

*Reunion West Community
Development District*

Agenda

March 11, 2021

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

March 4, 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, March 11, 2021 at 11:30 a.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.**

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 February 11, 2021 Meeting
4. Consideration of Resolution 2021-05 Providing for Removal and Appointment of Treasurer and Appointment of Assistant Treasurer and Assistant Secretary
5. Ratification of E-Verify Memorandum of Understanding
6. Review of Reserve Study
7. Discussion Items
 - A. Feasibility to Sell District Roads to Private Entity
 - B. Presentation of Parcel Development Feedback 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 February 11, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration Resolution 2021-05 providing for removal and appointment of Treasurer and appointment of Assistant Treasurer and Assistant Secretary. A copy of the Resolution is enclosed for your review.

The fifth order of business is the ratification of the E-Verify system Memorandum of Understanding. A copy of the MOU is enclosed for your review.

The sixth order of business is the review of the Reserve Study. A copy of the report is enclosed for your review.

The seventh order of business are the discussion items. The memorandum regarding selling the District roads to a private entity is enclosed under Section A. Section B includes the Parcel Development Feedback Survey Report 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,

A handwritten signature in blue ink that reads "Tricia Adams". The signature is written in a cursive, flowing style.

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, February 11, 2021 at 11:30 p.m. at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.

Present and constituting a quorum were:

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

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer by phone
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Zoryliz Ramos	Reunion Security
Mike Smith	Yellowstone Landscape
Michael Ezekial	Creative North

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams 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

Ms. Adams: The public comment period is an opportunity for any members of the audience or anyone who has called in to make any comments to the Board. You can address any matters that are on the agenda or any matters that are not on the agenda. If you would like to make a comment, please state your name, your lot number, and limit your remarks to three minutes. Would anyone like to make a comment? Any public caller that would like to make a comment?

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 14, 2021 Meeting

Ms. Adams: The next item on the agenda is approval of the minutes from January 14, 2021. Supervisors, for the purpose of the record I will note that any approval would be subject to minor non-substantive changes. I have noted a few places where there were minor word choice corrections that need to be made.

Mr. Staley: May I point out two of three of those?

Ms. Adams: Please do.

Mr. Staley: On page 11 there was a correction.

Ms. Adams: I got that thank you.

Mr. Staley: On page 12, about two thirds of the way down it says, it should be “preparation” not “perpetration.”

Ms. Adams: Got that, thank you.

Mr. Staley: And the final one was on page 17, “there were some nonsubsidized changes” it’s obviously “non-substantial.” Again, just to help who are reading this to make sure they understand what’s going on.

Ms. Adams: Thank you. Any other comments on the minutes? Otherwise, we would be seeking a motion to approve.

On MOTION by Ms. Harley, seconded by Mr. Burman, with all in favor, the Minutes of the January 14, 2021 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Discussion Items

A. Feasibility to Sell District Roads to Private Entity

Ms. Adams: We do have a discussion item that has been discussed at several meetings, it is the feasibility to sell District roads to a private entity. Included in your agenda packet is a memorandum prepared by legal counsel as well as a memorandum prepared by bond counsel. The document from bond counsel was reviewed at your last meeting. It lays out the steps that are necessary to contemplate selling the roads to a private entity. During Board discussion last month, there was the thought that rather than taking additional steps that would incur an expense from the District management team and from the District engineer, that the Board wanted to determine if the Master Association was in a position and willing to purchase the roads. David Burman kindly volunteered to represent the District, and in order to aid his discussion Jan and Kristen prepared the legal memorandum that outlined the salient points of what would eventually be a Purchase and Sale Agreement. We are ready for discussion on this item.

Mr. Burman: This is my taking off my CDD and putting my POA hat on. That Board operates just like this Board and I can't get a majority of them together to have a substantive discussion about something like that, but they meet in March. The middle of March is their next scheduled meeting, and it is on their agenda to talk about it then. I don't really have any great feedback for you right now. I can't get a core of them together to get any sort of clear direction, so I won't know until the middle of March.

Ms. Trucco: I would just mention that Jan Carpenter has reached out to the association by formal letter and a few emails as well. We haven't heard back yet. Hopefully after the March meeting for the association we'll have some feedback from them on their position and their thoughts about those roads.

Mr. Burman: They tend to meet every other month and we are in the middle of that, so in March it will be on the agenda.

Mr. Greenstein: I was trying to get a handle of the timing. When is the next Master Association meeting scheduled for in March?

Mr. Burman: I will have to double check and I'll send it to you. I don't know the date by heart, but I will get it.

Mr. Greenstein: We need to coordinate our meeting date for March so that we do have some traction on the issue in March and it doesn't slow down.

Mr. Burman: Maybe we'll do the same thing on the POA side and see if they can accelerate their meeting to have it before. I'll send you an email with the information.

Ms. Adams: That is a good point regarding the timing of the meeting. Your next meeting is scheduled for March 11th. If it turns out that the HOA is meeting after Reunion West Board of Supervisors, as a Board you do have the option of continuing your meeting for any items that are on the agenda. We can keep that in mind if the Board wants to have the meeting on your regular date and time, and you can continue that meeting without going through the expense of additional public notice.

Mr. Staley: I certainly think we should be prepared to do that. Otherwise, we're talking about April and time is of the essence.

Ms. Adams: It doesn't sound like there is any Board action required on this item today. Is there any further discussion on this item? Hearing none,

B. New Development off South Goodman Road

Ms. Adams: The next item on your agenda is regarding new residential development that has been proposed adjacent to Reunion Resort. It's off South Goodman Road. Included in your agenda packet under tab 'B' is a diagram. This diagram that is bordered in red shows the property boundaries for the 99 acre project. This project was brought to the District's attention thanks to Supervisor Staley who had noted that there had been discussion with Osceola County and the Developer. The proposed Developer for this project is Elevation Development. This item is being presented today for informational purposes only. There is no Board action required. Where the project stands now, there has been no formal application from the Developer. It's in the informal preapplication stage. If the Developer does propose the project as he outlined in his preapplication, it will require a zoning change which would require some additional noticing from Osceola County. This is something that we plan to keep on our radar. I will draw to your attention, if you look at the diagram where it says Reunion Resort, that is actually where Valhalla terminates in a cul-de-sac there, and on the north part of that it's cul-de-sac Wynstone Way.

Ms. Harley: Have they given any indication on what they intend to build there?

Ms. Adams: They have proposed a residential development. It's both single family and multi-family and there is a link to a pre-application packet. It's very tentative and informal discussion only, there is no formal application. This is all subject to change at this point. It is just the public records that Osceola County has and if you're interested Sharron, I'd be happy to forward the link to you. Again, thanks to Supervisor Staley for bringing this to the Board's attention.

Mr. Staley: There are several things I noticed that we can at least keep on our radar. Obviously the zoning change, I think there are a lot of wetlands here. With the applications to drain those wetlands. I think you could have some communications on what we may want to do with that piece of land. You can see a piece of land is actually boarding on there. It's very difficult to know what sort of barrier there will be between the homes and Reunion. Interestingly, Reunion owns a piece of land just north of this red line, so maybe there is interest going forward. The final point is the proposal also includes extending Sinclair all the way through. Based on the proposal from Elevation, they want to bring it in a more western direction whereas we always assumed it would come more south. That would probably be a positive and it would link through to Celebration. All those things have implications for the Resort, for residents, CDD, etc. We need to keep an eye on it. It may never happen, but these things tend to happen once they get started.

Mr. Greenstein: The pre-application package, is that in the agenda because I don't see it.

Mr. Burman: No, it's a link to a website.

Ms. Adams: No, there was a mistake with the original agenda packet that was subsequently corrected. Mark, I will send you a diagram with the property boundary on it. My apologies if you got the agenda packet that was not corrected.

C. Street Parking Policies

Ms. Adams: The next item on your agenda is regarding street parking policies. Included in your agenda packet are your current policies, your rules that have been adopted regarding parking and towing. As you recall, recently there was a section of Reunion West Community Development District that was conveyed to the District. That is also known as the Encore section. The very last map in this tab is the Encore map, it shows a diagram of the residential area. We have had a formal request from the Reunion West Property Owner's Association that represents this neighborhood, and they have requested that the District implement the same parking rules that have been adopted in other sections of Reunion East and West. As Supervisors recall, the parking policies restrict parking to one side of the street that is consistent with the flow of traffic. There is also some other provisions in the parking policies regarding commercial vehicles, dilapidated, abandoned, or inoperable vehicles not blocking mailboxes, driveways, etc. This Rule amendment would require a formal notice and formal hearing. If the Board wants to implement this, we need to set a public hearing to amend your Rules. It does require legal notices at 28 and 29 days. We would be looking at the April meeting date. This item is ready for Board discussion.

Ms. Harley: Who would actually police this?

Ms. Adams: Right now, if this set up consistent with the other areas in Reunion, there is an agreement with the Homeowner's Association and in turn an agreement with security services and they enforce the parking Rules. Then we have an outside contractor who we have a towing agreement with the District. If this was set up to be consistent with other areas it would be through the Property Owner's Association and subsequently they direct security.

Ms. Harley: Encore doesn't have such a strong presence of security like we do here at the Resort. Here at the Resort, security has vehicles around all the time and they spot any parking violations. Encore doesn't have that amount of security.

Ms. Adams: They have some ability to identify people who are improperly parked. They are bringing this forward because they currently have a problem with people improperly parking. They are blocking driveways and blocking the free flow of traffic so they would like the ability to address that through the security service. The security services is contracted with the Property

Owner's Association. As the District, we implement operating guidelines, they implement and enforce the District policies.

Mr. Staley: Who can initiate a towing request of the third party contract?

Ms. Adams: Truly, it is somewhat unusual to have it initiated outside of the Board of Supervisors. In this case, if it would have been conveyed to the District earlier it would have been considered when the District implemented community wide parking policies. This is really a result of the property later being conveyed and not being included in the original parking Rules.

Mr. Staley: I understand, and I don't think I've expressed myself properly. Here, where we are today, who can actually initiate a towing request? Is that our own security people who do that?

Ms. Adams: Yes, security is authorized to initiate towing.

Mr. Staley: Steering back to Sharon's question, if we move forward with this, which I think we probably should do, who would be able to initiate a request for the towing company to come and remove a vehicle? Because there is no one driving around to go investigating.

Ms. Harley: I think what you're saying is that they would increase the road security in Encore Resort to address that.

Ms. Adams: They would make provisions through their Property Owner's Association and security service agreement to enforce the towing guidelines.

Mr. Staley: I personally think if that is what the best thing to do, there is no reason why we wouldn't have the same concerns about emergency vehicles and anything like that in the lane.

Ms. Harley: It is a problem. I am in there on a daily basis. It is a big problem over there and we do have quite a few overspill car parking areas there. It's just educating the guests. Right now, there is nothing to give any power to security, so they really do just put up with abuse.

POA Chairman: We do have 24/7 mobile security. We have multiple mobile security patrols. We have two patrol security minimum throughout, 24/7, and sometimes more depending on if we are expecting an influx. As it is right now security goes through the task of trying to identify the vehicle. Some people block the driveways completely. Sometimes they will block both sides, even though there is no street parking currently. Even if we are permitted to do one side of the street parking similar to what you guys have here, we would like to go through the map ourselves and address if we do want the one side of the street parking. As it is right now, sometime the security will knock and they will completely be ignored. It is not safe. Our hands are tied without the ability to be able to tow, or at least to say it will be towed if it is not moved.

Like I said, even if we were granted one side of the street parking it's not that we want necessarily for anybody here to go through the trouble of figuring that out, we would like to do it ourselves and we would also like to say perhaps it is something that we want to do only on heightened holidays and other things like that. As it is right now, we would prefer to keep the streets completely clear.

Mr. Burman: It would unfortunately fall to the POA no matter what. If you're going to tow a car you do it within the framework of the agreement we are going to reach, and then you choose what the frequency of that is.

Mr. Greenstein: I just wanted to say that we're dealing with it now because of the timing of the turnover. Before it was turned over to the POA they weren't interested in extending the parking rules to that neighborhood. I can see that it is kind of a formality now that the implementing needs to include that community. Am I correct in saying that the security services between the CDD and the Reunion West POA is still requiring signature?

Ms. Adams: It was executed January 26th.

Mr. Greenstein Good, okay.

Ms. Adams: As framework for the motion there was some discussion regarding the no parking zone map and perhaps any stipulations for this section. One option the Board might want to consider is at your March meeting looking at a proposed no parking map and any changes to the parking rules. Then you can set your rule hearing. Or you can set your rule hearing today and there will be an effort to bring back that map and rule guidelines at next month's meeting in cooperation with getting that information back from Reunion West Property Owner's Association, whichever the Board would like.

Mr. Greenstein: There will need to be a grassroots effort from a lot of people on the CDD, on the Board, and to work with Alan and or Steve Boyd if necessary on certain issues to come up with proposed no parking zones. I think it's going to require an effort with the POA, David if you have any recommendations, the POA is going to have input on the designation of the side of the street and the area that are going to be no parking areas. I think we can get the ball rolling to have a hearing in today's meeting and in between now and April come up with a map.

Mr. Staley: That is mostly what I was going to say. Let's work with the POA in the next 4 to 6 weeks to come up with a recommendation to sign off on, subject to the public meeting which we have to plan.

On MOTION by Mr. Staley, seconded by Mr. Burman, with all in favor, Setting the Rule Hearing for Parking Policy Amendments to add Encore Reunion West Neighborhood on April 8, 2021 at 12:30 PM at the Heritage Crossing Community Center, was approved.

D. Sinclair Road Gate Traffic Issues

Ms. Adams: That Dovetails very nicely with your next agenda item, which is the Sinclair Road gate traffic issues. Sharon, would you like to present this item and discuss the current situation?

Ms. Harley: Yes, I know many residents are getting frustrated at the fact that when you are trying to come back into the gate from Sinclair Road the traffic is getting worse and worse. The majority of the cause are actually people just using the Resort to cut through and avoid Old Lake Wilson and I-4. I know security spent a long time being there actively to go through the line, but because the design of Sinclair Road you still have to go in a long line before you can actually get to a point where you can go into that second lane as a resident and go through. Having some conversations, it might be beneficial if we made it an automated gate so that it is not a fully manned gate. They would have to make some construction changes to the side because you will still get some drivers trying to circumvent the entrance there. We also said that it might be advisable to manage during the morning period because it is a gate heavily used by contractors coming into the resort. But, for instance, after 4 o'clock, there's really no contractors coming in. So maybe we can just have it automated then.

Mr. Burman: So, the intent being to make it residents and authorized guests only? I am open to anything, but I am not sure we have to make it automated. Why not just make it resident only but still have people there to manage that? It doesn't cost any more money it just makes the cut through or turnaround difficult.

Ms. Harley: Because you are still going to get that big line. It's like the top of Excitement Drive. Now it is very rare that people go there because they realize straight away there is no one for them to talk to and that they can't get through and they turn around and leave. I think gradually that message gets home but I think when there is a guard people are always going to sit there and have the confrontation with the guard. Which, while they are having that confrontation causes the back up.

Mr. Staley: Can we actually do that?

Ms. Adams: These are public roads and the District is required to maintain public access, but the District only has to offer that through one access point. There can be one access point where public traffic can be processed and other gates can be resident only gates.

Mr. Harley: You need to get the nonresidents going into the resident's line and then they cannot get through because they don't have a sticker or a card and then what is the guard supposed to do? He lets them through because he has a line of residents behind a nonresident.

Ms. Adams: In preparation for today's discussion, I did reach out to Victor Vargas and also to Anthony Carll to get a current understanding on when the bottle necks are happening and how often they are happening and also some potential solutions and a little bit of history on this situation. My understanding from security is that this is a problem on Thursdays and Fridays from 4:30 to 6:30. That is when the traffic gets backed up and gets bottle necked. It's exacerbated if there is any type of fender bender or accident on the nearby toll road or on I4 or Old Lake Wilson. What's happening is that every GPS system is routing people around accidents, so it's not always drivers who understand where they are going, they are relying on a navigation system that is trying to navigate them around an accident or find the least amount of traffic, quickest route possible. One thing that could be helpful, and the Resort has offered to put this forward as a trial period, is to schedule one or two additional officers at the gate on Thursday and Friday between 4 and 7 pm in order to address that rush hour traffic. That way they can get a little further out in line, expedite resident traffic, and have extra hands to quickly process public traffic using the regular protocols through that gate. That might be one thing that the Board might want to consider. There would be no cost to the District and it would extend the operations for a month to see if there is any benefit of having additional security there. The Board can take whatever action you want to take today, I am just putting forward some other information from security staff and from Kingwood.

Ms. Harley: I think if Victor and his team have done the research to see that those are the peak times that the issue is happening then I have no problem with trying that as a solution for a few weeks or until our next meeting. Perhaps they can give us the feedback and we can give our own feedback. I think it has to be addressed in some way shape or form.

Mr. Staley: Would that trial involve those additional security people turning people who are not residents away?

Ms. Adams: No. The gate operations would not be planned to be changed at this time unless the Board directs that. The plan I spoke about with Anthony, is that they would be willing

to fund additional security staff at that gate during peak traffic hours in order to expedite traffic which will be expediting visitor traffic and expediting resident traffic. Their concern is from a hospitality management perspective. They have people being navigated to the property and as a convenience to guests and to residents who have guests coming in, that was a consideration that they wanted to be factored in. Ultimately, it is a Board policy issue.

Ms. Harley: It is a huge problem.

Mr. Staley: I am a bit skeptical. I think it is worth a try, but I am skeptical because I have suffered it myself and so has my daughter. Even when people get close to the gate, they are trying to cut over to the residents only line and plead ignorance. I think the security guys are powerless to do anything except let them through.

Ms. Adams: I will mention, at some Districts especially when there is a large event and there is going to be an onslaught of traffic, they will staff the visitor gate and the resident gate and process them both like visitor gates because they can expedite traffic that way. It's just kind of a broader thought that they are there to expedite traffic through both gates and they are processing visitors through the resident's gate as quickly as possible.

Mr. Staley: I think it's worth giving the staff a chance and to try different things. Try for a month, try different solutions and techniques, see what works and talk about it a month from now.

Mr. Burman: Do we have any data about who they know is authorized to be there and who is just cutting through traffic? Do they have an estimate on what the percentage is?

Ms. Adams: I didn't gather that information. That's a good question.

Mr. Burman: Maybe for the next 30 days keep track. Is this a "cut through" or a "good person"?

Mr. Staley: Let's see what happens, let's try it.

Ms. Adams: From a security perspective, they are trying to balance the security protocols that are in place and the important policy issues that they are in compliance with and at the same time, expediting frustrated residents and drivers. There's a tension there between those priorities at the same time. What I hear you saying in terms of direction to staff is to communicate with the Resort that you would like to see that enhanced security officers during peak traffic hours and see if there is some relief for residents with that test.

Mr. Staley: Could we ask Victor to come back in a month's time and have a final summation?

Ms. Adams: Yes, absolutely.

Mr. Greenstein: This issue probably is the one significant factor in the road privatization effort. Beyond that, I have had conversations with Anthony on what steps we can take to try to give residents unimpeded access to an automated gate and hope we don't have folks whose cards don't work. The bottom line is this, we had a conversation about creating a visitors only gate. My initial reaction to that was it's going to disenfranchise the whole problem with people and with residents on the west side that is going to force them to go all the way around to get to the west side and that to me is not right. Anthony and I talked about what can we do to make things better? We put up signage which only works to a degree to separate the resident lane from the visitor's lane. We talked about putting in pylons at least on a temporary basis or the movable cones to which clearly show the lanes being separated and force people to make a decision on which way they are going in sooner. We need to get control of this traffic flow. We are told because officially we are not supposed to interfere with Sinclair but I know Anthony and other folks recognize that there is a traffic flow problem, and you have to take reasonable steps to try to control and alleviate that problem. So, I think the use of pylons to separate lanes and possibly adding additional signage before you make the turn. I do like this proposal of additional staff and support to try to keep the traffic flowing during those peak problem times and we can just see where we end up with this and what this does.

Mr. Burman: Do we need a motion to do what we talked about? A 30 day trial?

Ms. Adams: A motion would be wonderful, to start this 30 day trial and work with the Resort for staffing during peak traffic hours.

On MOTION by Mr. Burman, seconded by Ms. Harley, with all in favor, Authorization to Work with Resort and Security Staff to do a 30-day trial period of Additional Security Staff, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: Hello, everyone. Jan and I do not have any updates for this Board tonight.

B. Engineer

Ms. Adams: No Engineer's report today.

C. District Manager's Report

i. Action Items List

Ms. Adams: I have included the action item list in your agenda packet that was transmitted to Board members electronically. Are there any questions regarding any of the items that are in process?

Mr. Staley: A question on the reserve study. We know we are trying to get that ready for the project 2022. Can you enlighten me on what that process looks like? When we start that. I am just trying to understand what the process is.

Ms. Adams: The Board selected Reserve Advisors to perform the reserve study. Reserve Advisors has been engaged prior to their site visit. There are some preliminary information gathering that they undergo. Including looking at their past reserve study that they did for Reunion East and Reunion West. They schedule a time to be on site where they do a thorough evaluation of all the reserve components. That meeting happened towards the end of January. They met with Alan Scheerer and myself and provided information about new areas that had recently been conveyed to the District or any other changes since the last reserve study as well as any major reserve project that had been undertaken such as new roofs, new pool equipment, etc. After their visit they gather additional information and additional financials. There are some questions that I needed clarification from the District engineer on. All of that is in process and we do expect to have a draft report for Board review in advance of the budget cycle.

Mr. Staley: What is that budget timetable?

Ms. Adams: That's a good question. Typically, with Community Development Districts in Florida you are looking to approve a draft budget at your May meeting and then your budget adoption is in August.

Mr. Staley: Is it normal for us to have more than one meeting to review that budget?

Ms. Adams: The Board can discuss the budget as often as you want to. It can be on the agenda not only for May but for June, July, and August. Some Boards like to have a special budget workshop. It really depends on the pleasure of the Board. Any other questions regarding any of the items in the action item list?

Ms. Harley: Have we got an update on the missing lights on the community?

Mr. Scheerer: If you notice lately, the lights are installed, the meter cans are installed, the panels are installed. Today was supposed to be the inspection by the county and as soon as we get that we are hoping that Duke can get here tomorrow to put the meter in and activate that. We are hoping any day now. Everything is ready to go, and we are waiting on the county and we are waiting on Duke, but we can't get Duke until the county signs off.

Ms. Adams: Regarding the Encore transition at Reunion West Community Development District, I just wanted to mention that recently the Property Owner's Association has reached out to the District to inquire about some of the steps that they would take in order to present information to the Board for consideration of the installation of a mail kiosk on District property. We have provided information that is consistent with other areas in Reunion and how those licensing agreements have been handled. They have also enquired about a couple of other projects that we have provided some preliminary information for. You will be seeing those items. This will be an item that is on your action item list each month and updated.

ii. Approval of Check Register

Ms. Adams: For Board action, this is the approval of the check register. Included in your agenda packet is a check register from January 1st to January 31st in the amount of \$190,592.02. The detail for your check register is included in your agenda packet. I am ready for any questions or discussion, otherwise we'd be looking for a motion to approve.

On MOTION by Mr. Staley, seconded by Mr. Burman, with all in favor, the Check Register for the Month of January for \$190,592.02, was approved.

iii. Balance Sheet and Income Statement

Ms. Adams: The next item is in your agenda packet for information purposes. It is the balance sheet and income statement, your unaudited financials through December 31, 2020. It includes your combined balance sheet as well as your statement of spending and revenues through the end December. If there are any questions, I'd be happy to take those.

Mr. Staley. I have a question on page 15. I'm curious if there are any redemption options within these bonds.

Ms. Adams: Are you asking about a resident perspective for an individual home?

Mr. Staley: I am talking about for refinancing. Interest rates are at record lows and these bonds have about 15 years to go I think.

Ms. Adams: Yes, there is a calculation. Is the cost of issuance running around \$250,000?

Ms. Trucco: I believe so. I can look into the indenture for those bonds. There may be a term that says you can't refinance until you meet a certain date.

Ms. Adams: We will be happy to investigate and see if it makes financial sense and bring that information back to the Board. The cost of issuance is a consideration. Is there a particular

series that you were looking at on page 15, just the ones that had the higher interest rate and may be eligible?

Mr. Staley: I was looking at the first one which is at 6.25%. I presume the bond curves are very similar, if you want to focus on one look at 6.25%.

Ms. Trucco: We can certainly reach out to an underwriter and see about the eligibility for refinancing on the bonds and see if any qualify.

Ms. Adams: The balance sheet and income statement is provided for informational purposes only, there is no action required by the Board.

iv. Presentation of Parcel Development Resident Feedback Report

Ms. Adams: I am still working with the Master Association and exporting that data from Survey Monkey into excel. The data that was received is useful, but it will be most useful if I can combine that with some of the information that was received through electronic mail. We did receive in addition to the surveys communication from a homeowner representing 15 properties and we also received communication from Wyndham vacations representing 241 properties. I would like to be able to show the Board that data with and without the more qualitative feedback that was received from the entities outside of the electronic survey. Within the electronic survey itself, for the parcel on Grand Traverse, we received 369 responses. The most preferred amenity for consideration was the outdoor fitness station which was followed closely by the playground. There was not a lot of consensus. There were even distributions of people who were interested and not interested in the various amenities. The place where we had the most consensus or the most agreement was people were not interested in parking, generally. For the Valhalla parcel, we received 294 electronic responses. The amenities that had the most interest was playground and that was closely followed by pollinator garden and green space. That more quantitative data will be presented to the Board. I will transmit that information electronically and then it will be memorialized in your agenda packet. I'd be happy to answer any questions.

Ms. Harley: I took some photographs on Friday evening of the congestion traffic around that mailbox area. Anyone that is living on that end section, the parking is only going to get worse there. Half the lots there are not even developed, that is going to bring in more and more traffic. It wasn't a busy weekend. I spoke with security and there were no parking violations. Everyone was parked on the right side that they should be. As those lots are developed, that road parking is going to be reduced again. I think we've really got to take parking into consideration.

Ms. Adams: That's what I wanted to mention. Sharon, no matter what the results of the survey, the Board's hands are not tied. The Board has the ability to develop these parcels within compliance with regulatory authorities however the Board sees fit. This information will be conveyed to the Board and it's for the Board's consideration, but the Board can choose however you want to proceed and what next steps, if any, the Board takes.

Ms. Staley: This is precisely why I think it's good that Dave is meeting with Anthony to talk about long term parking solutions. It's going to be an interesting discussion when we get to the final results.

SIXTH ORDER OF BUSINESS

Other Business

Ms. Adams: Is there any business? Hearing none,

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Greenstein: The only thing I want to think about with location is that hopefully we can come up with something that will help the parking along with some form of an enhancement. I don't think anyone wants an extra parking facility, but I think there is some room for additional parking around that area that would not impede traffic or flow and will be some kind of enhancement. It is up to us and it is our property. We will take input from the Master, from the Resort, and from the survey and I think we'll make the right decision.

Ms. Adams: I'll defer to the presiding officer in the room, we did have a resident indicate an interest in speaking. Would you like to add a public comment period before we adjourn?

Mr. Burman: Yes, please.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

Ms. Adams: Your next meeting is scheduled for March 11th at 11:30 a.m. We are going to add a public comment period at the request of the Vice Chairman. If any members of the public would like to make any remarks to the Board, please state your name and your address or lot number for the record and limit your remarks to 3 minutes.

Mr. William Witcher (Lot 65): My comment here is related to parking. Sharron is absolutely correct. There is still quite a few of the very large lots over in those areas that I am sure homes will be built on. We were talking about putting in a park or exercise facility, there are times when that entire stretch is filled with cars parked appropriately and fills the entire row.

Parking is going to become a really large issue. The other thing is I would like a link to that website to show the potential home expansion.

Ms. Adams: If you provide your email address after the meeting, I will be happy to accommodate that.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business, Ms. Adams called for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF REUNION WEST COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE REMOVAL AND APPOINTMENT OF TREASURER OF THE DISTRICT; PROVIDING FOR THE APPOINTMENT OF ASSISTANT TREASURER; PROVIDING FOR THE APPOINTMENT OF ASSISTANT SECRETARY AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to provide for the removal and appointment of a Treasurer and appointment of an Assistant Treasurer and appointment of an Assistant Secretary.

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

Section 1. Jill Burns is appointed Treasurer effective immediately. Effective immediately, the existing Treasurer, Ariel Lovera, is removed.

Section 2. Teresa Viscarra is appointed Assistant Treasurer effective immediately.

Section 3. Patricia Adams is appointed Assistant Secretary effective immediately.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11th DAY OF MARCH, 2021.

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE-CHAIR

ATTEST:

SECRETARY/ASSISTANT SECRETARY

SECTION V

**THE E-VERIFY
MEMORANDUM OF UNDERSTANDING
FOR EMPLOYERS**

**ARTICLE I
PURPOSE AND AUTHORITY**

The parties to this agreement are the Department of Homeland Security (DHS) and the Reunion West Community Development District (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

**ARTICLE II
RESPONSIBILITIES**

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

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4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.
 5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.
 - a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.
 6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:
 - a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.
 - b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.
- Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.
7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.
 8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.
 - a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

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employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

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(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

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reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

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- b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.
- c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.
- d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.
- e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:
 - i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
 - ii. The employee's work authorization has not expired, and
 - iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).
- f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:
 - i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
 - ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
 - iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

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Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

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- b. Photo verification checks (when available) on employees.
2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III

REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

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case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.

4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.

4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

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employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

- a. Scanning and uploading the document, or
- b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI PARTIES

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

Company ID Number: 1634666

Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.

Company ID Number: 1634666

Approved by:

Employer Reunion West Community Development District	
Name (Please Type or Print) Darren De Santis	Title
Signature Electronically Signed	Date 01/27/2021
Department of Homeland Security – Verification Division	
Name (Please Type or Print)	Title
Signature Electronically Signed	Date



Company ID Number: 1634666

Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name	Reunion West Community Development District
Company Facility Address	219 E. Livingston St Orlando, FL 32801
Company Alternate Address	
County or Parish	ORANGE
Employer Identification Number	593754118
North American Industry Classification Systems Code	925
Parent Company	
Number of Employees	1 to 4
Number of Sites Verified for	1

Company ID Number: 1634666

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name Kelly Adams
Phone Number (865) 717 - 7700
Fax Number
Email Address kadams@gmstnn.com

Name Darren A De Santis
Phone Number (954) 721 - 8681 ext. 208
Fax Number
Email Address ddesantis@gmssf.com

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SECTION VI

RESERVE STUDY

Reunion East and West Community Development District



Reunion, Florida
January 19, 2021



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Long-term thinking. Everyday commitment.

Corporate Office

Reserve Advisors, LLC
735 N. Water Street, Suite 175
Milwaukee, WI 53202

Reunion East and West Community Development District
Reunion, Florida

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

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

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

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

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

Respectfully submitted on February 12, 2021 by

Reserve Advisors, LLC

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

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



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

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



Long-term thinking. Everyday commitment.



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1. RESERVE STUDY EXECUTIVE SUMMARY

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

Location: Reunion, Florida

Reference: 090500

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

Reserve Components Identified: 91 Reserve Components.

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

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

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

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

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

Unaudited Cash Status of Reserve Fund:

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

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

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

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

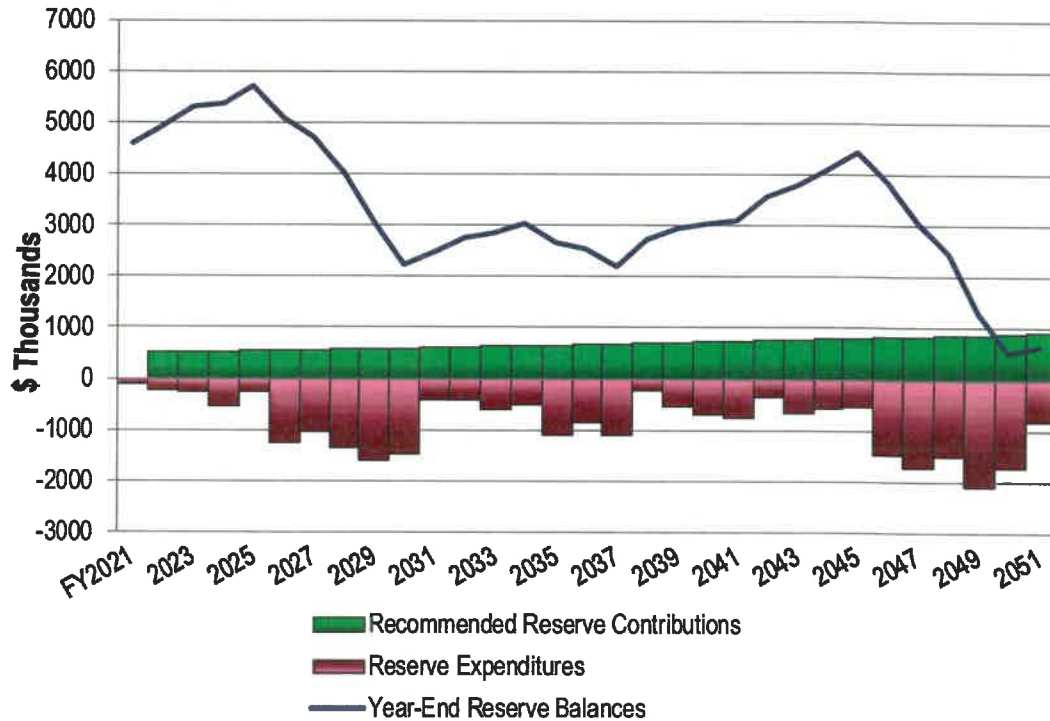


Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Funding Plan:

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

Reunion CDD
Recommended Reserve Funding Table and Graph

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





2. RESERVE STUDY REPORT

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

Reunion East and West Community Development District

Reunion, Florida

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

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

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

IDENTIFICATION OF PROPERTY



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

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

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

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

- Reunion CDD responsibility

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

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

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



Gathering Drive bridge



Gathering Drive bridge



I-4 bridge

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

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

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



Storm water detention basin at Encore phase



Fountain at Seven Eagles park

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



Pond at Patriot's Landing



One of two trellises at Reunion Boulevard

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

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

- Homes and Lots

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

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



Mailbox kiosk

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



3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

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

Reserve Funding Plan

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

Five-Year Outlook

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

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

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

RESERVE EXPENDITURES

Reunion East and West
Community Development District
Reserve Funds

Years 2021 to 2036

Explanatory Notes:
1) 2.0% is the estimated inflation rate for estimating future replacement costs.
2) FY2021 is Fiscal Year beginning October 1, 2020 and ending September 30, 2021.

Line Item	Total Quantity	Per Phase Quantity	Units	Description	Estimated 14 Year Useful Life	Life Analysis 14 Year Useful	Unit Remaining	Unit	Costs \$	Total Expenditures (2021)	Percentage of Future Expenditures	Years 2021 to 2036																		
												2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036			
4.140	800,000	6,000	Square Feet	Concrete Schedules, Perial	2022	to 65	1 to 20+	8.00	48,000	4,800,000	5.3%	48,980	50,033	52,088	55,137	57,264	59,462	61,733	64,076	66,453	68,876	71,346	73,863	76,426	79,036	81,693	84,397			
4.200	200	200	Linear Feet	Fence, Aluminum, Dog Park	2003	to 25	22	41.00	11,460	11,460	0.1%																			
4.201	7,850	2,617	Linear Feet	Fence, Aluminum, Bocce Phase, Phased	2039	to 26	18 to 20	51.00	133,450	400,350	2.2%																			
4.220	1,500	1,500	Linear Feet	Fence, Chain Link and Wire, Bridge	2004	to 30	13	50.00	75,000	75,000	0.4%																			
4.310	5	1	Allowance	Gate Entry System, Phased	2023	to 15	2 to 14	32,500.00	32,500	182,500	1.7%	33,813	20,600	36,883	38,079	39,284	40,410	41,564	42,737	43,928	45,137	46,364	47,609	48,873	50,146	51,428	52,720	54,031		
4.320	44	4	Each	Gate Operations, Phased	2022	to 10	1 to 10	4,500.00	18,000	180,000	3.1%	20,196	21,012	21,832	22,656	23,484	24,316	25,152	25,991	26,834	27,681	28,532	29,387	30,246	31,109	31,975	32,846	33,721	34,600	
4.330	4	4	Each	Gate, Metal	2027	to 20	8	6,000.00	24,000	24,000	0.3%																			
4.620	19,000	9,500	Square Feet	Pavers, Masonry, Pedestrian, Phased	2030	to 25	8 to 10	8.00	76,000	182,000	0.7%																			
4.621	34,000	11,333	Square Feet	Pavers, Masonry, Vehicular, Phased	2024	to 25	3 to 7	8.00	90,667	272,000	2.4%																			
4.660	1	1	Allowance	Playground Equipment (incl. Shade Structures), Existing and Expenditure	2040	to 20	10	75,000.00	75,000	75,000	0.4%	98,218	100,103	102,000	103,900	105,800	107,700	109,600	111,500	113,400	115,300	117,200	119,100	121,000	122,900	124,800	126,700	128,600	130,500	
4.740	40,000	40,000	Square Feet	Retailing Wall, Masonry, Inspection and Capital Repairs (incl. Railings)	2028	to 15	7	4.00	160,000	160,000	1.6%																			
4.800	1	1	Allowance	Signage, Restoration, Monuments, (2021 is Remaining Expense)	2021	to 20	0	20,000.00	20,000	20,000	0.1%	5,000																		
4.809	10	10	Each	Signage, Replacement, Radio Speed	2025	to 5	4	6,000.00	60,000	60,000	1.3%																			
4.810	4	1	Allowance	Signage, Replacement, Street and Traffic, Phased	2024	to 20	3 to 18	50,000.00	50,000	200,000	1.6%	53,060	64,948	77,028	89,108	101,188	113,268	125,348	137,428	149,508	161,588	173,668	185,748	197,828	209,908	221,988	234,068	246,148	258,228	
Pool Elements																														
Habitat A																														
6.105	500	500	Square Feet	Arbors, Wood	2030	to 25	9	28.50	14,250	14,250	0.1%																			
6.115	5,200	5,200	Square Feet	Decks, Pavers	2023	to 25	12	8.00	41,600	41,600	0.2%																			
6.120	475	475	Linear Feet	Fence, Aluminum (2021 is Modifications for All Locations)	2021	to 25	0	50.00	23,500	23,500	0.2%																			
6.125	3	1	Allowance	Furniture (All Locations), Phased (2021 is Partial)	2021	to 12	0 to 2	41,000.00	41,000	123,000	1.4%	20,500																		
6.130	3	3	Each	Light Poles and Fixtures	2030	to 25	9	3,000.00	9,000	9,000	0.3%																			
6.135	4	1	Allowance	Mechanical Equipment (All Locations), Phased	2023	to 15	2 to 11	40,000.00	40,000	160,000	1.3%	41,616																		
6.140	1,600	1,600	Square Feet	Pool Finales, Paved	2029	to 12	8	13.00	20,800	20,800	0.4%																			
6.141	22	22	Linear Feet	Pool Finales, Tile	2029	to 25	6	36.00	8,100	8,100	0.1%																			
6.145	2	2	Each	Rest Rooms, Renovations	2029	to 25	6	8,500.00	17,000	17,000	0.7%																			
6.150	1	1	Allowance	Security System (All Locations)	2024	to 15	13	60,000.00	60,000	60,000	0.7%																			
Habitat B																														
6.205	300	300	Square Feet	Arbors, Wood	2030	to 25	9	28.50	7,950	7,950	0.6%																			
6.215	4,500	4,500	Square Feet	Decks, Pavers	2023	to 30	12	8.00	36,000	36,000	0.2%																			
6.220	450	450	Linear Feet	Fence, Aluminum	2029	to 25	6	60.00	27,000	27,000	0.4%																			
6.230	4	4	Each	Light Poles and Fixtures	2030	to 25	9	2,800.00	11,200	11,200	0.1%																			
6.240	1,000	1,000	Square Feet	Pool Finales, Paved (2021 is Main Pool Only)	2021	to 12	0	13.00	13,000	24,700	0.5%	22,300																		
6.241	210	210	Linear Feet	Pool Finales, Tile	2021	to 25	10	38.00	7,980	7,980	0.1%																			
6.245	2	2	Each	Rest Rooms, Renovations	2029	to 25	6	6,500.00	13,000	13,000	0.1%																			
Carnegie Point																														
6.305	300	300	Square Feet	Arbors, Wood	2030	to 25	9	28.50	7,950	7,950	0.6%																			
6.315	4,000	4,000	Square Feet	Decks, Pavers	2023	to 30	12	8.00	32,000	32,000	0.2%																			
6.320	450	450	Linear Feet	Fence, Aluminum	2029	to 25	6	60.00	27,000	27,000	0.4%																			
6.330	4	4	Each	Light Poles and Fixtures	2030	to 25	9	2,800.00	11,200	11,200	0.1%																			
6.340	1,175	1,175	Square Feet	Pool Finales, Paved	2029	to 12	8	13.00	15,300	15,300	0.4%																			
6.341	220	220	Linear Feet	Pool Finales, Tile	2029	to 25	6	36.00	7,920	7,920	0.1%																			
6.345	2	2	Each	Rest Rooms, Renovations	2029	to 25	6	6,500.00	13,000	13,000	0.1%																			

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
Reunion East and West
Community Development District
Reunion, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

	FY2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Reserves at Beginning of Year	4,521,389	4,584,494	4,947,584	5,294,175	5,367,145	5,724,432	5,094,341	4,710,445	4,019,606	3,062,621	2,236,522	2,478,435	2,753,842	2,836,947	3,033,341	2,661,035
Total Recommended Reserve Contributions	0	525,000	535,500	546,200	557,100	568,200	579,600	591,200	603,000	615,100	627,400	639,900	652,700	665,800	679,100	692,700
Estimated Interest Earned, During Year	30,965	42,702	45,881	47,761	49,688	48,466	43,924	39,109	34,726	23,739	21,122	23,440	25,055	26,307	25,510	23,338
Anticipated Expenditures, By Year	(67,860)	(204,612)	(234,790)	(520,991)	(249,501)	(1,246,757)	(1,007,420)	(1,321,246)	(1,591,711)	(1,464,838)	(406,609)	(381,933)	(592,650)	(497,713)	(1,076,916)	(828,606)
Anticipated Reserves at Year End	\$4,584,494	\$5,294,175	\$5,367,145	\$5,724,432	\$5,094,341	\$4,710,445	\$4,019,506	\$3,062,621	\$2,236,522	\$2,478,435	\$2,753,842	\$2,836,947	\$3,033,341	\$2,861,035	\$2,548,467	

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Reserves at Beginning of Year	2,548,467	2,182,609	2,712,681	2,949,946	3,049,203	3,110,797	3,580,972	3,778,337	4,089,400	4,426,603	3,849,658	3,025,602	2,444,366	1,294,841	519,597
Total Recommended Reserve Contributions	706,600	720,700	735,100	749,800	764,800	780,100	795,700	811,600	827,800	844,400	861,300	878,500	896,100	914,000	932,300
Estimated Interest Earned, During Year	21,194	21,930	25,368	26,875	27,586	29,978	32,968	35,246	38,150	37,072	30,796	24,505	16,751	8,128	5,226
Anticipated Expenditures, By Year	(1,093,652)	(212,558)	(523,203)	(677,418)	(730,802)	(339,963)	(631,243)	(635,783)	(528,747)	(1,459,417)	(1,715,152)	(1,464,241)	(2,062,376)	(1,697,372)	(810,089)
Anticipated Reserves at Year End	\$2,182,609	\$2,712,681	\$2,949,946	\$3,049,203	\$3,110,797	\$3,580,912	\$3,778,337	\$4,089,400	\$4,426,603	\$3,849,658	\$3,025,602	\$2,444,366	\$1,294,841	\$519,597	\$647,034

Explanatory Notes:

- 1) Year 2021 ending reserves are as of December 31, 2020. FY2021 starts October 1, 2020 and ends September 30, 2021.
- 2) Reserve Contributions for 2021 are deposited; 2022 is the first year of recommended contributions.
- 3) 0.5% is the estimated annual rate of return on invested reserves; 2021 is a partial year of interest earned.
- 4) Accumulated year 2051 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

FIVE-YEAR OUTLOOK

Reunion East and West Community Development District Reunion, Florida

Line Item	Reserve Component Inventory	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
Exterior Building Elements							
1.280	Roof Assemblies, Asphalt Shingles, Gate Houses			21,068			
1.282	Roof Assemblies, Asphalt Shingles, Pool Houses, Phased		15,606		20,296		
1.283	Roof Assemblies, Asphalt Shingles, Seven Eagles Pool Pavilion (Incl. Flat, Pump House)				137,957		
1.284	Roof Assemblies, Asphalt Shingles, Stable					37,885	
Interior Building Elements							
<i>Heritage Center</i>							
2.200	Floor Coverings, Carpet			23,721			
2.400	Floor Coverings, Wood Laminate				10,485		
2.518	Kitchen, Equipment, Partial Replacements				41,918		
2.565	Lighting System					32,473	
2.605	Rest Rooms, Renovation						57,412
2.616	Wall Coverings, Main Room					13,855	
<i>Seven Eagles Pool Pavilion</i>							
2.705	Exercise Equipment, Cardiovascular		49,980				
2.905	Rest Rooms, Renovation						51,892
Building Services Elements							
3.060	HVAC Equipment, Heritage Center				48,899		
3.061	HVAC Equipment, Seven Eagles Pool Pavilion		37,740				
Property Site Elements							
4.020	Asphalt Pavement, Patch, Phased		32,130	32,773	33,428	34,097	34,779
4.040	Asphalt Pavement, Mill and Overlay, Original, Phased						705,463
4.100	Catch Basins, Inspections and Capital Repairs, Phased						56,860
4.110	Concrete Curbs and Gutters, Partial						66,024
4.140	Concrete Sidewalks, Partial		48,960		50,938		52,996
4.310	Gate Entry System, Phased			33,813			35,883
4.320	Gate Operators, Phased		20,196	20,600	21,012	21,432	21,861
4.621	Pavers, Masonry, Vehicular, Phased				96,216		100,103
4.800	Signage, Renovation, Monuments (2021 is Remaining Expense)	5,000					
4.809	Signage, Replacement, Radar Speed					64,946	
4.810	Signage, Replacement, Street and Traffic, Phased				53,080		

FIVE-YEAR OUTLOOK

Reunion East and West Community Development District Reunion, Florida

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

4. RESERVE COMPONENT DETAIL

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

Exterior Building Elements



Heritage Center



Stable building



Seven Eagles Pool Pavilion



Main gate house



Newest gate house



Typical pool house (Homestead)



The Terraces pool house

Roof Assemblies, Asphalt Shingles

Line Items: 1.280 through 1.284

Quantity and History:

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

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

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



Granular loss at shingles at main gate house



Shingle deterioration at Heritage B pool house



Shingle lift at Seven Eagles

Useful Life: 12- to 18-years

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



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

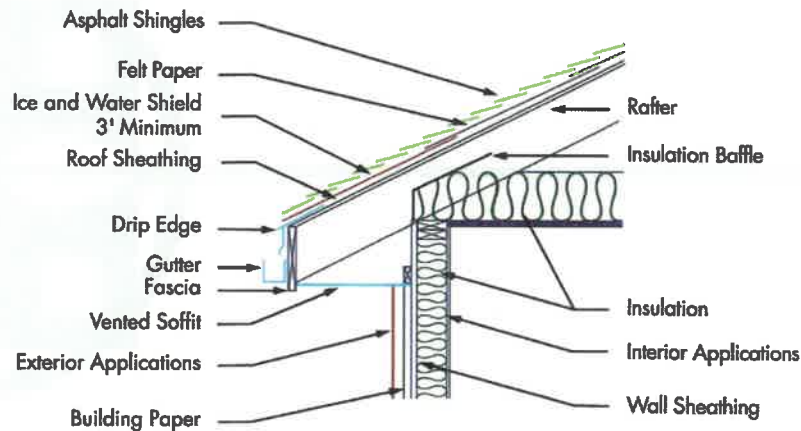
The vents should be clear of debris and not blocked from above by attic insulation. If the soffit vents are blocked from above, installation of polystyrene vent spaces or baffles between the roof joists at these locations can ensure proper ventilation.

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

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

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

ROOF SCHEMATIC



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

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

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

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

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

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

Roof Assembly, Metal

Line Item: 1.460

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

History: Original to 2015

Condition: Good overall



Standing seam metal roofing

Useful Life: Up to 30 years

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

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

- Periodic cleaning at areas with organic growth

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

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

Stable, Renovation

Line Item: 1.515

Quantity: Components include:

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

History: Original

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



Stable

Useful Life: Renovation every 25 years

Priority/Criticality: Per Board discretion

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

Walls, Siding, Fiber Cement

Line Item: 1.845

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

History: Original to approximately 2005

Condition: Good overall



Fiber cement siding at Carriage Point pool house



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

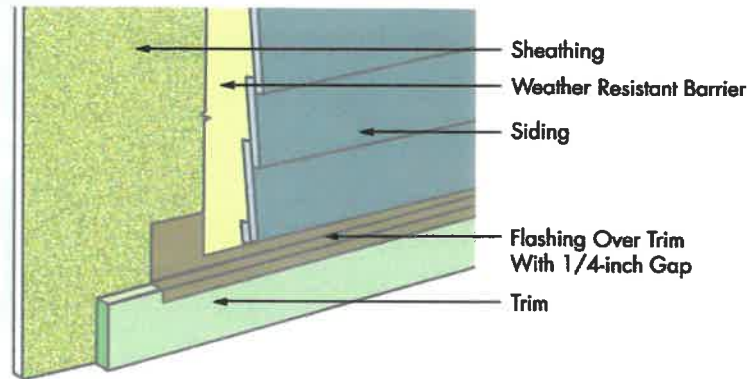
Useful Life: With the benefit of periodic maintenance, applications of this type of material can have a useful life of up to 50 years. This useful life is based on a high grade pre-finish applied in the factory. This useful life is also dependent upon periodic paint applications and partial replacements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

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

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

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

FIBER CEMENT SIDING DETAIL



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

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

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

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

Walls, Stucco, Heritage Center

Line Item: 1.880

History: Painted in 2020

Condition: Good overall

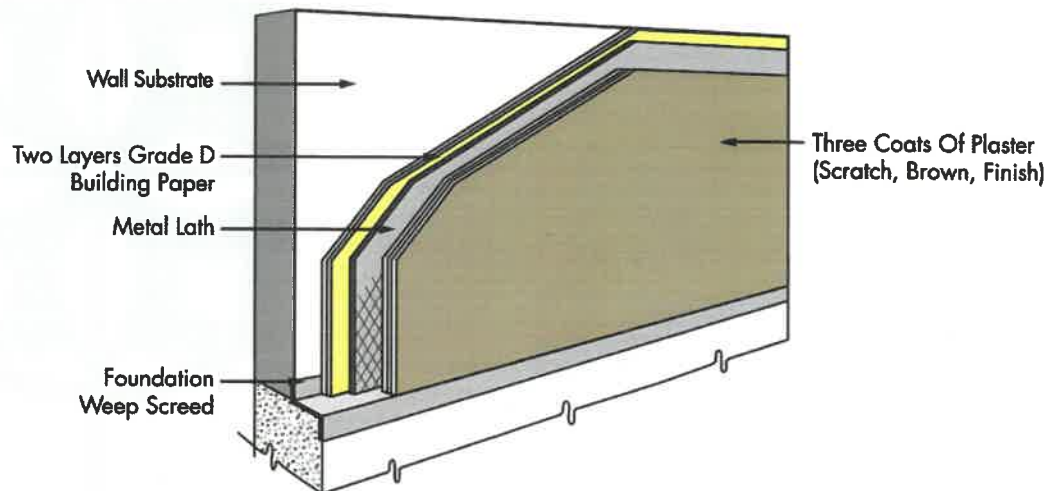


Heritage Center exterior

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

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

STUCCO DETAIL



© Reserve Advisors

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

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

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

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

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

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

Line Item: 1.980

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

History: Original from 2001 to 2005

Condition: Good overall



Aluminum frame window and door at Seven Eagles

Useful Life: Up to 40 years

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

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

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

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

Interior Building Elements

Heritage Center



Heritage Center



Heritage Center

Ceilings, Acoustical Tiles, Grid and Lighting

Line Item: 2.060

Quantity: 5,800 square feet

History: Original

Condition: Good overall



Acoustical ceiling tiles

Useful Life: Up to 30 years

Priority/Criticality: Per Board discretion

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

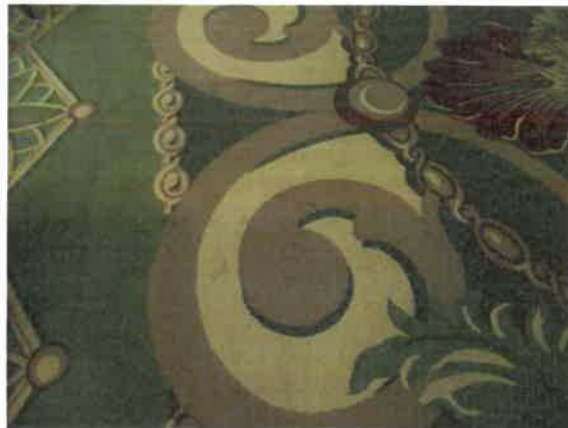
Floor Coverings, Carpet

Line Item: 2.200

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

History: Original

Condition: Fair overall with stains evident



Minor stains at carpet

Useful Life: 8- to 12-years

Priority/Criticality: Per Board discretion

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

Floor Coverings, Wood Laminate

Line Item: 2.400

Quantity: 130 square yards

History: Original

Condition: Good overall



Minor deterioration at wood laminate floor

Useful Life: 18- to 25-years

Priority/Criticality: Per Board discretion

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

Kitchen, Equipment

Line Item: 2.518

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

- Coffee brewer
- Dishwasher
- Ice machine

- Refrigerators

History: Primarily original

Condition: Reported satisfactory overall



Kitchen equipment

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

Priority/Criticality: Per Board discretion

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

Light Fixtures

Line Item: 2.560

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

History: Original

Condition: Reported satisfactory

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

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

Lighting System

Line Item: 2.565

History: Likely original

Condition: Reported satisfactory



Dimmer controls

Useful Life: Up to 20 years

Priority/Criticality: Per Board discretion

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

Rest Rooms

Line Item: 2.605

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

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

History: Components are primarily original

Condition: Good overall



Rest room

Useful Life: Renovation up to every 25 years

Priority/Criticality: Per Board discretion

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

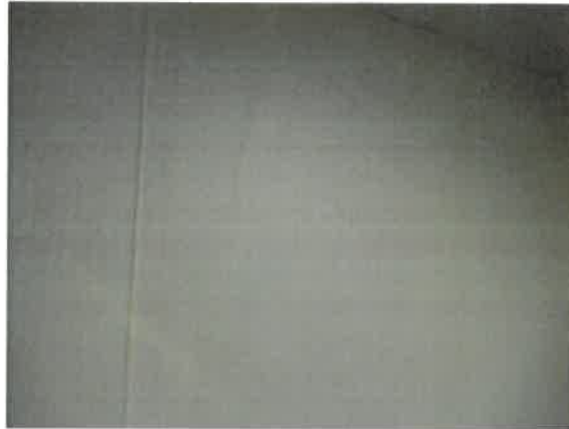
Wall Coverings

Line Item: 2.615 and 2.616

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

History: Original

Condition: Good overall



Plastic wall covering at kitchen

Useful Life: Up to 20 years

Priority/Criticality: Per Board discretion

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

Wall Partitions

Line Item: 2.625

Quantity: Approximately 3,750 square feet

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

Condition: Good overall



Partition

Useful Life: Up to 20 years

Priority/Criticality: Per Board discretion

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

Seven Eagles Pool Pavilion

Exercise Equipment

Line Items: 2.705 and 2.715

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

- Ellipticals
- Stationary cycles
- Treadmills

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

- Benches
- Dumbbells
- Weight training

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

Conditions: Reported satisfactory overall



Exercise equipment

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

Priority/Criticality: Per Board discretion

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

Exercise Room

Line Item: 2.730

Quantity: The exercise room components include:

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

History: Unknown age

Condition: Good overall



Flooring

Useful Life: Renovation up to every 15 years

Priority/Criticality: Per Board discretion

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

Floor Coverings, Pavers

Line Item: 2.805

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



History: Original

Condition: Good overall

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

Priority/Criticality: Per Board discretion

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

Miscellaneous Rooms

Line Item: 2.855

Quantity: Components include:

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

History: Components likely vary in age

Condition: Good to fair overall



Game room

Useful Life: Renovation up every 15 years

Priority/Criticality: Per Board discretion

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

Rest Rooms

Line Item: 2.905

Quantity: Two common. The rest room components include:

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

History: Components are primarily original

Condition: Good to fair overall



Rest room

Useful Life: Renovation up to every 25 years

Priority/Criticality: Per Board discretion

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

Building Services Elements

HVAC Equipment

Line Items: 3.060 and 3.061

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

History: Reported primarily original

Condition: Reported satisfactory without operational deficiencies



Useful Life: 15- to 20-years

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

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

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

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

Property Site Elements

Asphalt Pavement, Patch

Line Item: 4.020

Quantity: Approximately 315,000 square yards total

History: Original

Condition: Good overall

Useful Life: Three- to five-years

Priority/Criticality: Per Board discretion

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

Asphalt Pavement, Repaving

Line Items: 4.040 and 4.041

Quantity and History:

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

Condition: Good overall with isolated cracks and deterioration evident



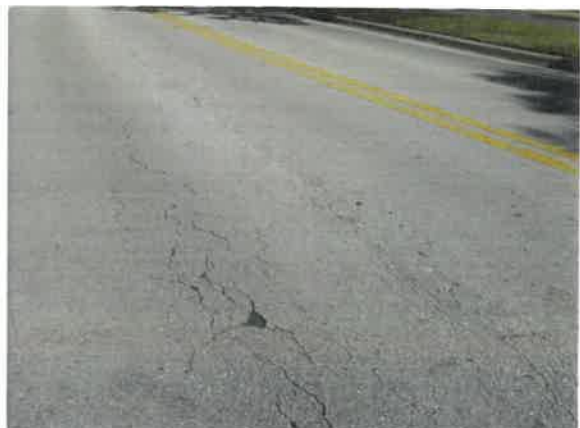
Asphalt pavement street at Heritage Crossing



Fairview Circle



Reunion Boulevard



Cracks and deterioration at Reunion Boulevard



Excitement Drive



Minor cracks at Excitement Drive



Minor cracks at Assembly Court



Example of minor damage



Newer street at Encore phase

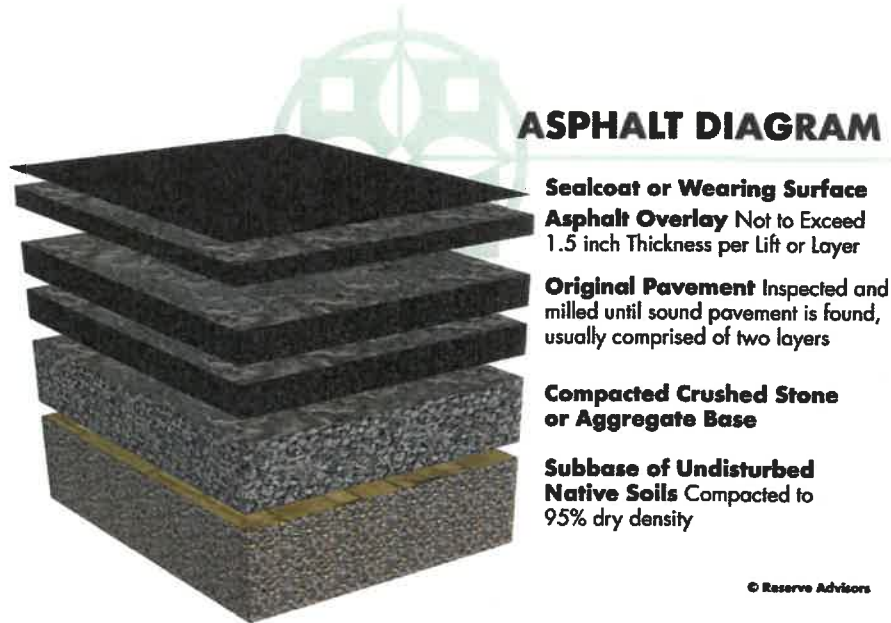


Newer street at Encore phase

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

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

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



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

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

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

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

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

Bocce Ball Courts, Renovation

Line Item: 4.090

Quantity: Two bocce ball courts

History: Installed from approximately 2017 to 2018

Condition: Good overall



Bocce ball courts

Useful Life: 10- to 15-years

Priority/Criticality: Per Board discretion

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

Catch Basins

Line Item: 4.100

History: Original

Condition: Good overall



Catch basin

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

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

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

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

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

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

Concrete Curbs and Gutters

Line Item: 4.110

Quantity: Approximately 230,000 linear feet

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



Minor concrete crack at curb and gutter



Isolated damage



Settlement at curb and gutter

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

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

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

Priority/Criticality: Per Board discretion

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

Concrete Sidewalks

Line Item: 4.140

Quantity: Approximately 600,000 square feet

Condition: Good overall with isolated cracks and deterioration evident



Concrete sidewalk cracks and damage



Sidewalk cracks near Tradition Boulevard gate house



Multiple concrete sidewalk cracks near 1420 Reunion Boulevard

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

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

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

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

Priority/Criticality: Per Board discretion

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

Fences, Aluminum

Line Items: 4.200 and 4.201

Quantity and History:

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

Condition: Good overall with isolated damage evident



Aluminum fence at dog park



Perimeter fence at Encore phase



Isolated loose picket at Encore phase

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

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

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

Priority/Criticality: Per Board discretion

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

Fence, Chain Link and Wire, Bridges

Line Item: 4.220

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

History: Original

Condition: Good overall



Fencing at Gathering Drive bridge

Useful Life: Up to 30 years

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

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

Priority/Criticality: Per Board discretion

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

Gate Entry System

Line Item: 4.310

Quantity: Components include:

- Cameras
- Card readers
- Intercoms
- Tag readers

History: Components vary in age

Condition: Reported satisfactory



Main gate entry components



Gate entry components

Useful Life: 10- to 15-years

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

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

Priority/Criticality: Per Board discretion

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

Gates and Operators

Line Items: 4.320 and 4.330

Quantity:

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

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

Condition: Condition varies



Gate arms and operators



Gate arms and bi-parting gates

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

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

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

Priority/Criticality: Not recommended to defer

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

Pavers, Masonry

Line Items: 4.620 and 4.621

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

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

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



Masonry pavers at Seven Eagles park



Minor settlement

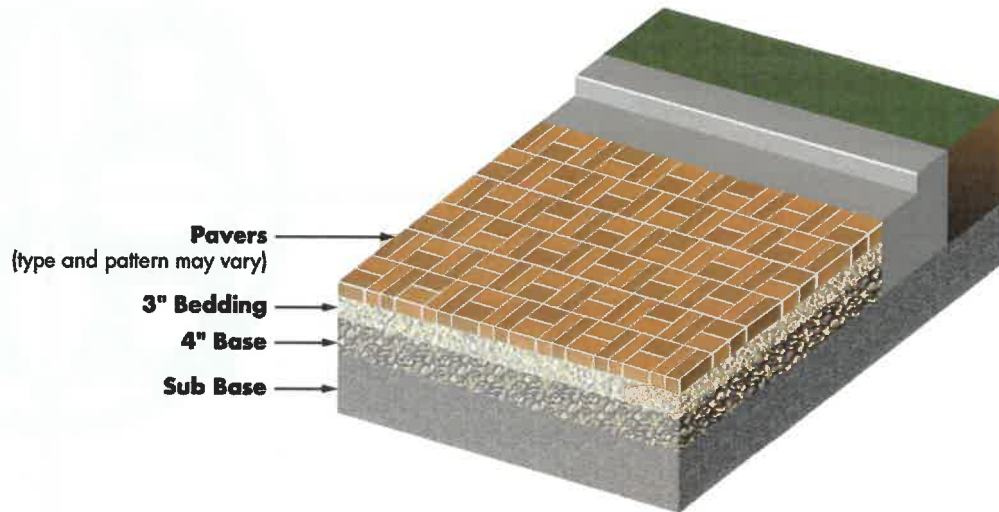


Vehicular pavers

Useful Life: Up to 25 years

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

MASONRY PAVER DIAGRAM



© Reserve Advisors

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

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

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

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

Playground Equipment

Line Item: 4.660

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

- Playset
- Surface, wood chips

- Border, plastic
- Benches
- Trash receptacles

History: Installed in 2020

Condition: Good overall



Playground equipment

Useful Life: 15- to 20-years

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

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

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

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

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

Retaining Walls, Masonry

Line Item: 4.740

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

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

Condition: Good overall



Masonry retaining wall along Reunion Boulevard, note – extensive quantity



Retaining wall near The Terraces



Water stains



Retaining wall at Encore phase detention basin

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

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

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

Signage, Renovation

Line Item: 4.800

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

- Light fixtures
- Letters
- Masonry, brick
- Stucco

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

Condition: Good overall



Reunion West subdivision monument



Minor efflorescence



Entrance monument at Encore phase

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

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

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

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

Priority/Criticality: Per Board discretion

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

Signage, Replacement

Line Item: 4.809 and 4.810

Quantity and History:

- Radar Speed – Approximately 10 each, installed recently

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

Condition: Good overall with minor finish deterioration at poles



Radar speed sign



Street sign

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

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

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

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

Priority/Criticality: Per Board discretion

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

Pool Elements



Heritage A



Heritage A



Heritage B



Carriage Point



Homestead



Homestead



Seven Eagles



Seven Eagles



The Terraces



Fountain at The Terraces

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

Arbors, Wood

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

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

Condition: Good overall



Typical wood arbor



Arbor at The Terraces

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

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

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

Priority/Criticality: Per Board discretion

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

Decks, Pavers

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

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

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



Minor paver lift at Heritage B



Cracked pavers at Carriage Point



Isolated settlement at Homestead



Isolated cracks at Seven Eagles



Spalls and minor settlement at Seven Eagles



Pavers at The Terraces

Useful Life: 25- to 30-years

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

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

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

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

Fences, Aluminum

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

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

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



Typical aluminum fence, note fade



Aluminum fence



Leaning/loose section at Seven Eagles



Bent picket at Seven Eagles

Useful Life: Up to 25 years

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

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

Priority/Criticality: Not recommended to defer

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

Furniture

Line Item: 6.125

Quantity: The pool furniture includes the following:

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

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

Condition: Good overall



Furniture



Furniture

Useful Life: Up to 12 years

Priority/Criticality: Per Board discretion

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

Light Poles and Fixtures

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

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

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

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



Loose fixture at Heritage B



Light pole and fixtures at Seven Eagles



Bollard lights at The Terraces

Useful Life: Up to 25 years

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

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

Priority/Criticality: Per Board discretion

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

Mechanical Equipment

Line Item: 6.135

Quantity: The mechanical equipment includes the following:

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

History: Ages vary

Condition: Condition varies



Typical heaters



Rust at Carriage Point heater



Pool pump

Useful Life: Up to 15 years

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

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

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

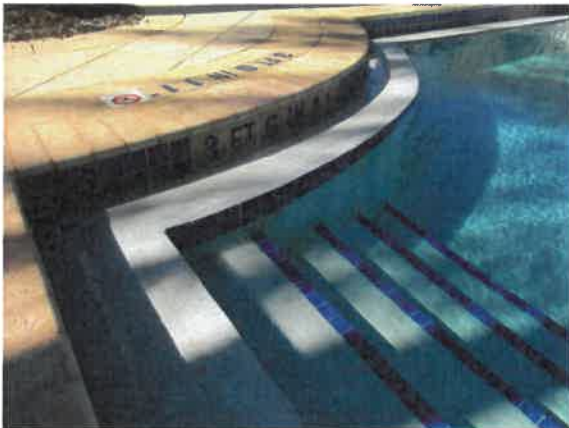
Pool Finishes, Plaster and Tile

Line Items: 6.800 and 6.801

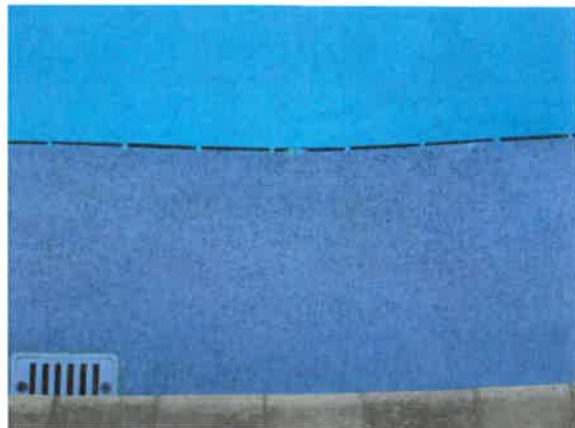
Location	Quantity (SF; LF)	Year(s) of Construction
Heritage A	1,800; 225	Within last three years
Heritage B	1,900; 210	Spa completed, main scheduled for 2021
Carriage Point	1,775; 220	Within last three years
Homestead	1,775; 280	Within last three years
Seven Eagles	3,150; 325	Within last three years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

In addition, the tile finishes are likely original.

Condition: Good overall



Finishes at Heritage A



Plaster at Carriage Point, note minor chipped tile



Finishes at Homestead



Finishes at The Terraces

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

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

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

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

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

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

Rest Rooms

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

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

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

History: Components are primarily original

Condition: Good to fair overall



Typical rest room



Rest room at The Terraces

Useful Life: Renovation up to every 25 years

Priority/Criticality: Per Board discretion

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

Security System

Line Item: 6.150

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



Useful Life: 10- to 15-years

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

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

Priority/Criticality: Per Board discretion

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

Reserve Study Update

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

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

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

5. METHODOLOGY

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

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

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

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

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

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

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

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



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

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

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

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



6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

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

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

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

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

TOTAL STAFF INVOLVEMENT

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

OUR GOAL

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

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

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

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

OLD TO NEW

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



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

CURRENT CLIENT SERVICES

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



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

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

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

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

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

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

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

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

PRIOR RELEVANT EXPERIENCE

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

EDUCATION

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

PROFESSIONAL AFFILIATIONS

Reserve Specialist (RS) – Community Associations Institute
Professional Engineer (P.E.) – Wisconsin, Arizona



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

CURRENT CLIENT SERVICES

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



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

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

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

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

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

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

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

PRIOR RELEVANT EXPERIENCE

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

EDUCATION

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

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

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

Reserve Specialist (RS) - Community Associations Institute

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



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

CURRENT CLIENT SERVICES

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



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

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

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

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

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

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

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

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

PRIOR RELEVANT EXPERIENCE

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

EDUCATION

West Virginia University - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Reserve Specialist (RS) - Community Associations Institute

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



RESOURCES

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

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

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

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

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

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

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



7. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



8. PROFESSIONAL SERVICE CONDITIONS

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

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

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

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

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

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

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

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

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

SECTION VII

SECTION A

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
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January 25, 2021

DIRECT DIAL: (407) 481-5872
JCARPENTER@LATHAMLUNA.COM

Via Email

Reunion Resort & Club of Orlando Master Association, Inc.
Artemis Lifestyle Services, Inc.
1631 E Vine St., Suite 300
Kissimmee, Florida 34744
Attention: Mr. David Burman

Re: Reunion East and West Community Development Districts
Possible Conveyance of CDD Roads

Dear Mr. Burman:

This letter is written to follow up after the meetings last week of the Reunion East Community Development District and Reunion West Community Development District (the "Districts"). As you know, the boards discussed the possibility of a conversion of the ownership of the roads that are currently owned and operated by the Districts as public roads, to a private property owners' association, such as the Reunion Resort & Club of Orlando Master Association, Inc. (the "Association").

The Districts' roads were constructed with tax exempt bond funds from several bond issues of the Districts. This poses a number of significant challenges to a transfer of the roads. The Districts had their staff perform an analysis of the ability for the tax-exempt bonds to be paid off in part, to allow for the conveyance of the roads to a private entity. Bond counsel for the Districts prepared a short memorandum discussing the process, a copy of which is attached. As discussed in the last meeting, the payoff of a certain amount of the tax-exempt bonds (which is done through a pre-payment of assessments and redemption of bonds), is possible. After the bonds are pre-paid, a conveyance of the roads could be made to the Association.

However, there are several legal and practical constraints related to such a prepayment scenario. For example, first, the actual amount of bond proceeds spent to construct the roads would have to be calculated through a detailed review of all requisitions of bond funds for both Districts, and for all the various bond issues dating back to 2005. Following that, a calculation of the ratio of bond debt that remains outstanding, to the total cost of the roads would have to be calculated. That would provide the amount of tax-exempt bonds that would have to be redeemed for the

Districts to be able to convey the roads. The next and more difficult calculation is that residents' assessments would have to be pre-paid in amounts sufficient to pay off the bonds. Since assessments have been levied on properties both in Reunion East and Reunion West at different times depending on the dates of the bond issue, calculating the prepayment for each landowner, and adjusting the prepayment to match the amounts needed to be prepaid will be a difficult task.

The Districts wanted to provide you with this information to advise you that the roads could be conveyed to the property owners' association, if the various legal, tax and accounting steps can be satisfactorily undertaken. The Districts would now like to know if the Association is interested in pursuing this further. If so, then the Districts believe a joint analysis (among the Districts and the Association) of the "pros and cons" of such a transfer, and a detailed conversation of the necessary steps and costs, should be planned.

If you have any questions, please feel free to reach out to the Districts' manager or the chair of either District.

Best regards,

/s/ Jan A. Carpenter

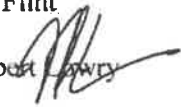
Jan A. Carpenter
Counsel for the Districts

Enclosure

cc: George Flint/Tricia Adams - GMS

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

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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.

**SUMMARY OF REUNION EAST CDD AND REUNION WEST CDD FUNDS DIRECTED TO ROAD COSTS
 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
2003	\$2,049,371	Based on Cost To Complete
Deduct Estimated Value of CR 532 Widening (County Road)	(\$6,000,000)	
Total CDD Roads (Nonqualified)	\$12,353,209	

REUNION WEST CDD	ROAD COSTS	NOTES:
2004 Bond	\$17,722,742	Feb 28, 2009 Update
K-Hills (Reunion West)	\$3,690,000	Jan 21, 2016 Report
Reunion West Phase 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
Reunion 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, 2019 Report
17th and 18th Fairways Phase 3	\$595,950	January 10, 2019 Report
Reunion West Phase 4 - Khills Expansion Area	\$989,039	January 10, 2019 Report
Total CDD Roads (Nonqualified)	\$31,381,604	

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

Vanessa Albert Lowry Additional Notes:

1. All of the privatization of CDD roads will result in nonqualified bonds that will need to be requalified
2. How many bonds of each outstanding issue will be determined by looking into which issue first matures
3. Then a prorata reduction of the nonqualified 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 by issue

INSTRUCTION

VAL Notes:

complete Report Jan 31, 2010
complete Report Jan 31, 2010

- 1. We will need to make specific ;
- 2. Blending of 2002,2005 Bonds a
- 3. Out of \$8,638,293.96
Privatization of Reunion East Roa

- 4. 2002 and 2005 Bonds have adc
- 5. And the I-4 overpass costs mus
- 6. The nonqualified bond amount

e to Table III.2

2015 Bonds and 2004-1 Bonds aff

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:eport
:eport

Per 2004-1 Tax Certificate :

TOTAL
\$4,156,682
\$11,035,324
\$15,192,006

deemed or defeased.
financed which costs.
tions.
turity or so that moreof the longer bonds of each issue are rede

allocations--are there draw records?

and the various reissued and refunded issues that resulted makes determining nonqualified bonds deposited to acquisition and Cap I for 2003 of which 5% is: **\$431,914.70**
Roads generates original nonqualified bonds for 2003 issue of: **\$1,617,456.30** (assuming no Co

Additional nonqualified costs

to be added to nonqualified costs/allocated

which will be reduced prorata to the extent bonds have been redeemed/matured to date

allocated prorata

1. Net spendable Proceeds of 2004 Bonds were: **\$55,665,424.88** (of which 5% is \$2,783,272.14)
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: #####**
5. If the \$2,100,000 for I-4 overpass added: **#####**
6. If half the Bonds have been redeemed/matured then the nonqualified bonds outstanding will be

redeemed

amounts by difficult to calculate absent more information.

county road costs allocated to 2003)

,783,271.25).

\$

be half as much.

SECTION B



**Reunion West Community Development District
Parcel Development Feedback Survey Report
March 2021**

**Prepared for the Board of Supervisors
Reunion West Community Development District**

**Tricia L. Adams, District Manager
Governmental Management Services – CFL, LLC**



**219 E Livingston St.
Orlando, FL 32801
407.841.5524 ext. 138
tadams@gmscfl.com**

Introduction

This report is based on data collected from the January 2021 Parcel Development Feedback Survey. The survey was administered electronically via the Reunion Master Association electronic mail distribution system. Stakeholders ranked their level of interest in the potential addition of certain recreational amenities and had an opportunity to provide qualitative feedback on parcel development. The survey results offer a picture of what stakeholders perceive would be desirable enhancements. The data collected can be useful to aid the Reunion West Community Development District Board of Supervisors in consideration of parcel development.

This report is organized into the following sections: an executive summary, detailed findings with charts, and a sample of the survey.

Executive Summary

Established October 3, 2001, Reunion West Community Development District (RWCDD), which encompasses approximately 930 acres, is a local unit of special purpose government created and governed by the Uniform Community Development District Act, Chapter 190, Florida Statutes. The Reunion Resort community is split into two sections for CDD purposes: Reunion East and Reunion West CDDs. Even though the community is split into two Districts, certain assets and amenities are accessible and maintained by both Districts in accordance with the Interlocal Agreement between the Districts. Currently, RWCDD owns and maintains roads, stormwater management systems, and security gates. Reunion East CDD (RECDD) owns and maintains roads, stormwater management systems, security gates and certain recreational facilities such as Heritage Crossings Community Center, Seven Eagles Center, parks and fountains, pools and spas, dog park and playground.

RWCDD Board of Supervisors directed District Management staff to develop and administer an electronic feedback survey. The purpose of the survey is to determine the level of interest in development of certain parcels for the purpose of recreational facilities or other community uses. Stakeholders with an active electronic mail account through the Reunion Master Association received an electronic copy of the survey for January 14 and 15, 2021. There are about 1,550 electronic mail accounts associated with the Master Association and the content was also provided to two additional property management associations that manage independent electronic mail distribution for certain Reunion neighborhoods. All surveys were requested to be returned by January 29, 2021. In total, 919 responses were completed and returned to the Reunion West Community Development District. Included in the total responses, District Management staff received electronic mail correspondence from two additional landowner/landowner representatives.

Overall results show responders prefer a Barbeque and Picnic Area, Outdoor Fitness Stations, or Playground as a new amenity at Parcel #1. For Parcel #2, responders prefer to have a Playground or for the area to remain As-Is/Green Space. There was agreement that responders prefer not to Parcel #1 dedicated to Additional Parking.

Sample

The sample consisted of 919 survey responses from stakeholders who provided feedback about proposed improvements for two parcels at RWCDD. Surveys were collected for about a two-week period with no incentive given.

2021 Parcel Development Feedback Survey Report

Due to survey instrument constraints, the survey was split into two separate surveys when administered via electronic mail: Parcel #1 at Grand Traverse Parkway and Parcel #2 at Grand Traverse Parkway and Valhalla. Another electronic survey constraint was that five responses must be offered rather than the three proposed in the original survey instrument attached to this report. Overall, there were 369 survey responses for Parcel #1 and 294 survey responses for Parcel #2. Those who received the electronic mail were offered an opportunity to contact District Management staff with additional questions or information. As a result, there were two landowners/landowner representatives that provided additional survey input to District Management staff. Mr. Dowling represented 15 properties with input for Parcel #1 and Wyndham Vacation Owners represented 241 properties with input for Parcel #1 and Parcel #2.

PARCEL #1: the first area is an approximate 1-acre parcel of land on Grand Traverse Parkway. The area is currently open space abutting a conservation area and surrounded by private residential lots. *Please see map image with area outlined in red and marked as Tract R-1.*



RWCCD Parcel on Grand Traverse

PARCEL #1

PARCEL #2: The second area is an approximate 1/3-acre parcel that includes a Mail Kiosk in the vicinity of Grand Traverse Parkway and Valhalla Terrace. The area is surrounded by private residential lots. Additional Mail Kiosk parking was recently added to this area. *Please see map image with area outlined in red and marked as O-4.*



RWCDD Parcel on Grand Traverse/Valhalla

PARCEL #2

The results are reported as a simple reflection of the total number of responses which have been broken down to very interested, somewhat interested, or not interested. This section also includes a brief analysis, charts, and summaries of comments for key areas of stakeholder interest.

2021 Detailed Findings

Survey Results Including Additional Electronic Mail Responses

Interest in Covered Picnic Shelter & Barbeque Area at Parcel #1

326 Very Interested 74 Somewhat Interested 207 Not Interested

Interest in Dog Park at Parcel #1

75 Very Interested 63 Somewhat Interested 228 Not Interested

Interest in Playground at Parcel #1

137 Very Interested 97 Somewhat Interested 135 Not Interested

Interest in Pollinator Garden at Parcel #1

111 Very Interested 94 Somewhat Interested 162 Not Interested

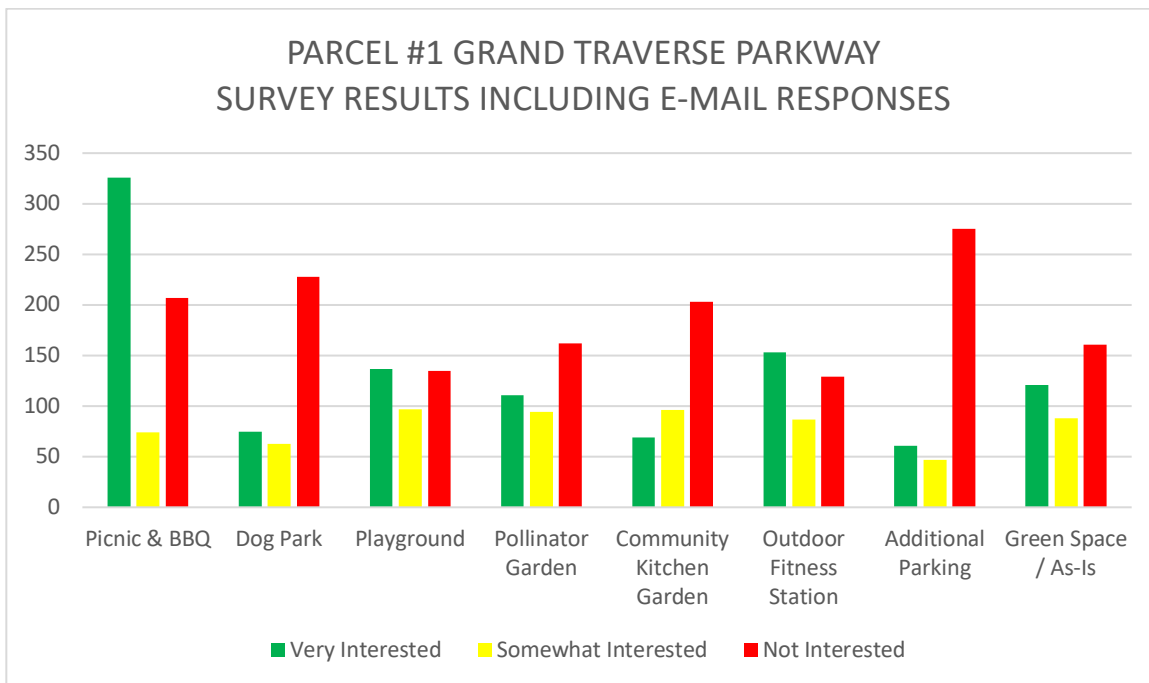
2021 Parcel Development Feedback Survey Report

Interest in Community Kitchen Garden at Parcel #1
 69 Very Interested 96 Somewhat Interested 203 Not Interested

Interest in Outdoor Fitness Stations at Parcel #1
 153 Very Interested 87 Somewhat Interested 129 Not Interested

Interest in Additional Vehicle Parking at Parcel #1
 61 Very Interested 47 Somewhat Interested 275 Not Interested

Interest in Retaining Green/Open Space at Parcel #2 and Leave Parcel As-Is
 121 Very Interested 88 Somewhat Interested 161 Not Interested



In reviewing total responses, the most interest was in a Picnic and Barbeque area, followed by Outdoor Fitness Stations, and Playground. There was not interest in Additional Parking, a Dog Park, or a Kitchen Garden. There is an overall lack of agreement regarding the development of any certain amenity. There is agreement that Additional Parking is not desirable.

Survey Responses Only

Interest in Covered Picnic Shelter & Barbeque Area at Parcel #1
 85 Very Interested 74 Somewhat Interested 207 Not Interested

Interest in Dog Park at Parcel #1
 75 Very Interested 63 Somewhat Interested 228 Not Interested

Interest in Playground at Parcel #1
 137 Very Interested 97 Somewhat Interested 135 Not Interested

Interest in Pollinator Garden at Parcel #1
 111 Very Interested 94 Somewhat Interested 162 Not Interested

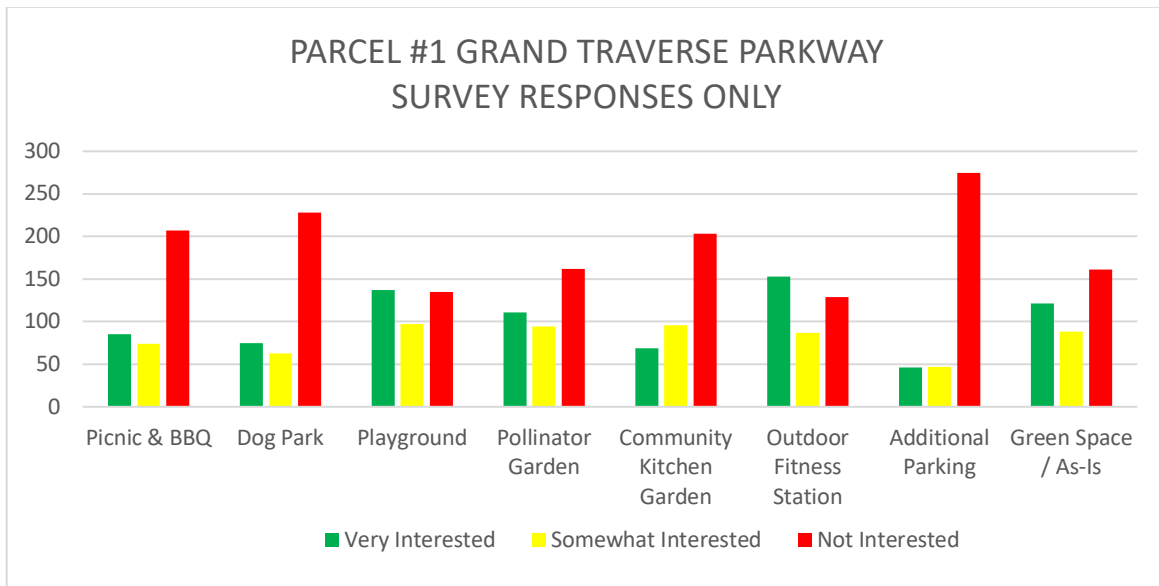
2021 Parcel Development Feedback Survey Report

Interest in Community Kitchen Garden at Parcel #1
 69 Very Interested 96 Somewhat Interested 203 Not Interested

Interest in Outdoor Fitness Stations at Parcel #1
 153 Very Interested 87 Somewhat Interested 129 Not Interested

Interest in Additional Vehicle Parking at Parcel #1
 46 Very Interested 47 Somewhat Interested 275 Not Interested

Interest in Retaining Green/Open Space at Parcel #2 and Leave Parcel As-Is
 121 Very Interested 88 Somewhat Interested 161 Not Interested



When the survey responses alone are reviewed, the preferred amenities to develop are Outdoor Fitness Stations and Playground for Parcel 1. There is strong agreement that there is not interest in Additional Parking. Qualitative feedback was provided by 30 survey responders and there was about five who commented on specific garden enhancements that would be desirable.

Survey Results Including Additional Electronic Mail Responses

Interest in Covered Picnic Shelter & Barbeque Area at Parcel #2
 51 Very Interested 62 Somewhat Interested 176 Not Interested

Interest in Dog Park at Parcel #2
 60 Very Interested 46 Somewhat Interested 183 Not Interested

Interest in Playground at Parcel #2
 372 Very Interested 65 Somewhat Interested 98 Not Interested

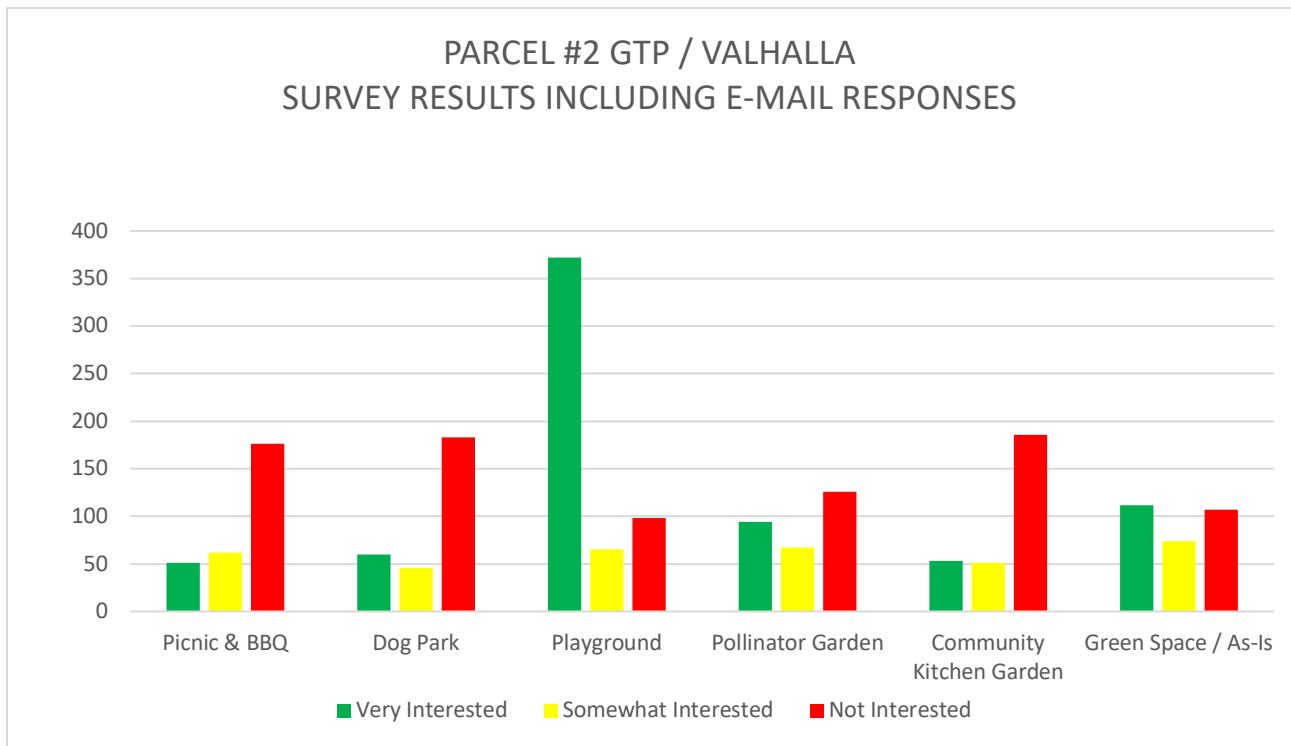
Interest in Pollinator Garden at Parcel #2
 94 Very Interested 67 Somewhat Interested 126 Not Interested

Interest in Community Kitchen Garden at Parcel #2

2021 Parcel Development Feedback Survey Report

53 Very Interested 51 Somewhat Interested 186 Not Interested

Interest in Retaining Green / Open Space at Parcel #2 and Leave Parcel As-Is
 112 Very Interested 74 Somewhat Interested 107 Not Interested



In reviewing all responses, the top amenity choice is Playground or to leave Parcel #2 as-is for Green Space.

Survey Responses Only

Interest in Covered Picnic Shelter & Barbeque Area at Parcel #2
 51 Very Interested 62 Somewhat Interested 176 Not Interested

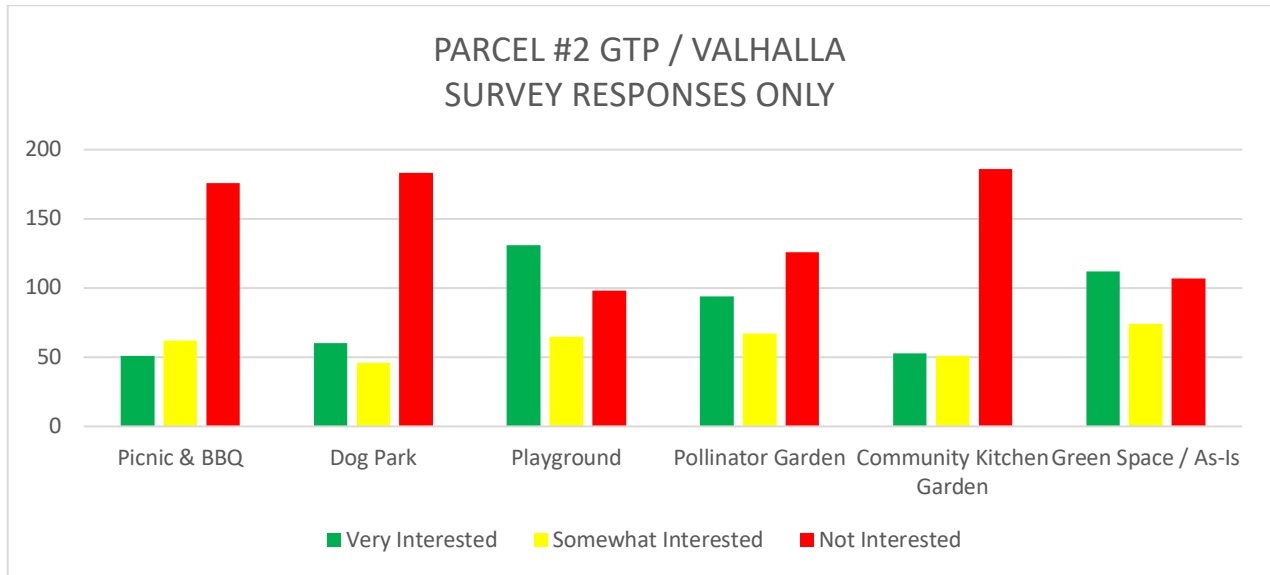
Interest in Dog Park at Parcel #2
 60 Very Interested 46 Somewhat Interested 183 Not Interested

Interest in Playground at Parcel #2
 131 Very Interested 65 Somewhat Interested 98 Not Interested

Interest in Pollinator Garden at Parcel #2
 94 Very Interested 67 Somewhat Interested 126 Not Interested

Interest in Community Kitchen Garden at Parcel #2
 53 Very Interested 51 Somewhat Interested 186 Not Interested

Interest in Retaining Green / Open Space at Parcel #2 and Leave Parcel As-Is
 112 Very Interested 74 Somewhat Interested 107 Not Interested



Even when reviewing survey responses only, the Playground remains the top choice for a new amenity at Reunion West. Survey results show residents prefer not to have Gardens, a Dog Park or Picnic and Barbeque area constructed. Qualitative feedback was provided by 60 responders. The top comments (11) were about Playground enhancements or asking for a Basketball area (7 comments).

Combined Results For Amenities Offered at Both Parcels Survey Results Including Additional Electronic Mail Responses

Interest in Covered Picnic Shelter & Barbeque Area
 377 Very Interested 136 Somewhat Interested 383 Not Interested

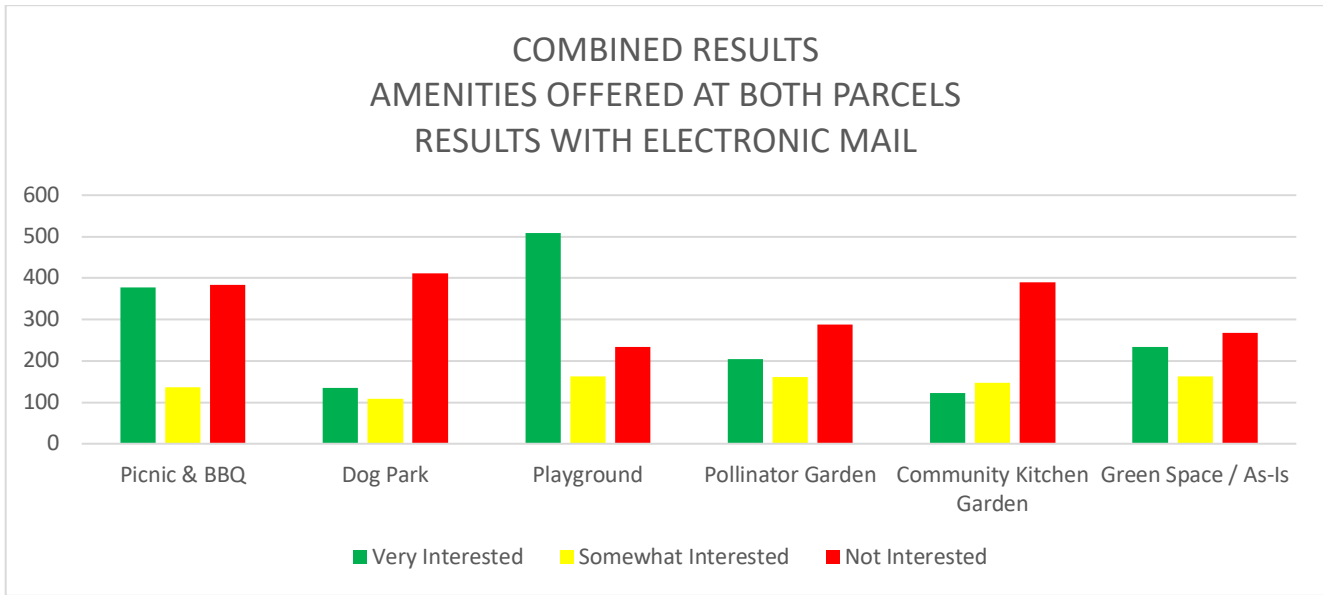
Interest in Dog Park
 135 Very Interested 109 Somewhat Interested 411 Not Interested

Interest in Playground
 509 Very Interested 162 Somewhat Interested 233 Not Interested

Interest in Pollinator Garden
 205 Very Interested 161 Somewhat Interested 288 Not Interested

Interest in Community Kitchen Garden
 122 Very Interested 147 Somewhat Interested 389 Not Interested

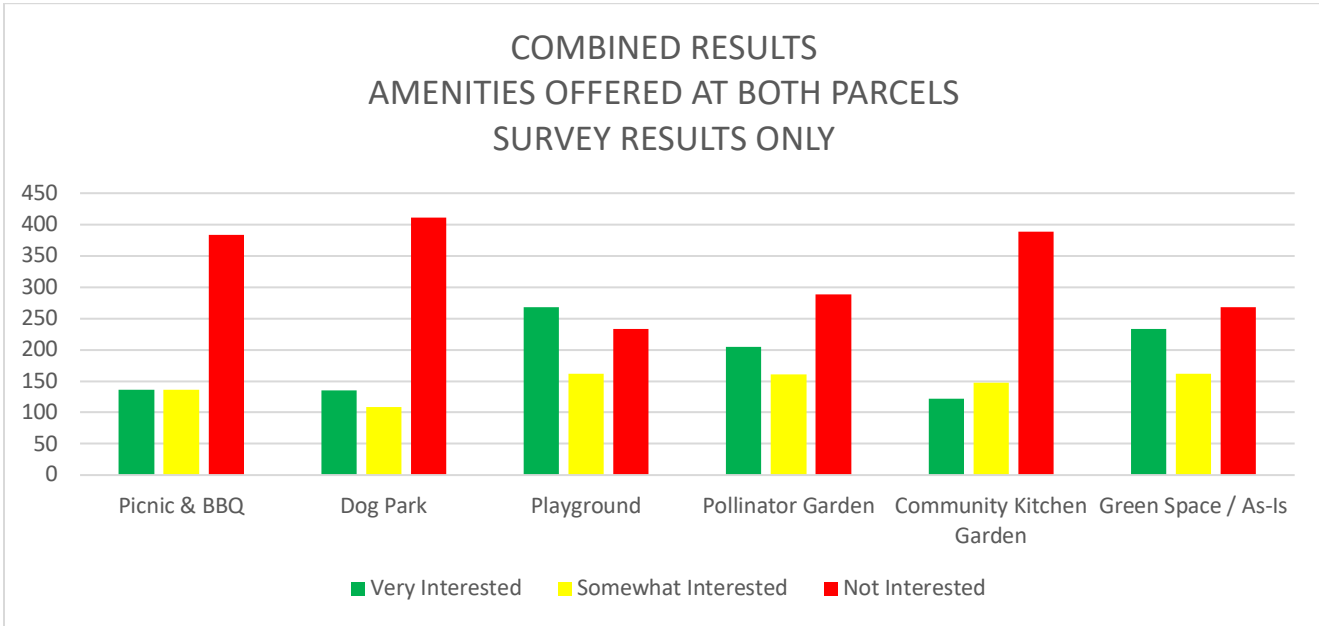
Interest in Retaining Green / Open Space and Leave Parcel As-Is
 233 Very Interested 162 Somewhat Interested 268 Not Interested



Certain amenities were considered for both parcels. Among those considerations, Playground and Picnic Barbecue area are top choices when all responses are considered. There is less interest in a Dog Park or Gardens.

Combined Results For Amenities Offered at Both Parcels Survey Results Only

Interest in Covered Picnic Shelter & Barbeque Area		
136 Very Interested	136 Somewhat Interested	383 Not Interested
Interest in Dog Park		
135 Very Interested	109 Somewhat Interested	411 Not Interested
Interest in Playground		
268 Very Interested	162 Somewhat Interested	233 Not Interested
Interest in Pollinator Garden		
205 Very Interested	161 Somewhat Interested	288 Not Interested
Interest in Community Garden		
122 Very Interested	147 Somewhat Interested	389 Not Interested
Interest in Retaining Green / Open Space and Leave Parcel As-Is		
233 Very Interested	162 Somewhat Interested	268 Not Interested



Survey results show top interest in a Playground among options offered for either parcel. Green Space is the next most attractive option. These results show less interest in a Dog Park, Gardens or Picnic and Barbeque area.

2021 Parcel Development Feedback Survey Report

Reunion East and Reunion West Community Development Districts

219 East Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 - Fax: 407-839-1526
ReunionEastCDD.com - ReunionWestCDD.com

January 2021 Amenity Development Resident Feedback Survey

Reunion East and Reunion West Community Development Districts (CDDs), local units of special purpose government, were established to provide services to the Reunion community. The Reunion community is split into two sections for CDD purposes. Even though the community is split into two CDDs, certain assets and amenities are accessible and maintained by both Districts in accordance with the Interlocal Agreement between the Districts. RECDD and RWCCD own and maintain roads, bridges, sidewalks, and certain amenities throughout the community. More information can be found at ReunionEastCDD.com and ReunionWestCDD.com websites.

**Reunion West Community Development Board of Supervisors is considering the best use for two land parcels.
Feedback from all homeowners and residents is requested.**

The Board is seeking community input to set a direction for amenity development in these areas. This survey is part of the process to ensure that the management team gathers the necessary input to develop a plan that is rooted in the needs of the community. The brief digital survey should take no more than 5 minutes to complete. Survey results will be reported to the Board of Supervisors at an upcoming meeting. Please complete the survey no later than January 29, 2021.

PARCEL #1: the first area is an approximate 1- acre parcel of land on Grand Traverse Parkway. The area is currently open space abutting a conservation area and surrounded by private residential lots. Please see map image on right with area outlined in red and marked as Tract R-1.



RWCCD Parcel on Grand Traverse

PARCEL #1

Please select only one answer for each potential land use:

Interest in Covered Picnic Shelter & Barbeque Area at Parcel #1

Very Interested Somewhat Interested Not Interested

Interest in Dog Park at Parcel #1

Very Interested Somewhat Interested Not Interested

Interest in Playground at Parcel #1

Very Interested Somewhat Interested Not Interested

Interest in Pollinator Garden at Parcel #1

Very Interested Somewhat Interested Not Interested

Interest in Community Kitchen Garden at Parcel #1

Very Interested Somewhat Interested Not Interested

Interest in Outdoor Fitness Stations at Parcel #1

Very Interested Somewhat Interested Not Interested

Interest in Additional Vehicle Parking at Parcel #1

Very Interested Somewhat Interested Not Interested

2021 Parcel Development Feedback Survey Report

Other Interest for Amenity Development on this Parcel (please use the space to provide your preferred land use for Parcel #1).

Interest in Retaining Green / Open Space at Parcel #1 and Leave Parcel As-Is
 Very Interested Somewhat Interested Not Interested



RWCCD Parcel on Grand Traverse/Valhalla



PARCEL #2

PARCEL #2: The second area is an approximate 1/3-acre parcel that includes a Mail Kiosk in the vicinity of Grand Traverse Parkway and Valhalla Terrace. The area is surrounded by private residential lots. Additional Mail Kiosk parking was recently added to this area. *Please see attached map image on left with area outlined in red and marked as O-4.*

Please select only one answer for each potential land use:

Interest in Covered Picnic Shelter & Barbeque Area at Parcel #2
 Very Interested Somewhat Interested Not Interested

Interest in Dog Park at Parcel #2
 Very Interested Somewhat Interested Not Interested

Interest in Playground at Parcel #2
 Very Interested Somewhat Interested Not Interested

Interest in Pollinator Garden at Parcel #2
 Very Interested Somewhat Interested Not Interested

Interest in Community Kitchen Garden at Parcel #2
 Very Interested Somewhat Interested Not Interested

Other Interest for Amenity Development on this Parcel (please use the space to provide your preferred land use for Parcel #2).

Interest in Retaining Green / Open Space at Parcel #2 and Leave Parcel As-Is
 Very Interested Somewhat Interested Not Interested

Thank you for taking time to provide feedback regarding amenity development at Reunion West Community Development District. Please note that all improvements are subject to compliance with regulating authorities, funding availability, staff review, and Board of Supervisors approval.

If you would like more information about current Reunion East Community Development District and Reunion West Community Development District recreational facilities, please call us at 407-841-5524 extension 138 or visit our websites at ReunionEastCDD.com and ReunionWestCDD.com. If you have questions concerning the survey, please call Tricia Adams at 407-841-5524 extension 138 or via electronic mail at tadams@gmscfl.com.

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	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 2020 meeting. Engineer will be submitting plan for permitting. Construction bid documents pending. Coordination of power supply and communication systems pending.
3	5/14/20	Amenity Status During Covid-19	Adams/Caril	Phase 3 Ongoing	As of 10.03.2020 all amenities except water fountains open per Phase 3 Reopening Guidelines.
4	11/12/20	Seven Eagles Management Transition	Adams/Scheerer	In Process	Installation of an Access Card reader for the Fitness Center approved February 2021 is pending. Other transition still items in process: utility transfers / split, amenity policy update, rental fee update, evaluation of amenity designation, and miscellaneous administrative matters.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
5	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 started 01.07.2021 but is not yet fully completed due to Internet connectivity issues as of 03.04.2021. Other items noted on security assessment on hold until cameras are installed.
6	8/13/20	Entrance Monument at Spine Road	Scheerer/Goldstein	In Process	Proposal approved by BOS 02.11.2021 in production and installation date is scheduled mid-March.
7	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. Target issuance date March 2021. Construction easement between RECDD and Encore Reunion Village pending - delegated authority to Chairman to execute 01.14.2021.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
8	9/10/20	Secure Pool Access Gates	Scheerer	In Process	Operations staff is facilitating the installation of a new fence and entrance gate (currently in production) at Seven Eagles estimated to be completed by the end of March 2020.
9	11/12/20	Feasibility Report on Selling Roads to Private Entity	Carpenter	In Process	Bond Counsel provided a memorandum for BOS review 01.14.2021. Districts determining POAs interest in purchase.
10	12/10/20	Status of FDOT Inspections Davenport Creek Bridge	Boyd		At one time, the Davenport Creek Bridge was taken off the FDOT inspection list as it was not in use. It needs to be added back to the inspection list for Reunion Village access.
11	2/11/21	Develop Contact Sheet for RECDD	Adams	In Process	
12	2/11/21	New Bench	Scheerer	In Process	BOS approved purchase 02.11.2021 on order and should arrive by the end of April
13	1/14/21	Notify Owners on South Side of CR 532 RECDD Will Discontinue Maintenance	Adams	In Process	Agreement with OC being evaluated. Staff is developing process to notify owners, cap irrigation, and amend landscape maintenance agreement accordingly.
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 included in 03.11.2021 agenda for BOS review and input.

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
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	Completed	Report included in 03.11.2021 agenda for BOS review.
3	NA	Lighting Monuments	Scheerer	In Process	Lights installed at most monuments completed as of 10.08.20. Two locations pending completion - should be completed by end of March contingent on inspection.
4	12/10/20	Encore Transition at RWCDD	Adams / Scheerer	In Process	Landscape and Irrigation Maintenance agreement with Creative North approved 12.10.2020. Security Services Agreement approved 12.10.2020 and executed by POA 01.26.2021. Electric and water service transfer complete. Telephone / data utility is pending transfer. Property insurance has been procured. Certain Guard House maintenance items and a sidewalk review is in process.
5	2/11/21	Feasibility of Refinancing Series 2004-1 Special Assessment Bonds	Adams	In Process	Bonds restructured in 2012 and no call period extended to 2022; FMS Bonds reviewing opportunity for advance refund.
6	2/11/21	Parking Rules for Encore at RWCDD	Adams	In Process	BOS approved Rule Hearing 04.08.2021; Encore / RWCDD Parking Map being developed.

SECTION 2

Reunion West Community Development District

Summary of Check Register

February 1, 2021 to February 28, 2021

Fund	Date	Check No.'s	Amount
General Fund	2/5/21	1708	\$ 7,640.98
	2/10/21	1709-1712	\$ 18,185.87
	2/18/21	1713-1717	\$ 151,771.04
	2/24/21	1718	\$ 413.43
			\$ 178,011.32
Replacement & Maintenance Fund	2/10/21	25	\$ 9,035.00
	2/24/21	26	\$ 1,350.00
			\$ 10,385.00
Payroll	<u>February 2021</u>		
	David Burman	50505	\$ 184.70
	Graham Staley	50506	\$ 184.70
	Mark Greenstein	50507	\$ 184.70
	Sharon Harley	50508	\$ 184.70
		\$ 738.80	
			\$ 189,135.12

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/05/21	00020	2/01/21 491	202102 310-51300-34000		MANAGEMENT FEES FEB21	*	3,689.50	
		2/01/21 491	202102 310-51300-35100		INFORMATION TECH FEB21	*	183.33	
		2/01/21 491	202102 310-51300-31300		DISSEMINATION FEE FEB21	*	833.33	
		2/01/21 491	202102 310-51300-51000		OFFICE SUPPLIES	*	15.63	
		2/01/21 491	202102 310-51300-42000		POSTAGE	*	16.59	
		2/01/21 491	202102 310-51300-42500		COPIES	*	56.10	
		2/01/21 492	202102 320-53800-12000		FIELD MANAGEMENT FEB21	*	2,846.50	
					GOVERNMENTAL MANAGEMENT SERVICES			7,640.98 001708
2/10/21	00035	1/31/21 191531	202101 300-13100-10100		AQUATIC PLANT MGMT JAN21	*	68.64	
		1/31/21 191531	202101 320-53800-47000		AQUATIC PLANT MGMT JAN21	*	63.36	
					APPLIED AQUATIC MANAGEMENT, INC.			132.00 001709
2/10/21	00051	2/04/21 2887	202101 310-51300-31100		CERT.CONVEY/CDD MTG/PIPE	*	1,433.12	
					BOYD CIVIL ENGINEERING			1,433.12 001710
2/10/21	00066	2/04/21 MM-RWCDD	202101 300-13100-10100		LANDSCAPE MAINT JAN21	*	7,869.33	
		2/04/21 MM-RWCDD	202101 320-53800-47300		LANDSCAPE MAINT JAN21	*	7,264.00	
					CREATIVE NORTH INC			15,133.33 001711
2/10/21	00036	1/31/21 DUKE-DUK	202101 320-53800-43000		DUKE ENERGY #40845 34210	*	522.99	
		1/31/21 DUKE-DUK	202101 320-53800-43000		DUKE ENERGY #43303 35141	*	13.02	
		1/31/21 TOHO-TOH	202012 320-53800-43100		TOHO METER#62644093 DEC20	*	561.29	
		1/31/21 TOHO-TOH	202101 320-53800-43100		TOHO METER#62644093 JAN21	*	390.12	
					REUNION RESORT			1,487.42 001712
2/18/21	00031	2/18/21 02182021	202102 300-20700-10000		FY21 DEBT SERV SER 2004-1	*	64,354.57	
					REUNION WEST C/O USBANK			64,354.57 001713
					REUW REUNION WEST TVISCARRA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/18/21	00031	2/18/21	02182021	202102	300	20700	10400		REUNION WEST C/O USBANK	*	15,813.88	15,813.88	001714
			FY21 DEBT SERV SER 2015										
2/18/21	00031	2/18/21	02182021	202102	300	20700	10500		REUNION WEST C/O USBANK	*	26,029.05	26,029.05	001715
			FY21 DEBT SERV SER 2016										
2/18/21	00031	2/18/21	02182021	202102	300	20700	10600		REUNION WEST C/O USBANK	*	24,359.25	24,359.25	001716
			FY21 DEBT SERV SER 2017										
2/18/21	00031	2/18/21	02182021	202102	300	20700	10700		REUNION WEST C/O USBANK	*	21,214.29	21,214.29	001717
			FY21 DEBT SERV SER 2019										
2/24/21	00056	2/18/21	2018397	202102	310	51300	49300		OSCEOLA COUNTY PROPERTY APPRAISER	*	413.43	413.43	001718
			2020 TAX ROLL ADMIN FEE										
TOTAL FOR BANK A											178,011.32		
TOTAL FOR REGISTER											178,011.32		

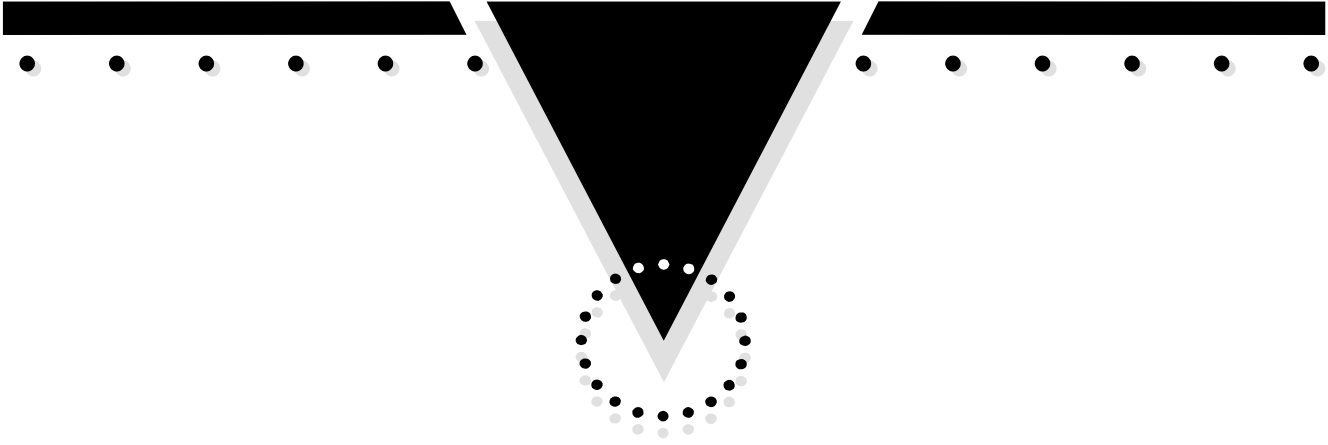
REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/10/21	00006	11/17/20	20-2012 202011 300-13100-10100	FINAL PMT-PRK IMPRV/LDSCP	*	4,698.20	
		11/17/20	20-2012 202011 320-53800-60000	FINAL PMT-PRK IMPRV/LDSCP	*	4,336.80	
							9,035.00 000025

2/24/21	00005	2/12/21	4818 202102 300-13100-10100	GRIND/RPLC 2 SECT.SDWK	*	702.00	
		2/12/21	4818 202102 320-53800-53000	GRIND/RPLC 2 SECT.SDWK	*	648.00	
							1,350.00 000026

						TOTAL FOR BANK C	10,385.00
						TOTAL FOR REGISTER	10,385.00

SECTION 3



Reunion West
Community Development District

Unaudited Financial Reporting

January 31, 2021



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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
January 31, 2021

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2021
ASSETS:					
CASH	\$1,418,696	\$250,518	---	---	\$1,669,214
CUSTODY ACCOUNT	\$2,872	---	---	---	\$2,872
STATE BOARD OF ADMINISTRATION	---	\$840,768	---	---	\$840,768
DUE FROM REUNION EAST	\$128,585	\$50,728	---	---	\$179,313
DUE FROM GENERAL FUND	---	---	\$9	---	\$9
INVESTMENTS					
SERIES 2004-1					
Reserve	---	---	\$665,236	---	\$665,236
Revenue	---	---	\$1,201,003	---	\$1,201,003
General Redemption	---	---	\$394	---	\$394
SERIES 2015					
Reserve	---	---	\$163,441	---	\$163,441
Revenue	---	---	\$311,236	---	\$311,236
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$275,207	---	\$275,207
Revenue	---	---	\$443,324	---	\$443,324
Prepayment	---	---	\$23	---	\$23
Construction	---	---	---	\$67	\$67
SERIES 2017					
Reserve	---	---	\$254,630	---	\$254,630
Revenue	---	---	\$400,764	---	\$400,764
Prepayment	---	---	\$1,870	---	\$1,870
Construction	---	---	---	\$610	\$610
SERIES 2019					
Reserve	---	---	\$326,491	---	\$326,491
Revenue	---	---	\$311,878	---	\$311,878
Interest	---	---	\$3,030	---	\$3,030
Construction	---	---	---	\$89,287	\$89,287
TOTAL ASSETS	\$1,550,153	\$1,142,014	\$4,358,536	\$89,970	\$7,140,673
LIABILITIES:					
ACCOUNTS PAYABLE	\$28,472	\$9,035	---	---	\$37,507
DUE TO REUNION EAST	\$377,329	\$186,759	---	---	\$564,089
DUE TO DEVELOPER	\$2,883	---	---	---	\$2,883
DUE TO DEBT 2004-1	\$4	---	---	---	\$4
DUE TO DEBT 2015	\$1	---	---	---	\$1
DUE TO DEBT 2016	\$1	---	---	---	\$1
DUE TO DEBT 2017	\$1	---	---	---	\$1
DUE TO DEBT 2019	\$1	---	---	---	\$1
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	\$946,220	---	---	\$946,220
UNASSIGNED	\$1,141,460	---	---	---	\$1,141,460
RESTRICTED FOR DEBT 2004-1	---	---	\$1,866,637	---	\$1,866,637
RESTRICTED FOR DEBT 2015	---	---	\$474,678	---	\$474,678
RESTRICTED FOR DEBT 2016	---	---	\$718,556	---	\$718,556
RESTRICTED FOR DEBT 2017	---	---	\$657,265	---	\$657,265
RESTRICTED FOR DEBT 2019	---	---	\$641,400	---	\$641,400
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	---	---	---	\$89,287	\$89,287
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,550,153	\$1,142,014	\$4,358,536	\$89,970	\$7,140,673

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,297,331	\$913,321	\$913,321	\$0
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,297,331	\$913,321	\$913,321	\$0
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$4,000	\$2,800	\$1,200
FICA	\$918	\$306	\$214	\$92
Engineering	\$8,000	\$2,667	\$2,455	\$211
Attorney	\$20,000	\$6,667	\$9,186	(\$2,519)
Trustee Fee	\$21,000	\$0	\$0	\$0
Dissemination	\$10,000	\$3,333	\$3,333	\$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	\$14,758	\$14,758	\$0
Information Technology	\$2,200	\$733	\$733	\$0
Telephone	\$300	\$100	\$0	\$100
Postage	\$1,500	\$500	\$255	\$245
Printing & Binding	\$1,600	\$533	\$333	\$200
Insurance	\$9,700	\$9,700	\$9,248	\$452
Legal Advertising	\$1,500	\$500	\$1,088	(\$588)
Other Current Charges	\$350	\$117	\$0	\$117
Office Supplies	\$300	\$100	\$61	\$39
Travel Per Diem	\$600	\$200	\$0	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$152,117	\$59,189	\$59,440	(\$251)
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$34,158	\$11,386	\$11,386	\$0
Management Services Agreement	\$19,500	\$6,500	\$0	\$6,500
Facility Lease Agreement	\$19,615	\$6,538	\$6,538	\$0
Telephone	\$4,464	\$1,488	\$1,211	\$277
Electric	\$292,800	\$97,600	\$88,652	\$8,948
Water & Sewer	\$38,400	\$12,800	\$6,041	\$6,759
Gas	\$36,960	\$12,320	\$4,494	\$7,826
Pool and Fountain Maintenance	\$108,000	\$36,000	\$28,241	\$7,759
Environmental	\$4,800	\$1,600	\$1,048	\$552
Property Insurance	\$23,760	\$23,760	\$24,709	(\$949)
Irrigation Repairs	\$7,200	\$2,400	\$816	\$1,584
Landscape Contract	\$372,619	\$124,206	\$144,222	(\$20,016)
Landscape Contingency	\$24,000	\$8,000	\$0	\$8,000
Gate and Gatehouse Expenses	\$15,360	\$5,120	\$4,518	\$602
Roadways/Sidewalks	\$24,000	\$8,000	\$0	\$8,000
Lighting	\$4,800	\$1,600	\$3,101	(\$1,501)
Building Repairs & Maintenance	\$12,000	\$4,000	\$0	\$4,000
Pressure Washing	\$16,800	\$5,600	\$14,582	(\$8,982)
Maintenance (Inspections)	\$840	\$280	\$0	\$280
Repairs & Maintenance	\$9,600	\$3,200	\$276	\$2,924
Pest Control	\$348	\$116	\$0	\$116
Signage	\$12,000	\$4,000	\$2,470	\$1,530
Security	\$67,200	\$22,400	\$22,400	\$0
Parking Violation Tags	\$240	\$80	\$43	\$37
SEVEN EAGLES:				
Landscape Contract	\$0	\$0	\$965	(\$965)
Pool Maintenance	\$0	\$0	\$5,826	(\$5,826)
Lighting	\$0	\$0	\$623	(\$623)
Repairs & Maintenance	\$0	\$0	\$1,375	(\$1,375)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$20,000	\$6,667	\$0	\$6,667
Contingency	\$0	\$0	\$0	\$0
TOTAL MAINTENANCE	\$1,169,464	\$405,661	\$373,539	\$32,122
TOTAL EXPENDITURES	\$1,321,581	\$464,850	\$432,979	\$31,872
EXCESS REVENUES (EXPENDITURES)	(\$24,250)		\$480,342	
FUND BALANCE - Beginning	\$24,250		\$661,117	
FUND BALANCE - Ending	(\$0)		\$1,141,460	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
REVENUES:				
Interest	\$10,000	\$3,333	\$624	(\$2,709)
TOTAL REVENUES	\$10,000	\$3,333	\$624	(\$2,709)
EXPENDITURES:				
Building Improvements	\$100,800	\$33,600	\$14,155	\$19,445
Fountain Improvements	\$12,000	\$4,000	\$0	\$4,000
Gate/Gatehouse Improvements	\$48,000	\$16,000	\$3,997	\$12,003
Landscape Improvements	\$96,000	\$32,000	\$600	\$31,400
Lighting Improvements	\$3,840	\$1,280	\$0	\$1,280
Monument Improvements	\$12,000	\$4,000	\$0	\$4,000
Pool Furniture	\$12,000	\$4,000	\$11,194	(\$7,194)
Pool Repair & Replacements	\$40,800	\$13,600	\$5,128	\$8,472
Roadways/Sidewalks Improvements	\$12,000	\$4,000	\$11,006	(\$7,006)
Signage	\$48,000	\$16,000	\$47,194	(\$31,194)
Contingency	\$24,000	\$8,000	\$39,860	(\$31,860)
TOTAL EXPENDITURES	\$409,440	\$136,480	\$133,134	\$3,346
EXCESS REVENUES (EXPENDITURES)	(\$399,440)		(\$132,510)	
FUND BALANCE - Beginning	\$1,057,826		\$1,078,730	
FUND BALANCE - Ending	\$658,386		\$946,220	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,336,719	\$939,230	\$939,230	\$0
Interest	\$500	\$167	\$43	(\$123)
TOTAL REVENUES	\$1,337,219	\$939,397	\$939,273	(\$123)
<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)		\$513,783	
FUND BALANCE - Beginning	\$674,384		\$1,352,853	
FUND BALANCE - Ending	\$663,166		\$1,866,637	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$230,797	\$230,797	\$0
Interest	\$100	\$33	\$7	(\$26)
TOTAL REVENUES	\$326,975	\$230,831	\$230,804	(\$26)
<u>EXPENDITURES:</u>				
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)		\$144,348	
FUND BALANCE - Beginning	\$162,946		\$330,330	
FUND BALANCE - Ending	\$162,009		\$474,678	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$549,750	\$379,884	\$379,884	\$0
Interest	\$200	\$67	\$12	(\$55)
TOTAL REVENUES	\$549,950	\$379,951	\$379,896	(\$55)
<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		\$33,571	
FUND BALANCE - Beginning	\$413,718		\$684,985	
FUND BALANCE - Ending	\$428,827		\$718,556	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$509,279	\$355,514	\$355,514	\$0
Interest	\$200	\$67	\$11	(\$56)
TOTAL REVENUES	\$509,479	\$355,581	\$355,525	(\$56)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$179,050	\$179,050	\$178,925	\$125
Principal 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		\$31,600	
FUND BALANCE - Beginning	\$370,388		\$625,665	
FUND BALANCE - Ending	\$379,305		\$657,265	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$435,313	\$309,614	\$309,614	\$0
Interest	\$200	\$67	\$10	(\$57)
TOTAL REVENUES	\$435,513	\$309,681	\$309,624	(\$57)
<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		\$151,881	
FUND BALANCE - Beginning	\$165,113		\$489,520	
FUND BALANCE - Ending	\$165,139		\$641,400	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$5	
FUND BALANCE - Ending	\$0		\$5	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)			\$0	
FUND BALANCE - Beginning			\$67	
FUND BALANCE - Ending			\$67	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$610	
FUND BALANCE - Ending	\$0		\$610	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$0	\$0	\$2	\$2
<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		(\$3,498)	
FUND BALANCE - Beginning	\$0		\$92,785	
FUND BALANCE - Ending	\$0		\$89,287	

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	\$685,919	\$73,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$913,321
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$154,128	\$685,919	\$73,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$913,321
Expenses													
Supervisor Fees	\$800	\$200	\$800	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800
FICA	\$61	\$15	\$61	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214
Engineering	\$647	\$0	\$375	\$1,433	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,455
Attorney	\$2,634	\$1,619	\$1,946	\$2,986	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,186
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,333
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	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,758
Information Technology	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$733
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$179	\$61	\$5	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$255
Printing & Binding	\$74	\$25	\$153	\$80	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Insurance	\$9,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,248
Legal Advertising	\$635	\$0	\$453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,088
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
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	\$26,675	\$13,943	\$8,514	\$10,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,440

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance-Shared Expenses:													
Field Management	\$2,847	\$2,847	\$2,847	\$2,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,386
Management Services Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Lease Agreement	\$1,635	\$1,635	\$1,635	\$1,635	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,538
Telephone	\$307	\$308	\$449	\$147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,211
Electric	\$23,897	\$21,595	\$21,487	\$21,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,652
Water & Sewer	\$1,362	\$1,539	\$1,577	\$1,563	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,041
Gas	\$226	\$612	\$1,243	\$2,414	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,494
Pool and Fountain Maintenance	\$8,409	\$6,876	\$7,504	\$5,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,241
Environmental	\$125	\$672	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,048
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	\$29,431	\$31,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$144,222
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate and Gatehouse Expenses	\$1,303	\$1,536	\$1,166	\$513	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,518
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	\$3,744	\$2,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,582
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$74	\$0	\$202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$276
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,188	\$0	\$57	\$1,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,470
Security	\$5,600	\$5,600	\$5,600	\$5,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,400
Parking Violation Tags	\$0	\$0	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43
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
Seven Eagles:													
Landscape Contract	\$0	\$0	\$482	\$482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$965
Pool Maintenance	\$0	\$84	\$3,829	\$1,913	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,826
Lighting	\$0	\$253	\$370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$623
Repairs & Maintenance	\$0	\$0	\$1,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,375
Total Maintenance	\$108,861	\$101,833	\$82,964	\$79,882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$373,539
Total Expenses	\$135,535	\$115,776	\$91,478	\$90,190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$432,979
Excess Revenues (Expenditures)	(\$135,535)	\$38,352	\$594,440	(\$16,915)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$480,342

**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	\$163,441
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	\$275,207
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	\$254,630
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	\$326,491
BONDS OUTSTANDING - 9/30/20	\$7,095,000
CURRENT BONDS OUTSTANDING	\$7,095,000

**REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2021

TAX COLLECTOR

Gross Assessments \$ 4,713,456 \$ 1,376,088 \$ 1,415,125 \$ 347,739 \$ 572,366 \$ 535,648 \$ 466,492
 Net Assessments \$ 4,430,649 \$ 1,293,522 \$ 1,330,217 \$ 326,875 \$ 538,024 \$ 503,509 \$ 438,502

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2021						Total 100%
							General Fund 29.19%	Debt Svc Fund 30.02%	Debt Svc Fund 7.38%	Debt Svc Fund 12.14%	Debt Svs Fund 11.36%	Debt Svs Fund 9.90%	
11/6/20	ACH	\$ 33,742.69	\$ 1,631.30	\$ 642.23	\$ -	\$ 31,469.16	\$ 9,187.38	\$ 9,448.01	\$ 2,321.66	\$ 3,821.37	\$ 3,576.23	\$ 3,114.51	\$ 31,469.16
11/20/20	ACH	\$ 527,698.26	\$ 21,108.02	\$ 10,131.80	\$ -	\$ 496,458.44	\$ 144,940.43	\$ 149,052.09	\$ 36,626.63	\$ 60,286.06	\$ 56,418.65	\$ 49,134.58	\$ 496,458.44
12/10/20	ACH	\$ 2,148,353.40	\$ 85,934.48	\$ 41,248.36	\$ -	\$ 2,021,170.56	\$ 590,078.27	\$ 606,817.56	\$ 149,113.50	\$ 245,435.27	\$ 229,690.37	\$ 200,035.60	\$ 2,021,170.56
12/10/20	ACH	\$ 2,898.28	\$ 22.05	\$ 57.54	\$ -	\$ 2,818.69	\$ 822.91	\$ 846.26	\$ 207.95	\$ 342.28	\$ 320.32	\$ 278.97	\$ 2,818.69
12/22/20	ACH	\$ 344,310.14	\$ 12,208.99	\$ 6,642.03	\$ -	\$ 325,459.12	\$ 95,017.39	\$ 97,712.84	\$ 24,011.01	\$ 39,521.23	\$ 36,985.91	\$ 32,210.74	\$ 325,459.12
1/8/21	ACH	\$ 251,335.40	\$ 7,876.88	\$ 4,869.18	\$ -	\$ 238,589.34	\$ 69,655.87	\$ 71,631.86	\$ 17,602.12	\$ 28,972.44	\$ 27,113.83	\$ 23,613.23	\$ 238,589.34
1/8/21	ACH	\$ 13,006.23	\$ 369.99	\$ 252.71	\$ -	\$ 12,383.53	\$ 3,615.36	\$ 3,717.92	\$ 913.61	\$ 1,503.76	\$ 1,407.29	\$ 1,225.60	\$ 12,383.53
1/26/21	ACH	\$ -	\$ -	\$ -	\$ 12.06	\$ 12.06	\$ 3.52	\$ 3.62	\$ 0.89	\$ 1.46	\$ 1.37	\$ 1.19	\$ 12.06
2/8/21	ACH	\$ 222,033.75	\$ 4,720.18	\$ 4,346.27	\$ -	\$ 212,967.30	\$ 62,175.54	\$ 63,939.33	\$ 15,711.84	\$ 25,861.10	\$ 24,202.08	\$ 21,077.41	\$ 212,967.30
2/8/21	ACH	\$ 1,411.29	\$ 28.23	\$ -	\$ -	\$ 1,383.06	\$ 403.78	\$ 415.24	\$ 102.04	\$ 167.95	\$ 157.17	\$ 136.88	\$ 1,383.06
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Totals		\$ 3,544,789.44	\$ 133,900.12	\$ 68,190.12	\$ 12.06	\$ 3,342,711.26	\$ 975,900.45	\$ 1,003,584.71	\$ 246,611.25	\$ 405,912.92	\$ 379,873.22	\$ 330,828.71	\$ 3,342,711.26