

*Reunion West Community
Development District*

Agenda

April 14, 2022

AGENDA

Reunion West

Community Development District

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

April 7, 2022

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, April 14, 2022 at 11:00 A.M. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.**

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/82018699681>

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the March 10, 2022 Meeting
4. Consideration of Engineering Service Rate Increase Proposal
5. Consideration of Proposal for Traffic Control Stakes at Sinclair Entrance
6. Consideration of Encroachment on CDD Property
7. Discussion Regarding Possible Merger of Reunion East and Reunion West Community Development Districts
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - D. Security Report
 - i. 404 Vehicle Incidents
 - ii. Review Parking Enforcement Procedures
9. Other Business

10. Supervisor's Requests
11. Next Meeting Date May 12th, 2022
12. Adjournment

Sincerely,

Tricia Adams

Tricia Adams
District Manager

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, **March 10, 2022** at 11:00 a.m. at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.

Present and constituting a quorum:

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

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Mike Smith	Yellowstone
Victor Vargas	Reunion Security
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. Five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams asked if there were any public comments.

Ms. Reynolds commented on a recent purchase of a condo in the Villas of Sandy Ridge and wanted clarification of correct meeting. Ms. Adams replied that Villas of Sandy Ridge is in Reunion East and their meeting will be at 1:00 p.m. She added both meetings are open to the public, and she could attend either or both.

Matt Babaian (595 Muirfield Loop) questioned the parking, violations, towing, and paying assessments for security. Ms. Adams noted this was addressed in the agenda. Mr. Greenstein noted they would discuss those topics during their meeting.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the February 10, 2022 Meeting**

Ms. Adams presented a draft of the meeting minutes from February 10, 2022. She noted some corrections were received from Supervisor Staley and are reflected in the current agenda package.

On MOTION by Mr. Burman, seconded by Mr. Greenstein, with all in favor, the Minutes of the February 10, 2022 Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS**Consideration of Intersection Improvements at N. Old Lake Wilson Rd and Pendant Ct.**

Ms. Adams stated that maps were included in the agenda package with back-up information. She added this area's flow of traffic would be aided if the intersection at Pendant Court was an entrance and an exit. Currently it is designed as exit only, which creates backups. A video call was conducted with Osceola County staff and District Management to discuss the possibilities of conveyance of right of way acquisition as part of the County's plan to improve Old Lake Wilson Road. She noted there were several options for the Board to keep it as is, or consider immediate intersection improvements, or place the intersection improvements on hold and consider in tandem with Old Lake Wilson Road improvements. She asked the Board for feedback. Discussion ensued on the possibilities of specific actions that could be taken, costs and responsibilities. After discussion, the Board consensus was to put this on the action item list and at the time the county is actively engaging with design on Old Lake Wilson Road to revisit the project.

FIFTH ORDER OF BUSINESS**Consideration of Enhanced Traffic Enforcement**

Ms. Adams stated at the last month's meeting, while reviewing parking enforcement and speeding enforcement, there was discussion that the District did not have the ability to engage in traffic enforcement such as speed enforcement or stop sign enforcement. At the meeting staff was directed to reach out to various groups to provide enhanced traffic enforcement such as Osceola County Sheriff's office and Florida Highway Patrol (FHP). Ms. Adams noted they reached out to two entities and FHP was the most responsive. FHP provides enhanced traffic enforcement for other nearby Districts. She presented correspondence that outlines the parameters for enhanced traffic enforcement and includes the hourly fees, gas reimbursement, scheduler fees and a recommended schedule and approach. She added that Trooper Rice met with herself and Mr. Vargas. A community drive through was conducted on the property and to point out concerns with areas with most resident feedback in terms of speeding behavior and other concerns such as parking violations. As a result, the recommendation was an aggressive "detail approach" with multiple law enforcement vehicles on property at the same time. The budget is based on the recommended 1st month's schedule. Board discussion ensued on the options that could be taken on these community issues, the costs, administrative actions, and communication enhancements. Ms. Adams proposed the Board look into the speed bump/speed table options and the staff could put together preliminary information for discussion. Further Board discussion focused on the issues that the speed bumps create with residents, golf cart traffic, frustration on sidewalk violations, traffic calming measures that could be taken to eliminate the costs of law enforcement on site. Discussion included limited police enforcement for sidewalks, who owns the sidewalks, Florida statutes, issuing tickets, and towing vehicle policy, and consequences for towing and actions that can be taken by the CDD. Ms. Trucco proposed doing a search regarding the specific statutes.

After lengthy discussion the Board noted an informed decision needed to be made by the next meeting. Ms. Trucco clarified that the Board was asking to amend the specific areas of the parking rules and specific locations. The Board asked Field Operation and Engineer to bring back information regarding speed bumps/speed tables and District Counsel to bring back information regarding towing from sidewalks.

SIXTH ORDER OF BUSINESS

Consideration of Series 2019 Requisition #8

Ms. Adams stated that this requisition was included in the packet and is a bond requisition for compensation to GMS for \$3,500 for construction accounting services. The District Engineer has reviewed. A correction was needed on the document to change Assessment Area 2 to Assessment Area 8.

On MOTION by Mr. Greenstein, seconded by Mr. Mancke, with all in favor, the Series 2019 Requisition #8 , was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for No Parking Signs for Encore Neighborhood

Ms. Adams stated that this was old business and the Board went through the rule hearing process and the public hearing process adopting Parking Rules for Reunion West CDD, including the Encore neighborhood. This implements one side of the street for parking in order to allow visiting vehicles to park properly. It had been put on hold at the request of the Reunion West POA. Due to Board direction after receiving an extensive amount of parking violations, staff took action to gather a proposal for No Parking signs. The proposal was distributed to Board members at the meeting. Options were discussed for signs, how many are needed, and locations. Ms. Adams noted the signs are \$317/each. She noted the round powder coated poles are the reason for the high cost and the Board could choose a less expensive option, but it would not be in keeping with the aesthetics of the other areas in the CDD. The total cost to install the signs is \$84,322. She added there is sufficient funds to cover the expense. Mr. Scheerer stated that none of the signs in Encore West neighborhood are black signs, they are galvanized posts. Ms. Adams noted the cost for the unpainted, galvanized 2x2 square (instead of 3" aluminum) would be \$56,362. She added the cost for galvanized U Channel poles would be \$50,540 and that style would be consistent with the signage currently there. Mr. Scheerer added the specifics the total costs included such as preliminary site visit, utility locates, and installation. After discussion the Board made the decision to stay with uniformity and to use the galvanized U Channel signs for \$50,540.

On MOTION by Mr. Greenstein, seconded by Mr. Staley, with all in favor, the Proposal for No Parking Signs for Encore Neighborhood for \$50,540, was approved.

EIGHTH ORDER OF BUSINESS**Discussion Regarding Possible Merger of
Reunion East and Reunion West
Community Development Districts**

Ms. Adams stated that over the years considerable effort has been made to create uniformity among Reunion residents. The Boards have the ability to consider merging and this would require some legal effort up front. She added before District Counsel took the steps to prepare a legal memorandum, Board feedback was needed. She added there would be some cost savings and efficiencies in administrative areas and staff could prepare a memorandum to outline the costs savings and steps to merge the Districts. She confirmed that GMS did not have a benefit in this merger and it would be a savings for the Districts in District Management services. The discussion ensued on how the two Districts are alike and the common costs they shared, the election process for each Boards, timing for merger, merged budget, and the investigation of moving forward with the process. Ms. Adams noted it appeared there was a consensus from this Board to move forward with preparing the memorandum.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Trucco had nothing further to report and will look into the issues with sidewalks and parking.

B. Engineer

Mr. Boyd noted he had nothing further to report.

C. District Manager's Report

Ms. Adams stated from follow-up notes from last month's meeting that the Board asked that communication go out with the four main providers of the Hospitality Management services regarding short term rentals as it relates to parking rules. She added this was facilitated and went out and she has all email and mailing address for future communication if needed.

She noted that a letter was sent to residents being assessed to notify them that debt service fees would be lowered. This was also facilitated.

She added that communication regarding parking policies for residents will be coordinated with the HOA and distributed via electronic mail message system.

She recommended to the Board that the District move to summary meeting minutes rather than verbatim. The Board agreed that effective now the minutes will be produced in summary format.

i. Action Items List

Ms. Adams reviewed the action items list to include the irrigation turnover, access to Davenport Creek Bridge, functional fitness center, securing pool access gates, discontinuing maintenance on County Road 532, security improvements at Carriage point, Stormwater Needs Analysis Report, security cameras at Village gate, development of recreational parcels, parking rules for Encore, Sinclair gate traffic plan was working, lift station beautification, dumpster property, and road expansion.

Mr. Scheerer noted they are waiting on permit on the outdoor fitness center. Fencing is being priced for the playground.

Discussion was held on the Sinclair gate and a more permanent solution. Staff would gather information and present to the Board at an upcoming meeting.

Mr. Scheerer added some comments on beautification of Sinclair and TECO Gas line installation. Further updates will be given as they occur. The draft Stormwater Analysis is scheduled to be presented in May.

ii. Approval of Check Register

Ms. Adams presented the Check register from February 1, 2022 to February 20, 2022 and includes general fund items for total amount of \$383,035.07. She noted the details are included for Board review.

On MOTION by Mr. Burman, seconded by Mr. Greenstein, the Check Register for \$383,035.07, was approved.

iii. Balance Sheet and Income Statement

Ms. Adams noted this does not require Board action.

iv. Replacement and Maintenance Plan

Ms. Adams stated this fund will be updated with actual costs.

D. Security Report

i. 140 Vehicle Incidents

A detailed report was provided on parking violations and vehicle towing as it relates to the District rules. Ms. Adams noted that Board members are at the policy making level and oversee rules and adopt policies. A request was made to bring back some Operational guidelines for Board review. She noted this will be a part of public record and is documented as part of the agenda packet.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Adams asked if there were any other business or Supervisor requests. There were none.

TWELFTH ORDER OF BUSINESS

Workshop March 10th, 2022 at 1:00 p.m.

Ms. Adams noted the workshop will be held on March 10, 2022 at 1:00 p.m. for Reunion West Board members and updates will be provided regarding Western Beltway/SR429 improvements.

THIRTEENTH ORDER OF BUSINESS

Next Meeting Date April 14th, 2022

Ms. Adams noted the next meeting will be held April 14, 2022 at 11:00 a.m.

FOURTEENTH ORDER OF BUSINESS

Adjournment

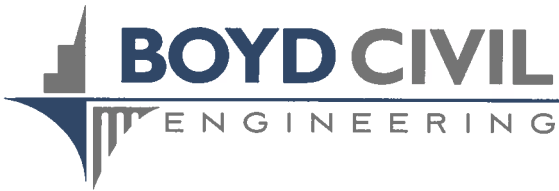
There being no further business, Ms. Adams asked for a motion to adjourn.

On MOTION by Mr. Greenstein, seconded by Mr. Burman, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



March 17, 2022

Ms. Tricia Adams
District Manager
Reunion West CDD
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Re: Proposal for Professional Service Rate Increase as District Engineer for Reunion West CDD

Dear Tricia:

The purpose of this letter is to request a rate increase for our services as District Engineer for the Reunion West CDD. Boyd Civil Engineering, Inc. hourly rates have not changed since we began serving as District Engineer in 2012.

We are requesting that the Board of Supervisors consider approving an updated rate schedule that is based on our current 2022 rate schedule which reflects increased costs since 2012 and is competitive with current rates for professional engineering services.

Our proposed rates for 2022 are attached.

We appreciate the opportunity to continuing serving the Board of Supervisors and the Boards consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Boyd", is written over the printed name.

Steven N. Boyd, P.E.

Hourly Rate Authorization Approved by:

_____ Date _____

Reunion West CDD

BOYD CIVIL ENGINEERING

Hourly Rate Schedule for the Reunion West CDD

Principal	\$215.00
Director of Engineering	\$215.00
Project Manager	\$180.00
Sr. Civil Engineer	\$180.00
Project Engineer	\$150.00
Senior Civil 3D Designer	\$135.00
CAD Technician	\$100.00
Administrative / Permit Technician	\$80.00

SECTION V



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

PROPOSAL

Page 1 of 1

TO GMS


Attention: Alan Scheerer
ascheerer@gmscfl.com

PHONE	FAX	DATE
		04/06/22
PROPOSAL #		22-0283
JOB NAME/LOCATION		
700 Tradition Blvd Reunion West Flex Stakes 700 Tradition Blvd City of Kissimmee		

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
705-11-1	Mobilize and Install White Flex Stakes with White/Red Reflective Tape Strips	158	EA	\$ 60.00	\$ 9,480.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Qualification: In the event that any vaccination requirements are a part of the project, then we withdraw our proposal.

Total:	\$ 9,480.00
Authorized Signature	Terms: Net 30
	Proposal Valid for
	90 Days

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

Date of Acceptance

Signature

CONTACTS: Estimating Department estimating@fausnight.com
Phil Fausnight, President/Contracts Administrator phil@fausnight.com
John Bruce, Project Coordinator/Scheduling john.bruce@fausnight.com
Cris Mercedes, Gen Admin, Insurance, Submittals cris@fausnight.com

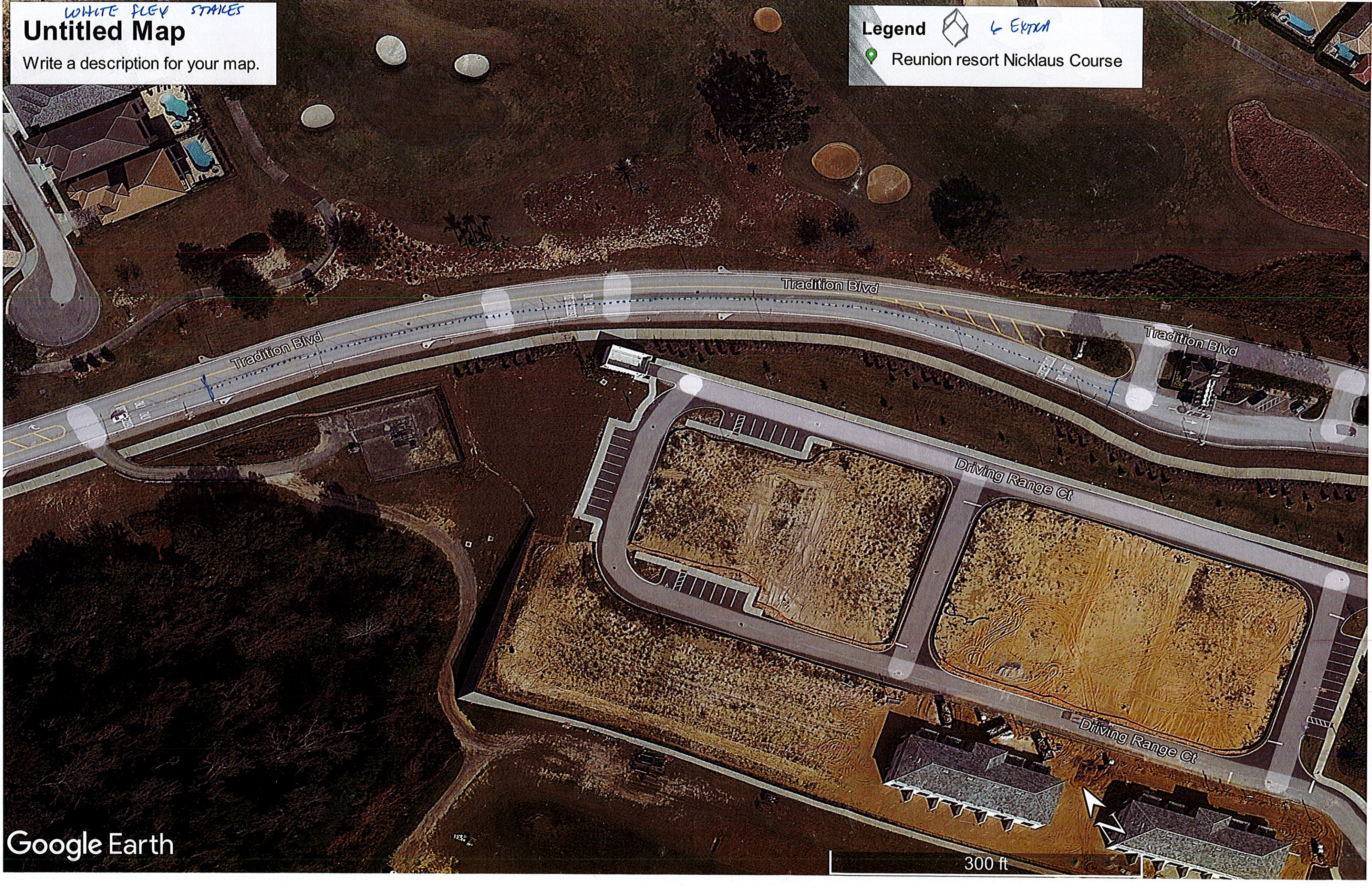
WHITE FLAG STAKES

Untitled Map

Write a description for your map.

Legend

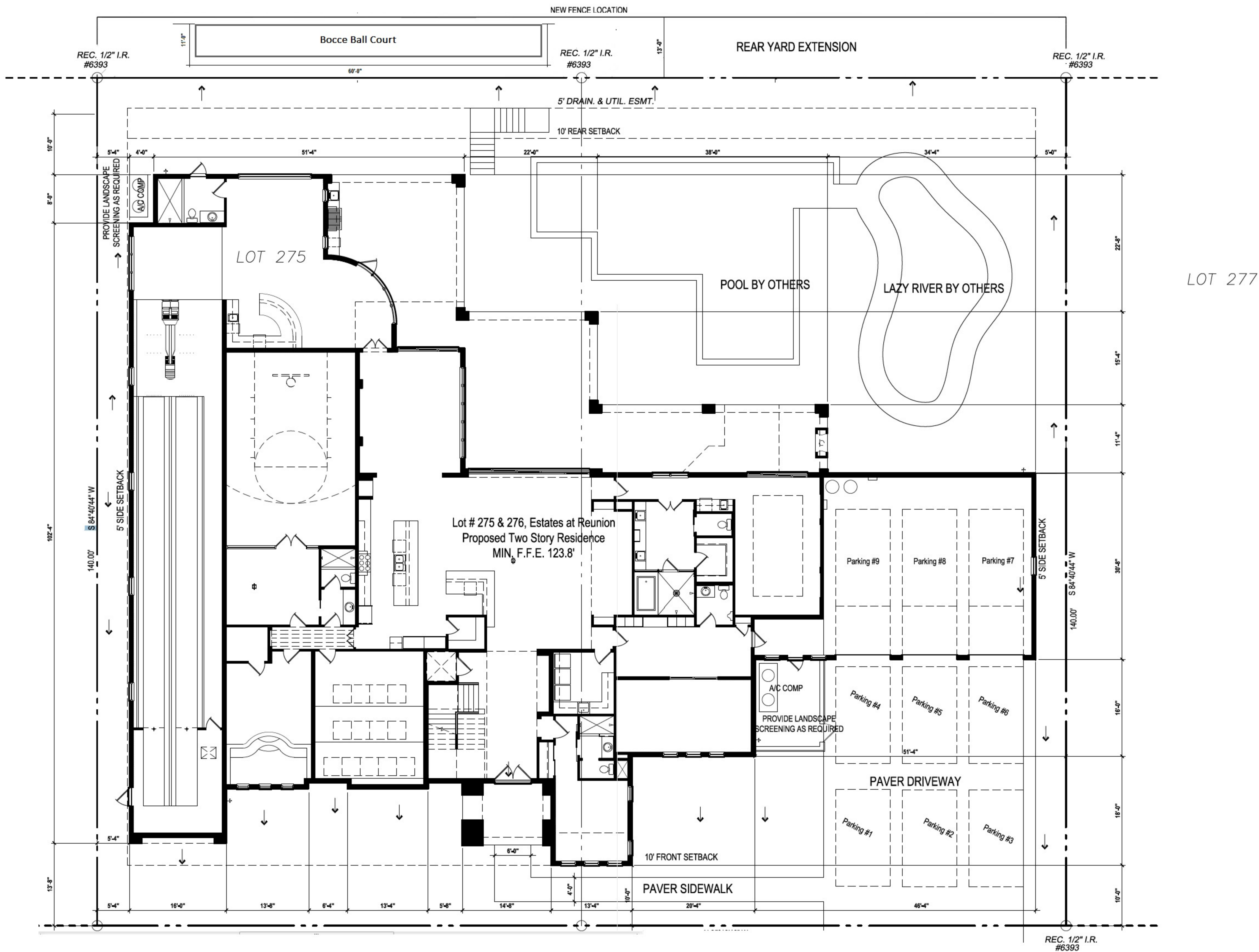
-  Reunion resort Nicklaus Course
-  < EXTRA



SECTION VI

DESCRIPTION AS FURNISHED: Lot 275 and 276, REUNION WEST VILLAGE 3A, as recorded in Plat Book 16, Pages 136 through 141 of the Public Records of Osceola County, Florida.

BOUNDARY SURVEY FOR / CERTIFIED TO:
Landmark Custom Builder and Remodeling



GENERAL NOTES KEY:

THIS IS NOT A SURVEY. MJS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY. THE OWNER AND CONTRACTOR ARE TOTALLY RESPONSIBLE FOR PLACING THE BUILDING ON THE PROPERTY.

POOL DESIGN AND LOCATION SHOWN ARE ONLY SUGGESTED. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR FINAL POOL DESIGN AND LOCATION.

LANDSCAPING DESIGN BY OTHERS.

MJS, INC. ASSUMES NO RESPONSIBILITY FOR SEPTIC DESIGN OR LOCATION. SEPTIC IF SHOWN ON PLANS IS PER BUILDER OR OWNER REQUIREMENTS. SEPTIC SYSTEMS ARE TO BE DESIGNED AND LOCATED PER DEPT. OF HEALTH REQUIREMENTS OR AS PER GOVERNING CODES.

NOTE:
THE DRAINAGE MUST BE DIRECTED TOWARDS A DRAINAGE EASEMENT WITH A POSITIVE OUTFALL OR TO THE ROADWAY R/W. INCREASE OR CREATION OF "WATER PONDING" TO ADJACENT PROPERTIES IS PROHIBITED.

NOTE:
PROPOSED IMPROVEMENTS WILL HAVE MINIMAL IMPACT TO EXISTING RUNOFF DRAINAGE PATTERNS. NO FILL WILL BE IMPORTED TO SITE EXCEPT FOR RESIDENCE FOUNDATION.

Don Bolden, P.E.

Florida Registration #47524

Certificate of Authorization #26030

P.O. Box 530783

DeBary, FL 32753

Don Bolden Eng., Inc.

Don Bolden, P.E.

Florida Registration #47524

Certificate of Authorization #26030

P.O. Box 530783

DeBary, FL 32753

When plans have been electronically signed & sealed by Don Bolden, P.E., using a digital signature U.S. Patent and printed copies of this document are not considered signed & sealed. Signature must be verified on any electronic copies.

815 Orienta Ave., Suite# 1040

Altamonte Springs, FL 32701

Ph: (407) 629-6711

Fax: (407) 629-6776

www.mjshomedesign.com

MJS

DESIGNERS - PLANNERS

custom home design

815 Orienta Ave., Suite# 1040

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AI

BD

GOBA

GREATER ORLANDO BUILDERS ASSOCIATION

Rodriguez House

Lot # 275 & 276, Estates at Reunion

Grand Traverse Parkway

Reunion, FL 34747

Mailing Address:

8297 Champions Gate Blvd. #402

Champions Gate, FL 33896

O: (321) 559-1107

F: (407) 397-0208

http://landmarkcustombuilders.com

LIC. #CRC 1330606

Landmark

CUSTOM BUILDER AND REMODELING

ISSUE DATE	11/07/18
REVISIONS	
County Comments	01/04/19
Client Changes	01/23/19
Client Changes	03/29/19
Client Changes	11/20/19

PROJECT:	18-0258
SCALE:	AS NOTED
DRAWN BY:	JML-RLB
DESIGNED BY:	MJS

Site Layout

SCALE: 1" = 10'-0"

SITE PLAN

S-01

JASON Z:\Landmark Homes\Rodriguez\Lot# 275-276\Plan Revisions 10-19A-00 Site Plan.dwg Apr 07, 2022 4:05pm



Katrina S. Scarborough
Osceola County Property Appraiser

Search: ☒ Address ☐ Owner ☐ PIN

Clear Results

Search

- Home
- Base Maps
- Layers
- Sales
- Identify
- Tools
- Print



SECTION VII



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}

ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
JENNIFER S. EDEN
DOROTHY F. GREEN
BRUCE D. KNAPP
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
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TELEPHONE: (407) 481-5800
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MARC L. LEVINE
JUSTIN M. LUNA
LORI T. MILVAIN
BENJAMIN R. TAYLOR
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ
CAMERON H.P. WHITE

To: Reunion East CDD Board of Supervisors
Reunion West CDD Board of Supervisors

From: Jan A. Carpenter, Esq
Kristen E. Trucco, Esq.

Date: April 14, 2022

Regarding: Memorandum Regarding Merger Process for Community Development Districts

INTRODUCTION

This memorandum provides a general overview of the process related to a potential merger between the Reunion East and Reunion West Community Development (collectively, the “Districts”). Due to the myriad of tasks and activities that must be completed in order to effectuate the approval of a merger between the Districts, a proposed task list is also attached as **Exhibit “A”** for your reference.

THE MERGER AGREEMENT AND MERGER APPROVAL RESOLUTION

Prior to filing a petition to merge community development districts, Section 190.046(3), *Florida Statutes*, provides that the districts desiring to merge shall enter into a merger agreement and shall provide for the proper the allocation of the indebtedness assumed by the merged district and the manner in which such debt shall be retired (hereinafter referred to as the “Merger Agreement”). The Merger Agreement will also generally address all of the issues to be resolved prior to, during, and after the merger, including but not limited to, the determination the district intended to be the “surviving district,” the allocation of board of supervisors’ seats relative to the merged district, the assignment of the District’s contracts, the transfer of District’s assets, and the provision of any necessary revisions to rules and policies. Prior to entering into the Merger Agreement, staff will need to have performed significant due diligence regarding the disposition

of the Districts' assets, including, but not limited to, bond funding, the Districts' records and any property owned by the Districts.

The Merger Agreement will be approved by each of the Districts' Board of Supervisors (the "Boards") at a publicly noticed meeting by the adoption of a resolution (the "Merger Approval Resolution(s)"). The Merger Approval Resolution will also provide for the approval of the merger itself and of the petition requesting the merger (the "Petition") and will provide for direction to staff to file the Petition with Osceola County. The approval of the Merger Agreement and the Petition, effectuated by the adoption of the Merger Approval Resolutions by each Board, constitutes the consent of the landowners within the respective community development district. Accordingly, upon approval of the Merger Approval Resolution by each of the Boards, no other specific landowner consent of a proposed merger is necessary.

THE MERGER PETITION

As discussed above, in order to merge the Districts, the Boards must file the Petition with Osceola County requesting that it adopt an Ordinance approving such merger. The statutory filing fee for the Petition is \$15,000. Pursuant to section 190.005(1), *Florida Statutes*, the required elements of the Petition are as follows:

1. Metes and bounds legal description of the external boundary of each of the Districts as they currently exist, and of the external boundary of the proposed merged district.
2. Board consent to the merger (evidenced by approval of the Merger Agreement and the Petition via the adoption of the Merger Approval Resolutions).
3. Designation of the five (5) persons to be members of the proposed merged district's Board of Supervisors.
4. Name of the proposed merged district. (A statement of whether a new district is to be established or whether one of the existing Districts shall be the surviving district).
5. Map of the proposed merged district showing current major trunk water mains and sewer interceptors and outfalls if in existence.
6. Proposed timetable for the construction of district services and a good faith, non-binding, summary of estimated costs of constructing proposed services.
7. Designation of the future general distribution, location, and extent of public and private uses proposed for the area within the proposed merged district by the future land use plan element of the effective local government comprehensive plan.
8. Statement of Estimated Regulatory Costs in accordance with Section 120.541, *Florida Statutes*.

Section 190.005(1)(e), *Florida Statutes*, sets forth the criteria that Osceola County shall consider when evaluating the Petition to determine whether to grant or deny it. Specifically, Osceola County shall consider the entire record of the local hearing, including the transcript and any Resolutions related to the merger, along with the following factors:

1. Whether all statements contained within the Petition have been found to be true and correct.
2. Whether the establishment of the merged district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.
3. Whether the area of land within the merged district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. Whether the merged district is the best alternative available for delivering community development services and facilities to the area that will be served by such district.
5. Whether the community development services and facilities of the merged district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. Whether the area that will be served by the merged district is amenable to separate special-district government.

MERGER PROCESS

Below is an outline of the process merger. Due to multiple factors, which may be subject to delay, administrative postponement or unpredictability, it is difficult to present an accurate timeline of the merger process. However, the Board can generally expect the process described below to take approximately twelve (12) to eighteen (18) months.

START – STEP 1

Boards' direction to staff that it desires to effectuate a merger between the Districts. Staff will prepare the Merger Approval Resolution, Merger Agreement and Merger Petition for the Boards' consideration. Staff perform certain necessary due diligence, including contacting bondholders to confirm whether consent is required prior to filing the Petition.

STEP 2

Adoption of the Merger Approval Resolutions by both Boards.

STEP 3

Prior to filing the Petition, the Petitioner must submit a \$15,000 filing fee, together with a copy of the Petition, to Osceola County.

STEP 4

Osceola County determines whether the Petition is complete, typically takes one (1) to two (2) months. Once the Petition is determined to be complete by Osceola County staff, the Petition will likely be presented for a first reading before the Board of County Commissioners for Osceola County, followed by a public hearing (required that a notice of the public hearing be advertised for 4 consecutive weeks prior to the public hearing). Pre-filed testimony is likely also to be needed (generally submitted by the District Chairs, District Manager and/or Financial Advisor and District Engineer). We ask each witness to be available at the public hearing for potential questions.

[Exhibit "A" provided on following page].

EXHIBIT “A”

PROPOSED TASK LIST¹ FOR MERGER OF COMMUNITY DEVELOPMENT DISTRICTS

TASK	STATUS
INTRODUCTORY MATTERS	
<i>What is the Nature of the request?</i>	
Determine whether to include or exclude any additional lands, and how to characterize that addition or exclusion.	
<i>Description of the New/Surviving District</i>	
Identify the name of the new/surviving District.	
Prepare a general location map showing surrounding roads and landmarks with the proposed site marked.	
Prepare a metes and bounds description of the external boundaries of the new/surviving District. Any real property within the external boundaries of the new/surviving District which is to be excluded from the new/surviving District must be specifically described, and the last known address of all owners of such real property must be listed.	
Prepare a map of the new/surviving District showing current major trunk water mains and sewer interceptors and outfalls if in existence.	
<i>Organizational Matters</i>	
Identify the board members of the new/surviving District.	
Identify the schedule applicable to the transition of the new/surviving District Board.	
<i>Plans for the New/Surviving District</i>	
Prepare a description of the type of facilities the new/surviving District intends to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. Include a description of the estimated costs and timetable of constructing the infrastructure serving the lands within the new/surviving District. The estimated costs and timetable do <u>not</u> bind the new/surviving District and do not have to represent anything more than a good faith estimate.	
Designate the future general distribution, location and extent of the public and private land uses proposed for the new/surviving District by the future land use plan element of the local comprehensive plan.	

¹This exhibit is not meant to reflect an exhaustive list of all tasks and considerations for merger. Accordingly, there are likely to be additional issues and/or tasks that arise throughout the course of the merger process.

Prepare a statement of estimated regulatory costs in accordance with the requirements of Section 120.541, <i>F.S.</i>	
ASSETS	
<i>Real Property</i>	
Prepare a list of all rights in real property held by the prior Districts. Analyze the process for the transfer of real property from the prior Districts to the new/surviving District.	
Analyze how merger will affect the existing plats.	
Address how merger will affect the existing HOA documents, if any, or developer disclosures.	
Identify any existing permits and address what action would need to be taken with the regulatory agencies.	
<i>Other Property</i>	
Prepare a list of all other property held by the prior Districts. Analyze the process for the transfer of other property.	
ASSESSMENTS	
<i>Assessments</i>	
Analyze enforceability of prior assessment resolutions and liens and need for new or modified resolutions, liens or notices.	
Analyze/draft the methodology for the operations and maintenance assessments.	
Analyze whether a change in the methodology for the operations and maintenance assessments would affect any assessment resolutions and existing liens.	
Analyze whether there are any assets or outstanding liabilities that would need to be addressed as part of that methodology (e.g., should reserves for the upkeep of infrastructure be kept separate for each prior District or should they be lumped together in some other manner?).	
CONTRACTS, JUDGMENTS & DEBTS	
<i>Construction Contracts</i>	
Prepare list of existing construction contracts, and analyze each one (e.g., What's the status? How will they be affected? What are the assignment provisions? Are there any unresolved disputes? What happens with any payment and performance bonds?).	
<i>Interlocal Agreements</i>	
Analyze interlocal agreements with the County.	

<i>Collection Agreements</i>	
Analyze the impact of the collection agreements with the tax collector and property appraiser in the County, and include assignments, if feasible.	
<i>Other Contracts and Obligations</i>	
Prepare list of all other contracts and obligations of the prior Districts (e.g., maintenance, professional services, etc.), and analyze them (e.g., What's the status? How will they be affected? What are the assignment provisions? Are there any unresolved disputes? Any need to be rebid?).	
BONDS	
Inventory and analyze status of bond documents (e.g., continuing disclosure, acquisition, true-up, bonds, etc.).	
Analyze whether bondholder consent and/or notice of the action will be required.	
Analyze the status of the validation judgments for existing bonds.	
Analyze validation process for new bonds outside the scope of the existing validation judgments.	
Preparation of Bond Counsel Opinion Letter (if required).	
INSURANCE	
Analyze how to ensure that the prior Districts' property and liability insurance coverage doesn't lapse.	
ACCOUNTING AND AUDITS	
Analyze applicable accounting and audit issues, including whether a transition plan is necessary and how the effective date of the merger may affect the prior Districts' audits and the new/surviving District's audit.	
BUDGET	
Analyze the effect of the merger on the prior Districts' general fund budgets, debt service budgets, and any other applicable budgets, taking into consideration that the effective date of the merger could occur at any time during the year. One approach would be to leave intact the prior Districts' budgets (subject to any applicable amendments) and funds, until the new/surviving District goes through its first budget cycle.	
RULES & POLICIES	
Inventory and analyze whether any adopted rules and policies are to be terminated upon merger or continued forward, and whether there is any need to re-adopt them.	

Estimated Administrative Savings Relative to CDD Merger

	RE	RW	Merged District	
	FY2022 Budget	FY2022 Budget	Estimated Merged District Budget	Estimated Savings
Supervisor Fees	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
FICA	\$ 918.00	\$ 918.00	\$ 918.00	\$ 918.00
Engineering	\$ 15,000.00	\$ 8,000.00	\$ 20,000.00	\$ 3,000.00
Attorney	\$ 35,000.00	\$ 20,000.00	\$ 45,000.00	\$ 10,000.00
Trustee Fees	\$ 8,620.00	\$ 21,000.00	\$ 29,620.00	\$ -
Arbitrage	\$ 2,400.00	\$ 2,400.00	\$ 4,800.00	\$ -
Collection Agent	\$ 5,000.00	\$ 7,500.00	\$ 12,500.00	\$ -
Dissemination	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00	\$ -
Property Appraiser	\$ 1,000.00	\$ 500.00	\$ 1,500.00	\$ -
Property Taxes	\$ 400.00	\$ -	\$ 400.00	\$ -
Annual Audit	\$ 5,700.00	\$ 7,300.00	\$ 10,000.00	\$ 3,000.00
District Management Fees	\$ 44,275.00	\$ 44,274.00	\$ 60,000.00	\$ 28,549.00
information Technnology	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00
Website Maintenance	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00
Telephone	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Postage	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Printing & Binding	\$ 1,500.00	\$ 1,600.00	\$ 1,500.00	\$ 1,600.00
General Liability Insurance	\$ 15,950.00	\$ 10,150.00	\$ 23,223.00	\$ 2,877.00
Legal Advertising	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Other Current Charges	\$ 600.00	\$ 350.00	\$ 600.00	\$ 350.00
Office Supplies	\$ 500.00	\$ 300.00	\$ 500.00	\$ 300.00
Travel Per Diem	\$ 250.00	\$ 600.00	\$ 300.00	\$ 550.00
Dues Licenses and Subscriptions	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00
				\$ 72,319.00

SECTION VIII

SECTION C

SECTION 1

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Turnover	Kingwood/ Carpenter	In Process	Kingwood to provide information regarding water service charges to District Counsel February 2022.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Boyd/Scheerer	In Process	BOS approved design plan 03.10.2022. Construction/bid documents needed.
7/13/21	Functional Fitness Center at Seven Eagles	Adams/Scheerer	In Process	Estimated shipping March and April 2022. Other transition still items in process: amenity access, security cameras, and signage updates.
9/10/20	Secure Pool Access Gates	Scheerer	In Process	Carriage Pointe fabricated and installation completed and successful. Four other pool gates are pending.
1/14/21	Discontinue Maintenance on South Side of CR 532 RECDD	Trucco/Scheerer	In Process	Proposal to remove landscape beds approved 03.10.2022.
9/9/21	Security Improvements at Carriage Point	Scheerer/Vargas	In Process	Access Control proposal approved 03.10.2022.
1/13/22	Stormwater Needs Analysis Report	Boyd	In Process	Draft scheduled for presentation to BOS in May. Report due June.
2/10/22	Security Cameras at Reunion Village Gate	Vargas	In Process	Proposal approved at BOS meeting 02.10.2022.

Reunion West Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Boyd/Scheerer	In Process	Design/installation Equipment tentative delivery May 2022. Permit pending, Sidewalks, concrete work, landscape design/installation, and fencing are being addressed by Operations Manager.

2/11/21	Parking Rules for Encore at RWCCD	Adams/Scheerer	In Process	Signage proposal approved 03.10.2022. Communication to be released in tandem with sign installation.
2/11/21	Monitor Elevation Development Nearby Reunion	Adams	In Process	https://permits.osceola.org/CitizenAccess/Default.aspx Goodman Road and Bella Citta Boulevard Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
1/13/22	Monitor Industrial/Commercial Development Nearby Reunion	Adams	In Process	https://permits.osceola.org/CitizenAccess/Default.aspx Sinclair Road Parcel Number: 22-25-27-3160-000C-0010
3/11/21	Sinclair Gate MOT	Boyd/Scheerer	In Process	Bring proposal for traffic delineator posts and tubes to 04.14.2022 meeting.
5/13/21	Beautification of Sinclair Near Lift Station	Scheerer/Yellowstone	In Process	BOS approved installation of Ribbon Palms 10.14.2021. Installation pending further assessment of impact of nearby gas line work.
9/9/21	Monitor TECO Gas Line Installation	Scheerer	In Process	Sod restoration scheduled week of 03.21.2022.
12/9/21	Monitor Sinclair Road Expansion Project	Adams	In Process	www.Osceola.org/Go/SinclairRoad
	Monitor Old Lake Wilson Road Improvement Project	Adams	On Hold	www.improveoldlakewilsonroad.com . Intersection improvements at Pendant Court to be considered in tandem with road improvements.
1/13/22	Stormwater Needs Analysis Report	Boyd	In Process	Draft scheduled for presentation to BOS in May. Report due June.
3/10/22	District Merger	Trucco/Adams	In Process	Review legal memorandum and budget/savings at 04.14.2022 BOS Meeting
3/10/22	Traffic Calming		In Process	Staff to provide information on speed humps/tables and radar display signs

SECTION 2

Reunion West

Community Development District

Summary of Check Register

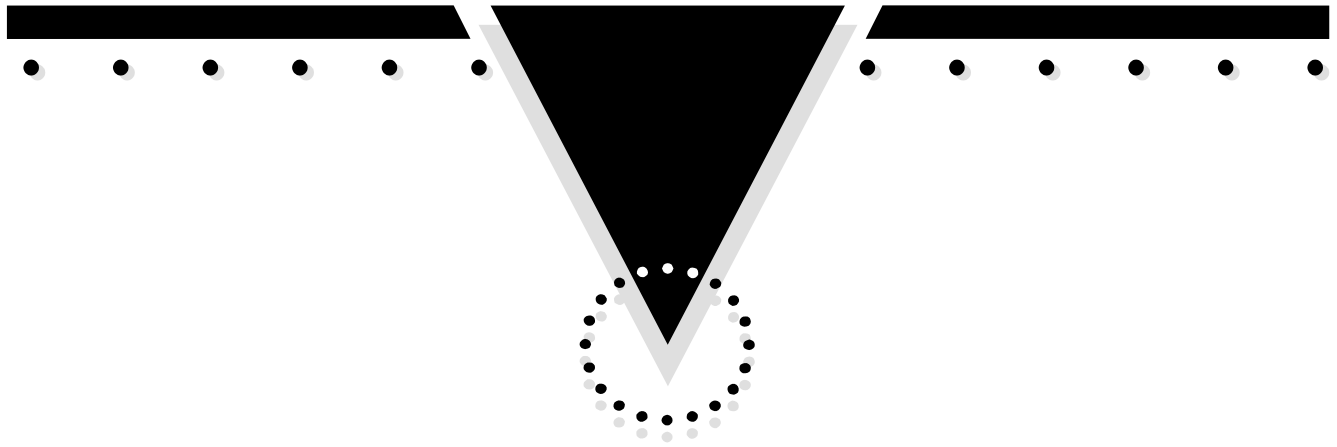
March 1, 2022 to March 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	3/8/22	1879-1880	\$ 702.00
	3/9/22	1881-1882	\$ 8,337.40
	3/16/22	1883-1888	\$ 110,299.08
	3/22/22	1889-1890	\$ 1,301.41
			<hr/> \$ 120,639.89
Payroll	<u>March 2022</u>		
	David Burman	50556	\$ 184.70
	Graham Staley	50557	\$ 184.70
	Mark Greenstein	50558	\$ 184.70
	Sharon Harley	50559	\$ 184.70
			<hr/> \$ 738.80
			<hr/> \$ 121,378.69

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
3/16/22	00066	3/07/22 MM-RWCDD 202203 300-13100-10100 LANDSCAPE MAINT MAR22			*	8,020.66	
		3/07/22 MM-RWCDD 202203 320-53800-47300 LANDSCAPE MAINT MAR22			*	7,112.67	
		3/10/22 IN03104 202202 300-13100-10100 IRRIGATION REPAIRS-FEB22			*	115.29	
		3/10/22 IN03104 202202 320-53800-46500 IRRIGATION REPAIRS-FEB22			*	102.23	
CREATIVE NORTH INC							15,350.85 001883
3/16/22	00031	3/10/22 03102022 202203 300-20700-10000 FY22 DEBT SERV SER2004-1			*	40,356.45	
REUNION WEST C/O USBANK							40,356.45 001884
3/16/22	00031	3/10/22 03102022 202203 300-20700-10400 FY22 DEBT SERV SER2015			*	9,875.80	
REUNION WEST C/O USBANK							9,875.80 001885
3/16/22	00031	3/10/22 03102022 202203 300-20700-10500 FY22 DEBT SERV SER2016			*	16,255.20	
REUNION WEST C/O USBANK							16,255.20 001886
3/16/22	00031	3/10/22 03102022 202203 300-20700-10600 FY22 DEBT SERV SER2017			*	15,212.41	
REUNION WEST C/O USBANK							15,212.41 001887
3/16/22	00031	3/10/22 03102022 202203 300-20700-10700 FY22 DEBT SERV SER2019			*	13,248.37	
REUNION WEST C/O USBANK							13,248.37 001888
3/22/22	00043	3/17/22 26167 202202 310-51300-31500 BRD MTG/TASK LOFT/MERGER			*	632.43	
LATHAM,LUNA,EDEN & BEAUDINE,LLP							632.43 001889
3/22/22	00056	3/09/22 2018524 202203 310-51300-49300 2021 TAX ROLL ADMIN FEE			*	668.98	
OSCEOLA COUNTY PROPERTY APPRAISER							668.98 001890
TOTAL FOR BANK A						120,639.89	
TOTAL FOR REGISTER						120,639.89	

REUW REUNION WEST TVISCARRA

SECTION 3



Reunion West

Community Development District

Unaudited Financial Reporting

February 28, 2022



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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
February 28, 2022

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2022
<u>ASSETS:</u>					
CASH	\$1,637,596	\$141,205	---	---	\$1,778,801
CUSTODY ACCOUNT	\$2,872	---	---	---	\$2,872
STATE BOARD OF ADMINISTRATION	---	\$755,787	---	---	\$755,787
DUE FROM REUNION EAST	\$40,074	---	---	---	\$40,074
DUE FROM R&M FUND	\$1,611	---	---	---	\$1,611
INVESTMENTS					
SERIES 2004-1					
Revenue	---	---	\$59,024	---	\$59,024
SERIES 2015					
Reserve	---	---	\$163,442	---	\$163,442
Revenue	---	---	\$371,688	---	\$371,688
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$275,226	---	\$275,226
Revenue	---	---	\$540,089	---	\$540,089
Prepayment	---	---	\$23	---	\$23
Construction	---	---	---	\$67	\$67
SERIES 2017					
Reserve	---	---	\$254,648	---	\$254,648
Revenue	---	---	\$496,125	---	\$496,125
Prepayment	---	---	\$2,480	---	\$2,480
SERIES 2019					
Reserve	---	---	\$326,494	---	\$326,494
Revenue	---	---	\$398,222	---	\$398,222
Construction	---	---	---	\$89,313	\$89,313
SERIES 2022					
Reserve	---	---	\$259,938	---	\$259,938
Revenue	---	---	\$61,153	---	\$61,153
Cost of Issuance	---	---	\$3,706	---	\$3,706
TOTAL ASSETS	\$1,682,154	\$896,992	\$3,212,258	\$89,385	\$5,880,789
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$10,833	---	---	---	\$10,833
DUE TO GENERAL FUND	---	\$1,611	---	---	\$1,611
DUE TO REUNION EAST	\$139,699	\$21,040	---	---	\$160,739
<u>FUND EQUITY:</u>					
FUND BALANCES:					
ASSIGNED	---	\$874,341	---	---	\$874,341
UNASSIGNED	\$1,531,622	---	---	---	\$1,531,622
RESTRICTED FOR DEBT 2004-1	---	---	\$59,024	---	\$59,024
RESTRICTED FOR DEBT 2015	---	---	\$535,130	---	\$535,130
RESTRICTED FOR DEBT 2016	---	---	\$815,338	---	\$815,338
RESTRICTED FOR DEBT 2017	---	---	\$753,254	---	\$753,254
RESTRICTED FOR DEBT 2019	---	---	\$724,716	---	\$724,716
RESTRICTED FOR DEBT 2022	---	---	\$324,796	---	\$324,796
RESTRICTED FOR CAP. PROJ. 2015	---	---	---	\$5	\$5
RESTRICTED FOR CAP. PROJ. 2016	---	---	---	\$67	\$67
RESTRICTED FOR CAP. PROJ. 2017	---	---	---	\$0	\$0
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$89,313	\$89,313
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,682,154	\$896,992	\$3,212,258	\$89,385	\$5,880,789

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues & Expenditures
For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,764,307	\$1,517,144	\$1,517,144	\$0
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,764,307	\$1,517,144	\$1,517,144	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$5,000	\$3,600	\$1,400
FICA	\$918	\$383	\$275	\$107
Engineering	\$8,000	\$3,333	\$2,228	\$1,106
Attorney	\$20,000	\$8,333	\$4,403	\$3,930
Trustee Fee	\$21,000	\$0	\$0	\$0
Dissemination	\$10,000	\$4,167	\$4,167	\$0
Arbitrage	\$2,400	\$0	\$0	\$0
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$500	\$0	\$0	\$0
Annual Audit	\$7,300	\$0	\$0	\$0
Management Fees	\$44,274	\$18,448	\$18,448	\$0
Information Technology	\$1,400	\$583	\$583	(\$0)
Website Maintenance	\$800	\$333	\$333	(\$0)
Telephone	\$300	\$125	\$0	\$125
Postage	\$1,500	\$625	\$96	\$529
Printing & Binding	\$1,600	\$667	\$480	\$187
Insurance	\$10,150	\$10,150	\$9,513	\$637
Legal Advertising	\$5,000	\$2,083	\$456	\$1,627
Other Current Charges	\$350	\$146	\$283	(\$137)
Office Supplies	\$300	\$125	\$62	\$63
Travel Per Diem	\$600	\$250	\$0	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$156,067	\$62,426	\$52,601	\$9,825
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$33,625	\$14,010	\$14,010	\$0
Management Services Agreement	\$19,195	\$7,998	\$7,638	\$360
Facility Lease Agreement	\$3,218	\$1,341	\$3,201	(\$1,860)
Telephone	\$6,143	\$2,560	\$2,686	(\$126)
Electric	\$318,465	\$132,694	\$106,671	\$26,023
Water & Sewer	\$37,800	\$15,750	\$9,710	\$6,040
Gas	\$36,383	\$15,160	\$13,133	\$2,026
Pool and Fountain Maintenance	\$106,313	\$44,297	\$44,815	(\$518)
Environmental	\$10,798	\$4,499	\$2,474	\$2,025
Property Insurance	\$25,988	\$25,988	\$28,991	(\$3,003)
Irrigation Repairs	\$7,678	\$3,199	\$755	\$2,444
Landscape Contract	\$451,184	\$187,993	\$195,236	(\$7,243)
Landscape Contingency	\$23,625	\$9,844	\$1,159	\$8,685
Gate and Gatehouse Expenses	\$15,120	\$6,300	\$9,787	(\$3,487)
Roadways/Sidewalks	\$23,625	\$9,844	\$4,970	\$4,874
Lighting	\$4,725	\$1,969	\$0	\$1,969
Building Repairs & Maintenance	\$11,813	\$4,922	\$11	\$4,911
Pressure Washing	\$16,538	\$6,891	\$14,829	(\$7,938)
Repairs & Maintenance	\$9,450	\$3,937	\$3,130	\$807
Signage	\$11,813	\$4,922	\$284	\$4,638
Security	\$66,150	\$27,563	\$27,417	\$146
Parking Violation Tags	\$236	\$98	\$0	\$98
<u>SEVEN EAGLES:</u>				
Electric	\$13,041	\$5,434	\$3,972	\$1,462
Water & Sewer	\$6,163	\$2,568	\$1,602	\$966
Gas	\$7,655	\$3,190	\$3,202	(\$12)
Telephone/Emergency Pool Phone	\$165	\$69	\$0	\$69
Contract Cleaning	\$24,290	\$10,121	\$9,710	\$411
Landscape Contract	\$8,505	\$0	\$4,239	(\$4,239)
Landscape Contingency	\$2,363	\$984	\$0	\$984
Pool Maintenance	\$16,443	\$6,851	\$10,045	(\$3,194)
Lighting	\$709	\$295	\$0	\$295
Fitness Center Repairs & Maintenance	\$709	\$295	\$235	\$60
Operating Supplies	\$5,906	\$2,461	\$0	\$2,461
Pest Control	\$198	\$83	\$0	\$83
Repairs & Maintenance	\$2,835	\$1,181	\$487	\$694
<u>MAINTENANCE-DIRECT EXPENSES:</u>				
Irrigation System Operations	\$20,000	\$8,334	\$0	\$8,334
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$259,377	\$100,000	\$100,000	\$0
TOTAL MAINTENANCE	\$1,608,240	\$673,642	\$624,397	\$49,246
TOTAL EXPENDITURES	\$1,764,307	\$736,068	\$676,998	\$59,070
EXCESS REVENUES (EXPENDITURES)	\$0		\$840,146	
FUND BALANCE - Beginning	\$0		\$691,476	
FUND BALANCE - Ending	\$0		\$1,531,622	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
Transfer In	\$259,377	\$100,000	\$100,000	\$0
Interest	\$750	\$313	\$401	\$88

TOTAL REVENUES

	\$260,127	\$100,313	\$100,401	\$88
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EXPENDITURES:

Contingency	\$100	\$42	\$194	(\$153)
Building Improvements	\$114,109	\$47,545	\$0	\$47,545
Fountain Improvements	\$4,725	\$1,969	\$0	\$1,969
Gate/Gatehouse Improvements	\$46,305	\$19,294	\$952	\$18,342
Landscape Improvements	\$23,625	\$9,844	\$0	\$9,844
Irrigation Improvemnts	\$11,813	\$4,922	\$0	\$4,922
Lighting Improvements	\$2,363	\$984	\$0	\$984
Monument Improvements	\$4,725	\$1,969	\$0	\$1,969
Pool Furniture	\$11,813	\$4,922	\$6,078	(\$1,156)
Pool Repair & Replacements	\$24,570	\$10,238	\$0	\$10,238
Roadways/Sidewalks Improvements	\$23,625	\$9,844	\$1,784	\$8,060
Signage	\$30,713	\$12,797	\$6,486	\$6,311
Capital Outlay	\$118,125	\$49,219	\$29,283	\$19,936

SEVEN EAGLES:

Building Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$2,363	\$985	\$0	\$985
Landscape Improvements	\$2,363	\$985	\$0	\$985
Pool Furniture	\$7,088	\$2,953	\$0	\$2,953
Pool Repair & Replacements	\$0	\$0	\$5,444	(\$5,444)
Capital Outlay	\$0	\$0	\$8,264	(\$8,264)

TOTAL EXPENDITURES

	\$428,422	\$178,509	\$58,484	\$120,024
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EXCESS REVENUES (EXPENDITURES)

	(\$168,295)	\$41,916		
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FUND BALANCE - Beginning

	\$861,572	\$832,425		
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FUND BALANCE - Ending

	\$693,278	\$874,341		
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,336,719	\$1,150,151	\$1,150,151	\$0
Interest	\$100	\$42	\$70	\$28
TOTAL REVENUES	\$1,336,819	\$1,150,193	\$1,150,221	\$28
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$405,938	\$405,938	\$405,938	\$0
Principal Expense 05/01	\$540,000	\$0	\$0	\$0
Interest Expense 05/01	\$405,938	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,351,875	\$405,938	\$405,938	\$0
Transfer In/(Out)	\$0	\$0	(\$61,153)	(\$61,153)
Transfer Out - Escrow	\$0	\$0	(\$1,985,670)	(\$1,985,670)
TOTAL OTHER	\$0	\$0	(\$2,046,823)	(\$2,046,823)
EXCESS REVENUES (EXPENDITURES)	(\$15,056)		(\$1,302,540)	
FUND BALANCE - Beginning	\$682,704		\$1,361,564	
FUND BALANCE - Ending	\$667,648		\$59,024	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$281,458	\$281,458	\$0
Interest	\$0	\$0	\$11	\$11
TOTAL REVENUES	\$326,875	\$281,458	\$281,469	\$11
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$83,163	\$83,163	\$83,163	\$0
Principal Expense 05/01	\$160,000	\$0	\$0	\$0
Interest Expense 05/01	\$83,163	\$0	\$0	\$0
TOTAL EXPENDITURES	\$326,325	\$83,163	\$83,163	\$0
EXCESS REVENUES (EXPENDITURES)	\$550		\$198,307	
FUND BALANCE - Beginning	\$170,957		\$336,823	
FUND BALANCE - Ending	\$171,507		\$535,130	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$538,024	\$463,270	\$463,270	\$0
Interest	\$0	\$0	\$18	\$18
TOTAL REVENUES	\$538,024	\$463,270	\$463,288	\$18
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$188,516	\$188,516	\$188,516	\$0
Principal Expense 11/01	\$160,000	\$160,000	\$160,000	\$0
Interest Expense 05/01	\$185,016	\$0	\$0	\$0
TOTAL EXPENDITURES	\$533,531	\$348,516	\$348,516	\$0
EXCESS REVENUES (EXPENDITURES)	\$4,493		\$114,773	
FUND BALANCE - Beginning	\$421,379		\$700,565	
FUND BALANCE - Ending	\$425,872		\$815,338	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$503,509	\$433,551	\$433,551	\$0
Interest	\$200	\$83	\$17	(\$67)
TOTAL REVENUES	\$503,709	\$433,634	\$433,567	(\$67)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$176,388	\$176,388	\$176,388	\$0
Principal Expense 11/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$173,850	\$0	\$0	\$0
TOTAL EXPENDITURES	\$495,238	\$321,388	\$321,388	\$0
EXCESS REVENUES (EXPENDITURES)	\$8,472		\$112,180	
FUND BALANCE - Beginning	\$382,105		\$641,074	
FUND BALANCE - Ending	\$390,577		\$753,254	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
Special Assessments - Tax Collector	\$438,505	\$377,576	\$377,576	\$0
Interest	\$0	\$0	\$15	\$15

TOTAL REVENUES	\$438,505	\$377,576	\$377,591	\$15
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EXPENDITURES:

Interest Expense 11/01	\$155,494	\$155,494	\$155,494	\$0
Principal Expense 05/01	\$125,000	\$0	\$0	\$0
Interest Expense 05/01	\$155,494	\$0	\$0	\$0

TOTAL EXPENDITURES	\$435,988	\$155,494	\$155,494	\$0
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Transfer In/(Out)	\$0	\$0	(\$10)	\$10
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TOTAL OTHER	\$0	\$0	(\$10)	\$10
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EXCESS REVENUES (EXPENDITURES)	\$2,518		\$222,088	
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FUND BALANCE - Beginning	\$172,892		\$502,628	
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FUND BALANCE - Ending	\$175,410		\$724,716	
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2022

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
Bond Proceeds	\$0	\$0	\$11,840,000	\$11,840,000
Premium	\$0	\$0	\$184,559	\$184,559
TOTAL REVENUES	\$0	\$0	\$12,024,559	\$12,024,559
<u>EXPENDITURES:</u>				
Other Debt Service Costs	\$0	\$0	\$352,025	(\$352,025)
TOTAL EXPENDITURES	\$0	\$0	\$352,025	(\$352,025)
Transfer In/(Out)	\$0	\$0	(\$11,347,738)	\$11,347,738
TOTAL OTHER	\$0	\$0	(\$11,347,738)	\$11,347,738
EXCESS REVENUES (EXPENDITURES)	\$0		\$324,796	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$324,796	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$5	
FUND BALANCE - Ending	\$0		\$5	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$67	
FUND BALANCE - Ending	\$0		\$67	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$0	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$3	\$3
TOTAL REVENUES	\$0	\$0	\$3	\$3
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	\$10	\$10
TOTAL OTHER	\$0	\$0	\$10	\$10
EXCESS REVENUES (EXPENDITURES)	\$0		\$12	
FUND BALANCE - Beginning	\$0		\$89,301	
FUND BALANCE - Ending	\$0		\$89,313	

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	\$261,780	\$1,096,863	\$80,643	\$77,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,517,144
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$261,780	\$1,096,863	\$80,643	\$77,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,517,144
Expenses													
Supervisor Fees	\$800	\$800	\$600	\$600	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
FICA	\$61	\$61	\$46	\$46	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275
Engineering	\$1,102	\$375	\$0	\$375	\$375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,228
Attorney	\$1,627	\$962	\$857	\$324	\$632	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,403
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,167
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,448
Information Technology	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$583
Website Maintenance	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$39	\$9	\$6	\$30	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96
Printing & Binding	\$159	\$144	\$116	\$56	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$480
Insurance	\$9,513	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,513
Legal Advertising	\$0	\$193	\$0	\$264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$456
Other Current Charges	\$131	\$84	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283
Office Supplies	\$15	\$15	\$15	\$15	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62
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	\$25,829	\$7,350	\$6,413	\$6,417	\$6,592	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,601

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance-Shared Expenses:													
Field Management	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,010
Management Services Agreement	\$1,909	\$1,909	\$1,909	\$1,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,638
Facility Lease Agreement	\$1,600	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,201
Telephone	\$551	\$549	\$549	\$549	\$487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,686
Electric	\$23,510	\$21,015	\$13,870	\$24,271	\$24,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,671
Water & Sewer	\$2,573	\$1,864	\$2,145	\$2,420	\$708	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,710
Gas	\$940	\$1,509	\$2,698	\$4,017	\$3,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,133
Pool and Fountain Maintenance	\$14,420	\$9,638	\$8,555	\$7,446	\$4,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,815
Environmental	\$703	\$214	\$214	\$395	\$947	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,474
Property Insurance	\$28,991	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,991
Irrigation Repairs	\$652	\$0	\$0	\$0	\$102	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$755
Landscape Contract	\$30,688	\$60,565	\$42,608	\$30,688	\$30,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195,236
Landscape Contingency	\$0	\$0	\$0	\$0	\$1,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,159
Gate and Gatehouse Expenses	\$3,982	\$1,172	\$2,243	\$919	\$1,471	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,787
Roadways/Sidewalks	\$0	\$2,092	\$0	\$0	\$2,879	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,970
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MSA Building Repairs	\$0	\$0	\$0	\$0	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
Pressure Washing	\$0	\$5,485	\$5,537	\$3,149	\$658	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,829
Repairs & Maintenance	\$451	\$2,209	\$0	\$470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,130
Signage	\$0	\$0	\$0	\$284	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$284
Security	\$5,483	\$5,483	\$5,483	\$5,483	\$5,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,417
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Seven Eagles:													
Electric	\$1,235	\$152	\$213	\$886	\$1,487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,972
Water & Sewer	\$298	\$343	\$287	\$357	\$316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,602
Gas	\$261	\$237	\$369	\$1,253	\$1,082	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,202
Telephone/Emergency Pool Phone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contract Cleaning	\$2,459	\$2,395	\$2,395	\$2,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,710
Landscape Contract	\$472	\$1,820	\$1,002	\$472	\$472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,239
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$1,785	\$2,276	\$2,122	\$1,640	\$2,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,045
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs & Maintenance	\$0	\$118	\$0	\$0	\$118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$125	\$0	\$0	\$362	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$487
Maintenance - Direct:													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
Total Maintenance	\$125,891	\$225,449	\$95,002	\$92,233	\$85,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$624,397
Total Expenses	\$151,721	\$232,798	\$101,415	\$98,650	\$92,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$676,998
Excess Revenues (Expenditures)	(\$151,721)	\$28,981	\$995,448	(\$18,006)	(\$14,557)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$840,146

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

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	\$163,442
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	\$275,226
BONDS OUTSTANDING - 9/30/20	\$7,880,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$160,000)
CURRENT BONDS OUTSTANDING	\$7,565,000

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	\$254,648
BONDS OUTSTANDING - 9/30/20	\$7,575,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$145,000)
CURRENT BONDS OUTSTANDING	\$7,285,000

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	\$326,494
BONDS OUTSTANDING - 9/30/20	\$7,095,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$120,000)
CURRENT BONDS OUTSTANDING	\$6,975,000

SERIES 2022, SPECIAL ASSESSMENT REFUNDING BONDS	
INTEREST RATES:	3.000%
MATURITY DATE:	5/1/2031
RESERVE FUND BALANCE	\$259,938
BONDS OUTSTANDING - 02/15/22	\$11,840,000
CURRENT BONDS OUTSTANDING	\$11,840,000

**REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2022

TAX COLLECTOR

							Gross Assessments	\$	5,217,660	\$	1,874,416	\$	1,421,000	\$	347,739	\$	572,366	\$	535,648	\$	466,492		
							Net Assessments	\$	4,904,601	\$	1,761,951	\$	1,335,740	\$	326,875	\$	538,024	\$	503,509	\$	438,502		
											2004-1		2015		2016		2017		2019				
Date		Gross																					
Received	Dist.	Assessments	Discounts/	Commissions	Interest	Net Amount																	Total
		Received	Penalties	Paid	Income	Received																	100%
11/22/21	ACH	\$ 742,372.52	\$ 29,695.24	\$ 14,253.54	\$ -	\$ 698,423.74	\$	250,904.91	\$	190,211.78	\$	46,547.53	\$	76,615.51	\$	71,700.55	\$	62,443.46	\$	698,423.74	\$		
11/26/21	ACH	\$ 32,520.09	\$ 1,631.32	\$ 617.78	\$ -	\$ 30,270.99	\$	10,874.69	\$	8,244.13	\$	2,017.46	\$	3,320.66	\$	3,107.64	\$	2,706.42	\$	30,270.99	\$		
12/8/21	ACH	\$ 2,911,215.17	\$ 116,450.07	\$ 55,895.30	\$ -	\$ 2,738,869.80	\$	983,924.02	\$	745,915.78	\$	182,536.23	\$	300,447.83	\$	281,173.81	\$	244,872.14	\$	2,738,869.80	\$		
12/9/21	ACH	\$ 3,843.91	\$ 47.13	\$ 75.94	\$ -	\$ 3,720.84	\$	1,336.69	\$	1,013.35	\$	247.98	\$	408.17	\$	381.98	\$	332.67	\$	3,720.84	\$		
12/22/21	ACH	\$ 328,800.70	\$ 11,803.56	\$ 6,339.93	\$ -	\$ 310,657.21	\$	111,601.91	\$	84,605.74	\$	20,704.23	\$	34,078.39	\$	31,892.23	\$	27,774.70	\$	310,657.21	\$		
1/10/22	ACH	\$ 224,088.54	\$ 6,722.75	\$ 4,347.32	\$ -	\$ 213,018.47	\$	76,525.72	\$	58,014.38	\$	14,196.95	\$	23,367.64	\$	21,868.59	\$	19,045.19	\$	213,018.47	\$		
1/10/22	ACH	\$ 12,057.59	\$ 361.74	\$ 233.92	\$ -	\$ 11,461.93	\$	4,117.64	\$	3,121.59	\$	763.90	\$	1,257.35	\$	1,176.69	\$	1,024.77	\$	11,461.93	\$		
2/10/22	ACH	\$ 4,661.26	\$ 93.23	\$ -	\$ -	\$ 4,568.03	\$	1,641.04	\$	1,244.08	\$	304.44	\$	501.10	\$	468.96	\$	408.41	\$	4,568.03	\$		
2/10/22	ACH	\$ 221,148.95	\$ 4,660.10	\$ 4,329.78	\$ -	\$ 212,159.07	\$	76,216.99	\$	57,780.33	\$	14,139.67	\$	23,273.37	\$	21,780.36	\$	18,968.35	\$	212,159.07	\$		
3/10/22	ACH	\$ 152,848.76	\$ 1,642.96	\$ 3,024.11	\$ -	\$ 148,181.69	\$	53,233.46	\$	40,356.45	\$	9,875.80	\$	16,255.20	\$	15,212.41	\$	13,248.37	\$	148,181.69	\$		
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SECTION 4

Reunion East and West R&M

FY2022 Projects	Estimated Cost	RE 53%	RW 47%	Budget Amount	Actual Cost	Estimated Date
Building Improvements						
Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	\$9,245	\$4,900	\$4,345		\$ 8,622.50	May-22
Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	\$8,450	\$4,479	\$3,972		\$ 8,622.50	May-22
Carriage Pointe Pool - Pressure Wash, Paint, Stucco	\$7,895	\$4,184	\$3,711		\$ 7,420.00	May-22
Heritage Pool "A" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875		\$ 7,740.00	May-22
Heritage Pool "B" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875		\$ 7,740.00	May-22
Homestead Pool - Pressure Wash, Paint Stucco	\$7,895	\$4,184	\$3,711		\$ 7,420.00	May-22
Repair/Rebuild Two Roadway Arbors	\$9,390	\$4,977	\$4,413			May-22
Seven Eagles Roof Replacement	\$167,000	\$88,510	\$78,490			Jun-22
Homestead Pool Pavilion Roof Repairs	\$15,000	\$7,950	\$7,050			Oct-21
Seven Eagles Functional Fitness Center	\$26,000	\$13,780	\$12,220		\$ 25,024.00	
	\$267,365	\$141,703	\$125,662	\$ 241,500		
Gate/Gatehouse Improvements						
Upgrade Access Control System for Reunion Resort/Reunion Village Gate	\$349,474	\$185,221	\$164,253			TBD
Upgrade Access Control for Carriage Pointe	\$40,000	\$21,200	\$18,800			Jun-22
	\$389,474	\$206,421	\$183,053	\$ 100,000		
Pool Furniture						
30 Sling Chaise Lounge/16 Sling Dining Chairs/4 - 48" Tables at Terraces Pool	\$13,032	\$6,907	\$6,125		\$ 13,032.00	Mar-22
	\$13,032	\$6,907	\$6,125	\$ 25,000		
Pool Repair & Replacement						
Heritage Crossing A Wading Pool Resurfacing	\$5,295	\$2,806	\$2,489			Mar-22
Heritage Crossing B Pool Resurfacing	\$30,882	\$16,367	\$14,515			Mar-22
3 Pool Heaters - \$4,945 per Heater	\$14,835	\$7,863	\$6,972		\$ 5,792.00	Feb-22
Pool Gates (5)	\$37,500	\$19,875	\$17,625			
	\$88,512	\$46,911	\$41,601	\$ 50,000		
Signage						
No Parking Signs	\$60,800	\$32,224	\$28,576			TBD
	\$60,800	\$32,224	\$28,576	\$ 65,000		
Capital Outlay						
Grand Traverse Parkway Playground	\$142,000	\$75,260	\$66,740			May-22
Grand Traverse Parkway Outdoor Fitness Area	\$107,000	\$56,710	\$50,290			May-22
	\$249,000	\$131,970	\$117,030	\$ 250,000		
Landscape Improvements						
Ribbon Palms				\$ 50,000		
Fountain Improvements				\$ 10,000		
Monument Improvements				\$ 10,000		
Lighting Improvements				\$ 5,000		
Irrigation Improvements				\$ 25,000		
Roadway Improvements				\$ 50,000		
Seven Eagles Gate/Gatehouse Improvements				\$ 5,000		
Seven Eagles Pool Furniture				\$ 15,000		
Seven Eagles Landscape Improvements				\$ 5,000		
Estimated Totals & Total Adopted R&M Budget FY2022	\$1,068,183	\$566,137	\$502,046	\$ 906,500	\$ 91,413	

SECTION D

SECTION 2

Reunion East and West Community Development Districts Parking Enforcement Guidelines

Reunion East Community Development District (the “District”) has adopted policies (Reunion East Community Development District Parking and Towing Rules Adopted December 19, 2019 and Revised November 11, 2021). Reunion West Community Development District has also adopted Parking and Towing Rules (Adopted August 13, 2020 and Revised April 8, 2021). The Parking Rules prohibit on-street parking on certain roads or portions of roads within the District. The District has the ability to place parking warnings on vehicles and to have vehicles towed at the owner’s expense. No Parking areas are marked with No Parking signs.

For all District roadways, vehicles should not park to block mailboxes/mailbox kiosks, nor park blocking driveways, nor park blocking sidewalks, nor park on most culs de sac. Parking Rules allow for towing of disabled vehicles, illegal vehicles, or vehicles that are unsafely parked on the street.

The Districts’ Parking Rules apply to commercial vehicles. Vendors and contractors are allowed to temporarily park in No Parking zones for deliveries or when it is essential to the provision of services. Unless essential, commercial vehicles are not allowed to park in No Parking zones for extended periods of time. Security officers will use their discretion to determine what is temporary and essential based on the trade and the circumstances.

The District has entered in to an agreement with Reunion Master Association. Reunion Master Association has been charged with enforcement of the parking regulations per the District’s Parking and Towing Rules. Thus, Reunion Master Association should be fully familiar with the Amended Parking Rules and Parking Maps in their entirety. The Master Association will provide a roving security patrol officer to enforce all parking restrictions. This is to include: communicating with owners/drivers of improperly parked vehicles, placing a warning on the offending vehicle and logging all vehicle information, to include make, model, color, location and tag number. The District is authorized to have vehicles towed, at the owner’s expense, that are in violation of the District’s parking restrictions.

Property Management companies operating in Reunion are encouraged to make tenants aware of the Districts’ Parking Rules. Ideally, a prominent notice should be placed in the rental property explaining the consequences of illegal parking in that improperly parked vehicles are subject to being towed.

These guidelines are provided to ensure certain procedures, including those implemented for safety purposes, are followed for enforcing parking restrictions at the District.

Operating Guidelines:

Security officers will patrol all the roads within the District. During this patrol the security officer will identify vehicles in violation of the Districts’ Parking Rules.

The security officer will then log all improperly parked vehicles with tag number, make, model, color and address of the vehicle.

Once this vehicle has been logged, the security officer will then issue a warning/citation and attempt to inform the driver/owner of the vehicle that they are in violation of the Districts' parking restrictions and the vehicle must be moved.

The owner must then comply by moving their vehicle from the prohibited area.

Once the security officer has issued the proper warnings, attempted to inform the driver/owner, and logged the appropriate vehicle information, the security officer can then call the towing agent for the District. Security will use its discretion in determining what is a reasonable period of time to further enforce Parking Rules with towing. Vehicles that are improperly parked in an unsafe manner are subject to being immediately towed. In cases when an owner of a vehicle cannot be reached, after issuing the proper warning, and logging the appropriate vehicle information, the security officer can then call the towing agent for the District. The security officer will then meet the towing company at the address of the illegally parked vehicle to ensure that the proper vehicle is being towed.

The security officer will then send this information to the District Office via electronic mail to tadams@gmscfl.com

When needed, traffic and parking matters can be referred to Osceola County Sheriff's Office for appropriate law enforcement response.

Pending information: enforcement of Parking Rules for vehicles parked on a sidewalk

Revised for Board of Supervisors review 04.14.2022

DRAFT