know who to call, because it is one typical landscape and maintenance people.

Mr. Flint: Maybe in an ideal world we would be able to do that, but with the compressed time frame that we are facing and having to take this over on January 1.

HOA Member: I had purposed it sometime ago, I'm sorry that it didn't get all the way through to you guys.

Mr. Flint: Well, I think there's been some confusion. You all are getting your hands around operating the Association and what your responsibilities are, we are doing the same thing. Our recommendation may work out with that plan, but I'm not sure where you all are and reaching out and getting pricing as well.

HOA Member: We've already done it.

Mr. Flint: Our recommendation at this point would be to stay with the existing contractor. All of the CDDs agreements have a 30 day termination provision without cause. If the Board was inclined to stay, I think the easy button is to stay with the existing contractor, and then in the meantime if we want to do something like you are discussing where we got into a joint bid we still have the option to do that.

Ms. Harley: The existing contractor being Created North?

Mr. Flint: Yes.

Mr. Greenstein: This is not an action that we anticipated. We did not go out with full blown RFPs we normally do. It was done in an administrative way. It was tied to internal identification of a variety of CDD responsibilities. I think the idea of continuing Created North, and the fact that we have the 30 day kickout, I consider it a temporary extension. Even though the form of the contract would say a year. I know we will discuss the future plans to review the overall landscape support situation for Reunion overall. This is one piece and I think the best thing do would be to continue Created North. A lot of times people would say let's continue on a month to month basis until we resolve the bigger landscape support.

Mr. Staley: I agree with a lot of what Mark is saying. It is obvious to me that the CDD is getting bigger in terms of operation involvement. We need to take some time to stand back and say where are we going. It's time to take a look at what the next 18 months or two years looks like. We should try to work more together because at the end of the day it's one CDD. I would support a one year contract and I assume that this scope of work is consistent with what we use. I would support a one year extension as long we have that 30 day opportunity. Most of the vendors will be aware of what we are planning to do and at the appropriate time in 2021 we can kick off a full presentation of what we are asking them to do.

Ms. Harley: Is it not more beneficial to the CDD to only have one contract to deal with? We would be having two then.

Mr. Staley: To the point, I would expect early in the new year to actually launch a full process for landscaping.

Mr. Flint: In an ideal world that would be the case, but then you look at the cost of doing that.

Mr. Burman: I was just getting ready to say, we also have cost considerations here.

Mr. Flint: It's a significant cost increase if we were to stay with.

Ms. Harley: The entire CDD and Reunion West and East within the main resort here, is that all handled currently by Florida Commercial?

Mr. Flint: No, Yellowstone. We jointly bid for both CDDs several years ago. All the entities entered into a contract with Yellowstone, but then the Resort exercised their right under that arrangement to be able back out and enter into an agreement with another company. That is when Florida Commercial Care came in. All the individual home sites, the Resort, and all the CDD areas were all Yellowstone at one point. But the Resort and the POA both terminated their

agreement with Yellowstone and entered into separate agreements. We don't actually have the same arrangement that the Reunion West POA is discussing. We did about a year and a half or so ago, but right now we have different providers. This action doesn't preclude us from at some point next year deciding we want to bid everything out and do it jointly again. But that would require the POA and the resort to agree, as well as the Reunion West POA and their club. Again, we can do that if that's the direction we need to go next year.

Mr. Greenstein: If I am just viewing this as an administrative matter, things are transitioning on paper from POA to CDD. POA was responsible previously. Or we can just say the developer was responsible previously for landscape maintenance of that property. And now, the pieces that rightfully belong to the CDD which are perimeter pieced are being transferred to CDD. We need to be responsible as of January 1.

Mr. Flint: That's the time frame we are discussing.

Mr. Greenstein: I just view it as an administrative matter and a temporary thing and step back and look at the entire landscape situation sometime in 2021.

Mr. Staley: I agree, and as George says, maybe the HOA would like to do something together in a second phase but to get us past this next 14 or 15 days with the District, we need to do something today.

Mr. Burman: I would just add that it might be fair to the vendors, instead of 30 days' notice, maybe make it 60 days to demobilize a crew if they have to. If that happens, 30 days is tough. But whatever we do today should be temporary.

Mr. Staley: I think we are very transparent in letting them know. It makes sense to do a temporary arrangement until we can get organized.

Mr. Flint: And this doesn't preclude what you were discussing if it makes sense for us to do a joint bid at some point down the road. We are just trying to, like you said, 15 days from now we are going to have to start cutting grass out there and we want to make sure we've got the ability to do that.

Resident (HOA Member): Well, we are already on it.

Mr. Staley: If it helps, I'll make a motion to move forward with Created North.

Mr. Flint: Do you want to do it extend the clause to 60 days, or keep it at 30?

Mr. Greenstein: I think 60 days is a reasonable transition, rather than 30.

Ms. Carpenter: Excuse me, don't we have 30 in most of our contracts?

Mr. Flint: All of our other contracts do.

Mr. Burman: That's fine, I don't want to disrupt the apple cart.

Ms. Carpenter: When they go out to bid, they'll know because they'll receive a bid package and all the vendors. We like to keep it to 30 in case we have issue.

Mr. Flint: We can, even though the agreement says 30.

Mr. Greenstein: 30 establishes a minimum.

Ms. Carpenter: Yes, we can give them more.

Mr. Flint: Exactly. Normally what we would do in a bidding situation like that is it takes more than 30 days to do that. So, we would either exercise the 30 days and then go on a month to month, or we could do a longer notice in that case. The 30 would be the minimum. So you may want to keep the 30 like we talked about and if the circumstances require, you could extend it.

On MOTION by Mr. Staley, seconded by Mr. Greenstein, with all in favor, the Landscape Maintenance Proposal with Creative North, was approved.

Mr. Staley: On the same topic, George, how do you pay for this?

Mr. Flint: Well, that's a good question. Reunion East and West have some recent budgetary challenges which affect both Districts because of your Interlocal Agreement. So your approval of this today really is also binding Reunion East to pay 52% of this cost. Just like with Reunion East, and the operation of 7 Eagles, which is now a Reunion East obligation, which is an estimated annual cost of about \$180,000 would bind West to pay 48% of that \$180,000. Both situations were not anticipated they've come up. We have adequate funds to carry us through the current year and Reunion West, we have a little bit in excess of \$300,000 over our 3 month operating reserve in the general fund. So, you have your 3 month operating reserve and then you've got between \$300,000 to \$350,000. This cost in \$180,000, if you take 42% of that, and then you take 42% of the \$180,000 for Reunion East, that's what's going to hit Reunion West this year. So, that will come out of that \$300,000. You'd still have a 3 month operating reserve, which is what you want. You'd still have the \$1,000,000 in your capital reserve. Obviously during the budget process these issues are going to come into play. We also review the allocations between both Districts every year, so that percentage of 52 to 48 may change. I would expect there's going to be pressure for an assessment increase both in Reunion East and Reunion West going into the next fiscal year.

Mr. Staley: Who was paying for this before?

Mr. Burman: The Reunion West POA.

Mr. Staley: So, the Homeowners may be part of that.

HOA Member: Well, I was also hoping for confirmation, because to my knowledge, the POA has been paying for everything within Encore for 5+ years. But in addition to that, every single homeowner for all those years, has also been paying towards the CDD without really knowing that we have access to the CDD, to all the amenities over on the Resort side. It's something since turnover that we've been more in the know of. So, we have been paying into it for all these years but we haven't been benefiting from it, to our knowledge.

Mr. Staley: So next year, that money you've been collecting on behalf of the POA for the landscaping, what happens to that money? You've been collecting through assessments to pay for landscaping, what happens to that money now?

HOA Member: The money that we've collected for the landscaping has been paid to landscaping.

Mr. Flint: Their fiscal year starts on January 1. I assume you are looking at reduction in your HOA fees now that these expenses are going away. Possibly that could happen, but that's not really our issue.

Mr. Greenstein: Reallocations.

Mr. Flint: I understand what you are saying, but because the Developer was, and whether they were using the POA or how they were funding it, the Developer was in control at that point of maintenance of those areas and had not officially turned those areas over to the CDD. The CDD didn't have an obligation until now. Obviously there's maybe some inequity issues there, but it's not something we can go back and cure at this point. I think we just need to move forward and make sure we are going forward now that we've done a conveyance to insure that everyone is funding the proper areas.

Mr. Staley: Correct me if I am wrong, it is possible that there could be an assessment increase to cover landscaping in 2022.

Mr. Flint: It would be for everybody. The good thing for them is now that those cost are going to be spread over all of Reunion East and West. Where previously, the costs were just being born by Encore. Theoretically, with everything else held the same, their HOA budgets are going to be going down more than the CDD is going to go up. Because now all of those fees are spread across the entirety of Reunion. They should see a net decrease.

HOA Member: In our landscaping.

Mr. Flint: Yes, in your landscape.

Ms. Hartley: Not everything else.

Mr. Flint: There may be other issues that other areas that have to go up.

Mr. Flint: This is just a good discussion, and obviously, even the dialogue between the CDD and the Reunion West POA, now we need to work on making sure whatever we send out email blasts now, we are making sure that the POA Manager from Encore is also getting those. Now they are going out to those neighborhoods as well. Previously, we were under the impression that they were going to everybody, but now we are specifically sending it to them to make sure that those neighborhoods are also getting notices for meetings or any of the other things that we send out.

HOA Member: Could there have been one about this meeting?

Mr. Flint: No, the website has our agendas and meeting dates and notices. We don't typically send email blasts out for specific meetings. The annual meeting schedule is on the website as well as they agenda.

Mr. Greenstein: They are usually the second Thursday of each month.

Mr. Staley: It would be helpful if you could put the time and location on the home page. I spent about 20 minutes yesterday trying to find it, and I know what I am looking for.

Ms. Carpenter: Are we sticking to 12:00 now? Because it use to be 12:30?

Mr. Flint: Yes, as long as an hour is enough time, I think we will stick with the 12:00. Previously we only had half an hour between this meeting and the Reunion East meeting at 1:00. So in order to give the Board more time, we moved it a half hour earlier at the last meeting. So, we'll update them on that page with that information.

SEVENTH ORDER OF BUSINESS

Presentation of Recreational Use Survey

Mr. Flint: We had talked about this as one of the very few pieces of property the CDD has where an amenity could be located. The possibility of disseminating a feedback survey to the residents to get ideas of what their preferences would be for use of that property. Tricia has put together a draft. The thought was it would be sent out through Survey Monkey, which is an online survey software to be able to get input and feedback from the community on what they would be interested in seeing. This is a work in progress. This is a draft, we wanted to make sure we got feedback from the Board before we sent anything out. Tricia do you want to?

Ms. Adams: Yes, so in October's meeting the Board was reviewing a parcel on Grand Traverse Parkway. My apologies, this copy is not very clear to see, but the small image on the right side there is a parcel and it is outlined, it's approximately one acre and this parcel is budding

a conservation area as well as a private residential lot. Then the next parcel is a little easier to see, that's the one on the left side. This is the green area, by the mail kiosk. It looks like that area is about 1/3 of an acre or so. The form of the survey would be electronic delivery and it would be distributed through the Master Association and the Neighborhood Associations. The feedback from the residents would be automatically generated for the Boards. So, a portion of the survey the Board would take interest in and especially would be potential land use. On the back side of the survey you will see that's there's some areas that are populated based on popular recreational facilities or residential communities as well as for parks and recreations from local governments. This is an opportunity if there's something not here the Board would not want to see on the survey, this is an opportunity to make deletions, or if there's other thoughts that the Board has for potential land use, this is an opportunity for your input as well.

Mr. Flint: And we do not have to make a decision today on this. If the Board wants additional time to review it you can. I don't know if we want a basketball court right in the middle.

Ms. Carpenter: Or a climbing wall, just from a lawyer's perspective.

Ms. Harley: I don't see any proposal on that list that mentions parking.

Ms. Adams: That would be factored in once the hierarchy of priorities was established.

Mr. Flint: You were talking about exclusive use as parking, not recreation.

Ms. Harley: Now that we have installed the no parking signs along one side of all the roads, those particular areas are having very large homes built there. For both uses, vacation and as primary residents. But even as primary residents, if they have a lot of visitors come and they are large homes, they could need some overspill parking and I do think we need that throughout the resorts.

Mr. Flint: Which may make more sense.

Ms. Hartley: Makes it easier for us to actually enforce parking if we have alternatives to give people.

Ms. Carpenter: If you do that, you may want to say subject to governmental permitting requirements. We are not sure if parking is impervious, there may be issues on allowing that.

Mr. Flint: From a strong lawyer perspective, obviously.

Mr. Staley: As you all know, one of the most confusing things for people living here is: What is the CDD? What is the HOA. What is everything? If you guys could craft an opening paragraph to explain what the CDD is responsible for. Otherwise, you'll have people requesting menu changes. People just don't understand it at all. I think if you focus on what the CDD is

responsible for, I'm sure you can come up with something that will help to focus people's minds when they come to the second page.

Mr. Greenstein: There is probably some language on the homepage of the website beyond the depictions of the site. We could have ground level photos of the area, so people really know what we are talking about. When we do put the survey out, consider marking the properties and areas that are under review. I'm not saying we are going to elevate this to where they have to post that there is going to be a public hearing on a particular change in zoning, or anything. But just let people know that this is the actual property that we are talking about when you physically visit the site. Because the street scape is important.

Ms. Adams: We can mark the area with flags.

Mr. Greenstein: This property amongst other private residences can potentially have some impact on what ultimately is recommended. Allowing for more space on the survey for suggestions or ideas because it might not be a one liner. The other question that came to mind is, since amenities are shared both East and West under the agreement, should we put the survey out in both Districts? Even though it is going to sit on the West, it's a West property, but it's funded by both Districts.

Mr. Staley: That's a good point. I think we are doing something on the East side, I'd like to think as a West resident, someone might ask me my opinion.

Mr. Flint: When we did it for the Stables, we did it Reunion wide. There would be the same plan here. This is Reunion East and West at the top. The concept was it was going to the entire Reunion, not just West. We didn't have it on the East agenda, I think to review the survey itself, but it was actually going to be distributed to everybody. So maybe on the Reunion East under Other Business or Supervisor's Report we can let..

Mr. Staley: I'm sure that we will go over some of these, but things like the pickleball court, I'm worried that attracts a little bit from what Josh is doing on the East side with the main intent of the pickleball center and it could just become a piece of tarmac that gets abused and misused.

Mr. Greenstein: People can recommend anything they want, and we want to hear what they want. But we don't want to lead them to things that we would have a hard time considering. Again, we are not going to put in a basketball court right next to someone's house.

Ms. Harley: I'm trying to understand, where is that parcel?

Mr. Greenstein: You go down Grand Traverse and turn into Reserve, you go around the turn, before the kiosk.

Mr. Flint: One of the nice things about that tract, and again it's a going to have an impact on the homes, is that it's tied through, there's a sliver of land behind going north behind those homes that ties to a storm water pond. It would be conducive to a fitness trail or something like that has stations. But again, if you are living in that home there, do you want that?

Ms. Adams: It sounds the Board consensus to remove climbing walls as an option, pickle ball court as an option, and basketball court as an option.

Mr. Flint: And any other input you can just call or email Tricia and she can incorporate it. We want to set a deadline, and then what we will do is we'll circulate it through email to the Board before it goes out, one more time for review. So, we want to set a deadline for maybe next Friday?

Mr. Staley: Are you aware of any pieces like this on the West side?

Mr. Flint: I don't believe so. So if the Board has any feedback, if you could try to get us that before the end of next week. Then we will generate a revised survey and we will circulate it to you all to review before we actually send it out.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal from Access Control Technologies for the Installation of LED Barrier Arms

Mr. Flint: Proposal by ACT for installation of LED Barrier Arms. This is on Sinclair Road exit side. This was discussed, I think at the last meeting that we had a number of instances where those gate arms have been hit. It's a combination of them recently being reinstalled, and I think there was also maybe the way the sun shines certain parts of the day.

Mr. Greenstein: That's my excuse. I didn't hit anything, but I came to an abrupt stop.

Mr. Flint: Alan, you want to present this proposal?

Mr. Scheerer: Certainly. Obviously, we had the Lift Master barrier arm systems in place at all the gates here within Reunion including the Excitement Drive gate. In respect to the West, there are five barrier arm gates. The exit gate has two. The visitor entry gate has one, and the resident gate or contractor gate has two additional gates. We are asking for pricing to change out the aluminum gate arms with the DOT reflected tape and provide the LED lit, so when the arms are down, they will be red. When they are activated they go up and the LED light turns green. So, the price to do the two exit gates at the Sinclair gate is \$2,452.48. They gave us a per gate

price, so in the future should the Board want to do or if they want to do all three of the entry gates, we could include that at the \$1,070.24 per gate on price.

Mr. Flint: Any questions or comments on the proposal?

Mr. Staley: Is this system robust enough?

Mr. Scheerer: Oh, they work. I have a great communication with John and Victor and their team, as well as some of the other onsite officers. It's not just the managers, but the actual gate officers. For the most part, I think the gates work pretty well. We are not without our challenges, mind you, with traffic and now with the exit gates. I see this as an enhancement we have in some of our other communities, they seem to work well. There is no policy or procedure for dealing with people that aren't paying attention, even the LED lights aren't going to fix that. But they definitely work well, and they are pretty attractive. It is just a retrofit for them. It's the same gate arm and the only difference is it has a strip of lights in the middle.

Ms. Harley: Can I ask a question? What is the recourse when someone hits one of those gates?

Mr. Scheerer: There are a couple of things. If they totally damage it, security does a great job and they usually have security footage and do an incident report to where we have to go after them for any repairs. We 98% do not have to do that because the way these gates are right now, they use nylon nuts. Not the stainless or metal nuts to hold the gate arms on. What happens is, they hit it and it pops the gate arm off. 99% of the time, we just put the gate arm back on reattach the nuts, probably more damage to the vehicle then there are to the gate arm.

Mr. Burman: But in no case are the police involved. It's always a civil issue. We go to them and say, we have you on tape running through the gates you owe us \$300. They say no. Then what? \$10,000 later in small claims, I'm trying to figure it out. Most the time, you are not getting any money out of anybody.

Mr. Flint: A lot of times we can.

Ms. Harley: Just for the record, throw it back to the car to the owner who is at a house that the vehicle was visiting.

Mr. Flint: Yes, we can't do that. We won't be able to do that going forward, because they are CDD roads. But if we can go after their insurance company, we'll do that. It depends on how much information we've got, but we always try to go after the driver. If it's their fault. Sometimes, though they will contact us and say it was our fault. And then we file a claim with our insurer and

if they deny it, unless they were really is our fault and there is some instances where the gates may have been malfunctioning. And in that case, our insurance company covers it.

Mr. Staley: Is this something that East is going to consider with the spine road on the exit.

Mr. Greenstein: Yes. Question: is it lighted only on the side facing traffic?

Mr. Scheerer: Yes, it's just a side that facing traffic. So if you are coming in, it's facing you. If you are going out, its facing you. There's nothing on the back side.

Mr. Greenstein: Because one of the reasons we did this, besides slowing traffic down, was to secure the exit from access to coming in.

Mr. Scheerer: Well, there's reflective tape on the backside.

Mr. Greenstein: It was a curiosity question.

Mr. Scheerer: I didn't ask if they have a double lift gate.

Mr. Flint: I don't know if you want that. You definitely wouldn't want the backside to turn green when it goes up.

Mr. Greenstein: Am I correct in saying because it is security, it is a shared cost item?

Mr. Flint: Yes.

Mr. Greenstein: Even though, we are approving it for Sinclair Road gate, it is split between East and West. Motion to approve.

On MOTION by Mr. Greenstein, seconded by Ms. Harley, with all in favor, the Proposal from Access Control Technologies for the Installation of LED Barrier Arms, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Jan?

Ms. Carpenter: I'm here with Molly from my office. She's done a number of contracts and miscellaneous things, tying up conveyances form the developer. The Board approved it we just had to produce some additional documents that we wanted in addition to the deeds that we normally have certification for the Engineer and all. We are coordinating getting those all signed so the deeds can be recorded and there's getting that wrapped up. A couple of Board members asked about copies of Sunshine materials. I looked at them yesterday and I think I'm going to update with a couple more items. We are getting constant questions about Facebook use and other social media. We will mail those to the who wants them and we've got a couple new things and we have a power point to put in there as well. If you just want to let us know after, shoot an email

with your address and we will get that out to you. Then the only really big thing that we are working on is the issue of the roads, we have the potential of those getting sold or transferred to a private entity like HOA. We received a calculation our bond counsel is working on, she's done a spreadsheet that to most of us is unintelligible but breaking out the potential costs and how that will work. I also got a memo as I was sitting here, I wasn't reading Facebook or social media, I promise. The memo basically summarizes the process we told you about briefly. Anything that has been taxes and bonds were spent, any of those bonds would have to be redeemed for the amount to the cost that went into those roads, So, if \$100,000,000 in bonds were issued, and the roads were say 50% of that, that would be 50% of the portion. So that 50% minus a little bit that the tax total for private use would have to be redeemed. So the amount of costs for each bond series that went into roads, which was a substantial amount of the bonds. For each bond issue for East and West that had to be allocated, going through the various requisitions that costs, looking at the draws for the bond series paid for them, and then take those numbers, get a fair amount of share, and what is still outstanding. And then you get the dollar amount of bonds that would have to be redeemed. And the way the tax goes that redemption has to occur within the 90 days of the action. Because the bonds could no longer have been used to pay for a private amenity.

Mr. Flint: So the amount to be paid off would be the prorated share of the outstanding par associated with the roads, not the original par, right?

Ms. Carpenter: Yes.

Mr. Flint: Okay.

Ms. Carpenter: So, \$100,000,000 now there's only \$40,000,000. It would be the 50 % minus 5%. But it might not be the same over all the bond series depending how much the series was paid. And then of course that would go into which areas are being assessed based on the bond series.

Ms. Carpenter: In summary, we'll get that memo cleaned up so you can all look at and understand what is involved. And then we can get any questions and you will have a chance to look at it for next month's meeting to talk about if it's something the Board's wanted to pursue. But we will tell the same thing to the Reunion East Board that this is the basic information and then we will mail out to you in the next couple of days that's clean and shows kind of a break down, and what will be involved, and I can try to go through it. That's it for our report.

B. Engineer

Mr. Boyd: I don't have anything to report.

C. District Manager's Report

i. Action Items List

Mr. Flint: We have indicated the mail kiosk is complete. Is that correct?

Mr. Scheerer: Yes.

Mr. Flint: The Reserve Study, you all approved the proposal today. The recreational use we've discussed and we will get a revised draft survey back to you at the end of next week, or the beginning of the following week. The Exit Bar light, you approved. Lighting of the monuments?

Mr. Scheerer: Yes, we have two left and we are still working with the contractor on a suitable location to tap into the transformer.

Mr. Staley: What's the issue with that one? Because that has been going on a long time.

Mr. Scheerer: It's been a couple of months. We had a transformer directly across from each one of the kiosks. Utility came out and said we can't tap into that. There's no room for an additional cap, so we are having to go further Golden Bear and White Marsh to try and find an appropriate location. I think we will be moving by our next meeting. After everybody gets back from their holiday vacations. But I think we are getting really close.

Ms. Harley: Are we doing anything about the signage going into Traditions? Because nobody knows where that is.

Mr. Flint: That's not a CDD monument, that's the Resorts. I've heard that question being raised. I'm pretty sure they are aware of the concerns on the lighting, but it's not something the CDD can do anything about.

Mr. Staley: I know we are running out of time, but there are a couple of things I have. The parking is going really well. I've done a couple of trips around. What's the standard that we adopted for East and West, no parking on the left hand side, is that the standard?

Mr. Flint: Typically, yes.

Mr. Staley: On the West side, from my surveys, there are some trouble spots. The end of Castle Pines, there are some big homes down there and recently there were 20 cars parked on the wrong side of the road, all around the cul-de-sac. I think we need to watch out for that. Of course, it sounds like nitty gritty stuff, but if we are not careful people say well, no one takes notice of parking so we will park anywhere. On the same subject, when are we going to send out the letter of notice about towing? Because people are going to be a little bit shocked when they realize that their vehicle can get towed.

Ms. Carpenter: It will be the second letter letting residents know about the towing zone. I can get that out.

Mr. Staley: I think you might as well, because people are doing a good job, they are parking where they should park. But the signs at the main entrance to the resort, I think we'll get a few complaints that that's not visible enough. There is nothing on the individual no parking signs, it's only on the entrance to the Resort. I understand that's the law, but it won't stop people from complaining. I think it's fine, but I think it's time to take it to the next stage of enforcement.

Mr. Greenstein: You are talking about signs basically notifying folks that they are entering an area where you could get towed and if you get towed, call Bolton towing service. It then becomes a question of increasing signage.

Mr. Staley: I'm not suggesting that Mark, I am just saying that we need to be prepared that that might be an issue for people. Because if you say, it's the law we have to put the sign at the front of the resort, the sooner we get into the enforcement the sooner we find out if it's a problem

Ms. Harley: Where do we tell them to park?

Mr. Staley: Well, Castle Pines they were parking all the way up the street, which is an issue, but we solved one issue. Once we start getting people to respect the no parking, they can park in some of the other parts. They can park in the main car lot and take a shuttle. I think we have to enforce it otherwise people this parking sign does not mean anything.

Ms. Harley: I don't dispute that at all, but when this parking thing was first proposed back last year, it was said at the end of the day we have to offer an alternative. We've got to have something in place where we tell them to go and park.

Mr. Staley: They can park on the correct side of the road or the general spaces. They can park at the water park. They can park at the Grand. In the Traditions.

Mr. Greenstein: Talking long term. We always talk openly about the grand solution. There is going to have to be some sort of centralized parking facilities and a shuttle service. Where we are right now, people are not going to be inconvenienced. They may have to walk a half a block to park correctly. I have yet to see a street totally slammed where there are no parking spaces. The cul-de-sacs are no parking, emergency vehicles need to be able to turn around. We can take a look, again, and see what's happening on Castle Pine as far as.

Ms. Harley: Castle Pines is probably the biggest issue that we have isn't it? Without a doubt. You might not see it as an issue, but both John and I have. We've been out there late at night actually getting people to move their cars. Because then they just park it in someone else's driveway. Which then becomes another issue.

Mr. Staley: They are parking on the sidewalks as well. We have to start enforcement.

Mr. Greenstein: In all fairness to the East folks, this particular subject can be discussed for hours. We need enforcement. We're going to work with security, we're going to look and see what's happening and try to come up with any other solutions, because we're not going to be able to point to the centralized facility for parking short term. That is a long term solution. But we have to up with some viable alternatives. We know what we've done. We know why we had to do it. We're going to work with security to figure it out. That's true for both East and West. We can't keep talking about it because we are out of time.

Mr. Staley: I think it comes back to my point; the West has got some serious issues. And now you have a couple of residents on the West who ask questions and try to find solutions, so I think we have to find where in the agenda to make sure we don't cut off meetings. Maybe we need an hour and a half to go through some of these issues.

Mr. Flint: We can move it to 10:30 if you'd like. If you want to move it from 11:00 to 10:30 that's fine, you just let us know what you want to do.

Mr. Staley: The last thing I have and then I'll shut it for today. When you drive down White Marsh Way, you take the second left, once you look straight ahead there is a road that continues with a cul-de-sac on the end. That is now a massive landscaping dumping yard. It now has mulch and sand and dumpsters and back hoes parked there. We are responsible for that piece of property. I don't know who the right person is to talk to about that.

Mr. Flint: We will follow up on that. I think that's Florida Commercial Care. That's the golf and Resort.

Mr. Staley: It's coming towards you like an army. We have to stop it. It's disgusting for the people who live there and the renters that come and see this pile of rubbish.

Mr. Flint: Sure. We appreciate your feedback and also always know that in between meetings you can email us if an issue comes up and we can work on addressing that.

Mr. Scheerer: I am here most days and any field related items like that, give me a holler and we'll go for a ride.

Mr. Staley: It's important when people read the minutes, they see that we are doing something. This Resort has a problem with people speculating. The more feedback we can get and the help with improvements.

ii. Approval of Check Register

Mr. Flint: That brings us to the check register for the month of November. The total is \$463,049.94. Significant amount of that is transferring the debt service assessment revenue to the Trustee. So anywhere you see Reunion West Care of US Bank, we get one check from the County for the O&M and debt, and then we have to write a check to move that money to the Trustee. So, it's really not an expense, but because we are writing a check to move that money, it shows up on the check register. Any questions on the check register? Hearing none.

On MOTION by Mr. Staley, seconded by Mr. Greenstein, with all in favor, the Check Register for the Month of November for \$463,049.94, was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: We have provided you the unaudited financials, these are through October 31st. There is no action required from the Board on the financials if you have any questions, we can discuss those. I had a pretty detailed discussion with Mr. Staley on the budget and financials through September. Again, if the Board has any questions on these you can always call me and we'd be happy to answer any questions you have. Hearing none,

TENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there anything else that the Board wants to discuss that is not on the agenda? Hearing none,

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Is there anything else that the Board wants to discuss that is not on the agenda? Hearing none,

TWELTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting date is the second Thursday in January. Do you want to keep it at 11:00 or want to move it?

Mr. Greenstein: No, it's actually 12:00. We need to make it 11:30.

Mr. Flint: I'm sorry. 12:00. Not 10:30, 11:30. Do you want to make it 11:30?

Mr. Greenstein: I think we need to stick with one 1:00 for the East and West at 11:30.

Mr. Flint: That sounds good. We will make sure the advertisement on the website has been changed to reflect that.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



KATRINA S. SCARBOROUGH, CFA, CCF, MCF

OSCEOLA COUNTY PROPERTY APPRAISER

Reunion West CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Reunion West CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

The confidentiality of personal identifying and location information including: names, physical, mailing, and street addresses, parcel ID, legal property description, neighborhood name, lot number, GPS coordinates, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2021** and shall run until **December 31, 2021**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Reunion West CDD

Signature: _____

Print: _____

Title: _____

Date: _____

Please return signed original copy in the enclosed self-addressed envelope, no later than January 31, 2021

2505 E IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34744
(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION V

RESOLUTION 2021 -04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE DISTRICT'S ENROLLMENT IN THE E-VERIFY SYSTEM; APPROVING AND RATIFYING EXECUTION OF THE MEMORANDUM OF UNDERSTANDING; RATIFYING PRIOR ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN AND DISTRICT STAFF RELATED TO ENROLLMENT AND COMPLIANCE WITH THE E-VERIFY SYSTEM; DELEGATING AUTHORITY TO THE CHAIRMAN, VICE CHAIRMAN AND DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY OR PRUDENT TO MAINTAIN COMPLIANCE WITH THE E-VERIFY SYSTEM; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is located wholly in Osceola County, Florida (the "County"); and

WHEREAS, Section 448.095, *Florida Statutes* became effective on January 1, 2021 by the passage of the Florida Senate Bill 664. Section 448.095, *Florida Statutes* requires that beginning as of January 1, 2021, the District, its contractors and subcontractors are required to enroll with and use the E-Verify system to verify the work authorization status of all newly hired employees. As part of the enrollment process in the E-Verify system, the District is required to execute the E-Verify system's Memorandum of Understanding; and

WHEREAS, the District's Board of Supervisors desires to adopt this Resolution in order to approve and ratify the District's enrollment in the E-Verify system; to approve and ratify the executed E-Verify Memorandum of Understanding; to ratify prior actions of the Chairman, Vice Chairman and/or District Staff related to enrollment and compliance with the E-Verify system; and to delegate authority to the Chairman, Vice Chairman and District Manager to take any and all necessary actions to maintain compliance with the E-Verify system.

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

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated herein.

2. **Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, Chapter 190, *Florida Statutes*.

3. **Approval and Ratification of the District's Enrollment in the E-Verify System and Execution of the E-Verify System's Memorandum of Understanding.** The District finds it to be in its best interest to, and hereby does, approve and ratify the District's enrollment in the E-Verify system and the execution of the E-Verify system's Memorandum of Understanding.

4. **Ratification and Approval of Prior Actions.** All prior actions taken to date by the Chairman, Vice Chairman and/or District Staff in order to ensure the District's compliance with the E-Verify system are hereby approved, confirmed and ratified.

5. **Delegation of Authority to Chairman, Vice Chairman and District Manager to Take Actions Necessary to Maintain Compliance With the E-Verify System.** The Chairman, Vice Chairman and District Manager, are hereby delegated authority to execute any and all documents and take any and all actions necessary and/or prudent to ensure the District's continuing compliance with the E-Verify system.

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

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

8. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this ____ day of January 2021.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

Name: _____

Name: _____

Secretary/Asst. Secretary

Chairman/Vice-Chairman

LATHAM, LUNA, EDEN & BEAUDINE, LLP

MEMORANDUM

To: District Managers/Supervisors

From: Jan Albanese Carpenter, Esq. and Kristen E. Trucco, Esq.

Date: January 4, 2021

Subject: E-Verify Requirements Under Section 448.095, *Florida Statutes*

The Florida Legislature enacted Section 448.095, *Florida Statutes*, which went into effect as of January 1, 2021. This statute requires Community Development Districts to register with and use the U.S. Department of Homeland Security's "E-Verify system" in order to verify the work authorization status of all newly hired employees. The statute also requires that the District's contractors and subcontractors register with and use the "E-Verify system." The District, contractor and subcontractor are prohibited from entering into a contract unless each party to the contract registers with and uses the E-Verify system.

If a District's contractor enters into a contract with a subcontractor, the subcontractor must provide the contractor with an Affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The contractor is required to keep a copy of the Affidavit for the duration of the agreement.

In addition, Section 448.095, *Florida Statutes* requires that the District, contractor or subcontractor must terminate a contract with a person or entity if the District, contractor or subcontractor has a good faith belief that such person or entity has violated Section 448.09(1), *Florida Statutes*:

"It shall be unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States."

If the District has a good faith belief that a subcontractor knowingly violated Section 448.095(2)(c), *Florida Statutes*, but the contractor otherwise complied, the District shall promptly notify the contractor and order the contractor to immediately terminate the contract with the subcontractor.

If the District or any other public employer terminates an agreement with a contractor for knowingly violating Section 448.095(2)(c), *Florida Statutes*, the contractor may not be awarded a public contract for at least one (1) year after the date on which the Agreement was terminated. Moreover, a contractor is liable for any additional costs incurred by the District as a result of the termination of a contract due to the foregoing.

For each District, the District Manager shall immediately take the following steps:

1. Enroll your District in the "E-Verify system" at: <https://www.e-verify.gov/>. To enroll, the Chairperson or other authorized signer for the District must electronically sign the "E-Verify Memorandum of Understanding for Employers" ("MOU"). The District's Board of Supervisors shall ratify the execution of the MOU thereafter. The MOU details the responsibilities of the Social Security Administration, the U.S. Department of Homeland Security and the District.

As outlined in the attached “**E-Verify User Manual**,” under the E-Verify system, the District’s responsibilities include:

- Agreeing to follow the guidelines outlined in the MOU and the **E-Verify User Manual** (attached);
 - Notifying each job applicant of E-Verify participation by clearly displaying the “Notice of E-Verify Participation” and the “Right to Work” posters in English and Spanish (posters are available in the Employer Resources page at: <https://www.e-verify.gov/employers/employer-resources>);
 - Completing Form I-9 for each newly hired employee before creating a case in the E-Verify system;
 - Obtaining a Social Security number for each newly hired employee on Form I-9;
 - Ensuring that “Form I-9 List B” identity documents include a photograph;
 - **Creating a case for each newly hired employee no later than the third business day after he or she starts work for pay;**
 - Entering the employee’s email address in the E-Verify system if it was provided on Form I-9;
 - Providing each employee with notice of and opportunity to take action in the event of a “Tentative Nonconfirmation,” as described in the attached **E-Verify User Manual**; and
 - Ensuring that all personally identifiable information is safeguarded.
2. Of great importance, the District Manager must ensure that E-Verify system language requiring compliance is included in all contracts/agreements entered into by the District: We can assist you in drafting the appropriate language to alert contractors to these new requirements as contracts are bid or proposals requested, and then for the actual contracts when they are drafted..


To confirm compliance, the District may ask contractors to provide a Certificate from the E-Verify system or other proof of registration with the E-Verify system.

Thank you for your attention to this matter and please contact us with any questions.

SECTION VI

Memorandum

TO: Jan Carpenter, Esquire
Mr. George Flint

FROM: Vanessa Albert 

DATE: December 10, 2020

RE: Remedial Action Process for Taking Internal Roads Private

Request:

You have asked us to address what the Reunion East Community Development District (“Reunion East”) and Reunion West Community Development District (“Reunion West,” and, with Reunion East, the “Districts”) would need to do to assure their outstanding debt remains tax-exempt if all of their internal roads were to be made private.

Facts:

The internal roads in the Districts were largely or wholly paid for with proceeds of tax-exempt bonds (of a number of different bond issues many of which have subsequently been partially or wholly refunded). The roads are all currently public roads. Public roads may be financed on a tax-exempt basis, but private roads may not be financed on a tax-exempt basis (except from the 5% de minimis portion that may be used for nonqualified costs).

Result:

If roads go from public to private, the related costs become nonqualified and if this causes more than 5% of an issue of a particular issue to be allocated to nonqualified costs, the portion of that outstanding bond issue that relates to the excess over 5% must be redeemed or defeased within 90 days of the action that made the roads private.

To: John Carpenter, Esquire and Mr. George Flint
From: Vanessa Albert Lowry
Date: December 10, 2020
Re: Remedial Action Process for Taking Internal Roads Private

Page 2

Discussion:

As shown in the attached spreadsheet, it is likely, given the information made available to us, a substantial portion of each outstanding issue of bonds affected will need to be redeemed.

As indicated in the notes on the attached spreadsheet, how much of each issue would need to be redeemed depends on what portion of each originally financed the roads (or is allocable to refunding of such portion), and how much of each outstanding issue is proportionately allocable to their original expenditures.

As an example, say 2004 Bonds were issued in the amount of \$100,000,000 and \$50,000,000 was spent on roads (or common costs such as costs of issuance allocable to the road costs) and the rest were spent on qualified costs, then, if all \$100,000,000 remains outstanding, when the roads become private, the \$50,000,000 spent on roads becomes a nonqualified cost. Only \$5,000,000 of the \$100,000,000 may be spent on nonqualified costs, so \$45,000,000 is in excess of that amount. To bring the issue back in balance slightly less than \$50,000,000 would need to be redeemed so that 95% of the amount remaining would be allocable to qualified costs.

Between the two Districts, roughly \$47,000,000 was spent on internal roads, representing a substantial portion of the total bonds issued. Say that it represents one half of the bonds issued then, because each dollar of a bond is allocated proportionately to each cost financed, one half of the remaining bonds would be allocable to the internal roads. While only half may be an overstatement, it may not be that far off.

Next Steps:

To: John Carpenter, Esquire and Mr. George Flint
From: Vanessa Albert Lowry
Date: December 10, 2020
Re: Remedial Action Process for Taking Internal Roads Private

Page 3

- 1) The next step is really to figure out how much of each original issue was actually spent on roads. So far, we have only the original estimates. These estimates may include costs that are not purely road costs or may be otherwise inaccurate.
- 2) Once we have this step done, we will calculate how much of each outstanding issue will need to be redeemed.
- 3) Finally, there are rules to make sure that the remedial action does not take out only the bonds with the earliest maturities. We will need to determine which bonds of each issue should be redeemed.
- 4) We would need to figure out how to pay for the required redemptions.

Conclusion:

It is possible to take the internal roads private but it will involve some preparation and the redemption of a considerable portion of the outstanding bonds of the Districts.

SUMMMARY OF REUNION EAST CDD AND REUNION WEST CDD FUNDS DIRECTED TO ROAD CONSTRUCTION
BASED ON ENGINEER'S COST REPORTS
PREPARED BY STEVE BOYD, OCT. 7, 2020

REUNION EAST CDD	ROAD COSTS	NOTES:
2002A, 2002B and 2005	\$16,303,838	Based on Cost To Complete Report Jan 31, 2010
2003	\$2,049,371	Based on Cost To Complete Report Jan 31, 2010
Deduct Estimated Value of CR 532 Widening (County Road)	(\$6,000,000)	
Total CDD Roads (Nonqualified)	\$12,353,209	

VAL Notes:

1. We will need to make specific allocations--are there draw records?
2. Blending of 2002,2005 Bonds and the various reissued and refunded issues that resulted makes determining nonqualified bond amounts by difficult to calculate absent more information.
3. Out of \$8,638,293.96 deposited to acquisition and Cap I for 2003 of which 5% is: \$431,914.70
- Privatization of Reunion East Roads generates original nonqualified bonds for 2003 issue of: \$1,617,456.30 (assuming no County road costs allocated to 2003)

4. 2002 and 2005 Bonds have additional nonquaified costs
5. And the I-4 overpass costs must be added to nonqualified costs/allocated
6. The nonqualified bond amounts will be reduced prorata to the extent bonds have been redeemed/matured to date

REUNION WEST CDD	ROAD COSTS	NOTES:
2004 Bond	\$17,722,742	Feb 28, 2009 Update to Table III.2
K-Hills (Reunion West)	\$3,690,000	Jan 21, 2016 Report
Reunion West P(hase 1	\$2,862,751	Jan 21, 2016 Report
Reunion West Phase 3	\$1,829,221	Jan 21, 2016 Report
Phase 2 Parcel 12	\$1,336,615	Jan 21, 2016 Report
Reunon West Phase 1 East	\$765,634	Jan 21, 2016 Report
Reunion West Phase 2 East	\$570,981	Jan 21, 2016 Report
Bears Den	\$865,648	June 8, 2017 Report
17th and 18th Fairways Phase 2	\$153,023	January 10,02019 Report
17th and 18th Fairways Phase 3	\$595,950	January 10,02019 Report
Reunion West Phase 4 - Khills Expansion Area	\$989,039	January 10,02019 Report
Total CDD Roads (Nonqualified)	\$31,381,604	

2015 Bonds and 2004-1 Bonds affected prorata

SHARED COSTS	RECDD	RWCDD	TOTAL
Shared Cost - I-4 Overpass (CDD Road)(Nonqualified)	\$2,056,682	\$2,100,000	\$4,156,682
Sinclair Rd and SR 429 Overpass (County Road)	\$6,854,640	\$4,180,684	\$11,035,324
Total CDD Roads Shared Costs	\$8,911,322	\$6,280,684	\$15,192,006

Per 2004-1 Tax Certificate :

1. Net spendable Proceeds of 2004 Bonds were: \$55,665,424.88 (of which 5% is \$2,783,271.25).
2. There have been at least \$284,483.80 of other nonqualified costs
3. Privatization of Reunion West Roads generates nonqualified bonds of: \$28,598,332.75
4. Original total nonqualified Bonds are at least: \$28,882,816.55
5. If the \$2,100,000 for I-4 overpass added: \$30,982,816.55
6. If half the Bonds have been redeemed/matured then the nonqualified bonds outstanding will be half as much.

Vanessa Albert Lowry Additional Notes:

1. All of the privatization of CDD roads will result in nonqualified bonds that will need to be redeemed or defeased.
2. How many bonds of each outstanding issue will be determined by looking into which issue financed which costs.
3. Then a prorata reduction of the nonqualfied amounts can be applied based on prior redemptions.
4. Then bonds of each issue must be redeemed/defeased selecting bonds either prorata by maturity or so that moreof the longer bonds of each issue are redeemed

SECTION VII

**REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Reunion West Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

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Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated XXXX, 202X, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

XXXX, 202X

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Reunion West Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$7,570,503.
- The change in the District's total net position in comparison with the prior fiscal year was \$337,496, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$5,316,665, an increase of \$46,405 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, assigned to subsequent year's expenditures and renewal and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2020	2019
Current and other assets	\$ 5,497,860	\$ 7,532,266
Capital assets, net of depreciation	42,681,094	43,362,024
Total assets	48,178,954	50,894,290
Current liabilities	1,044,669	3,124,830
Long-term liabilities	39,563,782	40,536,453
Total liabilities	40,608,451	43,661,283
Net position		
Net investment in capital assets	3,210,778	2,909,745
Restricted	2,619,877	2,673,523
Unrestricted	1,739,848	1,649,739
Total net position	\$ 7,570,503	\$ 7,233,007

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

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GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2020	2019
Program revenues		
Charges for services	\$ 4,308,782	\$ 3,845,857
Operating grants and contributions	28,812	44,053
Capital grants and contributions	10,112	29,171
General revenues		
Unrestricted investment earnings	12,980	31,826
Miscellaneous	-	312
Total revenues	4,360,686	3,951,219
Expenses:		
General government	146,875	156,670
Physical environment	1,534,019	1,654,021
Culture and recreation	116,345	103,957
Public safety	61,600	61,600
Roads and streets	70,195	65,024
Interest	2,094,156	1,933,736
Bond issue costs	-	354,825
Total expenses	4,023,190	4,329,833
Change in net position	337,496	(378,614)
Net position - beginning	7,233,007	7,611,621
Net position - ending	\$ 7,570,503	\$ 7,233,007

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$4,023,190. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised primarily of assessments and investment earnings. The increase in program revenues is primarily due to an increase in assessments during the current fiscal year as the District has begun to assess on properties within the Assessment Area 5 during the current fiscal year. In total, expenses decreased in the current year due to bond issuance costs incurred during the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2020, the District had \$51,123,535 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$8,442,441 has been taken, which resulted in a net book value of \$42,681,094. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2020, the District had \$39,630,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

	Governmental Activities
ASSETS	
Cash	\$ 952,380
Investments	843,026
Due from other	76,958
Assessments receivable	27,709
Prepaid expenses	40,456
Restricted assets:	
Investments	3,557,331
Capital assets:	
Nondepreciable	29,239,484
Depreciable, net	13,441,610
Total assets	<u>48,178,954</u>
LIABILITIES	
Accounts payable	7,242
Due to Developer	2,883
Accrued interest payable	863,474
Due to Reunion East	171,070
Non-current liabilities:	
Due within one year	1,080,000
Due in more than one year	38,483,782
Total liabilities	<u>40,608,451</u>
NET POSITION	
Net investment in capital assets	3,210,778
Restricted for debt service	2,619,877
Unrestricted	1,739,848
Total net position	<u>\$ 7,570,503</u>

See notes to the financial statements

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**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 146,875	\$ -	\$ -	\$ -	\$ (146,875)
Physical environment	1,534,019	1,320,533	-	10,112	(203,374)
Culture and recreation	116,345	-	-	-	(116,345)
Public safety	61,600	-	-	-	(61,600)
Roads and streets	70,195	-	-	-	(70,195)
Interest on long-term debt	2,094,156	2,988,249	28,812	-	922,905
Total governmental activities	4,023,190	4,308,782	28,812	10,112	324,516
General revenues:					
Unrestricted investment earnings					12,980
Total general revenues					12,980
Change in net position					337,496
Net position - beginning					7,233,007
Net position - ending					\$ 7,570,503

See notes to the financial statements

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**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 952,380	\$ -	\$ -	\$ 952,380
Investments	843,026	3,463,865	93,466	4,400,357
Due from other	76,958	-	-	76,958
Assessments receivable	8,223	19,486	-	27,709
Prepaid expenses	40,456	-	-	40,456
Total assets	<u>\$ 1,921,043</u>	<u>\$ 3,483,351</u>	<u>\$ 93,466</u>	<u>\$ 5,497,860</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 7,242	\$ -	\$ -	\$ 7,242
Due to Developer	2,883	-	-	2,883
Due to Reunion East	171,070	-	-	171,070
Total liabilities	<u>181,195</u>	<u>-</u>	<u>-</u>	<u>181,195</u>
Fund balances:				
Nonspendable:				
Prepaid items	40,456	-	-	40,456
Restricted for:				
Debt service	-	3,483,351	-	3,483,351
Capital projects	-	-	93,466	93,466
Assigned for:				
Subsequent year's expenditures	24,250	-	-	24,250
Renewal and replacement reserve	1,078,730	-	-	1,078,730
Unassigned	596,412	-	-	596,412
Total fund balances	<u>1,739,848</u>	<u>3,483,351</u>	<u>93,466</u>	<u>5,316,665</u>
Total liabilities and fund balances	<u>\$ 1,921,043</u>	<u>\$ 3,483,351</u>	<u>\$ 93,466</u>	<u>\$ 5,497,860</u>

See notes to the financial statements

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**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Fund balance - governmental funds	\$	5,316,665
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Amounts reported for governmental activities in the statement of net position are different because:

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

Cost of capital assets	51,123,535	
Accumulated depreciation	<u>(8,442,441)</u>	42,681,094

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

Accrued interest payable	(863,474)	
Bonds payable	<u>(39,563,782)</u>	
Net position of governmental activities	<u>\$ 7,570,503</u>	

See notes to the financial statements

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**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,320,533	\$ 2,988,249	\$ -	\$ 4,308,782
Interest	12,980	28,812	10,112	51,904
Total revenues	1,333,513	3,017,061	10,112	4,360,686
EXPENDITURES				
Current:				
General government	146,875	-	-	146,875
Physical environment	804,970	-	-	804,970
Culture and recreation	93,715	-	-	93,715
Public safety	61,600	-	-	61,600
Roads and streets	70,195	-	-	70,195
Debt service:				
Principal	-	975,000	-	975,000
Interest	-	2,091,177	-	2,091,177
Capital outlay	66,049	-	4,700	70,749
Total expenditures	1,243,404	3,066,177	4,700	4,314,281
Excess (deficiency) of revenues over (under) expenditures	90,109	(49,116)	5,412	46,405
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(3,880)	3,880	-
Total other financing sources	-	(3,880)	3,880	-
Net change in fund balances	90,109	(52,996)	9,292	46,405
Fund balances - beginning	1,649,739	3,536,347	84,174	5,270,260
Fund balances - ending	\$ 1,739,848	\$ 3,483,351	\$ 93,466	\$ 5,316,665

See notes to the financial statements

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**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$ 46,405
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities the cost of those assets is eliminated and capitalized as capital assets in the statement of net position.	70,749
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(751,679)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	(650)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(2,329)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	975,000
Change in net position of governmental activities	<u>\$ 337,496</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at-large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2020, one of the Board members is affiliated with Reunion West Development Partners, LLLP (or related entities), the current developer in the District ("Developer").

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

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

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

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

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

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

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

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Equity/Net Position (Continued)

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2020:

	Amortized Cost	Credit Risk	Maturities
US Bank Money Market Accounts	\$ 1,343,010	N/A	N/A
Local Government Surplus Trust Funds (FL PRIME)	840,154	S&P AAAM	Weighted average of the fund portfolio: 48 days
First American Government Obligations Fund Class Y	2,217,193	S&P AAAM	Weighted average of the fund portfolio: 44 days
Total Investments	<u>\$ 4,400,357</u>		

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

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

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

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

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

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

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

As of September 30, 2020, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2020 were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 3,880
Capital projects	3,880	-
Total	<u>\$ 3,880</u>	<u>\$ 3,880</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 4,261,205	\$ -	\$ -	\$ 4,261,205
Infrastructure under construction	24,973,579	4,700	-	24,978,279
Total capital assets, not being depreciated	29,234,784	4,700	-	29,239,484
Capital assets, being depreciated				
Stormwater management	5,035,672	-	-	5,035,672
Roadways	15,414,581	16,122	-	15,430,703
Entry features	68,077	17,019	-	85,096
Electrical, communications and lighting	879,988	-	-	879,988
Recreation and amenities	419,684	32,908	-	452,592
Total capital assets, being depreciated	21,818,002	66,049	-	21,884,051
Less accumulated depreciation for:				
Stormwater management	1,842,299	167,856	-	2,010,155
Roadways	5,138,091	514,357	-	5,652,448
Entry features	-	2,837	-	2,837
Electrical, communications and lighting	480,062	43,999	-	524,061
Recreation and amenities	230,310	22,630	-	252,940
Total accumulated depreciation	7,690,762	751,679	-	8,442,441
Total capital assets, being depreciated, net	14,127,240	(685,630)	-	13,441,610
Governmental activities capital assets	\$ 43,362,024	\$ (680,930)	\$ -	\$ 42,681,094

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

The remaining costs to complete the project are estimated to be approximately \$41,605,315. The infrastructure will include roadways, a stormwater management system, water and sewer systems, reclaimed water distribution, electrical distribution systems, landscaping, hardscaping, signage, recreation facilities and other improvements. Upon completion of the project, certain improvements will be conveyed to other entities for ownership and maintenance. The Series 2019 Bonds were issued during the prior fiscal year for the construction of the Assessment Area 5 improvements which were estimated to cost \$8,217,133. The Area 5 improvements are under construction as of September 30, 2020.

Depreciation expense was charged to function/programs as follows:

Depreciation allocation:	
Physical environment	\$ 729,049
Culture and recreation	22,630
Total	<u>\$ 751,679</u>

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NOTE 7 – LONG-TERM LIABILITIES

Series 2004

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

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

Series 2015

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

Series 2016

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

Series 2017

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

Series 2019

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

All of the Bonds are subject to redemption at the option of the District prior to their maturity. All of the Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$65,000 of the Series 2017 Bonds.

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020 for each Bond Series.

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NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2004	\$ 13,970,000	\$ -	\$ 475,000	\$ 13,495,000	\$ 505,000
Series 2015	3,735,000	-	150,000	3,585,000	155,000
Series 2016	8,025,000	-	145,000	7,880,000	155,000
Less original issue discount	(3,236)	-	(121)	(3,115)	-
Series 2017	7,780,000	-	205,000	7,575,000	145,000
Series 2019	7,095,000	-	-	7,095,000	120,000
Less original issue discount	(65,311)	-	(2,208)	(63,103)	-
Total	\$ 40,536,453	\$ -	\$ 972,671	\$ 39,563,782	\$ 1,080,000

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Principal	Interest	Total
2021	\$ 1,080,000	\$ 2,067,243	\$ 3,147,243
2022	1,130,000	2,013,207	3,143,207
2023	1,195,000	1,955,610	3,150,610
2024	1,245,000	1,894,132	3,139,132
2025	1,320,000	1,828,946	3,148,946
2026-2030	7,740,000	8,010,183	15,750,183
2031-2035	10,175,000	5,617,595	15,792,595
2036-2040	5,955,000	3,049,957	9,004,957
2041-2045	5,500,000	1,769,981	7,269,981
2046-2050	4,290,000	431,663	4,721,663
Total	\$ 39,630,000	\$ 28,638,517	\$ 68,268,517

NOTE 8 – DEVELOPER TRANSACTIONS

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

NOTE 9 – CONCENTRATION

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

NOTE 10 – SHARED MAINTENANCE COSTS WITH REUNION EAST CDD

The District has an agreement with Reunion East CDD to share certain maintenance costs, including utilities and pool maintenance costs. The shared costs are allocated on a similar percentage basis as shared infrastructure with 56% allocated to Reunion East and 44% allocated to Reunion West during the current fiscal year. The majority of the costs are paid by Reunion East which is then reimbursed by the District for its proportionate share. The District's portion of these shared costs for the fiscal year ended September 30, 2020 was approximately \$863,741, of which \$171,070 is due to Reunion East at September 30, 2020.

NOTE 11 – MANAGEMENT COMPANY

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

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NOTE 12 – RISK MANAGEMENT

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

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,297,331	\$ 1,320,533	\$ 23,202
Interest	10,000	12,980	2,980
Total revenues	<u>1,307,331</u>	<u>1,333,513</u>	<u>26,182</u>
EXPENDITURES			
Current:			
General government	150,617	146,875	3,742
Physical environment	1,205,233	804,970	400,263
Culture and recreation	134,200	93,715	40,485
Public safety	61,600	61,600	-
Roads and streets	50,820	70,195	(19,375)
Capital outlay	-	66,049	(66,049)
Total expenditures	<u>1,602,470</u>	<u>1,243,404</u>	<u>359,066</u>
Excess (deficiency) of revenues over (under) expenditures	(295,139)	90,109	385,248
OTHER FINANCING SOURCES			
Carryforward surplus	295,139	-	(295,139)
Total other financing sources	<u>295,139</u>	<u>-</u>	<u>(295,139)</u>
Net change in fund balances	<u>\$ -</u>	<u>90,109</u>	<u>\$ 90,109</u>
Fund balance - beginning		<u>1,649,739</u>	
Fund balance - ending		<u>\$ 1,739,848</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Reunion West Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated XXXX, 202X.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

DRAFT

Purpose of this Report

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

XXXX, 202X

DRAFT

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

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

We have examined Reunion West Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

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

XXXX, 202X

DRAFT

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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Reunion West Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated XXXX, 202X.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated XXXX, 202X, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

XXXX, 202X

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REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SECTION VIII

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	October 2020 Anticipating a written response from Kingwood's attorney regarding documentation request June 2020.
2	4/11/19	Street Parking Towaway Zones	Scheerer/ Adams/Carpenter	Completed	Communication to residents regarding parking and towing enforcement distributed December 2020. District Management staff reviewed enforcement guidelines with Reunion Security staff December 2020.
3	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
4	5/14/20	Amenity Status During Covid-19	Flint/Adams/Carll	Phase 3 Ongoing	As of 10.03.2020 all amenities except water fountains open per Phase 3 Reopening Guidelines. New (returned) treadmills approved 12.10.2020 are scheduled for installation 01.12.2021. Fitness Center repairs approved 12.10.2020 have received a deposit, parts are on order, and equipment should be serviced by the end of January. PM agreement for Fitness center scheduled for BOS consideration 01.21.2021. The delivery gates at Seven Eagles are being secured with a key lock which is distributed to pertinent vendors. Staff is facilitating the installation of an Access Card reader for the Fitness Center. Other transition items in process: utility transfers, amenity policy update, rental fee update, evaluation of amenity designation, bill of sale for
5	11/12/20	Seven Eagles Management Transition	Adams/Scheerer	In Process	
6	7/9/20	Upgrade Terraces Sign Posts	Scheerer	In Process	Scheduled for installation 01.07.2021.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
7	8/13/20	Security / Technology Assessment & Improvements	Adams/Dryburgh	In Process	Security camera proposals for pools and entrance gates approved at 11.12.2020 BOS meeting. Installation is scheduled to begin 01.07.2021. Other items noted on security assessment on hold until cameras are installed.
8	8/13/20	Entrance Monument at Spine Road	Scheerer/Goldstein	In Process	First proposal reviewed by BOS 10.08.2020; Alternative proposals are being solicited.
9	9/10/20	New Bond Issuance	Boyd/Carpenter/ Flint/Bond Counsel	In Process	Resolution Authorizing District Staff / Bond Counsel to commence work approved 09.10.2020. Developer to retire Bond series 2015-1,2, & (partial) 3. Encore developing about 296 condos at Spectrum and 250 residences at Reunion Village (behind hospital parcel). Engineer's Report and Assessment Methodology on Agenda 11.12.2020. Bond Delegation Resolution Approved 12.10.2020. Assessment Hearing scheduled 01.14.21.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
10	9/10/20	Secure Pool Access Gates	Scheerer	In Process	Operations staff is facilitating the installation of a new fence and entrance gate at Seven Eagles.
11	10/8/20	Intersection Improvements / Signalization of CR 532 / Reunion Blvd	Boyd / Greenstein	In Process	Nvision working on easement and title report for OC. RECDD and OC easement documents approved by BOCC 01.04.21.
12	11/12/20	Feasibility Report on Selling Roads to Private Entity	Carpenter	In Process	Gathering information from Bond Counsel
Reunion West Community Development District					
Item #	Meeting Assigned	Action Item	Assigned To	Status	Comments
1	11/12/20	Reserve Study Update	Adams	In Process	Proposal approved 12.10.2020. Site visit with Reserve Advisors 01.19.2021. Report should be available for FY2022 budget preparation.
2	11/12/20	Determine Recreational Use of 1 acre CDD parcel on Grand Traverse Parkway & Area nearby Mail Kiosk on GTP and Valhalla Terr.	Adams / Scheerer	In Process	Draft survey reviewed by BOS 12.10.2020. Final copy administered to residents January 2021 and results will be reported to BOS at a future meeting.
3	11/12/20	Lighted LED Exit Bars	Scheerer	Completed	

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
4	NA	Lighting Monuments	Scheerer	In Process	Lights installed at most monuments completed as of 10.08.20. Two locations pending completion and under permitting phase as required by electric utility provider.
5	12/10/20	Encore Transition at RWCDD	Adams	Completed	Landscape and Irrigation Maintenance agreement with Creative North approved 12.10.2020. Security Services Agreement approved 12.10.2020. Items such as utility transfer at Entrance Gate are in process. Property insurance has been procured.
6	12/10/20	Clean Up White Marsh Way	Scheerer/ Carll	Completed	
7	12/10/20	Status of FDOT Inspections Davenport Creek Bridge	Scheerer		
8	12/10/20	Additional Sidewalk Extensions	Scheerer	Completed	
	5/14/20	Street Parking Towaway Zones	Scheerer / Adams / Carpenter	Completed	Communication to residents regarding parking and towing enforcement distributed December 2020. District Management Staff reviewed enforcement guidelines with Reunion Security staff December 2020.

SECTION 2

Reunion West Community Development District

Summary of Check Register

December 1, 2020 to December 31, 2020

Fund	Date	Check No.'s		Amount
General Fund	12/7/20	1678	\$	7,742.55
	12/8/20	1679	\$	132.00
	12/10/20	1680-1684	\$	1,433,088.08
	12/16/20	1685-1686	\$	2,275.65
	12/21/20	1687	\$	1,968.00
	12/22/20	1688-1692	\$	230,441.73
	12/23/20	1693	\$	1,577.21
			\$	1,677,225.22
Replacement & Maintenance Fund	12/8/20	24	\$	720.00
			\$	720.00
Payroll	<u>December 2020</u>			
	Graham Staley	50497*	\$	184.70
	David Burman	50498	\$	184.70
	Graham Staley	50499	\$	184.70
	Mark Greenstein	50500	\$	184.70
			\$	738.80
			\$	1,678,684.02

*November 2020 Meeting

AP300R

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/08/21 PAGE 1
 *** CHECK DATES 12/01/2020 - 12/31/2020 ***
 REUNION WEST-GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICEEXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT
12/07/20	00020	12/01/20 487	202012 310-51300-34000 MANAGEMENT FEES DEC20			*	3,689.50	
		12/01/20 487	202012 310-51300-35100 INFORMATION TECH DEC20			*	183.33	
		12/01/20 487	202012 310-51300-31300 DISSEMINATION FEE DEC20			*	833.33	
		12/01/20 487	202012 310-51300-51000 OFFICE SUPPLIES			*	15.12	
		12/01/20 487	202012 310-51300-42000 POSTAGE			*	4.63	
		12/01/20 487	202012 310-51300-42500 COPIES			*	153.45	
		12/01/20 488	202012 320-53800-12000 FIELD MANAGEMENT DEC20			*	2,846.50	
		12/01/20 488	202012 320-53800-53200 STAPLES-20FINISH ONLY/EXP			*	16.69	
					GOVERNMENTAL MANAGEMENT SERVICES			7,742.55 001678
12/08/20	00035	11/30/20 190131	202011 300-13100-10100 AQUATIC PLANT MGMT NOV20			*	68.64	
		11/30/20 190131	202011 320-53800-47000 AQUATIC PLANT MGMT NOV20			*	63.36	
					APPLIED AQUATIC MANAGEMENT, INC.			132.00 001679
12/10/20	00031	12/10/20 12102020	202012 300-20700-10000 FY21 DEBT SERV SER 2004-1			*	607,663.82	
					REUNION WEST C/O USBANK			607,663.82 001680
12/10/20	00031	12/10/20 12102020	202012 300-20700-10400 FY21 DEBT SERV SER 2015			*	149,321.45	
					REUNION WEST C/O USBANK			149,321.45 001681
12/10/20	00031	12/10/20 12102020	202012 300-20700-10500 FY21 DEBT SERV SER 2016			*	245,777.55	
					REUNION WEST C/O USBANK			245,777.55 001682
12/10/20	00031	12/10/20 12102020	202012 300-20700-10600 FY21 DEBT SERV SER 2017			*	230,010.69	
					REUNION WEST C/O USBANK			230,010.69 001683
12/10/20	00031	12/10/20 12102020	202012 300-20700-10700 FY21 DEBT SERV SER 2019			*	200,314.57	
					REUNION WEST C/O USBANK			200,314.57 001684
12/16/20	00043	12/14/20 95496	202011 310-51300-31500 BD MTG/PROP.CONVEY/SCRTY			*	1,619.31	
					LATHAM,LUNA,EDEN & BEAUDINE,LLP			1,619.31 001685
					REUW REUNION WEST TWISCARRA			

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AP300R
*** CHECK DATES 12/01/2020 - 12/31/2020 ***
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
REUNION WEST-GENERAL FUND
BANK A GENERAL FUND
1/08/21 RUN

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CHECK DATE	VEND#INVOICE..... DATE INVOICEEXPENSED TO... YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT AMOUNTCHECK.... #
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12/16/20	00036	11/30/20	DUKE-DUK 202011 320-53800-43000 DUKE ENERGY #40845 34210		*	501.58	
11/30/20	DUKE-DUK 202011 320-53800-43000 DUKE ENERGY #43303 35141		*	154.76			
REUNION RESORT							
12/21/20	00040	12/18/20	12600 202010 300-13100-10100 FY21 ADD.RESORT ASSTES		*	956.80	656.34 001686
12/18/20	12600 202010 310-51300-45000 FY21 ADD.RESORT ASSTES		*	883.20			
12/18/20	12601 202010 300-13100-10100 FY21 ADD.REST BARRIER GAT		*	66.56			
12/18/20	12601 202010 310-51300-45000 FY21 ADD.REST BARRIER GAT		*	61.44			
EGIS INSURANCE ADVISORS, LLC.							
12/22/20	00031	12/22/20	12222020 202012 300-20700-10000 FY21 DEBT SERV SER 2004-1		*	97,712.84	1,968.00 001687
REUNION WEST C/O USBANK							
12/22/20	00031	12/22/20	12222020 202012 300-20700-10400 FY21 DEBT SERV SER 2015		*	24,011.01	97,712.84 001688
REUNION WEST C/O USBANK							
12/22/20	00031	12/22/20	12222020 202012 300-20700-10500 FY21 DEBT SERV SER 2016		*	39,521.23	24,011.01 001689
REUNION WEST C/O USBANK							
12/22/20	00031	12/22/20	12222020 202012 300-20700-10600 FY21 DEBT SERV SER 2017		*	36,985.91	39,521.23 001690
REUNION WEST C/O USBANK							
12/22/20	00031	12/22/20	12222020 202012 300-20700-10700 FY21 DEBT SERV SER 2019		*	32,210.74	36,985.91 001691
REUNION WEST C/O USBANK							
12/23/20	00036	7/31/20	DUKE-DUK 202010 320-53800-43000 DUKE ENERGY #40845 34210		*	555.74	32,210.74 001692
7/31/20	DUKE-DUK 202010 320-53800-43000 DUKE ENERGY #43303 35141		*	160.76			
7/31/20	DUKE-DUK 202010 320-53800-43000 DUKE ENERGY #40845 34210		*	618.11			
7/31/20	DUKE-DUK 202010 320-53800-43000 DUKE ENERGY #43303 35141		*	242.60			
REUNION RESORT							
						1,577.21	001693

TOTAL FOR BANK A 1,677,225.22

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
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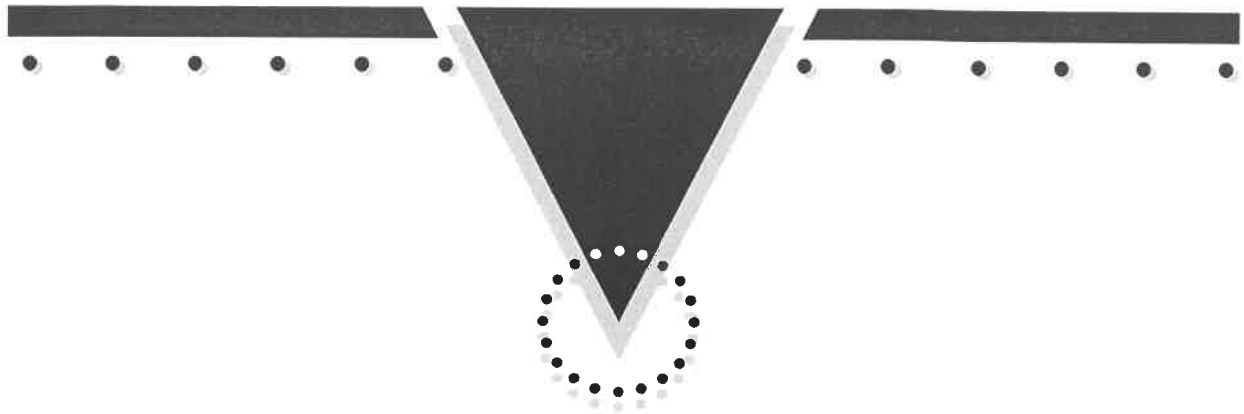
TOTAL FOR REGISTER 1,677,225.22

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/08/20	00007	11/30/20	31930	202011 300-13100-10100		*	374.40	
		11/30/20	31930	4-15MIN.PARKING SIGNS		*	345.60	
				202011 320-53800-53200				
				4-15MIN.PARKING SIGNS				
				FAUSNIGHT STRIPE & LINE INC			720.00	000024
				TOTAL FOR BANK C			720.00	
				TOTAL FOR REGISTER			720.00	

REUW REUNION WEST TVISCARRA

SECTION 3



Reunion West
Community Development District

Unaudited Financial Reporting

November 30, 2020



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8	<u>Debt Service Series 2019 Income Statement</u>
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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
November 30, 2020

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2021
ASSETS:					
CASH	\$716,090	\$251,233	---	---	\$967,324
CUSTODY ACCOUNT	\$2,872	---	---	---	\$2,872
STATE BOARD OF ADMINISTRATION	---	\$840,518	---	---	\$840,518
DUE FROM REUNION EAST	\$105,255	\$46,030	---	---	\$151,285
INVESTMENTS					
SERIES 2004-1					
Reserve	---	---	\$665,236	---	\$665,236
Revenue	---	---	\$420,256	---	\$420,256
General Redemption	---	---	\$394	---	\$394
SERIES 2015					
Reserve	---	---	\$163,439	---	\$163,439
Revenue	---	---	\$119,386	---	\$119,386
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$275,204	---	\$275,204
Revenue	---	---	\$127,547	---	\$127,547
Prepayment	---	---	\$23	---	\$23
Construction	---	---	---	\$67	\$67
SERIES 2017					
Reserve	---	---	\$254,628	---	\$254,628
Revenue	---	---	\$105,244	---	\$105,244
Prepayment	---	---	\$1,870	---	\$1,870
Construction	---	---	---	\$610	\$610
SERIES 2019					
Reserve	---	---	\$326,488	---	\$326,488
Revenue	---	---	\$54,512	---	\$54,512
Interest	---	---	\$3,030	---	\$3,030
Construction	---	---	---	\$89,286	\$89,286
TOTAL ASSETS	\$824,217	\$1,137,782	\$2,517,256	\$89,969	\$4,569,224
LIABILITIES:					
ACCOUNTS PAYABLE	\$13,253	\$720	---	---	\$13,973
DUE TO REUNION EAST	\$243,066	\$150,270	---	---	\$393,336
DUE TO DEVELOPER	\$2,883	---	---	---	\$2,883
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	\$986,792	---	---	\$986,792
UNASSIGNED	\$565,015	---	---	---	\$565,015
RESTRICTED FOR DEBT 2004-1	---	---	\$1,085,886	---	\$1,085,886
RESTRICTED FOR DEBT 2015	---	---	\$282,825	---	\$282,825
RESTRICTED FOR DEBT 2016	---	---	\$402,774	---	\$402,774
RESTRICTED FOR DEBT 2017	---	---	\$361,741	---	\$361,741
RESTRICTED FOR DEBT 2019	---	---	\$384,030	---	\$384,030
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	---	---	---	\$89,286	\$89,286
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$824,217	\$1,137,782	\$2,517,256	\$89,969	\$4,569,224

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

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

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
Special Assessments - Tax Collector	\$1,297,331	\$154,128	\$154,128	\$0
TOTAL REVENUES	\$1,297,331	\$154,128	\$154,128	\$0

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$2,000	\$1,000	\$1,000
FICA	\$918	\$153	\$77	\$77
Engineering	\$8,000	\$1,333	\$647	\$686
Attorney	\$20,000	\$3,333	\$4,254	(\$920)
Trustee Fee	\$21,000	\$0	\$0	\$0
Dissemination	\$10,000	\$1,667	\$1,667	\$0
Arbitrage	\$2,400	\$0	\$0	\$0
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$500	\$0	\$0	\$0
Annual Audit	\$7,300	\$7,300	\$7,300	\$0
Management Fees	\$44,274	\$7,379	\$7,379	\$0
Information Technology	\$2,200	\$367	\$367	\$0
Telephone	\$300	\$50	\$0	\$50
Postage	\$1,500	\$250	\$240	\$10
Printing & Binding	\$1,600	\$267	\$99	\$167
Insurance	\$9,700	\$9,700	\$9,192	\$508
Legal Advertising	\$1,500	\$250	\$635	(\$385)
Other Current Charges	\$350	\$58	\$0	\$58
Office Supplies	\$300	\$50	\$31	\$19
Travel Per Diem	\$600	\$100	\$0	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$152,117	\$41,932	\$40,561	\$1,371

MAINTENANCE-SHARED EXPENSES:

Field Management	\$34,158	\$5,693	\$5,693	\$0
Management Services Agreement	\$19,500	\$3,250	\$0	\$3,250
Facility Lease Agreement	\$19,615	\$3,269	\$3,269	\$0
Telephone	\$4,464	\$744	\$615	\$129
Electric	\$292,800	\$48,800	\$45,493	\$3,307
Water & Sewer	\$38,400	\$6,400	\$2,661	\$3,739
Gas	\$36,960	\$6,160	\$838	\$5,322
Pool and Fountain Maintenance	\$108,000	\$18,000	\$15,285	\$2,715
Environmental	\$4,800	\$800	\$798	\$2
Property Insurance	\$23,760	\$23,760	\$24,709	(\$949)
Irrigation Repairs	\$7,200	\$1,200	\$816	\$384
Landscape Contract	\$372,619	\$62,103	\$83,450	(\$21,347)
Landscape Contingency	\$24,000	\$4,000	\$0	\$4,000
Gate and Gatehouse Expenses	\$15,360	\$2,560	\$2,392	\$168
Roadways/Sidewalks	\$24,000	\$4,000	\$0	\$4,000
Lighting	\$4,800	\$800	\$3,101	(\$2,301)
Building Repairs & Maintenance	\$12,000	\$2,000	\$0	\$2,000
Pressure Washing	\$16,800	\$2,800	\$8,088	(\$5,288)
Maintenance (Inspections)	\$840	\$140	\$0	\$140
Repairs & Maintenance	\$9,600	\$1,600	\$74	\$1,526
Pest Control	\$348	\$58	\$0	\$58
Signage	\$12,000	\$2,000	\$1,188	\$812
Security	\$67,200	\$11,200	\$11,200	\$0
Parking Violation Tags	\$240	\$40	\$0	\$40

MAINTENANCE-DIRECT EXPENSES:

Irrigation System Operations	\$20,000	\$3,333	\$0	\$3,333
Contingency	\$0	\$0	\$0	\$0
TOTAL MAINTENANCE	\$1,169,464	\$214,711	\$209,669	\$5,042
TOTAL EXPENDITURES	\$1,321,581	\$256,643	\$250,230	\$6,413
EXCESS REVENUES (EXPENDITURES)	(\$24,250)		(\$96,102)	
FUND BALANCE - Beginning	\$24,250		\$661,117	
FUND BALANCE - Ending	(\$0)		\$565,015	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending November 30, 2020

	ADOPTED BUDGET	PRORATED THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
REVENUES:				
Interest	\$10,000	\$1,667	\$370	(\$1,297)
TOTAL REVENUES	\$10,000	\$1,667	\$370	(\$1,297)
EXPENDITURES:				
Building Improvements	\$100,800	\$16,800	\$14,155	\$2,645
Fountain Improvements	\$12,000	\$2,000	\$0	\$2,000
Gate/Gatehouse Improvements	\$48,000	\$8,000	\$0	\$8,000
Landscape Improvements	\$96,000	\$16,000	\$600	\$15,400
Lighting Improvements	\$3,840	\$640	\$0	\$640
Monument Improvements	\$12,000	\$2,000	\$0	\$2,000
Pool Furniture	\$12,000	\$2,000	\$11,194	(\$9,194)
Pool Repair & Replacements	\$40,800	\$6,800	\$2,012	\$4,788
Roadways/Sidewalks Improvements	\$12,000	\$2,000	\$2,182	(\$182)
Signage	\$48,000	\$8,000	\$47,194	(\$39,194)
Contingency	\$24,000	\$4,000	\$14,972	(\$10,972)
TOTAL EXPENDITURES	\$409,440	\$68,240	\$92,307	(\$24,067)
EXCESS REVENUES (EXPENDITURES)	(\$399,440)		(\$91,938)	
FUND BALANCE - Beginning	\$1,057,826		\$1,078,730	
FUND BALANCE - Ending	\$658,386		\$986,792	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT
Debt Service Fund
Series 2004-1
Statement of Revenues & Expenditures
For The Period Ending November 30, 2020

	ADOPTED BUDGET	PRORATED THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,336,719	\$158,500	\$158,500	\$0
Interest	\$500	\$83	\$22	(\$61)
TOTAL REVENUES	\$1,337,219	\$158,583	\$158,522	(\$61)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$421,719	\$421,719	\$421,719	\$0
Principal Expense 05/01	\$505,000	\$0	\$0	\$0
Interest Expense 05/01	\$421,719	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,348,438	\$421,719	\$421,719	\$0
Transfer In/(Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$3,771)	(\$3,771)
TOTAL OTHER	\$0	\$0	(\$3,771)	(\$3,771)
EXCESS REVENUES (EXPENDITURES)	(\$11,219)		(\$266,968)	
FUND BALANCE - Beginning	\$674,384		\$1,352,853	
FUND BALANCE - Ending	\$663,166		\$1,085,886	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending November 30, 2020

	ADOPTED BUDGET	PRORATED THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
REVENUES:				
Special Assessments Tax Collector	\$326,875	\$38,948	\$38,948	\$0
Interest	\$100	\$17	\$3	(\$13)
TOTAL REVENUES	\$326,975	\$38,965	\$38,952	(\$13)
EXPENDITURES:				
Interest Expense 11/01	\$86,456	\$86,456	\$86,456	\$0
Principal Expense 05/01	\$155,000	\$0	\$0	\$0
Interest Expense 05/01	\$86,456	\$0	\$0	\$0
TOTAL EXPENDITURES	\$327,913	\$86,456	\$86,456	\$0
EXCESS REVENUES (EXPENDITURES)	(\$938)		(\$47,505)	
FUND BALANCE - Beginning	\$162,946		\$330,330	
FUND BALANCE - Ending	\$162,009		\$282,825	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending November 30, 2020

	ADOPTED BUDGET	PRORATED THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$ 549,750	\$64,107	\$64,107	\$0
Interest	\$200	\$33	\$7	(\$27)
TOTAL REVENUES	\$549,950	\$64,141	\$64,114	(\$27)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$191,325	\$191,325	\$191,325	\$0
Principal Expense 11/01	\$155,000	\$155,000	\$155,000	\$0
Interest Expense 05/01	\$188,516	\$0	\$0	\$0
TOTAL EXPENDITURES	\$534,841	\$346,325	\$346,325	\$0
EXCESS REVENUES (EXPENDITURES)	\$15,109		(\$282,211)	
FUND BALANCE - Beginning	\$413,718		\$684,985	
FUND BALANCE - Ending	\$428,827		\$402,774	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending November 30, 2020

	ADOPTED BUDGET	PRORATED THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$509,279	\$59,995	\$59,995	\$0
Interest	\$200	\$33	\$6	(\$27)
TOTAL REVENUES	\$509,479	\$60,028	\$60,001	(\$27)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$179,050	\$179,050	\$178,925	\$125
Prindpal Expense 11/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$176,513	\$0	\$0	\$0
TOTAL EXPENDITURES	\$500,563	\$324,050	\$323,925	\$125
EXCESS REVENUES (EXPENDITURES)	\$8,917		(\$263,924)	
FUND BALANCE - Beginning	\$370,388		\$625,665	
FUND BALANCE - Ending	\$379,305		\$361,741	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending November 30, 2020

	ADOPTED BUDGET	PRORATED THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$435,313	\$52,249	\$52,249	\$0
Interest	\$200	\$33	\$5	(\$28)
TOTAL REVENUES	\$435,513	\$52,282	\$52,254	(\$28)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$157,744	\$157,744	\$157,744	\$0
Principal Expense 05/01	\$120,000	\$0	\$0	\$0
Interest Expense 05/01	\$157,744	\$0	\$0	\$0
TOTAL EXPENDITURES	\$435,488	\$157,744	\$157,744	\$0
EXCESS REVENUES (EXPENDITURES)	\$26		(\$105,490)	
FUND BALANCE - Beginning	\$165,113		\$489,520	
FUND BALANCE - Ending	\$165,139		\$384,030	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending November 30, 2020

	ADOPTED BUDGET	PRORATED THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
<u>REVENUES</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUE (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$5	
FUND BALANCE - Ending	\$0		\$5	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending November 30, 2020

	ADOPTED BUDGET	PRORATED THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
<u>REVENUES</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUE (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$67	
FUND BALANCE - Ending	\$0		\$67	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending November 30, 2020

	ADOPTED BUDGET	PRORATED THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
<u>REVENUES</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUE (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$610	
FUND BALANCE - Ending	\$0		\$610	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending November 30, 2020

	ADOPTED BUDGET	PRORATED THRU 11/30/20	ACTUAL THRU 11/30/20	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$3,500	(\$3,500)
TOTAL EXPENDITURES	\$0	\$0	\$3,500	(\$3,500)
Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,499)	
FUND BALANCE - Beginning	\$0		\$92,785	
FUND BALANCE - Ending	\$0		\$89,286	

Reunion West CDD
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$154,128	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,128
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$154,128	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,128
Expenses													
Supervisor Fees	\$800	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA	\$61	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
Engineering	\$647	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$647
Attorney	\$2,634	\$1,619	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,254
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,667
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$7,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,300
Management Fees	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,379
Information Technology	\$183	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$367
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$179	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240
Printing & Binding	\$74	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99
Insurance	\$9,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,192
Legal Advertising	\$635	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$635
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$26,619	\$13,943	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,561

Reunion West CDD
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Field Management	\$2,847	\$2,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,693
Management Services Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Lease Agreement	\$1,635	\$1,635	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,269
Telephone	\$307	\$308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$615
Electric	\$23,897	\$21,595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,493
Water & Sewer	\$1,362	\$1,299	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,661
Gas	\$226	\$612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$838
Pool and Fountain Maintenance	\$8,409	\$6,876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,285
Environmental	\$125	\$672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$798
Property Insurance	\$24,709	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,709
Irrigation Repairs	\$816	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$816
Landscape Contract	\$28,861	\$54,589	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,450
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate and Gatehouse Expenses	\$1,303	\$1,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,392
Roadways/Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$3,101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,101
MSA Building Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$4,476	\$3,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,088
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$74	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,188	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,188
Security	\$5,600	\$5,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,200
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
Total Maintenance	\$108,861	\$100,808	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209,669
Total Expenses	\$135,480	\$114,751	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,230
Excess Revenues (Expenditures)	(\$135,480)	\$39,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$96,102)

**Reunion West
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2004-1, SPECIAL ASSESSMENT BONDS	
INTEREST RATES:	6.250%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$665,236
RESERVE FUND BALANCE	\$665,236
BONDS OUTSTANDING - 09/30/20	\$13,495,000
CURRENT BONDS OUTSTANDING	\$13,495,000

SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS ASSESSMENT AREA TWO - PHASE ONE	
INTEREST RATES:	3.500%, 4.250%, 5.000%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$163,438
RESERVE FUND BALANCE	\$163,439
BONDS OUTSTANDING - 9/30/20	\$3,585,000
CURRENT BONDS OUTSTANDING	\$3,585,000

SERIES 2016, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA THREE PROJECT	
INTEREST RATES:	3.625%, 4.375%, 5.000%
MATURITY DATE:	11/1/2046
RESERVE FUND REQUIREMENT	\$274,875
RESERVE FUND BALANCE	\$275,204
BONDS OUTSTANDING - 9/30/20	\$7,880,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$155,000)
CURRENT BONDS OUTSTANDING	\$7,725,000

SERIES 2017, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA FOUR PROJECT	
INTEREST RATES:	3.500%, 4.250%, 4.750%, 5.000%
MATURITY DATE:	11/1/2047
RESERVE FUND REQUIREMENT	\$254,625
RESERVE FUND BALANCE	\$254,628
BONDS OUTSTANDING - 9/30/20	\$7,575,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$145,000)
CURRENT BONDS OUTSTANDING	\$7,430,000

SERIES 2019, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA FIVE PROJECT	
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%
MATURITY DATE:	5/1/2050
RESERVE FUND REQUIREMENT	\$326,484
RESERVE FUND BALANCE	\$326,488
BONDS OUTSTANDING - 9/30/20	\$7,095,000
CURRENT BONDS OUTSTANDING	\$7,095,000

TAX COLLECTOR

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