

*Reunion West Community
Development District*

Agenda

July 8, 2021

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

June 1, 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, July 8, 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 June 10, 2021 Meeting and the April 8, 2021 Continued Meeting
4. Consideration of Resolutions
 - A. 2021-08 Declaring the Series 2015 Project Complete
 - B. 2021-09 Declaring the Series 2016 Project Complete
 - C. 2021-10 Declaring the Series 2017 Project Complete
5. Discussion Items
 - A. Discussion of Sinclair Entrance (Requested by Supervisor Staley)
 - B. Discussion of Reserve Study Five Year Plan (Requested by Supervisor Staley)
6. 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
 - D. Security Report
 - i. Parking Violations and Towing Reports
7. Other Business
8. Supervisor's Requests
9. Next Meeting Date
10. 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 June 10, 2021 meeting and the April 8, 2021 continued meeting. The minutes are enclosed for your review.

The fourth order of business is the Consideration of project completion resolutions. Section A is the consideration of Resolution 2021-08 declaring the Series 2015 project complete, Section B is Resolution 2021-09 declaring the Series 2016 project complete and Section C is Resolution 2021-10 declaring the Series 2017 project complete. All three Resolutions and supporting back-up are enclosed for your review.

The fifth order of business are the discussion items. The Reserve Study is enclosed under Section B for your review.

The sixth 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. Section D is the Security Report. The parking violations detail will be provided under separate cover.

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

Sincerely,

Tricia Adams

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, June 10, 2021 at 11:30 a.m. at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.

Present and constituting a quorum were:

Mark Greenstein
David Burman
Michael Manke
Sharon Harley
Graham Staley

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
Alex Fox
Steve Boyd
Alan Scheerer
Victor Vargas
Nicole Ailes
Mike Smith

District Manager
District Counsel
Latham Luna
District Engineer
Field Operations Manager
Reunion Security
Yellowstone
Yellowstone

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:30 a.m. and called the roll. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: The first item on today's agenda is a public comment period. This is an opportunity for any members of the public to make a statement to the Board of Supervisors. Is there anyone here at Heritage Crossings who would like to make a statement to the Board of Supervisors? Alright, do we have any callers who would like to make a statement to the Board of Supervisors? We received under separate cover via email, a message directed to the Board of Supervisors. This was from two homeowners in Reunion West CDD, Mr. Jim Dowling and Mr. Chris Dowling, and it contains remarks regarding the use of parcel one and parcel two, which are under consideration for amenity development. There are some notes for the Board to consider

regarding insurance and maintenance and it expresses opposition, in particular to the outdoor fitness station that is proposed for development on Grand Traverse Parkway. We will enter that letter into the meeting record.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the May 13, 2021 Meeting**

Ms. Adams: Included in your agenda packet, under tab 3 is an unapproved copy of the minutes. This is from your May 13, 2021, meeting. I have reviewed the meeting and noted a few minor corrections, nothing substantive. Under separate cover via email, staff has received meeting minute corrections from Supervisor Staley. Are there any other corrections that need to be noted on the record? If not, we would be seeking a motion to approve.

On MOTION by Mr. Greenstein, seconded by Mr. Manke, with all in favor, the Minutes of the May 13, 2021 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2021-07
Approving the Proposed Fiscal Year 2022
Budget and Setting a Public Hearing**

Ms. Adams: The next item in your agenda packet is Resolution 2021-07. As Board members are aware, approval of this resolution would approve your proposed budget for Fiscal Year 2022 which starts in October. It would also set your public hearing for your August meeting date. That is when you would be scheduled to do your budget adoption. Your proposed budget can be changed at any duly noticed Board meeting up through your budget adoption, but the operations and maintenance fees that you set in your proposed budget would be a cap. The Board would have the ability to reduce the assessment but not to increase it once the noticing requirements are met. Because this proposed budget does contemplate an increase, we have additional noticing requirements. In addition to reporting information to the county, it also triggers a mailed notice to all landowners in Reunion West CDD. The Board reviewed the budget at last month's meeting and subsequently we had a workshop which Board members attended. That was held via Zoom. We also had some members of the public who attended the workshop, and we went through the budget in detail. As a result of that meeting, there are a few changes to the proposed budget in terms of how the information is laid out, with the most salient changes being how the repair and maintenance fund is displayed or how the capital spending plan is displayed. Let me get to that section of the budget. If you go to page 14 of your proposed budget, it has an overview of the proposed budget for Fiscal Year 2022 in your last column. Moving to

the next page there is detailed history of what has been planned or spent during the current fiscal year. You'll see on page 15 at the very top of this table it says, "Fiscal Year 2021 Updated Expenses." Those are updated as of the end of May beginning of June, calendar year 2021. And then the next page identifies some of the items that will be deferred for next year's budget consideration or have been discussed as potential projects, including the parcel development you will see at the bottom of the table. Hopefully this information is helpful to understand how the capital repair and maintenance fund spending is laid out. We did spend quite a bit of time during the workshop, so I am speculating that there are not a lot of follow up questions, but I am happy to answer any questions. Otherwise, we would be seeking a motion to approve Resolution 2021-07.

Mr. Staley: Just a couple of points for me. On page 16, the list of projects for 2022, obviously there is a contingency over and above this of about \$240,000 because the total that has been proposed for next year is \$906,000 which you can see on page 14 at the bottom. This list of projects only adds up to \$650,000 or something. So, there is obviously another contingency.

Ms. Adams: Yes, these are some of the specific items and then when you look at the bottom of page 14 where there is the table that has the total proposed 2022 budget and the categories of building improvements, fountain improvements, gatehouse improvements, monument improvements. This table is based on historical spending and understanding that we may not explicitly say that we will need to replace an HVAC system at the guardhouse or we may need to replace a controller at the guardhouse, but we understand that historically we need to plan and budget for that.

Mr. Staley: None of us have a crystal ball. But to think that we're going to spend \$906,000 next year and were already planning to spend \$474,000 this year, there's probably some room there. We don't know, but there's possibly some room.

Ms. Adams: Good point.

Mr. Staley: The other comment, which I mentioned to Tricia earlier, it's an observation it's not a criticism, it's just an observation. Obviously CDD gathers revenue based on the number of units. And if you look at the unit as a whole, the west side has 37% of the units. When we share expenses based on the number of platted lots, we're going 47% of the cost. I said to Tricia, not for now, but I need to understand why we've got that imbalance. Because units and plots ought not to be that different. And maybe it's because of the multifamily units on the eastside. But to be only gathering 37% of the revenue and to incur 47% of the costs, it bothers me a little bit.

Ms. Adams: Just to draw Board Member's attention to some of the information that might be helpful to amplify this. On page three of your proposed budget, you can look at any of the fiscal years, but we'll use Fiscal Year 2022 which is at the top as an example. The first product type is commercial, and you'll see that Reunion West does not have any commercial properties that are contributing to the revenue. The next category is hotel/condo, and you'll see that Reunion West does not have any hotel/condo units that are contributing to the revenue. The next three categories are where there are multifamily homes, single family homes, and golf course property that are contributing. These are all paying debt service fees as well as the operations and maintenance fees. If you look at the Reunion West proposed budget, they are benefiting from the revenue that they realized from commercial and hotel/condo properties. So, that's the difference that Supervisor Staley is bringing up.

Mr. Greenstein: The east side.

Ms. Adams: Yes, the east side. Did I misspeak and say West? East side does benefit from commercial properties and hotel/condo. However, the interlocal agreement which has been established for many years, which shares expenses, those shared expenses are based on platted lots. We're getting to the point where we will almost fully realize all of the platted lots. Reunion West has been 100% platted. Reunion East has been mostly platted, but we still have two phases of Reunion Village, that as of my knowledge from today's date have not yet been platted. They are planning to plat those very soon, so very soon we'll have a full picture of what will be platted for Reunion East and really rounding out the District boundaries and we understand what's platted for Reunion West. So, very soon we'll have the ability to compare how that platted difference and cost share compares to the revenue that's generated by the assessed properties.

Mr. Staley: And that leads me to the concern I had in the workshop and also in the last Board meeting. That even with this increase and with this capital projects proposal, we will finish next year with only \$680,000 for reserves in the replacement and maintenance fund. That compares to something like \$3 million in the east. We have to go for this increase to start to build the reserves because we know from the reserve study that in years three, four, five, six, etcetera, we've got substantial expenditure coming along that we have to prepare for. Rather than have big increases from year to year. While it's a sizeable increase in percentage terms, I don't see a choice but to notice that increase and then we've still got another eight weeks to think about it. But I think we have to notice it. And as you said, if we want to drop it we can drop it. But at the moment we have to notice it at a 36% increase. I don't know what other people think.

Mr. Greenstein: That captures it all.

Ms. Adams: Do we have a motion to approve Resolution 2021-07?

On MOTION by Mr. Greenstein, seconded by Mr. Manke, with all in favor, Resolution 2021-07 Approving the Proposed Fiscal Year 2022 Budget and Setting the Public Hearing for August 12, 2021, was approved.

FIFTH ORDER OF BUSINESS

Discussion Items

A. Sinclair Road Entrance Operations

Ms. Adams: Moving through the agenda, we do have a couple of discussion items. I believe this was placed by supervisor request and it's also a follow up on a topic that the Board has grappled with over the course of many meetings. Ultimately, the Board has been looking at the Sinclair gate operations. Ways that traffic can be expedited through the gate during times where there are accidents on other nearby roads that are causing people to be rerouted on Sinclair. The District engineer has been working with Osceola County regarding an emergency "MOT" or "Maintenance of Traffic" plan so that the times that Sinclair gate is experiencing a backup there can be an earlier division between residents who have automatic access through their cards in order to expedite that traffic and to successfully deal with the high volume of traffic going through the visitor's side. Steve Boyd, the District engineer, is in attendance at today's meeting. Do you have any updates?

Mr. Boyd: I've forwarded judicial information about a proposed plan to Todd Hudson in Public Works and also Jose Gomez in Development Review. They have not specifically responded yet, but I do have a meeting scheduled with them for a week from today, Thursday morning, and I hope to be able to advance something following that meeting. I think what we're probably looking at is a placement of some cones with somebody that would signal or temporary signage that would direct residents to the right and nonresidents to the left at the place where they make the turn. And that's probably about the best we're going to be able to get.

Mr. Greenstein: Is there a way to on a temporary basis with cones or some sort of striping. It wouldn't be permanent, because I know the county would bark at that probably, but where we can have two lanes making a turn. We have an artificial curve there.

Mr. Boyd: Sure. That's feasible.

Mr. Greenstein: It was done to slow traffic down so that people don't go crashing into the barricade and go on what will be the continuation of Sinclair Road in the future, but right now of

course you must make the turn onto Tradition Boulevard. If we could realign that area so that you could have two cars going around and we separate the traffic just in front of that, which is clearly on Sinclair Road. But again, we are doing this based on the emergency nature of the need not based upon a permanent thing. I think once we have the Sinclair Road extension, that will naturally occur because they'll have to reengineer that intersection. Everything we've been trying to do all this time has been to allow for unfettered access by residents and others having official business within Reunion West as well as other points within Reunion. On the days when you approach and the line is not past the turn, and you have people who actually obey the signs, it's great. And then of course on the days when you have folks who are trying to beat the system and figure that they'll pressure you and they'll pressure the guard in allowing them to go through the resident only gate, they are blocking our traffic. Every time we've dealt with this, Victor and his staff have gone out onto Sinclair Road and tried to accomplish that. But the roadway markings of course defeat that purpose because it pushes people into one lane. If we can allow for the two lanes to come around and get the separation going on Sinclair, I think that's going to help a lot.

Mr. Boyd: Understood. I'll propose that.

Mr. Staley: Could we implement that next week with some temporary cones? We've been talking about this for a long time. With some temporary cones, just to see if it works. Because if it doesn't work, we don't want to waste six months reengineering and it doesn't work. I don't know what Victor thinks of that idea just to try it. Put the cones down, have your people standing at the end of rush hour, and making sure that they are in the right lane. Is that a good idea or a bad idea?

Mr. Vargas: Right now, we don't have a person assigned to that specific post. As soon as we see traffic we send our patrol, the one that patrols the west side, just to help that officer there.

Mr. Burman: So, what he's suggesting is that you take that patrol and put it way out in front of traffic and put a barrier up, so they don't jump between the lanes and sort that traffic out way early.

Ms. Staley: They'll move the cones as well. I'm not stupid, I think they'll move cones to get through, but I think we should try it.

Mr. Greenstein: No, we've talked about cones, and I think you've attempted and succeeded at times. But when there is a major problem, when there is an accident on I-4 and makes no difference whether it's a Friday or a Tuesday, you're going to have traffic and people trying to defeat the system. It's clear that we have to get approval from Osceola to separate the

traffic to manage the traffic on Sinclair Road before it gets to us. We can put up signage be it temporary or what have you. There's a cut in the road, and I'm not saying we have any legal authority to really do this, but that's why we're talking to the county. When you walk Happy Trails, you've got the big, it's kind of like the "Wild Wild West" sign, that say, "Beware. Do Not Enter." Because it's private property, it's the Homeowners Association of Happy Trails. We need signage on Sinclair Road that tells folks that they have to separate, that they must get in that left lane, and have cones going down so that if they don't want to play the game, they can make the U-turn and go right back where they came from.

Mr. Staley: The other thing we should actively consider is turning that gate into an automated gate. And also, have the heavy vehicles and delivery vehicles, and they are probably best coming through that gate rather than Spine Road, so perhaps you still have to have a manned gate to let the Amazon truck come through. Maybe we still have to allow a security guard to open that gate to let them come through there. But the other gate ought to be pass only. If you end up in that lane, you're stuck there.

Ms. Harley: And we did say before that we can restrict the hours of manned access to serve commercial vehicles.

Ms. Adams: Now, once a gate is staffed you don't have the ability to restrict public access.

Ms. Trucco: Are you proposing two different lanes? One unrestricted and one pass only?

Ms. Adams: He's proposing one resident only and then one that there is a security guard who only allows delivery vehicles.

Mr. Staley: Otherwise, you've got to send all commercial vehicles down Osceola Polk and across that traffic light into the main entrance.

Ms. Adams: The challenge is once you staff it you have to provide access on these public roads.

Mr. Greenstein: Let me just take it back a step. And this is a question that came up as a result of a discussion we had yesterday with parties that were involved in Reunion Village. That gate is the only access gate to Reunion West. On the east side, we have multiple access gates. And we have the flexibility to restrict access at various points because the official gate for the public is the front gate. We don't have the luxury of any other access gates on the west side. I don't know if we could even consider.

Ms. Harley: Why are you saying it can't be done, Mark?

Mr. Greenstein: Because you must have public access. You must allow for public access to Reunion West.

Ms. Harley: Right, but when we discussed this before, it's always been accepted that the other manned gate provides that access.

Mr. Greenstein: What is the other gate?

Ms. Harley: The front gate and Spine.

Mr. Greenstein: Spine is in the Reunion East CDD and so is the front gate. We have all kinds of practical things that we would like to do. Such as, resident only gates and resident only lanes and all this other stuff. But when it comes down to this very issue of public access to the roads because the roads are public, east and west in my opinion, and I'll have to see if legal because I thought that's what they were saying when we had a bit of a discussion on this issue regarding Reunion Village. I'm not going to go into an explanation now on Reunion Village and how we're going to control access over the bridge, resident only, and are we going to have a guardhouse in the front, okay. But there was only one way to get to Reunion West and that is through the Sinclair gate.

Ms. Harley: There isn't because you can access Reunion West at the other gate.

Mr. Greenstein: But Sharron, that's like saying you have two entities, and one is a subsidiary of the other that both have a parent company. You are trying to meet a legal requirement for access using a subsidiary.

Ms. Harley: No, we've had this discussion multiple times and this is the first time that that's been put on the table. If that's a fact, why are we only now being made aware of that? It seems ridiculous when we have discussed this so many times.

Mr. Staley: What Mark is saying is physically there are four ways to get into Reunion, at least four.

Ms. Harley: But only one is counted at Reunion West.

Mr. Greenstein: We're going to have to get an opinion that we can do it. That it's within our jurisdiction or our authority to do it. Sharon, I wish I could answer the question as to why this wasn't thought of or why this issue didn't come up earlier. Again, it came up in a similar discussion involving Reunion Village. But that's on the east side and there are multiple entrances on the east side. We only have the one on the west. For whatever reason we were focusing on the practical ramifications of what we were trying to do with resident only versus general access. We

never got close enough to the issue of making that gate resident only to really force the legal discussion.

Ms. Trucco: Ordinarily, we take the position that as long as there is one entrance that allows the public to enter into, that's sufficient. I understand that you can enter Reunion West through Reunion East which makes this a little different of a circumstance which is why that's a really good point that perhaps we could still be in compliance with the requirement for public entrance through Reunion East. However, let us take a closer look at that and see if there are any other CDDs who have taken that same approach before this Board decides either way. I think I understand the issue now, that there are multiple entrances for Reunion East that provide entrance to Reunion West.

Ms. Harley: If you look at Encore as a community, it's divided East and West and it's divided by Old Lake Wilson Road. Way more than we are divided here inside Reunion. On the west side you have one manned gate going into Encore, and then you have two automated. On the east side of Reunion, you have no manned gate at all. They are automated gates through the speaker system. And that's the only way to access the east side of Encore. There are two gates. One is automated and one is automated but out of a speaker. If this is the problem that we're going to face on Sinclair Road, let's have a speaker. It works over there.

Ms. Trucco: Okay, let us take a look into it and we can report back. Tricia are you alright with that?

Ms. Adams: Oh yes, and I agree 100%.

Ms. Trucco: With a closer look, there are really valid good points, and we may be able to do some rearranging.

Mr. Staley: In the meantime, can I propose that we trial the cones system? At least try something to show that we're not waiting another month to talk about this again.

Ms. Adams: That is a county road.

Mr. Greenstein: The question I would raise is if the cone system works or if implementing security procedure or what have you, if a protocol works, if it means we have to increase our security budget in order to provide for this kind of control. If this works, do we agree that there is no reason to consider making that entrance a resident only entrance?

Ms. Harley: No.

Mr. Greenstein: So, you agree that there is no reason?

Ms. Harley: No, I think there is a reason. I think ultimately there is a reason to do it and in the short term we're saying, "let's try this" to alleviate the problem that we have. But in the long term, I still think we need to address the problem.

Mr. Vargas: Every time we have an officer there moving traffic, it helps. A lot of times we have visitors trying to come in, which chokes up the traffic in that section. So, we have to find a way to make it quick for the homeowners.

Ms. Harley: Just of the residents who are here today, how many people have tried to access Sinclair Road gate and you have a nonresident block access until you go through that barrier?

Mr. Greenstein: We're not going to resolve this. We need to move forward with the MOT plan. Get the county to agree that we can control traffic on Sinclair Road, especially when the shovel goes in the road on I-4. We're trying to be responsive ahead of that disaster. Because it will be. It's going to really be a problem.

Mr. Burman: Is it fair to say that CDD property ends at our gate? And everything outside of Sinclair is county road? Do I understand that right?

Mr. Boyd: The county right of way starts at the turn.

Mr. Greenstein: At the lift station, right?

Mr. Boyd: Sinclair Road is a straight shot. And then Tradition T's into it.

Mr. Burman: So, we're not suggesting we're going to go on public roadway and try to flow traffic around.

Mr. Greenstein: We are.

Mr. Burman: Okay, well we can't do that without county approval.

Ms. Adams: Correct.

Mr. Staley: We have the county solution which Steve is pursuing, we have a temporary cone solution which I would like us to give Alan and Victor perhaps one member of this Board the ability to work together to get a temporary solution to test into place as soon as possible.

Mr. Burman: Restricted to Traditions Boulevard.

Mr. Staley: To basically keep the traffic separate but have the cones in place to make sure they stay in the appropriate lane. It may not be strictly in accordance with county rules, but it's only cones, we can always collect them up. And the third option is to see the legal question of whether or not we can have an automated gate at the Sinclair entrance. Those are the three things we can work on in parallel.

Ms. Trucco: The automated gate that you're proposing would be limited to residents only, is that what your proposition is?

Mr. Staley: I don't know what the solution would be, but the question of whether we have to have public access is the question.

Ms. Trucco: Understood. I just wanted to make sure.

Mr. Greenstein: One other thing I just want to point out, and it has to do with the lanes. When you make the turn off of Sinclair onto Tradition, because of the fact that the county narrowed it to one lane only, we have a dead zone. We covered up the hashmarks, there is a lane that is not being used is my point. Once you make the turn, you will see there is a hashmark dead zone.

Mr. Scheerer: That was a requirement in the county for us to widen the road past the lift station to the guardhouse.

Mr. Greenstein: Basically, because of that dead zone we're being squeezed in with the other traffic. The other traffic should be going through the dead zone. We should have an unfettered lane right from the turn. I think we need to go back out to that area and see what we can do within our control to stop people from getting blocked. I am waiting, and we will continue to discuss this in the three stage approach, but I want to hear the reasons personally why that gate should be tuned into an automated gate when it's the only entrance for people coming down from 429 or from other areas, and even though we can control it potentially what are the pros and cons of doing that? Because I think of a lot of cons, and I don't see too many pros. Other than make it easier for residents to get in.

Mr. Staley: I think Sharon said she would volunteer to work with Victor.

Mr. Greenstein: That would be great. I definitely want one of you to.

Mr. Staley: I think you're right, all the solutions have to have pros and cons.

Mr. Greenstein: We'll break the protocol, you have 30 seconds, Don.

Resident: we were told a couple of meetings ago that all we had to do is have one entrance available for the public to come into Reunion. That was the legal requirement. Why don't we put the residents first? Residents are complaining like hell trying to get into that back gate and let's make it residents only. Let's put the residents first. I've taken pictures of the backup all the way down to Sinclair Road and up Sinclair Road sometimes. And it has nothing to do with accidents, it has to do with people passing through here because I-4 is all blocked up and they trying to get through.

Mr. Greenstein: But it does have to do with traffic. I agree, you made your point. East and west are combined on this issue, but we need to get past the legal issue and we are going to do it in this three pronged way, then we're going to go forward. You have to evaluate what impact the change is going to have. And unless you have a dedicated que point after 532, you're going to have traffic out the ying-yang on 532 if everybody is being pushed to one gate. Multiple gates were built for a reason. It wasn't built so that we can have resident only, unfettered access. It was built because people come and go. We're going to look at this as a joint Reunion East/Reunion West subject, even though jurisdictionally legally the gate presides within Reunion West, and we need a legal opinion that we have options regarding what we have done up to this point.

Ms. Trucco: Because the roads in Reunion West are public and were made using bond funds, we have to have a public entrance.

Ms. Harley: Right, that I understand. That's why to me, even if it comes back that we have to, the precedent that has been set at Encore East shows that it can be done.

Ms. Adams: I know you made a comment a while back regarding the entrance that has what is called remote monitoring where people call a button. That does allow for public access.

Mr. Burman: But that doesn't really solve the problem for you. Every single member of the public cutting through to avoid I-4 just presses a button and says let me in and they breeze in. That doesn't really solve the problem.

Ms. Harley: People that are not registered as guests do try and go in there.

Mr. Burman: And they can get in.

Ms. Harley: Well, they don't let them.

Mr. Burman: If they get rejected it's against the law.

Ms. Adams: All they have to say is I want to come in and they are instructed that they have to provide access.

Ms. Harley: I understand that. Because that's the same here at Reunion, and we could never get away from that unless the roads are privatized at some point but it gives a deterrent. It's a huge deterrent, and that's the difference. I think with some of these questions, and we see that even by the guards. When I'm in that line to come into Sinclair I see so many people turn around and it's only because the guards are there, and they say "Why are you coming in?" and you see them turn.

Mr. Staley: I think the reason I asked for this to go on the agenda is to generate some intensity of action. That's what I'm trying to achieve. I think we're getting some intensity of

action. We've set up a three person working party to look at the options, the pros and cons. One of the things we'll have to wrestle with is, as Don said, residents only. What is a resident? Is a resident who is renting property for a week? Is he a resident? Or is she a resident? I don't know.

Mr. Greenstein: The definition of resident has to be anyone who has official business. Whether they are renting, it's a broader definition. It's not just the people whose domicile is within Reunion.

Mr. Staley: Then we're back into the access system. So, there are a lot of things to consider. All I want us to do is have this as a standard agenda item for the next, I'm not saying how many months, but until we find the answer.

Ms. Harley: And that would still be fine because official guests on the resort can have an access card.

Mr. Greenstein: Okay, we've spent a lot of time on this issue. One of the things that we have done, and it's still officially an open item, was the privatization of the roadways. This was one of the reasons why we brought up the potential of privatization of the roads and it was to be able to take control and to be in compliance with law. Officially, David, I am told that it's still an open item. Even though you as a member of the Master and in your role of the property management company Artemis, you've indicated that you believe they will not go in that direction. We were told in another meeting by Kingwood to keep it open.

Mr. Burman: What the Master Association decided is that they have no appetite to do it anytime in the foreseeable future. That's the Boards decision. Kingwood is looking at it from the they buy the roads aspect. And they control it just like the CDD does now. That's why they said to keep it open.

Mr. Greenstein: Okay, good clarification.

Mr. Burman: Kingwood is mulling the idea of them buying the roads and them becoming the owner of the roads and all of this discussion goes away, and it all falls to them.

Mr. Greenstein: Thank you for the clarification, it's important. I think the approach we're taking now is the right one. We'll find a way to have this item discussed kind of in a joint fashion as we did with the parking so we can avoid frustrated east members sitting in the seats trying to get their points across at the meeting. Hopefully we can do it in a joint fashion in the future. As a chairman on both east and west, I see these issues, and this is one that's clearly a joint issue. So, we'll deal with it. Thanks everyone.

Ms. Adams: Thank you, that was a robust discussion.

B. Parking Violation Enforcement

Ms. Adams: Parking violation enforcement is the next topic. I will note that further down on your agenda under Tab D we do have a security report that has been provided by the director of Reunion Security, Victor Vargas, that is included in your agenda packet. Board members also had security information for the month mailed out under separate cover for informational purposes only. The Board has a keen interest in the parking enforcement and towing information because the District has adopted rules and the rules allow for the issuance of parking violation notices as well as security directing the towing of vehicles. This was at a request from Supervisor Staley. Would you like to introduce this item?

Mr. Staley: Sure would. Again, this is in general terms, I think that the one sided parking is working. It's a pleasure to drive down the streets now to be honest. You can actually get down the streets and I think it's safer for emergency vehicles. I did notice though in Victor's report that there were 274 parking violations in May, and I think I am right in saying that there were zero towed vehicles.

Mr. Vargas: In May there were two towed vehicles.

Mr. Staley: I don't know what the right percentage is and I'm not looking to tow vehicles for the sake of towing vehicles. I just wondered if there were more opportunities to tow vehicles to send a signal. Or whether or not 2 out of 274 is the correct number. If it is the correct number, it's because people are abiding by the rules once you've warned them. That's good. So, that's the first comment. The second comment is, I'm still confused as to whether we care about people parking on sidewalks or not. I see it all the time. People park on sidewalks, they block the sidewalk. I've heard the argument about there's nowhere to go because the sidewalks aren't completed. Either we allow parking on the sidewalks, or we don't. So that's the second issue. The same, and it's a more difficult one, is the blocking of driveways. We know that happens. We've got several examples of that. Again, either we care or we don't. Obviously, I think we do care. I've seen Victor's people moving them away. I just want to confirm that we're going to stop people from blocking driveways. The difficult one, which I think we're still waiting for legal input on, is can you park on the apron. Parallel to the road on the apron. I don't know if that's allowed or not. And I don't suppose Victor's people know if it's allowed or not. So, we have to give Victor guidance. Either it's allowed or it's not allowed. So that may be some homework for the next meeting. The final point is one Victor and I spent many hours working on in May. One particular resident is unfortunate enough to live opposite a home which advertises 11 bedrooms

and accommodations for 26 to 32 people. It has two car parking spaces because the garage has been converted into a gymnasium. Two car parking spaces, and at any point there can be anywhere between ten or more cars trying to park next to that home. This particular home has a particular dangerous location on the curve. It doesn't matter where it is, it's irrelevant, but Victor and I tried to work on a solution for this type of situation were people, despite being told five times over the course of two days to move their vehicles, they continue to do it and got smart about just moving different vehicles into the illegal spot. So that the normal system of yellow sticker and blue sticker didn't work. So, Victor agreed he would try a system whereby he knocks on the door twice for that house and tells them no third warning, the next time I have to come here the car goes. It doesn't matter if it's been warned or not, that car goes. Again, I'd love some feedback from Victor on whether he thinks that's a good idea because we may have to apply that policy elsewhere. And linked to that is this particular property, two spaces are clearly not enough got 11 bedrooms. In fact, the architecture review Board has their own grid. And I know I circulated this back in April, but I'll send it to the Board again because I would like to remind everybody that we have a grid here that says that that particular house should have eight car parking spaces. Now, two of those are the garage, we'll have to probably forget those because that's a gymnasium, but nevertheless there should have been six spaces outside that house for that particular location. I understand this house is one of very very few that were grandfathered back in 2015 when these rules were set up. I would just like to say and request respectfully to David and Mark who I believe sit on the ACB, this needs to be followed religiously.

Mr. Burman: It is.

Mr. Staley: I don't know how many more are going to be grandfathered, but just imagine. We heard from Mr. Dowling about the parking issues. If we fill out all of these homes with ten or eleven bedrooms, there is no way in the world that you will ever solve the parking problem unless the front of those homes is devoted to more parking. So, it's a plea from me as a CDD Board member to the ACB to really strictly adhere to this. I know you say you do but this is going to become increasingly more important as we fill out the vacant lots around Reunion West in particular.

Mr. Burman: The way grandfather works is when a house has been approved, we can't retract the approval. Once they are grandfathered in, there is no future grandfathers. The ones that predate the rule are grandfathered in so we can't go back and make them add more parking spaces. We don't have the right to do that. It's the first thing the architect looks at. He doesn't even look

at the house until he looks at the site plan. Then the house has to change if the site plan doesn't meet the parking restriction. And most houses we don't even count the inside parking garages, we only count outside spaces. There are some that there is just no option. Some we anticipate there is going to be some other use of the garage because, you probably know Sharon, owners don't give renters a key to the garage. As to the first point, the towing as to what the percentage should be, I don't want to use towing as an arbitrary measure of success. Your very first sentence you said was that it was such a pleasure to drive down the street. That's a success to me. I don't care if they towed no cars or 50 cars, if it's a pleasure now to drive down the streets, let's leave it at that. Until we have to do something else. I don't want to get into the image here of we're the ones trying to increase our towing numbers.

Mr. Staley: No, I'm not trying to increase the towing numbers, I just see a lot of illegally parked vehicles still. At any point and time, you can drive around and cars are parked illegally. It was really a question to Victor. Does he feel he's got all the ammunition he needs to deal with those violations? Or does he need other tools, resources, or whatever.

Mr. Vargas: I think right now we're good. When you divide that per day, it's coming out to maybe nine tickets per day. Even though they move the vehicle, they still have to load that information into the system, and we keep a record of that. I think it's good.

Mr. Staley: Okay. I'm not looking to tow vehicles just for the sake of it. I just want to make sure you've got the tools you need.

Mr. Vargas: Honestly, when it comes to towing a vehicle, we always try to give an opportunity to the person to move the vehicle. If they refuse, then we just tow it right away. I don't like to tow vehicles, but if we have to we will.

Mr. Staley: And to David's point, I understand that these laws have been in place since 2014. So, in theory, we should be past all the grandfathers by now, one would hope.

Mr. Burman: For about seven years.

Mr. Greenstein: I was under the impression that the rules were in effect prior to that.

Mr. Burman: No. End of 2014, enforced beginning in 2015. We had never had an 11 bedroom house until about then.

Mr. Greenstein: All I know is, the Master Association through its convenance and architectural guidelines, had parking control in place before the county codified it. You shouldn't see ever an 11 bedroom house. It's frustrating to me that it only has two parking spaces. And the fact that we had it grandfathered, if that's the case. I'm assuming you're accurate.

Mr. Staley: Nancy Dowling told me that was the case because she didn't believe it either.

Mr. Greenstein: Getting back to parking stuff that we do have some control over. It's clear and there is no legal opinion needed relative to parking or blocking the sidewalk. We already went through this, we pulled out the statute, it's a violation of state law to block a sidewalk. But the only entity that can do anything about it legally, unless we discuss some other possibilities, which is outside our scope, is law enforcement. We don't have any law enforcement to invoke fines or penalties or anything when it comes to blocking a sidewalk. If you look at the statute for blocking a sidewalk, it is something that you can get a ticket for. But you have to interest Osceola County to spend resources to give out tickets for people who block sidewalks.

Mr. Staley: Victor, are your patrols knocking on doors when a car is blocking the sidewalk?

Mr. Vargas: Yes, we do. A lot of time they don't move the vehicle. I even reach out to the sheriff department and we don't get any help.

Mr. Staley: I understand that, but you are knocking on doors?

Mr. Vargas: A lot of times we put notes on the vehicle to let them know that it's not allowed.

Ms. Harley: Some of them are just lazy. The guests are just lazy. That driveway fits six cars, but they choose to put two in the middle of the driveway and then park the third one on the lawn.

Mr. Staley: Mr. Dowling's letter talked about building a parking lot on parcel #1. I don't know if we're going to discuss that or not at some point but people are lazy people will not even walk 50 yards to park legally. They're not going to walk 200 yards to park in a designated parking lot. It's just a fact of life. It's a serious dangerous issue which Victor is fully aware of. His people have done a tremendous job trying to keep it clean.

Mr. Greenstein: I've got the documentation and we've discussed it at prior meetings, so I am comfortable in saying this that it is a violation of Florida Statute to park a vehicle and block a sidewalk blocking pedestrian traffic. Absolute fact. Osceola County Sheriff could ticket that vehicle if they cared to do so. In a similar fashion, I know for a fact that the bedroom to parking space count thing is codified in Osceola County code and yet our convenance address it as well. What I guess I'm saying is, could convenance be adopted to prohibit the specific behaviors that we are seeing? Parking on the apron, parking on the sidewalk, impeding and interfering with one's

peaceful enjoyment of their own property. Out of community interest, could the Master be the one to actually put some teeth into it?

Mr. Burman: The Master Association, everybody's individual lot is covered by the Master Association and it ends at the right-of-way to the CDD. The HOA can technically say we're going to set a rule and say no more parking in the street, but we can only enforce against the people whose names are on the deed. There is not remedy against the guest. It doesn't really work. Once you get past the boundary where the Association has control and some other entity has control, the rights almost diminish. It would be very very difficult.

Mr. Greenstein: And that's why I'm saying that neutral zone, we've done some administrative things to make residents responsible for the apron. The apron is not platted to you. It's not on your property plan. It's not part of your lot. Yet you are responsible for maintaining that apron. If you had a big crack and someone walked on it and fell, you'd be the one sued. It would be your insurance policy they would be banging up against. I think a lot of these behaviors have to do with peaceful enjoyment of one's property with safety and the overall look. I mean, I don't want to use any examples, but it's atrocious to me personally to see vehicles spewed across roadways and on driveways and on vacant lots. It's like a Woodstock kind of feel for me and it's out of control. I think we know what the rules are, and we know who need to enforce those rules, but we can't get anywhere because it's not high on the pecking order for the Osceola County Sheriff to come in and give tickets.

Ms. Harley: I think it also needs to be exacted that at this moment in time these particular issues are highlighted purely because we only have a domestic market coming into the Resort right now. Normally if we had international market as well, you're going to have people picking up a 15 person minibus. You would have maybe two vehicles on that driveway. Right now, we're only having domestic market so we're probably getting eight vehicles coming from all over. Once international resumes, I do think you'll see this problem diminish. It's not going to go away; it's never going to go away because we're always going to have some domestic market. But it's not going to be as huge as it is right now.

Mr. Staley: I think that's right. I think the property management companies make it clear that parking is limited. And you mustn't park on the roads. I think we can find a way of asking the property management companies to reemphasize that. But I think also something for the ACB to consider is, for me I am naive, a garage is a garage. It's not a music machine, it's not a gymnasium. Do you have the authority to say this is a garage, you cannot convert it?

Mr. Burman: We don't. We can't control the inside of the house. The county has some control of the conversion. They have the same limitations that we would, and they can't walk up and peer through the windows and try to prove what's going on. Nor would they if they had the right. It's a challenge and why we consider the garage not really being a parking space.

Ms. Harley: And that's where you'll find more and more now, even with construction, they will put the doorway in the garage, they will put a window in the garage with the full intent to use the space. Talking now not as a Board member but as a property manager for short term rentals it's a wasted space as a garage and it will serve far more revenue when it's converted into something else. That's why they do it.

Mr. Staley: To clarify, you do not consider the garage for the purposes of this matrix?

Mr. Burman: No, not like you just said. There's consideration of the garages as a non-parking space on lots depending on how the house's outhouse site plan looks. I'll have to have the architect speak to that, but it's not a rule that says we disregard all the garages.

Mr. Greenstein: If it's a four bedroom house we're not going to have a parking problem. But basically, you look at the garage like on Liberty Bluff, it's a narrow small lot, two in the garage and two on the driveway. When you get the big builds, and the point I really want to make here is that this guide that we use for new builds, what the county has now have to code for a permit, is all well and good if you would have only those numbers. One car per bedroom kind of thing. This is number of cars per bedroom. When a house is ten bedrooms but sleeps 35 or 25 or any other large number, you're going to get a lot more vehicles. And we'll get submissions that show ten parking spaces, but the number of occupants there, because they are traveling locally, it's a family reunion or whatever they may have 15 or 20 cars. So, that particular metric that we use is insufficient.

Mr. Staley: What we can do is keep making sure Victor has all the tools he needs. Make sure the ACB is totally on top of this. Make sure the property management companies are doing what they can do to advise people not to bring a fleet of vehicles. Because it's on a 35-foot lot, come on guys, how many cars can you get on a 35-foot lot? That's all we can do.

Mr. Greenstein: Again, it's a parking violation. It's not viewed, whether it's done through community watch or whether it's done through Victor at security, on the pecking order it's a low priority item. I heard what Supervisor Staley said about towing. Towing has to be an approach that forces compliance. It really is voluntary compliance in a sense. But if they don't see that there are some serious outcomes as a result of their behavior, they are just going to continue to behave

the way they are. Again, I know David you clarified for us what Graham was saying about the towing and everything, but we're so limited on all these other violations because we don't have the authority to enforce the rules. Which is why I ask whether or not going down the Master road from a convenience standpoint could at all help us.

Mr. Burman: And I'll look at that because when a car is on a sidewalk it's partly on the lot and partly off the lot. So, there's a grey area there and we'll try to figure that out.

Mr. Greenstein: And then, the other point and then I'll let it go. All I know is we have lots of things in the convenience as homeowners, as property owners that we have to adhere to. Whether it's a roof that looks really dirty or trash cans that sit out all day or any of the other rules we have. The infamous fines committee. That is something that the Master has power over and that's why I was looking along the lines of that venue being the one to get people to wake up and just park across the street. We have parking spaces on one side. There are parking spaces. They have to be willing to cross the street and park on the other side. And we'll annoy the heck out of them until they get it right. And that's basically what it is.

Mr. Staley: I just would like to say thank you to Victor because I know how his team is. I've spoken to a lot of them for a long time. Thank you for what you're doing. Keep up the good work.

Mr. Vargas: Thank you.

Ms. Adams: Alright. Moving on in the agenda we're down to staff reports. Attorney?

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: Right now, the only updates we have is that the TECO easement agreement sent comments to opposing counsel. They're reviewing those and as soon as we get those back, we will be able to finalize. Hopefully we'll have that by the next Board meeting. The only other update is the completion certificate for the series 2015, 2016 and 2017 bonds. We have completed those. We've sent them to the District engineer. Those certificates are required under the bond indenture documents for each series of bonds. We will have a resolution formally adopting and approving those completion certificates for you all at the next board meeting. I also have on our to do list that we will do some research into the resident only entrance that we discussed today. Otherwise, I have no updates for the Board today, thanks.

B. Engineer

Mr. Boyd: I don't have anything in addition to what we have already talked about.

Ms. Adams: Alrighty.

C. District Manager's Report

i. Action Items List

Ms. Adams: Included in your agenda packet is the action item list for Reunion East and Reunion West CDD. Many of these items have been touched on in regard to various ongoing projects. I don't have any additional notes in addition to what was included in the agenda packet, but happy to answer any questions that Board members may have or if you want to have anything on the record for discussion, I'm happy to lead that.

Mr. Staley: I know we've mentioned Mr. Dowling's letter. I presume no one has any comments on that. I know I go by the survey results where parking was rejected by 75% of the people who responded, and the outdoor fitness was supported by 65% of the people. So, I have no further suggestions on what we do with parcel 1. I assume the rest of the Board is in agreement with that.

Mr. Greenstein: I am.

Mr. Burman: Yeah, I love the idea of extra parking, but I don't think it's going to solve anything.

Ms. Harley: I'm not in agreement.

Mr. Staley: I understand what Sharron is saying but Mr. Dowling himself says he thinks he could put 25 cars onto that, honestly after the conversation we've had about people with ten vehicles. 25 cars will look after four or five homes probably. What about the people around that parking lot? It would just be a nightmare for them.

Mr. Burman: And really, you can't. Most of the space in a parking lot is in grass. You might get five or six or ten. Somewhere in that ballpark, but it won't be 20.

Mr. Staley: And I don't think people will walk 100 yards. They won't walk 50 at the moment. We know that. I appreciate it and I understand his prospective. He owns a lot of lots around that particular parcel of land, it would obviously be of value to his lots to have that parking, but I think everything we talked about before suggests we are making the right decision.

Ms. Harley: Really if you took the number of owners on the CDD west and you actually said how many of those responded, the percentage would be very small.

Mr. Burman: They always are.

Mr. Staley: That's unfortunate that they have their opportunity to speak up. There were in that particular survey, if you exclude Wyndham who had like 241 votes, there were 367 responses. That's significant.

Ms. Harley: How many owners have you got on the CDD west?

Mr. Staley: Presumably they are owners. No one else would be able to respond.

Ms. Adams: Yes, and Board members, you might recall that we did receive some input under separate cover outside of electronic responses including one from Mr. Dowling and that response was extrapolated based on lot ownership and factored into the results.

Mr. Staley: I just want to make sure we did justice to Mr. Dowling's letter.

Ms. Adams: Any other comments regarding the action item list? Questions? Comments?

ii. Approval of Check Register

Ms. Adams: Included in Tab 2 of your agenda packet is a check register for May 1st through May 31st, 2021.

On MOTION by Mr. Burman, seconded by Mr. Greenstein, with all in favor, the Check Register, was approved.

iii. Balance Sheet and Income Statement

Ms. Adams: The next item in your agenda packet is for informational purposes only. No Board action is required. These are your unaudited financials through April 30th. It is probably notable that this information you have already reviewed in your proposed budget as your proposed budget was updated to include this data as well.

D. Security Report

i. Parking Violations and Towing Reports

Ms. Adams: We also have on the agenda the parking violations and towing report. We've already had discussion regarding this matter. Unless there is any further comment from Victor regarding any security reports. If not, we're down to other business and supervisor's requests.

Mr. Staley: Could I ask Victor; do you have the same information for Encore and Reunion?

Mr. Vargas: No.

Mr. Staley: You don't?

Ms. Adams: It may be notable that Reunion security will be starting to assume security operations for Encore at Reunion West imminently, so there is that transition. Keep in mind until

there is additional Board action, they would not have the ability to issue warnings or enforce with towing, but they are assuming security operations. In terms of what will be included in the data that they provide, that will be contingent on future board action.

Mr. Staley: On that subject, we should ask the POA to come back with a final deliberation. Because if you think about it we made a decision to move forward with one-sided parking and we were asked to delay while they monitored the situation.

Ms. Adams: Just to summarize that in executive summary, they requested that all street parking is restricted the Board was concerned that that was overly restricted and would not allow sufficient parking for visitors and guests. This Board adopted rules that are consistent with the other parts of Reunion and the POA has asked that this Board not take any further action as they determine what need there is for signage and parking restrictions and operations is monitoring the situations in terms of free flow of traffic and the ability for emergency vehicles to access the streets.

Mr. Burman: The Board election is in November, and I wouldn't expect any sort of answer before that.

Mr. Greenstein: I know we basically try to give them a 30-day turn around on that when saying we wanted their plan for this meeting. It is an expenditure putting in the signs. I guess if there was an overarching emergency safety issue that was brought to our attention, I would probably say that we gave them the time and they didn't respond so were going to go ahead and implement. However, absent the emergency safety approach since it is a significant expense, I think we should hold off. I think we should go back to them in writing and tell them that we need their plan. We gave them 30 additional days, they failed to respond.

Ms. Adams: Well, just so the Board members are aware, they have made contact with district management staff and have enquired to get legal confirmation regarding the signage requirements for no towing. I think they have concerns about the beauty of the community in addition to their concerns about public safety issues. I advised the Board that the implementation of the signs is on hold and that we're currently monitoring the situation. If we want to expedite action, I'm happy to do so. But at this time, I did tell them it was on hold.

Mr. Greenstein: I don't want to turn this into an indefinite thing, and it just marches on. Now, you're saying there's going to be an election?

Mr. Burman: Right now, their position is that they believe everything is status quo, nothing is going to happen at Reunion West, and they are fine with that. That's their opinion right

now. I don't think there is any reason to tweak them. We don't have any need to go in there, right? We don't feel like have to.

Ms. Harley: The biggest problem they have in Encore, and I have told, because they have a security committee that has one of the Boards on that committee and I've met with them several times. The biggest problem they have is that they don't have proactive security in there currently. So I think when Victor and his team go in there that's going to make a huge difference.

Mr. Greenstein: We will reevaluate based upon the changes.

Ms. Adams: Give Reunion security an opportunity to go in and evaluate, provide additional feedback about parking needs, and in the meantime the rule is place and the next step to move forward would be to install the signage and amend the agreement with Reunion security through the POA and then to amend the agreement with Bolton's Towing as well.

SEVENTH ORDER OF BUSINESS

Other Business

Ms. Harley: Can I just raise one issue? Nothing related to the parking or anything. I know we had an incident in the Reunion waterpark last week. Which thankfully the child was fine. But the numbers in Central Florida and Osceola County of children drowning is increasing week by week. On all the CDD owned pools, are we absolutely 100% sure we've got all the correct signage and all the correct access and everything to those pools?

Ms. Adams: Yes, I can defer to Alan on that, but these pools are in compliance with public codes for public pools and in addition to that they are subject to routine inspections from the health department that ensure compliance with said rules.

Ms. Burman: The problem is the momentary thing like you mentioned, somebody props the gate open and then some toddler walks in because the gate is open. But how do you control that 24/7? It would have to be a self-closing gate.

Ms. Harley: The same as the waterpark incident, you have to have parents that actually take the responsibility of supervision. It's the same in the homes. We're beating it in all of our homes right now to make sure we've got as many things in place as possible. So, I just wanted to make sure we've got no problems on any of the CDD pools.

Ms. Adams: Yes, they are all current and in compliance with code.

Mr. Scheerer: New permits were just issued. We had all the life rings checked for code. Emergency phones. The latches were in place until we make the switch. They keycard will be in place until we make the switch to the modified gates, but we are in total compliance, and we have

seven day a week service, not only from janitorial but from the pool company. They are really good to report anything that's needing to be corrected.

Ms. Adams: And just so this Board is aware, the emergency phones are not a requirement from any State of Florida for public pools, in the past the Board had made a decision and Reunion East top go above and beyond and to provide these emergency phones which provide emergency rescue instructions in addition to dispatching emergency services if they are utilized.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Adams: Any other supervisor's requests?

Mr. Staley: I have one request. At the budget workshop a couple of weeks ago, I asked if there was any upcoming expenditure needed on the Whitmarsh Way area where the cul-de-sac is. At the moment we didn't see any need because we weren't aware of any development, but I'm pleased to find out that I think Kingwood Orlando Reunion Development, LLC, are well down the road in trying to get a permit to build homes in that cul-de-sac area and to change the shape of the road. So obviously, there will be some need to get involved somewhere along the line in whatever we have to do. I have no idea if that's a bond issue for development or whatever, but I just wanted to let you know that's looking as if it's moving forward and I find it very interesting that there are going to be some homes down there. And I have to say, it looks like there are provisions to parking.

Mr. Harley: I was just going to say, make sure they follow that matrix.

Mr. Staley: So, that's a thing for information, just keep our eyes on that, Alan and Tricia.

Mr. Scheerer: Yes, sir.

Mr. Staley: And the one request is a lot of people think parking is our biggest issue in Reunion. Personally, I think trash is a bigger issue. I know we tell people who ask questions about trash that we're not responsible for trash it's the HOA. But when you see trash cans lying in the road, when you see liter all over the road, when you see that dirt and smell that comes from trash lying in the road, I think that becomes something that we should be concerned about. I know we can't do anything directly but some of you, perhaps David, can think about, what can the CDD do to help in the battle against trash because it is getting worse. I'm sorry if no one agrees with me. You just have to drive around on a Sunday morning. In theory on a Sunday morning there shouldn't be a trash can in sight. You drive around on a Sunday morning and it's overflowing all

over the place. So, David, if there is anything we can do. If you need us to spend some money. If that's allowed.

Ms. Adams: No, it's not allowed.

Mr. Staley: There has got to be a way we can deal with trash. Mr. Witcher had an issue this week. It was disgusting what was going on next door to his home.

Mr. Burman: And the racoons.

Mr. Staley: I drove down Muirfield Loop one Sunday morning at 9:00 in the morning. In the theory no trash can should be on the street according to our rules. They were all over the place. Bulging with litter and it was on the floor. We have to be able to do something as the CDD instead of just passing the message onto David. So, give some thought to it David and perhaps next month what can we do to help? What can we do to help solve the problem?

Mr. Burman: That is tough and Don's on that committee and he knows how many fines we levy every single month for that sort of stuff. And there was a long period where it was really bad, and we got the committee together and started paying extra special attention to it. It got much better but admittedly I think it's getting worse now. I don't know why it is, I'm sure there is going to be another travel boom coming up when international markets open up and it's only going to get worse and worse and worse.

Mr. Staley: Just like people will park illegally just because they are lazy, people will throw trash on the street just because they are lazy and they won't bother with it. Maybe we have to hire a constant roving trash tax.

Mr. Burman: That has been a solution on our radar for ten years. But it's an expensive proposition. And every time we have brought it up so far, the members and the Board were against spending the kind of money it takes.

Mr. Staley: I have lived here 15 years and I've never been asked if I would contribute to a trash tax.

Mr. Burman: There have been surveys. You're probably a part of that small percentage that didn't respond to the survey. That survey was do you want to spend an extra \$25 a month on roving trash tax and the answer was an overwhelming no.

Mr. Staley: Can we put it on the agenda for the next meeting, please? To talk about this.

Ms. Adams: It's not a CDD matter.

Mr. Staley: So, we're going to just ignore it?

Ms. Adams: It's not a CDD matter. Just like we wouldn't put anything for Osceola County on the agenda or anything for Resort business in the agenda.

Mr. Staley: When trash is lying in the street and we're responsible for the streets?

Ms. Adams: If it's on the CDD road that does become a CDD matter.

Mr. Staley: That's my point. So maybe, and I know I'm being extreme here just to make a point, maybe we have to have a truck that drives 24/7 picking up trash off the road.

Ms. Adams: And that's not a part of the proposed budget.

Mr. Staley: We have to do something. I know it's not part of our proposed budget, but I hate telling residents who ask me what we're doing about the trash that it's not our problem. Nothing happens.

Mr. Burman: That's not true.

Ms. Staley: Well, you can't fine them. Can you fine them as soon as you send a photograph?

Mr. Burman: Yes.

Mr. Scheerer: They get a letter immediately.

Mr. Burman: A letter and a fine.

Mr. Staley: Is that fine the \$1,000 maximum?

Mr. Burman: No, it's per day. Limited by \$100 per day and a maximum of \$1,000.

Mr. Staley: So, that isn't deterring people. We think we're solving the problem, do we?

Mr. Greenstein: Graham, these are the kinds of issues that we really should be having at a town hall. We're tied. We cannot spend funds for trash. I know you are making a connection where if it's in the street and since we manage the roadways then yeah, we can probably pay for Alan's folks to have brooms or some other to pick up. But again, we still go back to the source of the trash. If we know it's coming from a particular resident, that's what you have to stop.

Ms. Harley: There's something you need to understand as well, the larger homes the county issued the new cans, and they only allowed a maximum of two cans. So, if you have that 11 bedroom house that sleeps 30 people they are only allowed to have two trash cans. They are no permitted to have anymore.

Mr. Greenstein: So how are they getting rid of the trash?

Ms. Harley: We're paying privately. Obviously, it's not on the exact same schedule as the county. Depending on how busy the resort is, depends on how long it takes them to get around to do it.

Mr. Burman: So, equity is not an issue. I'm glad you brought that up. Don doesn't rent his house; he shouldn't need five garbage cans. Should he have to pay for the 11 bedrooms?

Ms. Harley: But my thing is, I would pay for more trashcans for the larger homes. If we were allowed to do that I would definitely do it. We're always going to have the trash problem. The problem that you have is that not everyone is going to manage it the same.

Mr. Burman: The other problem the HOA has is opening up the spicket. One of the condos did this. They took an assessment, we have six or seven owners who leave their trash out, let's just get the guy to go pick it up. When people figured out, they were picking up the six or seven, all of a sudden there were 300 every day. So, it wasn't a \$100 a day problem anymore, now it's a \$5,000 a day problem.

Ms. Harley: And I know this is not CDD business, but for me one of the solutions might be that if the resorts through the HOA if we could have an additional dumpster somewhere and the property managers pay for that dumpster. It's the location that we would need.

Mr. Burman: We've talked to Kingwood about giving us spaces for a compactor. We're trying to accommodate that.

Mr. Greenstein: As soon as you made that comment, I'm thinking about the dump at the dumpsters is currently every day, probably before 9:00 in the morning they are overflowing. I think we have overnight people that do it at night and that dump all kinds of stuff over there. But this is CDD not Master or HOA, but I would recommend because it keeps coming up and we keep spending time discussing these issues, we're really hamstrung on how we can resolve a lot of them. But we need a true town hall. A true town hall held by the Master in anticipation, and prior to budget year, we're only required once a year to have a meeting, but I think the community needs a town hall type meeting where the common problems are addressed. Because you want to get a sense of what the community wants and what they are willing to do.

Mr. Burman: Kingwood doesn't mind if we do it. We've done that before as Kingwood controlled the association. The problem is it's not going to resolve a problem in a town hall. I'm all for having it. We've done it before. We'll do it again, that's all fine. And everybody who's a stake holder can be in attendance to that. But to say we're going to resolve the problem of trash at a town hall.

Mr. Staley: I agree with that. We have to have working bodies that work on these problems. All I am saying is that the CDD can help support you if that's necessary.

Mr. Greenstein: And we can present potential solutions and what the price tags of those solutions are and how they worked elsewhere or not worked elsewhere. We spin our wheels talking about it. From the day we moved in in 2003 we've had trash problems.

Mr. Staley: I'm sure the staff is tearing their hair out saying this has nothing to do with the CDD, but we are a group that I'd like to think we are action orientated. We have an issue with trash. So, if we can put our collective thoughts together, to help the HOA, the Master to find solutions, please bounce ideas off us. I know we can't agenda it for next time, but don't be surprised if I bring up trash for any other business.

Ms. Adams: There's always supervisor's requests.

Mr. Staley: We have to solve this problem because it's disgusting. I feel sorry for the renters that come here for the first time and trash is on their driveway when they arrive. It's not the sort of thing you want to see when you arrive at a top resort. Enough said. Let's see if we can work together to find some solutions.

NINTH ORDER OF BUSINESS

Next Meeting Date

Ms. Adams: Our next meeting date is July 8, 2021 at 11:30 a.m. Do we have a motion to adjourn?

TENTH 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. Greenstein, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
REUNION EAST AND REUNION WEST
COMMUNITY DEVELOPMENT DISTRICTS

The continued meeting of the Board of Supervisors of the Reunion West Community Development District and the regular meeting of the Board of Supervisors of the Reunion East Community Development District was held jointly on Thursday, April 8, 2021 at 1:00 p.m. at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.

Present and constituting a quorum for Reunion West were:

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

Present and constituting a quorum for Reunion East were:

| | |
|------------------|---------------------|
| Mark Greenstein | Chairman |
| Don Harding | Vice Chairman |
| Trudy Hobbs | Assistant Secretary |
| Steven Goldstein | Assistant Secretary |
| John Dryburgh | Assistant Secretary |

Also present were:

| | |
|----------------|------------------|
| Tricia Adams | District Manager |
| Jan Carpenter | District Counsel |
| Kristen Trucco | District Counsel |
| Victor Vargas | Reunion Security |
| Zory Ramos | Reunion Security |
| Alan Scheerer | Field Manager |
| Mike Smith | Yellowstone |
| Nicole Ailes | Yellowstone |
| Rob Stultz | Yellowstone |

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll. All Board members of the Reunion West and Reunion East CDDs were present constituting a quorum.

**The recording for this meeting began during the public comment period*

Ms. Adams: Reunion East CDD Board members, are you willing to hold your meeting in tandem with Reunion West? Concluding their meeting, the agenda items that are redundant for both agendas will be moved to the front of your agenda and then Reunion West will be adjourning once those two items have been discussed. Are Board members amendable to that plan?

Reunion East CDD Board: Yes.

Ms. Adams: Thank you for your flexibility. For Reunion East CDD, we do have two discussion items that are scheduled that are going to be moved to the front of the agenda. We will be discussing those after we take public comments. The first item is regarding golf carts on District Roads and the next items is no parking zone enforcement and towing enforcement.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: We will take public comments at this time regarding the golf carts on District roads, the no parking enforcement and towing, as well as any other agenda item on the Reunion East CDD Board of Supervisors meeting agenda or any item that is not on the agenda. Generally public comments are limited to three minutes, however if there are many residents who are here to make a comment regarding the same amount, the Chairman has the ability to reduce that length of time to a lesser amount such as two minutes. We may take a show of hand for certain topics to determine if we need to reduce the time per speaker. I want to clarify that the public comments are addressed to the Board, it is not a question and answer session but rather an opportunity to give comments to the Board. Often times your questions are discussed as part of the Board discussion and answered then. Any questions that are not answered during the Board meeting, staff has your name and we will follow up with you. Staff is also available after the Board meeting should you have any questions that arise. Mr. Chairman would you like to make any statements before we take any public comments?

Mr. Greenstein: Yes. It's great to see so many residents here at a CDD meeting. After I provide some information, hopefully it will amend or possibly eliminate your comments. You will be better informed and hopefully we will all be working off the same sheet of music. As you know, all the roads in the District are public roadways. We have been working on the issue of making things right for both the Resort, the CDD, and all property owners living and paying taxes within the Districts. We have had this issue from day one, as far as the roadways being public. In the last few years there has been an increased utilization of golf carts and legal counsel has advised us that we were vulnerable from a liability standpoint. There are certain standards for vehicles that are required to operate on public roads, they are required to be "road ready." For many years

we have looked to find ways to make everything for all parties concerned. We tried to designate Reunion as a golf cart community and the county would not allow us to do that. We researched behind the scenes, for the ability to privatize the roads to make them nonpublic roads. It is an ongoing project. We are working with the Master Association to determine all of the impacts of transferring the roadways from CDD control to a private entity. In a community like ours that private entity is most usually the HOA, or in this case the Master Association of the HOA. Discussions are ongoing and we discussed earlier on in our meeting on the action item update how the Principals of Kingwood and others who sit on the Master Association Board have had discussions with GMS our District management and legal counsels to determine the impacts of going through such a privatization process. In short, all of the costs that pertain to having put in the roads would have to be identified and all the bond service that is in place would have to be paid off in order for those roads to no longer be on the books of the CDD. The purchaser, if it's the Master Association of the HOA, would have to come up with a financing plan so that the HOA assessment would cover the roadways. So you have to pay off the debt service on our side of the books, but it would then be financed. In October all property owners were advised of the status of the legality of driving carts on our roads. At our last meeting, the March meeting, we had a very brief discussion about the Resort and their responsibility and liability relative to operation of vehicles that are unlicensed or unregistered. The focus was not on individual cart owners. The message I am supposed to give you is that the District has taken responsibility to notify residents which we did in the Fall of 2020 and the Resort in 2021 regarding illegal golf cart operation on District roads. The District does not have any further obligation on this matter, it is a traffic enforcement issue. The District does not have the ability to enforce traffic laws on CDD roads. That is our position and remains our position. I remain optimistic that we will work out a solution to this situation. The privatization consideration is still ongoing and open. When we conferred with counsel many years ago about the same issue, no other CDD had ever gone through it or done it. Then we found in the more recent past that there are some situations where it was done. It's highly complex and it is probably going to be the biggest challenge that either Board has had to deal with, or that legal counsel has had to deal with. I am optimistic that we will at a minimum identify all the impacts and issues and fully engage the community as tax paying citizens, or what the options are. We or the Master's Association will then make a recommendation. Speaking as the Chairman of both Boards, the Boards are fully supportive of golf cart use within Reunion Resort. We have done everything that we can possibly do to try to

keep people safe and to try to be legal, because we are a governmental entity and we can't do anything to support illegal activity. We felt it was our responsibility to ensure that the Resort is fully aware of the current situation. We are in discussions with the Master to work on the transaction that will hopefully privatize the roads. If the roads are privatized then there are no issues when it comes to golf cart operations from a motor vehicle law standpoint.

Mr. Goldstein: I don't necessarily agree with the Board on this issue. What makes it difficult for me to understand is if we make these roads private, which I hope we do, nothing would be different with these roads being private with the golf carts that are on there now. The only difference is we are saying it is illegal to be doing it. But we will still have the same golf carts in the same areas doing the same things once our roads are private. As a Board member I don't feel I have to agree with those concerns. As an owner I think we should be able to drive our carts on these roads.

Mr. Greenstein: There should be no disagreement among Board members on this issue. We are not voting on whether it is private or not private. I think this issue came to the surface a few years back when the Resort allowed golf carts to be used on the golf carts. Prior to that you had people who like to have a golf cart, people would build a home with a third car garage with a cart space. You still couldn't use your cart on the course, you had to use the Resort's golf carts. I don't think there's any disagreement that we have a situation, we are a government entity. We are compelled to follow the law, the degree to which we follow the law is what this whole thing is about. We are moving forward and we want everyone to enjoy their golf carts. We know you can take on individual responsibility for management of your golf carts. We agree on some beliefs on issues like underage children driving golf carts. We have limited control over that because we can't enforce that. We can't go to a parent and tell them they are being a bad parents because they are letting a five year old drive the cart. We see that though and we want to cooperate with the Resort and the Master. I agree with what you said Steve, it makes no difference from a practical standpoint who owns the roadway. It does make a difference to this body and this CDD, we cannot do anything that promotes illegal activity. That's the reason why we put out notices that advise folks of what the current legal situation is. It's an advisory. As long as I sit on this Board it will always be an advisory. I want everyone on the Boards to have individual opinions, that's what makes the Board so vibrant and makes the Board work so well. But like any other organization in Reunion, you will have differences of opinion and hopefully the consensus is what we implement.

Mr. Staley: Before you open it up for public comment I just want to reemphasize some of the points that people have made. I think it is really important that we are very clear on what we want to achieve as a West CDD and an East CDD. I think safety has to be top of our list of priorities. I reiterate that we have an obligation to inform people of the law. Then it is up to you as individuals to decide how to apply that law. I think we have to keep reminding people from time to time what the law is. This is a very transient community, people are buying and selling all the time. At least once a year we should probably remind people what the law is, it's very important to do that. Individuals and organizations have to decide how they are going to respond to being informed of the rules. I'm still horrified that the HOA, Kingwood, and the CDD never come together to operate as a group. We operate as three individual bodies. If we can legally meet as a group we should to solve some of these problems. One problem is to look at conducting some sort of study to see what we can do to make this community a little more golf cart friendly. How can we link some of these facilities together so people don't have to drive quiet so much on the roads. Unfortunately this community was not built as a golf cart friendly community, it was not designed as part of the concept. Most importantly, people need to know that we are not trying to eliminate golf carts. We are trying to inform people what the legal liabilities are for themselves. For those that have tried to register their golf carts, it's not easy. I try to do it and was refused by the DMV. As an individual I am going to try to do some more work to see if I can find a simple process.

Mr. Greenstein: I think we should open the public comment period at this time.

Mr. Andy Rock: First question, is this a state statute or a county statute? Has anyone contacted other municipalities who have answers to this without privatizing roads? In Indian Rocks Beach, golf carts are permitted between 12th and 28th street and they have to meet a minimum of a 19 mph speed and they don't need all the safety equipment we have and they don't need to be insured or licensed. The township came up with that solution. As a follow up in your fiduciary responsibility, maybe you should contact the mayor of Indian Rocks Beach and the city council and see how they came up with a solution. That's all I have.

Mr. Greenstein: Thank you Andy.

Mr. Richard Holmes: With only three minutes I'm afraid I can't be as kind in my comments as I wish to be. I think this Board is incredibly misinformed and I believe you are overstepping what is the responsibility of a CDD. Your responsibilities are set forth on the webpage, you are a fiduciary of funds to oversee the maintenance of foundational aspects of

Reunion. You are not an enforcement Board in any way, shape, or form. Don's comment that you have to make us aware, that is wrong. You have utterly no responsibilities to make people aware. You have sovereign immunity in the state of Florida. This is a personal vendetta. It is really pushed upon us. When I come to the Board after the PSA which Anthony Carl and Kingwood received because Mark just acknowledge that, I'm told that no we are not taking this up again. Four months later a letter goes to the Resort, which has a terrible time making carts street legal to carry out their work here. This isn't an informational letter, this is a threat letter from counsel. It specifically points out "the legal potential ramifications for the Resort." That's not an informative letter it is a threat and it overstepped your bounds. Under sovereign immunity the issue of the regulation of roadways has already been covered in the state of Florida. Specifically it was covered in Ralph versus City of Daytona Beach. Every one of us remembers when Daytona Beach got sued because people didn't actually have access on the beach. The Florida Supreme Authority Court of Appeals that the city had absolutely no responsibility because regulating the roadways as a highway authority was not their responsibility and it is not yours. Your counsel coming to you and telling you to send letters that threaten other people is wrong. They are getting you into a conflict with others that is completely unnecessary and it is beyond your role. When we know certain members have fought golf carts for years, it seems disingenuous. You told us it was over and then you sent a threat letter. This committee isn't fulfilling an obligation under its statutory duties as a CDD. You are going beyond.

Ms. Adams: You have reached your three minutes Mr. Holmes. Thank you so much for your comments.

Mr. Greenstein: How much more time do you need?

Mr. Holmes: Just give me one more minute.

Mr. Greenstein: You got it, go ahead.

Mr. Holmes: You have gone far past your fiduciary capacity to oversee funds and infrastructure and you have taken on a roll you do not have. But worse, you did it without coming together. By coming together today, you proved you could have done that. The East CDD and its members didn't want consultation with the West side. Your counsel has put you in a bad spot when you had no liability whatsoever. I travel all over the United States and I sue people for folks. I can come down here and say I'm going to sue and the first thing you would say is "We have sovereign immunity" and now I would say no you don't because your lawyer says you have an

absolute responsibility and started sending letters to everybody to everybody on earth on what it is. You missed telling somebody thought, Bargain Carts. They sent 100 carts in here 2 weeks ago.

Mr. Greenstein: Rich, your point is well taken. I appreciate it and we will evaluate it.

Ms. Adams: Are there any other public comments?

Resident: I am part of the Community Watch. Every year I have the responsibility to video. There are a lot of carts on the road that are causing backups, road rage, etc. There are a lot of kids driving carts in the community. Should we be sued it would be a shared cost with all Reunion residents for allowing minors to drive golf carts.

Mr. Don Rafferty: I came over the bridge the other day and there was a 10 year old kid driving a cart across the street. Today I went to the clubhouse and there was a 13 year old in a cart in the parking lot. I've watched kids drive the carts on the greens, over hills, etc. and we are going to have an accident. I don't want to be sued. I hope the CDD will take some responsibility in giving people notes.

Resident (Sheila): I'm with Don. I'll take it a step further. I don't know if Kingwood knows this or you might not know this because you don't live on the East side. With the 10 year old, I followed them out. There were 6 kids on it, going out the gate to Lake Wilson. I am not against golf carts, I think they're great. However, a good attorney will sue when the kids get hurt on a golf cart in here. Somebody is going to pay a hefty price for these golf carts.

Mr. David Plummer: I think the way that Mr. Holmes outlined things and the way you addressed this, this is an extremely dangerous topic and dialogue to continue. Of course they'll sue everyone, but they don't have basis for suing everyone. Every statement that is made here today and every person who speaks today is making the case that an attorney will sue everybody, we are making their case for them by prolonging this. We are making it worse by talking about it forever.

Resident (unidentified): I think the decisions on both sides are important. I suggest that the Boards take Mr. Holme's points to heart to determine who is the legal entity that should be thinking about the safety issues with golf carts. I would suggest that one of these stakeholder entities inside the community convene all the stakeholders together within the next 60 days to adopt a Safe Use Agreement for golf carts for the rental resort companies. State that you all jointly support no underage driving of the golf carts or whatever those things are that could be done to support the safety aspect. Privatizing is important, but it doesn't solve any of the concerns of safety. We have two issues as a community. One is how do we launch a Safe Use of Golf Carts

on Reunion campaign and how do you address the legal aspect of not being legally allowed to drive on the streets.

Resident (unidentified): My suggestion would be awareness. When you rent a boat or a rental car you have to sign something. There are people walking on the golf course or in the golf carts don't know anything. But I guarantee if they had to sign something that held them responsible for their conduct, I think they would be more aware. They can't be liable for something they don't know.

Resident (unidentified): A concern that I believe the Board should consider is that Reunion is actively getting marketed as a golf cart community. We looked at 5 or 6 different communities and part of our decision making process was golf carts. I have witness since living here for a year that the rental carts are out of control. It is not the owners, it's policing the folks that are renting carts.

Mr. Tom Jones: I appreciate all the concerns about the legal aspects of the golf carts. We are always going to have exposure as a community with legal aspects just because of the litigious environment that we all live in today. I would like to see the Board, I know we have a complex organizational structure, but I think the sooner we can move forward on getting the roads privatized the better. We could take care of a lot of our issues within Reunion. Interest rates are at an all-time low, so I think we need to expedite the process of privatizing the roads and finding an organizational structure that will allow that.

Resident (unidentified): I agree with the comment about the rental carts being a big part of the issue of the safety. I suggest that the CDD recommends to Reunion Resort, Kingwood, Anthony, etc. to perhaps designate golf cart security to patrol the golf carts themselves. The security would escort any minors back to their houses and their parents would be confronted. They should no longer be able to use the cart for the rest of their stay.

Resident (unidentified): Are you aware that we have to register our carts with Reunion? We also have to have insurance. Are you aware of that?

Mr. Greenstein: Yes.

Resident: Now, are the other outside carts required to?

Ms. Adams: This is not a Q&A session.

Resident: We have to register and insure our vehicles, everybody else in here maybe should have to as well.

Mr. Greenstein: You are pointing out something that is outside our scope of responsibility. Most of these comments are outside our scope with the CDD, but they do go to resolving the problem. We will do anything we need to do to work with other organizations to resolve issues that have come up relative to golf carts. As far as golf cart use on the golf courses, that is outside our scope. The only issue that we deal with is the fact that you have to drive on public roads to get to the golf course. That's the beginning and the end of it as far as our liability goes. This session has given us a lot of input that hopefully other people who are associated with ABOG, HOA, or Master Association will take into consideration. The CDD itself is not responsible for the lion share of things that have come up in discussion.

Ms. Carpenter: I would like to make a couple comments. Mr. Holmes, I respectfully do not agree with some of your points of Florida law. That's what plaintiff's attorneys don't agree with, with government attorneys. The District owns the roads, flat out that is a legal basis. We own the roads and we are responsible for the roads. Accidents and issues with the roads come back to the CDD. Certainly there are ways to try to avoid the liability and there is sovereign immunity up to a certain point in Florida, but it doesn't go the whole way. That's something that government lawyers and insurers are aware of. The real point is that the letter the Supervisors talked about was that Easter and Passover were coming up, and there was advertising by the Resort that there was additional golf cart parking etc. The letter was addressed to the Resort, why it went out to the public or to other members we do not know. This was written to the Resort to say that we have been advised there is a lot of golf cart rentals during Easter break. We wanted to bring it to their attention that under Florida law recreational golf cart use is not permitted on roads that the CDD owns. That was the sole intent of the letter, there was nothing sent to residents or about residents. There were no threats as asserted. It was simply a notice that we were concerned about information that came to our attention. I wanted to summarize that briefly for the residents that aren't aware of what went out. We are sorry this got out to everybody and people were alarmed for a lot of different reasons. The District is doing everything they can, they met with and spent quite a bit of money coming up with a way to pay off taxes and bonds which is a very convoluted process because there is a large number of bond issues. We figured out how that can be done, passed that to the Association and it is up to them to see if there is a way they can finance it and then have private roads okayed by the county. The county is the entity who can determine if private roads can be made into a golf cart community. It's a long process, but both Boards have done a lot of work getting to that point. We've dealt with some of the top Bond

Counsels in the country to figure out how we can do this. It's now with the Master Association and the Boards have committed to working with them and anyone else involved to see if they can get the roads privatized. It sounds like a lot of the residents are concerned as well that there aren't unlicensed kids on the roads who are not following the law. I do understand there was an accident last week, a golf cart ran into a truck. We want to make sure we don't have a serious accident in the community. That is my quick summary.

Ms. Adams: For the public's awareness, there was a lot of discussion about potentially unsafe conditions that you see on the roads. The District does not have the ability to enforce any traffic laws and it does not have any law enforcement powers. If you see a public safety issue the organization that can address that is the Osceola County Sheriffs Office. The CDD cannot engage in traffic or law enforcement activities. It is incumbent if you see an imminent danger to someone's wellbeing, the sheriff's office would be the appropriate organization to contact.

Mr. Greenstein: If an egregious situation arose, security can temporary take control. If it's a serious matter where security feels that Osceola County Sheriffs should be involved then they call them. It's no different than if there is a burglary or a drunk driver or any kind of infraction of the law that is impacting the Resort and its residents and guests. The way we inspect guests and others as they come in to the community is an understanding we have with the Osceola County Sheriffs. The roads are public but we have a right to know who is entering and why they are here. The privatization thing came about not only because of the golf cart thing, but because of pass through traffic and what it does to us. We can talk about this stuff all day because there are all kinds of issues, but I wanted to close out the public comment section on this issue. We want to talk about the parking rules and traffic violations that security has experienced. There has been a feeling among certain communities that they are selective in their enforcement or they will look for one problem and not another. There is very comprehensive data that shows the kinds of calls and incidents that Victor's people have to respond to.

Mr. Staley: A few weeks ago I went over to the Grand and picked up a rental agreement for Reunion's golf carts. The yellow on the form says that all cart drivers must have a valid driver's license and proof of insurance. This is a Reunion Resort and golf club policy. It also says amongst other things, please do not remove the golf cart from the property. Golf carts are not allowed on golf courses or golf cart paths. This is good and people are signing it. What they do with it is a different issue. My question, which we will discuss here, is what can the CDD do to ask Anthony to instruct Victor to drag these carts off the road when they are violating their own

policy. It's not our right to do it. It's very frustrating when you don't have the right to insist on that. We can make a lot of noise and I encourage us all to make a lot of noise when they policy of the club itself is not being enforced. I'm not putting Victor on the spot, that's for later discussion. That's what we can all do though, we can try to make a difference.

Mr. Greenstein: Thank you. We are going to push for collaborative effort to study it and we appoint on the issues that we have some authority to appoint over. The Master and Homeowners views will be heard as well.

THIRD ORDER OF BUSINESS

Discussion Items

A. No Parking Enforcement and Towing

Ms. Adams: As you are aware, the District has adopted no parking zones which have been established and designated with "No Parking" signs. Sometimes there are vehicles that are parking in violation. There was discussion about steps that are taken by Reunion security to enforce the no parking zones. Victor Vargas with Reunion security kindly prepared four different reports that were provided to the Boards under separate cover. They identify the March data in terms of the number of parking violations that were issued. It also identified the number of times that vehicles have been towed. There was other content that demonstrated the workload of security in terms of other instances that security is responsive to. I do want to turn the floor over to Victor Vargas at this time, he is the head of Reunion security. One thing for Board members to remember is that Reunion security employees are not District employees. This is a contracted relationship. We do need to be respectful of the chain of command whenever we are requesting data or need to provide comment or input to the security team.

Mr. Vargas: In March we called towing 5 times and we towed 3 vehicles. There were 115 incidents on the property, like fire alarms and things like that.

Ms. Adams: The Board adopted the policy and rule regarding parking regulation and Victor's report speaks to the way that the policy is enforced.

Mr. Staley: I'd like to find a way to put that into a simple piece of paper. People don't understand what Victor has just explained, they don't understand the yellow or blue stickers. They don't understand the call to the towing company. In terms of communicating to the community how it works, we need to find a way. Otherwise, everyone assumes they know what is going on and they don't. They jump to conclusions and usually it's the wrong conclusion and it starts a bunch of chit chat. Thank you for everything you do Victor. Essentially what you said is that 153

were parked illegally, but your actions meant that you didn't have to call the towing company for than 5 times. Is that the implication?

Mr. Vargas: Yes.

Mr. Staley: Anything your team can do to speed up that process is appreciated. Sometimes those cars are parked illegally for hours.

Ms. Adams: We don't have clear direction on the issue when there is a vehicle that is mostly on private property and slightly on District property. We don't know if that vehicle can be towed or if that vehicle can be cited. Osceola County Sheriff's Office has declined to cite any such incidents. Law enforcement have a lot of discretion, unfortunately they may not have the same information and training to understand that these are public roads. They may not understand that traffic enforcement is their responsibility. That is a continuous education issue.

Ms. Carpenter: If the Sheriff is saying they are private roads and saying they cannot enforce, GMS will need to write to the Sheriff and Sergeant and remind them regularly as they change sheriffs and change patrollers. We do that in other CDDs in Osceola County.

FOURTH ORDER OF BUSINESS Supervisor's Requests

There being no Supervisor's requests, the next item followed.

FIFTH ORDER OF BUSINESS Next Meeting Date

The next item followed.

SIXTH ORDER OF BUSINESS Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE ASSESSMENT AREA TWO - PHASE ONE PROJECT IS COMPLETE; DECLARING THE ASSESSMENT AREA TWO - PHASE ONE PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on October 30, 2001 and October 20, 2014, the Board of Supervisors (“**Board**”) of the Reunion West Community Development District (“**District**”) adopted Resolution No. 2002-13 and Resolution No. 2015-03, as amended by Resolution No. 2015-06, authorizing, among other things, the issuance of Reunion West Community Development District Special Assessment Refunding and Improvement Bonds in an aggregate principal amount not-to-exceed \$30,000,000 in order to finance the costs of the construction, installation, and acquisition of public infrastructure, improvements, and services on lands within the District; and

WHEREAS, the District authorized and issued the \$4,285,000 “Reunion West Community Development District Special Assessment Refunding and Improvements Bonds, Series 2015 (Assessment Area Two - Phase One Project)” (“**Series 2015 Bonds**”), pursuant to the Master Trust Indenture between Reunion West Community Development District and U.S. Bank National Association, as Trustee, dated April 1, 2015 (“**Master Trust Indenture**”) and the First Supplemental Trust Indenture Between Reunion West Community Development District and U.S. Bank National Association, as Trustee, dated April 1, 2015 (“**First Supplemental Indenture**”), for the purpose of acquiring and constructing all or a portion of the District referred to as “Assessment Area Two - Phase One Project;” and

WHEREAS, the District adopted the “Engineer’s Cost Report for Reunion West Community Development District Osceola County, Florida,” last revised February 27, 2002, as amended from time to time (the “**Engineer’s Cost Report**”), which identifies and describes the Capital Improvement Plan for Assessment Area Two - Phase One Assessment Area, financed with the Series 2015 Bonds (“**Assessment Area Two - Phase One Project**”); and

WHEREAS, the Assessment Area Two - Phase One Project has been completed; and

WHEREAS, pursuant to Section 5.01(c) of the Master Trust Indenture, the District Engineer executed and delivered an Engineer’s Certification of Completion, dated _____ (“**Engineer’s Certification**”), attached hereto as *Exhibit “A,”* wherein the District Engineer established the completion date of the Assessment Area Two - Phase One Project; and

WHEREAS, Section 170.08, *Florida Statutes*, requires that upon completion of the Assessment Area Two - Phase One Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the improvements.

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

1. **Recitals.** The recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.

2. **Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. **Acceptance and Certification of Completion of the Assessment Area Two - Phase One Project.** The Board hereby accepts the Engineer's Certification and upon reliance thereon, certifies the Assessment Area Two - Phase One Project is complete in accordance with the Master Trust Indenture and First Supplemental Indenture.

4. **Final Assessments.** The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to Resolution Numbers 2015-03, 2015-04, 2015-06 and 2015-10. The amount of special assessments levied pursuant to Resolution 2015-10, as supplemented, was \$4,285,000 ("**2015 Special Assessments**"). The Engineer's Certification indicates that the cost of the Assessment Area Two - Phase One Project was in excess of \$4,285,000. The Assessment Area Two - Phase One Project cost therefore does not exceed the par amount of the 2015 Special Assessments, as required by Section 170.08, *Florida Statutes*.

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

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

7. **Effective Date.** This resolution shall take effect immediately upon its adoption.

[Signature page attached.]

PASSED AND ADOPTED THIS ____ DAY OF JULY, 2021.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

EXHIBIT “A”
Engineer’s Certificate

[See attached.]

ENGINEER'S CERTIFICATE

The undersigned representative of BOYD CIVIL ENGINEERING, INC., as the designated engineer ("**District Engineer**") for the Reunion West Community Development District in connection with the \$4,285,000 "Reunion West Community Development District Special Assessment Refunding and Improvement Bonds, Series 2015 (Assessment Area Two - Phase One Project)" ("**Series 2015 Bonds**") hereby certify:

1. The District Engineer prepared the "Engineer's Cost Report for Reunion West Community Development District Osceola County," dated February 27, 2002 and last revised October 29, 2014, as amended from time to time (the "**Engineer's Report**"), which identifies the Assessment Area Two - Phase One Project which consists of the public infrastructure deemed necessary for Assessment Area Two - Phase One (as such defined terms are defined in the First Supplemental Trust Indenture Between Reunion West Community Development District and U.S. Bank National Association, as Trustee, dated April 1, 2015), which project is financed with the Series 2015 Bonds. Assessment Area Two - Phase One Project is identified in the Engineer's Cost Report as Phase 1 and Phase 2 in Table 2B of the Engineer's Cost Report and the total cost was anticipated to be \$24,429,646.

2. The Assessment Area Two - Phase One Project has been substantially completed in accordance with the Engineer's Cost Report with no substantial deviations.

3. Pursuant to Section 5.01(c) of the Master Trust Indenture, the Completion Date is hereby established as of the date of this Certificate.

4. The final cost to complete the Assessment Area Two - Phase One Project, as described in the Engineer's Cost Report, was in excess of \$4,285,000.

[Signature on following page.]

STEVEN N. BOYD. P.E.

By: _____

Name: _____

Title: _____

Dated: June __, 2021

SECTION B

RESOLUTION 2021-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE ASSESSMENT AREA THREE PROJECT IS COMPLETE; DECLARING THE ASSESSMENT AREA THREE PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on July 14, 2014 and February 11, 2016, the Board of Supervisors (“**Board**”) of the Reunion West Community Development District (“**District**”) adopted Resolution 2014-04, and Resolution 2016-11, authorizing, among other things, the issuance of Reunion West Community Development District Special Assessment Bonds, Series 2016 (Assessment Area Three Project) (the “**Bonds**”) in an aggregate principal amount not-to-exceed \$10,000,000 in order to finance the costs of the construction, installation, and acquisition of public infrastructure, improvements, and services on lands within the District; and

WHEREAS, the District authorized and issued the \$8,500,000 “Reunion West Community Development District Special Assessment Bonds, Series 2016 (Assessment Area Three Project)” (“**Series 2016 Bonds**”), pursuant to the Master Trust Indenture between Reunion West Community Development District and U.S. Bank National Association, as Trustee, dated April 1, 2015 (“**Master Trust Indenture**”) and the Second Supplemental Trust Indenture between Reunion West Community Development District and U.S. Bank National Association, as Trustee, dated May 1, 2016 (“**Second Supplemental Indenture**”), for the purpose of acquiring and constructing all or a portion of the District referred to as Assessment Area Three; and

WHEREAS, the District adopted the “Engineer’s Cost Report for Reunion West Community Development District Osceola County, Florida,” last revised on February 11, 2016, as amended from time to time (the “**Engineer’s Cost Report**”), which identifies and describes the Capital Improvement Plan for Assessment Area Three Project, financed with the Series 2016 Bonds (“**Assessment Area Three Project**”); and

WHEREAS, the Assessment Area Three Project has been completed; and

WHEREAS, pursuant to Section 5.01(c) of the Master Trust Indenture, the District Engineer executed and delivered an Engineer’s Certification of Completion dated _____, 2021 (“**Engineer’s Certification**”), attached hereto as *Exhibit “A,”* wherein the District Engineer established the completion date of the Assessment Area Three Project; and

WHEREAS, Section 170.08, *Florida Statutes*, requires that upon completion of the Assessment Area Three Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the improvements.

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

1. **Recitals.** The recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.

2. **Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. **Acceptance and Certification of Completion of the Assessment Area Three Project.** The Board hereby accepts the Engineer's Certification and upon reliance thereon, certifies the Assessment Area Three Project is complete in accordance with the Master Trust Indenture and Second Supplemental Trust Indenture.

4. **Final Assessments.** The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to Resolution Numbers 2016-01, 2016-09, 2016-10 and 2016-12. The amount of special assessments levied pursuant to Resolution 2016-12, adopted by the Board on March 21, 2016, as supplemented, was \$8,500,000 ("**2016 Special Assessments**"). The Engineer's Certification indicates that the cost of the Assessment Area Three Project was not in excess of \$8,500,000. The Assessment Area Three Project cost therefore does not exceed the par amount of the 2016 Special Assessments, as required by Section 170.08, *Florida Statutes*.

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

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

7. **Effective Date.** This resolution shall take effect immediately upon its adoption.

[Signature page attached.]

PASSED AND ADOPTED THIS ____ DAY OF _____ 2021.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

EXHIBIT “A”

Engineer’s Certificate

[See attached.]

ENGINEER'S CERTIFICATE

The undersigned representative of BOYD CIVIL ENGINEERING, INC., as the designated engineer ("**District Engineer**") for the Reunion West Community Development District in connection with the \$8,500,000 "Reunion West Community Development District Special Assessment Bonds, Series 2016 (Assessment Three Project)" ("**Series 2016 Bonds**") hereby certify:

1. The District Engineer prepared the "Engineer's Cost Report for Reunion West Community Development District Osceola County, Florida," dated February 27, 2002 and last revised February 11, 2016, as amended from time to time (the "**Engineer's Report**"), which identifies and describes the public infrastructure deemed necessary for Assessment Area Three Project (as such defined terms are defined in the Second Supplemental Trust Indenture Between Reunion West Community Development District and U.S. Bank National Association, as Trustee, dated May 1, 2016), which project is financed with the Series 2016 Bonds. Assessment Area Three Project is identified in the Engineer's Cost Report as Assessment Area Three and the total cost was anticipated to be \$8,794,669.

2. The Assessment Area Three Project has been substantially completed in accordance with the Engineer's Report with no substantial deviations.

3. Pursuant to Section 5.01(c) of the Master Trust Indenture, the Completion Date is hereby established as of the date of this Certificate.

4. The final cost to complete the Assessment Area Three Project, as described in the Engineer's Report, was in excess of \$8,500,000.

[Signature on following page.]

STEVEN N. BOYD. P.E.

By: _____

Name: _____

Title: _____

Dated: _____, 2020

SECTION C

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE ASSESSMENT AREA FOUR PROJECT IS COMPLETE; DECLARING THE ASSESSMENT AREA FOUR PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on July 14, 2014 and June 8, 2017, the Board of Supervisors ("**Board**") of the Reunion West Community Development District ("**District**") adopted Resolution 2014-04, and Resolution 2017-09, authorizing, among other things, the issuance of Reunion West Community Development District Special Assessment Bonds, Series 2016 (Assessment Area Four Project) (the "**Bonds**") in an aggregate principal amount not-to-exceed \$14,000,000 in order to finance the costs of the construction, installation, and acquisition of public infrastructure, improvements, and services on lands within the District; and

WHEREAS, the District authorized and issued the \$7,945,000 "Reunion West Community Development District Special Assessment Bonds, Series 2017 (Assessment Area Four Project)" ("**Series 2017 Bonds**"), pursuant to the Master Trust Indenture between Reunion West Community Development District and U.S. Bank National Association, as Trustee, dated April 1, 2015 ("**Master Trust Indenture**") and the Third Supplemental Trust Indenture between Reunion West Community Development District and U.S. Bank National Association, as Trustee, dated July 1, 2017 ("**Third Supplemental Indenture**"), for the purpose of acquiring and constructing all or a portion of the District referred to as Assessment Area Four; and

WHEREAS, the District adopted the Revised First Supplemental Engineer's Cost Report, dated July 13, 2017, as amended from time to time (the "**Engineer's Cost Report**"), which identifies and describes the Capital Improvement Plan for Assessment Area Four Project, financed with the Series 2017 Bonds ("**Assessment Area Four Project**"); and

WHEREAS, the Assessment Area Four Project has been completed; and

WHEREAS, pursuant to Section 5.01(c) of the Master Trust Indenture, the District Engineer executed and delivered an Engineer's Certification of Completion dated _____, 2021 ("**Engineer's Certification**"), attached hereto as *Exhibit "A,"* wherein the District Engineer established the completion date of the Assessment Area Four Project; and

WHEREAS, Section 170.08, *Florida Statutes*, requires that upon completion of the Assessment Area Four Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the improvements.

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

1. **Recitals.** The recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.

2. **Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. **Acceptance and Certification of Completion of the Assessment Area Four Project.** The Board hereby accepts the Engineer's Certification and upon reliance thereon, certifies the Assessment Area Four Project is complete in accordance with the Master Trust Indenture and Third Supplemental Trust Indenture.

4. **Final Assessments.** The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to Resolution Numbers 2017-06, 2017-07, 2017-08 and 2017-11. The amount of special assessments levied pursuant to Resolution 2017-11, adopted by the Board on July 14, 2017, as supplemented, was \$7,945,000 ("**2017 Special Assessments**"). The Engineer's Certification indicates that the cost of the Assessment Area Four Project was not in excess of \$7,945,000. The Assessment Area Four Project cost therefore does not exceed the par amount of the 2017 Special Assessments, as required by Section 170.08, *Florida Statutes*.

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

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

7. **Effective Date.** This resolution shall take effect immediately upon its adoption.

[Signature page attached.]

PASSED AND ADOPTED THIS ____ DAY OF _____ 2021.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

EXHIBIT “A”

Engineer’s Certificate

[See attached.]

ENGINEER'S CERTIFICATE

The undersigned representative of BOYD CIVIL ENGINEERING, INC., as the designated engineer ("**District Engineer**") for the Reunion West Community Development District in connection with the \$7,945,000 "Reunion West Community Development District Special Assessment Bonds, Series 2017 (Assessment Area Four Project)" ("**Series 2017 Bonds**") hereby certify:

1. The District Engineer prepared the "Revised First Supplemental Engineer's Cost Report for Reunion West Community Development District Osceola County, Florida," dated July 14, 2017, as amended from time to time (the "**Engineer's Report**"), which identifies the Assessment Area Four Project which consists of the public infrastructure deemed necessary for Assessment Area Four (as such defined terms are defined in the Third Supplemental Trust Indenture Between Reunion West Community Development District and U.S. Bank National Association, as Trustee, dated July 1, 2017), which project is financed with the Series 2017 Bonds. Assessment Area Four Project is identified in the Engineer's Cost Report and the total cost was anticipated to be \$10,386,429.

2. The Assessment Area Four Project has been substantially completed in accordance with the Engineer's Cost Report with no substantial deviations.

3. Pursuant to Section 5.01(c) of the Master Trust Indenture, the Completion Date is hereby established as of the date of this Certificate.

4. The final cost to complete the Assessment Area Four Project, as described in the Engineer's Cost Report, was in excess of \$7,945,000.

[Signature on following page.]

STEVEN N. BOYD. P.E.

By: _____

Name: _____

Title: _____

Dated: June ____, 2021

SECTION V

SECTION B

RESERVE EXPENDITURES

Revised as of 5/5/2021

Years 2021 to 2036

Reunion East and West**Community Development District****Reunion, Florida****Expenditure Notes:**

- 1) **3.0%** is the estimated inflation rate for estimating future replacement costs.
 2) FY2021 is Fiscal Year beginning October 1, 2020 and ending September 30, 2021.

| Exterior Building Elements | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------|----------------|--------------------|--------------|--|----------------------------|------------------|----------------|---------------------------|---------------------------|--|--------|---|--------|---------|---|---|---|--------|--------|---|----|---------|--------|----|--------|----|
| Line Item | Total Quantity | Per Phase Quantity | Unit | Reserve Component Inventory | Estimated 16 Year of Event | Life Span, Years | Unit Remaining | Cost, \$ Per Phase (2021) | Total Expenditures (2021) | Percentage of Future Expenditures (2021) | FY2021 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| Exterior Building Elements | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.200 | 45 | 45 | Squares | Roof Assemblies, Asphalt Shingles, Gable Houses | 2023 | 12 to 18 | 2 | 450.00 | 20,250 | 20.250 | | | 21,483 | | | | | | | | | | | | | |
| 1.201 | 140 | 140 | Squares | Roof Assemblies, Asphalt Shingles, Heritage Center (Indulge Pk) | 2027 | 12 to 18 | 16 | 1,000.00 | 140,000 | 140.000 | | | | | | | | | | | | | | | | |
| 1.202 | 85 | 43 | Squares | Roof Assemblies, Asphalt Shingles, Pool Houses, Phased | 2022 | 12 to 18 | 1 to 2 | 430.00 | 18,125 | 38.250 | 15.750 | | | 20,508 | | | | | | | | | | | | |
| 1.203 | 130 | 130 | Squares | Roof Assemblies, Asphalt Shingles, Sweet Eagle Pool Pavilion (Ind. Pk. Pump House) | 2024 | 12 to 18 | 3 | 1,000.00 | 130,000 | 130.000 | | | | 142,685 | | | | | | | | | | | | |
| 1.204 | 70 | 70 | Squares | Roof Assemblies, Asphalt Shingles, Stable | 2025 | 12 to 18 | 4 | 500.00 | 35,000 | 35.000 | | | | 38,383 | | | | | | | | | | | | |
| 1.400 | 10 | 10 | Squares | Roof Assembly, Metal, Gable House, Taffels Drive (Ind. Monument Road) | 2045 | to 30 | 24 | 700.00 | 7,000 | 7.000 | | | | | | | | 61,484 | | | | | | | | |
| 1.515 | 1 | 1 | Allowance | Stables, Renovation | 2028 | to 25 | 7 | 50,000.00 | 50,000 | 50.000 | | | | | | | | | | | | | | | | |
| 1.545 | 6,850 | 6,850 | Square Feet | Walls, Siding, Floor Current, Pool Houses and Stables | 2001 | to 50 | 30 | 10.00 | 68,500 | 68.500 | | | | | | | | | | | | | | | | |
| 1.600 | 1 | 1 | Allowance | Walk, Stucco, Paint Friezes and Capital Repairs, Heritage Center | 2027 | 5 to 7 | 6 | 20,000.00 | 20,000 | 20.000 | | | | | | | | 23,881 | | | | | | | | |
| 1.800 | 2,530 | 845 | Square Feet | Windows and Doors, Heritage Center, Sweet Eagle and Gable Houses, Phased | 2041 | to 40 | 20 to 24 | 40.00 | 33,723 | 100.200 | | | | | | | | | | | | | 29,271 | | | |
| Interior Building Elements | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heritage Center | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.000 | 5,000 | 5,000 | Square Feet | Ceilings, Acoustical Tiles, Grid and Lighting | 2023 | to 30 | 12 | 5.50 | 37,700 | 37.700 | | | | | | | | | | | | | 53,791 | | | |
| 2.200 | 475 | 475 | Square Yards | Floor Coverings, Carpet | 2023 | 8 to 12 | 2 | 45.00 | 22,800 | 22.800 | | | 24,189 | | | | | | | | | | 32,307 | | | |
| 2.400 | 130 | 130 | Square Yards | Floor Coverings, Wood Laminate | 2024 | to 25 | 3 | 70.00 | 9,800 | 9.800 | | | 10,798 | | | | | | | | | | | | | |
| 2.510 | 1 | 1 | Allowance | Kitchen, Equipment, Partial Replacements | 2024 | to 10 | 3 | 35,500.00 | 35,500 | 35.500 | | | | 43,163 | | | | | | | | | | | 58,007 | |
| 2.560 | 310 | 310 | Each | Light Fixtures (incl. Emergency and Exit) | 2020 | to 25 | 9 | 140.00 | 43,400 | 43.400 | | | | | | | | | 56,827 | | | | | | | |
| 2.565 | 1 | 1 | Allowance | Lighting System | 2025 | to 20 | 4 | 30,000.00 | 30,000 | 30.000 | | | | 33,785 | | | | | | | | | | | | |
| 2.605 | 4 | 4 | Each | Reel Rooms, Renovation | 2026 | to 25 | 5 | 13,000.00 | 52,000 | 52.000 | | | | | | | | 68,382 | | | | | | | | |
| 2.615 | 2,750 | 2,750 | Square Feet | Wall Coverings, Kitchen | 2030 | to 20 | 9 | 5.00 | 13,750 | 13.750 | | | | | | | | | 17,941 | | | | | | | |
| 2.616 | 1,000 | 1,000 | Square Feet | Wall Coverings, Main Room | 2025 | to 20 | 4 | 8.00 | 12,800 | 12.800 | | | | 14,487 | | | | | | | | | | | | |
| 2.625 | 3,750 | 3,750 | Square Feet | Wall Partitions | 2023 | to 30 | 12 | 50.00 | 187,500 | 187.500 | | | | | | | | | | | | 267,330 | | | | |
| Sweet Eagle Pool Pavilion | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.705 | 1 | 1 | Allowance | Exercise Equipment, Cardiovascular | 2024 | to 5 | 3 | 48,000.00 | 48,000 | 48.000 | | | | 53,544 | | | | | 82,072 | | | | | | 71,958 | |
| 2.715 | 1 | 1 | Allowance | Exercise Equipment, Strength Training | 2030 | to 15 | 8 | 45,500.00 | 45,500 | 45.500 | | | | | | | | | 53,367 | | | | | | | |
| 2.720 | 1 | 1 | Allowance | Exercise Room, Renovation | 2030 | to 15 | 8 | 18,000.00 | 18,000 | 18.000 | | | | | | | | | 24,791 | | | | | | | |
| 2.805 | 6,000 | 6,000 | Square Feet | Floor Coverings, Phase, Open Common Area | 2031 | to 30 | 10 | 6.00 | 48,000 | 48.000 | | | | | | | | | | | | 94,508 | | | | |
| 2.855 | 1 | 1 | Allowance | Microbiological Rooms, Renovation | 2029 | to 15 | 8 | 25,000.00 | 25,000 | 25.000 | | | | | | | | | 31,689 | | | | | | | |
| 2.865 | 2 | 2 | Each | Reel Rooms, Renovation | 2028 | to 25 | 5 | 23,000.00 | 47,000 | 47.000 | | | | | | | | 54,488 | | | | | | | | |
| Reunion Services Elements | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.000 | 1 | 1 | Allowance | HVAC Equipment, Heritage Center | 2023 | 15 to 20 | 2 | 47,000.00 | 47,000 | 47.000 | | | | | | | | | | | | | | | | |
| 3.001 | 1 | 1 | Allowance | HVAC Equipment, Sweet Eagle Pool Pavilion | 2022 | 15 to 20 | 1 | 37,000.00 | 37,000 | 37.000 | | | 38,119 | | | | | | | | | | | | | |
| Exterior Site Elements | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.020 | 315,000 | 63,000 | Square Yards | Asphalt Pavement, Patch, Phased | 2022 | 3 to 5 | 1 to 5 | 0.50 | 31,500 | 157.500 | | | | | | | | | | | | | | | | |
| 4.040 | 228,200 | 45,640 | Square Yards | Asphalt Pavement, Mill and Overlay, Original Phased | 2026 | 15 to 20 | 5 to 9 | 14.00 | 638,960 | 3,194,800 | | | | | | | | | | | | | | | | |
| 4.041 | 85,000 | 28,930 | Square Yards | Asphalt Pavement, Mill and Overlay, Reunion West, Encore Phase, Phased | 2035 | 15 to 20 | 14 to 16 | 14.00 | 462,067 | 1,215,200 | | | | | | | | | | | | | | | | |
| 4.090 | 2 | 2 | Each | Boys Ball Courts, Renovation | 2031 | 19 to 15 | 10 | 13,000.00 | 21,400 | 21.400 | | | | | | | | | | | | | | | | |
| 4.100 | 6 | 1 | Allowance | Catch Basins, Inspections and Capital Repairs, Phased | 2026 | 15 to 20 | 5 to 16 | 51,500.00 | 51,500 | 412.000 | | | | | | | | | | | | | | | | |
| 4.110 | 230,000 | 2,300 | Linear Feet | Concrete Cuts and Gutters, Partial | 2026 | to 65 | 5 to 30+ | 28.00 | 59,800 | 5,980,000 | | | | | | | | | | | | | | | | |
| 4.140 | 800,000 | 8,000 | Square Feet | Concrete Sidewalks, Partial | 2022 | to 65 | 1 to 30+ | 0.00 | 48,000 | 4,800,000 | | | | | | | | | | | | | | | | |
| 4.200 | 200 | 200 | Linear Feet | Fences, Alignment, Dog Park | 2043 | to 25 | 22 | 41.00 | 11,480 | 11.480 | | | | | | | | | | | | | | | | |

Printed on 5/5/2021

Expenditures - Section 3 - 1 of 8

Expenditures - Section 3 - 2 of 8

RESERVE EXPENDITURES

Revised as of 5/5/2021

**Reunion East and West
Community Development District**
 Reunion, Florida

Years 2021 to 2036

 Expenditure Notes:
 1) 3.0% 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 | Reserve Component Inventory | Estimated 1st Year of Event | Life Analysis, Useful Years | Unit | Costs, 1st Year (2021) | Total Expenditures FY2021 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|----------------------|----------------|--------------------|-------------|--|-----------------------------|-----------------------------|---------|------------------------|---------------------------|---------|------|---|---|---|---|---|---|---|----|----|----|----|----|----|
| 4.201 | 7,500 | 2,817 | Linear Feet | Fences, Aluminum, Erosion Phase, Phased | 2009 | to 25 | 3 to 20 | \$1.00 | 132,450 | 400,350 | 2.3% | | | | | | | | | | | | | |
| 4.209 | 1,500 | 1,500 | Linear Feet | Fences, Chain Link and Wire, Bridges | 2004 | to 30 | 13 | 50.00 | 75,000 | 75,000 | 6.4% | | | | | | | | | | | | | |
| 4.310 | 5 | 1 | Allowance | Gate Entry System, Phased | 2023 | to 15 to 15 | 2 to 14 | 32,500 | 182,500 | 1.7% | | | | | | | | | | | | | | |
| 4.320 | 44 | 4 | Each | Gate Operations, Phased | 2022 | to 10 | 1 to 10 | 4,500.00 | 18,000 | 18,000 | 3.1% | | | | | | | | | | | | | |
| 4.330 | 4 | 4 | Each | Gates, Metal | 2027 | to 20 | 6 | 6,000.00 | 24,000 | 24,000 | 0.3% | | | | | | | | | | | | | |
| 4.420 | 16,000 | 9,000 | Square Feet | Perims, Masonry, Poles/Posts, Phased | 2009 | to 25 | 9 to 10 | 8.00 | 76,000 | 152,000 | 0.8% | | | | | | | | | | | | | |
| 4.421 | 34,000 | 11,333 | Square Feet | Perims, Masonry, Vehicular, Phased | 2024 | to 25 | 3 to 7 | 8.00 | 90,667 | 222,000 | 2.4% | | | | | | | | | | | | | |
| 4.460 | 1 | 1 | Allowance | Playground Equipment (incl. Shade Structures), Erosion and Exclusion Drive | 2040 | to 15 to 20 | 19 | 75,000.00 | 75,000 | 75,000 | 8.4% | | | | | | | | | | | | | |
| 4.740 | 40,000 | 40,000 | Square Feet | Retaining Wall, Masonry, Inspection and Capital Expenses (incl. Railings) | 2028 | to 15 to 15 | 7 | 4.00 | 160,000 | 160,000 | 1.4% | | | | | | | | | | | | | |
| 4.800 | 1 | 1 | Allowance | Signage, Recreation, Monuments (2021 is Remaining Expense) | 2021 | to 15 to 20 | 0 | 20,000.00 | 20,000 | 20,000 | 0.1% | | | | | | | | | | | | | |
| 4.808 | 10 | 10 | Each | Signage, Replacement, Roller Speed | 2025 | to 5 to 5 | 4 | 8,000.00 | 80,000 | 80,000 | 1.5% | | | | | | | | | | | | | |
| 4.810 | 4 | 1 | Allowance | Signage, Replacement, Street and Traffic, Phased | 2024 | to 15 to 20 | 3 to 15 | 50,000.00 | 50,000 | 200,000 | 1.6% | | | | | | | | | | | | | |
| Pool Element | | | | | | | | | | | | | | | | | | | | | | | | |
| Heritage A | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.105 | 500 | 500 | Square Feet | Arbors, Wood | 2030 | to 25 | 9 | 28.50 | 13,250 | 13,250 | 0.1% | | | | | | | | | | | | | |
| 8.115 | 5,200 | 5,200 | Square Feet | Decks, Pavers | 2013 | to 25 to 30 | 12 | 8.00 | 41,600 | 41,600 | 0.2% | | | | | | | | | | | | | |
| 8.120 | 475 | 475 | Linear Feet | Fences, Aluminum (2021 is Modifications for All Locations) | 2021 | to 25 | 0 | 60.00 | 28,500 | 28,500 | 8.2% | | | | | | | | | | | | | |
| 8.125 | 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% | | | | | | | | | | | | | |
| 8.130 | 3 | 3 | Each | Light Poles and Fixtures | 2020 | to 25 | 9 | 3,000.00 | 9,000 | 9,000 | 8.8% | | | | | | | | | | | | | |
| 8.135 | 4 | 1 | Allowance | Mechanical Equipment (All Locations), Phased | 2023 | to 15 | 2 to 11 | 40,000.00 | 40,000 | 160,000 | 1.9% | | | | | | | | | | | | | |
| 8.140 | 1,800 | 1,800 | Square Feet | Pool Fences, Plastic | 2009 | to 15 to 12 | 8 | 13.00 | 23,400 | 23,400 | 0.4% | | | | | | | | | | | | | |
| 8.141 | 225 | 225 | Linear Feet | Pool Fences, Tie | 2009 | to 15 to 25 | 8 | 38.00 | 8,100 | 8,100 | 0.1% | | | | | | | | | | | | | |
| 8.145 | 2 | 2 | Each | Rest Rooms, Renovations | 2029 | to 25 | 8 | 6,500.00 | 13,000 | 13,000 | 0.1% | | | | | | | | | | | | | |
| 8.150 | 1 | 1 | Allowance | Security System (All Locations) | 2024 | to 10 to 15 | 13 | 60,000.00 | 60,000 | 60,000 | 0.7% | | | | | | | | | | | | | |
| Heritage B | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.205 | 300 | 300 | Square Feet | Arbors, Wood | 2000 | to 25 | 9 | 28.50 | 7,950 | 7,950 | 0.4% | | | | | | | | | | | | | |
| 8.215 | 4,500 | 4,500 | Square Feet | Decks, Pavers | 2013 | to 25 to 30 | 12 | 8.00 | 36,000 | 36,000 | 0.2% | | | | | | | | | | | | | |
| 8.220 | 450 | 450 | Linear Feet | Fences, Aluminum | 2020 | to 25 | 8 | 60.00 | 27,000 | 27,000 | 0.1% | | | | | | | | | | | | | |
| 8.230 | 4 | 4 | Each | Light Poles and Fixtures | 2030 | to 25 | 9 | 2,800.00 | 11,200 | 11,200 | 8.8% | | | | | | | | | | | | | |
| 8.240 | 1,800 | 1,800 | Square Feet | Pool Fences, Plastic (2021 is Main Pool Only) | 2021 | to 15 to 12 | 0 | 13.00 | 23,400 | 23,400 | 0.5% | | | | | | | | | | | | | |
| 8.241 | 210 | 210 | Linear Feet | Pool Fences, Tie | 2031 | to 15 to 25 | 10 | 38.00 | 7,950 | 7,950 | 0.1% | | | | | | | | | | | | | |
| 8.245 | 2 | 2 | Each | Rest Rooms, Renovations | 2029 | to 25 | 8 | 6,500.00 | 13,000 | 13,000 | 0.1% | | | | | | | | | | | | | |
| Carriage Path | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.305 | 300 | 300 | Square Feet | Arbors, Wood | 2020 | to 25 | 9 | 28.50 | 7,950 | 7,950 | 0.4% | | | | | | | | | | | | | |
| 8.315 | 4,000 | 4,000 | Square Feet | Decks, Pavers | 2013 | to 25 to 30 | 12 | 8.00 | 32,000 | 32,000 | 0.1% | | | | | | | | | | | | | |
| 8.320 | 450 | 450 | Linear Feet | Fences, Aluminum | 2029 | to 25 | 8 | 60.00 | 27,000 | 27,000 | 0.1% | | | | | | | | | | | | | |
| 8.330 | 4 | 4 | Each | Light Poles and Fixtures | 2030 | to 25 | 9 | 2,800.00 | 11,200 | 11,200 | 8.8% | | | | | | | | | | | | | |
| 8.340 | 1,775 | 1,775 | Square Feet | Pool Fences, Plastic | 2029 | to 15 to 12 | 8 | 13.00 | 23,075 | 23,075 | 8.4% | | | | | | | | | | | | | |
| 8.341 | 220 | 220 | Linear Feet | Pool Fences, Tie | 2029 | to 15 to 25 | 8 | 38.00 | 7,920 | 7,920 | 0.1% | | | | | | | | | | | | | |
| 8.345 | 2 | 2 | Each | Rest Rooms, Renovations | 2029 | to 25 | 8 | 6,500.00 | 13,000 | 13,000 | 0.1% | | | | | | | | | | | | | |

| Random, Florida | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------|----------------|--------------------|--|-----------------------------|-----------------------------|---------------|-----------|-----------------------|----------------------------|--------------|-----------------------------------|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--|
| Line Item | Total Quantity | Per Phase Quantity | Units | Reserve Component Inventory | Estimated 1st Year of Event | Life Analysis | | Unit Per Phase (2021) | Costs, \$ Per Phase (2021) | Total (2021) | Percentage of Future Expenditures | | | | | | | | | | | | | | | | |
| | | | | | | Useful Years | Remaining | | | | | 2016 | 2017 | 2018 | 2019 | 2020 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | |
| 4.201 | 7,830 | 2,817 Linear Feet | Fence, Aluminum, Excess Phase, Phased | | 2020 | to 25 | 19 to 20 | 51.00 | 132,450 | 400,330 | 2.3% | | | | | | | | | | | | | | | | |
| 4.220 | 1,500 | 5,800 Linear Feet | Fence, Chain Link and Wire, Bridges | | 2024 | to 30 | 13 | 50.00 | 75,000 | 75,000 | 0.4% | | | | | | | | | | | | | | | | |
| 4.310 | 5 | 1 Allowance | Gate Entry System, Phased | | 2023 | 10 to 15 | 2 to 14 | 32,500.00 | 32,500 | 182,500 | 1.7% | | | | | | | | | | | | | | | | |
| 4.320 | 44 | 4 Each | Gate Operators, Phased | | 2022 | to 10 | 1 to 10 | 4,500.00 | 18,900 | 180,000 | 3.1% | 31,773 | 32,726 | 33,708 | 34,719 | 35,781 | 36,834 | 37,889 | 38,977 | 40,249 | 41,457 | 42,701 | 43,982 | 45,301 | 46,660 | 48,060 | |
| 4.330 | 4 | 4 Each | Gate, Metal | | 2027 | to 20 | 6 | 6,000.00 | 24,000 | 24,000 | 0.3% | | | | | | | | | | | | | | | | |
| 4.420 | 10,000 | 9,800 Square Feet | Paint, Memory, Redaction, Phased | | 2020 | to 25 | 8 to 10 | 8.00 | 78,000 | 152,000 | 0.4% | | | | | | | | | | | | | | | | |
| 4.421 | 34,000 | 11,333 Square Feet | Paint, Memory, Vehicular, Phased | | 2024 | to 25 | 3 to 7 | 8.00 | 90,667 | 227,000 | 2.4% | | | | | | | | | | | | | | | | |
| 4.460 | 1 | 1 Allowance | Playground Equipment (incl. Shade Structure), Existing and Escalated Drive | | 2040 | 15 to 20 | 19 | 75,000.00 | 75,000 | 75,000 | 0.5% | | | | | | | | | | | | | | | | |
| 4.740 | 40,000 | 48,000 Square Feet | Retaining Wall, Memory, Inspection and Capital Repairs (incl. Railings) | | 2028 | 10 to 15 | 7 | 4.00 | 180,000 | 180,000 | 4.5% | | | | | | | | | | | | | | | | |
| 4.800 | 1 | 1 Allowance | Signage, Recreation, Monuments (2021 is Remaining Expense) | | 2021 | 15 to 20 | 0 | 20,000.00 | 20,000 | 20,000 | 0.1% | | | | | | | | | | | | | | | | |
| 4.809 | 10 | 10 Each | Signage, Replacement, Radar Speed | | 2025 | to 5 | 4 | 6,000.00 | 66,000 | 66,000 | 1.5% | | | | | | | | | | | | | | | | |
| 4.810 | 4 | 1 Allowance | Signage, Replacement, Street and Traffic, Phased | | 2024 | 15 to 20 | 3 to 18 | 50,000.00 | 50,000 | 200,000 | 1.4% | | | | | | | | | | | | | | | | |
| Pool Elements | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hedgehog A | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.105 | 500 | 500 Square Feet | Adorn, Wood | | 2020 | to 25 | 9 | 26.50 | 13,250 | 13,250 | 0.1% | | | | | | | | | | | | | | | | |
| 6.110 | 5,200 | 5,200 Square Feet | Decks, Pavers | | 2023 | 25 to 30 | 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 | 60.00 | 28,500 | 28,500 | 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% | | | | | | | | | | | | | | | | |
| 6.130 | 3 | 3 Each | Light Pole and Fixtures | | 2020 | to 25 | 9 | 3,000.00 | 9,000 | 9,000 | 0.0% | | | | | | | | | | | | | | | | |
| 6.135 | 4 | 1 Allowance | Mechanical Equipment (All Locations), Phased | | 2023 | to 15 | 2 to 11 | 40,000.00 | 40,000 | 160,000 | 1.9% | | | | | | | | | | | | | | | | |
| 6.140 | 1,800 | 1,800 Square Feet | Pool Fountains, Plaster | | 2020 | 8 to 12 | 8 | 13.00 | 23,400 | 23,400 | 0.4% | | | | | | | | | | | | | | | | |
| 6.141 | 225 | 225 Linear Feet | Pool Fountains, Tile | | 2020 | 15 to 25 | 8 | 38.00 | 8,100 | 8,100 | 0.1% | | | | | | | | | | | | | | | | |
| 6.145 | 2 | 2 Each | Rest Rooms, Renovations | | 2020 | to 25 | 8 | 6,800.00 | 13,000 | 13,000 | 0.1% | | | | | | | | | | | | | | | | |
| 6.150 | 1 | 1 Allowance | Security System (All Locations) | | 2024 | 10 to 15 | 13 | 60,000.00 | 60,000 | 60,000 | 0.7% | | | | | | | | | | | | | | | | |
| Hedgehog B | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.205 | 300 | 300 Square Feet | Adorn, Wood | | 2020 | to 25 | 9 | 26.50 | 7,950 | 7,950 | 0.0% | | | | | | | | | | | | | | | | |
| 6.210 | 4,500 | 4,500 Square Feet | Decks, Pavers | | 2023 | 25 to 30 | 12 | 8.00 | 36,000 | 36,000 | 0.2% | | | | | | | | | | | | | | | | |
| 6.220 | 450 | 450 Linear Feet | Fence, Aluminum | | 2020 | to 25 | 8 | 60.00 | 27,000 | 27,000 | 0.1% | | | | | | | | | | | | | | | | |
| 6.230 | 4 | 4 Each | Light Pole and Fixtures | | 2020 | to 25 | 9 | 2,800.00 | 11,200 | 11,200 | 0.0% | | | | | | | | | | | | | | | | |
| 6.240 | 1,900 | 1,900 Square Feet | Pool Fountains, Plaster (2021 is Main Pool Only) | | 2021 | 8 to 12 | 0 | 13.00 | 24,700 | 24,700 | 0.4% | | | | | | | | | | | | | | | | |
| 6.241 | 210 | 210 Linear Feet | Pool Fountains, Tile | | 2021 | 15 to 25 | 10 | 38.00 | 7,980 | 7,980 | 0.1% | | | | | | | | | | | | | | | | |
| 6.245 | 2 | 2 Each | Rest Rooms, Renovations | | 2020 | to 25 | 8 | 6,800.00 | 13,000 | 13,000 | 0.1% | | | | | | | | | | | | | | | | |
| Corydalo Pier | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.305 | 300 | 300 Square Feet | Adorn, Wood | | 2020 | to 25 | 9 | 26.50 | 7,950 | 7,950 | 0.0% | | | | | | | | | | | | | | | | |
| 8.315 | 4,000 | 4,000 Square Feet | Decks, Pavers | | 2023 | 25 to 30 | 12 | 8.00 | 32,000 | 32,000 | 0.1% | | | | | | | | | | | | | | | | |
| 8.320 | 450 | 450 Linear Feet | Fence, Aluminum | | 2020 | to 25 | 8 | 60.00 | 27,000 | 27,000 | 0.1% | | | | | | | | | | | | | | | | |
| 8.330 | 4 | 4 Each | Light Pole and Fixtures | | 2020 | to 25 | 9 | 2,800.00 | 11,200 | 11,200 | 0.0% | | | | | | | | | | | | | | | | |
| 8.340 | 1,775 | 1,775 Square Feet | Pool Fountains, Plaster | | 2020 | 8 to 12 | 8 | 13.00 | 23,075 | 23,075 | 0.4% | | | | | | | | | | | | | | | | |
| 8.341 | 220 | 220 Linear Feet | Pool Fountains, Tile | | 2020 | 15 to 25 | 8 | 38.00 | 7,920 | 7,920 | 0.1% | | | | | | | | | | | | | | | | |
| 8.345 | 2 | 2 Each | Rest Rooms, Renovations | | 2020 | to 25 | 8 | 6,900.00 | 13,000 | 13,000 | 0.1% | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 30,204 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 52,794 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 18,120 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 230,072 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 207,439 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 114,306 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 41,304 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 83,751 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 53,538 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 19,532 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 69,983 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 18,330 | | | | | | | | | | | | | | | |

RESERVE EXPENDITURES**Reunion East and West
Community Development District**

Reunion Florida

Revised as of 5/5/2021

Years 2021 to 2036

Explanatory Notes:

- 1) **3.0%** 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 | Reserve Component Inventory | Estimated 1st Year of Event | Life Analysis Years | Useful | Remaining (2021) | Unit Per Phase (2021) | Total Expenditures (2021) | Percentage of Future Expenditures | FY2021 to FY2036 | | | | | | | | | | | | | | | | |
|--|----------------|--------------------|-------------|--------------------------------|-----------------------------|---------------------|--------|------------------|-----------------------|---------------------------|-----------------------------------|------------------|---------|---------|---------|---------|-----------|-----------|-----------|-----------|-----------|---------|---------|---------|---------|-----------|---------|--|
| | | | | | | | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | | |
| Handicraft | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.405 | 300 | 300 | Square Feet | Arbors, Wood | 2020 | to 25 | 9 | 26.50 | 7,950 | 7,950 | 0.6% | | | | | | | | 10,373 | | | | | | | | | |
| 6.415 | 7,300 | 7,300 | Square Feet | Docks, Piers | 2023 | 25 to 30 | 12 | 8.00 | 58,400 | 58,400 | 0.3% | | | | | | | | | | | 60,364 | | | | | | |
| 6.420 | 500 | 500 | Linear Feet | Fence, Aluminum | 2020 | to 25 | 8 | 60.00 | 30,000 | 30,000 | 0.1% | | | | | | | | 38,008 | | | | | | | | | |
| 6.430 | 3 | 3 | Each | Light Poles and Fixtures | 2020 | to 25 | 9 | 3,000.00 | 9,000 | 9,000 | 0.0% | | | | | | | | 11,743 | | | | | | | | | |
| 6.440 | 1,775 | 1,775 | Square Feet | Pool Finishes, Plaster | 2020 | 8 to 12 | 8 | 13.00 | 23,075 | 23,075 | 0.6% | | | | | | | | 28,231 | | | | | | | | | |
| 6.441 | 200 | 200 | Linear Feet | Pool Finishes, Tile | 2020 | 15 to 25 | 8 | 35.00 | 10,560 | 10,560 | 0.1% | | | | | | | | 12,769 | | | | | | | | | |
| 6.445 | 2 | 2 | Each | Rest Rooms, Renovations | 2020 | to 25 | 8 | 6,500.00 | 13,000 | 13,000 | 0.1% | | | | | | | | 16,468 | | | | | | | | | |
| Swamp Ecology | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.515 | 11,500 | 11,500 | Square Feet | Docks, Piers | 2020 | 25 to 30 | 8 | 8.00 | 92,000 | 92,000 | 0.4% | | | | | | | | 116,543 | | | | | | | | | |
| 6.520 | 600 | 600 | Linear Feet | Fence, Aluminum | 2025 | to 25 | 4 | 60.00 | 41,400 | 41,400 | 0.0% | | | | | | | | 46,596 | | | | | | | | | |
| 6.530 | 7 | 7 | Each | Light Poles and Fixtures | 2020 | to 25 | 5 | 2,500.00 | 17,500 | 17,500 | 0.2% | | | | | | | | 20,297 | | | | | | | | | |
| 6.540 | 3,150 | 3,150 | Square Feet | Pool Finishes, Plaster | 2024 | 8 to 12 | 3 | 13.00 | 40,950 | 40,950 | 0.6% | | | | | | | | 44,747 | | | | | | | | | |
| 6.541 | 320 | 320 | Linear Feet | Pool Finishes, Tile | 2024 | 15 to 25 | 3 | 36.00 | 11,520 | 11,520 | 0.1% | | | | | | | | 12,508 | | | | | | | | | |
| Tree Trimming | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.605 | 800 | 800 | Square Feet | Arbors, Wood | 2032 | to 25 | 11 | 26.50 | 21,200 | 21,200 | 0.1% | | | | | | | | | | 29,346 | | | | | | | |
| 6.615 | 18,500 | 18,500 | Square Feet | Docks, Piers (incl. Stairways) | 2035 | 25 to 30 | 14 | 8.00 | 148,000 | 148,000 | 0.8% | | | | | | | | | | | | | | | | | |
| 6.620 | 770 | 770 | Linear Feet | Fence, Aluminum | 2031 | to 25 | 10 | 60.00 | 48,200 | 48,200 | 0.2% | | | | | | | | 62,069 | | | | | | | | | |
| 6.630 | 1 | 1 | Allowance | Light Poles and Fixtures | 2032 | to 25 | 11 | 29,000.00 | 29,000 | 29,000 | 0.1% | | | | | | | | | | | | | | | | | |
| 6.640 | 3,300 | 3,300 | Square Feet | Pool Finishes, Plaster | 2028 | 8 to 12 | 8 | 13.00 | 42,800 | 42,800 | 0.7% | | | | | | | | 54,344 | | | | | | | | | |
| 6.641 | 400 | 400 | Linear Feet | Pool Finishes, Tile | 2028 | 15 to 25 | 8 | 36.00 | 14,400 | 14,400 | 0.2% | | | | | | | | 18,241 | | | | | | | | | |
| 6.645 | 2 | 2 | Each | Rest Rooms, Renovations | 2031 | to 25 | 10 | 8,700.00 | 17,400 | 17,400 | 0.1% | | | | | | | | 23,384 | | | | | | | | | |
| 1 Allowance Reserve Study Update with Site Visit | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Anticipated Expenditures, By Year (\$31,200,000 over 30 years) | | | | | | | | | | | | 67,850 | 156,148 | 230,173 | 590,000 | 259,431 | 1,306,083 | 1,008,643 | 1,444,833 | 1,762,892 | 1,588,273 | 448,278 | 364,054 | 685,256 | 638,877 | 1,234,525 | 665,188 | |

RESERVE EXPENDITURES

Revised as of 5/5/2021

Year 2037 to 2051

Reunion East and West
Community Development District
Reunion Parks

| Line Item | Total Quantity | Per Phase Quantity | Units | Reserve Component Inventory | Estimated 1st Year of Event | Life Analysis | | Unit (2021) | Per Phase (2021) | Total (2021) | Percentage of Future Expenditures | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
|----------------|----------------|--------------------|-------------|--|-----------------------------|---------------|-----------|-------------|------------------|--------------|-----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|-----------|-----------|-----------|-----------|-----------|----|
| | | | | | | Years Until | Remaining | | | | | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | |
| Hammocks | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.405 | 300 | 300 | Square Feet | Adorn, Wood | 2030 | to 25 | 9 | 26.50 | 7,950 | 7,950 | 0.0% | | | | | | | | | | | | | | | |
| 6.415 | 7,300 | 7,300 | Square Feet | Decks, Pavers | 2033 | 25 to 30 | 12 | 8.00 | 58,400 | 58,400 | 0.5% | | | | | | | | | | | | | | | |
| 6.420 | 500 | 500 | Linear Feet | Fence, Aluminum | 2029 | to 25 | 8 | 80.00 | 30,000 | 30,000 | 0.1% | | | | | | | | | | | | | | | |
| 6.430 | 3 | 3 | Each | Light Poles and Fixtures | 2030 | to 25 | 9 | 3,000.00 | 9,000 | 9,000 | 0.0% | | | | | | | | | | | | | | | |
| 6.440 | 1,775 | 1,775 | Square Feet | Pool Finishes, Plaster | 2029 | 8 to 12 | 8 | 13.00 | 23,075 | 23,075 | 0.4% | | 38,284 | | | | | | | | | | | | | |
| 6.441 | 280 | 280 | Linear Feet | Pool Finishes, Tile | 2029 | 15 to 25 | 3 | 36.00 | 10,080 | 10,080 | 0.1% | | | | | | | | | | | | | | | |
| 6.445 | 2 | 2 | Each | Rest Rooms, Renovations | 2029 | to 25 | 8 | 6,500.00 | 13,000 | 13,000 | 0.1% | | | | | | | | | | | | | | | |
| Swamp Ecology | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.515 | 11,500 | 11,500 | Square Feet | Decks, Pavers | 2029 | 25 to 30 | 8 | 8.00 | 92,000 | 92,000 | 0.4% | | | | | | | | | | | | | | | |
| 6.520 | 690 | 690 | Linear Feet | Fence, Aluminum | 2025 | to 25 | 4 | 60.00 | 41,400 | 41,400 | 0.3% | | | | | | | | | | | | | | | |
| 6.530 | 7 | 7 | Each | Light Poles and Fixtures | 2026 | to 25 | 5 | 2,500.00 | 17,500 | 17,500 | 0.2% | | | | | | | | | | | | | | | |
| 6.540 | 3,150 | 3,150 | Square Feet | Pool Finishes, Plaster | 2024 | 8 to 12 | 3 | 13.00 | 40,950 | 40,950 | 0.8% | | | | | | | | | | | | | | | |
| 6.541 | 320 | 320 | Linear Feet | Pool Finishes, Tile | 2024 | 15 to 25 | 3 | 36.00 | 11,520 | 11,520 | 0.1% | | | | | | | | | | | | | | | |
| Tree Plantings | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.605 | 800 | 800 | Square Feet | Adorn, Wood | 2032 | to 25 | 11 | 26.50 | 21,200 | 21,200 | 0.1% | | | | | | | | | | | | | | | |
| 6.615 | 18,500 | 18,500 | Square Feet | Decks, Pavers (Ind. Sidewalks) | 2035 | 25 to 30 | 14 | 8.00 | 148,000 | 148,000 | 0.8% | | | | | | | | | | | | | | | |
| 6.620 | 770 | 770 | Linear Feet | Fence, Aluminum | 2031 | to 25 | 10 | 60.00 | 46,200 | 46,200 | 0.2% | | | | | | | | | | | | | | | |
| 6.630 | 1 | 1 | Alumina | Light Poles and Fixtures | 2032 | to 25 | 11 | 20,000.00 | 20,000 | 20,000 | 0.1% | | | | | | | | | | | | | | | |
| 6.640 | 3,300 | 3,300 | Square Feet | Pool Finishes, Plaster | 2029 | 8 to 12 | 8 | 13.00 | 42,900 | 42,900 | 0.7% | | | | | | | | | | | | | | | |
| 6.641 | 400 | 400 | Linear Feet | Pool Finishes, Tile | 2029 | 15 to 25 | 8 | 36.00 | 14,400 | 14,400 | 0.3% | | | | | | | | | | | | | | | |
| 6.645 | 2 | 2 | Each | Rest Rooms, Renovations | 2031 | to 25 | 10 | 8,700.00 | 17,400 | 17,400 | 0.1% | | | | | | | | | | | | | | | |
| 1 Alumina | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Reserve Study Update with Site Visit | 2023 | 2 | 2 | 12,300.00 | 12,300 | 12,300 | 0.0% | | | | | | | | | | | | | | | |
| | | | | Anticipated Expenditures, By Year (\$31,200 over 30 years) | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | 1,186,784 | 250,803 | 707,694 | 815,379 | 888,281 | 328,109 | 782,370 | 787,272 | 668,248 | 1,882,541 | 2,104,705 | 1,931,545 | 2,823,333 | 2,552,429 | 1,085,336 | |

RESERVE FUNDING PLAN

Revised as of 5/5/2021

CASH FLOW ANALYSIS
Reunion East and West
Community Development District

| Individual Reserve Budgets & Cash Flows for the Next 30 Years | | | | | | | | | | | | | | | |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Reunion, Florida | | | | | | | | | | | | | | | |
| FY2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
| Reserves at Beginning of Year | 4,621,389 | 4,594,494 | 5,025,397 | 5,403,544 | 5,449,857 | 5,846,331 | 4,888,076 | 4,175,545 | 3,106,475 | 2,232,821 | 2,528,674 | 2,933,590 | 3,060,989 | 3,242,049 | 2,846,308 |
| Total Recommended Reserve Contributions | 0 | 554,000 | 570,600 | 597,700 | 605,300 | 623,500 | 661,500 | 681,300 | 701,700 | 722,800 | 744,500 | 768,800 | 789,800 | 813,500 | 837,900 |
| Estimated Interest Earned, During Year | 30,965 | 43,051 | 46,720 | 48,622 | 50,805 | 49,532 | 40,504 | 32,622 | 23,919 | 21,331 | 24,470 | 26,855 | 28,237 | 27,284 | 25,089 |
| Anticipated Expenditures, By Year | (67,860) | (156,148) | (239,173) | (590,009) | (259,431) | (1,309,083) | (1,414,635) | (1,782,992) | (1,599,273) | (448,276) | (364,054) | (666,256) | (636,977) | (1,234,525) | (959,188) |
| Anticipated Reserves at Year End | \$4,594,494 | \$5,025,397 | \$5,403,544 | \$5,449,857 | \$5,846,331 | \$5,210,280 | \$4,888,076 | \$4,175,545 | \$3,106,475 | \$2,232,821 | \$2,528,674 | \$2,933,590 | \$3,060,989 | \$3,242,049 | \$2,846,308 |

| Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued | | | | | | | | | | | | | | | |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|------------------|
| (continued) | | | | | | | | | | | | | | | |
| | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 |
| Reserves at Beginning of Year | 2,752,109 | 2,438,578 | 3,101,393 | 3,338,780 | 3,497,125 | 3,612,112 | 4,327,047 | 4,610,192 | 4,947,135 | 5,418,523 | 4,727,434 | 3,820,826 | 3,114,952 | 1,543,890 | 568,223 |
| Total Recommended Reserve Contributions | 863,000 | 888,900 | 915,600 | 943,100 | 971,400 | 1,000,500 | 1,030,500 | 1,061,400 | 1,093,200 | 1,128,000 | 1,159,800 | 1,194,600 | 1,230,400 | 1,267,300 | 1,305,300 |
| Estimated Interest Earned, During Year | 23,253 | 24,818 | 28,851 | 30,624 | 31,848 | 35,544 | 40,015 | 42,815 | 46,436 | 45,452 | 38,295 | 31,071 | 20,871 | 9,462 | 6,103 |
| Anticipated Expenditures, By Year | (1,199,784) | (250,903) | (707,064) | (815,379) | (888,261) | (926,109) | (782,370) | (767,272) | (686,248) | (1,862,541) | (2,104,703) | (1,931,545) | (2,822,333) | (2,252,429) | (1,085,536) |
| Anticipated Reserves at Year End | \$2,438,578 | \$3,101,393 | \$3,338,780 | \$3,497,125 | \$3,612,112 | \$4,327,047 | \$4,610,192 | \$4,947,135 | \$5,418,523 | \$4,727,434 | \$3,820,826 | \$3,114,952 | \$1,543,890 | \$568,223 | \$794,090 |
| | | | | | | | | | | | | | | (NOTE 5) | (NOTE 4) |

Explanation 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) 0.9% 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 |
|--|--|-------------------|-----------|-----------|-----------|-----------|-----------|
| <u>Exterior Building Elements</u> | | | | | | | |
| 1.280 | Roof Assemblies, Asphalt Shingles, Gate Houses | | | 21,483 | | | |
| 1.282 | Roof Assemblies, Asphalt Shingles, Pool Houses, Phased | | 15,759 | | 20,898 | | |
| 1.283 | Roof Assemblies, Asphalt Shingles, Seven Eagles Pool Pavilion (Incl. Flat, Pump House) | | | | 142,055 | | |
| 1.284 | Roof Assemblies, Asphalt Shingles, Stable | | | | | 39,393 | |
| <u>Interior Building Elements</u> | | | | | | | |
| <i>Heritage Center</i> | | | | | | | |
| 2.200 | Floor Coverings, Carpet | | | 24,189 | | | |
| 2.400 | Floor Coverings, Wood Laminate | | | | 10,796 | | |
| 2.518 | Kitchen, Equipment, Partial Replacements | | | | 43,163 | | |
| 2.565 | Lighting System | | | | | 33,765 | |
| 2.605 | Rest Rooms, Renovation | | | | | | 60,282 |
| 2.616 | Wall Coverings, Main Room | | | | | 14,407 | |
| <i>Seven Eagles Pool Pavilion</i> | | | | | | | |
| 2.705 | Exercise Equipment, Cardiovascular | | | | 53,544 | | |
| 2.905 | Rest Rooms, Renovation | | | | | | 54,486 |
| <u>Building Services Elements</u> | | | | | | | |
| 3.060 | HVAC Equipment, Heritage Center | | | 49,862 | | | |
| 3.061 | HVAC Equipment, Seven Eagles Pool Pavilion | | 38,110 | | | | |
| <u>Property Site Elements</u> | | | | | | | |
| 4.020 | Asphalt Pavement, Patch, Phased | | 32,445 | 33,418 | 34,421 | 35,454 | 36,517 |
| 4.040 | Asphalt Pavement, Mill and Overlay, Original, Phased | | | | | | 740,730 |
| 4.100 | Catch Basins, Inspections and Capital Repairs, Phased | | | | | | 59,703 |
| 4.110 | Concrete Curbs and Gutters, Partial | | | | | | 69,325 |
| 4.140 | Concrete Sidewalks, Partial | | 49,440 | | 52,451 | | 55,645 |
| 4.310 | Gate Entry System, Phased | | | 34,479 | | | 37,676 |
| 4.320 | Gate Operators, Phased | | 20,394 | 21,006 | 21,636 | 22,285 | 22,954 |
| 4.621 | Pavers, Masonry, Vehicular, Phased | | | | 99,074 | | 105,107 |
| 4.800 | Signage, Renovation, Monuments (2021 is Remaining Expense) | 5,000 | | | | | |
| 4.809 | Signage, Replacement, Radar Speed | | | | | 67,531 | |
| 4.810 | Signage, Replacement, Street and Traffic, Phased | | | | 54,636 | | |
| <u>Pool Elements</u> | | | | | | | |

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 |
|-----------------------|---|-------------------|-----------|-----------|-----------|-----------|-----------|
| <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 | | | 42,436 | | | 46,371 |
| <i>Heritage B</i> | | | | | | | |
| 6.240 | Pool Finishes, Plaster (2021 is Main Pool Only) | 22,360 | | | | | |
| <i>Carriage Point</i> | | | | | | | |

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 |
|--------------|---|-------------------|-----------|-----------|-----------|-----------|-----------|
| | <i>Homestead</i> | | | | | | |
| | <i>Seven Eagles</i> | | | | | | |
| 6.520 | Fence, Aluminum | | | | | 46,596 | |
| 6.530 | Light Poles and Fixtures | | | | | | 20,287 |
| 6.540 | Pool Finishes, Plaster | | | | 44,747 | | |
| 6.541 | Pool Finishes, Tile | | | | 12,588 | | |
| | Reserve Study Update with Site Visit | | | 12,300 | | | |
| | Anticipated Expenditures, By Year (\$31,202,002 over 30 years) | 67,860 | 156,148 | 239,173 | 590,009 | 259,431 | 1,309,083 |

SECTION VI

SECTION C

SECTION 1

Reunion East CDD

| Date Assigned | Action Item | Assigned To | Status | Comments |
|----------------------|--|---------------------------------------|-------------------|---|
| 3/14/11 | Irrigation Turnover | Kingwood/ Carpenter | In Process | Kingwood provided a proposal document which is under legal review in March. Comments will go back to Kingwood. |
| 2/13/20 | Access to Reunion Village/Davenport Creek Bridge | Flint/Boyd | In Process | BOS reviewed design 06.10.2021. DE to facilitate survey. |
| 11/12/20 | Seven Eagles Management | Adams/Scheerer | In Process | Best use of Game Room to be discussed 07.08.2021. Other transition still items in process: utility transfers / split, rental fee update, signage update. |
| 8/13/20 | Security / Technology Assessment & Improvements | Adams/Dryburgh | On Hold | Security camera for pools completed in April. Other items noted on security assessment (barrier fence nearby 7-11 and barrier gate nearby Sandy Ridge Dr / Old Lake Wilson Rd) on hold. |
| 9/10/20 | 2021 Bond Issuance | Boyd/Carpenter/ Flint/Bond Counsel | In Process | Bond issuance mid July. |

| Date Assigned | Action Item | Assigned To | Status | Comments |
|----------------------|--|--------------------|-------------------|--|
| | | | | The gate installed March 23 was not effective. A new prototype is in fabrication and expected to be installed and evaluated in June/July. Five gates needed at other CDD pools. Proposals expected to be presented at a future time. |
| 9/10/20 | Secure Pool Access Gates | Scheerer | In Process | |
| 11/12/20 | Feasibility Report on Selling Roads to Private Entity | Adams/Carpenter | In Process | Kingwood determining feasibility to purchase roads. |
| 2/11/21 | Develop Contact Sheet for RECDD | Adams | In Process | |
| 1/14/21 | Construction Easement Agreement | Carpenter | In Process | BOS delegated authority to Chair to execute January 2021. |
| 4/8/21 | Seven Eagles Pool Furniture | Scheerer | In Process | Approved at 04.08.2021 BOS Meeting. The furniture is ordered and should be installed by the end of August 2021. |
| 1/14/21 | Notify Owners on South Side of CR 532 RECDD Will Discontinue Maintenance | Carpenter/Adams | In Process | District Counsel preparing a proposed amendment or new Interocal agreement with OC. Staff is developing process to notify owners, cap irrigation, and amend landscape maintenance agreement accordingly. |

| Date Assigned | Action Item | Assigned To | Status | Comments |
|----------------------|--------------------|--------------------|---------------|--|
| 4/8/21 | Duke Street Lights | Adams/Scheerer | In Process | LED Street Light Agreements approved 04.08.2021. Field verification completed in May. Materials on order and expected to arrive in August. No start date at this time. |

Reunion West CDD

| Meeting Assigned | Action Item | Assigned To | Status | Comments |
|-------------------------|--|---------------------|---------------|---|
| 11/12/20 | Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr. | Adams/Boyd/Scheerer | In Process | Rough cost estimates included in capital projects for FY2022. DE engaging Landscape Architect for plan to present to BOS. Land survey being facilitated per BOS approval. |
| 12/10/20 | Encore Transition at RWCDD | Adams / Scheerer | In Process | Identification of CDD irrigation costs pending. Need Board input for landscape service provider at Encore/RWCDD. |
| 2/11/21 | Refunding Series 2004-1 Special Assessment Bonds | Adams | On Hold | The bonds can be priced as early as November 2021 and plan to close February 1, 2022. 10 year no call provision expires May 2022. |

| Date Assigned | Action Item | Assigned To | Status | Comments |
|----------------------|---|----------------------|-------------------|--|
| 2/11/21 | Parking Rules for Encore at RWCDD | Adams | On Hold | Monitoring the need to implement street parking restrictions. |
| 2/11/21 | Monitor Elevation Development Nearby Reunion | Adams | In Process | |
| | Series 2015, 2016, 2017 Certificates of Completion Series | Boyd/Carpenter | Completed | Scheduled for presentation to BOS 07.08.2021. |
| 3/11/21 | Sinclair Gate | Boyd/Adams | In Process | Determine ability for MOT on Sinclair during emergencies - DE is in communication with OC. |
| 1/14/21 | TECO Easement Agreement | Carpenter | Completed | Scheduled for signature July 2021. |
| 4/8/21 | Improve Communication | Adams | In Process | Meeting Notices & Summary Notes |
| 4/8/21 | Duke Street Lights | Adams/Scheerer | In Process | LED Street Light Agreements approved 04.08.2021. Field verification completed in May. Materials on order and expected to arrive in August. No start date at this time. |
| 5/13/21 | Beautification of Sinclair Near Lift Station | Scheerer/Yellowstone | In Process | |

SECTION 2

Reunion West

Community Development District

Summary of Check Register

June 1, 2021 to June 30, 2021

| Fund | Date | Check No.'s | | Amount |
|--------------------------------|------------------|-------------|----|------------|
| General Fund | 6/2/21 | 1760 | \$ | 15,133.33 |
| | 6/8/21 | 1761-1765 | \$ | 13,488.03 |
| | 6/15/21 | 1766-1767 | \$ | 1,629.58 |
| | 6/22/21 | 1768-1773 | \$ | 37,134.69 |
| | 6/28/21 | 1774-1778 | \$ | 195,443.21 |
| | 6/29/21 | 1779 | \$ | 176,967.54 |
| | | | \$ | 439,796.38 |
| Replacement & Maintenance Fund | 6/8/21 | 28 | \$ | 1,200.00 |
| | 6/29/21 | 29 | \$ | 23,988.76 |
| | | | \$ | 25,188.76 |
| Payroll | <u>June 2021</u> | | | |
| | David Burman | 50523 | \$ | 184.70 |
| | Graham Staley | 50524 | \$ | 184.70 |
| | Mark Greenstein | 50525 | \$ | 184.70 |
| | Sharon Harley | 50526 | \$ | 184.70 |
| | | | \$ | 738.80 |
| | | | \$ | 465,723.94 |

CHECK DATE VENDOR# INVOICE DATE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNTCHECK.....
 DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNT AMOUNT #

6/02/21 00066 5/26/21 MM-RWCDD 202106 300-13100-10100 LANDSCAPE MAINT JUN21 * 7,869.33
 5/26/21 MM-RWCDD 202106 320-53800-47300 LANDSCAPE MAINT JUN21 * 7,264.00

6/08/21 00020 6/01/21 501 202106 310-51300-34000 CREATIVE NORTH INC * 15,133.33 001760
 6/01/21 501 202106 310-51300-34000 MANAGEMENT FEES JUN21 * 3,689.50

6/01/21 501 202106 310-51300-35100 INFORMATION TECH JUN21 * 183.33
 6/01/21 501 202106 310-51300-31300 DISSEMINATION FEE JUN21 * 833.33

6/01/21 501 202106 310-51300-51000 OFFICE SUPPLIES * 15.36
 6/01/21 501 202106 310-51300-42000 POSTAGE * 6.12

6/01/21 501 202106 310-51300-42500 COPIES * 110.85
 6/01/21 502 202106 320-53800-12000 FIELD MANAGEMENT JUN21 * 2,846.50

6/01/21 502A 202104 320-53800-49100 HOMEDEPOT-CONCRETE SLEEVE * 8.53
 GOVERNMENTAL MANAGEMENT SERVICES 7,693.52 001761

6/08/21 00035 5/31/21 194372 202105 300-13100-10100 AQUATIC PLANT MGMT MAY21 * 68.64
 5/31/21 194372 202105 320-53800-47000 AQUATIC PLANT MGMT MAY21 * 63.36

6/08/21 00051 6/03/21 3006 202105 310-51300-31100 MTG/STREET PRK MAP/BUDGET * 1,146.25
 6/08/21 00066 6/01/21 IR-RWCDD 202105 300-13100-10100 SOUTHFIELD ST-VALVE/COUP * 27.69

6/01/21 IR-RWCDD 202105 320-53800-46500 SOUTHFIELD ST-VALVE/COUP * 25.56
 6/01/21 IR-RWCDD 202105 300-13100-10100 FALLS DR-RAINBRD HD/NOZZL * 16.45

6/01/21 IR-RWCDD 202105 320-53800-46500 FALLS DR-RAINBRD HD/NOZZL * 15.18
 6/01/21 IR-RWCDD 202105 300-13100-10100 MARKER AVE-PRS HEAD/NOZZL * 16.45

6/01/21 IR-RWCDD 202105 320-53800-46500 MARKER AVE-PRS HEAD/NOZZL * 15.18
 REUW REUNION WEST TVISCARRA

BOYD CIVIL ENGINEERING 1,146.25 001763
 1,46.25 001763

132.00 001762
 1,146.25

27.69
 25.56
 16.45
 15.18
 16.45
 15.18

| REUNION WEST-GENERAL FUND | | | | | | | | | | | | | |
|---------------------------|-------|-------------------|----------|---------|-----------------|-----|-------|-----|----------|-------------------------|--------|------------|---------------------------|
| BANK A GENERAL FUND | | | | | | | | | | | | | |
| CHECK DATE | VEND# |INVOICE..... | DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
| 6/28/21 | 00031 | 6/25/21 | 06252021 | 202106 | 300-20700-10000 | | | | | REUNION WEST C/O USBANK | * | 82,872.63 | 82,872.63 001774 |
| 6/28/21 | 00031 | 6/25/21 | 06252021 | 202106 | 300-20700-10400 | | | | | REUNION WEST C/O USBANK | * | 20,364.32 | 20,364.32 - |
| 6/28/21 | 00031 | 6/25/21 | 06252021 | 202106 | 300-20700-10500 | | | | | REUNION WEST C/O USBANK | * | 33,518.91 | 20,364.32 001775 |
| 6/28/21 | 00031 | 6/25/21 | 06252021 | 202106 | 300-20700-10600 | | | | | REUNION WEST C/O USBANK | * | 31,368.64 | 33,518.91 001776 |
| 6/28/21 | 00031 | 6/25/21 | 06252021 | 202106 | 300-20700-10700 | | | | | REUNION WEST C/O USBANK | * | 27,318.71 | 31,368.64 001777 |
| 6/29/21 | 00029 | 6/28/21 | 06282021 | 202106 | 300-20700-10100 | | | | | REUNION WEST C/O USBANK | * | 226,932.04 | 27,318.71 001778 |
| 6/28/21 | 00031 | 6/25/21 | 06252021 | 202106 | 300-20700-10100 | | | | | REUNION WEST C/O USBANK | * | 49,964.50 | 226,932.04 - |
| 6/28/21 | 00031 | 6/25/21 | 06252021 | 202106 | 300-20700-10100 | | | | | REUNION WEST C/O USBANK | * | 176,967.54 | 49,964.50 - |
| TOTAL FOR BANK A | | | | | | | | | | | | 439,796.38 | |
| TOTAL FOR REGISTER | | | | | | | | | | | | 439,796.38 | |

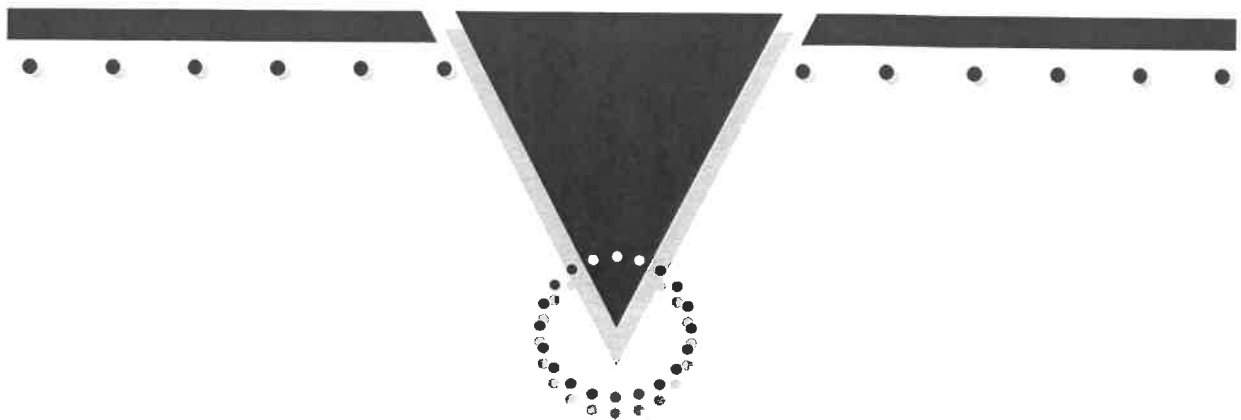
REUNION WEST TVISCARRA

*** CHECK DATES 06/01/2021 - 06/30/2021 *** REUNION WEST-R&M BANK C REPLACEMENT & MAINT

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE |EXPENSED TO.... YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|---|----------|---------------------------|--------|-----------|-----------------------------|
| 6/08/21 | 00005 | 6/04/21 4867 | 202106 300-13100-10100 | | GRABEN-RPLC CONCRETE | * | 624.00 | |
| | | 6/04/21 4867 | 202106 320-53800-53000 | | GRABEN-RPLC CONCRETE | * | 576.00 | |
| | | 7720 | | | BERRY CONSTRUCTION INC. | | | |
| 6/29/21 | 00001 | 6/28/21 06282021 | 202106 300-20700-10100 | | R&M EXP.DUE TO RE MAR-MAY | * | 23,988.76 | 1,200.00 000028 |
| | | | | | REUNION EAST CDD | | | 23,988.76 000029 |
| | | | | | TOTAL FOR BANK C | | 25,188.76 | |
| | | | | | TOTAL FOR REGISTER | | 25,188.76 | |

REUW REUNION WEST TVISCARRA

SECTION 3



Reunion West
Community Development District

Unaudited Financial Reporting

May 31, 2021



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| 3 | <u>Replacement & Maintenance Income Statement</u> |
| 4 | <u>Debt Service Series 2004-1 Income Statement</u> |
| 5 | <u>Debt Service Series 2015 Income Statement</u> |
| 6 | <u>Debt Service Series 2016 Income Statement</u> |
| 7 | <u>Debt Service Series 2017 Income Statement</u> |
| 8 | <u>Debt Service Series 2019 Income Statement</u> |
| 9 | <u>Capital Projects Series 2015 Income Statement</u> |
| 10 | <u>Capital Projects Series 2016 Income Statement</u> |
| 11 | <u>Capital Projects Series 2017 Income Statement</u> |
| 12 | <u>Capital Projects Series 2019 Income Statement</u> |
| 13-14 | <u>Month to Month</u> |
| 15 | <u>Long Term Debt</u> |
| 16 | <u>FY21 Assessment Receipt Schedule</u> |

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

| | General | Replacement & Maintenance | Debt Service | Capital Projects | (Memorandum Only) 2021 |
|--|--------------------|------------------------------|--------------------|---------------------|---------------------------|
| ASSETS: | | | | | |
| CASH | \$1,220,555 | \$79,436 | --- | --- | \$1,299,990 |
| CUSTODY ACCOUNT | \$2,872 | --- | --- | --- | \$2,872 |
| STATE BOARD OF ADMINISTRATION | --- | \$841,123 | --- | --- | \$841,123 |
| DUE FROM REUNION EAST | \$49,965 | --- | --- | --- | \$49,965 |
| INVESTMENTS | | | | | |
| SERIES 2004-1 | | | | | |
| Reserve | --- | --- | \$665,236 | --- | \$665,236 |
| Revenue | --- | --- | \$587,794 | --- | \$587,794 |
| General Redemption | --- | --- | \$394 | --- | \$394 |
| SERIES 2015 | | | | | |
| Reserve | --- | --- | \$163,439 | --- | \$163,439 |
| Revenue | --- | --- | \$146,815 | --- | \$146,815 |
| Construction | --- | --- | --- | \$5 | \$5 |
| SERIES 2016 | | | | | |
| Reserve | --- | --- | \$275,212 | --- | \$275,212 |
| Revenue | --- | --- | \$381,595 | --- | \$381,595 |
| Prepayment | --- | --- | \$23 | --- | \$23 |
| Construction | --- | --- | --- | \$67 | \$67 |
| SERIES 2017 | | | | | |
| Reserve | --- | --- | \$254,635 | --- | \$254,635 |
| Revenue | --- | --- | \$343,029 | --- | \$343,029 |
| Prepayment | --- | --- | \$1,870 | --- | \$1,870 |
| Construction | --- | --- | --- | \$610 | \$610 |
| SERIES 2019 | | | | | |
| Reserve | --- | --- | \$326,488 | --- | \$326,488 |
| Revenue | --- | --- | \$140,497 | --- | \$140,497 |
| Interest | --- | --- | \$0 | --- | \$0 |
| Construction | --- | --- | --- | \$89,299 | \$89,299 |
| TOTAL ASSETS | \$1,273,392 | \$920,559 | \$3,287,027 | \$89,982 | \$5,570,959 |
| LIABILITIES: | | | | | |
| ACCOUNTS PAYABLE | \$8,316 | --- | --- | --- | \$8,316 |
| DUE TO REUNION EAST | \$226,932 | \$23,989 | --- | --- | \$250,921 |
| DUE TO DEVELOPER | \$2,883 | --- | --- | --- | \$2,883 |
| FUND EQUITY: | | | | | |
| FUND BALANCES: | | | | | |
| ASSIGNED | --- | \$896,570 | --- | --- | \$896,570 |
| UNASSIGNED | \$1,035,260 | --- | --- | --- | \$1,035,260 |
| RESTRICTED FOR DEBT 2004-1 | --- | --- | \$1,253,424 | --- | \$1,253,424 |
| RESTRICTED FOR DEBT 2015 | --- | --- | \$310,254 | --- | \$310,254 |
| RESTRICTED FOR DEBT 2016 | --- | --- | \$656,831 | --- | \$656,831 |
| RESTRICTED FOR DEBT 2017 | --- | --- | \$599,534 | --- | \$599,534 |
| RESTRICTED FOR DEBT 2019 | --- | --- | \$466,985 | --- | \$466,985 |
| 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 | --- | --- | --- | \$89,299 | \$89,299 |
| TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS | \$1,273,392 | \$920,559 | \$3,287,027 | \$89,982 | \$5,570,959 |

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

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

| | ADOPTED BUDGET | PRORATED BUDGET THRU 5/31/21 | ACTUAL THRU 5/31/21 | VARIANCE |
|---------------------------------------|--------------------|---------------------------------|------------------------|-------------------|
| REVENUES: | | | | |
| Special Assessments - Tax Collector | \$1,297,331 | \$1,297,331 | \$1,218,118 | (\$79,213) |
| Interest | \$0 | \$0 | \$0 | \$0 |
| TOTAL REVENUES | \$1,297,331 | \$1,297,331 | \$1,218,118 | (\$79,213) |
| EXPENDITURES: | | | | |
| ADMINISTRATIVE: | | | | |
| Supervisor Fees | \$12,000 | \$8,000 | \$6,400 | \$1,600 |
| FICA | \$918 | \$612 | \$490 | \$122 |
| Engineering | \$8,000 | \$5,333 | \$5,082 | \$252 |
| Attorney | \$20,000 | \$13,333 | \$18,509 | (\$5,176) |
| Trustee Fee | \$21,000 | \$4,364 | \$4,364 | \$0 |
| Dissemination | \$10,000 | \$6,667 | \$6,667 | \$0 |
| Arbitrage | \$2,400 | \$0 | \$0 | \$0 |
| Collection Agent | \$7,500 | \$7,500 | \$7,500 | \$0 |
| Property Appraiser Fee | \$500 | \$500 | \$413 | \$87 |
| Annual Audit | \$7,300 | \$7,300 | \$7,300 | \$0 |
| Management Fees | \$44,274 | \$29,516 | \$29,516 | \$0 |
| Information Technology | \$2,200 | \$1,467 | \$1,467 | \$0 |
| Telephone | \$300 | \$200 | \$0 | \$200 |
| Postage | \$1,500 | \$1,000 | \$367 | \$633 |
| Printing & Binding | \$1,600 | \$1,067 | \$585 | \$482 |
| Insurance | \$9,700 | \$9,700 | \$9,248 | \$452 |
| Legal Advertising | \$1,500 | \$1,000 | \$1,551 | (\$551) |
| Other Current Charges | \$350 | \$233 | \$0 | \$233 |
| Office Supplies | \$300 | \$200 | \$123 | \$77 |
| Travel Per Diem | \$600 | \$400 | \$0 | \$400 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$175 | \$0 |
| TOTAL ADMINISTRATIVE | \$152,117 | \$98,567 | \$99,755 | (\$1,189) |
| MAINTENANCE-SHARED EXPENSES: | | | | |
| Field Management | \$34,158 | \$22,772 | \$22,772 | \$0 |
| Management Services Agreement | \$19,500 | \$13,000 | \$0 | \$13,000 |
| Facility Lease Agreement | \$19,615 | \$13,077 | \$13,076 | \$0 |
| Telephone | \$4,464 | \$2,976 | \$2,671 | \$305 |
| Electric | \$292,800 | \$195,200 | \$176,491 | \$18,709 |
| Water & Sewer | \$38,400 | \$25,600 | \$14,050 | \$11,550 |
| Gas | \$36,960 | \$24,640 | \$15,721 | \$8,919 |
| Pool and Fountain Maintenance | \$108,000 | \$72,000 | \$56,540 | \$15,460 |
| Environmental | \$4,800 | \$3,200 | \$2,643 | \$557 |
| Property Insurance | \$23,760 | \$23,760 | \$24,709 | (\$949) |
| Irrigation Repairs | \$7,200 | \$4,800 | \$2,904 | \$1,896 |
| Landscape Contract | \$372,619 | \$248,413 | \$276,828 | (\$30,416) |
| Landscape Contingency | \$24,000 | \$16,000 | \$576 | \$15,424 |
| Gate and Gatehouse Expenses | \$15,360 | \$10,240 | \$13,880 | (\$3,640) |
| Roadways/Sidewalks | \$24,000 | \$16,000 | \$1,082 | \$14,918 |
| Lighting | \$4,800 | \$3,200 | \$10,112 | (\$6,912) |
| Building Repairs & Maintenance | \$12,000 | \$8,000 | \$0 | \$8,000 |
| Pressure Washing | \$16,800 | \$11,200 | \$14,582 | (\$3,382) |
| Maintenance (Inspections) | \$840 | \$560 | \$0 | \$560 |
| Repairs & Maintenance | \$9,600 | \$6,400 | \$661 | \$5,739 |
| Pest Control | \$348 | \$232 | \$0 | \$232 |
| Signage | \$12,000 | \$8,000 | \$4,915 | \$3,085 |
| Security | \$67,200 | \$44,800 | \$44,800 | \$0 |
| Parking Violation Tags | \$240 | \$160 | \$43 | \$117 |
| SEVEN EAGLES: | | | | |
| Electric | \$0 | \$0 | \$2,577 | (\$2,577) |
| Water & Sewer | \$0 | \$0 | \$803 | (\$803) |
| Contract Cleaning | \$0 | \$0 | \$13,326 | (\$13,326) |
| Landscape Contract | \$0 | \$0 | \$2,894 | (\$2,894) |
| Landscape Contingency | \$24,000 | \$16,000 | \$3,000 | \$13,000 |
| Pool Maintenance | \$0 | \$0 | \$17,863 | (\$17,863) |
| Lighting | \$0 | \$0 | \$623 | (\$623) |
| Fitness Center Repairs & Maintenance | \$0 | \$0 | \$338 | (\$338) |
| Repairs & Maintenance | \$0 | \$0 | \$1,629 | (\$1,629) |
| MAINTENANCE-DIRECT EXPENSES: | | | | |
| Irrigation System Operations | \$20,000 | \$13,334 | \$0 | \$13,334 |
| Contingency | \$0 | \$0 | \$108 | (\$108) |
| TOTAL MAINTENANCE | \$1,193,464 | \$803,563 | \$744,220 | \$59,343 |
| TOTAL EXPENDITURES | \$1,345,581 | \$902,130 | \$843,975 | \$58,155 |
| EXCESS REVENUES (EXPENDITURES) | (\$48,250) | | \$374,143 | |
| FUND BALANCE - Beginning | \$24,250 | | \$661,117 | |
| FUND BALANCE - Ending | (\$24,000) | | \$1,035,260 | |

Reunion West
COMMUNITY DEVELOPMENT DISTRICT
Replacement & Maintenance Fund
Statement of Revenues & Expenditures
For The Period Ending May 31, 2021

| | ADOPTED BUDGET | PRORATED THRU 5/31/21 | ACTUAL THRU 5/31/21 | VARIANCE |
|---------------------------------------|--------------------|--------------------------|------------------------|------------------|
| <u>REVENUES:</u> | | | | |
| Interest | \$10,000 | \$6,667 | \$984 | (\$5,683) |
| TOTAL REVENUES | \$10,000 | \$6,667 | \$984 | (\$5,683) |
| <u>EXPENDITURES:</u> | | | | |
| Contingency | \$0 | \$0 | \$15 | (\$15) |
| Building Improvements | \$100,800 | \$67,200 | \$0 | \$67,200 |
| Fountain Improvements | \$12,000 | \$8,000 | \$0 | \$8,000 |
| Gate/Gatehouse Improvements | \$48,000 | \$32,000 | \$3,997 | \$28,003 |
| Landscape Improvements | \$96,000 | \$64,000 | \$3,867 | \$60,133 |
| Lighting Improvements | \$3,840 | \$2,560 | \$0 | \$2,560 |
| Monument Improvements | \$12,000 | \$8,000 | \$0 | \$8,000 |
| Pool Furniture | \$12,000 | \$8,000 | \$11,194 | (\$3,194) |
| Pool Repair & Replacements | \$40,800 | \$27,200 | \$7,465 | \$19,735 |
| Roadways/Sidewalks Improvements | \$12,000 | \$8,000 | \$24,727 | (\$16,727) |
| Signage | \$48,000 | \$32,000 | \$55,678 | (\$23,678) |
| Capital Outlay | \$24,000 | \$16,000 | \$64,654 | (\$48,654) |
| <u>SEVEN EAGLES:</u> | | | | |
| Gate/Gatehouse Improvements | \$0 | \$0 | \$3,051 | (\$3,051) |
| Landscape Improvements | \$0 | \$0 | \$1,104 | (\$1,104) |
| Pool Furniture | \$0 | \$0 | \$7,393 | (\$7,393) |
| TOTAL EXPENDITURES | \$409,440 | \$272,960 | \$183,144 | \$89,816 |
| EXCESS REVENUES (EXPENDITURES) | (\$399,440) | | (\$182,160) | |
| FUND BALANCE - Beginning | \$1,057,826 | | \$1,078,730 | |
| FUND BALANCE - Ending | \$658,386 | | \$896,570 | |

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending May 31, 2021

| | ADOPTED BUDGET | PRORATED THRU 5/31/21 | ACTUAL THRU 5/31/21 | VARIANCE |
|---------------------------------------|--------------------|--------------------------|------------------------|-------------------|
| <u>REVENUES:</u> | | | | |
| Special Assessments - Tax Collector | \$1,336,719 | \$1,336,719 | \$1,252,673 | (\$84,046) |
| Interest | \$500 | \$333 | \$106 | (\$228) |
| TOTAL REVENUES | \$1,337,219 | \$1,337,052 | \$1,252,779 | (\$84,273) |
| <u>EXPENDITURES:</u> | | | | |
| Interest Expense 11/01 | \$421,719 | \$421,719 | \$421,719 | \$0 |
| Principal Expense 05/01 | \$505,000 | \$505,000 | \$505,000 | \$0 |
| Interest Expense 05/01 | \$421,719 | \$421,719 | \$421,719 | \$0 |
| TOTAL EXPENDITURES | \$1,348,438 | \$1,348,438 | \$1,348,438 | \$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) | | (\$99,430) | |
| FUND BALANCE - Beginning | \$674,384 | | \$1,352,853 | |
| FUND BALANCE - Ending | \$663,166 | | \$1,253,424 | |

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending May 31, 2021

REVENUES:

| | ADOPTED BUDGET | PRORATED THRU 5/31/21 | ACTUAL THRU 5/31/21 | VARIANCE |
|-----------------------------------|-------------------|--------------------------|------------------------|------------|
| Special Assessments Tax Collector | \$326,875 | \$326,875 | \$307,820 | (\$19,055) |
| Interest | \$100 | \$67 | \$16 | (\$50) |

TOTAL REVENUES

| | | | |
|-----------|-----------|-----------|------------|
| \$326,975 | \$326,942 | \$307,836 | (\$19,105) |
|-----------|-----------|-----------|------------|

EXPENDITURES:

| | | | | |
|-------------------------|-----------|-----------|-----------|-----|
| Interest Expense 11/01 | \$86,456 | \$86,456 | \$86,456 | \$0 |
| Principal Expense 05/01 | \$155,000 | \$155,000 | \$155,000 | \$0 |
| Interest Expense 05/01 | \$86,456 | \$86,456 | \$86,456 | \$0 |

TOTAL EXPENDITURES

| | | | |
|-----------|-----------|-----------|-----|
| \$327,913 | \$327,913 | \$327,913 | \$0 |
|-----------|-----------|-----------|-----|

EXCESS REVENUES (EXPENDITURES)

| | |
|---------|------------|
| (\$938) | (\$20,076) |
|---------|------------|

FUND BALANCE - Beginning

| | |
|-----------|-----------|
| \$162,946 | \$330,330 |
|-----------|-----------|

FUND BALANCE - Ending

| | |
|-----------|-----------|
| \$162,009 | \$310,254 |
|-----------|-----------|

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund
Series 2016
Statement of Revenues & Expenditures
For The Period Ending May 31, 2021

| | ADOPTED BUDGET | PRORATED THRU 5/31/21 | ACTUAL THRU 5/31/21 | VARIANCE |
|---------------------------------------|-------------------|--------------------------|------------------------|-------------------|
| <u>REVENUES:</u> | | | | |
| Special Assessments - Tax Collector | \$549,750 | \$549,750 | \$506,660 | (\$43,090) |
| Interest | \$200 | \$133 | \$27 | (\$107) |
| TOTAL REVENUES | \$549,950 | \$549,883 | \$506,687 | (\$43,197) |
| <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 | \$188,516 | \$188,516 | \$0 |
| TOTAL EXPENDITURES | \$534,841 | \$534,841 | \$534,841 | \$0 |
| EXCESS REVENUES (EXPENDITURES) | \$15,109 | | (\$28,154) | |
| FUND BALANCE - Beginning | \$413,718 | | \$684,985 | |
| FUND BALANCE - Ending | \$428,827 | | \$656,831 | |

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending May 31, 2021

| | ADOPTED BUDGET | PRORATED THRU 5/31/21 | ACTUAL THRU 5/31/21 | VARIANCE |
|---------------------------------------|-------------------|--------------------------|------------------------|-------------------|
| <u>REVENUES:</u> | | | | |
| Special Assessments - Tax Collector | \$509,279 | \$509,279 | \$474,157 | (\$35,122) |
| Interest | \$200 | \$133 | \$24 | (\$109) |
| TOTAL REVENUES | \$509,479 | \$509,412 | \$474,182 | (\$35,231) |
| <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 | \$176,513 | \$176,388 | \$125 |
| TOTAL EXPENDITURES | \$500,563 | \$500,563 | \$500,313 | \$250 |
| EXCESS REVENUES (EXPENDITURES) | \$8,917 | | (\$26,131) | |
| FUND BALANCE - Beginning | \$370,388 | | \$625,665 | |
| FUND BALANCE - Ending | \$379,305 | | \$599,534 | |

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending May 31, 2021

| | ADOPTED BUDGET | PRORATED THRU 5/31/21 | ACTUAL THRU 5/31/21 | VARIANCE |
|---------------------------------------|-------------------|--------------------------|------------------------|-------------------|
| <u>REVENUES:</u> | | | | |
| Special Assessments - Tax Collector | \$435,313 | \$435,313 | \$412,940 | (\$22,373) |
| Interest | \$200 | \$133 | \$23 | (\$111) |
| TOTAL REVENUES | \$435,513 | \$435,446 | \$412,963 | (\$22,484) |
| <u>EXPENDITURES:</u> | | | | |
| Interest Expense 11/01 | \$157,744 | \$157,744 | \$157,744 | \$0 |
| Principal Expense 05/01 | \$120,000 | \$120,000 | \$120,000 | \$0 |
| Interest Expense 05/01 | \$157,744 | \$157,744 | \$157,744 | \$0 |
| TOTAL EXPENDITURES | \$435,488 | \$435,488 | \$435,488 | \$0 |
| Transfer In/(Out) | \$0 | \$0 | (\$10) | \$10 |
| TOTAL OTHER | \$0 | \$0 | (\$10) | \$10 |
| EXCESS REVENUES (EXPENDITURES) | \$26 | | (\$22,535) | |
| FUND BALANCE - Beginning | \$165,113 | | \$489,520 | |
| FUND BALANCE - Ending | \$165,139 | | \$466,985 | |

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending May 31, 2021

| | ADOPTED BUDGET | PRORATED THRU 5/31/21 | ACTUAL THRU 5/31/21 | 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 May 31, 2021

| | ADOPTED BUDGET | PRORATED THRU 5/31/21 | ACTUAL THRU 5/31/21 | 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 | | \$67 | |
| FUND BALANCE - Ending | \$0 | | \$67 | |

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending May 31, 2021

| | ADOPTED BUDGET | PRORATED THRU 5/31/21 | ACTUAL THRU 5/31/21 | 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 May 31, 2021

| | ADOPTED BUDGET | PRORATED THRU 5/31/21 | ACTUAL THRU 5/31/21 | VARIANCE |
|---------------------------------------|-------------------|--------------------------|------------------------|------------------|
| <u>REVENUES:</u> | | | | |
| Interest | \$0 | \$0 | \$4 | \$4 |
| TOTAL REVENUES | \$0 | \$0 | \$4 | \$4 |
| <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 | \$10 | \$10 |
| TOTAL OTHER | \$0 | \$0 | \$10 | \$10 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | (\$3,486) | |
| FUND BALANCE - Beginning | \$0 | | \$92,785 | |
| FUND BALANCE - Ending | \$0 | | \$89,299 | |

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 | \$62,579 | \$35,847 | \$171,002 | \$35,368 | \$0 | \$0 | \$0 | \$0 | \$1,218,118 |
| Interest Income | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Revenues | \$0 | \$154,128 | \$685,919 | \$73,275 | \$62,579 | \$35,847 | \$171,002 | \$35,368 | \$0 | \$0 | \$0 | \$0 | \$1,218,118 |
| Expenses | | | | | | | | | | | | | |
| Supervisor Fees | \$800 | \$200 | \$800 | \$1,000 | \$800 | \$800 | \$800 | \$1,200 | \$0 | \$0 | \$0 | \$0 | \$6,400 |
| FICA | \$61 | \$15 | \$61 | \$77 | \$61 | \$61 | \$61 | \$92 | \$0 | \$0 | \$0 | \$0 | \$490 |
| Engineering | \$647 | \$0 | \$375 | \$1,433 | \$675 | \$0 | \$805 | \$1,146 | \$0 | \$0 | \$0 | \$0 | \$5,082 |
| Attorney | \$2,634 | \$1,619 | \$1,946 | \$2,986 | \$3,183 | \$2,149 | \$3,108 | \$883 | \$0 | \$0 | \$0 | \$0 | \$18,509 |
| Trustee Fee | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,364 | \$0 | \$0 | \$0 | \$0 | \$4,364 |
| Dissemination | \$833 | \$833 | \$833 | \$833 | \$833 | \$833 | \$833 | \$833 | \$0 | \$0 | \$0 | \$0 | \$6,667 |
| Arbitrage | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Collection Agent | \$7,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$7,500 |
| Property Appraiser Fee | \$0 | \$0 | \$0 | \$0 | \$413 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$413 |
| 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 | \$3,690 | \$3,690 | \$3,690 | \$3,690 | \$0 | \$0 | \$0 | \$0 | \$29,516 |
| Information Technology | \$183 | \$183 | \$183 | \$183 | \$183 | \$183 | \$183 | \$183 | \$0 | \$0 | \$0 | \$0 | \$1,467 |
| Telephone | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Postage | \$179 | \$61 | \$5 | \$11 | \$17 | \$68 | \$15 | \$12 | \$0 | \$0 | \$0 | \$0 | \$367 |
| Printing & Binding | \$74 | \$25 | \$153 | \$80 | \$56 | \$48 | \$103 | \$45 | \$0 | \$0 | \$0 | \$0 | \$585 |
| Insurance | \$9,248 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,248 |
| Legal Advertising | \$635 | \$0 | \$453 | \$0 | \$0 | \$464 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,551 |
| Other Current Charges | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Office Supplies | \$15 | \$15 | \$15 | \$15 | \$16 | \$15 | \$15 | \$15 | \$0 | \$0 | \$0 | \$0 | \$123 |
| 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 | \$9,927 | \$8,311 | \$9,614 | \$12,464 | \$0 | \$0 | \$0 | \$0 | \$98,755 |

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 | \$2,847 | \$2,847 | \$2,847 | \$2,847 | \$0 | \$0 | \$0 | \$0 | \$22,772 |
| 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 | \$1,635 | \$1,635 | \$1,635 | \$1,635 | \$0 | \$0 | \$0 | \$0 | \$13,076 |
| Telephone | \$307 | \$308 | \$449 | \$147 | \$259 | \$256 | \$392 | \$553 | \$0 | \$0 | \$0 | \$0 | \$2,671 |
| Electric | \$23,897 | \$21,595 | \$21,487 | \$21,672 | \$21,565 | \$21,073 | \$22,083 | \$23,117 | \$0 | \$0 | \$0 | \$0 | \$176,491 |
| Water & Sewer | \$1,362 | \$1,539 | \$1,577 | \$1,563 | \$1,781 | \$2,074 | \$2,124 | \$2,029 | \$0 | \$0 | \$0 | \$0 | \$14,050 |
| Gas | \$226 | \$612 | \$1,243 | \$2,414 | \$3,463 | \$3,603 | \$2,014 | \$2,146 | \$0 | \$0 | \$0 | \$0 | \$15,721 |
| Pool and Fountain Maintenance | \$8,409 | \$6,876 | \$7,504 | \$5,707 | \$5,705 | \$9,281 | \$5,697 | \$7,362 | \$0 | \$0 | \$0 | \$0 | \$56,540 |
| Environmental | \$125 | \$672 | \$125 | \$125 | \$672 | \$125 | \$672 | \$125 | \$0 | \$0 | \$0 | \$0 | \$2,643 |
| Property Insurance | \$24,709 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$24,709 |
| Irrigation Repairs | \$1,298 | \$0 | \$0 | \$561 | \$743 | \$54 | \$174 | \$73 | \$0 | \$0 | \$0 | \$0 | \$2,904 |
| Landscape Contract | \$28,861 | \$54,589 | \$29,431 | \$31,341 | \$31,341 | \$36,695 | \$35,230 | \$31,341 | \$0 | \$0 | \$0 | \$0 | \$278,828 |
| Landscape Contingency | \$0 | \$576 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$576 |
| Gate and Gatehouse Expenses | \$1,303 | \$1,536 | \$1,166 | \$513 | \$889 | \$3,059 | \$2,705 | \$2,709 | \$0 | \$0 | \$0 | \$0 | \$13,880 |
| Roadways/Sidewalks | \$0 | \$0 | \$0 | \$0 | \$598 | \$0 | \$29 | \$456 | \$0 | \$0 | \$0 | \$0 | \$1,082 |
| Lighting | \$3,101 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,681 | \$2,330 | \$0 | \$0 | \$0 | \$0 | \$10,112 |
| 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 | \$238 | \$0 | \$50 | \$96 | \$0 | \$0 | \$0 | \$0 | \$661 |
| Pest Control | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Signage | \$1,188 | \$0 | \$57 | \$1,225 | \$0 | \$1,434 | \$617 | \$394 | \$0 | \$0 | \$0 | \$0 | \$4,915 |
| Security | \$5,600 | \$5,600 | \$5,600 | \$5,600 | \$5,600 | \$5,600 | \$5,600 | \$5,600 | \$0 | \$0 | \$0 | \$0 | \$44,800 |
| Parking Violation Tags | \$0 | \$0 | \$43 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$43 |
| Severn Eagles: | | | | | | | | | | | | | |
| Electric | \$0 | \$0 | \$433 | \$0 | \$898 | \$881 | \$0 | \$365 | \$0 | \$0 | \$0 | \$0 | \$2,577 |
| Water & Sewer | \$0 | \$0 | \$0 | \$0 | \$314 | \$489 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$803 |
| Contract Cleaning | \$0 | \$0 | \$1,825 | \$2,270 | \$2,093 | \$2,313 | \$2,313 | \$2,512 | \$0 | \$0 | \$0 | \$0 | \$13,326 |
| Landscape Contract | \$0 | \$0 | \$482 | \$482 | \$482 | \$482 | \$482 | \$482 | \$0 | \$0 | \$0 | \$0 | \$2,894 |
| Landscape Contingency | \$0 | \$0 | \$0 | \$0 | \$3,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,000 |
| Pool Maintenance | \$0 | \$84 | \$3,829 | \$1,913 | \$2,719 | \$4,183 | \$3,395 | \$1,740 | \$0 | \$0 | \$0 | \$0 | \$17,863 |
| Lighting | \$0 | \$253 | \$370 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$623 |
| Fitness Center Repairs & Maintenance | \$0 | \$0 | \$0 | \$0 | \$0 | \$120 | \$0 | \$218 | \$0 | \$0 | \$0 | \$0 | \$338 |
| Repairs & Maintenance | \$0 | \$0 | \$1,375 | \$0 | \$254 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,629 |
| Maintenance - Direct | | | | | | | | | | | | | |
| Irrigation System Operations | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Contingency | \$0 | \$0 | \$0 | \$0 | \$99 | \$0 | \$9 | \$0 | \$0 | \$0 | \$0 | \$0 | \$108 |
| Total Maintenance | \$109,343 | \$102,409 | \$85,222 | \$82,967 | \$87,195 | \$96,205 | \$92,748 | \$88,130 | \$0 | \$0 | \$0 | \$0 | \$744,220 |
| Total Expenses | | | | | | | | | | | | | |
| | \$136,018 | \$116,352 | \$93,736 | \$93,275 | \$97,122 | \$104,516 | \$102,362 | \$100,594 | \$0 | \$0 | \$0 | \$0 | \$843,975 |
| Excess Revenues (Expenditures) | | | | | | | | | | | | | |
| | (\$136,018) | \$37,776 | \$592,182 | (\$20,000) | (\$34,543) | (\$68,669) | \$68,640 | (\$65,227) | \$0 | \$0 | \$0 | \$0 | \$374,143 |

**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 |
| LESS: PRINCIPAL PAYMENT 05/01/21 | | (\$505,000) |
| CURRENT BONDS OUTSTANDING | | \$12,990,000 |

| SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS ASSESSMENT AREA TWO - PHASE ONE | | |
|--|------------------------|--------------------|
| INTEREST RATES: | 3.500%, 4.250%, 5.000% | |
| MATURITY DATE: | 5/1/2036 | |
| RESERVE FUND REQUIREMENT | \$163,438 | |
| RESERVE FUND BALANCE | \$163,439 | |
| BONDS OUTSTANDING - 9/30/20 | | \$3,585,000 |
| LESS: PRINCIPAL PAYMENT 05/01/21 | | (\$155,000) |
| CURRENT BONDS OUTSTANDING | | \$3,430,000 |

| 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 | \$275,212 | |
| 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 | \$254,635 | |
| BONDS OUTSTANDING - 9/30/20 | | \$7,575,000 |
| LESS: PRINCIPAL PAYMENT 11/1/20 | | (\$145,000) |
| CURRENT BONDS OUTSTANDING | | \$7,430,000 |

| SERIES 2019, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA FIVE PROJECT | | |
|---|--------------------------------|--------------------|
| INTEREST RATES: | 3.750%, 4.000%, 4.500%, 4.625% | |
| MATURITY DATE: | 5/1/2050 | |
| RESERVE FUND REQUIREMENT | \$326,484 | |
| RESERVE FUND BALANCE | \$326,488 | |
| BONDS OUTSTANDING - 9/30/20 | | \$7,095,000 |
| LESS: PRINCIPAL PAYMENT 05/01/21 | | (\$120,000) |
| CURRENT BONDS OUTSTANDING | | \$6,975,000 |

SPECIAL ASSESSMENT RECEIPTS - FY2021

TAX COLLECTOR

| Date Received | Dist. | Gross Assessments Received | Discounts/Penalties | Commissions Paid | Interest Income | Net Amount Received | General Fund | 2004-1 | 2015 | 2016 | 2017 | Debt Svc Fund | Debt Svc Fund | Total |
|---------------|-------|----------------------------|---------------------|------------------|-----------------|---------------------|-----------------|-----------------|---------------|---------------|---------------|---------------|-----------------|-------|
| | | | | | | | 29.19% | 30.02% | 7.38% | 12.14% | 11.36% | 9.90% | | 100% |
| 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 | \$ 24,702.08 | \$ 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 | |
| 3/8/21 | ACH | \$ 126,583.29 | \$ 1,290.75 | \$ 2,505.85 | \$ - | \$ 122,786.69 | \$ 35,847.42 | \$ 36,864.34 | \$ 9,058.69 | \$ 14,910.26 | \$ 13,953.76 | \$ 12,152.22 | \$ 122,786.69 | |
| 4/12/21 | ACH | \$ 14,665.82 | \$ - | \$ 293.30 | \$ - | \$ 14,372.52 | \$ 4,196.04 | \$ 4,315.07 | \$ 1,060.34 | \$ 1,745.29 | \$ 1,633.33 | \$ 1,422.45 | \$ 14,372.52 | |
| 4/12/21 | ACH | \$ 583,206.35 | \$ 191.46 | \$ 11,660.32 | \$ - | \$ 571,354.57 | \$ 166,806.27 | \$ 171,538.21 | \$ 42,152.15 | \$ 69,380.87 | \$ 64,930.02 | \$ 56,547.06 | \$ 571,354.57 | |
| 5/11/21 | ACH | \$ 122,172.75 | \$ 2,443.45 | \$ - | \$ - | \$ 119,729.30 | \$ 34,954.82 | \$ 35,946.42 | \$ 8,833.13 | \$ 14,539.00 | \$ 13,606.31 | \$ 11,849.63 | \$ 119,729.30 | |
| 5/12/21 | ACH | \$ 1,443.44 | \$ 28.87 | \$ - | \$ - | \$ 1,414.57 | \$ 412.98 | \$ 424.70 | \$ 104.36 | \$ 171.77 | \$ 160.75 | \$ 140.00 | \$ 1,414.57 | |
| 6/8/21 | ACH | \$ 52,243.66 | \$ - | \$ 1,044.87 | \$ - | \$ 51,198.79 | \$ 14,947.42 | \$ 15,371.45 | \$ 3,777.23 | \$ 6,217.18 | \$ 5,818.35 | \$ 5,067.15 | \$ 51,198.79 | |
| 6/25/21 | ACH | \$ 281,663.04 | \$ - | \$ 5,633.26 | \$ - | \$ 276,029.78 | \$ 80,586.56 | \$ 82,872.63 | \$ 20,364.32 | \$ 33,518.91 | \$ 31,368.64 | \$ 27,318.71 | \$ 276,029.78 | |
| Totals | \$ | \$ 4,726,767.79 | \$ 137,854.65 | \$ 89,327.72 | \$ 12.06 | \$ 4,499,597.48 | \$ 1,313,651.97 | \$ 1,350,917.53 | \$ 331,961.47 | \$ 546,395.21 | \$ 511,344.37 | \$ 445,325.93 | \$ 4,499,597.48 | |

SECTION D

SECTION 1

*This item will be provided under
separate cover*