

*Reunion West Community
Development District*

Agenda

August 12, 2021

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

August 5, 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, August 12, 2021 at 11:30 a.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the July 8, 2021 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2021-11 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2021-12 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Landscape Architect Proposals for Amenity Development
6. Ratification of Survey Proposal from ASM Related to Amenity Development
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Approval of Fiscal Year 2022 Meeting Schedule
 - D. Security Report
 - i. 63 Parking Violations and 1 Vehicle Tow
8. Other Business
9. Supervisor's Requests
10. Next Meeting Date
11. 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 July 8, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the budget hearing. Section A is the consideration of Resolution 2021-11 adopting the Fiscal Year 2022 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget is enclosed for your review. Section B is the consideration of Resolution 2021-12 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for reference.

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 the ratification of the survey proposal from ASM related to amenity development. A copy of the proposal is enclosed for your review.

The seventh order of business is Staff Reports. Sub-Section 1 of the District Manager's Report is the presentation and discussion of the action items list. A copy of the list is enclosed for your review. Sub-Section 2 includes the check register for approval and Sub-Section 3 includes the balance sheet and income statement for review. Sub-Section 4 is the approval of the Fiscal Year 2022 meeting schedule. A sample meeting notice is enclosed for your review. Section D is the Security Report. The parking violations detail was previously provided via e-mail. There were 63 parking violations and 1 vehicle tow.

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, July 8, 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	Chairman
David Burman	Vice Chairman
Michael Manke <i>by phone</i>	Assistant Secretary
Sharon Harley	Assistant Secretary
Graham Staley	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Xabier Guericagoita	Boyd Civil Engineering
Alan Scheerer	Field Operations Manager
Victor Vargas	Reunion Security
Mike Smith	Yellowstone Landscape

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:30 a.m. and called the roll. Four Board members were present in person and one via phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: The first item for the agenda is the public comment period. Are there any members of the public who would like to make a comment to the Board of Supervisors? Board members, just so you're aware, we do have some public callers on the line today, so we will check in with them to see if they have any public comments to make. Any callers that would like to make a public comment, this is your opportunity to do so. Hearing none,

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 10, 2021 Meeting and the April 8, 2021 Continued Meeting

Ms. Adams: The next item on the agenda is the approval of the June 10, 2021 Board of Supervisor's meeting and then we also have the minutes from the April 8th continued meeting for the Board to consider. I have received some corrections via email from Supervisor Staley. Are there any other comments or corrections for the meeting minutes? We can take these as a slate. Do we have a motion to approve?

On MOTION by Mr. Greenstein, seconded by Mr. Burman, with all in favor, the Minutes of the June 10, 2021 Meeting and the April 8, 2021 Continued Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

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

Ms. Adams: The next item on the agenda is consideration of several resolutions declaring different series construction funds complete. This is related to development in Reunion West CDD. When the bonds were issued, there was an Engineer's Report that defined the eligible improvements. In order for the trustee to close out the construction fund there needs to be a declaration of the series being complete. We can take these as a slate, and Kristen has been working on the resolutions to accompany these series of completions that the District Engineer has reviewed and signed. Kristen, did you have any remarks?

Ms. Trucco: No, I think you have covered it mostly. I will say, this is a requirement under the initial bond documents included in the indenture that the engineer certified that the 2015, 2016 and 2017 projects that were constructed using each of those series bond funds are completed. The District Engineer has certified that in fact those projects are complete. So, these are resolutions approving the completion of each of those series.

Ms. Adams: So, we have Resolution 2021-08, 2021-09, and 2021-10 for the Series 2015, 2016, and 2017. Are there any comments or questions?

Mr. Staley: Just clarification for myself, on the first one, the 2015, says that the expenditures are in excess of \$4,285.

Ms. Adams: That's often the case. There are typically developer contributions that are recognized as part of the development process.

Mr. Burman: Which are separate and above the indenture?

Ms. Trucco: Correct, and that one is specified too in the indenture. Part of the requirement is that we state that the expenses were above that amount.

Mr. Staley: The other question I had refers to the Engineer's certificate. There's a total of \$24.4 million. I couldn't figure out what that had to do with anything.

Ms. Trucco: I'm sorry, which one are we looking at?

Mr. Staley: On the Engineer's certificate, after the 2015 bond. The fourth or fifth page of the Engineer's certificate.

Ms. Trucco: Yes, that's correct. That's the amount of cost that was listed in the Engineer's Cost Report as a total cost for the project.

Mr. Staley: Which covers all three of these bonds?

Ms. Trucco: It covers Phase 1 and 2 in table 2B of the Engineer's Cost Report. Which we'd have to go back and look at, but that's Phase 1 and 2; the total cost of development.

Mr. Greenstein: It does seem to be extraneous information. It's aggregated for the whole project.

Ms. Adams: Typically, you'll see that the eligible costs are much higher than what the bonds are actually issued for. That's not uncommon.

Ms. Trucco: This is just the engineer certifying that the 2015 project that is set forth in his Engineer's Report is complete. That is what is required under the indenture.

Mr. Staley: Fair enough.

Ms. Adams: Do we have a motion to approve?

On MOTION by Mr. Greenstein, seconded by Ms. Harley, with all in favor, Resolution 2021-08 Declaring the Series 2015 Project Complete, Resolution 2021-09 Declaring the Series 2016 Project Complete, and Resolution 2021-10 Declaring the Series 2017 Project Complete, were approved.

FIFTH ORDER OF BUSINESS

Discussion Items

A. Discussion of Sinclair Entrance (Request by Supervisor Staley)

Ms. Adams: We do have some discussion items that were requested to be added to the agenda. One of the items has been an ongoing discussion regarding how to provide relief for residents who want expedited entry, or the easiest entry possible, when using that Sinclair entrance. The Board has been considering various options. Security has also implemented some additional staffing measures in order to expedite traffic to the best extent possible. We all understand that there are certain times of the week and days that the traffic is exacerbated. This traffic is being caused by people checking in, people returning from work and by heavy traffic on nearby roads. If there is an accident nearby, when visitor traffic is routed to the Sinclair Gate, it

becomes an untenable situation at the Sinclair gate for residents. The District Engineer has been interfacing with Osceola County in terms of an emergency MOT, or maintenance of traffic plan, out on the County road in order to better separate the traffic between visitors and residents. The goal of this being to expedite resident entry to the best extent possible. Steve is not here today but his colleague Xabier has joined us. Xabier is going to provide a report to the Board regarding the communication with Osceola County.

Mr. Guerricagoita: Thank you. For the record, I am Xabier Guerricagoita with Boyd Civil Engineering, District Engineer. Steve has been in contact with Osceola County about this. Our main contact with the County has left. He has resigned from the County. We are in a transitional period and are trying to find the right person to help us get this expedited. It's in process. Steve has made several communications with the County, but because our main contact is no longer there, we are trying to find out who the right person is that can get this pushed through.

Ms. Adams: Alright.

Mr. Staley: That's not really satisfactory, to be honest.

Ms. Adams: I have been copied on communication between the District Engineer and County staff. I have seen that he has earnestly been reaching out to have an audience with the County. I wasn't sure of the results of that.

Mr. Guerricagoita: We're trying to get in front of the right person to help us resolve this matter. Steve has been in communication with the County and trying to get this expedited because we know how urgent it is.

Mr. Greenstein: The flipside of this particular situation is that maybe it gives us some latitude to try to forge ahead with some testing or temporary evaluation of what our plan would be like and see where it takes us.

Mr. Staley: We agreed last meeting to do three things. Follow up with the County to get this emergency entity. We said we'd also try a temporary solution with cones to see if we could separate the traffic lower down toward the curve, which would require some additional staff to do that and to supervise it at peak times. The third thing was to figure out if it is legal to put a gate there that is accessed only by card or transponder. Those were the three action items. Could we talk about the first one? Can we try a solution with temporary cones? We talked about this in great detail last meeting. That's why it gets so frustrating. We talked about putting the cones in place on the corner and having a security guard there at peak times to separate them. Once they've been separated, in theory, they shouldn't be able to cross back again. If someone wants to drive over

the cones, then that's a different issue. But in theory, we should be able to separate them with temporary cones and see if that works. We can try it for a couple of days and see if it works. We have to try things. I don't know if that's a practical solution.

Mr. Scheerer: We will have to determine the proper number of cones. Then we can purchase the cones, and Victor and his team can determine the proper time to send them out. We can also have them put the proper security officer in place to see how that works.

Mr. Staley: My idea is not to solve the problem, but it at least tells you what extra issues it gives you. If that was a concrete barrier, you're still going to have the same issue of people not being able to cross back.

Ms. Harley: I know the markings are on the road, but do we have any signs that far down?

Mr. Scheerer: We have it just past the lift station. As you come in off of Sinclair, there is a rather large sign that tells you, "Visitor this side, resident this side", and it shows the divided road. I am not the Traffic Engineer, but in my opinion, you would have to cone off not only the center lane but also the outside lane. You would be creating a visitor lane by itself, and people are crossing over. The right side would be the resident lane.

Mr. Staley: Where do you start? Where the sign is? You would have to start close to the corner.

Mr. Scheerer: The direction may be to start as close to Sinclair as possible. This is why the engineer was getting involved. Based on information from the County when Mark and I first started working this, we had to lead the striping away from that originally. We would probably start there, and then we'd have to leave a gap at the lift station because there are actually employees that come out from behind the lift station. For the landscape team we'd have to leave that open. That's not a big deal. We will just have to figure out the number of cones, order them and give them to security as quickly as possible.

Mr. Staley: If you can solve 70% of the problem it's better than nothing. It's a start.

Mr. Greenstein: The sooner we take control of that traffic before the turn, we have a fighting chance of controlling it.

Ms. Harley: Do the cards that are handed out to resort guests for their access into communal pools also operate those gates?

Mr. Vargas: Yes.

Ms. Harley: Would that not alleviate some of the problem for the people in that line? If we're saying it's residents, we're probably having several official resort guests that are in that line thinking they can't get through the other gate, but they already have the card.

Mr. Greenstein: We had a lengthy discussion about being very clear as to the definition of resident. It's really resident and registered guests. So, the signage probably needs to be changed.

Ms. Harley: I wouldn't say registered guests because they're going to consider themselves registered before they have entered for the first time, and they don't get that card until they have entered. So, it could be residents and passholders.

Mr. Greenstein: We could be more specific about who can actually proceed.

Ms. Harley: That might help to alleviate some of that line.

Mr. Burman: That's a good suggestion.

Mr. Greenstein: After you come out of the turn, the striped area on Tradition Boulevard between the lift station and Sinclair, we have the hash marked out on what I call the center of the roadway. That needs to be the left lane.

Mr. Scheerer: Well, I think that would be the plan with the cones.

Mr. Greenstein: Right, exactly. The cones are the only way we have two lanes coming out of the turn. Because coming out of the turn right now, based on traffic markings, there is only one lane and then it branches off to two. So, we want to create two right out of that turn. In fact, going into the turn. I don't have a problem, again, they'll tell me if I'm extending my authority, or our authority or whatever, but I think on a temporary basis with cones, that's really what the MOT was trying to achieve. We should be able to do this. The other question I had for you was how would these cones be installed in such a way that we don't damage a semipermanent installation? Something that if someone hits it, it's going to bend, but it's not going to be pushed out of the way. I am basically trying to get it to that next level of permanency because I think this can work.

Mr. Burman: But it's just a test.

Ms. Adams: Yes, even starting with detached cones is a step in the right direction.

Mr. Burman: If it works, then we come back with some pilons or something.

Mr. Scheerer: The more permanent solution would be the delineator posts. They adhere to the concrete, they are flexible. They are the big, tall, skinny, wired yellow posts you see that flex. If it works and we get permission to do it. But again, that cross hatching, that goring before the lift station was a requirement for us to change our lane with the County.

Ms. Adams: Does the District Engineer or legal counsel have any comments regarding the District's ability to sequester that lane that has been hash marked, or crossed hatched, and make that into a guest visitor lane?

Mr. Guerricagoita: I think on a temporary basis to try to solve the traffic issue that you're experiencing at the gate that it is within your prerogative to do that. This being on a temporary basis until we get a formal answer from the County. Should the County come out and raise an issue, say again, "We're trying to solve a traffic issue that we are experiencing here, and this is what we have temporarily come up with. We have been in communications with the County and tried to get a formal determination on what the final solution is, but this is our interim plan."

Ms. Trucco: Would that be restricting the public?

Ms. Adams: No.

Ms. Trucco: I have a follow up on that third point that you had made about whether or not it would be legal to close off that gate to residents only. Jan and I spoke about it and I think the first step would be to ask for permission from Reunion East Board because there will be additional wear and tear on those roads. I think it will probably be permissible from a legal perspective, but it may be prudent for us to ask permission or approval consent from the Reunion East Board because it would be likely that there will be additional traffic on their public roads.

Mr. Staley: I understand the Chairman of the East Board is a very reasonable person.

Ms. Adams: That's as a first step.

Ms. Trucco: That would be a first step to see if we could get their consent approval acknowledgement that that's what we plan to do. Then, we will also run it past the District's bond counsel to confirm that they have no objections as well.

Mr. Greenstein: So, you're not opining right now on the legality of changing the status of the gate?

Ms. Trucco: We're saying let's go to Reunion East to get their approval consent.

Mr. Greenstein: You're saying let's go to the East, see what their input is and then you'll address the issue. Is that what you're hearing?

Mr. Staley: What I'm hearing is, if the East board agreed to it, then we can do it. As simple as that.

Ms. Trucco: Potentially. After we get approval, we'd like to run it past the District's bond counsel as well to make sure they have no objection.

Mr. Staley: That's not necessarily our solution, we just want to know if it's an option.

Ms. Trucco: Right, you had asked, and you wanted us to look into that and give some feedback.

Mr. Staley: The cone solution will solve other issues like these big delivery vehicles. It will solve the problem lower down the road, but you may still have issues at the gate itself, when you'd have to lift the barrier for the delivery vehicle.

Mr. Greenstein: A delivery vehicle is going to have to go into the resident gate because the overhang.

Mr. Staley: Someone needs to tell them to do that, and that's what the goal is.

Mr. Greenstein: Again, signage. We can come up with some less expensive signage options. It doesn't have to be the permanent signage. Is everyone familiar with when you come off of World Drive onto 192 from Disney, how you have preferred access? In other words, you are not brought into 192 traffic. You are separated from the 192 traffic for about a quarter of a mile if not more. You pass Griffin Road, and then you feed into 192. I'll take Osceola Parkway to World Drive if I have to go down Old Lake Wilson. Then I will take World Drive to 192 because, even if 192 is slammed, I'm getting the advantage of being cordoned off from all the other 192 traffic for a least a quarter of a mile if not more. Those barriers are white flexible, permanently attached, and they bend. That's what I'm envisioning for the turn at Sinclair to Traditions until we actually see an extension of Sinclair Road and real intersection there.

Mr. Staley: If I understand, that is not today's solution.

Mr. Greenstein: No, that's what we would be talking to the County about. What we are doing now is a nonpermanent prototype of a similar concept.

Mr. Staley: And using the prototype, you don't have to spend an awful lot of money to see if it works. I suspect Victor will need to talk to Anthony and Kingwood to make sure that they are comfortable with what we are planning to do. I'm sure Anthony has a view because he's concerned about it as well. Perhaps you could communicate to Anthony, so he knows what we are going to try. That would be helpful, I think.

Mr. Scheerer: Xabier, do you know the MOT requirements for distance between cones on that road?

Mr. Guerricagoita: I don't. We would need to check on that.

Mr. Scheerer: We're going to need to have the proper number of cones to make sure that we're in compliance with any MOT issues.

Mr. Staley: It would be great if Victor and Tricia if you could communicate sort of when we are going to try to do this. I'd like to see and watch.

Mr. Scheerer: Give me some time to purchase the cones because it's going to be a lot of cones.

Mr. Greenstein: Again, it's a lot of wasted area there. This is a lot of area for potential traffic control. This is step one.

Mr. Staley: You could try with the cones going 50 yards, 60 yards, 70 yards. You can try different things to see what works best, because you're giving people a heads up with the existing signage. So, you can start the cones closer to the gate house to see if that works. Or, if that's not working after a few hours or a few days, move it further down the street and see if that works. That's the beauty of it.

Mr. Greenstein: I think it's going to have to be pretty close to that turn if not in the turn in order for folks to get serious about getting into the proper lane.

Mr. Staley: Let us know through Tricia if you need anything else. We have to find a solution, it's becoming embarrassing.

Mr. Greenstein: It's a manageable item and we should manage it.

Ms. Adams: The District Engineer will follow up with Alan in terms of the recommendation for the distance between cones. Alan will purchase the cones and provide those to Victor for Reunion's security to implement. It should be implemented prior to next month's meeting. Also, I know Xabier and Steve are continuing to work with Osceola County on a permanent emergency MOT plan. We also have the legal opinion regarding options for a resident only gate that we're needing to take additional steps to come to a conclusion.

Mr. Staley: I think we can all in the meantime as a Board be thinking of the pros and cons of a resident only gate. We have not sat down to formally do the pros and cons. So, we can do that and have that conversation next month as well.

Mr. Burman: Did I hear it said that we're going to get the Reunion East Board's consent and bond counsel consent? Beyond that, there are no other impediments? If we were going to make that change?

Ms. Adams: Do you speculate that bond counsel would charge for an opinion?

Mr. Trucco: I'm not sure. I could find out and report back to you all next month.

Mr. Burman: Just so we know, so we have the thing ready to go should that become something we want to pursue.

Ms. Trucco: Okay, absolutely.

Ms. Adams: Any other discussion regarding the Sinclair gate issues or anything that wasn't covered that Board members wanted to bring up?

Mr. Greenstein: The only other thing I'll mention and it's a minor item. The RFID tags that connectivity with the reader, it kind of goes on and offline, as you know. Can we figure out what's going on with that? It seems to be happening the most at the Sinclair gate. It's rare that it happens at the Excitement resident only gate, but it does once in a while. It seems to be one day two days every week that it's down, so hopefully we can figure out what's going on with that.

Mr. Staley: I know we haven't gotten a final solution yet about the gated entrance between Reunion Village and Reunion. Just so we are all on the same page, if residents in Reunion Village have access to the entrance to the CDD facilities in the East and the West, will they have to be provided with a card to come through that entrance?

Ms. Adams: Yes.

Mr. Staley: So, every single resident of Reunion Village who is entitled to use those facilities will have a card. That will in turn increase the traffic because all those people will actually be using Reunion to get onto Spine Road.

Ms. Harley: They'll use it because it's mandatory that they take a membership to the Encore resort. So, they will use it to access Encore.

Mr. Burman: The main reason is that they are members of the CDD, they are paying, and they should have an access card.

Ms. Adams: They are Reunion residents, so they'll have access to the community.

Mr. Staley: Which is another reason why we have to find a solution to the Sinclair cut through because traffic is only going to increase coming from Reunion Village.

Mr. Greenstein: If the systems work, that's why I was mentioning the issues about the RFID tag not being picked up by the receiver by the antenna at all times, people will have their card in hand or they've got the RFID sticker on the window, you should go through that gate like that ****SNAPS****. It's opening and closing. It should be working, but sometimes we run into systemic issues and then that causes backups. When security sees or knows that that is the problem then they should just open up the resident only gate until it is fixed because it causes backups unnecessarily.

Ms. Adams: I think Victor received that message.

Mr. Staley: It's just a question of resilience. We need resilience in those gate systems.

Ms. Adams: Any other discussion regarding Sinclair gate or community access? Any wrap up comments, Kristen?

B. Discussion of Reserve Study Year Plan (Requested by Supervisor Staley)

Ms. Adams: The next item on the agenda is an item that was added per request. Discussion of the reserve study five-year plan. I believe in your agenda packet there is a copy. Albeit the print is quite small.

Mr. Staley: As I said before, I think it's really important that we build our reserves for the replacement and maintenance funds. Unlike the East, we don't have many reserves. We have something like \$800,000 reserves at the moment and the East has nearly \$3,000,000. We have to build our reserves, and I think that's one of the reasons we built in an increase into the assessment for 2022. In the May budget workshop, I presented a five-year plan using figures from the reserve study and from the budget for 2020 to see what would happen if we actually needed all that expenditure from the reserve study through 2026. As I said at the time, it would leave a deficit in the replacement of the reserve fund and the replacement and maintenance fund over nearly \$900,000 in 2026. Which obviously we can kick down the road and forget, or we can start to think in advance about what our solutions will be. That deficit is being driven by what was in the reserve study. If the reserve study is correct and the deficit in the reserve study is wrong then we won't have a deficit. At the workshop we said we would spend some time going through that five-year plan document, because I think all of us were somewhat surprised by the amount. I don't think we need to do that today, because that's a longer conversation. I do think we need to think about the first year of the five years which is 2022. That obviously ties in with our budget discussion. And then leave it to that, I noticed that in our budget for 2022, we've got a budget of \$906,000 for the replacement and maintenance fund. That's this very difficult sheet to read here. Plus, on top of that there is a \$250,000 contingency to make up that \$906,000. That's a lot of money. That \$906,000 compares to something like \$470,000 we're going to spend in 2021. I'm not convinced we're going to be able to spend \$906,000. That's one point we need to consider. The second thing is, and this is where the reserve study comes in, when you look at the five-year plan, we've got expenditure in here for 2022 of \$156,000. To the best of my understanding, virtually none of that is included in our budget for 2022. I can't see where the lines line up. Now, 156 out of 906 is plenty of room to move things around, but I think there's a conceptual issue here. If this reserve study is worth using, then we should have some symmetry between the reserve study and our

budget for next year, and I can't see it. An example of the reserve study says we're going to be spending \$49,000 on concrete sidewalks. I can't see that in our budget for next year. It says we're going to be spending \$38,000 on HVAC equipment for Seven Eagles pool. I can't see that in there. So, either the budget is wrong, or the reserve study is wrong. One or the other.

Mr. Scheerer: Can you say that again, sir?

Mr. Staley: The reserve study says \$38,000 for HVAC equipment in Seven Eagles pool pavilion. I can't see that in our budget for next year.

Ms. Adams: Supervisor Staley, one thing that may be helpful is on page 15 of the proposed budget it has a detail list for the proposed replacement and maintenance fund.

Mr. Greenstein: No, it's in East also, because it's a shared expense.

Ms. Adams: Yes, but each District has their own specific budget. Do you have a copy of the printed budget with you? So, page 15.

Ms. Staley: That's 2021. The heading says 2022, but then below it says updated expenses for 2021. The following page is the one I was to circulate today, which is a shortened version.

Ms. Adams: What you're seeing here is a partial list and I know that there is a comprehensive list for proposed budget Fiscal Year 2022 for capital expenses that does include allocations for roofing, for HVAC, and for sidewalk repairs.

Mr. Staley: Great. Could you circulate that before the next meeting? Because we're going to take a decision at the August meeting, aren't we, at the public meeting? If that's the case then that will solve my issue with correlation between the reserve study and the 2022 budget. That will ease my mind a little bit there. I know not everything in this reserve study is going to be necessary. We know that. It's a little bit of CYA I suspect. But there should be some of a relation. They shouldn't be completely disconnected.

Ms. Adams: I can assure you that Alan and I did review the reserve study in relation to the proposed capital expenses. That's what triggered examination of Seven Eagles roof and some of the other items. Now, the allowances for sidewalk, for HVAC, for pool equipment replacement, we understand those need to be in place every year. We don't necessarily designate the area or the particular pool or the particular gatehouse that will need an air conditioner, but we know that there needs to be an allowance because those types of things need to be replaced. With the age of this community, it's a reality that things have a useful life. They reach the end of their useful life and then they need to be replaced.

Mr. Scheerer: We're doing sidewalks right now. And we'll do them again next year.

Ms. Adams: I'll circulate both budgets again. I thought we went through this in the workshop where we showed a partial list and then we showed a comprehensive list including the items that were scheduled for Fiscal Year 2021 but had to be deferred to Fiscal Year 2022. This being either because of a lack of availability for contractors, a lack of materials or a spike in material expenses. We were looking to defer some of those things until a later time.

Mr. Staley: The final point of all of that, that total for the resort, not just the East and West, but for the combined resort, that total of \$906,000 obviously may not be a big challenge for the East but it is a big challenge for the West in the sense of what it means for assessments. I'm still as concerned as I was at the budget workshop, and as I was at the last meeting, that we are assessing an increase of 36% from residents and owners. We're proposing the reason for that is to build a reserve but also to meet our replacement and maintenance budget. If the replacement and maintenance budget is at \$906,000 for the resort as a whole is too high, because we could never spend it, then we are assessing when we don't need to assess. That's my concern. Now, I know we've got the ability to bring the assessment down next month, but we need to do a bit of work beforehand to make sure that that's the right thing to do. To put it into context, every ten percentage points of increase in the assessment is worth \$138,000. So, if we save \$250,000 out of the repair and maintenance budget, that makes a big difference in the assessment. That's why I am really fixated on this \$906,000 because if we don't need it, we can ease the burden on owners and residents in the West. It doesn't prevent us from having a big increase in future years. We can still do it. Does that make sense to everybody?

Ms. Adams: One thing that the Board is cognizant of is that in past years Reunion West has not been making a significant contribution if any to the reserve or the repair and maintenance fund which we use interchangeably for terminology. The reserve fund is the repair and maintenance fund. There's a sense that is something the Board might want to consider. When we looked at the current assessment level, we realized that given the current assessment level there would not be ability to make a contribution to the repair and maintenance fund and ultimately that's a Board decision. The Board has the discretion on the amount if any that is contributed to the repair and maintenance fund.

Mr. Staley: And obviously, if you go forward with the assessment that we've got in the proposed budget, it takes us 18% above the East for single family homes, for example. It doesn't even solve the problem.

Ms. Adams: And there's always going to be that disparity because Reunion East has the benefit of gaining revenue from the commercial properties as well as from the residential units, whereas that is not the situation on Reunion West. That will not change in the future.

Mr. Greenstein: In the same matter that decisions were made during the years when there were strategic defaults, foreclosure activities, all kinds of activity where decisions were made by the Board to keep things afloat and they felt that if you have a significant issue at the time, you're not really concerned with reserves for the future. It's kind of a survival mentality. With that in mind, I also recognize that we're on the Board and that you don't play catchup overnight. You phase it in over time. So, as long as we agree, no action is required today, but at the hearing at next month's meeting we have full range of authority to make the decision on how much of our budget will go to the replacement and maintenance funds for reserves. It should be a catchup. Again, we don't have to make a decision today, but I am in agreement that it's not the full load. It should be a lesser amount so that over some period of time, you basically get caught up, but it has to be a protracted period of time. It's not overnight.

Mr. Staley: The problem is, even with that 36% increase, we actually reduce our reserves at the end of 2022. We go from \$852,000 down to \$683,000. We're not even moving ourselves in the right direction.

Mr. Burman: That can happen and still be perfectly compliant in the reserve study. That reserve balance is not really an indication of whether we're healthy or not. Because there may be times if you replace the roof on a building one year and the reserves go down to zero, then they build back up again, and then you do the AC and they're down again. So, I wouldn't use that.

Mr. Staley: That's why I did a five-year plan. Because if you don't do the five-year plan, you don't know how those expenses are going to hit. As I said, we've got time to look at the future years, but we have a chance this year to at least start off in the right direction. The issue I've got is we can't do it in our solution because if we say we want to try to save \$300,000 from next year's budget, the East has to agree to that as well. I don't know how we organize that.

Mr. Greenstein: This may not relate directly to what you just said but the amount of the increase as a percentage doesn't rattle me so much.

Mr. Staley: The 36%?

Mr. Greenstein: It's the fact that it's trying to catchup in one fell swoop which I don't agree with. The problem took place over several years. You don't recapture several years of not funding overnight. What I am concerned about is that the assessments overall between East and

West, for a single-family home, should be withing a certain percentage of each other. Now, the reasons for the difference in most cases was debt services. West side was developed after the East. West side interest rates were higher at times. There have been refinancing and refunding and things of that nature. In fact, one of the things that, Graham you brought to our attention, and we are pursuing, is the refinancing of a series of bonds on the West side which will hopefully reduce debt service which would also help. We definitely want things to be fairly close between East and West overall because we do share so much and it shouldn't be a drastic difference, but for a number of years, the west was lower than the East. And that was because of the fact that they were trying to survive, and they weren't funding the reserve. The replacement fund.

Mr. Staley: Just for clarity for the minutes, with the assessment at 36% increase, that doesn't catch us up in one year. It actually doesn't get us moving forward at all. It gets us still going backwards. It's an issue. I'm sorry, there has to be an increase, because we've got to make a start. When we look at the five-year expenditure, as David rightly said, a lot of it comes in years three, four, and five. So, we've got time to build up. And the big expenditure comes in year five. So, we're not going to spend it until we get to the end. So, that's where the five-year line needs to come in. It could be in September or October and actually November when people come to pay their taxes. You may say it's an awful lot of money. It's not a lot of money, in dollar terms, really. I've had an email this morning from someone saying that it is a lot of money. I know it's an issue. I think if we continue this conversation that we have to find a way of identifying between now and August if there is something we can take out of the \$906,000 that we simply won't be able to spend anyway. And then we can look on the implication it has for our assessment. The East will also need to agree to that, whatever that decision is.

Ms. Adams: Supervisor Staley, just to avoid following up after the meeting and circulating, in the proposed budget for Fiscal Year 2022, that detailed capital list is on page 15 and 16.

Mr. Staley: Page 15 says 2021.

Ms. Adams: Yes, from 15 it continues on page 16 but this is where it's identifying, like under building improvements where you have a small list for building improvements, but then this expands it and you see where it says Seven Eagles roof replacement which ties back to the reserve study plus the actual field conditions of other things that have been deferred from the previous year like pool house, pressure wash, paint, stucco, all of that detail is in there.

Mr. Staley: So, you're saying there is nothing more detailed than page 16?

Ms. Adams: Page 15 and page 16.

Mr. Staley: I'm sorry, I may be talking in circles, page 15 is 2021. Forget what the heading says. But the Heading says Fiscal Year 2021. The document itself says Fiscal 2021 dated expenses. So that's 2021 which is a great list. It's a long list and you expect this very detail because we're almost at the end of 2021. But page 16 is the one that is a short list. It is the one that we circulated this morning. On top of this short list there's another \$247,000 to get to the \$906,000.

Ms. Adams: I hear what you're saying, and I recall we went through this during the workshop so let me just pull that together and circulate the information because I don't want for anyone to think that Board members were not provided with that detail because we did go through that in the workshop. For the record, I just want to be sure that that information has been made available for Board members and for the public. Also, there were some differences with the environment at Reunion this year. There has been some property that has been turned over to the District for responsibility for maintenance. This is the first year that we have impact with Reunion West Encore where the District is funding the landscaping and the maintenance of the sidewalks along with the expense that the CDD bears for that environment. For Fiscal Year 2022 we also know that we're bringing on Reunion Village as an additional expense. The way that the budgets are set up with the interlocal agreements and the reciprocity between the Districts for amenity use, when the community grows it impacts everyone. The good news is that you're going to have a good understanding of the full extent of the expenses community wide because with the development of Reunion Village, that's going to complete the District boundaries. You'll have good arms around the situation with having the projects fully developed.

Ms. Harley: Reunion East, right?

Ms. Adams: Yes, but because of the cost sharing there is an impact on the Reunion West budget when Reunion East has additional areas to maintain.

Mr. Burman: Likewise, West to East.

Ms. Adams: Likewise, Encore area has impacted Reunion East, correct. There is that reciprocity that ties back to the interlocal agreement where everyone benefits from the entire District amenity usage, and it's really looked at as one community to the best extent possible.

Mr. Staley: It's not that easy of a problem because we've got to smooth our growth and our reserves without impact in what the East may want to do.

Ms. Adams: The other big consideration for the Board is that there have been some roads in Reunion East that have been here for some time. They are in remarkably good condition, actually, but pavement management can be expensive. So, depending on whether or not you find a willing buyer for your roads will determine the extent that the reserves will need to be funded for pavement management which will start to impact the budget.

Ms. Staley: Fortunately, that's in 2026. That's clearly down the road.

Ms. Adams: Any other discussion regarding the reserve study or the budget? Otherwise, we are down to staff reports.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We have nothing else to report to the Board today. I will say that regarding the TECO easement agreement that's on the agenda, we're just waiting for closing counsel to sign off on that and then that will be finalized and off of that chart. Otherwise, that's it. Thank you.

B. Engineer

Ms. Adams: And we have Engineer's report.

Mr. Guerricagoita: I have nothing else to report to the Board, unless you have any questions for me.

Ms. Adams: As we go through the action item list, there may be some questions that come up.

C. District Manager's Report

i. Action Items List

Ms. Adams: Under District manager's report, we do have some items that require Board action. I'll also mention that there are some items that tie into security related at Reunion West, specifically the Encore neighborhood. Apparently there had been a traffic backup on Old Lake Wilson Road and the County became involved. It did coincide with the time that Reunion security was contracted to take over security at Reunion West CDD Encore neighborhood which was a happy circumstance because there was a lot of cooperation and collaboration. Board members were copied on that correspondence and it looks like the temporary solution is working, and Reunion security is continuing to work on implementing other technologies to expedite traffic for that 4:00 p.m. check in time. All of the properties in that area have a 4:00 p.m. check in time if they are a short-term rental and it's a continuous issue. The other item related to security is we

have had a request from the POA. They have not formalized the request yet, but I believe it will be coming. They are considering how to manage their security gates that are not staffed when they are in disrepair. There are a couple of scenarios that might be happening and those will be brought forward to the Board when they're prepared for Board discussion.

Included in your agenda packet is an action item list and that is under tab C, I believe. The action items list includes an ongoing list of various projects and tasks for Reunion East CDD as well as Reunion West CDD. The first item for Reunion West is the parking rules for Encore. As the Board knows, you have adopted parking rules, however they have not been implemented yet with signage. Reunion Security and the POA are monitoring the situation to determine further steps that might need to be taken. The community nearby Reunion, the Elevation Development, I did get confirmation from County staff after the agenda packet was published that there is no application yet on file. So, that's still in the preapplication phase and still in a very preliminary discussion phase with the County. You all understand that the certificates of completion have been done and that will be taken off of the action item list. You will see that change in your financials with those construction accounts being closed in the future. Sinclair gate; still working through the multipronged solutions there. The TECO easement, Kristen just updated you on that. That's for that gas line, that four-inch gas line. That will be here in time for cold weather next year. We've been working on meeting notices and summary notes circulating to the residents as well as posting those on the websites. Duke has confirmed that they have completed their field verification. They have ordered materials, and as soon as they get here, they are going to be starting on the conversion of the streetlights. And then one item that we need, we are somewhat on hold, there was some brief Board discussion regarding beautification of Sinclair Road near the lift station and that being seen as a main community entrance. Is this something that the Board would like to see proposals on to consider? Is this something you would like to have on hold until you have a better understanding of where you want to be with your budget moving forward? What is the pleasure of the Board on this matter?

Ms. Harley: I think we need to do something.

Mr. Burman: It does look unapproved.

Ms. Harley: It's not becoming of the resort, if you'd like. And seeing as how most people's GPS now also send them that way, it just looks ugly.

Mr. Scheerer: If you want, I'll meet with them myself and Yellowstone can come up with some sort of a plan given the idea of what you would like to see there so Mike and I can put together maybe next week sometime if you have time.

Ms. Harley: Yes, that would be great.

Mr. Scheerer: Awesome, thank you.

Ms. Adams: That proposal can come to the Board for consideration and action at a future meeting. Everyone good with that? All right, sounds good. The way that this is inserted into the agenda packet, I'm not sure these pages are exactly in sequential order, but turning the next page, jumping down to Reunion West, the development of the recreational parcel on Grand Traverse Parkway and Valhalla Terrace, the Board approved the District Engineer engaging a landscape architect to come up with a site plan for both areas as well as a land survey. Xabier, did you have an update on that?

Mr. Guerricagoita: It's in process.

Mr. Staley: How long do you think that will take? So, we can get an expectation.

Mr. Greenstein: Yes, we need dates.

Mr. Staley: I have no idea how long it takes to do this.

Mr. Guerricagoita: I don't have the completion date for this, but I will make it a priority to find one.

Mr. Staley: I am just thinking ahead, if we do get to the stage in August where we have to prioritize some expenditures, personally I think we should prioritize the playground. We've approved moving forward with both, but if we have a choice of which one to move forward with, I think the playground might get more use.

Mr. Greenstein: My personal expectation was that once we completed the survey most recently at the last meeting, we took direction. We asked Steve to come up with engaging a landscape architect and come up with a plan. I was thinking that that process might take 90 to 120 days. I would hope at some point you would engage a landscape architect, and be able to report to us that we have someone working on it and that we have a proposal or choices of proposals or whatever by some particular date.

Ms. Harley: Who did the playgrounds on the Eastside?

Ms. Adams: Alan took the lead. He collaborated with the District Engineer and one of the Board members. The vendor that provided the equipment, that information has been provided to the District Engineer.

Ms. Harley: Because it probably makes sense to go the same route.

Mr. Scheerer: We were actually looking at the same style playground and the awning structure, they did a really nice job. It took a little time.

Ms. Harley: It might even be cheaper if they've drawn up the plans once.

Mr. Scheerer: And the County already has it, yes ma'am. The fitness area will be a whole other story.

Mr. Greenstein: It's a definite starting point.

Mr. Staley: I think we should have some very encouraging news at the next meeting on this. Honestly, we're dragging our heels on this.

Ms. Adams: The next item is in regard to the Encore transition. There had been some Board discussions regarding the landscape provider. We're still keeping that on the action item list as a tentative item to look at. Once we get past the budgeting cycle and other projects the Board is working on now, refunding the series 2001 bond issuance, the bonds can be priced as early as November, so we'll start to engage the underwriter in the fall and get on track with this. The next page is Reunion East items. Would the Board like to go through Reunion East items? Alright.

Mr. Staley: We use the facilities and we pay for the facilities, and Seven Eagles is not what it used to be. And we all know that. The furniture is going to make a big difference, but I just wondered because I have not inspected it or anything. Is there anything else that we need to be doing at Seven Eagles? It was a center piece. It was the first place the sales guys took you when you arrived 15 years ago.

Ms. Adams: Well, I think you hit the nail on the head when you said 15 years ago, because the overall facility has never been refurbished. It's been maintained. So, it's been painted, cleaned, and pressure washed. But in certain cases, the color of the paint, the style of the furnishings, it dates the facility.

Mr. Staley: It's just something for the East to consider because they are much closer to it then the West is. But it was a center piece and I'm not sure if it is a center piece anymore. Or needs to be. I just don't know.

Mr. Greenstein: It can be a lovely facility again. We do have on our agenda today a discussion of what we're going to do with the game room.

Mr. Burman: It's an easy trap to fall into. A high-end hotel wouldn't go 15 years without a refurbishment. When you get into an environment like that, let's just clean it and maintain it for

another ten years, but tastes change, and styles change. What was beautiful 15 years ago is just dated now.

Mr. Greenstein: We're all looking at it and that's something that can have input from West and East.

Mr. Staley: It's the role it plays, and I've not thought about it enough, but it's the role it plays in the whole community and how much use it gets and who uses it.

Ms. Adams: It gets a lot of use.

ii. Approval of Check Register

Ms. Adams: The next item on the agenda does require Board action. This is approval of the check register. Included in your agenda packet under tab 2 is your summary of checks from June 1st through June 30th. The total amount is \$465,723.94. The detailed check register is behind the check summary, and this does include a transfer out to your debt service fund.

Mr. Greenstein: Motion to approve the check register.

On MOTION by Mr. Greenstein, seconded by Mr. Burman, 4-0 (Supervisor Manke left the meeting), the Check Register, was approved.

iii. Balance Sheet and Income Statement

Ms. Adams: The next item is your balance sheet and income statement. This is your unaudited financials through March 31st. That is included in your agenda packet, under tab 3. There is no Board action required but I'm happy to answer any questions you may have. And again, you will see some changes in this moving forward because some of the construction funds are being closed out. You'll still see your debt service funds.

Mr. Staley: On Page 3, in the replacement and maintenance fund, it looks like we're going to be spending \$183,000 so far through May. And that equates to \$906,000 for next year. So that's my point. We're probably setting our expectations too high in terms we're going to spend. Just to demonstrate at what I was getting at earlier. And maybe I'm reading that wrong. Apologies if I am. But it's going to be tough to accelerate the rate of spending given how we are currently spending.

Ms. Adams: Any other comments on the financials?

D. Security Report

i. Parking Violations and Towing Reports

Ms. Adams: Otherwise, under separate cover we did provide the detailed parking and towing report for the month. Overall, there were 120 parking violations issued and one vehicle was towed for the last month. Any further discussion regarding security matters?

Mr. Staley: Any signs that parking compliance is getting better or worse? Getting better?

Mr. Burman: It seems better. I'm not out there every day, but it does seem better.

Ms. Harley: We couldn't have gone through that in any busier of a period. It was well managed. I think there were a couple of instances and security handled it and dealt with it.

Mr. Staley: I have noticed people are getting very creative as to how they park on the space available. I mean some people are trying to get ten cars, so the message is getting through.

SEVENTH ORDER OF BUSINESS

Other Business

Ms. Adams: Any other business or Supervisor's requests?

Mr. Burman: It's not a request, but it may be interesting to this Board, but we got a package from the owner of the remaining Terraces Parcels. His name is Andrew Bucknall. I think he's Garrett's successor to those parcels. They planned another 96 units there and then two phases and so that's coming soon. They are members of the CDD obviously, so they would be part of that. Phase 2 is the biggest part of it. 80 of the units are in Phase 2 and that's not until 18 months from now at best. We're looking at two years probably before we see anything happen.

Mr. Greenstein: They may be testing the waters with Phase 1.

Mr. Staley: July the 4th. Any experiences from traffic or fireworks from July the 4th?

Mr. Vargas: After 9 p.m. it got a little bit out of control. Before 9 p.m. we did control all of that. But at 9 p.m. it was like everything went up at the same time. I told my guys to step back. They finished I would say by 11:00 p.m.

Ms. Harley: There were some great displays, I have to say.

Mr. Vargas: We did receive a lot of phone calls, but it was hard for us to do something about it. It was in every street pretty much.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Staley: The other subject, my favorite one. Trash on the roads. I know it'd probably be the biggest challenge for the HOA. I'm going to keep raising it because I've been thinking long and hard about what some of the solutions may be and I know that Sharon shares some of the same ideas, probably one of the solutions we may have is some sort of dumpster park. Because

the problem is with the rental homes. And the four rental companies, the so-called preferred partners, ought to be wanting to solve this problem.

Ms. Harley: And we do. We absolutely do. I just hired another trash guy today. That's five fulltime trash guys that I've got on staff. They are literally just going around and collecting the trash.

Mr. Burman: For how many homes?

Ms. Harley: It's 400 homes but when you think in Encore, we have a daily trash collection so mine are in addition to the daily trash collections. Where do we put the trash? We're not allowed to put it in the dumpsters in Reunion because we're told we're not allowed to do that.

Mr. Staley: There's nothing the CDD can do about it, but we have to find some land somewhere to put some dumpsters on. It may not be a long-term solution but if you saw the ones that we say on July the 4th. Guest arriving at a house.

Ms. Harley: As an example, yesterday in Encore, they suspended trash service because of the hurricane. So, we had no trash collected in Encore yesterday. It's an absolute nightmare. One missed day. It's fighting a losing battle. And honestly, I for one want to be proactive on this. All we need is where we can put it.

Mr. Burman: The HOA doesn't own any property. But is there any appetite among the CDD to try and find property that it owns? Not the recreational site.

Mr. Staley: Tricia is going to jump in here and she's going to say it's not what the land is for.

Ms. Adams: It's not that it's not what the land is for. I think my statements last month were in regard to the District cannot pay for private property issues.

Ms. Harley: So, who owns the land where this dumpster is?

Mr. Burman: CDD.

Ms. Harley: So, what difference does that make then. That is a dumpster on CDD property. What about the stables?

Mr. Burman: CDD.

Ms. Harley: What we're asking is for access to dumpsters that are on CDD property.

Mr. Greenstein: I'm sure solutions were offered and accepted between the HOA and the CDD on small scale projects.

Mr. Burman: Not for that, that's just a wild west issue over there.

Mr. Greenstein: The dumpsters have been there for a long time.

Ms. Adams: It's not unusual for dumpsters to be nearby a commercial building. That's pervasive.

Mr. Staley: Let's recap. The renters are here for vacation. They are not going to put trash out four days a week or seven days a week. They are just going to let it pile up. That's my belief. So, therefore the property management companies have to be proactive. Fines are a deterrent, but prevention is what we should be looking for. We're not trying to correct the situation through fines. We're trying to stop it from happening in the first place. Regarding those four property management companies who must look out for 70% of the properties, probably more. If we could get a solution for those four including Kingwood, then we've got a fighting chance of cracking the problem for the rest. Because everyone will hopefully follow suite. And what I think Sharron, as an example, needs is somewhere to put the trash.

Ms. Harley: My thing is, what are these dumpsters for? The dumpsters currently on the property?

Mr. Greenstein: Those two dumpsters, didn't the master put out some guidance at some point?

Mr. Burman: The Master does these.

Mr. Greenstein: There is a recycling one.

Mr. Burman: Not this one. There is no recycling one out there. I don't think there is recycling anywhere. The only other dumpsters belong to the club. I know the CDD can't pay for a facility like that, but if it were to identify a piece a land as big as this room.

Ms. Harley: I honestly don't need them to pay. I honestly believe that the property management companies in the program would be more than happy to pay for the dumpster, we just need a place to put it.

Mr. Burman: Well, that's what I'm getting at. If you identify the land and deed it to the association who could manage this whole thing. Is that a possibility? Would that be legal?

Ms. Trucco: I don't know bought, perhaps licensed. Because bond funds were used to construct all of this property, we have an issue with transferring. Same thing with the streets. There are bond implications by deeding property to a private entity. Is the dumpster overflowing? Are individuals able to throw things in the dumpsters right now?

Mr. Burman: By 2:00 it's full.

Mr. Greenstein: It's becoming a thimble and you need a gallon bucket. We need larger capacity.

Ms. Harley: The way it is now, we are not given access to the dumpsters. Do we use them occasionally? Yes. Do we get told off for it? Absolutely. The problem that you have is in here we have the County collections. They always come early in the morning which is great. Then the guest leaves at 10 a.m. The cleaner goes in and accumulates a ton of trash.

Mr. Staley: That's the picture you get on a Sunday morning.

Ms. Harley: And we have nowhere to put it.

Mr. Staley: It strikes me that we've got to have a meeting between the HOA and a member of the CDD and Kingwood. To see if we proactively together can find some land. Then, we'll have to address the issue of who pays for the collection.

Mr. Greenstein: We can address the issue and from a jurisdictional standpoint. Number one, there is no transfer of land required to do this. If we, just like we give condo associations an easement a license to occupy or make use of a property that is owned by the CDD we can do the same thing for this. No land transfer is required. The only CDD aspect of this issue is if we have any parcels that we feel, including East and West, that we can utilize for this purpose. Most of the trash is on the West side. We have East side issues too but most of the larger homes are on the West. You don't want to have to travel any greater length then you need to. But I think on both the West side and the East side, we should look at what neutral parcels we have that we could possibly utilize for this purpose. Funding the service, working out the logistics of it, and everything else, that's Master association, that's Kingwood. One of the areas I mentioned to you I think one day at an event or whatever was down Whitemarsh in the back. But I'm pretty sure, Michael is not on the line, but I don't know how quickly they are going to be developing that parcel. But behind 15 Nicolas down toward I-4, back in that area, there is the no-man's land. We have to look at the map.

Ms. Adams: What I hear is there is consensus among the Board members that you would like for the Field Operations Manager to investigate any potential parcels and if we need to, we can look at how it's zoned. Can we get staff comments before we move on, because we have Reunion East starting in a few minutes?

Mr. Staley: In the meantime, because that might take a bit of time, can I suggest that Sharon and David meet with Anthony, and see if he's prepared?

Ms. Adams: No. You can't do that because two Board members meeting would violate Sunshine Laws.

Ms. Trucco: There's one more consideration too is picking a location that we may want to look into Osceola County code or ordinances and rules and regulations that may apply to trash collection. I think you had mentioned you ran into something before.

Mr. Guerricagoita: Yes, you'll have to build an enclosure for it. You can't just leave a dumpster in open air. The County will require you to build a corral.

Mr. Staley: The point is in the next three months we've got a big holiday coming, and I have no idea where all that trash is going to go in three months' time. Anthony has land in Whitmarsh which he's not building on this week or next week or even this year probably. Maybe there's a solution there.

Ms. Adams: Any other comments from staff on the trash matter? Alright. Any other Supervisor's requests?

NINTH ORDER OF BUSINESS**Next Meeting Date**

Ms. Adams: Your next meeting is August 12th at 11:30.

TENTH ORDER OF BUSINESS**Adjournment**

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2021-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Reunion West Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 12, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for Reunion West Community Development District for the Fiscal Year Ending September 30, 2022", as adopted by the Board of Supervisors on August 12, 2021.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Reunion West Community Development District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2004-1	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2015	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2016	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2017	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2019	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 12th day of August, 2021.

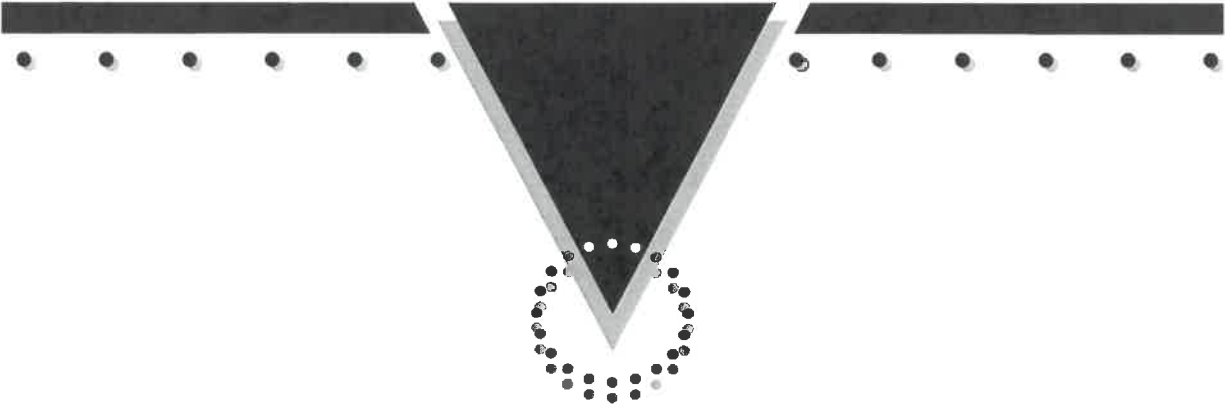
ATTEST:

**BOARD OF SUPERVISORS OF
THE REUNION WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____



Reunion West
Community Development District
Proposed Budget
FY 2022



Table of Contents

1-3	<u>General Fund</u>
4-13	<u>General Fund Narrative</u>
14-16	<u>Replacement & Maintenance Fund</u>
17	<u>Debt Service Fund Series 2004-1</u>
18	<u>Amortization Schedule Series 2004-1</u>
19	<u>Debt Service Fund Series 2015</u>
20	<u>Amortization Schedule Series 2015</u>
21	<u>Debt Service Fund Series 2016</u>
22	<u>Amortization Schedule Series 2016</u>
23	<u>Debt Service Fund Series 2017</u>
24	<u>Amortization Schedule Series 2017</u>
25	<u>Debt Service Fund Series 2019</u>
26	<u>Amortization Schedule Series 2019</u>

Reunion West
Community Development District
Proposed Budget
General Fund
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments - Tax Collector	\$1,297,331	\$1,313,652	\$0	\$1,313,652	\$1,764,307
Interest	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$24,250	\$0	\$0	\$0	\$0
Total Revenues	\$1,321,581	\$1,313,652	\$0	\$1,313,652	\$1,764,307

Expenditures

Administrative

Supervisor Pay	\$12,000	\$7,200	\$2,400	\$9,600	\$12,000
FICA	\$918	\$551	\$184	\$734	\$918
Engineering	\$8,000	\$6,253	\$1,747	\$8,000	\$8,000
Attorney	\$20,000	\$21,284	\$4,716	\$26,000	\$20,000
Trustee Fees	\$21,000	\$12,445	\$8,555	\$21,000	\$21,000
Dissemination	\$10,000	\$7,600	\$2,600	\$10,000	\$10,000
Arbitrage	\$2,400	\$0	\$2,400	\$2,400	\$2,400
Collection Agent	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Property Appraiser Fee	\$500	\$413	\$0	\$413	\$500
Annual Audit	\$7,300	\$7,300	\$0	\$7,300	\$7,300
Management Fees	\$44,274	\$33,206	\$11,069	\$44,274	\$44,274
Information Technology	\$2,200	\$1,650	\$550	\$2,200	\$1,400
Website Maintenance	\$0	\$0	\$0	\$0	\$800
Telephone	\$300	\$0	\$50	\$50	\$300
Postage	\$1,500	\$373	\$2,000	\$2,373	\$1,500
Printing & Binding	\$1,800	\$698	\$600	\$1,298	\$1,600
General Liability Insurance	\$9,700	\$9,248	\$0	\$9,248	\$10,150
Legal Advertising	\$1,500	\$1,651	\$1,949	\$3,500	\$5,000
Other Current Charges	\$350	\$0	\$50	\$50	\$350
Office Supplies	\$300	\$138	\$47	\$185	\$300
Travel Per Diem	\$600	\$0	\$0	\$0	\$600
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$152,117	\$117,483	\$38,818	\$158,299	\$156,667

Maintenance - Shared Expenses

Field Management	\$34,158	\$25,619	\$8,540	\$34,158	\$33,625 ¹
Management Services Agreement	\$19,500	\$0	\$5,850	\$5,850	\$19,195 ²
Facility Lease Agreement	\$19,615	\$14,711	\$4,904	\$19,614	\$3,218 ³
Telephone	\$4,464	\$3,300	\$1,512	\$4,812	\$6,143 ⁴
Electric	\$292,800	\$200,829	\$75,000	\$275,829	\$318,465 ⁵
Water & Sewer	\$38,400	\$15,726	\$6,923	\$22,649	\$37,800 ⁶
Gas	\$36,960	\$17,134	\$415	\$17,549	\$38,383 ⁷
Pool and Fountain Maintenance	\$108,000	\$59,385	\$22,154	\$81,539	\$106,313 ⁸
Environmental	\$4,800	\$2,768	\$923	\$3,691	\$10,798 ⁹
Property Insurance	\$23,760	\$24,709	\$0	\$24,709	\$25,988 ¹⁰
Irrigation Repairs & Maintenance	\$7,200	\$4,851	\$2,308	\$7,159	\$7,678 ¹¹
Landscape Contract	\$372,619	\$322,343	\$94,022	\$416,365	\$451,184 ¹²
Landscape Contingency	\$24,000	\$960	\$20,664	\$21,624	\$23,625 ¹³
Gate & Gatehouse Expenses	\$15,360	\$14,860	\$6,894	\$21,754	\$15,120 ¹⁴
Roadways/Sidewalks/Bridge	\$24,000	\$1,565	\$11,403	\$12,968	\$23,625 ¹⁵
Lighting	\$4,800	\$10,552	\$0	\$10,552	\$4,725 ¹⁶
Building Repairs & Maintenance	\$12,000	\$0	\$9,231	\$9,231	\$11,813 ¹⁷
Pressure Washing	\$16,800	\$14,582	\$0	\$14,582	\$16,538 ¹⁸
Maintenance (Inspections)	\$840	\$0	\$0	\$0	\$0 ¹⁹
Repairs & Maintenance	\$9,600	\$701	\$1,385	\$2,086	\$9,450 ²⁰
Pest Control	\$348	\$0	\$0	\$0	\$0 ²¹
Signage	\$12,000	\$5,549	\$7,731	\$13,279	\$11,813 ²²
Security	\$67,200	\$50,400	\$16,800	\$67,200	\$66,150 ²³
Parking Violation Tags	\$240	\$43	\$77	\$120	\$236 ²⁴
Total Shared Maintenance	\$1,149,464	\$790,587	\$296,734	\$1,067,321	\$1,239,681

Reunion West
Community Development District
Proposed Budget
General Fund
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
<u><i>Seven Eagles</i></u>					
Electric	\$0	\$3,582	\$3,312	\$6,894	\$13,041 ²⁵
Water & Sewer	\$0	\$803	\$1,566	\$2,369	\$6,163 ²⁶
Gas	\$0	\$599	\$1,944	\$2,543	\$7,655 ²⁷
Telephone / Emergency Pool Phone	\$0	\$0	\$0	\$0	\$165 ²⁸
Contract Cleaning	\$0	\$15,772	\$6,168	\$21,940	\$24,290 ²⁹
Landscape Contract	\$0	\$3,917	\$4,298	\$8,216	\$8,505 ³⁰
Landscape Contingency	\$0	\$3,000	\$0	\$3,000	\$2,363 ³¹
Pool Maintenance	\$0	\$21,145	\$4,176	\$25,321	\$16,443 ³²
Lighting	\$0	\$623	\$0	\$623	\$709 ³³
Fitness Center & Repairs & Maintenance	\$0	\$1,090	\$240	\$1,330	\$709 ³⁴
Operating Supplies	\$0	\$0	\$288	\$288	\$5,906 ³⁵
Pest Control	\$0	\$0	\$51	\$51	\$198 ³⁶
Repairs & Maintenance	\$0	\$2,337	\$0	\$2,337	\$2,835 ³⁷
Total SE Community Center Shared	\$0	\$52,869	\$22,043	\$74,913	\$88,982

Maintenance - Direct Expenses

Irrigation System Operations	\$20,000	\$0	\$0	\$0	\$20,000
Contingency	\$0	\$117	\$0	\$117	\$0
Transfer Out - R&M Fund	\$0	\$0	\$0	\$0	\$259,377

Total Maintenance Expenses	\$20,000	\$117	\$0	\$117	\$279,377
-----------------------------------	-----------------	--------------	------------	--------------	------------------

Total Expenses	\$1,321,581	\$981,056	\$357,593	\$1,318,649	\$1,764,307
-----------------------	--------------------	------------------	------------------	--------------------	--------------------

Excess Revenues (Expenditures)	\$0	\$352,596	(\$357,593)	(\$4,997)	\$0
---------------------------------------	------------	------------------	--------------------	------------------	------------

Net Assessments	\$1,764,307
Add: Discounts & Collections	\$112,615
Gross Assessments	\$1,876,923

Notes:

(1 thru 37) is 46% of the shared costs with the remaining 52% allocated to Reunion East for FY21. For FY22, the proposed allocation will be 47% of the shared costs for Reunion West with the remaining 53% allocated to Reunion East.

	Shared Costs				
	FY 2021 Budget	FY 2021 Projections	Total Proposed 2022 Budget	Reunion East 53%	Reunion West 47%
1 Field Maintenance	\$71,163	\$71,163	\$71,163	\$37,538	\$33,625
2 Management Services Agreement	\$40,625	\$24,375	\$40,625	\$21,430	\$19,195
3 Facility Lease Agreement	\$40,864	\$40,864	\$6,811	\$3,593	\$3,218
4 Telephone	\$9,300	\$6,789	\$13,000	\$6,858	\$6,143
5 Electric	\$610,000	\$585,347	\$674,000	\$355,535	\$318,465
6 Water & Sewer	\$80,000	\$47,980	\$80,000	\$42,200	\$37,800
7 Gas	\$77,000	\$31,008	\$77,000	\$40,618	\$36,383
8 Pool & Fountain Maintenance	\$225,000	\$180,642	\$225,000	\$118,688	\$106,313
9 Environmental	\$10,000	\$7,690	\$22,852	\$12,054	\$10,798
10 Property Insurance	\$49,500	\$51,537	\$55,000	\$29,013	\$25,988
11 Irrigation Repairs & Maintenance	\$15,000	\$13,815	\$16,250	\$8,572	\$7,678
12 Landscape Contract	\$776,290	\$755,480	\$954,886	\$503,702	\$451,184
13 Landscape Contingency	\$50,000	\$44,824	\$50,000	\$26,375	\$23,625
14 Gate and Gatehouse Expenses	\$32,000	\$32,001	\$32,000	\$16,880	\$15,120
15 Roadways/Sidewalks/Bridge	\$50,000	\$25,001	\$50,000	\$26,375	\$23,625
16 Lighting	\$10,000	\$12,927	\$10,000	\$5,275	\$4,725
17 Building Repairs & Maintenance	\$25,000	\$19,231	\$25,000	\$13,188	\$11,813
18 Pressure Washing	\$35,000	\$34,803	\$35,000	\$18,463	\$16,538
19 Maintenance (Inspections)	\$1,750	\$0	\$0	\$0	\$0
20 Repairs & Maintenance	\$20,000	\$8,097	\$20,000	\$10,550	\$9,450
21 Pest Control	\$725	\$0	\$0	\$0	\$0
22 Signage	\$25,000	\$25,000	\$25,000	\$13,188	\$11,813
23 Security	\$140,000	\$140,000	\$140,000	\$73,850	\$66,150
24 Parking Violation Tags	\$500	\$250	\$500	\$264	\$236
Subtotal	\$2,394,717	\$2,156,620	\$2,624,087	\$1,384,296	\$1,239,881
<u><i>Seven Eagles</i></u>					
25 Electric	\$0	\$17,940	\$27,600	\$14,559	\$13,041
26 Water & Sewer	\$0	\$8,195	\$13,044	\$6,881	\$6,163
27 Gas	\$0	\$8,100	\$16,200	\$8,546	\$7,655
28 Telephone / Emergency Pool Phone	\$0	\$978	\$350	\$185	\$165
29 Contract Cleaning	\$0	\$43,884	\$51,408	\$27,118	\$24,290
30 Landscape Contract	\$0	\$15,990	\$18,000	\$9,495	\$8,505
31 Landscape Contingency	\$0	\$6,251	\$5,000	\$2,638	\$2,363
32 Pool Maintenance	\$0	\$44,615	\$34,800	\$18,357	\$16,443
33 Lighting	\$0	\$1,298	\$1,500	\$791	\$709
34 Fitness Center & Repairs & Maintenance	\$0	\$1,000	\$1,500	\$791	\$709
35 Operating Supplies	\$0	\$288	\$12,500	\$6,594	\$5,906
36 Pest Control	\$0	\$210	\$420	\$222	\$198
37 Repairs & Maintenance	\$0	\$3,140	\$6,000	\$3,165	\$2,835
Subtotal	\$0	\$181,880	\$188,322	\$99,340	\$88,982
TOTAL	\$2,394,717	\$2,308,510	\$2,812,409	\$1,483,546	\$1,328,863

Reunion West
Community Development District
Proposed Budget
General Fund
Fiscal Year 2022

FISCAL YEAR 2022

Reunion West Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Commercial	1.00	0	0.00	0.00%	\$0.00	\$0.00
Hotel/Condo	1.00	0	0.00	0.00%	\$0.00	\$0.00
Multi-Family	1.50	392	588.00	15.68%	\$294,379.97	\$750.97
Single-Family	2.00	1,568	3,136.00	83.65%	\$1,570,026.49	\$1,001.29
Golf	1.00	25	25.00	0.67%	\$12,516.16	\$500.65
		1,985	3,749.00	100.00%	\$1,876,922.61	

FISCAL YEAR 2021

Reunion West Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Commercial	1.00	0	0.00	0.00%	\$0.00	\$0.00
Hotel/Condo	1.00	0	0.00	0.00%	\$0.00	\$0.00
Multi-Family	1.50	392	588.00	15.68%	\$216,463.49	\$552.20
Single-Family	2.00	1,568	3,136.00	83.65%	\$1,154,471.94	\$736.27
Golf	1.00	25	25.00	0.67%	\$9,203.38	\$368.14
		1,985	3,749.00	100.00%	\$1,380,138.81	

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	FY2018 Gross Per Unit Assessments	FY2019 Gross Per Unit Assessments	FY2020 Gross Per Unit Assessments	FY2021 Gross Per Unit Assessments	FY2022 Gross Per Unit Assessments	Increase/ (Decrease)
Commercial	\$235.53	\$235.53	\$0.00	\$0.00	\$0.00	N/A
Hotel/Condo	\$235.53	\$235.53	\$0.00	\$0.00	\$0.00	N/A
Multi-Family	\$353.29	\$353.29	\$552.20	\$552.20	\$750.97	\$198.77
Single-Family	\$471.06	\$471.06	\$736.27	\$736.27	\$1,001.29	\$265.02
Golf	\$235.53	\$235.53	\$368.14	\$368.14	\$500.65	\$132.51

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2022

REVENUES:

Special Assessments – Tax Collector

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

EXPENDITURES:

Administrative:

Supervisor Pay

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

FICA Expenses

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

Engineering

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

Attorney

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

Trustee Fees

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2022

Dissemination

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

Arbitrage

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

Collection Agent

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

Property Appraiser Fee

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

Annual Audit

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

District Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2022

Telephone

Telephone and fax machine costs incurred by Manager.

Postage

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

Printing & Binding

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

General Liability Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Travel Per Diem

Represents reimbursed costs to Board Members for attendance at meetings.

Dues, Licenses & Subscriptions

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2022

Maintenance:

48% of the maintenance costs are allocated to Reunion West and 52% are allocated to Reunion East during Fiscal Year 2021. The District is proposing 47% of the maintenance costs to Reunion West and 53% to Reunion East during Fiscal Year 2022. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management

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

Management Service Agreement

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

Facility Lease Agreement

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

Telephone

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

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

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2022

Electric

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

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

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2022

Account #	Duke Energy Service Address
79838 47399	1300 Seven Eagles Ct, Fountain
80748 99057	0 Old Lake Wilson Rd Lite PH1 Prcl 1 (112-Homestead St. Lights)
82014 88555	7427 Sparkling Ct Spkl
82133 02524	7700 Linkside Loop Spkl
90531 74565	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
92541 35155	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
92906 18477	7600 Tradition Blvd, Irrigation Meter C
95096 13119	700 Desert Mountain Ct Lift
04868 87236	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
15627 52104	84401 Golden Bear Drive Fountain
30882 19259	700 Tradition Blvd Guardhouse (Westside Gatehouse)
33100 16279	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)
41457 86316	7615 Fairfax Rd. Gate
64824 62462	7800 Tradition Blvd Irrig Meter B
92245 38200	300 Sinclair Rd Irrig Meter A
97194 91147	7800 Tradition Blvd Irrig Meter A

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

Water & Sewer

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

Account #	Toho Water Authority Service Address
2000680-33266729	1500 Euston ODD Drive
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-897400	7700 Osceola Polk Line Rd
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Grdhouse
2007070-942780	700 Tradition Blvd Guardhouse

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2022

Gas

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

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

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

Pool & Fountain Maintenance

Scheduled maintenance consists of regular cleaning and treatments of pools and fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes. District has contracted with Roberts Pool for this service.

Environmental

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

Property Insurance

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

Irrigation Repairs & Maintenance

Represents the District expense for maintenance of the irrigation system.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2022

Landscape Contract

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

Landscape Contingency

Represents estimated costs for any additional landscape maintenance not covered/outlined in the contract with Yellowstone Landscape and Creative North, Inc.

Gate & Gatehouse Expenses

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

Roadways/Sidewalks/Bridge

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge.

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Building Repairs & Maintenance

Repairs for properties covered under the Management Services Agreement.

Pressure Washing

Estimated cost to pressure wash certain buildings and guardhouses owned by the District.

Repairs & Maintenance

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

Signage

Represents estimated costs for repairing/maintaining signs within the District.

Security

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2022

Seven Eagles

Electric

Represents estimated costs for electric services related to Seven Eagles pool. Accounts will be with Duke Energy.

Water & Sewer

Represents estimated costs for water and wastewater services related to Seven Eagles pool. Accounts will be with Toho Water Authority.

Gas

Represents estimated costs for gas services related to the Seven Eagles pool.

Telephone / Emergency Pool Phone

Represents estimated annual fee for emergency telephone for Seven Eagles pool provided by Kings III of America, Inc.

Contract Cleaning

Represents estimated costs for monthly janitorial services to the Seven Eagles Amenity Center. District has contracted with Reunion Club of Orlando, LLC for this service.

Landscape Contract

The District has contracted with Yellowstone Landscape for scheduled maintenance consisting of mowing, edging, blowing, applying pest and diseases control chemicals to sod, mulching once per year and palm pruning twice per year for Seven Eagles.

Landscape Contingency

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

Pool Maintenance

Scheduled maintenance consists of regular cleaning and treatments of pool, spa 1 and spa 2, cleaning of pool building and emergency phone. Pool and spas are maintained in accordance to Osceola County Health Department codes. District has contracted with Roberts Pool for this service.

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Fitness Center Repairs & Maintenance

Represents costs for preventative maintenance for the Seven Eagles Fitness Center. Services will consist of 6 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2022

Operating Supplies

Represents estimated costs for cleaning/janitorial supplies for Seven Eagles.

Pest Control

Represents estimated costs for pest control for Seven Eagles.

Repairs & Maintenance

Represents estimated costs for any unforeseen repairs and maintenance to Seven Eagles.

Maintenance – Direct Expenses

Irrigation System Operations

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

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
Revenues					
Transfer In	\$0	\$0	\$0	\$0	\$259,377
Interest	\$10,000	\$1,051	\$149	\$1,200	\$750
Total Revenues	\$10,000	\$1,051	\$149	\$1,200	\$260,127

Expenditures

Contingency	\$0	\$23	\$24	\$47	\$100
Building Improvements	\$100,800	\$0	\$0	\$0	\$114,109 ¹
Fountain Improvements	\$12,000	\$0	\$0	\$0	\$4,725 ²
Gate/Gatehouse Improvements	\$48,000	\$3,997	\$0	\$3,997	\$46,305 ³
Monument Improvements	\$12,000	\$0	\$0	\$0	\$4,725 ⁴
Pool Furniture	\$12,000	\$11,194	\$0	\$11,194	\$11,813 ⁵
Pool Repair & Replacements	\$40,800	\$7,465	\$0	\$7,465	\$24,570 ⁶
Lighting Improvements	\$3,840	\$0	\$0	\$0	\$2,363 ⁷
Landscape Improvements	\$96,000	\$3,867	\$12,125	\$15,992	\$23,625 ⁸
Irrigation Improvements	\$0	\$0	\$10,364	\$10,364	\$11,813 ⁹
Roadway Improvements	\$12,000	\$29,978	\$0	\$29,978	\$23,625 ¹⁰
Signage	\$48,000	\$55,678	\$0	\$55,678	\$30,713 ¹¹
Capital Outlay	\$24,000	\$64,654	\$0	\$64,654	\$118,125 ¹²

Seven Eagles

Gate/Gatehouse Improvements	\$0	\$3,051	\$0	\$3,051	\$2,363 ¹³
Pool Furniture	\$0	\$7,393	\$7,441	\$14,833	\$7,088 ¹⁴
Landscape Improvements	\$0	\$1,104	\$0	\$1,104	\$2,363 ¹⁵

Total Expenditures	\$409,440	\$188,403	\$29,954	\$218,357	\$428,421
Excess Revenues/(Expenditures)	(\$399,440)	(\$187,352)	(\$29,805)	(\$217,157)	(\$168,294)
Fund Balance - Beginning	\$1,057,826	\$1,078,730	\$0	\$1,078,730	\$861,572
Fund Balance - Ending	\$658,386	\$891,378	(\$29,805)	\$861,572	\$693,278

Notes:

(1 thru 15) is 48% of the shared costs with the remaining 52% allocated to Reunion East for FY21. For FY22, the proposed allocation will be 47% of the shared costs for Reunion West with the remaining 53% allocated to Reunion East.

Shared Costs

	FY 2021 Budget	FY 2021 Projections	Total Proposed 2022 Budget	Reunion East 53%	Reunion West 47%
1 Building Improvements	\$210,000	\$0	\$241,500	\$127,391	\$114,109
2 Fountain Improvements	\$25,000	\$0	\$10,000	\$5,275	\$4,725
3 Gate/Gatehouse Improvements	\$100,000	\$8,327	\$98,000	\$51,695	\$46,305
4 Monument Improvements	\$25,000	\$0	\$10,000	\$5,275	\$4,725
5 Pool Furniture	\$25,000	\$23,320	\$25,000	\$13,188	\$11,813
6 Pool Repair & Replacements	\$85,000	\$15,553	\$52,000	\$27,430	\$24,570
7 Lighting Improvements	\$8,000	\$0	\$5,000	\$2,638	\$2,363
8 Landscape Improvements	\$200,000	\$33,314	\$50,000	\$26,375	\$23,625
9 Irrigation Improvements	\$0	\$21,593	\$25,000	\$13,188	\$11,813
10 Roadway Improvements	\$25,000	\$62,454	\$50,000	\$26,375	\$23,625
11 Signage	\$100,000	\$115,996	\$65,000	\$34,288	\$30,713
12 Contingency	\$50,000	\$134,695	\$250,000	\$131,875	\$118,125
Subtotal	\$853,000	\$415,253	\$881,500	\$464,991	\$416,509
Seven Eagles					
13 Gate/Gatehouse Improvements	\$0	\$6,356	\$5,000	\$2,638	\$2,363
14 Pool Furniture	\$0	\$30,903	\$15,000	\$7,913	\$7,088
15 Landscape Improvements	\$0	\$2,300	\$5,000	\$2,638	\$2,363
Subtotal	\$0	\$39,559	\$25,000	\$13,188	\$11,813
TOTAL	\$853,000	\$454,811	\$906,500	\$478,179	\$428,321

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2022

FY2021 Updated Expenses	Total	RE 52%	RW 48%
Gate/Gatehouse Improvements			
Replace Sinclair/Traditions Exit Barrier Arms with LED Arms	\$2,452	\$1,275	\$1,177
Replace Existing Barrier Arms with LED Arms - Excitement Dr., Main Entrance & Spine Road	\$5,875	\$3,055	\$2,820
	\$8,327	\$4,330	\$3,997
Pool Furniture			
60 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$23,320	\$12,126	\$11,194
	\$23,320	\$12,126	\$11,194
Pool Repair & Replacement			
Carriage Point Pool - 1 Pool Heaters	\$4,192	\$2,180	\$2,012
Seven Eagles - Install 5HP 3 Phase EQ Pump with Strainer	\$6,492	\$3,376	\$3,116
HC Pool A - Install RayPak 406A ASME Heater	\$4,869	\$2,532	\$2,337
	\$15,553	\$8,088	\$7,465
Landscape Improvements			
Main Entrance Gatehouse - Removal of Japanese Blueberry	\$1,250	\$650	\$600
Carriage Point Main Entrance - Variegated Liriope	\$2,222	\$1,155	\$1,067
Gathering Dr. Bridge Crossing - Remove Plumbago/Install Firebush	\$1,938	\$1,008	\$930
Grand Travers Mail Kiosk - Cut Ligustrum Trees/Install Liriope	\$1,431	\$744	\$687
Main Entrance - Remove Jasmin & Plumbago/Install Sod	\$1,215	\$632	\$583
Main Entrance Gatehouse Front & Large Island Back of Gatehouse	\$9,680	\$5,034	\$4,646
Front of Spine Rd Gatehouse - Flax Lily & Indian Hawthorne Removal	\$2,720	\$1,414	\$1,306
Homestead Monument Sign Island Bed - Ligustrum Trees	\$1,040	\$541	\$499
Spine Rd Island Beds	\$9,134	\$4,750	\$4,384
Liberty Bluff Back Entrance & Island Tip - Replace Jasmine	\$2,685	\$1,396	\$1,289
	\$33,314	\$17,323	\$15,991
Irrigation Improvements			
WeatherTrak ET Pro3 Irrigation Timer Upgrade	\$21,593	\$11,228	\$10,364
	\$21,593	\$11,228	\$10,364
Roadways/Sidewalks Improvements			
Patriots Landing - Remove 12' Curb & Piece of Ramp	\$1,445	\$751	\$694
Concrete Sidewalk Replacements - Various Locations	\$14,175	\$7,371	\$6,804
Seven Eagles - Replace 6x6 Section of Concrete	\$750	\$390	\$360
Tradition Blvd. - Add New Concrete Sidewalk	\$3,460	\$1,799	\$1,661
Sidewalk Grinding & Replacement	\$1,750	\$910	\$840
HC Pool B - Replace 1.5 Sections of Concrete Sidewalk	\$788	\$410	\$378
Grind Sidewalks - Various Locations	\$1,350	\$702	\$648
Installation of New Sidewalks/Repour of ADA Sidewalk	\$3,100	\$1,612	\$1,488
Homestead Community - Sidewalks	\$20,664	\$10,745	\$9,919
Painting & Sealing Crack - Roadway Bridges	\$3,887	\$2,021	\$1,866
	\$51,369	\$26,712	\$24,657
Signage			
Qty. 128 No Parking Signs	\$40,980	\$21,299	\$19,681
Qty. 177 No Parking Signs with Arrows	\$56,840	\$29,453	\$27,387
Qty. 4 - 15 Minute Parking Signs	\$720	\$374	\$346
Qty. 12 - Purchase/Installation Street Signs & Posts	\$17,876	\$9,192	\$8,684
	\$115,996	\$60,318	\$55,678
Capital Outlay			
Parking Improvements - Mobilization, Survey, Layouts, Testing, Curb	\$31,160	\$16,203	\$14,957
Parking Improvements - Certified As-Builts	\$9,035	\$4,698	\$4,337
6' Charleston Bench with Back	\$1,302	\$677	\$625
Heritage Crossing, Homestead, Carriage, Terrace - External Cameras	\$33,833	\$17,593	\$16,240
Sinclair, Spine Rd., Main Gates - External Cameras	\$8,740	\$4,545	\$4,195
Seven Eagles Fitness Equipment	\$15,201	\$7,904	\$7,296
Seven Eagles - Qty. 4 Refurbished 95T Discover SE Treadmills	\$11,600	\$6,032	\$5,568
Installation of Water Lines for Dog Park	\$4,125	\$2,145	\$1,980
Purchase/Installation of CF Dog Fountain & ADA Compliant	\$4,700	\$2,444	\$2,256
Reserve Study	\$15,000	\$7,800	\$7,200
	\$134,695	\$70,042	\$64,654
Seven Eagles - Gate/Gatehouse Improvements			
Fence & Gate Installation	\$6,356	\$3,305	\$3,051
	\$6,356	\$3,305	\$3,051
Seven Eagles - Pool Repair & Replacement			
40 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables/30 - 18" Tea Tables/4 - 42" Bar Height Tables/25 Amless Bar Stools	\$30,903	\$16,070	\$14,833
	\$30,903	\$16,070	\$14,833
Seven Eagles - Landscape Improvements			
Seven Eagles Pool - Sod Replacement	\$2,300	\$1,196	\$1,104
	\$2,300	\$1,196	\$1,104

**Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2022**

FY2022 Proposed Expenses	Total	RE 53%	RW 47%
Building Improvements			
Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	\$9,245	\$4,900	\$4,345
Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	\$8,450	\$4,479	\$3,972
Carriage Pointe Pool - Pressure Wash, Paint, Stucco	\$7,895	\$4,184	\$3,711
Heritage Pool "A" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875
Heritage Pool "B" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875
Homestead Pool - Pressure Wash, Paint Stucco	\$7,895	\$4,184	\$3,711
Repair/Rebuild Two Roadway Arbors	\$9,390	\$4,977	\$4,413
Seven Eagles Roof Replacement	\$167,000	\$88,510	\$78,490
Homestead Pool Pavilion Roof Repairs	\$15,000	\$7,950	\$7,050
	\$241,365	\$127,923	\$113,442
Gate/Gatehouse Improvements			
Upgrade Access Control System for Reunion Resort/Reunion Village Gate	\$75,485	\$40,007	\$35,478
	\$75,485	\$40,007	\$35,478
Pool Furniture			
30 Sling Chaise Lounge/16 Sling Dining Chairs/4 - 48" Tables	\$13,032	\$6,907	\$6,125
	\$13,032	\$6,907	\$6,125
Pool Repair & Replacement			
Heritage Crossing A Wading Pool Resurfacing	\$5,295	\$2,806	\$2,489
Heritage Crossing B Pool Resurfacing	\$30,882	\$16,367	\$14,515
3 Pool Heaters - \$4,945 per Heater	\$14,835	\$7,863	\$6,972
	\$51,012	\$27,036	\$23,976
Signage			
No Parking Signs	\$60,800	\$32,224	\$28,576
	\$60,800	\$32,224	\$28,576
Capital Outlay			
Grand Traverse Parkway Playground	\$142,000	\$75,260	\$66,740
Grand Traverse Parkway Outdoor Fitness Area	\$107,000	\$56,710	\$50,290
	\$249,000	\$131,970	\$117,030

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2004-1
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Special Assessments - Tax Collector	\$1,336,719	\$1,350,918	\$0	\$1,350,918	\$1,336,719
Interest Income	\$500	\$117	\$33	\$150	\$100
Carry Forward Surplus	\$674,384	\$683,846	\$0	\$683,846	\$682,704
Total Revenue	\$2,011,603	\$2,034,880	\$33	\$2,034,913	\$2,019,523

Expenditures

Interest Expense 11/01	\$421,719	\$421,719	\$0	\$421,719	\$405,938
Principal Expense 05/01	\$505,000	\$505,000	\$0	\$505,000	\$540,000
Interest Expense 05/01	\$421,719	\$421,719	\$0	\$421,719	\$405,938
Other Debt Service Costs	\$0	\$3,771	\$0	\$3,771	\$0
Total Expenses	\$1,348,438	\$1,352,209	\$0	\$1,352,209	\$1,351,875

Excess Revenues (Expenditures)	\$663,165	\$682,671	\$33	\$682,704	\$667,648
---------------------------------------	------------------	------------------	-------------	------------------	------------------

11/1/2022 Interest \$389,063

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

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

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

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$12,990,000.00	6.250%	\$0	\$ 405,937.50	\$ 405,937.50
05/01/22	\$12,990,000.00	6.250%	\$540,000	\$ 405,937.50	
11/01/22	\$12,450,000.00	6.250%	\$0	\$ 389,062.50	\$ 1,335,000.00
05/01/23	\$12,450,000.00	6.250%	\$575,000	\$ 389,062.50	
11/01/23	\$11,875,000.00	6.250%	\$0	\$ 371,093.75	\$ 1,335,156.25
05/01/24	\$11,875,000.00	6.250%	\$610,000	\$ 371,093.75	
11/01/24	\$11,265,000.00	6.250%	\$0	\$ 352,031.25	\$ 1,333,125.00
05/01/25	\$11,265,000.00	6.250%	\$650,000	\$ 352,031.25	
11/01/25	\$10,615,000.00	6.250%	\$0	\$ 331,718.75	\$ 1,333,750.00
05/01/26	\$10,615,000.00	6.250%	\$695,000	\$ 331,718.75	
11/01/26	\$9,920,000.00	6.250%	\$0	\$ 310,000.00	\$ 1,336,718.75
05/01/27	\$9,920,000.00	6.250%	\$735,000	\$ 310,000.00	
11/01/27	\$9,185,000.00	6.250%	\$0	\$ 287,031.25	\$ 1,332,031.25
05/01/28	\$9,185,000.00	6.250%	\$785,000	\$ 287,031.25	
11/01/28	\$8,400,000.00	6.250%	\$0	\$ 262,500.00	\$ 1,334,531.25
05/01/29	\$8,400,000.00	6.250%	\$835,000	\$ 262,500.00	
11/01/29	\$7,565,000.00	6.250%	\$0	\$ 236,406.25	\$ 1,333,906.25
05/01/30	\$7,565,000.00	6.250%	\$890,000	\$ 236,406.25	
11/01/30	\$6,675,000.00	6.250%	\$0	\$ 208,593.75	\$ 1,335,000.00
05/01/31	\$6,675,000.00	6.250%	\$945,000	\$ 208,593.75	
11/01/31	\$5,730,000.00	6.250%	\$0	\$ 179,062.50	\$ 1,332,656.25
05/01/32	\$5,730,000.00	6.250%	\$1,010,000	\$ 179,062.50	
11/01/32	\$4,720,000.00	6.250%	\$0	\$ 147,500.00	\$ 1,336,562.50
05/01/33	\$4,720,000.00	6.250%	\$1,070,000	\$ 147,500.00	
11/01/33	\$3,650,000.00	6.250%	\$0	\$ 114,062.50	\$ 1,331,562.50
05/01/34	\$3,650,000.00	6.250%	\$1,140,000	\$ 114,062.50	
11/01/34	\$2,510,000.00	6.250%	\$0	\$ 78,437.50	\$ 1,332,500.00
05/01/35	\$2,510,000.00	6.250%	\$1,215,000	\$ 78,437.50	
11/01/35	\$1,295,000.00	6.250%	\$0	\$ 40,468.75	\$ 1,333,906.25
05/01/36	\$1,295,000.00	6.250%	\$1,295,000	\$ 40,468.75	\$ 1,335,468.75
			\$12,990,000	\$ 7,427,812.50	\$20,417,813

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2015
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Special Assessments	\$326,875	\$331,961	\$0	\$331,961	\$326,875
Interest	\$100	\$18	\$2	\$20	\$0
Carry Forward Surplus	\$162,946	\$166,888	\$0	\$166,888	\$170,957

Total Revenue	\$489,921	\$498,867	\$2	\$498,869	\$497,832
----------------------	------------------	------------------	------------	------------------	------------------

Expenditures

Interest Expense 11/01	\$86,456	\$86,456	\$0	\$86,456	\$83,163
Principal Expense 05/01	\$155,000	\$155,000	\$0	\$155,000	\$160,000
Interest Expense 05/01	\$86,456	\$86,456	\$0	\$86,456	\$83,163

Total Expenses	\$327,913	\$327,913	\$0	\$327,913	\$326,325
-----------------------	------------------	------------------	------------	------------------	------------------

Excess Revenues (Expenditures)	\$162,009	\$170,955	\$2	\$170,957	\$171,507
---------------------------------------	------------------	------------------	------------	------------------	------------------

11/1/2022 Interest \$79,763

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

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

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$3,430,000.00	\$0	\$ 83,162.50	\$ 83,162.50
05/01/22	\$3,430,000.00	\$160,000	\$ 83,162.50	
11/01/22	\$3,270,000.00	\$0	\$ 79,762.50	\$ 322,925.00
05/01/23	\$3,270,000.00	\$170,000	\$ 79,762.50	
11/01/23	\$3,100,000.00	\$0	\$ 76,150.00	\$ 325,912.50
05/01/24	\$3,100,000.00	\$175,000	\$ 76,150.00	
11/01/24	\$2,925,000.00	\$0	\$ 72,431.25	\$ 323,581.25
05/01/25	\$2,925,000.00	\$185,000	\$ 72,431.25	
11/01/25	\$2,740,000.00	\$0	\$ 68,500.00	\$ 325,931.25
05/01/26	\$2,740,000.00	\$190,000	\$ 68,500.00	
11/01/26	\$2,550,000.00	\$0	\$ 63,750.00	\$ 322,250.00
05/01/27	\$2,550,000.00	\$200,000	\$ 63,750.00	
11/01/27	\$2,350,000.00	\$0	\$ 58,750.00	\$ 322,500.00
05/01/28	\$2,350,000.00	\$210,000	\$ 58,750.00	
11/01/28	\$2,140,000.00	\$0	\$ 53,500.00	\$ 322,250.00
05/01/29	\$2,140,000.00	\$225,000	\$ 53,500.00	
11/01/29	\$1,915,000.00	\$0	\$ 47,875.00	\$ 326,375.00
05/01/30	\$1,915,000.00	\$235,000	\$ 47,875.00	
11/01/30	\$1,680,000.00	\$0	\$ 42,000.00	\$ 324,875.00
05/01/31	\$1,680,000.00	\$245,000	\$ 42,000.00	
11/01/31	\$1,435,000.00	\$0	\$ 35,875.00	\$ 322,875.00
05/01/32	\$1,435,000.00	\$260,000	\$ 35,875.00	
11/01/32	\$1,175,000.00	\$0	\$ 29,375.00	\$ 325,250.00
05/01/33	\$1,175,000.00	\$275,000	\$ 29,375.00	
11/01/33	\$900,000.00	\$0	\$ 22,500.00	\$ 326,875.00
05/01/34	\$900,000.00	\$285,000	\$ 22,500.00	
11/01/34	\$615,000.00	\$0	\$ 15,375.00	\$ 322,875.00
05/01/35	\$615,000.00	\$300,000	\$ 15,375.00	
11/01/35	\$315,000.00	\$0	\$ 7,875.00	\$ 323,250.00
05/01/36	\$315,000.00	\$315,000	\$ 7,875.00	\$ 322,875.00
		\$3,430,000	\$ 1,513,762.50	\$4,943,762.50

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2016
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Special Assessments	\$549,750	\$546,396	\$0	\$546,396	\$538,024
Interest	\$200	\$30	\$10	\$40	\$0
Carry Forward Surplus	\$413,718	\$409,784	\$0	\$409,784	\$421,379
Total Revenue	\$963,668	\$956,210	\$10	\$956,220	\$959,403

Expenditures

Interest Expense 11/01	\$191,325	\$191,325	\$0	\$191,325	\$188,516
Principal Expense 11/01	\$155,000	\$155,000	\$0	\$155,000	\$160,000
Interest Expense 05/01	\$188,516	\$188,516	\$0	\$188,516	\$185,016
Total Expenses	\$534,841	\$534,841	\$0	\$534,841	\$533,531
Excess Revenues (Expenditures)	\$428,827	\$421,369	\$10	\$421,379	\$425,871

11/1/2022 Principal	\$165,000
11/1/2022 Interest	\$185,016
	<u>\$350,016</u>

Net Assessments	\$538,024
Add: Discounts & Collections	\$34,342
Gross Assessments	<u>\$572,366</u>

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	265	\$2,030	\$2,160	\$538,024	\$572,366

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$7,725,000.00	\$160,000	\$ 188,515.63	\$ 348,515.63
05/01/22	\$7,565,000.00	\$0	\$ 185,015.63	
11/01/22	\$7,565,000.00	\$165,000	\$ 185,015.63	\$ 535,031.25
05/01/23	\$7,400,000.00	\$0	\$ 181,406.25	
11/01/23	\$7,400,000.00	\$170,000	\$ 181,406.25	\$ 532,812.50
05/01/24	\$7,230,000.00	\$0	\$ 177,687.50	
11/01/24	\$7,230,000.00	\$180,000	\$ 177,687.50	\$ 535,375.00
05/01/25	\$7,050,000.00	\$0	\$ 173,750.00	
11/01/25	\$7,050,000.00	\$185,000	\$ 173,750.00	\$ 532,500.00
05/01/26	\$6,865,000.00	\$0	\$ 169,703.13	
11/01/26	\$6,865,000.00	\$195,000	\$ 169,703.13	\$ 534,406.25
05/01/27	\$6,670,000.00	\$0	\$ 165,437.50	
11/01/27	\$6,670,000.00	\$205,000	\$ 165,437.50	\$ 535,875.00
05/01/28	\$6,465,000.00	\$0	\$ 160,953.13	
11/01/28	\$6,465,000.00	\$215,000	\$ 160,953.13	\$ 536,906.25
05/01/29	\$6,250,000.00	\$0	\$ 156,250.00	
11/01/29	\$6,250,000.00	\$220,000	\$ 156,250.00	\$ 532,500.00
05/01/30	\$6,030,000.00	\$0	\$ 150,750.00	
11/01/30	\$6,030,000.00	\$235,000	\$ 150,750.00	\$ 536,500.00
05/01/31	\$5,795,000.00	\$0	\$ 144,875.00	
11/01/31	\$5,795,000.00	\$245,000	\$ 144,875.00	\$ 534,750.00
05/01/32	\$5,550,000.00	\$0	\$ 138,750.00	
11/01/32	\$5,550,000.00	\$255,000	\$ 138,750.00	\$ 532,500.00
05/01/33	\$5,295,000.00	\$0	\$ 132,375.00	
11/01/33	\$5,295,000.00	\$270,000	\$ 132,375.00	\$ 534,750.00
05/01/34	\$5,025,000.00	\$0	\$ 125,625.00	
11/01/34	\$5,025,000.00	\$285,000	\$ 125,625.00	\$ 536,250.00
05/01/35	\$4,740,000.00	\$0	\$ 118,500.00	
11/01/35	\$4,740,000.00	\$300,000	\$ 118,500.00	\$ 537,000.00
05/01/36	\$4,440,000.00	\$0	\$ 111,000.00	
11/01/36	\$4,440,000.00	\$310,000	\$ 111,000.00	\$ 532,000.00
05/01/37	\$4,130,000.00	\$0	\$ 103,250.00	
11/01/37	\$4,130,000.00	\$330,000	\$ 103,250.00	\$ 536,500.00
05/01/38	\$3,800,000.00	\$0	\$ 95,000.00	
11/01/38	\$3,800,000.00	\$345,000	\$ 95,000.00	\$ 535,000.00
05/01/39	\$3,455,000.00	\$0	\$ 86,375.00	
11/01/39	\$3,455,000.00	\$360,000	\$ 86,375.00	\$ 532,750.00
05/01/40	\$3,095,000.00	\$0	\$ 77,375.00	
11/01/40	\$3,095,000.00	\$380,000	\$ 77,375.00	\$ 534,750.00
05/01/41	\$2,715,000.00	\$0	\$ 67,875.00	
11/01/41	\$2,715,000.00	\$400,000	\$ 67,875.00	\$ 535,750.00
05/01/42	\$2,315,000.00	\$0	\$ 57,875.00	
11/01/42	\$2,315,000.00	\$420,000	\$ 57,875.00	\$ 535,750.00
05/01/43	\$1,895,000.00	\$0	\$ 47,375.00	
11/01/43	\$1,895,000.00	\$440,000	\$ 47,375.00	\$ 534,750.00
05/01/44	\$1,455,000.00	\$0	\$ 36,375.00	
11/01/44	\$1,455,000.00	\$460,000	\$ 36,375.00	\$ 532,750.00
05/01/45	\$995,000.00	\$0	\$ 24,875.00	
11/01/45	\$995,000.00	\$485,000	\$ 24,875.00	\$ 534,750.00
05/01/46	\$510,000.00	\$0	\$ 12,750.00	
11/01/46	\$510,000.00	\$510,000	\$ 12,750.00	\$ 535,500.00
\$7,725,000		\$	5,990,921.88	\$13,715,922

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2017
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Special Assessments	\$509,279	\$511,344	\$0	\$511,344	\$503,509
Interest	\$200	\$27	\$6	\$33	\$200
Carry Forward Surplus	\$370,388	\$371,040	\$0	\$371,040	\$382,105
Total Revenue	\$879,867	\$882,412	\$6	\$882,418	\$885,814

Expenditures

Interest Expense 11/01	\$179,050	\$178,925	\$0	\$178,925	\$176,388
Principal Expense 11/01	\$145,000	\$145,000	\$0	\$145,000	\$145,000
Interest Expense 05/01	\$176,513	\$176,388	\$0	\$176,388	\$173,850
Total Expenses	\$500,563	\$500,313	\$0	\$500,313	\$495,238
Excess Revenues (Expenditures)	\$379,305	\$382,099	\$6	\$382,105	\$390,577

11/1/2022 Principal	\$155,000
11/1/2022 Interest	\$173,850
	<u>\$328,850</u>

Net Assessments	\$503,509
Add: Discounts & Collections	\$32,139
Gross Assessments	<u>\$535,648</u>

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	248	\$2,030	\$2,160	\$503,509	\$535,648

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$7,430,000.00	\$145,000.00	\$176,387.50	\$321,387.50
05/01/22	\$7,285,000.00	\$0.00	\$173,850.00	
11/01/22	\$7,285,000.00	\$155,000.00	\$173,850.00	\$502,700.00
05/01/23	\$7,130,000.00	\$0.00	\$171,137.50	
11/01/23	\$7,130,000.00	\$160,000.00	\$171,137.50	\$502,275.00
05/01/24	\$6,970,000.00	\$0.00	\$167,737.50	
11/01/24	\$6,970,000.00	\$165,000.00	\$167,737.50	\$500,475.00
05/01/25	\$6,805,000.00	\$0.00	\$164,231.25	
11/01/25	\$6,805,000.00	\$170,000.00	\$164,231.25	\$498,462.50
05/01/26	\$6,635,000.00	\$0.00	\$160,618.75	
11/01/26	\$6,635,000.00	\$180,000.00	\$160,618.75	\$501,237.50
05/01/27	\$6,455,000.00	\$0.00	\$156,793.75	
11/01/27	\$6,455,000.00	\$185,000.00	\$156,793.75	\$498,587.50
05/01/28	\$6,270,000.00	\$0.00	\$152,862.50	
11/01/28	\$6,270,000.00	\$195,000.00	\$152,862.50	\$500,725.00
05/01/29	\$6,075,000.00	\$0.00	\$148,718.75	
11/01/29	\$6,075,000.00	\$205,000.00	\$148,718.75	\$502,437.50
05/01/30	\$5,870,000.00	\$0.00	\$143,850.00	
11/01/30	\$5,870,000.00	\$210,000.00	\$143,850.00	\$497,700.00
05/01/31	\$5,660,000.00	\$0.00	\$138,862.50	
11/01/31	\$5,660,000.00	\$220,000.00	\$138,862.50	\$497,725.00
05/01/32	\$5,440,000.00	\$0.00	\$133,637.50	
11/01/32	\$5,440,000.00	\$235,000.00	\$133,637.50	\$502,275.00
05/01/33	\$5,205,000.00	\$0.00	\$128,056.25	
11/01/33	\$5,205,000.00	\$245,000.00	\$128,056.25	\$501,112.50
05/01/34	\$4,960,000.00	\$0.00	\$122,237.50	
11/01/34	\$4,960,000.00	\$255,000.00	\$122,237.50	\$499,475.00
05/01/35	\$4,705,000.00	\$0.00	\$116,181.25	
11/01/35	\$4,705,000.00	\$270,000.00	\$116,181.25	\$502,362.50
05/01/36	\$4,435,000.00	\$0.00	\$109,768.75	
11/01/36	\$4,435,000.00	\$280,000.00	\$109,768.75	\$499,537.50
05/01/37	\$4,155,000.00	\$0.00	\$103,118.75	
11/01/37	\$4,155,000.00	\$295,000.00	\$103,118.75	\$501,237.50
05/01/38	\$3,860,000.00	\$0.00	\$96,112.50	
11/01/38	\$3,860,000.00	\$310,000.00	\$96,112.50	\$502,225.00
05/01/39	\$3,550,000.00	\$0.00	\$88,750.00	
11/01/39	\$3,550,000.00	\$325,000.00	\$88,750.00	\$502,500.00
05/01/40	\$3,225,000.00	\$0.00	\$80,625.00	
11/01/40	\$3,225,000.00	\$340,000.00	\$80,625.00	\$501,250.00
05/01/41	\$2,885,000.00	\$0.00	\$72,125.00	
11/01/41	\$2,885,000.00	\$355,000.00	\$72,125.00	\$499,250.00
05/01/42	\$2,530,000.00	\$0.00	\$63,250.00	
11/01/42	\$2,530,000.00	\$375,000.00	\$63,250.00	\$501,500.00
05/01/43	\$2,155,000.00	\$0.00	\$53,875.00	
11/01/43	\$2,155,000.00	\$390,000.00	\$53,875.00	\$497,750.00
05/01/44	\$1,765,000.00	\$0.00	\$44,125.00	
11/01/44	\$1,765,000.00	\$410,000.00	\$44,125.00	\$498,250.00
05/01/45	\$1,355,000.00	\$0.00	\$33,875.00	
11/01/45	\$1,355,000.00	\$430,000.00	\$33,875.00	\$497,750.00
05/01/46	\$925,000.00	\$0.00	\$23,125.00	
11/01/46	\$925,000.00	\$455,000.00	\$23,125.00	\$501,250.00
05/01/47	\$470,000.00	\$0.00	\$11,750.00	
11/01/47	\$470,000.00	\$470,000.00	\$11,750.00	\$493,500.00
		\$7,430,000	\$5,894,937.50	\$13,324,937.50

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2019
Fiscal Year 2022

Description	Proposed Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Proposed Budget FY2022
-------------	------------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Special Assessments	\$435,313	\$445,326	\$0	\$445,326	\$438,505
Interest	\$200	\$25	\$3	\$28	\$0
Carry Forward Surplus	\$165,113	\$163,035	\$0	\$163,035	\$172,892
Total Revenue	\$600,625	\$608,386	\$3	\$608,389	\$611,396

Expenditures

Interest Expense 11/01	\$157,744	\$157,744	\$0	\$157,744	\$155,494
Principal Expense 05/01	\$120,000	\$120,000	\$0	\$120,000	\$125,000
Interest Expense 05/01	\$157,744	\$157,744	\$0	\$157,744	\$155,494
Transfer Out	\$0	\$10	\$0	\$10	\$0
Total Expenses	\$435,488	\$435,498	\$0	\$435,498	\$435,988
Excess Revenues (Expenditures)	\$165,138	\$172,889	\$3	\$172,892	\$175,409

11/1/2022 Interest \$153,150
\$153,150

Net Assessments \$438,505
Add: Discounts & Collections \$27,990
Gross Assessments \$466,494

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	174	\$2,030	\$2,160	\$353,268	\$375,817
Townhomes	56	\$1,522	\$1,619	\$85,236	\$90,677
Total	230			\$438,505	\$466,494

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$6,975,000.00	\$0.00	\$155,493.75	\$155,493.75
05/01/22	\$6,975,000.00	\$125,000.00	\$155,493.75	\$0.00
11/01/22	\$6,850,000.00	\$0.00	\$153,150.00	\$433,643.75
05/01/23	\$6,850,000.00	\$130,000.00	\$153,150.00	\$0.00
11/01/23	\$6,720,000.00	\$0.00	\$150,712.50	\$433,862.50
05/01/24	\$6,720,000.00	\$135,000.00	\$150,712.50	\$0.00
11/01/24	\$6,585,000.00	\$0.00	\$148,181.25	\$433,893.75
05/01/25	\$6,585,000.00	\$140,000.00	\$148,181.25	\$0.00
11/01/25	\$6,445,000.00	\$0.00	\$145,381.25	\$433,562.50
05/01/26	\$6,445,000.00	\$145,000.00	\$145,381.25	\$0.00
11/01/26	\$6,300,000.00	\$0.00	\$142,481.25	\$432,862.50
05/01/27	\$6,300,000.00	\$150,000.00	\$142,481.25	\$0.00
11/01/27	\$6,150,000.00	\$0.00	\$139,481.25	\$431,962.50
05/01/28	\$6,150,000.00	\$155,000.00	\$139,481.25	\$0.00
11/01/28	\$5,995,000.00	\$0.00	\$136,381.25	\$430,862.50
05/01/29	\$5,995,000.00	\$165,000.00	\$136,381.25	\$0.00
11/01/29	\$5,830,000.00	\$0.00	\$133,081.25	\$434,462.50
05/01/30	\$5,830,000.00	\$170,000.00	\$133,081.25	\$0.00
11/01/30	\$5,660,000.00	\$0.00	\$129,681.25	\$432,762.50
05/01/31	\$5,660,000.00	\$180,000.00	\$129,681.25	\$0.00
11/01/31	\$5,480,000.00	\$0.00	\$125,631.25	\$435,312.50
05/01/32	\$5,480,000.00	\$185,000.00	\$125,631.25	\$0.00
11/01/32	\$5,295,000.00	\$0.00	\$121,468.75	\$432,100.00
05/01/33	\$5,295,000.00	\$195,000.00	\$121,468.75	\$0.00
11/01/33	\$5,100,000.00	\$0.00	\$117,081.25	\$433,550.00
05/01/34	\$5,100,000.00	\$205,000.00	\$117,081.25	\$0.00
11/01/34	\$4,895,000.00	\$0.00	\$112,468.75	\$434,550.00
05/01/35	\$4,895,000.00	\$210,000.00	\$112,468.75	\$0.00
11/01/35	\$4,685,000.00	\$0.00	\$107,743.75	\$430,212.50
05/01/36	\$4,685,000.00	\$220,000.00	\$107,743.75	\$0.00
11/01/36	\$4,465,000.00	\$0.00	\$102,793.75	\$430,537.50
05/01/37	\$4,465,000.00	\$235,000.00	\$102,793.75	\$0.00
11/01/37	\$4,230,000.00	\$0.00	\$97,506.25	\$435,300.00
05/01/38	\$4,230,000.00	\$245,000.00	\$97,506.25	\$0.00
11/01/38	\$3,985,000.00	\$0.00	\$91,993.75	\$434,500.00
05/01/39	\$3,985,000.00	\$255,000.00	\$91,993.75	\$0.00
11/01/39	\$3,730,000.00	\$0.00	\$86,256.25	\$433,250.00
05/01/40	\$3,730,000.00	\$265,000.00	\$86,256.25	\$0.00
11/01/40	\$3,465,000.00	\$0.00	\$80,128.13	\$431,384.38
05/01/41	\$3,465,000.00	\$280,000.00	\$80,128.13	\$0.00
11/01/41	\$3,185,000.00	\$0.00	\$73,653.13	\$433,781.25
05/01/42	\$3,185,000.00	\$290,000.00	\$73,653.13	\$0.00
11/01/42	\$2,895,000.00	\$0.00	\$66,946.88	\$430,600.00
05/01/43	\$2,895,000.00	\$305,000.00	\$66,946.88	\$0.00
11/01/43	\$2,590,000.00	\$0.00	\$59,893.75	\$431,840.63
05/01/44	\$2,590,000.00	\$320,000.00	\$59,893.75	\$0.00
11/01/44	\$2,270,000.00	\$0.00	\$52,493.75	\$432,387.50
05/01/45	\$2,270,000.00	\$335,000.00	\$52,493.75	\$0.00
11/01/45	\$1,935,000.00	\$0.00	\$44,746.88	\$432,240.63
05/01/46	\$1,935,000.00	\$350,000.00	\$44,746.88	\$0.00
11/01/46	\$1,585,000.00	\$0.00	\$36,653.13	\$431,400.00
05/01/47	\$1,585,000.00	\$370,000.00	\$36,653.13	\$0.00
11/01/47	\$1,215,000.00	\$0.00	\$28,096.88	\$434,750.00
05/01/48	\$1,215,000.00	\$385,000.00	\$28,096.88	\$0.00
11/01/48	\$830,000.00	\$0.00	\$19,193.75	\$432,290.63
05/01/49	\$830,000.00	\$405,000.00	\$19,193.75	\$0.00
11/01/49	\$425,000.00	\$0.00	\$9,828.13	\$434,021.88
05/01/50	\$425,000.00	\$425,000.00	\$9,828.13	\$434,828.13

\$6,975,000	\$5,737,206.25	\$12,712,206.25
--------------------	-----------------------	------------------------

SECTION B

RESOLUTION 2021-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2021-2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2021-2022; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots as set forth in the budget; and

WHEREAS, the District desires to levy and directly collect on the unplatted lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Reunion West Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment

payments due for Fiscal Year 2022 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, other than any properties whose assessments have been accelerated prior to this date, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Reunion West Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reunion West Community Development District.

PASSED AND ADOPTED this 12th day of August, 2021.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

SECTION V

Landscape Dynamics
Landscape Architects & Planners LLC

P.O. Box 2852 Winter Park, Florida 32790-2852
Phone: (407) 579-1811 Email: randy@landscapedynamics.com

August 3, 2021

Reunion West CDD Board of Supervisors
Attn: Tricia Adams, District Manager
219 E. Livingston Street
Orlando, Florida 32801

RE: Reunion West CDD – Proposed Playground Sites
Recreation Parcels: Parcel ID #35-25-27-4893-0001-OR10 (+/-0.85 AC.)
Parcel ID #35-25-27-4893-0001-0040 (+/-0.351 AC.)

Dear Steve,

This is our proposal for Landscape Architecture services for the above listed Recreation Site on Grand Traverse Pkwy Project located in Orlando, Florida. The proposal is based on the site plan provided by Boyd Civil, Inc. The Osceola County Land Development Code Requirements apply. Any LS upgrades, hardscape, or other non-landscape items are not included in this proposal, but can be contracted under separate written agreement. See exclusions below. All plan documents will be based on the final site plan and approved by Reunion West CDD Board of Supervisors and Boyd Civil. Note: We are specifying play products and equipment only and not responsible for playground safety and the ways, means and methods of the contractor installing the equipment.

Our Basic Services will include:

1. Site Inspection / Playground Site Conditions Analysis
2. Develop Proposed Program and Schematic Design
3. Final Construction Plans and Specifications
4. Permitting Services in Conjunction with Boyd Civil
5. Construction Phase Assistance and Closeout
6. Expenses

For the above services, we propose the following fees:

Site Inspection	\$750.00
Program and Schematic	\$3,500.00
Final Const. Plans	\$4,500.00
Permitting	\$2,500.00
Construction Assistance	\$2,500.00
Expenses	\$750.00

Total Fees: **\$14,500.00**

Landscape Dynamics
Landscape Architects & Planners LLC

P.O. Box 2852 Winter Park, Florida 32790-2852
Phone: (407) 579-1811 Email: randy@landscapedynamics.com

Service Exclusions: Hardscape (Signage or Walls, Benches, Trash Receptacles, etc.) Construction Drawings / Lighting Plans, Tree Mitigation / Protection Plans, Irrigation Plans, Landscape Plans, Wetland Mitigation Planting Plans, Cost Estimates, Meetings, Renderings, Conference Calls, Travel, Memorandum's, Public Hearings, Bid Coordination Construction Administration, Final As-Builts / Record Drawings, etc. are Additional Services per section 12 of this agreement.

Invoices for services, reproduction, and reimbursable expenses * (see Section 14: Reimbursable Expenses in contract General Conditions) will be submitted for work performed. Invoices will be due paid to this office within 30 days of the invoice date by Reunion West CCD Board of Supervisors and Boyd Civil, Inc.

The attached GENERAL CONDITIONS will apply. If this proposal is acceptable, please execute the agreement, initial the general conditions, and return one copy to our office and a Retainer of \$3,500.00 to initiate our agreement.

Sincerely,

Robert R. Buchanan, RLA



Landscape Dynamics

Landscape Architects & Planners LLC

President

Accepted by: _____

Title: _____

Date: _____

Landscape Dynamics Landscape Architects and Planners, LLC.

P.O. Box 2852 Winter Park, Florida 32790-2852

Phone: (407) 579-1811 Email: randy@landscapedynamics.com

GENERAL CONDITIONS

The term Landscape Architect used in the General Conditions shall mean **Landscape Dynamics Landscape Architects and Planners, LLC.**

1. **REUSE OF DOCUMENTS** All documents, including drawings and specifications furnished by Landscape Architect pursuant to this agreement are instruments of his services in respect to the project. They are not intended or represented to be suitable for reuse on extensions of this project or any other project. Any reuse without specific written verification or adaptation by Landscape Architect shall be the user's sole risk and without liability or legal exposure to Landscape Architect and the other party to this agreement shall indemnify and hold harmless Landscape Architect from all claims, damages, losses and expenses including attorney's fee arising out of or resulting there from.
2. **ESTIMATES** Since Landscape Architect has no control over the cost of labor, materials or equipment, or over the contractor(s) methods of determining prices, or over competitive bidding or the market conditions, estimates of project cost are made in the bases of experience and qualifications and represent the best judgment of Landscape Architect, but Landscape Architect cannot and does not guarantee that proposals, bids or project costs will not vary from estimates of cost prepared by Landscape Architect.
3. **SUCCESSORS AND ASSIGNS** Each party to this Agreement binds himself, his partners, successors, assigns and legal representatives with respect to all covenants of this Agreement. Neither party shall assign, sublet or transfer this interest in this Agreement without the written consent of the other.
4. **TAX** The amount of any excise, gross receipts or sales tax that may be imposed shall be invoiced as a reimbursable expense
5. **LIMITATION OF DAMAGES** Owner agrees that the limit of liability of the Landscape Architect for damages arising out of contract or tort is the portion of the fee paid to the Landscape Architect.
6. **LANDSCAPE ARCHITECT RIGHT TO STOP WORK WHEN NOT PAID**
 - a. **Suspend Performance** Landscape Architect may suspend or terminate his duties and performance under this agreement without liability if Landscape Architect is not timely compensated in strict accordance with the method and amounts of payment set forth herein, or upon any other breach of this agreement by Owner. Such suspension or termination of Landscape Architect's services hereunder shall not constitute a breach of Landscape Architect's duties under this agreement, or an election of remedies and Owner shall fully indemnify Landscape Architect for any liability or damages thereby caused.

Initials

Landscape Dynamics Landscape Architects and Planners, LLC.

P.O. Box 2852 Winter Park, Florida 32790-2852

Phone: (407) 579-1811 Email: randy@landscapedynamics.com

7. **COMPLIANCE WITH CODES** Landscape Architect does not guarantee compliance with federal, state and local laws, codes ordinances and regulation, but will use the best efforts to achieve compliance and assumes no responsibility for changes in said laws, codes, ordinances and regulations occurring after completion of the design period.
8. **RIGHT TO RELY ON OWNER-FURNISHED INFORMATION** Landscape Architect has the right to rely on the Owner-supplied information such as soils tests, surveys, past plans, standard plans, etc. which will be utilized by Landscape Architect in providing services under this agreement.
9. **APPROVAL OF SHOP DRAWINGS** Such action shall be taken with reasonable promptness. Review shall be only for general conformance with the overall design concept and for compliance with the information given on the plans and specifications. Landscape Architect's review or comments as respects a specific item shall not indicate approval of an assembly, material, method of which the item is a component, nor shall it relieve the contractor of his responsibilities for the means, methods, consequences or safety of the construction.
10. **JOB SITE SAFETY** In no event shall the contract between the Owner and Landscape Architect be construed to require Landscape Architect to be responsibility for safety on the job site, including, but not limited to any applicable occupational safety or health act requirements applicable state, county, township, city of other federal guidelines, rules, regulations, ordinances, statues, laws or other requirements, limited to anyone employed by Landscape Dynamics Construction Company, Inc.
11. **RECORD DRAWINGS** The Owner's contractor (If applicable) shall provide Landscape Architect "As-Built" drawings of installed landscape materials. The contractor shall be responsible for the correct documentation of these record drawings, and assumes responsibility of any and all errors and omissions in the record drawings as a result.
12. **ADDITIONAL SERVICES** The Landscape Architect shall be entitled to compensation for all items not included in the base contract. Further, the Landscape Architect will be compensated for any and all revisions to design and construction documents when consultants of the client omit, revise, or withhold information relevant to the project. Additional services shall be executed if verbally authorized and confirmed in writing by the owner or their representatives, including other consultants.
13. **RIGHT TO RETAIN DOCUMENTS DUE TO NON-PAYMENT** The Landscape Architect retains the right to retain Design and Construction Documents if not paid per contract in a timely manner, by the client, and/or his or her Representative

Initials

Landscape Dynamics Landscape Architects and Planners, LLC.

P.O. Box 2852 Winter Park, Florida 32790-2852

Phone: (407) 579-1811 Email: randy@landscapedynamics.com

14. **SCHEDULE OF REIMBURSABLE EXPENSES (UNLESS LUMP SUM)** The Landscape Architect retains the right to charge any of these fees listed below only if applicable. These are unit costs that are cumulative.

Tolls:	Charged at cost
Mileage:	\$0.75 per mile
Plot Original:	\$10.00 each sheet
Bond Copies:	\$2.50 each sheet
Check Prints:	\$1.00 each sheet
8 ½" x 11" Print:	\$0.25 each sheet
11" x 17" Copy	\$0.50 each sheet
Long Distance:	Charged at normal rate per usage Fax/Phone/Cell
Signing and Sealing Fees	\$100.00 per Sign and Sealing after approved permit (Bank, Financial, or Municipal Requests)

15. **Fee Schedule for Professional Services:**

Principal Landscape Architect	\$120.00/hr
Project Manager	\$ 75.00/hr
CAD Technician	\$ 60.00/hr
Clerical Administrative	\$ 40.00/hr

16. **As-Built Plans Required:**

Developer / Contractor is required to provide Landscape Dynamics Construction Co. Inc. with As-Built of the Irrigation Mainline and Valve Locations and Code Required Tree and Buffer Shrub Planting Locations.

17. **Additional Plans:** Landscape Architect shall provide Owner or Owner's Representative, additional bond copies of approved plans at costs in #14 above.
18. **Electronic Document Files:** Landscape Architect shall be provided with Electronic Document Files including plan files in electronic form for use in all design and construction.

Initials

SECTION VI



**AGREEMENT AND
STANDARD TERMS AND CONDITIONS**

**AGREEMENT FOR SERVICES
July 29, 2021**

This AGREEMENT is made on the date of signature below, by and between, American Surveying & Mapping, Inc. 3191 Maguire Blvd, Suite 200, Orlando, FL 32803, herein after called "SURVEYOR" and Reunion West CDD Board of Supervisors, 219 E Livingston Street, Orlando, FL 32801 herein called the "CLIENT".

The purpose of this AGREEMENT is to engage SURVEYOR to perform specialized professional services for CLIENT in accordance with the terms and conditions set forth in the following sections and the "Agreement and Standard Terms and Conditions" attached hereto and made part of this AGREEMENT and together with the CLIENT's acceptance, shall constitute the entire AGREEMENT superseding any and all previous correspondence and arrangements relating to this work.

1. CLIENT hereby agrees to retain SURVEYOR to perform professional services as described herein as Scope of Services. This AGREEMENT applies only to the specific project identified herein.
2. SURVEYOR agrees to perform the services set forth herein ("Scope of Services").
3. CLIENT agrees to compensate SURVEYOR for its services according to the schedule of payments included here
4. Governing Law: This AGREEMENT shall be governed by the Laws of the State of Florida.
5. Severability: If any provision of this AGREEMENT is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall remain in full force and effect and are binding on SURVEYOR and CLIENT.
6. Professional services will be invoiced monthly based upon the percentage complete. Payment is due upon receipt of invoice. If payment is not received within thirty (30) days from the date of the invoice, a service charge on the outstanding balance at the rate of 1.5 percent per month (18% A.P.R.) will be assessed. American Surveying & Mapping, Inc. reserves the right to suspend work on the project according to number 7 of the Standard Terms and Conditions made part of this Agreement. Undesignated payments will be applied to the most outstanding past due invoices.
7. PAYMENT: Bills for progress payments will be rendered monthly based upon the percentage of work completed, and in no case shall the amount due be less than the total of all sums invoiced to ASM by its subcontractors, if any, for work completed by them in this project. Client shall be liable to pay all penalties and/or interest charges imposed by ASM and by its subcontractors. If Client fails to pay invoiced amounts in accordance with this paragraph. Interest at the rate of 1.5% per month will be added to Client's account for any balance remaining unpaid more than thirty (30) days after invoicing. If Client should fail to pay ASM within forty-five (45) days after the bill is rendered, then ASM shall have the right, upon seven (7) days written notice to Client, to stop work on the project until payment of the amount owed, including all interest charges, has been received. Client shall not use, assign, sell, transfer any digital or hardcopy data, or any other product of this agreement unless full payment for the contracted services and products have been remitted to ASM or progress payment arrangements have been approved by the authorized ASM representative.



AGREEMENT AND
STANDARD TERMS AND CONDITIONS

Scope of Services
Two Recreation Parcels, Reunion

ASM will provide the following services:

1. (Parcel 1) Boundary-Topo Survey.....\$1,250.00
2. (Parcel 2) Boundary-Topo Survey.....\$775.00

All services performed will meet the minimum technical standards set forth in Chapter 5J-17.052 of the Florida Administrative Code pursuant to Chapter 472.027, Florida Statutes.

Proposal is void after 30 days.

The Parties agree that they have read this AGREEMENT, are familiar with the terms therein and agree to be bound by said terms. This document executed and returned by you will serve as our Notice to Proceed.

Tricia Adams
Reunion West CDD Board of Supervisors

07/30/2021
Date

Approved @ RWCDP BOS mtg 05/13/2021

Kirk E. Lippi
American Surveying & Mapping, Inc.

Date



AGREEMENT AND STANDARD TERMS AND CONDITIONS

Additional Service Fees

Any and all additional work outside the Scope of Services authorized by CLIENT and performed will be billed on an hourly basis at the following rates:

Project Manager	\$120.00 per hour
Project Surveyor	\$120.00 per hour
Survey/CADD Technician	\$85.00 per hour
Survey Crew	\$155.00 per hour

Note 1: CLIENT shall pay the cost for any direct expenses incurred on CLIENT's behalf. If requested, we will provide a computer printout which details these costs. We do not typically provide any additional back-up for these generally nominal expenses.

Note 2: Miscellaneous fees shall be billed monthly as they are incurred. Invoices shall be considered due and payable upon presentation as detailed in the "Standard Terms and Conditions".

Note 3: The fee stated herein does not include any sales or use tax. In the event that a sales and/or use tax is imposed by local, state, or federal authority, upon the services rendered hereunder, such sales and/or use tax shall be in addition to said fee herein, and shall be the full responsibility of the CLIENT.

SECTION VII

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. DE to prepare design following survey with tentative plan to split gate on each direction of travel.
11/12/20	Seven Eagles Management	Adams/Scheerer	In Process	Game Room to be repurposed into Wellness/Fitness Space. Staff to provide proposal for refurbishing space. Furniture, Fixtures and Equipment costs to be considered at a future time. Other transition still items in process: utility 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.

Date Assigned	Action Item	Assigned To	Status	Comments
9/10/20	2021 Bond Issuance	Boyd/Carpenter/ Flint/Bond Counsel	In Process	Bond scheduled to close mid August
9/10/20	Secure Pool Access Gates	Scheerer	In Process	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.
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.
7/8/21	Reunion Village Sign	Adams/Trucco	In Process	Reunion Village entrance sign under consideration for installation on CDD property on RV Blvd. Board requested sign to read Reunion Village and there is further consideration of ownership and maintenance.

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 agreement with ASM executed 07.30.2021.

Date Assigned	Action Item	Assigned To	Status	Comments
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.
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	No application as of June 2021
3/11/21	Sinclair Gate	Boyd/Adams/Trucco	In Process	Determine ability for MOT on Sinclair during emergencies - DE is in communication with OC. In the meantime, operations staff and security staff will develop traffic plan using cones and temporary signage. Attorney considering ability to close Sinclair gate to public. DM staff to develop pro and con list.

Date Assigned	Action Item	Assigned To	Status	Comments
				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.
4/8/21	Duke Street Lights	Adams/Scheerer	In Process	
	Beautification of Sinclair Near Lift Station			Sharon Harley to meet with Alan for design input. Proposal to be presented to BOS at a future meeting.
5/13/21		Scheerer/Yellowstone	In Process	
7/8/21	Determine if any property is available for dumpsters	Scheerer	In Process	

SECTION 2

Reunion West

Community Development District

Summary of Check Register

July 1, 2021 to July 31, 2021

Fund	Date	Check No.'s	Amount
General Fund	7/7/21	1780-1782	\$ 17,161.35
	7/13/21	1783-1786	\$ 16,339.51
	7/19/21	1787	\$ 1,390.11
	7/26/21	1788-1789	\$ 3,382.83
			\$ 38,273.80
Payroll	<u>July 2021</u>		
	David Burman	50527	\$ 184.70
	Graham Staley	50528	\$ 184.70
	Mark Greenstein	50529	\$ 184.70
	Sharon Harley	50530	\$ 184.70
			\$ 738.80
			\$ 39,012.60

*** CHECK DATES 07/01/2021 - 07/31/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

REUNION WEST-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICEEXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
7/07/21	00051	6/30/21 3042	202106 310-51300-31100		ANN.CERT LTR/MOT PLAN/MTG	*	1,171.48	
7/07/21	00066	7/01/21	IR-IRWCD 202106 300-13100-10100		BOYD CIVIL ENGINEERING	*	119.60	1,171.48 001780
7/01/21		IR-IRWCD 202106 320-53800-46500				*	110.40	
7/01/21		IR-IRWCD 202106 300-13100-10100				*	7,869.33	
7/01/21		MM-RWCDD 202106 320-53800-47300				*	7,264.00	
7/01/21		LANDSCAPE MAINT JUL21						
7/01/21		LANDSCAPE MAINT JUL21						
7/07/21	00036	6/30/21	DUKE-DUK 202106 320-53800-43000		CREATIVE NORTH INC	*	543.69	15,363.33 001781
6/30/21		DUKE ENERGY #40845 34210				*	82.85	
6/30/21		TOHO-TOH 202105 320-53800-43100				*		
6/30/21		TOHO METER#62644093 MAY21						
7/13/21	00020	7/01/21 503	202107 310-51300-34000		REUNION RESORT	*	3,689.50	626.54 001782
7/01/21		MANAGEMENT FEES JUL21				*	183.33	
7/01/21		INFORMATION TECH JUL21				*	833.33	
7/01/21		DISSEMINATION FEE JUL21				*	15.54	
7/01/21		OFFICE SUPPLIES				*	7.63	
7/01/21		POSTAGE				*	75.90	
7/01/21		COPIES				*	2,846.50	
7/01/21		FIELD MANAGEMENT JUL21				*	9.52	
7/01/21		STAPLES-DOC/EXP.GUARANT				*		
7/13/21	00035	6/30/21 195112	202106 300-13100-10100		GOVERNMENTAL MANAGEMENT SERVICES	*	68.64	7,661.25 001783
6/30/21		AQUATIC PLANT MGMT JUN21				*	63.36	
6/30/21		AQUATIC PLANT MGMT JUN21				*		
7/09/21	4892	7/09/21	202107 300-13100-10100		APPLIED AQUATIC MANAGEMENT, INC.	*	241.80	132.00 001784
7/09/21		INST.5 WINDOW BLIND/BOARD				*		

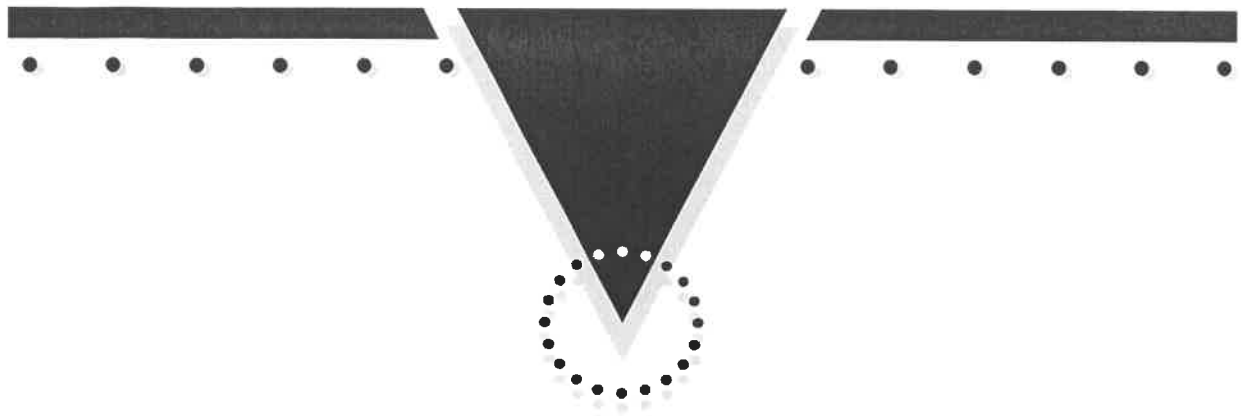
REUW REUNION WEST TVISCARRA

*** CHECK DATES 07/01/2021 - 07/31/2021 *** REUNION WEST-GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
7/09/21	4892	INST.5 WINDOW BLIND/BOARD	202107	320	53800	57400		BERRY CONSTRUCTION INC.	*	223.20	465.00 001785
7/13/21	00041	6/25/21 6171069	202106	310	51300	32300		TRUSTEE FEES-SER.2016	*	4,363.88	
6/25/21	6172022	202106 310-51300-32300	202106	310	51300	32300		TRUSTEE FEES-SER.2019	*	3,717.38	
7/19/21	00068	7/19/21 9072921	202107	310	51300	42000		US BANK	*	1,390.11	8,081.26 001786
7/19/21	00068	US POSTAGE/HANDLE/FOREIGN	202107	310	51300	42000		TRIPLE HERITAGE LLC DBA	*	95.00	1,390.11 001787
7/19/21	00068	7/19/21 9072921A	202107	310	51300	42500		DATA CONVERSION/CASS CERT	*	190.06	
7/19/21	00068	1462-BLACK&WHITE PRINTING	202107	310	51300	42500		1462-AUTOMATE FOLD/INSERT	*	40.94	
7/19/21	00068	1462-ENVLP/RETURN ADDRESS	202107	310	51300	42000		50-FOREIGN US POSTAGE/HND	*	187.44	
7/19/21	00068	50-FOREIGN US POSTAGE/HND	202107	310	51300	42000		TRIPLE HERITAGE LLC DBA	*	94.50	607.94 001788
7/22/21	98760	PRP BONDS/BD MTG/TECO/GAT	202106	310	51300	31500		LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	2,774.89	2,774.89 001789
TOTAL FOR BANK A										38,273.80	
TOTAL FOR REGISTER										38,273.80	

REUW REUNION WEST TVISCARRA

SECTION 3



Reunion West
Community Development District

Unaudited Financial Reporting

June 30, 2021



Table of Contents

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

Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
June 30, 2021

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2021
ASSETS:					
CASH	\$1,086,068	\$54,239	---	---	\$1,140,307
CUSTODY ACCOUNT	\$2,872	---	---	---	\$2,872
STATE BOARD OF ADMINISTRATION	---	\$841,190	---	---	\$841,190
DUE FROM REUNION EAST	\$26,877	\$624	---	---	\$27,501
INVESTMENTS					
SERIES 2004-1					
Reserve	---	---	\$665,236	---	\$665,236
Revenue	---	---	\$686,049	---	\$686,049
General Redemption	---	---	\$394	---	\$394
SERIES 2015					
Reserve	---	---	\$163,440	---	\$163,440
Revenue	---	---	\$170,957	---	\$170,957
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$275,214	---	\$275,214
Revenue	---	---	\$421,333	---	\$421,333
Prepayment	---	---	\$23	---	\$23
Construction	---	---	---	\$67	\$67
SERIES 2017					
Reserve	---	---	\$254,637	---	\$254,637
Revenue	---	---	\$380,218	---	\$380,218
Prepayment	---	---	\$1,870	---	\$1,870
Construction	---	---	---	\$610	\$610
SERIES 2019					
Reserve	---	---	\$326,489	---	\$326,489
Revenue	---	---	\$172,884	---	\$172,884
Interest	---	---	\$0	---	\$0
Construction	---	---	---	\$89,299	\$89,299
TOTAL ASSETS	\$1,115,817	\$896,053	\$3,518,743	\$89,982	\$5,620,595
LIABILITIES:					
ACCOUNTS PAYABLE	\$20,895	---	---	---	\$20,895
DUE TO REUNION EAST	\$78,326	\$4,675	---	---	\$83,001
DUE TO DEVELOPER	\$2,883	---	---	---	\$2,883
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	\$891,378	---	---	\$891,378
UNASSIGNED	\$1,013,713	---	---	---	\$1,013,713
RESTRICTED FOR DEBT 2004-1	---	---	\$1,351,679	---	\$1,351,679
RESTRICTED FOR DEBT 2015	---	---	\$334,397	---	\$334,397
RESTRICTED FOR DEBT 2016	---	---	\$696,570	---	\$696,570
RESTRICTED FOR DEBT 2017	---	---	\$636,724	---	\$636,724
RESTRICTED FOR DEBT 2019	---	---	\$499,373	---	\$499,373
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	\$1,115,817	\$896,053	\$3,518,743	\$89,982	\$5,620,595

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,297,331	\$1,297,331	\$1,313,652	\$16,321
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,297,331	\$1,297,331	\$1,313,652	\$16,321
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$9,000	\$7,200	\$1,800
FICA	\$918	\$689	\$551	\$138
Engineering	\$8,000	\$6,000	\$6,253	(\$253)
Attorney	\$20,000	\$15,000	\$21,284	(\$6,284)
Trustee Fee	\$21,000	\$12,445	\$12,445	\$0
Dissemination	\$10,000	\$7,500	\$7,500	\$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	\$33,206	\$33,206	\$0
Information Technology	\$2,200	\$1,650	\$1,650	\$0
Telephone	\$300	\$225	\$0	\$225
Postage	\$1,500	\$1,125	\$373	\$752
Printing & Binding	\$1,600	\$1,200	\$696	\$504
Insurance	\$9,700	\$9,700	\$9,248	\$452
Legal Advertising	\$1,500	\$1,125	\$1,551	(\$426)
Other Current Charges	\$350	\$263	\$0	\$263
Office Supplies	\$300	\$225	\$138	\$87
Travel Per Diem	\$600	\$450	\$0	\$450
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$152,117	\$115,277	\$117,483	(\$2,206)
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$34,158	\$25,619	\$25,619	\$0
Management Services Agreement	\$19,500	\$14,625	\$0	\$14,625
Facility Lease Agreement	\$19,615	\$14,711	\$14,711	\$0
Telephone	\$4,464	\$3,348	\$3,300	\$48
Electric	\$292,800	\$219,600	\$200,829	\$18,771
Water & Sewer	\$38,400	\$28,800	\$15,726	\$13,074
Gas	\$36,960	\$27,720	\$17,134	\$10,586
Pool and Fountain Maintenance	\$108,000	\$81,000	\$59,385	\$21,615
Environmental	\$4,800	\$3,600	\$2,768	\$832
Property Insurance	\$23,760	\$23,760	\$24,709	(\$949)
Irrigation Repairs	\$7,200	\$5,400	\$4,851	\$549
Landscape Contract	\$372,619	\$279,464	\$322,343	(\$42,879)
Landscape Contingency	\$24,000	\$18,000	\$960	\$17,040
Gate and Gatehouse Expenses	\$15,360	\$11,520	\$14,860	(\$3,340)
Roadways/Sidewalks	\$24,000	\$18,000	\$1,565	\$16,435
Lighting	\$4,800	\$3,600	\$10,552	(\$6,952)
Building Repairs & Maintenance	\$12,000	\$9,000	\$0	\$9,000
Pressure Washing	\$16,800	\$12,600	\$14,582	(\$1,982)
Maintenance (Inspections)	\$840	\$630	\$0	\$630
Repairs & Maintenance	\$9,600	\$7,200	\$701	\$6,499
Pest Control	\$348	\$261	\$0	\$261
Signage	\$12,000	\$9,000	\$5,549	\$3,451
Security	\$67,200	\$50,400	\$50,400	\$0
Parking Violation Tags	\$240	\$180	\$43	\$137
SEVEN EAGLES:				
Electric	\$0	\$0	\$3,582	(\$3,582)
Water & Sewer	\$0	\$0	\$803	(\$803)
Gas	\$0	\$0	\$599	(\$599)
Contract Cleaning	\$0	\$0	\$15,772	(\$15,772)
Landscape Contract	\$0	\$0	\$3,917	(\$3,917)
Landscape Contingency	\$0	\$0	\$3,000	(\$3,000)
Pool Maintenance	\$0	\$0	\$21,145	(\$21,145)
Lighting	\$0	\$0	\$623	(\$623)
Fitness Center Repairs & Maintenance	\$0	\$0	\$1,090	(\$1,090)
Repairs & Maintenance	\$0	\$0	\$2,337	(\$2,337)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$20,000	\$15,000	\$0	\$15,000
Contingency	\$0	\$0	\$117	(\$117)
TOTAL MAINTENANCE	\$1,169,464	\$883,038	\$843,574	\$39,465
TOTAL EXPENDITURES	\$1,321,581	\$998,315	\$961,056	\$37,259
EXCESS REVENUES (EXPENDITURES)	(\$24,250)		\$352,596	
FUND BALANCE - Beginning	\$24,250		\$661,117	
FUND BALANCE - Ending	(\$0)		\$1,013,713	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<u>REVENUES:</u>				
Interest	\$10,000	\$7,500	\$1,051	(\$6,449)
TOTAL REVENUES	\$10,000	\$7,500	\$1,051	(\$6,449)
<u>EXPENDITURES:</u>				
Contingency	\$0	\$0	\$23	(\$23)
Building Improvements	\$100,800	\$75,600	\$0	\$75,600
Fountain Improvements	\$12,000	\$9,000	\$0	\$9,000
Gate/Gatehouse Improvements	\$48,000	\$36,000	\$3,997	\$32,003
Landscape Improvements	\$96,000	\$72,000	\$3,867	\$68,133
Lighting Improvements	\$3,840	\$2,880	\$0	\$2,880
Monument Improvements	\$12,000	\$9,000	\$0	\$9,000
Pool Furniture	\$12,000	\$9,000	\$11,194	(\$2,194)
Pool Repair & Replacements	\$40,800	\$30,600	\$7,465	\$23,135
Roadways/Sidewalks Improvements	\$12,000	\$9,000	\$29,978	(\$20,978)
Signage	\$48,000	\$36,000	\$55,678	(\$19,678)
Capital Outlay	\$24,000	\$18,000	\$64,654	(\$46,654)
<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	\$307,080	\$188,403	\$118,677
EXCESS REVENUES (EXPENDITURES)	(\$399,440)		(\$187,352)	
FUND BALANCE - Beginning	\$1,057,826		\$1,078,730	
FUND BALANCE - Ending	\$658,386		\$891,378	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<u>REVENUES</u>				
Special Assessments - Tax Collector	\$1,336,719	\$1,336,719	\$1,350,918	\$14,199
Interest	\$500	\$375	\$117	(\$258)
TOTAL REVENUES	\$1,337,219	\$1,337,094	\$1,351,034	\$13,940
<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 REVENUE (EXPENDITURES)	(\$11,219)		(\$1,175)	
FUND BALANCE- Beginning	\$674,384		\$1,352,853	
FUND BALANCE- Ending	\$663,166		\$1,351,679	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
REVENUES:				
Special Assessments Tax Collector	\$326,875	\$326,875	\$331,961	\$5,086
Interest	\$100	\$75	\$18	(\$57)
TOTAL REVENUES	\$326,975	\$326,950	\$331,980	\$5,030
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)		\$4,067	
FUND BALANCE - Beginning	\$162,946		\$330,330	
FUND BALANCE - Ending	\$162,009		\$334,397	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$549,750	\$549,750	\$546,396	(\$3,354)
Interest	\$200	\$150	\$30	(\$120)
TOTAL REVENUES	\$549,950	\$549,900	\$546,426	(\$3,474)
<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		\$11,585	
FUND BALANCE - Beginning	\$413,718		\$684,985	
FUND BALANCE - Ending	\$428,827		\$696,570	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$509,279	\$509,279	\$511,344	\$2,065
Interest	\$200	\$150	\$27	(\$123)
TOTAL REVENUES	\$509,479	\$509,429	\$511,372	\$1,943
<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		\$11,059	
FUND BALANCE - Beginning	\$370,388		\$625,665	
FUND BALANCE - Ending	\$379,305		\$636,724	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<u>REVENUES</u>				
Special Assessments - Tax Collector	\$435,313	\$435,313	\$445,326	\$10,013
Interest	\$200	\$150	\$25	(\$125)
TOTAL REVENUES	\$435,513	\$435,463	\$445,351	\$9,888
<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 REVENUE (EXPENDITURES)	\$26		\$9,853	
FUND BALANCE- Beginning	\$165,113		\$489,520	
FUND BALANCE- Ending	\$165,139		\$499,373	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	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 REVENUE (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$5	
FUND BALANCE - Ending	\$0		\$5	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund
Series 2016
Statement of Revenues & Expenditures
For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	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 REVENUE (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$67	
FUND BALANCE - Ending	\$0		\$67	

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund
Series 2017
Statement of Revenues & Expenditures
For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	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 REVENUE (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$610	
FUND BALANCE - Ending	\$0		\$610	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending June 30, 2021

	ADOPTED BUDGET	PRORATED THRU 6/30/21	ACTUAL THRU 6/30/21	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	\$95,534	\$0	\$0	\$0	\$1,313,652
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	\$95,534	\$0	\$0	\$0	\$1,313,652
Expenses													
Supervisor Fees	\$800	\$200	\$800	\$1,000	\$800	\$800	\$800	\$1,200	\$800	\$0	\$0	\$0	\$7,200
FICA	\$61	\$15	\$61	\$77	\$61	\$61	\$61	\$92	\$61	\$0	\$0	\$0	\$551
Engineering	\$647	\$0	\$375	\$1,433	\$675	\$0	\$805	\$1,146	\$1,171	\$0	\$0	\$0	\$6,253
Attorney	\$2,634	\$1,619	\$1,946	\$2,986	\$3,183	\$2,149	\$3,108	\$883	\$2,775	\$0	\$0	\$0	\$21,284
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,364	\$8,081	\$0	\$0	\$0	\$12,445
Dissemination	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$7,500
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	\$3,690	\$0	\$0	\$0	\$33,206
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$1,650
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$179	\$61	\$5	\$11	\$17	\$58	\$15	\$12	\$6	\$0	\$0	\$0	\$373
Printing & Binding	\$74	\$25	\$153	\$80	\$56	\$48	\$103	\$45	\$111	\$0	\$0	\$0	\$696
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	\$15	\$0	\$0	\$0	\$138
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	\$17,727	\$0	\$0	\$0	\$117,483

**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	\$2,847	\$0	\$0	\$0	\$25,619
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	\$1,635	\$0	\$0	\$0	\$14,711
Telephone	\$307	\$308	\$449	\$199	\$291	\$288	\$425	\$586	\$447	\$0	\$0	\$0	\$3,300
Electric	\$23,897	\$21,595	\$21,487	\$21,672	\$21,565	\$21,073	\$22,083	\$23,117	\$24,338	\$0	\$0	\$0	\$200,829
Water & Sewer	\$1,362	\$1,539	\$1,577	\$1,563	\$1,781	\$2,074	\$2,124	\$2,112	\$1,593	\$0	\$0	\$0	\$15,726
Gas	\$226	\$612	\$1,243	\$2,414	\$3,463	\$3,603	\$2,014	\$2,146	\$1,412	\$0	\$0	\$0	\$17,134
Pool and Fountain Maintenance	\$8,409	\$6,876	\$7,504	\$5,707	\$5,705	\$6,944	\$5,697	\$7,362	\$5,182	\$0	\$0	\$0	\$59,385
Environmental	\$125	\$672	\$125	\$125	\$672	\$125	\$672	\$125	\$125	\$0	\$0	\$0	\$2,768
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	\$551	\$753	\$578	\$367	\$0	\$0	\$0	\$4,851
Landscape Contract	\$28,861	\$54,589	\$29,431	\$31,341	\$31,341	\$36,695	\$35,230	\$31,341	\$43,515	\$0	\$0	\$0	\$322,343
Landscape Contingency	\$0	\$576	\$0	\$0	\$0	\$0	\$384	\$0	\$0	\$0	\$0	\$0	\$960
Gate and Gatehouse Expenses	\$1,303	\$1,536	\$1,166	\$513	\$889	\$3,059	\$2,705	\$2,709	\$980	\$0	\$0	\$0	\$14,860
Roadways/Sidewalks	\$0	\$0	\$0	\$0	\$598	\$0	\$29	\$456	\$482	\$0	\$0	\$0	\$1,565
Lighting	\$3,101	\$0	\$0	\$0	\$0	\$0	\$4,681	\$2,330	\$440	\$0	\$0	\$0	\$10,552
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	\$41	\$0	\$0	\$0	\$701
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	\$634	\$0	\$0	\$0	\$5,549
Security	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$0	\$0	\$0	\$50,400
Parking Violation Tags	\$0	\$0	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43
Seven Eagles:													
Electric	\$0	\$0	\$433	\$0	\$898	\$881	\$0	\$365	\$1,005	\$0	\$0	\$0	\$3,582
Water & Sewer	\$0	\$0	\$0	\$0	\$314	\$489	\$0	\$0	\$0	\$0	\$0	\$0	\$803
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$599	\$0	\$0	\$0	\$599
Contract Cleaning	\$0	\$0	\$1,825	\$2,270	\$2,093	\$2,313	\$2,313	\$2,512	\$2,446	\$0	\$0	\$0	\$15,772
Landscape Contract	\$0	\$0	\$482	\$482	\$482	\$482	\$482	\$482	\$1,023	\$0	\$0	\$0	\$3,917
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	\$3,281	\$0	\$0	\$0	\$21,145
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	\$338	\$633	\$0	\$0	\$0	\$1,090
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$254	\$0	\$0	\$0	\$708	\$0	\$0	\$0	\$2,337
Maintenance - Direct	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$99	\$0	\$9	\$10	\$0	\$0	\$0	\$0	\$117
Total Maintenance	\$109,343	\$102,409	\$85,222	\$83,019	\$87,228	\$94,397	\$93,743	\$88,880	\$99,332	\$0	\$0	\$0	\$843,574
Total Expenses													
	\$136,018	\$116,352	\$93,736	\$93,327	\$97,155	\$102,708	\$103,357	\$101,344	\$117,060	\$0	\$0	\$0	\$861,056
Excess Revenues (Expenditures)	(\$136,018)	\$37,776	\$592,182	(\$20,052)	(\$34,575)	(\$66,861)	\$67,645	(\$65,977)	(\$21,526)	\$0	\$0	\$0	\$352,596

**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	\$163,440
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	\$275,214
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	\$254,637
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	\$326,489
BONDS OUTSTANDING - 9/30/20	\$7,095,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$120,000)
CURRENT BONDS OUTSTANDING	\$6,975,000

SECTION 4

**NOTICE OF MEETING DATES
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Reunion West Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2022** at **11:30 am at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the second Thursday of each month as follows:

October 14, 2021
November 11, 2021
December 9, 2021
January 13, 2022
February 10, 2022
March 10, 2022
April 7, 2022
May 12, 2022
June 9, 2022
July 7, 2022
August 11, 2022
September 8, 2022

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager