

*Reunion West Community  
Development District*

*Agenda*

*July 14, 2022*

# AGENDA

# *Reunion West Community Development District*

## *REVISED Meeting Agenda*

Thursday  
July 14, 2022  
11:00 AM

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

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the June 9, 2022 Meeting
4. Review and Acceptance of Stormwater Needs Analysis Report
5. Consideration of Proposal to Install Fence Around Playground Parcel
6. Consideration of Annual Engineer's Report
7. Consideration of Series 2015 Arbitrage Rebate Calculation Report
8. Consideration of Traffic Calming Options
9. **Discussion Regarding Enhanced Security Staffing at Sinclair Entrance Gate for Fiscal Year 2023 - ADDED**
10. **Consideration of Lighting Improvements in Encore Neighborhood - ADDED**
11. **Ratification of Addendum to Towing Agreement with Bolton's Towing -ADDED**
12. **Ratification of Second Amendment to Security Services Provider Agreement with Reunion West Property Owner's Association - ADDED**
13. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Action Items List
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
  - D. Security Report
    - i. 594 Vehicle Incidents
14. Other Business
15. Supervisor's Requests
  - A. Clarification of Mailbox Responsibilities (Requested by Supervisor Staley)
16. Next Meeting Date August 11<sup>th</sup>, 2022
17. Adjournment

# MINUTES



**MINUTES OF MEETING  
REUNION WEST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **June 9, 2022** at 11:04 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 |
| Sharon Harley <i>joined meeting in progress</i> | Assistant Secretary |

Also present were:

|                |                       |
|----------------|-----------------------|
| Tricia Adams   | District Manager, GMS |
| Kristen Trucco | District Counsel      |
| Steve Boyd     | District Engineer     |
| Alan Scheerer  | Field Manager         |
| Jeremy LeBrun  | GMS                   |
| Garret Huegel  | Yellowstone           |
| Nicole Ailes   | Yellowstone           |
| Pete Whittman  | Yellowstone           |
| Mike Smith     | Yellowstone           |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll. Three Board members were in attendance at roll call constituting a quorum. Ms. Harley joined after the meeting started.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams noted there were no public comments from the audience. Four members of the public were in attendance via Zoom. There were no audience comments via Zoom.

**THIRD ORDER OF BUSINESS****Approval of the Minutes of the May 12, 2022 Meeting**

Ms. Adams presented a draft of the meeting minutes from May 12, 2022. She noted the minutes had been reviewed by staff and District Counsel.

*Ms. Harley joined the meeting at this time.*

The Board had no changes to the minutes. There was a comment about the platted maps.

On MOTION by Mr. Greenstein, seconded by Mr. Staley, with all in favor, the Minutes of the May 12, 2022 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Review of Fiscal Year 2023 Revised Proposed Budget**

Ms. Adams presented the proposed budget for Fiscal Year 2023 and noted this revised budget is based on the platted lots as of June 1. This cost share percentage is based on the interlocal agreement. The updated budget includes the costs for landscaping services based on current contracts and future development planned at Reunion Village. The Replacement and Maintenance Fund project list for Fiscal Year 2023 will need refinement after Board review. The proposed budget can be revised. She reviewed the discussion from last month's meeting and noted the field expense shared costs for Reunion East will be 56% and the proposed expense for Reunion West will be 44%. These are based on new platted lots. Ms. Adams noted this item does not require Board action.

Board questions centered around the field expense budget, inflation, contracts with service providers, pool costs, landscaping cost, and aquatic costs. Ms. Adams discussed changes and undesignated funding available and contingency in maintenance funds. She added comments about custodial services and other contracted services. Concerns from Ms. Harley were addressed regarding policy for personal food, etc. brought into the amenity areas. Ms. Adams noted when the playground opened this Board would address amenity use policies. Ms. Adams added the budget savings would transfer out to the Replacement and Maintenance fund. She added the proposed transfer out of R&M is \$321,422. She added she would confirm concerns from Board member Staley. Ms. Adams clarified the expenses for irrigating CDD common areas, but the irrigation system serves POA areas as well as golf course. She added the concerns on the narrative will be addressed.

Ms. Adams reviewed the proposed assessments for the audience. She noted the amount per unit for a multiple family home will be \$750.97, for a single-family home it will be \$1,001.29. She added the golf parcels are assessed per parcels and the gross amount is \$500.65. She added this is level from the previous year with no proposed increase/decrease. For debt service, she noted residents have an option of paying this as an annual assessment on their tax bill or making a one-time lump sum payment.

Ms. Adams summarized the discussion list for the RM projects. Mr. Scheerer has gathered proposals that included the gate house roof replacements at \$50,000 based on proposed costs. Mr. Scheerer reviewed the estimated proposal for the HAVC replacement of 6 units. The Reserve Study was discussed as well as a roadway/pavement repair management plan. Mr. Boyd provided comments on having a management plan in place. Ms. Adams added discussion on construction on Reunion Village expenses allocated estimate at \$349,500. Also discussed were the tow away zone signage when residential construction is completed. Other topics include proposals for pool furniture, proposal for roadway improvements, restriping, traffic calming set aside for \$60,000, road inventories, pool services, landscape improvement allowance, stormwater repair identified allowance, \$50,000 for engineering projects, fencing at playground,

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Trucco provided updates on the encroachment issue stating that ownership needs to be resolved before moving forward. She added the goal is to come to a resolution by the next meeting. She stated they feel strongly that the District owns that tract.

#### **B. Engineer**

Mr. Boyd stated they were working to complete the stormwater report and it would be completed by the June 30<sup>th</sup> deadline.

#### **C. District Manager's Report**

##### **i. Action Items List**

Ms. Adams reviewed the action items for Reunion West including the outdoor fitness center and the playground, parking towing progress was reviewed, and other various projects were

updated for the Board. Sinclair Road expansion project and alternative routes meeting is still on-going.

**ii. Approval of Check Register**

Ms. Adams presented the check register from May 1, 2022 to May 31, 2022 which includes general fund items for a total amount of \$125,007.22. She noted the detailed summary is included in the agenda packet. Discussion of rentals and security gate issues and charges were discussed.

On MOTION by Ms. Harley, seconded by Mr. Staley, the Check Register for \$125,007.22, was approved.

**iii. Balance Sheet and Income Statement**

Ms. Adams reviewed the unaudited financials through April, 2022 and this item did not require Board action. She noted the cash balance was \$1,440,000.

**iv. Replacement and Maintenance Plan**

Ms. Adams stated that this is for planning purposes and upcoming planned expenses were reviewed. Updates to this report was provided and no action is needed. The notification for pool closure for pool resurfacing will be provided.

**v. Reminder to Board to File Form 1's with the Supervisor of Elections in the County that they reside by July 1, 2022 Deadline (by mail, e-mail or in person as applicable)**

Ms. Adams reminded the Board members to file the Form 1's with the Supervisor of Elections in the County they reside by July 1, 2022. She added a fee is imposed if these are late.

**D. Security Report**

**i. 157 Vehicle Incidents**

Ms. Adams noted under the security report that she had finalized and circulated operating guidelines related to issuing citations and towing vehicles parked improperly to Victor. She added she had received information back from Victor that these have been received and relayed to the Reunion Security Team.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Ms. Adams asked if there were any other business or Supervisor requests. Mr. Staley provided comments on parking roadway issues.

Personnel changes for Yellowstone team were announced. Garret Huegel will join the team. Mike Smith will be leaving and his last day will be next Friday, June 17<sup>th</sup>.

**EIGHTH ORDER OF BUSINESS**

**Next Meeting Date July 14, 2022**

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

**NINTH 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. Staley, with all in favor, the meeting was adjourned. |
|--|

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

## Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

|  |                     |
|--|---------------------|
| Name of Local Government:                  | Reunion West CDD    |
| Name of stormwater utility, if applicable: | NA                  |
| Contact Person                             |                     |
| Name:                                      | Steven N. Boyd, PE  |
| Position/Title:                            | District Engineer   |
| Email Address:                             | steve@boydcivil.com |
| Phone Number:                              | 407-494-2693        |

Indicate the Water Management District(s) in which your service area is located.

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Northwest Florida Water Management District (NFWFMD) |
| <input type="checkbox"/>            | Suwannee River Water Management District (SRWMD)     |
| <input type="checkbox"/>            | St. Johns River Water Management District (SJRWMD)   |
| <input type="checkbox"/>            | Southwest Florida Water Management District (SWFWMD) |
| <input checked="" type="checkbox"/> | South Florida Water Management District (SFWMD)      |

Indicate the type of local government:

- |                                     |                              |
|-------------------------------------|------------------------------|
| <input type="checkbox"/>            | Municipality                 |
| <input type="checkbox"/>            | County                       |
| <input checked="" type="checkbox"/> | Independent Special District |

**Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)**

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

**Part 1.1 Narrative Description:**

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The Reunion East CDD provides routine and emergency maintenance of the stormwater ponds, outfalls and control structures for ponds and most collection systems. A large percentage of the CDD Drainage facilities are maintained by the Reunion Resort Golf Course. When needed the CDD can perform additional maintenance through easements dedicated to the CDD.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 0                        | 1                        | 2                        | 3                        | 4                        | 5                                   |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water quality improvement (TMDL Process/BMAPs/other)  |
|                          |                          |                          |                          |                          |                                     | Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Other:  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |



## Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?   
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?   
If no, do you have another funding mechanism?   
If yes, please describe your funding mechanism.  

CDD Assessments collected through the Osceola County Tax Collectors Office
- Does your jurisdiction have a Stormwater Master Plan or Plans?   
If Yes:  
How many years does the plan(s) cover?   
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?  
  
Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?   
If Yes, does it include 100% of your facilities?   
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

|  |     |
|--|-----|
| A construction sediment and erosion control program for new construction (plans review and/or inspection)?   | Yes |
| An illicit discharge inspection and elimination program?   | No  |
| A public education program?  | No  |
| A program to involve the public regarding stormwater issues?   | No  |
| A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ? | No  |
| A stormwater ordinance compliance program ( <i>i.e.</i> , for low phosphorus fertilizer)?  | No  |
| Water quality or stream gage monitoring?   | No  |
| A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i> )?   | No  |
| A system for managing stormwater complaints?   | Yes |
| Other specific activities?   |     |

The CDD provides routine mowing of pond banks, and annual inspections of the stormwater infrastructure. Aquatic weed control is provided on an as needed basis.

Notes or Comments on any of the above:

### Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

No

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

|  |     |
|--|-----|
| Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ? | Yes |
| Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?                | Yes |
| Invasive plant management associated with stormwater infrastructure?                             | Yes |
| Ditch cleaning?  | Yes |
| Sediment removal from the stormwater system (vacator trucks, other)?                             | Yes |
| Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i> )?                | No  |
| Street sweeping?   | No  |
| Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?      | No  |
| Non-structural programs like public outreach and education?                                      | No  |
| Other specific routine activities?   |     |
|  |     |

## Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

|   | Number    | Unit of Measurement |
|---|-----------|---------------------|
| Estimated feet or miles of buried culvert:  | 59,565.00 | Feet                |
| Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:                          | 0.00      | Feet                |
| Estimated number of storage or treatment basins ( <i>i.e.</i> , wet or dry ponds):  | 41        |                     |
| Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> : | 41        |                     |
| Number of chemical treatment systems ( <i>e.g.</i> , alum or polymer injection):  | 0         |                     |
| Number of stormwater pump stations:   | 0         |                     |
| Number of dynamic water level control structures ( <i>e.g.</i> , operable gates and weirs that control canal water levels):                     | 0         |                     |
| Number of stormwater treatment wetland systems:   | 0         |                     |
| Other:  |           |                     |
|   |           |                     |
|   |           |                     |
|   |           |                     |
|   |           |                     |
|   |           |                     |
|   |           |                     |
| Notes or Comments on any of the above:  |           |                     |

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

| Best Management Practice | Current | Planned |
|--------------------------|---------|---------|
| Tree boxes               | No      | No      |
| Rain gardens             | No      | No      |
| Green roofs              | No      | No      |
| Pervious pavement/pavers | No      | No      |
| Littoral zone plantings  | Yes     | No      |
| Living shorelines        | No      | No      |

Other Best Management Practices:

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☐ Asset management system
- ☐ GIS program
- ☐ MS4 permit application
- ☒ Aerial photos
- ☒ Past or ongoing budget investments
- ☐ Water quality projects

Other(s):

Stormwater Master Plan Map

**Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)**

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

**Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)**

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Not Applicable

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.* ).

No Change to Service Area is planned or expected within or beyond 20 years.

[Proceed to Part 5](#)

**Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)**

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**Part 5.1 Routine Operation and Maintenance**

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

**Routine Operation and Maintenance**

Expenditures (in \$thousands)

|   | LFY 2021-2022 | 2022-23 to<br>2026-27 | 2027-28 to<br>2031-32 | 2032-33 to<br>2036-37 | 2037-38 to<br>2041-42 |
|---|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Operation and Maintenance Costs   | 40            | 243                   | 311                   | 396                   | 506                   |
| Brief description of growth greater than 15% over any 5-year period:  |               |                       |                       |                       |                       |
| All Capital Infrastructure of the CDD is completed, this projection is based on past expenses, with a 5% increase every year. |               |                       |                       |                       |                       |





## Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

### Expansion Projects with a Committed Funding Source

#### 5.2.1 Flood Protection

Expenditures (in \$thousands)

| Project Name                           | LFY 2021-2022 | 2022-23 to<br>2026-27 | 2027-28 to<br>2031-32 | 2032-33 to<br>2036-37 | 2037-38 to<br>2041-42 |
|--|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| No Planned Capital Projects by the CDD |               |                       |                       |                       |                       |
|  |               |                       |                       |                       |                       |
|  |               |                       |                       |                       |                       |
|  |               |                       |                       |                       |                       |
|  |               |                       |                       |                       |                       |

#### 5.2.2 Water Quality

Expenditures (in \$thousands)

| Project Name (or, if applicable, BMAP Project Number or ProjID) | LFY 2021-2022 | 2022-23 to<br>2026-27 | 2027-28 to<br>2031-32 | 2032-33 to<br>2036-37 | 2037-38 to<br>2041-42 |
|---|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| No Planned Capital Projects by the CDD                          |               |                       |                       |                       |                       |
|   |               |                       |                       |                       |                       |
|   |               |                       |                       |                       |                       |
|   |               |                       |                       |                       |                       |
|   |               |                       |                       |                       |                       |

**Part 5.3 Future Expansion with No Identified Funding Source**

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

**Expansion Projects with No Identified Funding Source****5.3.1 Flood Protection**

Expenditures (in \$thousands)

| Project Name                           | LFY 2021-2022 | 2022-23 to<br>2026-27 | 2027-28 to<br>2031-32 | 2032-33 to<br>2036-37 | 2037-38 to<br>2041-42 |
|--|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| No Planned Capital Projects by the CDD |               |                       |                       |                       |                       |
|  |               |                       |                       |                       |                       |
|  |               |                       |                       |                       |                       |
|  |               |                       |                       |                       |                       |
|  |               |                       |                       |                       |                       |

**5.3.2 Water Quality**

Expenditures (in \$thousands)

| Project Name (or, if applicable, BMAP Project Number or ProjID) | LFY 2021-2022 | 2022-23 to<br>2026-27 | 2027-28 to<br>2031-32 | 2032-33 to<br>2036-37 | 2037-38 to<br>2041-42 |
|---|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| No Planned Capital Projects by the CDD                          |               |                       |                       |                       |                       |
|   |               |                       |                       |                       |                       |
|   |               |                       |                       |                       |                       |
|   |               |                       |                       |                       |                       |
|   |               |                       |                       |                       |                       |

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

|                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Stormwater Master Plan  |
| <input checked="" type="checkbox"/> | Basin Studies or Engineering Reports  |
| <input type="checkbox"/>            | Adopted BMAP  |
| <input type="checkbox"/>            | Adopted Total Maximum Daily Load  |
| <input type="checkbox"/>            | Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan |
|                                     | Specify: <input type="text"/>   |
| <input type="checkbox"/>            | Other(s): <input type="text"/>  |

#### Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

##### Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

| Project Name                           | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|--|---------------|--------------------|--------------------|--------------------|--------------------|
| No Planned Capital Projects by the CDD |               |                    |                    |                    |                    |
|  |               |                    |                    |                    |                    |
|  |               |                    |                    |                    |                    |
|  |               |                    |                    |                    |                    |
|  |               |                    |                    |                    |                    |

##### Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

| Project Name                           | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|--|---------------|--------------------|--------------------|--------------------|--------------------|
| No Planned Capital Projects by the CDD |               |                    |                    |                    |                    |
|  |               |                    |                    |                    |                    |
|  |               |                    |                    |                    |                    |
|  |               |                    |                    |                    |                    |
|  |               |                    |                    |                    |                    |

- Has a vulnerability assessment been completed for your jurisdiction's storm water system? 
  - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? 
  - If yes, please provide a link if available:
  - If no, is a planning effort currently underway?

**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

| Expenditures (in \$thousands)                |               |                       |                       |                       |                       |
|--|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Project Name                                 | LFY 2021-2022 | 2022-23 to<br>2026-27 | 2027-28 to<br>2031-32 | 2032-33 to<br>2036-37 | 2037-38 to<br>2041-42 |
| No Replacement of Ponds or Existing ponds or |               |                       |                       |                       |                       |
| Pipe is planned within the                   |               |                       |                       |                       |                       |
| next 20 years                                |               |                       |                       |                       |                       |
|  |               |                       |                       |                       |                       |
|  |               |                       |                       |                       |                       |

**End of Useful Life Replacement Projects with No Identified Funding Source**

| Expenditures (in \$thousands) |               |                       |                       |                       |                       |
|-------------------------------|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Project Name                  | LFY 2021-2022 | 2022-23 to<br>2026-27 | 2027-28 to<br>2031-32 | 2032-33 to<br>2036-37 | 2037-38 to<br>2041-42 |
|                               |               |                       |                       |                       |                       |
|                               |               |                       |                       |                       |                       |
|                               |               |                       |                       |                       |                       |
|                               |               |                       |                       |                       |                       |
|                               |               |                       |                       |                       |                       |

**Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

**Routine O&M**

| Total               |    | Funding Sources for Actual Expenditures |                                 |                                     |  | Contributions to Reserve Account | Balance of Reserve Account |
|---------------------|----|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| Actual Expenditures |    | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund |                                  |                            |
| 2016-17             | 37 | 37                                      |                                 |                                     |  |                                  |                            |
| 2017-18             | 38 | 38                                      |                                 |                                     |  |                                  |                            |
| 2018-19             | 38 | 38                                      |                                 |                                     |  |                                  |                            |
| 2019-20             | 40 | 40                                      |                                 |                                     |  |                                  |                            |
| 2020-21             | 40 | 40                                      |                                 |                                     |  |                                  |                            |

**Expansion**

| Total               |    | Funding Sources for Actual Expenditures |                                 |                                     |  | Contributions to Reserve Account | Balance of Reserve Account |
|---------------------|----|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| Actual Expenditures |    | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund |                                  |                            |
| 2016-17             | NA |   |                                 |                                     |  |                                  |                            |
| 2017-18             | NA |   |                                 |                                     |  |                                  |                            |
| 2018-19             | NA |   |                                 |                                     |  |                                  |                            |
| 2019-20             | NA |   |                                 |                                     |  |                                  |                            |
| 2020-21             | NA |   |                                 |                                     |  |                                  |                            |

**Resiliency**

| Total               |    | Funding Sources for Actual Expenditures |                                 |                                     |  | Contributions to Reserve Account | Balance of Reserve Account |
|---------------------|----|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| Actual Expenditures |    | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund |                                  |                            |
| 2016-17             | NA |   |                                 |                                     |  |                                  |                            |
| 2017-18             | NA |   |                                 |                                     |  |                                  |                            |
| 2018-19             | NA |   |                                 |                                     |  |                                  |                            |
| 2019-20             | NA |   |                                 |                                     |  |                                  |                            |
| 2020-21             | NA |   |                                 |                                     |  |                                  |                            |

**Replacement of Aging Infrastructure**

| Total               |    | Funding Sources for Actual Expenditures |                                 |                                     |  | Contributions to Reserve Account | Balance of Reserve Account |
|---------------------|----|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| Actual Expenditures |    | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund |                                  |                            |
| 2016-17             | NA |   |                                 |                                     |  |                                  |                            |
| 2017-18             | NA |   |                                 |                                     |  |                                  |                            |
| 2018-19             | NA |   |                                 |                                     |  |                                  |                            |
| 2019-20             | NA |   |                                 |                                     |  |                                  |                            |
| 2020-21             | NA |   |                                 |                                     |  |                                  |                            |

**Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

| Committed Funding Source                             | 2022-23 to<br>2026-27 | 2027-28 to<br>2031-32 | 2032-33 to<br>2036-37 | 2037-38 to<br>2041-42 |
|--|-----------------------|-----------------------|-----------------------|-----------------------|
| Maintenance  | 243                   | 311                   | 396                   | 506                   |
| Expansion  | 0                     | 0                     | 0                     | 0                     |
| Resiliency   | 0                     | 0                     | 0                     | 0                     |
| Replacement/Aging Infrastructure                     | 0                     | 0                     | 0                     | 0                     |
| Total Committed Revenues (=Total Committed Projects) | 243                   | 311                   | 396                   | 506                   |

| No Identified Funding Source                       | 2022-23 to<br>2026-27 | 2027-28 to<br>2031-32 | 2032-33 to<br>2036-37 | 2037-38 to<br>2041-42 |
|--|-----------------------|-----------------------|-----------------------|-----------------------|
| Maintenance  | 0                     | 0                     | 0                     | 0                     |
| Expansion  | 0                     | 0                     | 0                     | 0                     |
| Resiliency   | 0                     | 0                     | 0                     | 0                     |
| Replacement/Aging Infrastructure                   | 0                     | 0                     | 0                     | 0                     |
| Projected Funding Gap (=Total Non-Committed Needs) | 0                     | 0                     | 0                     | 0                     |

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

| Strategies for New Funding Sources | 2022-23 to<br>2026-27 | 2027-28 to<br>2031-32 | 2032-33 to<br>2036-37 | 2037-38 to<br>2041-42 |
|------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                    |                       |                       |                       |                       |
|                                    |                       |                       |                       |                       |
|                                    |                       |                       |                       |                       |
|                                    |                       |                       |                       |                       |
|                                    |                       |                       |                       |                       |
| <b>Total</b>                       | 0                     | 0                     | 0                     | 0                     |
| <b>Remaining Unfunded Needs</b>    | 0                     | 0                     | 0                     | 0                     |

### Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]





[illegible]

[illegible]



| Project & Type Information                  |  |              | Expenditures (in \$thousands) |                       |                       |                       |                       |
|---|--|--------------|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Project Type<br>(Choose from dropdown list) | Funding Source Type<br>(Choose from dropdown list) | Project Name | LFY 2021-2022                 | 2022-23 to<br>2026-27 | 2027-28 to<br>2031-32 | 2032-33 to<br>2036-37 | 2037-38 to<br>2041-42 |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |

| Project & Type Information                  |  |              | Expenditures (in \$thousands) |                       |                       |                       |                       |
|---|--|--------------|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Project Type<br>(Choose from dropdown list) | Funding Source Type<br>(Choose from dropdown list) | Project Name | LFY 2021-2022                 | 2022-23 to<br>2026-27 | 2027-28 to<br>2031-32 | 2032-33 to<br>2036-37 | 2037-38 to<br>2041-42 |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |
|   |  |              |                               |                       |                       |                       |                       |

| Project & Type Information   |                              |                  | Expenditures  |                       |                       |                       |                       |
|--|------------------------------|------------------|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Project Type   | Funding Source Type          |                  | LFY 2021-2022 | 2022-23 to<br>2026-27 | 2027-28 to<br>2031-32 | 2032-33 to<br>2036-37 | 2037-38 to<br>2041-42 |
| Expansion Projects, Flood Protection                                     | Committed Funding Source     | Aggregated Total | 0             | 0                     | 0                     | 0                     | 0                     |
| Expansion Projects, Water Quality  | Committed Funding Source     | Aggregated Total | 0             | 0                     | 0                     | 0                     | 0                     |
| Resiliency Projects  | Committed Funding Source     | Aggregated Total | 0             | 0                     | 0                     | 0                     | 0                     |
| End of Useful Life Replacement Projects                                  | Committed Funding Source     | Aggregated Total | 0             | 0                     | 0                     | 0                     | 0                     |
| Expansion Projects, Flood Protection                                     | No Identified Funding Source | Aggregated Total | 0             | 0                     | 0                     | 0                     | 0                     |
| Expansion Projects, Water Quality  | No Identified Funding Source | Aggregated Total | 0             | 0                     | 0                     | 0                     | 0                     |
| Resiliency Projects  | No Identified Funding Source | Aggregated Total | 0             | 0                     | 0                     | 0                     | 0                     |
| End of Useful Life Replacement Projects                                  | No Identified Funding Source | Aggregated Total | 0             | 0                     | 0                     | 0                     | 0                     |
| <b>Total of Projects without Project Type and/or Funding Source Type</b> |                              |                  | <b>0</b>      | <b>0</b>              | <b>0</b>              | <b>0</b>              | <b>0</b>              |

## SECTION V

# PROPOSAL

Date: 05/06/2022

Superior Fence & Rail  
510 Superior Commerce Pointe  
Oviedo, FL 32765  
Office: (407) 971-7804  
Project Manager: Mark Matuszek  
Cell: (407) 432-3400  
Email: [Mark.m@superiorfenceandrail.com](mailto:Mark.m@superiorfenceandrail.com)

Company: GMS  
Address: 219 East Livingston Street  
Orlando, Florida 32801  
Office Number:  
Contact: Alan Scheerer  
Cell: (407) 398 2890  
Email: [ascheerer@gmscfl.com](mailto:ascheerer@gmscfl.com)

|                         |      | Project Location:  | Bid Scope(s): |             |
|-------------------------|------|--|---------------|-------------|
| Reunion Playground      |      | Corner of Grand Traverse & Valhalla  | Fence & Gates |             |
| QTY                     | Unit | Scope Specifications   | Unit Price    | Total       |
| <b>Playground fence</b> |      |  |               |             |
| 467                     | lf   | 5' h 3 rail black aluminum picket fence #300 R style<br>-5' h x 6' w panels<br>-2" sq x .062 post<br>-5/8" sq x .05 picket<br>-1" sq x .062 rail<br>-All posts set in concrete | \$32.05       | \$14,967.35 |
| 2                       | each | -4' wide by 5' tall gates  | \$450         | \$900       |
| 1                       | each | Permit   | \$500         | \$500       |
|                         |      |  |               |             |
|                         |      |  |               |             |
|                         |      |  |               |             |
| In Our Scope            |      | - All mobilizations in continuous sequence<br>- All Equipment<br>- All Supervision for Scopes listed<br>- Labor  |               |             |
| Not In Our Scope        |      | - Disposal of Soil- Will be Spread out onsite<br>- Bonding<br>- Conduit & Electrical   |               |             |
| Work Schedule           |      |  |               |             |
| Total: \$16,367.35      |      |  |               |             |

This is a quotation on the goods named, subject to the conditions noted below:

**Due to the volatility of pricing in the current fence material supply chain we reserve the right to renegotiate the price of this contract should the cost of materials increase more than 15% from the quote date.**

**RESPONSIBILITIES OF SUPERIOR FENCE & RAIL:**

To perform those items listed in the aforementioned scope of work

**RESPONSIBILITIES OF GC OR OWNER:**

Work area to be made accessible for fence crews, equipment and material suppliers prior to mobilization and maintained throughout the project

510 Superior Commerce Point • Oviedo FL 32765 • (407) 971-7804  
[www.superiorfenceandrail.com](http://www.superiorfenceandrail.com)



Superior Fence & Rail not responsible for damage incurred to site due to accessing the job  
Work area to be cleared, graded and staked prior to mobilization and maintained throughout the project  
Provide a lay down area (if needed) for material stockpiled/stored on project  
SUPERIOR FENCE & RAIL not responsible for damaged, missing or stolen material stockpiled/stored on project  
Provide dumpsters as needed for removed, non-salvageable or refuse material  
Haul away and dispose of removed, non-salvageable or refuse material  
When installation requires attachment to concrete structure (i.e.: sidewalks, c.m.u. walls, etc.), all required concrete work by Owner  
All permits and licenses by Owner

**THIS PROPOSAL IS BASED ON THE FOLLOWING CONDITIONS:**

All fence work to be performed under one mobilization with access to all sites without delay. Additional mobilizations will be billed at \$500.00 US/occurrence if caused by Contractor/Owner  
Job is done in sequence without interruption, normal working hour and days, with one crew  
This proposal is based on "normal" digging conditions. Any change in digging conditions (rock, landfill rubble, concrete, etc.) will require a change order to the base contract.  
All change orders will reflect all scope of work and conditions of this proposal.  
SUPERIOR FENCE & RAIL is not a design/engineering firm. All installations are designed and approved by Owner  
SUPERIOR FENCE & RAIL will contact underground utility notification. It shall be the responsibility of the contractor for all protection, relocation, or damage to any utilities.  
All material and quality control testing by others  
SUPERIOR FENCE & RAIL shall be paid for all equipment and labor employed on this project for any delays for which we are not responsible  
Contractor/Owner agrees to pay for stored materials

**SCHEDULE** - Work will progress in a mutually agreed sequence beginning no sooner than two weeks from receipt of a fully executed subcontract agreement signed by both parties; and approval in writing, by the owner or his representative of all required SUPERIOR FENCE & RAIL submittals

**CONDITIONS OF CONTRACT:**

Changed Conditions - Our proposal is based on information provided by the Contractor and/or Owner. Should actual conditions vary from those represented we reserve the right to claim for additional compensation and/or extension of time.  
All additional work will be done after a CHANGE ORDER agreement has been reached and executed between the Owner/Contractor and SUPERIOR FENCE & RAIL.  
Unless agreed to in writing we object to any terms and conditions relating to: LIQUIDATED DAMAGES, WARRANTIES, and LIMITATIONS OF LIABILITY, INDEMNIFICATION and SEIZURE OF EQUIPMENT.  
No retainage is to be withheld from SUPERIOR FENCE & RAIL's payments.  
Invoice balance is due and payable upon completion.  
Any claims against the Owner or Owners Agent, shall be pursued by the Contractor on our behalf.  
Any claim, dispute or other matter in question between the Contractor/Owner and SUPERIOR FENCE & RAIL relating to or arising out of this Agreement shall be governed by the laws of the State of Florida.  
This proposal must be made part of any subsequent contract with which we would agree.

To accept this quotation, sign here and return: \_\_\_\_\_ Date: \_\_\_\_\_

***THANK YOU FOR YOUR BUSINESS!***

## SECTION VI

June 29, 2022

Mr. George S. Flint  
District Manager  
Reunion West CDD  
1408 Hamlin Avenue, Unit E  
St. Cloud, FL 34771

Re: Consulting Engineer's Report, Section 9.21 of the Master Trust Indenture  
Reunion West Community Development District

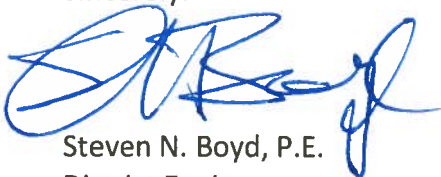
Dear Mr. Flint:

In accordance with Section 9.21 of the Master Trust Indenture, I have completed the annual review of the portions of the project within the Reunion West Community Development District constructed to date. I find these portions are being maintained in good condition in accordance with the District's maintenance agreements, policies and procedures.

I have reviewed the current Operations and Maintenance budget for fiscal year 2022 and the draft proposed budget for fiscal year 2023 and believe both are sufficient for proper maintenance of the Reunion West Community Development District.

In addition, in accordance with Section 9.21 of the Master Trust Indenture, I have reviewed the current limit of insurance coverage and believe that they are adequate.

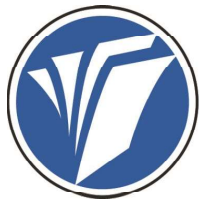
Sincerely:



Steven N. Boyd, P.E.  
District Engineer

## SECTION VII

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT  
\$4,285,000  
SPECIAL ASSESSMENT REFUNDING  
AND IMPROVEMENT BONDS,  
SERIES 2015  
ARBITRAGE REBATE REQUIREMENT  
APRIL 30, 2022**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 ▪ (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

June 4, 2022

Reunion West Community Development District  
Osceola County, Florida

Re: \$4,285,000 Reunion West Community Development District (Osceola County, Florida), Special Assessment Refunding and Improvement Bonds, Series 2015 (the "Bonds")

Reunion West Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended April 30, 2022 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the amended and restated first supplemental trust indenture for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$203,366) for April 30, 2022. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (April 30, 2022).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Reunion West CDD  
Special Assessment Refunding & Improvement Bonds Series 2015  
Summary of Rebate Calculations  
\$ 4,285,000.00

Dated: 05/19/2015  
Delivered: 05/19/2015

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|   |                |
|---|----------------|
| <i>Anniversary Date.</i> . . . . .              | 11/01/2015     |
| <i>Future-Value Date.</i> . . . . .             | 04/30/2022     |
| <i>Arbitrage Yield Limit.</i> . . . . .         | 4.8281393      |
| <i>Total of Purpose Expenditures.</i> . . . . . | \$4,128,206.00 |
| <i>Internal Rate of Return.</i> . . . . .       | 0.1961562      |
| <i>90% of rebate liability.</i> . . . . .       | -\$183,029.05  |
| <i>Full rebate liability.</i> . . . . .         | -\$203,365.61  |

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**Reunion West CDD**  
**Special Assessment Refunding & Improvement Bonds Series 2015**  
**Purpose Expenditures Future Value Report**  
**\$ 4,285,000.00**

*Dated:* 05/19/2015  
*Delivered:* 05/19/2015  
*Future Valued To:* 04/30/2022

| <i>Transaction Date</i>                    | <i>Group ID</i> | <i>Fund ID</i> | <i>Description</i>                | <i>Future Value Periods</i> | <i>Calculation Amt (Int. Earnings)</i> | <i>Pool %</i> | <i>FV Factor</i> | <i>FV Amount</i>   |
|--|-----------------|----------------|-----------------------------------|-----------------------------|--|---------------|------------------|--------------------|
| 5/19/2015                                  | -1              | COI            | Beg. Arbitrage Gross Proceeds     | 13.8944444                  | -4,285,000.00                          | 100.0000000   | 1.3929683        | -5,968,869.03      |
| 5/19/2015                                  | 2016            |                | Proceeds                          | 13.8944444                  | 4,418,333.00                           | 100.0000000   | 1.3929683        | 6,154,597.66       |
| 5/19/2015                                  | 2016            |                | COI                               | 13.8944444                  | 166,500.00                             | 100.0000000   | 1.3929683        | 231,929.22         |
| 5/19/2015                                  | 2016            |                | Transferred funds                 | 13.8944444                  | -4,695,000.00                          | 100.0000000   | 1.3929683        | -6,539,986.02      |
| 5/19/2015                                  | 2016            |                | Underwriter discount              | 13.8944444                  | 85,700.00                              | 100.0000000   | 1.3929683        | 119,377.38         |
| 5/20/2015                                  | 2016            |                | COI                               | 13.8888889                  | 6,089.00                               | 100.0000000   | 1.3927837        | 8,480.66           |
| 5/26/2015                                  | 2016            |                | COI                               | 13.8555556                  | 16,250.00                              | 100.0000000   | 1.3916767        | 22,614.75          |
| 9/2/2015                                   | 2016            |                | Interest                          | 13.3222222                  | 1.00                                   | 100.0000000   | 1.3740838        | 1.37               |
| 11/2/2015                                  | 2016            |                | Interest                          | 12.9888889                  | 89,344.00                              | 100.0000000   | 1.3632014        | 121,793.86         |
| 11/3/2015                                  | 2016            |                | Interest                          | 12.9833333                  | 1.00                                   | 100.0000000   | 1.3630207        | 1.36               |
| 11/19/2015                                 | 2016            |                | Construction                      | 12.8944444                  | 3,392,229.00                           | 100.0000000   | 1.3601337        | 4,613,884.96       |
| 12/11/2015                                 | 2016            |                | Construction                      | 12.7722222                  | 494,288.00                             | 100.0000000   | 1.3561740        | 670,340.55         |
| 1/15/2016                                  | 2016            |                | Construction                      | 12.5833333                  | 2,200.00                               | 100.0000000   | 1.3500772        | 2,970.17           |
| 5/2/2016                                   | 2017            |                | Interest                          | 11.9888889                  | 9,349.00                               | 100.0000000   | 1.3310684        | 12,444.16          |
| 11/1/2016                                  | 2017            |                | Reserve                           | 10.9944444                  | 13.00                                  | 100.0000000   | 1.2998652        | 16.90              |
| 12/23/2016                                 | 2017            |                | Construction                      | 10.7055556                  | 136,416.00                             | 100.0000000   | 1.2909384        | 176,104.66         |
| 5/1/2017                                   | 2018            |                | Reserve                           | 9.9944444                   | 62.00                                  | 100.0000000   | 1.2692252        | 78.69              |
| 11/1/2017                                  | 2018            |                | Reserve                           | 8.9944444                   | 369.00                                 | 100.0000000   | 1.2393075        | 457.30             |
| 5/1/2018                                   | 2019            |                | Reserve                           | 7.9944444                   | 615.00                                 | 100.0000000   | 1.2100949        | 744.21             |
| 11/1/2018                                  | 2019            |                | Reserve                           | 6.9944444                   | 1,116.00                               | 100.0000000   | 1.1815710        | 1,318.63           |
| 5/1/2019                                   | 2020            |                | Reserve                           | 5.9944444                   | 1,503.00                               | 100.0000000   | 1.1537194        | 1,734.04           |
| 11/1/2019                                  | 2020            |                | Reserve                           | 4.9944444                   | 1,628.00                               | 100.0000000   | 1.1265243        | 1,833.98           |
| 5/20/2020                                  | 2020            |                | Reserve                           | 3.8888889                   | 1,185.00                               | 100.0000000   | 1.0972041        | 1,300.19           |
| 11/1/2020                                  | 2020            |                | Reserve                           | 2.9944444                   | 5.00                                   | 100.0000000   | 1.0740421        | 5.37               |
| 5/1/2021                                   | 2022            |                | Reserve                           | 1.9944444                   | 5.00                                   | 100.0000000   | 1.0487252        | 5.24               |
| 11/1/2021                                  | 2022            |                | Reserve                           | 0.9944444                   | 5.00                                   | 100.0000000   | 1.0240050        | 5.12               |
| 4/30/2022                                  | -1              |                | Unspent Proceeds as of 04/30/2022 | 0.0000000                   | 163,449.00                             | 100.0000000   | 1.0000000        | 163,449.00         |
|  |                 |                |                                   |                             | <b>6,655.00</b>                        |               |                  | <b>-203,365.61</b> |
| <i>Arbitrage Yield Limit (AYL)</i> .....   |                 |                |                                   |                             | <b>4.8281393</b>                       |               |                  |                    |
| <i>Internal Rate of Return (IRR)</i> ..... |                 |                |                                   |                             | <b>0.1961562</b>                       |               |                  |                    |
| <i>Future Valued To..</i> .....            |                 |                |                                   |                             | <b>4/30/2022</b>                       |               |                  |                    |

**Reunion West CDD**  
**Special Assessment Refunding & Improvement Bonds Series 2015**  
**A.Y.L. Verification Report**  
**4,285,000.00**

*Dated:* 05/19/2015  
*Delivered:* 05/19/2015  
*FMSBonds, Inc*  
*MSRB 30/360 SEMI 4/3*

| <i>Period</i> | <i>Coupon Date</i> | <i>Principal Payment</i> | <i>Coupon Rate</i> | <i>Interest Payment</i> | <i>Cred. Enh./ Sinking Fund Adj</i> | <i>Periodic Debt Service</i> | <i>Present Value Factor</i> | <i>Discounted Debt Service</i> |
|---------------|--------------------|--------------------------|--------------------|-------------------------|-------------------------------------|------------------------------|-----------------------------|--------------------------------|
| 1             | 11/01/2015         |                          |                    | 89,341.89               | -                                   | 89,341.89                    | 0.9787603                   | 87,444.29                      |
| 2             | 05/01/2016         | 130,000.00               | 3.500              | 99,268.75               | -                                   | 229,268.75                   | 0.9556893                   | 219,109.69                     |
| 3             | 11/01/2016         |                          |                    | 96,993.75               | -                                   | 96,993.75                    | 0.9331621                   | 90,510.89                      |
| 4             | 05/01/2017         | 135,000.00               | 3.500              | 96,993.75               | -                                   | 231,993.75                   | 0.9111659                   | 211,384.80                     |
| 5             | 11/01/2017         |                          |                    | 94,631.25               | -                                   | 94,631.25                    | 0.8896882                   | 84,192.31                      |
| 6             | 05/01/2018         | 140,000.00               | 3.500              | 94,631.25               | -                                   | 234,631.25                   | 0.8687168                   | 203,828.11                     |
| 7             | 11/01/2018         |                          |                    | 92,181.25               | -                                   | 92,181.25                    | 0.8482397                   | 78,191.80                      |
| 8             | 05/01/2019         | 145,000.00               | 3.500              | 92,181.25               | -                                   | 237,181.25                   | 0.8282453                   | 196,444.25                     |
| 9             | 11/01/2019         |                          |                    | 89,643.75               | -                                   | 89,643.75                    | 0.8087222                   | 72,496.89                      |
| 10            | 05/01/2020         | 150,000.00               | 4.250              | 89,643.75               | -                                   | 239,643.75                   | 0.7896592                   | 189,236.90                     |
| 11            | 11/01/2020         |                          |                    | 86,456.25               | -                                   | 86,456.25                    | 0.7710457                   | 66,661.72                      |
| 12            | 05/01/2021         | 155,000.00               | 4.250              | 86,456.25               | -                                   | 241,456.25                   | 0.7528708                   | 181,785.37                     |
| 13            | 11/01/2021         |                          |                    | 83,162.50               | -                                   | 83,162.50                    | 0.7351244                   | 61,134.78                      |
| 14            | 05/01/2022         | 160,000.00               | 4.250              | 83,162.50               | -                                   | 243,162.50                   | 0.7177963                   | 174,541.15                     |
| 15            | 11/01/2022         |                          |                    | 79,762.50               | -                                   | 79,762.50                    | 0.7008767                   | 55,903.67                      |
| 16            | 05/01/2023         | 170,000.00               | 4.250              | 79,762.50               | -                                   | 249,762.50                   | 0.6843558                   | 170,926.42                     |
| 17            | 11/01/2023         |                          |                    | 76,150.00               | -                                   | 76,150.00                    | 0.6682244                   | 50,885.29                      |
| 18            | 05/01/2024         | 175,000.00               | 4.250              | 76,150.00               | -                                   | 251,150.00                   | 0.6524733                   | 163,868.66                     |
| 19            | 11/01/2024         |                          |                    | 72,431.25               | -                                   | 72,431.25                    | 0.6370934                   | 46,145.47                      |
| 20            | 05/01/2025         | 185,000.00               | 4.250              | 72,431.25               | -                                   | 257,431.25                   | 0.6220760                   | 160,141.81                     |
| 21            | 11/01/2025         |                          |                    | 68,500.00               | -                                   | 68,500.00                    | 0.6074127                   | 41,607.77                      |
| 22            | 05/01/2026         | 190,000.00               | 5.000              | 68,500.00               | -                                   | 258,500.00                   | 0.5930950                   | 153,315.05                     |
| 23            | 11/01/2026         |                          |                    | 63,750.00               | -                                   | 63,750.00                    | 0.5791147                   | 36,918.56                      |
| 24            | 05/01/2027         | 200,000.00               | 5.000              | 63,750.00               | -                                   | 263,750.00                   | 0.5654640                   | 149,141.14                     |
| 25            | 11/01/2027         |                          |                    | 58,750.00               | -                                   | 58,750.00                    | 0.5521351                   | 32,437.94                      |
| 26            | 05/01/2028         | 210,000.00               | 5.000              | 58,750.00               | -                                   | 268,750.00                   | 0.5391204                   | 144,888.60                     |
| 27            | 11/01/2028         |                          |                    | 53,500.00               | -                                   | 53,500.00                    | 0.5264124                   | 28,163.06                      |
| 28            | 05/01/2029         | 225,000.00               | 5.000              | 53,500.00               | -                                   | 278,500.00                   | 0.5140040                   | 143,150.11                     |
| 29            | 11/01/2029         |                          |                    | 47,875.00               | -                                   | 47,875.00                    | 0.5018881                   | 24,027.89                      |
| 30            | 05/01/2030         | 235,000.00               | 5.000              | 47,875.00               | -                                   | 282,875.00                   | 0.4900577                   | 138,625.08                     |
| 31            | 11/01/2030         |                          |                    | 42,000.00               | -                                   | 42,000.00                    | 0.4785062                   | 20,097.26                      |
| 32            | 05/01/2031         | 245,000.00               | 5.000              | 42,000.00               | -                                   | 287,000.00                   | 0.4672271                   | 134,094.17                     |
| 33            | 11/01/2031         |                          |                    | 35,875.00               | -                                   | 35,875.00                    | 0.4562137                   | 16,366.67                      |
| 34            | 05/01/2032         | 260,000.00               | 5.000              | 35,875.00               | -                                   | 295,875.00                   | 0.4454600                   | 131,800.49                     |
| 35            | 11/01/2032         |                          |                    | 29,375.00               | -                                   | 29,375.00                    | 0.4349598                   | 12,776.94                      |
| 36            | 05/01/2033         | 275,000.00               | 5.000              | 29,375.00               | -                                   | 304,375.00                   | 0.4247071                   | 129,270.21                     |
| 37            | 11/01/2033         |                          |                    | 22,500.00               | -                                   | 22,500.00                    | 0.4146960                   | 9,330.66                       |
| 38            | 05/01/2034         | 285,000.00               | 5.000              | 22,500.00               | -                                   | 307,500.00                   | 0.4049209                   | 124,513.19                     |
| 39            | 11/01/2034         |                          |                    | 15,375.00               | -                                   | 15,375.00                    | 0.3953763                   | 6,078.91                       |
| 40            | 05/01/2035         | 300,000.00               | 5.000              | 15,375.00               | -                                   | 315,375.00                   | 0.3860566                   | 121,752.60                     |
| 41            | 11/01/2035         |                          |                    | 7,875.00                | -                                   | 7,875.00                     | 0.3769566                   | 2,968.53                       |

REUNIONW-2015-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 06/04/2022 | 15:12 | Rpt01h

Reunion West CDD  
Special Assessment Refunding & Improvement Bonds Series 2015  
A.Y.L. Verification Report  
4,285,000.00

*Dated:* 05/19/2015  
*Delivered:* 05/19/2015  
*FMSBonds, Inc*  
*MSRB 30/360 SEMI 4/3*

| <i>Period</i> | <i>Coupon Date</i> | <i>Principal Payment</i> | <i>Coupon Rate</i> | <i>Interest Payment</i> | <i>Cred. Enh./ Sinking Fund Adj</i> | <i>Periodic Debt Service</i> | <i>Present Value Factor</i> | <i>Discounted Debt Service</i> |
|---------------|--------------------|--------------------------|--------------------|-------------------------|-------------------------------------|------------------------------|-----------------------------|--------------------------------|
| 42            | 05/01/2036         | 315,000.00               | 5.000              | 7,875.00                | -                                   | 322,875.00                   | 0.3680711                   | 118,840.96                     |
|               |                    | <b>4,285,000.00</b>      |                    | <b>2,622,185.64</b>     | <b>0.00</b>                         | <b>6,907,185.64</b>          |                             | <b>4,285,000.06</b>            |

|   |                  |
|---|------------------|
| <i>True Interest Cost (TIC)</i> . . . . .           | <b>5.0555442</b> |
| <i>Net Interest Cost (NIC)</i> . . . . .            | <b>5.0159267</b> |
| <i>Arbitrage Yield Limit (AYL)</i> . . . . .        | <b>4.8281393</b> |
| <i>Arbitrage Net Interest Cost (ANIC)</i> . . . . . | <b>4.8571811</b> |

|  |                       |
|--|-----------------------|
| <i>Face value of bond Issue</i> . . . . .            | <b>\$4,285,000.00</b> |
| <i>Accrued interest (+)</i> . . . . .                |                       |
| <i>Original issue premium/discount (+)</i> . . . . . | <b>\$0.00</b>         |
| <i>Bond surety fee (-)</i> . . . . .                 | <b>\$0.00</b>         |
| <i>Lump-sum credit enhancements (-)</i> . . . . .    | <b>\$0.00</b>         |
| <i>Other AYL costs (-)</i> . . . . .                 |                       |
| <i>= AYL Target</i> . . . . .                        | <b>\$4,285,000.00</b> |

# Reunion West CDD

## Special Assessment Refunding & Improvement Bonds Series 2C

### T.I.C. Verification Report (Regular)

4,285,000.00

1

MSRB 30/360 SEMI 4/3

FMSBonds, Inc

Dated: 5/19/2015

Delivered: 5/19/2015

| <i>Period</i> | <i>Coupon Date</i> | <i>Principal Payment</i> | <i>Coupon Rate</i> | <i>Interest Payment</i> | <i>Credit Enhancements</i> | <i>Periodic Debt Service</i> | <i>Present Value Factor</i> | <i>Discounted Debt Service</i> |
|---------------|--------------------|--------------------------|--------------------|-------------------------|----------------------------|------------------------------|-----------------------------|--------------------------------|
| 1             | 11/1/2015          |                          |                    | 89,341.89               | -                          | 89,341.89                    | 0.9777833                   | 87,357.01                      |
| 2             | 5/1/2016           | 130,000.00               | 3.500              | 99,268.75               | -                          | 229,268.75                   | 0.9536766                   | 218,648.23                     |
| 3             | 11/1/2016          |                          |                    | 96,993.75               | -                          | 96,993.75                    | 0.9301641                   | 90,220.11                      |
| 4             | 5/1/2017           | 135,000.00               | 3.500              | 96,993.75               | -                          | 231,993.75                   | 0.9072314                   | 210,472.01                     |
| 5             | 11/1/2017          |                          |                    | 94,631.25               | -                          | 94,631.25                    | 0.8848640                   | 83,735.79                      |
| 6             | 5/1/2018           | 140,000.00               | 3.500              | 94,631.25               | -                          | 234,631.25                   | 0.8630482                   | 202,498.07                     |
| 7             | 11/1/2018          |                          |                    | 92,181.25               | -                          | 92,181.25                    | 0.8417701                   | 77,595.42                      |
| 8             | 5/1/2019           | 145,000.00               | 3.500              | 92,181.25               | -                          | 237,181.25                   | 0.8210167                   | 194,729.77                     |
| 9             | 11/1/2019          |                          |                    | 89,643.75               | -                          | 89,643.75                    | 0.8007749                   | 71,784.47                      |
| 10            | 5/1/2020           | 150,000.00               | 4.250              | 89,643.75               | -                          | 239,643.75                   | 0.7810322                   | 187,169.49                     |
| 11            | 11/1/2020          |                          |                    | 86,456.25               | -                          | 86,456.25                    | 0.7617763                   | 65,860.32                      |
| 12            | 5/1/2021           | 155,000.00               | 4.250              | 86,456.25               | -                          | 241,456.25                   | 0.7429950                   | 179,400.79                     |
| 13            | 11/1/2021          |                          |                    | 83,162.50               | -                          | 83,162.50                    | 0.7246769                   | 60,265.94                      |
| 14            | 5/1/2022           | 160,000.00               | 4.250              | 83,162.50               | -                          | 243,162.50                   | 0.7068103                   | 171,869.76                     |
| 15            | 11/1/2022          |                          |                    | 79,762.50               | -                          | 79,762.50                    | 0.6893842                   | 54,987.01                      |
| 16            | 5/1/2023           | 170,000.00               | 4.250              | 79,762.50               | -                          | 249,762.50                   | 0.6723878                   | 167,937.26                     |
| 17            | 11/1/2023          |                          |                    | 76,150.00               | -                          | 76,150.00                    | 0.6558104                   | 49,939.96                      |
| 18            | 5/1/2024           | 175,000.00               | 4.250              | 76,150.00               | -                          | 251,150.00                   | 0.6396417                   | 160,646.02                     |
| 19            | 11/1/2024          |                          |                    | 72,431.25               | -                          | 72,431.25                    | 0.6238717                   | 45,187.81                      |
| 20            | 5/1/2025           | 185,000.00               | 4.250              | 72,431.25               | -                          | 257,431.25                   | 0.6084904                   | 156,644.45                     |
| 21            | 11/1/2025          |                          |                    | 68,500.00               | -                          | 68,500.00                    | 0.5934884                   | 40,653.95                      |
| 22            | 5/1/2026           | 190,000.00               | 5.000              | 68,500.00               | -                          | 258,500.00                   | 0.5788562                   | 149,634.33                     |
| 23            | 11/1/2026          |                          |                    | 63,750.00               | -                          | 63,750.00                    | 0.5645848                   | 35,992.28                      |
| 24            | 5/1/2027           | 200,000.00               | 5.000              | 63,750.00               | -                          | 263,750.00                   | 0.5506652                   | 145,237.96                     |
| 25            | 11/1/2027          |                          |                    | 58,750.00               | -                          | 58,750.00                    | 0.5370889                   | 31,553.97                      |
| 26            | 5/1/2028           | 210,000.00               | 5.000              | 58,750.00               | -                          | 268,750.00                   | 0.5238472                   | 140,783.93                     |
| 27            | 11/1/2028          |                          |                    | 53,500.00               | -                          | 53,500.00                    | 0.5109320                   | 27,334.86                      |
| 28            | 5/1/2029           | 225,000.00               | 5.000              | 53,500.00               | -                          | 278,500.00                   | 0.4983352                   | 138,786.36                     |
| 29            | 11/1/2029          |                          |                    | 47,875.00               | -                          | 47,875.00                    | 0.4860490                   | 23,269.60                      |
| 30            | 5/1/2030           | 235,000.00               | 5.000              | 47,875.00               | -                          | 282,875.00                   | 0.4740657                   | 134,101.34                     |
| 31            | 11/1/2030          |                          |                    | 42,000.00               | -                          | 42,000.00                    | 0.4623779                   | 19,419.87                      |
| 32            | 5/1/2031           | 245,000.00               | 5.000              | 42,000.00               | -                          | 287,000.00                   | 0.4509782                   | 129,430.73                     |
| 33            | 11/1/2031          |                          |                    | 35,875.00               | -                          | 35,875.00                    | 0.4398595                   | 15,779.96                      |
| 34            | 5/1/2032           | 260,000.00               | 5.000              | 35,875.00               | -                          | 295,875.00                   | 0.4290150                   | 126,934.81                     |
| 35            | 11/1/2032          |                          |                    | 29,375.00               | -                          | 29,375.00                    | 0.4184378                   | 12,291.61                      |
| 36            | 5/1/2033           | 275,000.00               | 5.000              | 29,375.00               | -                          | 304,375.00                   | 0.4081214                   | 124,221.97                     |
| 37            | 11/1/2033          |                          |                    | 22,500.00               | -                          | 22,500.00                    | 0.3980594                   | 8,956.34                       |
| 38            | 5/1/2034           | 285,000.00               | 5.000              | 22,500.00               | -                          | 307,500.00                   | 0.3882455                   | 119,385.48                     |
| 39            | 11/1/2034          |                          |                    | 15,375.00               | -                          | 15,375.00                    | 0.3786735                   | 5,822.10                       |
| 40            | 5/1/2035           | 300,000.00               | 5.000              | 15,375.00               | -                          | 315,375.00                   | 0.3693374                   | 116,479.80                     |
| 41            | 11/1/2035          |                          |                    | 7,875.00                | -                          | 7,875.00                     | 0.3602316                   | 2,836.82                       |

REUNIONW-2015-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 06/04/2022 | 15:12 | Rpt01a

# Reunion West CDD

## Special Assessment Refunding & Improvement Bonds Series 2015A

### T.I.C. Verification Report (Regular)

4,285,000.00

2

MSRB 30/360 SEMI 4/3

FMSBonds, Inc

Dated: 5/19/2015

Delivered: 5/19/2015

| <i>Coupon</i>                                       | <i>Principal</i> | <i>Coupon</i>       | <i>Interest</i> | <i>Credit</i>       | <i>Periodic</i>                                      | <i>Present Value</i> | <i>Discounted</i> |                     |                       |
|---|------------------|---------------------|-----------------|---------------------|--|----------------------|-------------------|---------------------|-----------------------|
| <i>Period</i>                                       | <i>Date</i>      | <i>Payment</i>      | <i>Rate</i>     | <i>Payment</i>      | <i>Enhancements</i>                                  | <i>Debt Service</i>  | <i>Factor</i>     | <i>Debt Service</i> |                       |
| 42  | 5/1/2036         | 315,000.00          | 5.000           | 7,875.00            | -  | 322,875.00           | 0.3513503         | 113,442.22          |                       |
|   |                  | <b>4,285,000.00</b> |                 | <b>2,622,185.64</b> | <b>0.00</b>  | <b>6,907,185.64</b>  |                   | <b>4,199,299.98</b> |                       |
| <i>True Interest Cost (TIC) . . . . .</i>           |                  |                     |                 | <b>5.0555442</b>    | <i>Face value of bond Issue. . . . .</i>             |                      |                   |                     | <b>\$4,285,000.00</b> |
| <i>Net Interest Cost (NIC). . . . .</i>             |                  |                     |                 | <b>5.0159267</b>    | <i>Accrued interest (+) . . . . .</i>                |                      |                   |                     |                       |
| <i>Arbitrage Yield Limit (AYL) . . . . .</i>        |                  |                     |                 | <b>4.8281393</b>    | <i>Original issue premium/discount (+) . . . . .</i> |                      |                   |                     | <b>\$0.00</b>         |
| <i>Arbitrage Net Interest Cost (ANIC) . . . . .</i> |                  |                     |                 | <b>4.8571811</b>    | <i>Underwriter discount (+) . . . . .</i>            |                      |                   |                     | <b>(\$85,700.00)</b>  |
|   |                  |                     |                 |                     | <i>Lump-sum credit enhancements (-) . . . . .</i>    |                      |                   |                     | <b>\$0.00</b>         |
|   |                  |                     |                 |                     | <i>Other TIC costs (-) . . . . .</i>                 |                      |                   |                     |                       |
|   |                  |                     |                 |                     | <i>Bond surety fee (-) . . . . .</i>                 |                      |                   |                     | <b>N/A</b>            |
|   |                  |                     |                 |                     | <i>= TIC Target . . . . .</i>                        |                      |                   |                     | <b>\$4,199,300.00</b> |

**Reunion West CDD**  
**Special Assessment Refunding & Improvement Bonds Series 2015**  
**Unspent Proceeds Report**  
**\$ 4,285,000.00**

*Dated:* 05/19/2015  
*Delivered:* 05/19/2015

| <i>Calc<br/>Date</i> | <i>Grp<br/>ID</i> | <i>Purp</i> | <i>Fund<br/>ID</i> | <i>Description</i>            | <i>Gross<br/>Amount</i> | <i>Pool<br/>Percentage</i> | <i>Nonpurpose<br/>Investment</i> | <i>Purpose<br/>Expenditures</i> | <i>Unspent<br/>Proceeds</i> |
|----------------------|-------------------|-------------|--------------------|-------------------------------|-------------------------|----------------------------|----------------------------------|---------------------------------|-----------------------------|
| 05/19/2015           | -1                | N           | COI                | Beg. Arbitrage Gross Proceeds |                         | 100.0000000                |                                  |                                 | 4,285,000.00                |
| 05/19/2015           | 2016              | Y           |                    | Proceeds                      | 4,418,333.00            | 100.0000000                |                                  | 4,418,333.00                    | -133,333.00                 |
| 05/19/2015           | 2016              | Y           |                    | COI                           | 166,500.00              | 100.0000000                |                                  | 166,500.00                      | -299,833.00                 |
| 05/19/2015           | 2016              | Y           |                    | Transferred funds             | -4,695,000.00           | 100.0000000                |                                  | -4,695,000.00                   | 4,395,167.00                |
| 05/19/2015           | 2016              | Y           |                    | Underwriter discount          | 85,700.00               | 100.0000000                |                                  | 85,700.00                       | 4,309,467.00                |
| 05/20/2015           | 2016              | Y           |                    | COI                           | 6,089.00                | 100.0000000                |                                  | 6,089.00                        | 4,303,378.00                |
| 05/26/2015           | 2016              | Y           |                    | COI                           | 16,250.00               | 100.0000000                |                                  | 16,250.00                       | 4,287,128.00                |
| 09/02/2015           | 2016              | Y           |                    | Interest                      | 1.00                    | 100.0000000                |                                  | 1.00                            | 4,287,127.00                |
| 11/02/2015           | 2016              | Y           |                    | Interest                      | 89,344.00               | 100.0000000                |                                  | 89,344.00                       | 4,197,783.00                |
| 11/03/2015           | 2016              | Y           |                    | Interest                      | 1.00                    | 100.0000000                |                                  | 1.00                            | 4,197,782.00                |
| 11/19/2015           | 2016              | Y           |                    | Construction                  | 3,392,229.00            | 100.0000000                |                                  | 3,392,229.00                    | 805,553.00                  |
| 12/11/2015           | 2016              | Y           |                    | Construction                  | 494,288.00              | 100.0000000                |                                  | 494,288.00                      | 311,265.00                  |
| 01/15/2016           | 2016              | Y           |                    | Construction                  | 2,200.00                | 100.0000000                |                                  | 2,200.00                        | 309,065.00                  |
| 05/02/2016           | 2017              | Y           |                    | Interest                      | 9,349.00                | 100.0000000                |                                  | 9,349.00                        | 299,716.00                  |
| 11/01/2016           | 2017              | Y           |                    | Reserve                       | 13.00                   | 100.0000000                |                                  | 13.00                           | 299,703.00                  |
| 12/23/2016           | 2017              | Y           |                    | Construction                  | 136,416.00              | 100.0000000                |                                  | 136,416.00                      | 163,287.00                  |
| 05/01/2017           | 2018              | Y           |                    | Reserve                       | 62.00                   | 100.0000000                |                                  | 62.00                           | 163,225.00                  |
| 11/01/2017           | 2018              | Y           |                    | Reserve                       | 369.00                  | 100.0000000                |                                  | 369.00                          | 162,856.00                  |
| 05/01/2018           | 2019              | Y           |                    | Reserve                       | 615.00                  | 100.0000000                |                                  | 615.00                          | 162,241.00                  |
| 11/01/2018           | 2019              | Y           |                    | Reserve                       | 1,116.00                | 100.0000000                |                                  | 1,116.00                        | 161,125.00                  |
| 05/01/2019           | 2020              | Y           |                    | Reserve                       | 1,503.00                | 100.0000000                |                                  | 1,503.00                        | 159,622.00                  |
| 11/01/2019           | 2020              | Y           |                    | Reserve                       | 1,628.00                | 100.0000000                |                                  | 1,628.00                        | 157,994.00                  |
| 05/20/2020           | 2020              | Y           |                    | Reserve                       | 1,185.00                | 100.0000000                |                                  | 1,185.00                        | 156,809.00                  |
| 11/01/2020           | 2020              | Y           |                    | Reserve                       | 5.00                    | 100.0000000                |                                  | 5.00                            | 156,804.00                  |
| 05/01/2021           | 2022              | Y           |                    | Reserve                       | 5.00                    | 100.0000000                |                                  | 5.00                            | 156,799.00                  |
| 11/01/2021           | 2022              | Y           |                    | Reserve                       | 5.00                    | 100.0000000                |                                  | 5.00                            | 156,794.00                  |

Reunion West CDD  
Special Assessment Refunding & Improvement Bonds Series 2015  
Unspent Proceeds Report  
\$ 4,285,000.00

Dated: 05/19/2015  
Delivered: 05/19/2015

| <i>Calc</i>                                    | <i>Grp</i> | <i>Fund</i> |           | <i>Gross</i>       | <i>Pool</i>   | <i>Nonpurpose</i> | <i>Purpose</i>    | <i>Unspent</i>      |                 |
|--|------------|-------------|-----------|--------------------|---------------|-------------------|-------------------|---------------------|-----------------|
| <i>Date</i>                                    | <i>ID</i>  | <i>Purp</i> | <i>ID</i> | <i>Description</i> | <i>Amount</i> | <i>Percentage</i> | <i>Investment</i> | <i>Expenditures</i> | <i>Proceeds</i> |
|  |            |             |           |                    | 4,128,206.00  |                   | 0.00              | 4,128,206.00        |                 |
|  |            |             |           |                    |               |                   |                   |                     |                 |
| <i>First Investment Date</i> . . . . .         |            |             |           |                    |               |                   | 5/19/2015         |                     |                 |
| <i>Calculation Date</i> . . . . .              |            |             |           |                    |               |                   | 4/30/2022         |                     |                 |
| <i>Arbitrage Yield Limit (AYL)</i> . . . . .   |            |             |           |                    |               |                   | 4.8281393         |                     |                 |
| <i>Internal Rate of Return (IRR)</i> . . . . . |            |             |           |                    |               |                   | 0.1961562         |                     |                 |

Reunion West CDD  
Special Assessment Refunding & Improvement Bonds Series 2015

Dated: 05/19/2015  
Delivered: 05/19/2015

I.R.R. Report Via Purpose Expenditures

\$ 4,285,000.00

| Grp   | Trans      | Fund                              | Day Count  | Calculation Amt     | Pool    | ** Internal Rate of Return ** |
|-------|------------|-----------------------------------|------------|---------------------|---------|-------------------------------|
| ID    | Date       | ID                                | Factor     | (Interest Earnings) | Pctg    | PV Factor                     |
| -1    | 05/19/2015 |                                   |            |                     |         |                               |
|       |            | Beg. Arbitrage Gross Proceeds     | 0.0000000  | (4,285,000.00)      | 100.000 | 1.0000000                     |
| 2016  | 05/19/2015 | Transferred funds                 | 0.0000000  | (4,695,000.00)      | 100.000 | 1.0000000                     |
|       | 05/19/2015 | Underwriter discount              | 0.0000000  | 85,700.00           | 100.000 | 1.0000000                     |
|       | 05/19/2015 | COI                               | 0.0000000  | 166,500.00          | 100.000 | 1.0000000                     |
|       | 05/19/2015 | Proceeds                          | 0.0000000  | 4,418,333.00        | 100.000 | 1.0000000                     |
|       | 05/20/2015 | COI                               | 0.0055556  | 6,089.00            | 100.000 | 0.9999946                     |
|       | 05/26/2015 | COI                               | 0.0388889  | 16,250.00           | 100.000 | 0.9999619                     |
|       | 09/02/2015 | Interest                          | 0.5722222  | 1.00                | 100.000 | 0.9994392                     |
|       | 11/02/2015 | Interest                          | 0.9055556  | 89,344.00           | 100.000 | 0.9991127                     |
|       | 11/03/2015 | Interest                          | 0.9111111  | 1.00                | 100.000 | 0.9991072                     |
|       | 11/19/2015 | Construction                      | 1.0000000  | 3,392,229.00        | 100.000 | 0.9990202                     |
|       | 12/11/2015 | Construction                      | 1.1222222  | 494,288.00          | 100.000 | 0.9989005                     |
|       | 01/15/2016 | Construction                      | 1.3111111  | 2,200.00            | 100.000 | 0.9987155                     |
| 2017  | 05/02/2016 | Interest                          | 1.9055556  | 9,349.00            | 100.000 | 0.9981337                     |
|       | 11/01/2016 | Reserve                           | 2.9000000  | 13.00               | 100.000 | 0.9971612                     |
|       | 12/23/2016 | Construction                      | 3.1888889  | 136,416.00          | 100.000 | 0.9968788                     |
| 2018  | 05/01/2017 | Reserve                           | 3.9000000  | 62.00               | 100.000 | 0.9961841                     |
|       | 11/01/2017 | Reserve                           | 4.9000000  | 369.00              | 100.000 | 0.9952080                     |
| 2019  | 05/01/2018 | Reserve                           | 5.9000000  | 615.00              | 100.000 | 0.9942329                     |
|       | 11/01/2018 | Reserve                           | 6.9000000  | 1,116.00            | 100.000 | 0.9932588                     |
| 2020  | 05/01/2019 | Reserve                           | 7.9000000  | 1,503.00            | 100.000 | 0.9922855                     |
|       | 11/01/2019 | Reserve                           | 8.9000000  | 1,628.00            | 100.000 | 0.9913133                     |
|       | 05/20/2020 | Reserve                           | 10.0055556 | 1,185.00            | 100.000 | 0.9902395                     |
|       | 11/01/2020 | Reserve                           | 10.9000000 | 5.00                | 100.000 | 0.9893716                     |
| 2022  | 05/01/2021 | Reserve                           | 11.9000000 | 5.00                | 100.000 | 0.9884022                     |
|       | 11/01/2021 | Reserve                           | 12.9000000 | 5.00                | 100.000 | 0.9874337                     |
| 99999 | 04/30/2022 | Unspent Proceeds as of 04/30/2022 | 13.8944444 | 163,449.00          | 100.000 | 0.9864716                     |
|       |            |                                   |            | 6,655.00            |         | (0.02)                        |

Arbitrage Yield Limit ..... 4.8281393  
Internal Rate of Return ..... 0.1961562  
Calculation Standard ..... MSRB 30/360 SEMI 4/3



## SECTION VIII



# Memorandum

**To:** Board of Supervisors - Reunion East CDD and Reunion West CDD

**From:** Jeremy LeBrun, District Manager, GMS CFL LLC

**CC:** Tricia Adams – District Manager

## **RE: Traffic Calming – Definitions, Processes and Solutions**

**“Traffic Calming” Definition:** The Institute of Transportation Engineers has defined traffic calming as follows: "Traffic calming involves changes in street alignment, installation of barriers, and other physical measures to reduce traffic speeds and/or cut-through volumes, in the interest of street safety, livability, and other public purposes." Notable goals for traffic calming have been identified as (*Melbourneflorida.org*):

- To improve the environment and livability of neighborhood streets by "calming" or regulating the impact of vehicular traffic.
- To promote safe and pleasant conditions for motorists, bicyclists, pedestrians, and residents of neighborhood streets.
- To encourage citizen involvement in the traffic calming process by incorporating the preferences and requirements of the people using the area along the street or at the intersection.
- To reduce vehicular speeds on residential streets.
- To improve real and perceived safety for non-motorized users of the streets.

Traffic-calming describes a wide range of road and environmental design changes that either make it more difficult for a vehicle to speed or make drivers believe they should slow down for safety. The measures are also intended to make roads easier and safer for pedestrians and bicyclists to use. Traffic-calming measures are particularly effective at reducing speeds in residential areas (*Scott and Maddox 2010*).

In communities such as the Reunion East Community Development District (RECDD) and the Reunion West Community Development District (RWCDD), the daily experience and safety of the resident is paramount. This paper aims to provide information on the reported traffic issues experienced by residents, the potential solutions, estimated costs, and the potential of garnering community support. Successful collaboration between all stakeholders will lead to a safer and more secure community.

219 East Livingston Street  
Orlando, FL 32801  
T: (407)841-5524

### **Areas of Stakeholder Concern:**

Over the last several years, a variety of stakeholders such as residents, board members and others have voiced concerns related to speeding within RECDD and RWCD. Although the district does not have the legal jurisdiction to enforce traffic laws, they do have the ability to deploy a variety of traffic calming measures to alleviate potential issues. Potential areas of concern based on stakeholder feedback include Reunion Blvd, Tradition Blvd, Grand Traverse Parkway, and the Encore neighborhood.

### **Common Misconceptions About Traffic Calming:**

#### **Stop Signs as a speed control measure:**

Stop signs are generally not effective forms of traffic calming devices. Where stop signs are installed as "nuisances" or "speed breakers", there is a high incidence of intentional violation. In those locations where vehicles do stop, the speed reduction is effective only in the immediate vicinity of the stop sign, and frequently speeds are higher between intersections. For these reasons, it should not be used as a speed control device. These guidelines take into consideration, among other things, the probability of vehicles arriving at an intersection at the same time, the length of time traffic must wait to enter, traffic delays, and the availability of safe crossing opportunities. The Manual on Uniform Traffic Control Devices states specifically "YIELD or STOP signs should not be used for speed control." (*MUTC 2011*)

#### **Law Enforcement can stop speeding on their own:**

Although the Presence of law enforcement is an effective deterrent for speeding in residential areas, limitations on man-power and budget hinder consistent enforcement within communities. Ultimately, it will take collaboration among law enforcement, residents, management companies, neighborhood security personnel and personal responsibility to stop speeding.

### **The Three "E's" of a successful Traffic Calming initiative** **(From "City of Orlando Neighborhood Traffic Management")**

**Education** – alerts citizens to the various ways they can help ease traffic problems. For example, neighbors may help by reducing their own driving speed, encouraging family, friends and visitors to their neighborhood to do the same, and by using alternative modes of transportation such as bicycles.

**Enforcement** – enlist the help of law enforcement to focus on enforcement efforts on the target streets or throughout the project area and to help increase community awareness of the speeding problems.

**Engineering** – passive techniques include traffic signs, pavement markings, speed display trailers and other creative tools that try to keep the drivers attention directed on the task of driving. Special emphasis signs such as "Residential Area Drive with Care" or special pavement marking legends such as "SLOW" are options that the Transportation Engineering Division will consider using if there is neighborhood consensus.

When **E**ducation, **E**nforcement and **E**ngineering techniques are used together their effectiveness is considerably higher.

## **Types of Traffic Calming Measures**

### **Enhanced Law Enforcement Patrols:**

- **Description:** Additional patrols by law enforcement officers in the community and areas of persistent speeding.
  - **Pros:**
    - Visible law enforcement presence has been shown to greatly reduce speeding
    - Worst offenders are targeted and provided actionable consequences by fines or other penalties
    - Reminds drivers about the serious consequences for speeding
    - Can be scheduled during certain times identified as “high risk” (i.e. weekends, rush hour)
  - **Cons:**
    - High cost to residents for continued enforcement
    - Habitual speeders resume speeding when law enforcement officers are not present
  - **Estimated Cost:**
    - \$1560 per day (4 Officers for 4 hours including all coordination fees)

## Types of Traffic Calming Measures (cont.)

### Speed Humps:

- Description: A speed “hump” is an elongated mound in the roadway pavement surface extending across the travel way at a right angle to the traffic flow. A speed hump is typically 3 inches in height and 12 feet in length along the vehicle travel path axis. At typical travel speeds along a residential street or in a small commercial business district, a speed hump produces sufficient discomfort to a motorist driving above the speed hump design speed to discourage speeding. It encourages the motorist to travel at a slow speed both upstream and downstream of as well as over the speed hump. (FHWA 2022)
  - Pros:
    - Speeds are typically reduced to the range of 15-20 MPH
    - Little to no traffic diversion as a result of installation
    - Bicyclists and pedestrians are largely unaffected
    - Speed effects of a single or series of speed humps are greater than for any other traffic calming measure with the exception of route diversions
  - Cons:
    - Emergency vehicles can be delayed 3-10 seconds per hump
    - Initial installation can be costly
    - Residents may perceive it causes additional “wear and tear” on vehicles
  - Estimated Cost: Approximately \$5,110 per location- asphalt (January 2022 costs from nearby CDD)



Source: [https://safety.fhwa.dot.gov/speedmgt/ePrimer\\_modules/module3pt2.cfm](https://safety.fhwa.dot.gov/speedmgt/ePrimer_modules/module3pt2.cfm)

## **Types of Traffic Calming Measures (cont.)**

### **Speed Cushions:**

- **Description:** A speed “cushion” A speed cushion consists of two or more raised areas placed laterally across a roadway. The height and length of the raised areas are comparable to the dimensions of a speed hump. The primary difference is that a speed cushion has gaps (often referred to as "cutouts") between the raised areas to enable a vehicle with a wide track to pass through the feature without any vertical deflection. Another difference between a speed cushion and a speed hump is the common practice for the top of the speed cushion to be level. Like a speed hump, the profile of a speed cushion is gentle enough to provide a comfortable ride when traversed at a speed of approximately 20 to 25 MPH. (FHWA 2022)
  - **Pros:**
    - Emergency vehicles can cross without slowing down
    - Effectively reduces speeding on residential roads
  - **Cons:**
    - Initial installation can be costly
    - Residents may perceive it causes additional “wear and tear” on vehicles
  - **Estimated Cost:** Approximately \$5,110 per location - asphalt (January 2022 costs from nearby CDD)



Source: [https://safety.fhwa.dot.gov/speedmgt/ePrimer\\_modules/module3pt2.cfm](https://safety.fhwa.dot.gov/speedmgt/ePrimer_modules/module3pt2.cfm)

## Types of Traffic Calming Measures (cont.)

### Speed Tables:

- Description: Speed tables are midblock traffic calming devices that raise the entire wheelbase of a vehicle to reduce its traffic speed. Speed tables are longer than speed humps and flat-topped, with a height of 3–3.5 inches and a length of 22 feet. Vehicle operating speeds for streets with speed tables range from 25–45 mph, depending on the spacing. (*NACTO.org 2022*)
  - Pros:
    - Effective in reducing speeding on residential roadways
    - Can be used as a pedestrian crosswalk in some applications
    - Bicyclists and pedestrians remain unaffected
  - Cons:
    - Emergency vehicles must slow down (less time loss than a speed hump)
  - Estimated Cost: \$10,700 per location (Recycled Rubber)



Source: [https://safety.fhwa.dot.gov/speedmgt/ePrimer\\_modules/module3pt2.cfm](https://safety.fhwa.dot.gov/speedmgt/ePrimer_modules/module3pt2.cfm)



## Types of Traffic Calming Measures (cont.)

### Radar Display Signs:

- Description: Speed display boards measure oncoming vehicles' speeds and prominently display the speeds to drivers. Research has shown that speed display boards reduce speeds and crashes, seem at least as effective as speed cameras and are more cost-effective. Speed display boards are particularly effective with drivers who do not pay attention to their speed. Large, changeable-message signs that combine site-specific messages with speed displays have effectively reduced speeds by as much as nine mph in and around school speed zones. They are more effective when supplemented with police enforcement—in this combination, the effect can last several weeks after they are removed. (ASU July 2020)
  - Pros:
    - Effective in reducing speeding on residential roadways when combined with other strategies
    - Low cost to implement
  - Cons:
    - Limited effectiveness without law enforcement follow-up or intervention
    - Subject to vandalism or damage
  - Estimated Cost: \$3,145 per sign (speed data included for first 12 months)



Source: "Home." *Traffic Logix*, 19 May 2022, <https://trafficlogix.com/>



# Appendix

## **Traffic Calming Devices Application**

### **Policy & Procedures**

#### **PURPOSE:**

These policies and procedures are intended to regulate the uniform application of traffic calming measures in Osceola County. Traffic calming devices are considered to be safety measures designed to counter the adverse impact of speeding and non-resident cut-through traffic on residential streets. There is an array of effective devices that may be used ranging from non-restrictive to restrictive, including but not limited to the following:

| <u>Non-Restrictive</u> | <u>Restrictive</u> |
|------------------------|--------------------|
| Neighborhood Education | Median Chokers     |
| Selective Enforcement  | Speed Tables       |
| Regular Signing        | Speed Humps        |
| Temporary Radar Signs  | Traffic Circles    |
| Permanent Radar Signs  | Turn Prohibition   |
| Landscaping            |                    |

There may be other types of traffic calming measures not listed above with varying degree of success and cost-effectiveness. Consideration should only be given to those measures that have proven to be effective in practice.

#### **POLICY:**

To be effective, traffic calming devices must be carefully considered and applied on local streets where speeding and non-resident cut-through traffic may adversely impact the safety and quality of life in the community. The following general policies shall apply:

- Less restrictive and the least costly methods should be attempted prior to the application of more restrictive traffic calming such as speed tables or humps, street closures, etc.
- Restrictive traffic calming devices should not be applied on classified roadways (collectors and arterials).
- Installation of restrictive devices on horizontal curvatures, near intersection, or in combination with other safety or regulatory measures is not recommended.
- Unwarranted "STOP" signs shall not be used as traffic calming devices.
- Traffic calming on un-improved (dirt) roads is not recommended.

#### **WARRANTS:**

In order for a candidate location to be considered for restrictive traffic calming, Osceola County's Traffic Engineer must determine that the installation of such devices are justified based on a traffic study. A candidate location may be considered for traffic calming if all of the criteria are satisfied:

- 1) The candidate roadway is a local street or qualifying collector, and
- 2) The average daily traffic (ADT) is less than 2000 vehicle per day (VPD); and
- 3) The candidate roadway length is greater than 1500 feet.
- 4) The official posted speed is 35 mph or less, and
- 5) The median speed is at least 25% over the posted speed.

Collector roads with an ADT of less than 2000 VPD may be considered for restrictive traffic calming on a case-by-case basis if in the County Traffic Engineer's opinion further increases in traffic volumes or congestion level are not anticipated.

Nothing here shall limit Traffic Engineer's ability to install any devices upon County roadway system that in Traffic Engineer's sole opinion is justified for the maximum safety of the motorists or the residents.

#### **PROCEDURES:**

In order to apply the policies in a uniform manner, the following procedures are established:

1. Applicant files an application with the County's Traffic Engineer. A standard application is attached on page 3.
2. If resident is a renter, the application must be filled out by the actual homeowner.  
**Applications filled out by renters will not be processed.**
3. The County's Traffic Engineer conducts a traffic study within 45 days of receipt of the application to determine if the candidate location meets the minimum criteria for traffic calming; and if the minimum criteria are satisfied, what type of device are recommended.
4. If the location is determined to be a good candidate for traffic calming, it will be placed on the eligible list for funding.
5. If the applicant is an individual homeowner and no Homeowners Association (HOA) exists; upon written notification by the County's Traffic Engineer, the applicant must conduct and return a petition drive in the format requested within 30 days. If there is a HOA, the applicant must first receive written approval from the HOA prior to submission to the County. An HOA resolution approving the application and the petition must be included with the petition documents.
6. If the applicant is a HOA, they shall be subject to the same petition process described in number 5 and 7.
7. The petition shall be in County's approved format and is subject to the following criteria:
  - a) **Sixty (60) percent** of the homeowners of record (not renters) residing in the affected area **shall agree** to the installation of the traffic calming devices.
  - b) The affected area shall be determined by the County's Traffic Engineer.
8. Projects shall be prioritized based on the anticipated reductions in **preventable** crashes and **reduction in speeds and volumes** as determined by the County's Traffic Engineer.
9. If public funding is not available, the candidate location will remain on the eligible list for three (3) years pending programming of funds. HOA will have the option of funding projects that have been declared eligible by the County's Traffic Engineer.

Application for Traffic Calming

Part 1 - Applicant Information

Applicant's Name: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_  
\_\_\_\_\_

Applicant's Day Time Phone #: ( ) \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Is Applicant a Homeowners Association? \_\_\_\_\_ If yes, HOA's Name: \_\_\_\_\_  
(If you live in a community with an active HOA, please contact your HOA to address the concerns. Your HOA may initiate an inquiry by submitting an application for traffic calming.)

Name of Community or Sub-Division (if applicable): \_\_\_\_\_

Part 2 - Problem Identification

Identify street or streets with traffic concerns: \_\_\_\_\_  
\_\_\_\_\_

Briefly describe traffic concerns: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the street subject to non-resident cut-through? \_\_\_\_\_ If yes, identify the origin and the destination: \_\_\_\_\_

What is the posted speed? \_\_\_\_\_ Is street in question more than 1500 feet long? \_\_\_\_\_

Provide other information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return this application to:

Osceola County Transportation & Transit -Traffic Engineering  
1 Courthouse Square, Suite 3100  
Kissimmee, FL 34742  
P: (407) 742-0552, F: (407) 742-0560  
traffic@osceola.org

## Works Cited

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- “West Palm Beach, FL.” *Traffic Calming*, <https://www.wpb.org/government/engineering/traffic-calming>
- "What Is Traffic Calming?" - Questions and Answers - City of Orlando.*  
<http://www.cityoforlando.net/transportationengineering/wp-content/uploads/sites/47/2014/09/NTMP-Main-Brochure-January-2013.pdf>

## SECTION IX

On the following list chart, you will see our rates indicating what the security personnel would receive in wages compared to rates charged for our services.

## **CDD / SINCLAIR ENTRANCE**

### **32 Hours Per Week**

| <b>Position</b>              | <b>Total Weekly Hours</b> | <b>Wage</b>    | <b>Straight Time Billing Rate</b> | <b>Premium Time Billing Rate</b> | <b>Vacation</b> |
|------------------------------|---------------------------|----------------|-----------------------------------|----------------------------------|-----------------|
| <b>Gate Security Officer</b> | <b>32</b>                 | <b>\$16.00</b> | <b>\$25.00</b>                    | <b>\$26.25</b>                   | <b>Included</b> |

| <b><u>Weekly Cost</u></b> | <b><u>Monthly Cost</u></b> | <b><u>Annual Cost</u></b> |
|---------------------------|----------------------------|---------------------------|
| <b>\$800.00</b>           | <b>\$3467.00</b>           | <b>\$41,600</b>           |

**The benefits included in this option:**

- Background Investigations
- Drug Testing
- Uniforms
- Vacation – One (1) per year
- Health Insurance

**DIRECT BILLIED:**

- Holiday's – Six (6) per year

**LICENSES:**

- B 1900127
- MB 1000157
- D 2724106

**KWR Security B1900127**

**REFERENCE:**

**1**

**Properties currently owned and Managed by Kingwood International:**



Michael Mancke  
General Manager  
401 Country Club Drive.  
Clayton, GA 30525  
800-632-6262



Anthony Carll  
Resort General Manager  
7593 Gathering Drive,  
Kissimmee, Florida 34747  
407-662-1000.



Richard Nasser  
President of Kingwood International  
Achasta Golf Community  
A Signature Jack Nicklaus Golf Luxury  
Community.  
639 Birch River Dr.  
Dahlonega, GA 30533  
706-867-1660



Richard Nasser  
President of Kingwood International  
Kingwood Resort  
401 Country Club Drive  
Clayton, GA 30525  
1-866-546-4966



# SECTION X



Encore Resort at Reunion  
4.4 ★ (2331)  
4-star hotel

101

Reunion West Property  
Owners Association, Inc.

- Low voltage Spot Light
- Rope Lights
- High Volt Spot Lights
- RGB Color Changing Light
- Light Logo Projector

Google





● Low voltage Spot Light



Sinclair Rd

Sinclair Rd

Sinclair Rd

Sinclair Rd

Sinclair Rd

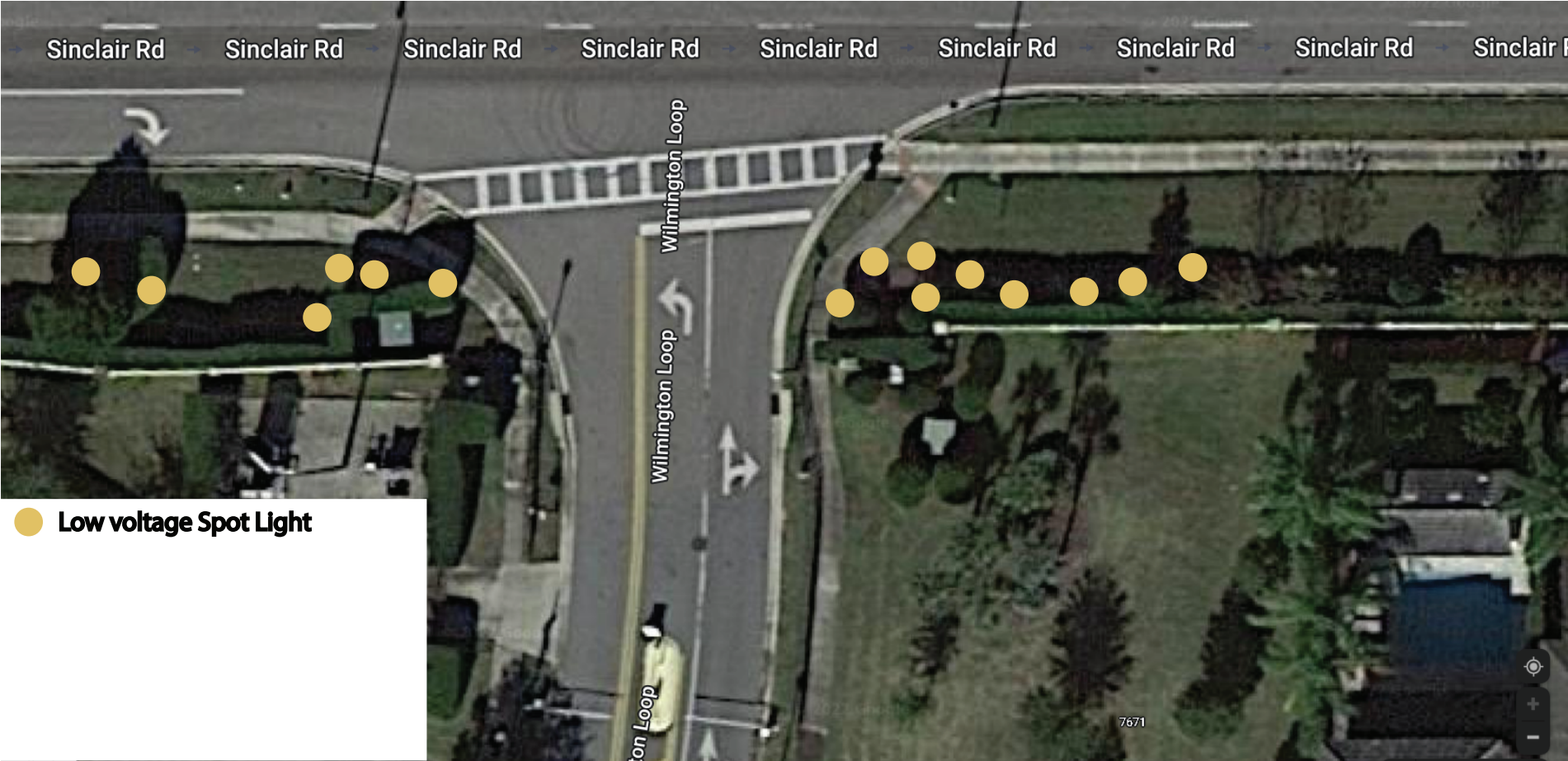
Sinclair Rd

Fairfax Dr

Fairfax Dr

● Low voltage Spot Light





Sinclair Rd

Sinclair Rd

Sinclair Rd

Sinclair Rd

Sinclair Rd

Sinclair Rd

Sinclair Rd

Sinclair Rd

Sinclair Rd

Wilmington Loop

Wilmington Loop

on Loop

7671

● Low voltage Spot Light

# SECTION XI

**ADDENDUM TO THE AGREEMENT FOR TOWING SERVICES**  
**(Reunion West CDD)**

**THIS ADDENDUM TO THE AGREEMENT FOR TOWING SERVICES** (the “**Addendum**”) is effective as of the 14th day of April, 2022, by and between **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district and local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “**District**”), and **BOLTON’S TOWING SERVICE, INC.**, a Florida corporation, whose principal address and mailing address is 2690 Ave. E, SW, Winter Haven, Florida 33880 (the “**Contractor**”).

**RECITALS**

**WHEREAS**, the District and the Contractor are parties to that certain AGREEMENT FOR TOWING SERVICES, dated September 10, 2020 (the “Agreement”) relating to the vehicle towing/removal services on the District’s property; and

**WHEREAS**, the District adopted the *Rules of the Reunion West Community Development District Chapter V Parking and Towing Rules* on August 13, 2020 by Resolution 2020-04, as revised on April 8, 2021 by Resolution 2021-06, a copy of which is attached hereto as **Exhibit “A,”** as may be amended from time to time by the District’s Board of Supervisors (hereinafter, the “Towing Policies”); and

**WHEREAS**, the District and the Contractor have determined it to be in their best interest to expand the Services provided for in the Agreement to include additional areas specified in the revised Towing Policies; and

**NOW, THEREFORE**, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. That the terms of the Agreement are in full force and effect.
3. That the Contractor shall provide its Services to the additional areas specified in the revised Towing Policies.
4. That in order to facilitate execution of this Addendum, this Addendum may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

5. That except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.

6. That the District Counsel's address in Section 15. of the Agreement shall be amended to the following:

Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: District Counsel

**IN WITNESS WHEREOF**, the parties execute this Agreement effective as of the day and year first written above.

***[SIGNATURES ON FOLLOWING PAGE]***



**SIGNATURE PAGE TO  
ADDENDUM TO THE AGREEMENT FOR TOWING SERVICES**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

**WITNESSES:**

Print: \_\_\_\_\_

Print: \_\_\_\_\_

**REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

Print: MARK GREENSTEIN

Title: CHAIR

**WITNESSES:**

Print: \_\_\_\_\_

Logan Gillespie

Print: \_\_\_\_\_

Joe Collins

**BOLTON'S TOWING SERVICE, INC, a  
Florida corporation**

By: \_\_\_\_\_

Print: Tyler Bolton

Title: VP

**EXHIBIT “A”**

**REVISED PARKING AND TOWING RULES**

*[See attached.]*

# **RULES OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**

## **CHAPTER V**

### **PARKING AND TOWING RULES**

Adopted August 13, 2020 (Resolution 2020-04)\_\_\_\_\_

Revised April 8, 2021 (Resolution 2021-06)

- 5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted by the Reunion West Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 5.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of -Way"), as generally depicted on the parking and towing maps shown in Appendix 5.0 (the "Parking and Towing Maps"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 5.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 5.3 On-Street Parking.
- 5.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District Parking and Towing Maps attached hereto as Appendix 5.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:

(a) Guests and visitors shall follow all parking rules and regulations, including those of Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

5.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 5.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to any mailboxes.

5.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area.

5.3.4 Vehicles temporarily parked in accordance with Section 5.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 5.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.

5.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area and shall immediately be removed.

5.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area.

5.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area shall be used as a domicile or residence either temporarily or permanently.

5.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 5.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

## 5.5 Enforcement

5.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Nothing herein shall be interpreted to prevent the District from issuing warnings or from implementing an administrative grace period.

5.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

5.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

5.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

5.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lot or Parking Area, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

5.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

Effective : August 13, 2020

**Appendix 5.0**

**District Parking and Towing Maps**

[ATTACHED ON FOLLOWING PAGE(S)]



|                |           |
|----------------|-----------|
| Date:          | 5/6/2021  |
| Section:       | AS SHOW/N |
| Project No.:   | 1003.001  |
| Design By:     | CD8       |
| Design and By: | CD8       |
| Checked By:    | SN8       |

REUNION CDD  
ORANGE COUNTY, FLORIDA

AREAS OF NO PARKING OVERALL

[illegible]

Civil Engineer  
**STEVEN N. BOYD, P.E.**

License No. 43225







**LEGEND**  
 AREAS OF NO PARKING



**SHEET NO.**  
**2.01**

Title: 5/6/2021  
 Scale: AS SHOWN  
 Project No.: 1003.001  
 Drawn: CDB  
 Checked: JY  
 Date: 5/6

**REUNION WEST CDD**  
 REUNION CDD  
 ORANGE COUNTY, FLORIDA  
**NO PARKING DETAIL 1 OF 4**

| Rev. | Date | Description | Drawn By | License No. |
|------|------|-------------|----------|-------------|
|      |      |             |          |             |
|      |      |             |          |             |
|      |      |             |          |             |
|      |      |             |          |             |
|      |      |             |          |             |

Civil Engineer  
**STEVEN N. BOYD, P.E.**  
 License No. 43325

**BOYD CIVIL**  
 ENGINEERING  
 6016 Hanging Moss Road  
 Orlando, Florida 32807  
 Office: (407)994-3693  
 Certificate of Audit: 29791





**LEGEND**  
 AREAS OF NO PARKING



SHEET NO.  
**2.02**

DATE: 7/15/2020  
 DRAWN BY: AS SHOWN  
 CHECKED BY: JON D. GARDNER  
 C:\Users\jondg\OneDrive - Boyd Civil Engineering, Inc\Desktop\REUNION WEST NO PARKING.dwg

**REUNION WEST CDD**  
 REUNION CDD  
 ORANGE COUNTY, FLORIDA  
**NO PARKING DETAIL 2 OF 4**

| Rev. | Date | Description |
|------|------|-------------|
|      |      |             |
|      |      |             |
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|      |      |             |
|      |      |             |

DESIGNED BY:  
**STEVEN K. BOYD, P.E.**  
 License No. 43225

**BOYD CIVIL**  
 ENGINEERING  
 6016 Hanging Moss Road  
 Orlando, Florida 32827  
 Office: (407) 494-2493  
 Cell: (407) 494-2493



**LEGEND**  
 — MEAS OR NO PARKING



**SHEET NO.**  
 2.03

Project: 71157200  
 Title: REUNION WEST  
 Client: ASH-CROWN  
 Date: 10/03/20  
 Drawn By: CB  
 Checked By: JCB  
 Checked By: JCB

**REUNION WEST CDD**

REUNION CDD  
 ORANGE COUNTY, FLORIDA

**NO PARKING DETAIL 3 OF 4**

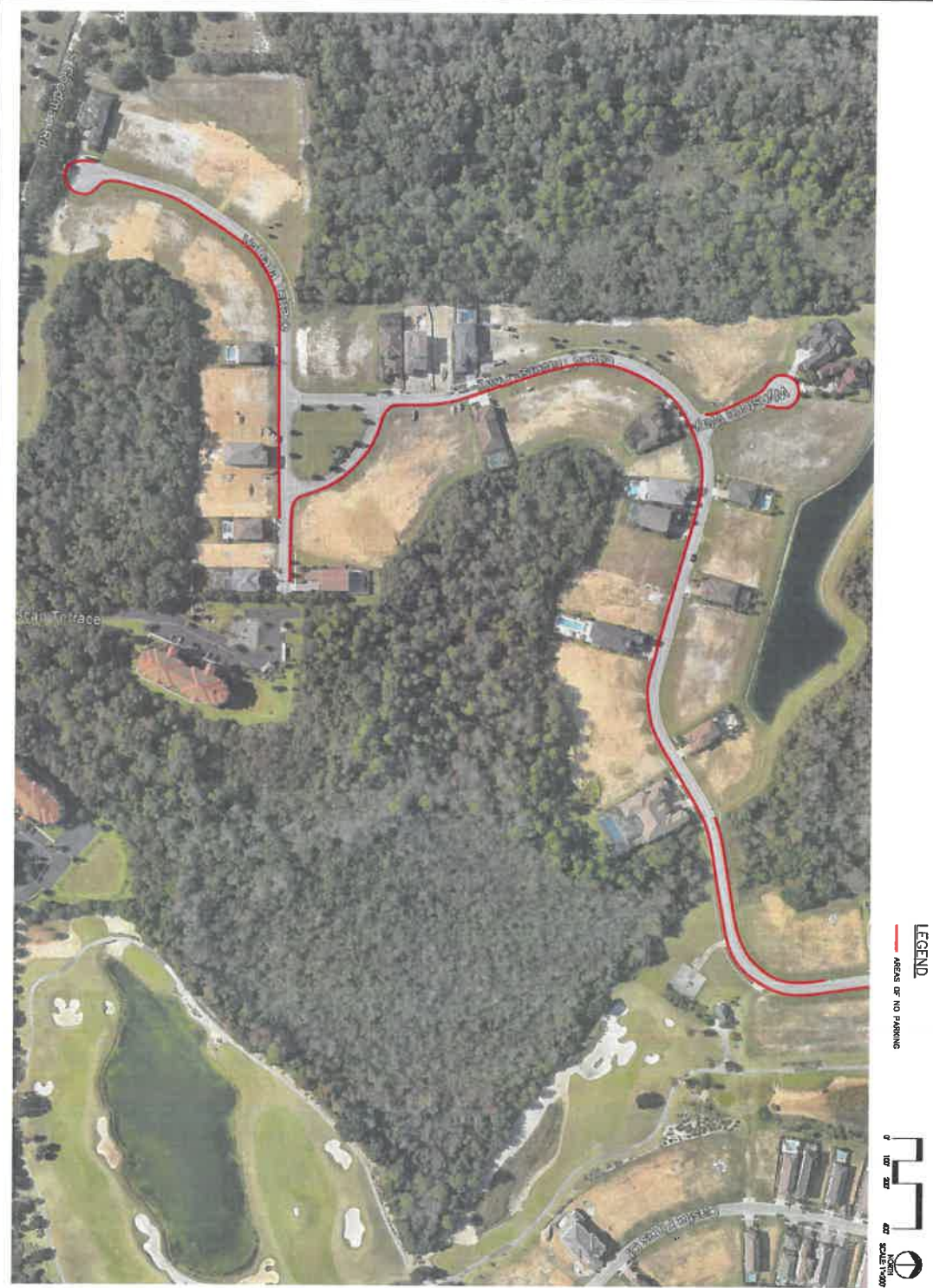
| Rev. | Date | Description | Drawn By |
|------|------|-------------|----------|
|      |      |             |          |
|      |      |             |          |
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|      |      |             |          |

City Engineer  
 STEVEN H. BOYD, P.E.

License No. 43225

**BOYD CIVIL**  
 ENGINEERING  
 4616 Herring House Road  
 Orlando, Florida 32807  
 Office: (407) 994-3493  
 Certificate of Auth. 101791





SHEET NO.  
 2.04

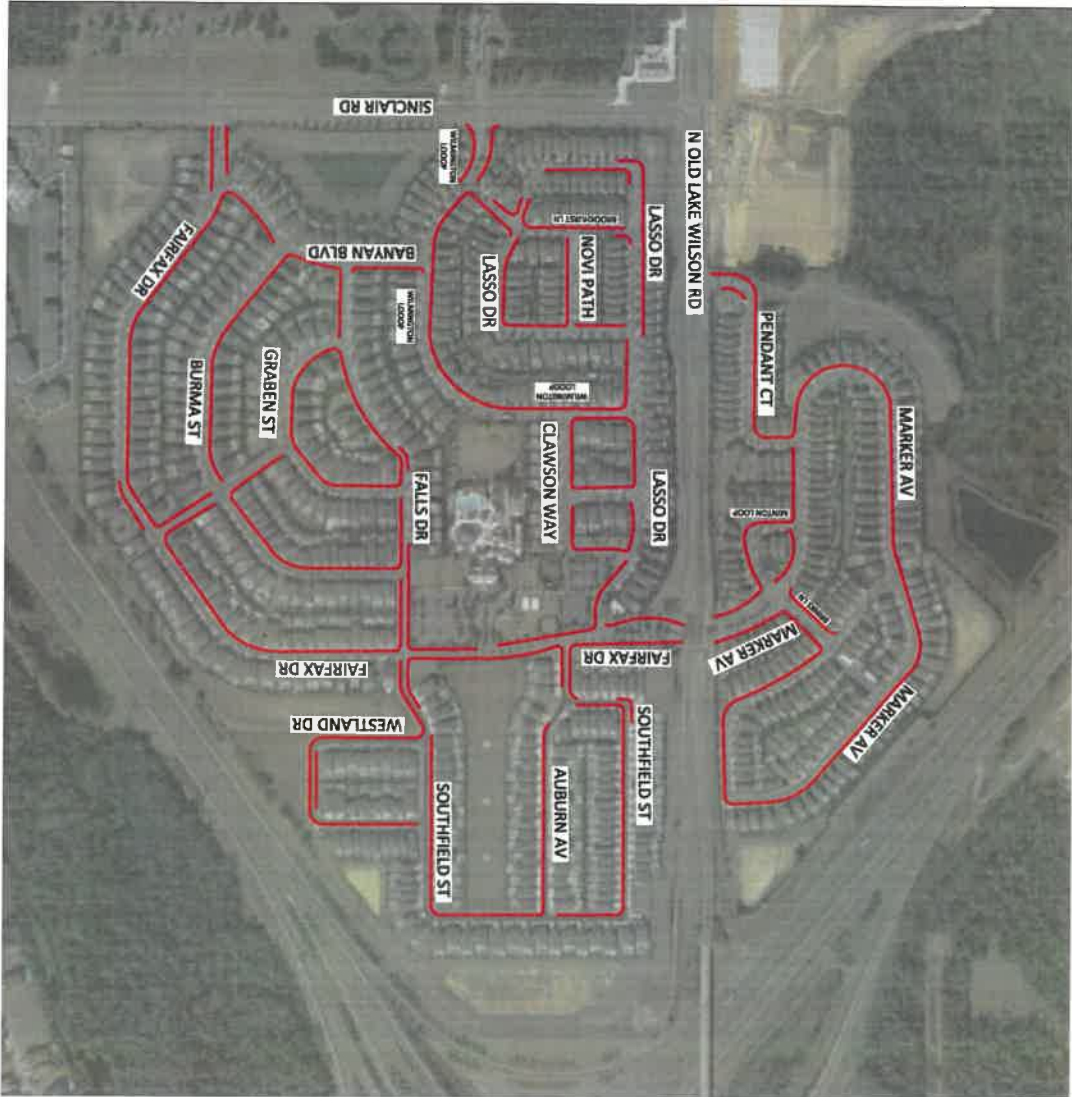
DATE: 7/15/2020  
 DRAWN BY: AS SHOWN  
 CHECKED BY: JDS/KOT  
 CDD NO: 1003.001  
 CDD NO: 1003.001

**REUNION WEST CDD**  
 REUNION CDD  
 ORANGE COUNTY, FLORIDA  
**NO PARKING DETAIL 4 OF 4**

| Rev. | Date | Description | Drawn By |
|------|------|-------------|----------|
|      |      |             |          |
|      |      |             |          |
|      |      |             |          |
|      |      |             |          |

CDD Engineer  
 STEVEN H. BOYD, P.E.  
 License No. 43225

**BOYD CIVIL**  
 ENGINEERING  
 6816 Hanging Moss Road  
 Orlando, Florida 32807  
 Office: (407) 994-2493  
 Certificate of Auth. 12711



**LEGEND**  
 AREAS OF NO PARKING



**SHEET NO.**  
**2.05**

Date: 5/17/2021  
 Author: AS SHOWN  
 Project No.: 1003.001  
 Title: REUNION WEST CDD  
 Drawing: CDD  
 Checked: SNB

**ENCORE AT REUNION WEST CDD**  
 REUNION CDD  
 ORANGE COUNTY, FLORIDA  
**PROPOSED 1 SIDE STREET  
 PARKING OPTION**

| Rev. | Date | Description | Chk By |
|------|------|-------------|--------|
|      |      |             |        |
|      |      |             |        |
|      |      |             |        |
|      |      |             |        |

Civil Engineer  
**STEVEN N. BOYD, P.E.**  
 License No. 43325

**BOYD CIVIL**  
 ENGINEERING  
 6816 Hanging Moss Road  
 Orlando, Florida 32807  
 Office: (407) 494-2693  
 Certificate of Auth. 79791

## SECTION XII

**SECOND AMENDMENT TO SECURITY SERVICES PROVIDER AGREEMENT**  
**(OPERATIONS)**

(Reunion West Community Development District and Reunion West Property Owner's Association, Inc.)

This **SECOND AMENDMENT TO SECURITY SERVICES PROVIDER AGREEMENT** (the "Second Amendment"), effective as of April 14, 2022, is made by and between the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "District"), and the **REUNION WEST PROPERTY OWNER'S ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "POA").

**WHEREAS**, the District and POA are parties to the Security Services Provider Agreement, dated December 10, 2020, as amended by the First Amendment to Security Services Provider Agreement, dated October 1, 2021 (collectively, the "Agreement"), relating to security services provided within the boundaries of the District; and

**WHEREAS**, the Agreement is currently in full force and effect between the District and POA; and

**WHEREAS**, the District and the POA desire to amend the Agreement to include the amended CDD Facilities set forth in **Exhibit "A"** attached hereto (the "CDD Facilities").

**NOW, THEREFORE**, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct, and are hereby incorporated by reference as terms.
2. The District and POA acknowledge and agree that the Agreement is in full force and effect.
3. The District and POA hereby agree to amend Agreement to include the CDD Facilities set forth in **Exhibit "A"** attached hereto.
4. The District and POA hereby agree to amend District Counsel's address, stated in paragraph 14, to the following:

Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: Jan Albanese Carpenter, District Counsel  
Telephone: (407) 481-5800

5. This Second Amendment may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on

one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

6. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have caused this Second Amendment to be executed on their behalf by duly authorized representatives, all as of the date first set forth above.

*[Signatures are provided on the following page.]*



**SIGNATURE PAGE TO THE SECOND AMENDMENT TO  
SECURITY SERVICES PROVIDER AGREEMENT  
(OPERATIONS)**

(Reunion West Community Development District and Reunion West Property Owner's Association, Inc.)

**REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT,**  
a Florida community development district

By: Mark Greenstein  
Mark Greenstein (Jul 13, 2022 12:15 EDT)

Print: Mark Greenstein

Title: Chair

**REUNION WEST PROPERTY OWNER'S  
ASSOCIATION, INC.,** a Florida not-for-profit  
corporation

DocuSigned by:  
By: Rodrigo Belentani  
7D2DD8BC35AC494...

Print: Rodrigo Belentani

Title: RW POA President

7/6/2022

## **RULES OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**

### **CHAPTER V**

#### **PARKING AND TOWING RULES**

Adopted August 13, 2020 (Resolution 2020-04)\_\_\_\_\_

Revised April 8, 2021 (Resolution 2021-06)

- 5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted by the Reunion West Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 5.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of-Way"), as generally depicted on the parking and towing maps shown in Appendix 5.0 (the "Parking and Towing Maps"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 5.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 5.3 On-Street Parking.
- 5.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District Parking and Towing Maps attached hereto as Appendix 5.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:

(a) Guests and visitors shall follow all parking rules and regulations, including those of Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

5.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 5.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to any mailboxes.

5.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area.

5.3.4 Vehicles temporarily parked in accordance with Section 5.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 5.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.

5.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area and shall immediately be removed.

5.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area.

5.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area shall be used as a domicile or residence either temporarily or permanently.

5.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 5.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

## 5.5 Enforcement

5.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Vehicles Nothing herein shall be interpreted to prevent the District from issuing warnings or from implementing an administrative grace period.

**5.5.2 Suspension and Termination of Privileges.** A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

**5.6 Suspension of Rules.** The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

**5.7 Damage to District Property.** Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

**5.8 Vehicle Repairs.** No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lot or Parking Area, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

**5.9 Other Traffic and Parking Regulations.** Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

Effective : August 13, 2020

**Appendix 5.0**

**District Parking and Towing Maps**

[ATTACHED ON FOLLOWING PAGE(S)]











## LEGEND



**SHEET NO.**  
**2.02**

|           |
|-----------|
| 7/15/2020 |
| AT SHOWN  |
| RECEIVED  |
| DATE      |
| TIME      |
| BY        |
| COR       |
| 219       |

REIMON/COO  
GRAND CONCIT. BUREAU

**NO PARKING DETAIL 2 OF 4**

[illegible]

**BOYD CIVIL**  
ENGINEERING  
#16 Harding Hwy Road  
Orlando, Florida 32817  
Office (407) 944-3887  
Certificate of April, 2011

C:\Users\jyoung\Documents - Boyd Civil Engineering, Inc\Drawings\REUNION WEST NO PARKING.dwg Plotted By: Cade Brown Plot Date: July 15, 2024, 11:07:28 AM



LEGEND  
— AREA OF NO PARKING



SHEET NO.  
2.03

DATE: 7/15/2024  
DRAWN BY: J. YOUNG  
CHECKED BY: C. BROWN  
PROJECT NO.: 2024-001  
SHEET NO.: 2.03

REUNION WEST CDD

BRONXWOOD  
DADE COUNTY, FLORIDA

NO PARKING DETAIL 3 OF 4

| No. | Date    | Description      | By       |
|-----|---------|------------------|----------|
| 1   | 7/15/24 | Issue for Review | J. Young |
| 2   | 7/15/24 | Revised          | J. Young |
| 3   | 7/15/24 | Final            | J. Young |

DATE: 7/15/24

BY: C. BROWN

PROJECT NO.: 2024-001

**BOYD CIVIL**  
ENGINEERING  
6814 Houghton Road  
Orlando, Florida 32807  
Office (407) 944-3300  
Cell (407) 944-3300

C:\Users\paul\Documents - Paul\CAD Engineering, Inc\Projects\173234201 WEST RD PROPOSED.Plotter Settings: Boyd Civil Plotting, 11. 2020, 11/27/20 10



| <b>2.04</b><br>SHEET NO.  | <b>REUNION WEST CDD</b><br>BRAND/173234201<br>COUNTY OF FLORIDA | <b>NO PARKING DETAIL 4 OF 4</b> | <table border="1"><thead><tr><th>Rev</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table> | Rev | Date | Description |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | <b>BOYD CIVIL</b><br>ENGINEERING<br>2114 Haring Road<br>Orlando, Florida 32807<br>Office: (407) 944-2257<br>Cell: (407) 944-2257<br>Fax: (407) 944-2257 |
|---|---|---------------------------------|---|-----|------|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|
|   |   |                                 |   | Rev | Date | Description |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |
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| <b>BOYD CIVIL</b><br>ENGINEERING<br>2114 Haring Road<br>Orlando, Florida 32807<br>Office: (407) 944-2257<br>Cell: (407) 944-2257<br>Fax: (407) 944-2257 |   |                                 |   |     |      |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |



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LEGEND  
AREAS OF NO PARKING



SHEET NO.  
2.05

ENCORE AT REUNION WEST CDD

REUNION CDD  
ORANGE COUNTY, FLORIDA

PROPOSED T SIDE STREET  
PARKING OPTION

| Rev. | Date | Description |
|------|------|-------------|
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|      |      |             |

Civil Engineer  
STEVEN N. BOYD, P.E.

CSN BY License No. 48225

**BOYD CIVIL**  
ENGINEERING  
6514 Houghs Hill Road  
Orlando, Florida 32807  
Office: (407) 944-3473  
Cell: (407) 944-7773

## SECTION XIII

# SECTION C

# SECTION 1

## Reunion East Action Items

| Meeting Assigned | Action Item   | Assigned To            | Status     | Comments  |
|------------------|---|------------------------|------------|---|
| 3/14/11          | Irrigation Management                                 | Kingwood/<br>Carpenter | In Process | Draft agreement for Operation of Irrigation System under review by District Counsel July 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/Seven Eagles                | Adams/Scheerer         | In Process | FFC opened May 27. Signage update needed. Shoulder Press for Fitness Center Purchase Order placed 04.22.2022 - delivery tentative September 2022.                                       |
| 9/10/20          | Pool Access Gates                                     | Scheerer               | In Process | Four pool gates approved 06.09.2022. Installation tentative October 2022.   |
| 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. Interlocal Agreement with OC being updated. OC inspected area 06.10.2022. Sod replacement required and pending as of 07.07.2022. |
| 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                   | Completed  | Report filed in June.   |
| 4/14/22          | Pool & Fountain Resurfacing                           | Scheerer               | In Process | Heritage Crossings A & B completed June 2022. Fountains underway.   |

## 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 delayed. Permit pending, Sidewalks, concrete work, landscape design/installation, and fencing are being addressed by Operations Manager. Signage and Amenity Policy document will be considered at a future meeting.  |
| 2/11/21  | Parking Rules for Encore at RWCD   | Adams/Scheerer | Completed  | RWPOA enforcement agreement executed 07.07.2022. Towing agreement executed by vendor. No Parking signage fully installed. Tow Away signs audited/installed by Towing service May 2022.   |
| 2/11/21  | Monitor Elevation Development Nearby Reunion                                   | Adams          | In Process | <a href="https://permits.osceola.org/CitizenAccess/Default.aspx">https://permits.osceola.org/CitizenAccess/Default.aspx</a> Goodman Road and Bella Citta Boulevard Parcel Numbers:<br><a href="#">282527000000600000 51.02 acres</a><br><a href="#">332527000000500000 52.55 acres</a> (activity Feb 2022)<br><a href="#">3325273160000A0090 19.04 acres</a> |
| 1/13/22  | Monitor Industrial/Commercial Development Nearby Reunion                       | Adams          | In Process | <a href="https://permits.osceola.org/CitizenAccess/Default.aspx">https://permits.osceola.org/CitizenAccess/Default.aspx</a> Sinclair Road Parcel Number: 22-25-27-3160-000C-0010   |
| 3/11/21  | Sinclair Gate MOT  | Boyd/Scheerer  | Completed  | Proposal for traffic delineator posts and signage approved 05.12.2022. Installation completed 06.03.2022. Signs installed 06.20.2022.  |
| 12/9/21  | Monitor Sinclair Road Expansion Project  | Adams          | In Process | <a href="http://www.Osceola.org/Go/SinclairRoad">www.Osceola.org/Go/SinclairRoad</a> (waiting for update on Public Alternatives Meeting schedule)  |
|          | Monitor Old Lake Wilson Road Improvement Project                               | Adams          | On Hold    | <a href="http://www.improveoldlakewilsonroad.com">www.improveoldlakewilsonroad.com</a> . Intersection improvements at Pendant Court to be considered in tandem with road improvements.   |
| 1/13/22  | Stormwater Needs Analysis Report   | Boyd           | Completed  | Report filed in June.  |
| 3/10/22  | Traffic Calming  |                | In Process | Staff to provide information on speed humps/tables and radar display signs at July BOS meeting.  |

## SECTION 2

# Reunion West

## Community Development District

### Summary of Check Register

June 1, 2022 to June 30, 2022

| Fund                           | Date             | Check No.'s | Amount        |
|--------------------------------|------------------|-------------|---------------|
| General Fund                   | 6/2/22           | 1920-1922   | \$ 223,343.14 |
|                                | 6/8/22           | 1923-1928   | \$ 37,089.10  |
|                                | 6/13/22          | 1929        | \$ 7,551.19   |
|                                | 6/15/22          | 1930-1933   | \$ 2,287.83   |
|                                | 6/20/22          | 1934-1938   | \$ 117,931.20 |
|                                | 6/29/22          | 1939-1940   | \$ 21,733.33  |
|                                |                  |             | <hr/>         |
|                                |                  |             | \$ 409,935.79 |
| Replacement & Maintenance Fund | 6/2/22           | 36          | \$ 42,735.68  |
|                                | 6/22/22          | 37          | \$ 10,130.00  |
|                                |                  |             | <hr/>         |
|                                |                  |             | \$ 52,865.68  |
| Payroll                        | <u>June 2022</u> |             |               |
|                                | David Burman     | 50566       | \$ 184.70     |
|                                | Graham Staley    | 50567       | \$ 184.70     |
|                                | Mark Greenstein  | 50568       | \$ 184.70     |
|                                | Sharon Harley    | 50569       | \$ 184.70     |
|                                |                  |             | <hr/>         |
|                                |                  |             | \$ 738.80     |
|                                |                  |             | <hr/>         |
|                                |                  |             | \$ 463,540.27 |

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                     | STATUS | AMOUNT     | ....CHECK....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|---------------------------------|--------|------------|---------------------------|
| 6/02/22       | 00066 | 5/17/22                           | IN-05173 202204 300-13100-10100                  | IRRIGATION REPAIRS-APR22        | *      | 19.01      |                           |
|               |       | 5/17/22                           | IN-05173 202204 320-53800-46500                  | IRRIGATION REPAIRS-APR22        | *      | 16.86      |                           |
|               |       |                                   |  | CREATIVE NORTH INC              |        |            | 35.87 001920              |
| 6/02/22       | 00043 | 5/19/22                           | 100619 202204 310-51300-31500                    | ENCROACHMNT/TOW/AUDIT LTR       | *      | 2,831.53   |                           |
|               |       |                                   |  | LATHAM,LUNA,EDEN & BEAUDINE,LLP |        |            | 2,831.53 001921           |
| 6/02/22       | 00029 | 6/01/22                           | 06012022 202206 300-20700-10100                  | EXPENSES DUE TO RE APR22        | *      | 300,425.84 |                           |
|               |       | 6/01/22                           | 06012022 202206 300-13100-10100                  | EXPENSE DUE FROM RE APR22       | *      | 79,950.10- |                           |
|               |       |                                   |  | REUNION EAST CDD                |        |            | 220,475.74 001922         |
| 6/08/22       | 00031 | 6/08/22                           | 06082022 202206 300-20700-10400                  | FY22 DEBT SRVCS SER2015         | *      | 3,403.83   |                           |
|               |       |                                   |  | REUNION WEST C/O USBANK         |        |            | 3,403.83 001923           |
| 6/08/22       | 00031 | 6/08/22                           | 06082022 202206 300-20700-10500                  | FY22 DEBT SRVCS SER2016         | *      | 5,602.57   |                           |
|               |       |                                   |  | REUNION WEST C/O USBANK         |        |            | 5,602.57 001924           |
| 6/08/22       | 00031 | 6/08/22                           | 06082022 202206 300-20700-10600                  | FY22 DEBT SRVCS SER2017         | *      | 5,243.17   |                           |
|               |       |                                   |  | REUNION WEST C/O USBANK         |        |            | 5,243.17 001925           |
| 6/08/22       | 00031 | 6/08/22                           | 06082022 202206 300-20700-10700                  | FY22 DEBT SRVCS SER2019         | *      | 4,566.24   |                           |
|               |       |                                   |  | REUNION WEST C/O USBANK         |        |            | 4,566.24 001926           |
| 6/08/22       | 00031 | 6/08/22                           | 06082022 202206 300-20700-10800                  | FY22 DEBT SRVCS SER2022         | *      | 13,909.41  |                           |
|               |       |                                   |  | REUNION WEST C/O USBANK         |        |            | 13,909.41 001927          |
| 6/08/22       | 00041 | 5/25/22                           | 6536003 202205 310-51300-32300                   | TRUSTEE FEES-SER.2015           | *      | 4,363.88   |                           |
|               |       |                                   |  | US BANK                         |        |            | 4,363.88 001928           |
| 6/13/22       | 00020 | 6/01/22                           | 529 202206 310-51300-34000                       | MANAGEMENT FEES JUN22           | *      | 3,689.50   |                           |
|               |       | 6/01/22                           | 529 202206 310-51300-35200                       | WEBSITE ADMIN JUN22             | *      | 66.67      |                           |
|               |       | 6/01/22                           | 529 202206 310-51300-35100                       | INFORMATION TECH JUN22          | *      | 116.67     |                           |

REUW REUNION WEST TVISCARRA

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                      | STATUS | AMOUNT    | .....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|----------------------------------|--------|-----------|-----------------------------|
|               |       | 6/01/22 529                       | 202206 310-51300-31300                           | DISSEMINATION FEE JUN22          | *      | 833.33    |                             |
|               |       | 6/01/22 529                       | 202206 310-51300-51000                           | OFFICE SUPPLIES                  | *      | .42       |                             |
|               |       | 6/01/22 529                       | 202206 310-51300-42000                           | POSTAGE                          | *      | 31.87     |                             |
|               |       | 6/01/22 529                       | 202206 310-51300-42500                           | COPIES                           | *      | 10.65     |                             |
|               |       | 6/01/22 530                       | 202206 320-53800-12000                           | FIELD MANAGEMENT JUN22           | *      | 2,802.08  |                             |
|               |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES |        |           | 7,551.19 001929             |
| 6/15/22 00035 |       | 5/31/22 203016                    | 202205 300-13100-10100                           | AQUATIC MGMT ENCORE MAY22        | *      | 103.35    |                             |
|               |       | 5/31/22 203016                    | 202205 320-53800-47000                           | AQUATIC MGMT ENCORE MAY22        | *      | 91.65     |                             |
|               |       | 5/31/22 203042                    | 202205 300-13100-10100                           | AQUATIC PLANT MGMT MAY22         | *      | 69.96     |                             |
|               |       | 5/31/22 203042                    | 202205 320-53800-47000                           | AQUATIC PLANT MGMT MAY22         | *      | 62.04     |                             |
|               |       |                                   |  | APPLIED AQUATIC MANAGEMENT, INC. |        |           | 327.00 001930               |
| 6/15/22 00051 |       | 6/10/22 3361                      | 202205 310-51300-31100                           | MONTHLY CDD MTG/REIMBURSE        | *      | 458.67    |                             |
|               |       |                                   |  | BOYD CIVIL ENGINEERING           |        |           | 458.67 001931               |
| 6/15/22 00005 |       | 5/23/22 54815352                  | 202205 310-51300-48000                           | NOT.QUALIFY CANDIDATE BOS        | *      | 188.67    |                             |
|               |       |                                   |  | ORLANDO SENTINEL                 |        |           | 188.67 001932               |
| 6/15/22 00036 |       | 5/31/22 153                       | 202205 320-53800-43100                           | TOHO METER#62644093 MAY22        | *      | 340.41    |                             |
|               |       | 5/31/22 156                       | 202205 320-53800-43000                           | DUKEENERGY#9100 8324 0443        | *      | 758.24    |                             |
|               |       | 5/31/22 160                       | 202205 330-53800-43000                           | DUKEENERGY#9100 8323 9862        | *      | 214.84    |                             |
|               |       |                                   |  | REUNION RESORT                   |        |           | 1,313.49 001933             |
| 6/20/22 00031 |       | 6/17/22 06172022                  | 202206 300-20700-10400                           | FY22 DEBT SRVCS SER2015          | *      | 12,266.32 |                             |
|               |       |                                   |  | REUNION WEST C/O USBANK          |        |           | 12,266.32 001934            |
| 6/20/22 00031 |       | 6/17/22 06172022                  | 202206 300-20700-10500                           | FY22 DEBT SRVCS SER2016          | *      | 20,189.91 |                             |
|               |       |                                   |  | REUNION WEST C/O USBANK          |        |           | 20,189.91 001935            |
|               |       |                                   |  | REUW REUNION WEST TVISCARRA      |        |           |                             |

| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS  | VENDOR NAME             | STATUS | AMOUNT     | ....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|---|-------------------------|--------|------------|----------------------------|
| 6/20/22            | 00031 | 6/17/22 06172022                  | 202206 300-20700-10600<br>FY22 DEBT SRVCS SER2017 | REUNION WEST C/O USBANK | *      | 18,894.71  | 18,894.71 001936           |
| 6/20/22            | 00031 | 6/17/22 06172022                  | 202206 300-20700-10700<br>FY22 DEBT SRVCS SER2019 | REUNION WEST C/O USBANK | *      | 16,455.26  | 16,455.26 001937           |
| 6/20/22            | 00031 | 6/17/22 06172022                  | 202206 300-20700-10800<br>FY22 DEBT SRVCS SER2022 | REUNION WEST C/O USBANK | *      | 50,125.08  | 50,125.08 001938           |
| 6/29/22            | 00051 | 6/10/22 3360                      | 202205 310-51300-31100<br>STORMWTR MGMT SYSTM RPT | BOYD CIVIL ENGINEERING  | *      | 6,600.00   | 6,600.00 001939            |
| 6/29/22            | 00066 | 6/01/22 RWCDD-MM                  | 202206 300-13100-10100<br>LANDSCAPE MAINT JUN22   |                         | *      | 8,020.66   |                            |
|                    |       | 6/01/22 RWCDD-MM                  | 202206 320-53800-47300<br>LANDSCAPE MAINT JUN22   | CREATIVE NORTH INC      | *      | 7,112.67   | 15,133.33 001940           |
| TOTAL FOR BANK A   |       |                                   |   |                         |        | 409,935.87 |                            |
| TOTAL FOR REGISTER |       |                                   |   |                         |        | 409,935.87 |                            |

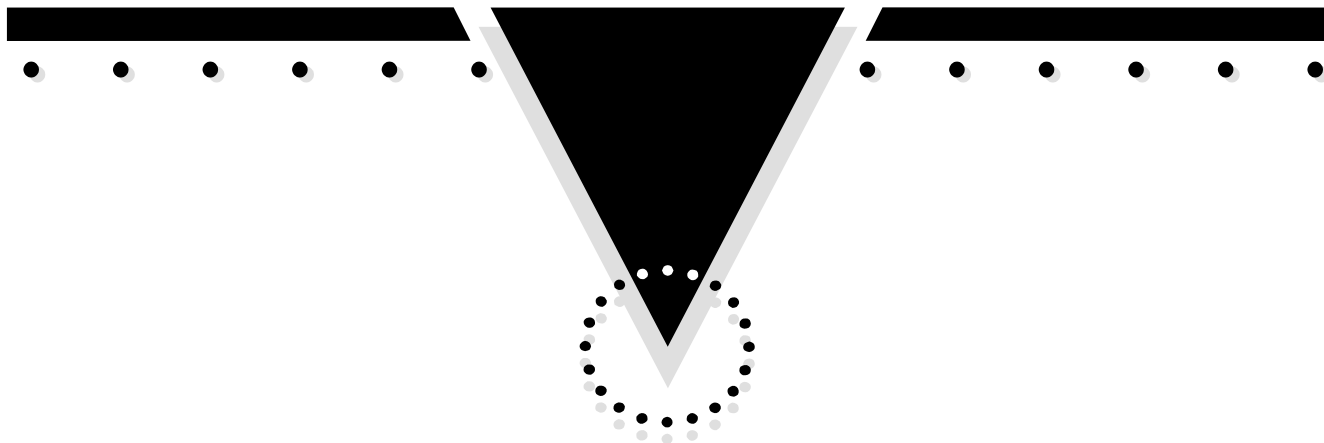
REUW REUNION WEST TVISCARRA

| CHECK<br>DATE               | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME               | STATUS | AMOUNT     | ....CHECK.....<br>AMOUNT # |
|-----------------------------|-------|-----------------------------------|--|---------------------------|--------|------------|----------------------------|
| 6/02/22                     | 00001 | 6/01/22 06012022                  | 202206 300-20700-10100                           | R&M EXP.DUE TO RE APR22   | *      | 69,521.88  |                            |
|                             |       | 6/01/22 06012022                  | 202206 300-13100-10100                           | R&M EXP.DUE FROM RE APR22 | *      | 26,786.20- |                            |
| REUNION EAST CDD            |       |                                   |  |                           |        |            | 42,735.68 000036           |
| 6/22/22                     | 00007 | 6/12/22 33921                     | 202206 300-13100-10100                           | 158 RFLCT TAPE/VISTR MSG  | *      | 5,368.90   |                            |
|                             |       | 6/12/22 33921                     | 202206 320-53800-53000                           | 158 RFLCT TAPE/VISTR MSG  | *      | 4,761.10   |                            |
| FAUSNIGHT STRIPE & LINE INC |       |                                   |  |                           |        |            | 10,130.00 000037           |
| TOTAL FOR BANK C            |       |                                   |  |                           |        | 52,865.68  |                            |
| TOTAL FOR REGISTER          |       |                                   |  |                           |        | 52,865.68  |                            |

REUW REUNION WEST TVISCARRA

## SECTION 3





# **Reunion West**

## **Community Development District**

**Unaudited Financial Reporting**

**May 31, 2022**



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**Reunion West**  
COMMUNITY DEVELOPMENT DISTRICT  
COMBINED BALANCE SHEET  
May 31, 2022

|  | General            | Replacement<br>& Maintenance | Debt<br>Service    | Capital<br>Projects | (Memorandum Only)<br>2022 |
|--|--------------------|------------------------------|--------------------|---------------------|---------------------------|
| <b>ASSETS:</b>   |                    |                              |                    |                     |                           |
| CASH   | \$1,488,203        | \$248,328                    | ---                | ---                 | \$1,736,531               |
| CUSTODY ACCOUNT  | \$2,872            | ---                          | ---                | ---                 | \$2,872                   |
| STATE BOARD OF ADMINISTRATION                                      | ---                | \$756,800                    | ---                | ---                 | \$756,800                 |
| DUE FROM REUNION EAST  | \$106,450          | \$26,786                     | ---                | ---                 | \$133,237                 |
| INVESTMENTS  |                    |                              |                    |                     |                           |
| SERIES 2004-1  |                    |                              |                    |                     |                           |
| Revenue  | ---                | ---                          | ---                | ---                 | \$0                       |
| SERIES 2015  |                    |                              |                    |                     |                           |
| Reserve  | ---                | ---                          | \$163,439          | ---                 | \$163,439                 |
| Revenue  | ---                | ---                          | \$161,020          | ---                 | \$161,020                 |
| SERIES 2016  |                    |                              |                    |                     |                           |
| Reserve  | ---                | ---                          | \$275,230          | ---                 | \$275,230                 |
| Revenue  | ---                | ---                          | \$408,549          | ---                 | \$408,549                 |
| Prepayment   | ---                | ---                          | \$23               | ---                 | \$23                      |
| SERIES 2017  |                    |                              |                    |                     |                           |
| Reserve  | ---                | ---                          | \$254,652          | ---                 | \$254,652                 |
| Revenue  | ---                | ---                          | \$372,320          | ---                 | \$372,320                 |
| Prepayment   | ---                | ---                          | \$2,480            | ---                 | \$2,480                   |
| SERIES 2019  |                    |                              |                    |                     |                           |
| Reserve  | ---                | ---                          | \$326,488          | ---                 | \$326,488                 |
| Revenue  | ---                | ---                          | \$161,312          | ---                 | \$161,312                 |
| Construction   | ---                | ---                          | ---                | \$85,825            | \$85,825                  |
| SERIES 2022  |                    |                              |                    |                     |                           |
| Reserve  | ---                | ---                          | \$259,938          | ---                 | \$259,938                 |
| Revenue  | ---                | ---                          | \$253,012          | ---                 | \$253,012                 |
| Cost of Issuance   | ---                | ---                          | \$3,706            | ---                 | \$3,706                   |
| <b>TOTAL ASSETS</b>  | <b>\$1,597,526</b> | <b>\$1,031,914</b>           | <b>\$2,642,167</b> | <b>\$85,825</b>     | <b>\$5,357,432</b>        |
| <b>LIABILITIES:</b>  |                    |                              |                    |                     |                           |
| ACCOUNTS PAYABLE   | \$19,076           | ---                          | ---                | ---                 | \$19,076                  |
| DUE TO REUNION EAST  | \$370,564          | \$86,077                     | ---                | ---                 | \$456,641                 |
| <b>FUND EQUITY:</b>  |                    |                              |                    |                     |                           |
| <b>FUND BALANCES:</b>  |                    |                              |                    |                     |                           |
| ASSIGNED   | ---                | \$945,838                    | ---                | ---                 | \$945,838                 |
| UNASSIGNED   | \$1,207,885        | ---                          | ---                | ---                 | \$1,207,885               |
| RESTRICTED FOR DEBT 2004-1   | ---                | ---                          | \$0                | ---                 | \$0                       |
| RESTRICTED FOR DEBT 2015   | ---                | ---                          | \$324,459          | ---                 | \$324,459                 |
| RESTRICTED FOR DEBT 2016   | ---                | ---                          | \$683,802          | ---                 | \$683,802                 |
| RESTRICTED FOR DEBT 2017   | ---                | ---                          | \$629,452          | ---                 | \$629,452                 |
| RESTRICTED FOR DEBT 2019   | ---                | ---                          | \$487,799          | ---                 | \$487,799                 |
| RESTRICTED FOR DEBT 2022   | ---                | ---                          | \$516,655          | ---                 | \$516,655                 |
| RESTRICTED FOR CAP. PROJ. 2015                                     | ---                | ---                          | ---                | \$0                 | \$0                       |
| RESTRICTED FOR CAP. PROJ. 2016                                     | ---                | ---                          | ---                | \$0                 | \$0                       |
| RESTRICTED FOR CAP. PROJ. 2019                                     | ---                | ---                          | ---                | \$85,825            | \$85,825                  |
| <b>TOTAL LIABILITIES &amp; FUND EQUITY<br/>&amp; OTHER CREDITS</b> | <b>\$1,597,526</b> | <b>\$1,031,914</b>           | <b>\$2,642,167</b> | <b>\$85,825</b>     | <b>\$5,357,432</b>        |

**Reunion West**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**  
**Statement of Revenues & Expenditures**  
For The Period Ending May 31, 2022

|  | ADOPTED<br>BUDGET  | PRORATED BUDGET<br>THRU 5/31/22 | ACTUAL<br>THRU 5/31/22 | VARIANCE          |
|--|--------------------|---------------------------------|------------------------|-------------------|
| <b><u>REVENUES:</u></b>                    |                    |                                 |                        |                   |
| Special Assessments - Tax Collector        | \$1,764,307        | \$1,764,307                     | \$1,692,242            | (\$72,065)        |
| Interest                                   | \$0                | \$0                             | \$0                    | \$0               |
| Miscellaneous Income                       | \$0                | \$0                             | \$60                   | \$60              |
| Rental Income                              | \$0                | \$0                             | \$7,168                | \$7,168           |
| <b>TOTAL REVENUES</b>                      | <b>\$1,764,307</b> | <b>\$1,764,307</b>              | <b>\$1,699,469</b>     | <b>(\$64,838)</b> |
| <b><u>EXPENDITURES:</u></b>                |                    |                                 |                        |                   |
| <b><u>ADMINISTRATIVE:</u></b>              |                    |                                 |                        |                   |
| Supervisor Fees                            | \$12,000           | \$8,000                         | \$5,600                | \$2,400           |
| FICA                                       | \$918              | \$612                           | \$428                  | \$184             |
| Engineering                                | \$8,000            | \$5,333                         | \$13,545               | (\$8,212)         |
| Attorney                                   | \$20,000           | \$13,333                        | \$12,109               | \$1,224           |
| Trustee Fee                                | \$21,000           | \$4,364                         | \$4,364                | \$0               |
| Dissemination                              | \$10,000           | \$6,667                         | \$6,667                | \$0               |
| Arbitrage                                  | \$2,400            | \$0                             | \$0                    | \$0               |
| Collection Agent                           | \$7,500            | \$7,500                         | \$7,500                | \$0               |
| Property Appraiser Fee                     | \$500              | \$500                           | \$669                  | (\$169)           |
| Annual Audit                               | \$7,300            | \$7,300                         | \$7,400                | (\$100)           |
| Management Fees                            | \$44,274           | \$29,516                        | \$29,516               | \$0               |
| Information Technology                     | \$1,400            | \$933                           | \$933                  | (\$0)             |
| Website Maintenance                        | \$800              | \$533                           | \$533                  | (\$0)             |
| Telephone                                  | \$300              | \$200                           | \$0                    | \$200             |
| Postage                                    | \$1,500            | \$1,000                         | \$910                  | \$90              |
| Printing & Binding                         | \$1,600            | \$1,067                         | \$633                  | \$433             |
| Insurance                                  | \$10,150           | \$10,150                        | \$9,513                | \$637             |
| Legal Advertising                          | \$5,000            | \$3,333                         | \$886                  | \$2,447           |
| Other Current Charges                      | \$350              | \$233                           | \$283                  | (\$49)            |
| Office Supplies                            | \$300              | \$200                           | \$63                   | \$137             |
| Travel Per Diem                            | \$600              | \$400                           | \$0                    | \$400             |
| Dues, Licenses & Subscriptions             | \$175              | \$175                           | \$175                  | \$0               |
| <b>TOTAL ADMINISTRATIVE</b>                | <b>\$156,067</b>   | <b>\$101,350</b>                | <b>\$101,728</b>       | <b>(\$377)</b>    |
| <b><u>MAINTENANCE-SHARED EXPENSES:</u></b> |                    |                                 |                        |                   |
| Field Management                           | \$33,625           | \$22,417                        | \$22,417               | \$0               |
| Management Services Agreement              | \$19,195           | \$12,797                        | \$15,275               | (\$2,478)         |
| Facility Lease Agreement                   | \$3,218            | \$2,145                         | \$3,201                | (\$1,056)         |
| Telephone                                  | \$6,143            | \$4,095                         | \$4,155                | (\$60)            |
| Electric                                   | \$318,465          | \$212,310                       | \$174,846              | \$37,464          |
| Water & Sewer                              | \$37,800           | \$25,200                        | \$17,265               | \$7,935           |
| Gas  | \$36,383           | \$24,255                        | \$24,690               | (\$435)           |
| Pool and Fountain Maintenance              | \$106,313          | \$70,875                        | \$73,281               | (\$2,406)         |
| Environmental                              | \$10,798           | \$7,199                         | \$3,660                | \$3,539           |
| Property Insurance                         | \$25,988           | \$25,988                        | \$28,991               | (\$3,003)         |
| Irrigation Repairs                         | \$7,678            | \$5,118                         | \$3,433                | \$1,685           |
| Landscape Contract                         | \$451,184          | \$300,789                       | \$293,254              | \$7,535           |
| Landscape Contingency                      | \$23,625           | \$15,750                        | \$3,784                | \$11,966          |
| Gate and Gatehouse Expenses                | \$15,120           | \$10,080                        | \$14,395               | (\$4,315)         |
| Roadways/Sidewalks                         | \$23,625           | \$15,750                        | \$4,970                | \$10,780          |
| Lighting                                   | \$4,725            | \$3,150                         | \$49                   | \$3,100           |
| Building Repairs & Maintenance             | \$11,813           | \$7,875                         | \$11                   | \$7,865           |
| Pressure Washing                           | \$16,538           | \$11,025                        | \$15,197               | (\$4,172)         |
| Repairs & Maintenance                      | \$9,450            | \$6,300                         | \$5,290                | \$1,010           |
| Signage                                    | \$11,813           | \$7,875                         | \$284                  | \$7,591           |
| Security                                   | \$66,150           | \$44,100                        | \$49,154               | (\$5,054)         |
| Parking Violation Tags                     | \$236              | \$157                           | \$0                    | \$157             |
| <b><u>SEVEN EAGLES:</u></b>                |                    |                                 |                        |                   |
| Electric                                   | \$13,041           | \$8,694                         | \$6,993                | \$1,701           |
| Water & Sewer                              | \$6,163            | \$4,109                         | \$2,797                | \$1,311           |
| Gas  | \$7,655            | \$5,103                         | \$6,508                | (\$1,404)         |
| Telephone/Emergency Pool Phone             | \$165              | \$110                           | \$0                    | \$110             |
| Contract Cleaning                          | \$24,290           | \$16,193                        | \$19,356               | (\$3,162)         |
| Landscape Contract                         | \$8,505            | \$0                             | \$6,041                | (\$6,041)         |
| Landscape Contingency                      | \$2,363            | \$1,575                         | \$0                    | \$1,575           |
| Pool Maintenance                           | \$16,443           | \$10,962                        | \$17,186               | (\$6,224)         |
| Lighting                                   | \$709              | \$472                           | \$0                    | \$472             |
| Fitness Center Repairs & Maintenance       | \$709              | \$473                           | \$1,225                | (\$752)           |
| Operating Supplies                         | \$5,906            | \$3,937                         | \$0                    | \$3,937           |
| Pest Control                               | \$198              | \$132                           | \$0                    | \$132             |
| Repairs & Maintenance                      | \$2,835            | \$1,890                         | \$4,247                | (\$2,358)         |
| <b><u>MAINTENANCE-DIRECT EXPENSES:</u></b> |                    |                                 |                        |                   |
| Irrigation System Operations               | \$20,000           | \$13,334                        | \$0                    | \$13,334          |
| Contingency                                | \$0                | \$0                             | \$0                    | \$0               |
| Transfer Out - R&M Fund                    | \$259,377          | \$259,377                       | \$259,377              | \$0               |
| <b>TOTAL MAINTENANCE</b>                   | <b>\$1,608,240</b> | <b>\$1,161,612</b>              | <b>\$1,081,333</b>     | <b>\$80,279</b>   |
| <b>TOTAL EXPENDITURES</b>                  | <b>\$1,764,307</b> | <b>\$1,262,962</b>              | <b>\$1,183,060</b>     | <b>\$79,902</b>   |
| <b>EXCESS REVENUES (EXPENDITURES)</b>      | <b>\$0</b>         | <b>\$516,409</b>                |                        |                   |
| <b>FUND BALANCE - Beginning</b>            | <b>\$0</b>         | <b>\$691,476</b>                |                        |                   |
| <b>FUND BALANCE - Ending</b>               | <b>\$0</b>         | <b>\$1,207,885</b>              |                        |                   |

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Replacement & Maintenance Fund

#### Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

#### REVENUES:

|             | ADOPTED<br>BUDGET | PRORATED<br>THRU 5/31/22 | ACTUAL<br>THRU 5/31/22 | VARIANCE |
|-------------|-------------------|--------------------------|------------------------|----------|
| Transfer In | \$259,377         | \$259,377                | \$259,377              | \$0      |
| Interest    | \$750             | \$500                    | \$1,417                | \$917    |

#### **TOTAL REVENUES**

|  |           |           |           |       |
|--|-----------|-----------|-----------|-------|
|  | \$260,127 | \$259,877 | \$260,794 | \$917 |
|--|-----------|-----------|-----------|-------|

#### EXPENDITURES:

|                                 |           |          |          |            |
|---------------------------------|-----------|----------|----------|------------|
| Contingency                     | \$100     | \$67     | \$300    | (\$234)    |
| Building Improvements           | \$114,109 | \$76,073 | \$7,276  | \$68,797   |
| Fountain Improvements           | \$4,725   | \$3,150  | \$0      | \$3,150    |
| Gate/Gatehouse Improvements     | \$46,305  | \$30,870 | \$9,044  | \$21,826   |
| Landscape Improvements          | \$23,625  | \$15,750 | \$0      | \$15,750   |
| Irrigation Improvemnts          | \$11,813  | \$7,875  | \$0      | \$7,875    |
| Lighting Improvements           | \$2,363   | \$1,575  | \$0      | \$1,575    |
| Monument Improvements           | \$4,725   | \$3,150  | \$0      | \$3,150    |
| Pool Furniture                  | \$11,813  | \$7,875  | \$6,078  | \$1,797    |
| Pool Repair & Replacements      | \$24,570  | \$16,380 | \$6,107  | \$10,273   |
| Roadways/Sidewalks Improvements | \$23,625  | \$15,750 | \$29,542 | (\$13,792) |
| Signage                         | \$30,713  | \$20,475 | \$30,240 | (\$9,764)  |
| Stormwater Improvement          | \$0       | \$0      | \$940    | (\$940)    |
| Capital Outlay                  | \$118,125 | \$78,750 | \$36,603 | \$42,147   |

#### SEVEN EAGLES:

|                             |         |         |          |            |
|-----------------------------|---------|---------|----------|------------|
| Building Improvements       | \$0     | \$0     | \$0      | \$0        |
| Gate/Gatehouse Improvements | \$2,363 | \$1,575 | \$0      | \$1,575    |
| Landscape Improvements      | \$2,363 | \$1,575 | \$0      | \$1,575    |
| Pool Furniture              | \$7,088 | \$4,725 | \$0      | \$4,725    |
| Pool Repair & Replacements  | \$0     | \$0     | \$2,722  | (\$2,722)  |
| Capital Outlay              | \$0     | \$0     | \$18,529 | (\$18,529) |

#### **TOTAL EXPENDITURES**

|  |           |           |           |           |
|--|-----------|-----------|-----------|-----------|
|  | \$428,422 | \$285,614 | \$147,381 | \$138,234 |
|--|-----------|-----------|-----------|-----------|

#### **EXCESS REVENUES (EXPENDITURES)**

|  |             |           |  |  |
|--|-------------|-----------|--|--|
|  | (\$168,295) | \$113,413 |  |  |
|--|-------------|-----------|--|--|

#### **FUND BALANCE - Beginning**

|  |           |           |  |  |
|--|-----------|-----------|--|--|
|  | \$861,572 | \$832,425 |  |  |
|--|-----------|-----------|--|--|

#### **FUND BALANCE - Ending**

|  |           |           |  |  |
|--|-----------|-----------|--|--|
|  | \$693,278 | \$945,838 |  |  |
|--|-----------|-----------|--|--|

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2004-1

### Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

|                                       | ADOPTED<br>BUDGET  | PRORATED<br>THRU 5/31/22 | ACTUAL<br>THRU 5/31/22 | VARIANCE             |
|---------------------------------------|--------------------|--------------------------|------------------------|----------------------|
| <b><u>REVENUES:</u></b>               |                    |                          |                        |                      |
| Special Assessments - Tax Collector   | \$1,336,719        | \$1,336,719              | \$1,282,894            | (\$53,825)           |
| Interest                              | \$100              | \$67                     | \$85                   | \$19                 |
| <b>TOTAL REVENUES</b>                 | <b>\$1,336,819</b> | <b>\$1,336,786</b>       | <b>\$1,282,979</b>     | <b>(\$53,807)</b>    |
| <b><u>EXPENDITURES:</u></b>           |                    |                          |                        |                      |
| 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                  |
| <b>TOTAL EXPENDITURES</b>             | <b>\$1,351,875</b> | <b>\$405,938</b>         | <b>\$405,938</b>       | <b>\$0</b>           |
| Transfer In/(Out)                     | \$0                | \$0                      | (\$252,935)            | (\$252,935)          |
| Transfer Out - Escrow                 | \$0                | \$0                      | (\$1,985,670)          | (\$1,985,670)        |
| <b>TOTAL OTHER</b>                    | <b>\$0</b>         | <b>\$0</b>               | <b>(\$2,238,606)</b>   | <b>(\$2,238,606)</b> |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>(\$15,056)</b>  |                          | <b>(\$1,361,564)</b>   |                      |
| <b>FUND BALANCE - Beginning</b>       | <b>\$682,704</b>   |                          | <b>\$1,361,564</b>     |                      |
| <b>FUND BALANCE - Ending</b>          | <b>\$667,648</b>   |                          | <b>\$0</b>             |                      |

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2015

### Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

|                                       | ADOPTED<br>BUDGET | PRORATED<br>THRU 5/31/22 | ACTUAL<br>THRU 5/31/22 | VARIANCE          |
|---------------------------------------|-------------------|--------------------------|------------------------|-------------------|
| <b><u>REVENUES:</u></b>               |                   |                          |                        |                   |
| Special Assessments Tax Collector     | \$326,875         | \$326,875                | \$313,942              | (\$12,933)        |
| Interest                              | \$0               | \$0                      | \$19                   | \$19              |
| <b>TOTAL REVENUES</b>                 | <b>\$326,875</b>  | <b>\$326,875</b>         | <b>\$313,961</b>       | <b>(\$12,914)</b> |
| <b><u>EXPENDITURES:</u></b>           |                   |                          |                        |                   |
| Interest Expense 11/01                | \$83,163          | \$83,163                 | \$83,163               | \$0               |
| Principal Expense 05/01               | \$160,000         | \$160,000                | \$160,000              | \$0               |
| Interest Expense 05/01                | \$83,163          | \$83,163                 | \$83,163               | \$0               |
| <b>TOTAL EXPENDITURES</b>             | <b>\$326,325</b>  | <b>\$326,325</b>         | <b>\$326,325</b>       | <b>\$0</b>        |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$550</b>      |                          | <b>(\$12,364)</b>      |                   |
| <b>FUND BALANCE - Beginning</b>       | <b>\$170,957</b>  |                          | <b>\$336,823</b>       |                   |
| <b>FUND BALANCE - Ending</b>          | <b>\$171,507</b>  |                          | <b>\$324,459</b>       |                   |

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2016

### Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

|                                       | ADOPTED<br>BUDGET | PRORATED<br>THRU 5/31/22 | ACTUAL<br>THRU 5/31/22 | VARIANCE          |
|---------------------------------------|-------------------|--------------------------|------------------------|-------------------|
| <b><u>REVENUES:</u></b>               |                   |                          |                        |                   |
| Special Assessments - Tax Collector   | \$538,024         | \$538,024                | \$516,737              | (\$21,287)        |
| Interest                              | \$0               | \$0                      | \$30                   | \$30              |
| <b>TOTAL REVENUES</b>                 | <b>\$538,024</b>  | <b>\$538,024</b>         | <b>\$516,768</b>       | <b>(\$21,256)</b> |
| <b><u>EXPENDITURES:</u></b>           |                   |                          |                        |                   |
| 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         | \$185,016                | \$185,016              | \$0               |
| <b>TOTAL EXPENDITURES</b>             | <b>\$533,531</b>  | <b>\$533,531</b>         | <b>\$533,531</b>       | <b>\$0</b>        |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$4,493</b>    |                          | <b>(\$16,764)</b>      |                   |
| <b>FUND BALANCE - Beginning</b>       | <b>\$421,379</b>  |                          | <b>\$700,565</b>       |                   |
| <b>FUND BALANCE - Ending</b>          | <b>\$425,872</b>  |                          | <b>\$683,802</b>       |                   |



# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2017

### Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

|                                       | ADOPTED<br>BUDGET | PRORATED<br>THRU 5/31/22 | ACTUAL<br>THRU 5/31/22 | VARIANCE          |
|---------------------------------------|-------------------|--------------------------|------------------------|-------------------|
| <b><u>REVENUES:</u></b>               |                   |                          |                        |                   |
| Special Assessments - Tax Collector   | \$503,509         | \$503,509                | \$483,588              | (\$19,921)        |
| Interest                              | \$200             | \$133                    | \$28                   | (\$106)           |
| <b>TOTAL REVENUES</b>                 | <b>\$503,709</b>  | <b>\$503,642</b>         | <b>\$483,616</b>       | <b>(\$20,026)</b> |
| <b><u>EXPENDITURES:</u></b>           |                   |                          |                        |                   |
| 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         | \$173,850                | \$173,850              | \$0               |
| <b>TOTAL EXPENDITURES</b>             | <b>\$495,238</b>  | <b>\$495,238</b>         | <b>\$495,238</b>       | <b>\$0</b>        |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$8,472</b>    |                          | <b>(\$11,622)</b>      |                   |
| <b>FUND BALANCE - Beginning</b>       | <b>\$382,105</b>  |                          | <b>\$641,074</b>       |                   |
| <b>FUND BALANCE - Ending</b>          | <b>\$390,577</b>  |                          | <b>\$629,452</b>       |                   |

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2019

### Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

#### REVENUES:

|                                     | ADOPTED<br>BUDGET | PRORATED<br>THRU 5/31/22 | ACTUAL<br>THRU 5/31/22 | VARIANCE   |
|-------------------------------------|-------------------|--------------------------|------------------------|------------|
| Special Assessments - Tax Collector | \$438,505         | \$438,505                | \$421,153              | (\$17,352) |
| Interest                            | \$0               | \$0                      | \$26                   | \$26       |

|                       |                  |                  |                  |                   |
|-----------------------|------------------|------------------|------------------|-------------------|
| <b>TOTAL REVENUES</b> | <b>\$438,505</b> | <b>\$438,505</b> | <b>\$421,179</b> | <b>(\$17,326)</b> |
|-----------------------|------------------|------------------|------------------|-------------------|

#### EXPENDITURES:

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

|                           |                  |                  |                  |            |
|---------------------------|------------------|------------------|------------------|------------|
| <b>TOTAL EXPENDITURES</b> | <b>\$435,988</b> | <b>\$435,988</b> | <b>\$435,988</b> | <b>\$0</b> |
|---------------------------|------------------|------------------|------------------|------------|

|                   |     |     |        |      |
|-------------------|-----|-----|--------|------|
| Transfer In/(Out) | \$0 | \$0 | (\$21) | \$21 |
|-------------------|-----|-----|--------|------|

|                    |            |            |               |             |
|--------------------|------------|------------|---------------|-------------|
| <b>TOTAL OTHER</b> | <b>\$0</b> | <b>\$0</b> | <b>(\$21)</b> | <b>\$21</b> |
|--------------------|------------|------------|---------------|-------------|

|                                       |                |  |                   |  |
|---------------------------------------|----------------|--|-------------------|--|
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$2,518</b> |  | <b>(\$14,829)</b> |  |
|---------------------------------------|----------------|--|-------------------|--|

|                                 |                  |  |                  |  |
|---------------------------------|------------------|--|------------------|--|
| <b>FUND BALANCE - Beginning</b> | <b>\$172,892</b> |  | <b>\$502,628</b> |  |
|---------------------------------|------------------|--|------------------|--|

|                              |                  |  |                  |  |
|------------------------------|------------------|--|------------------|--|
| <b>FUND BALANCE - Ending</b> | <b>\$175,410</b> |  | <b>\$487,799</b> |  |
|------------------------------|------------------|--|------------------|--|

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2022

### Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

|                                       | ADOPTED<br>BUDGET | PRORATED<br>THRU 5/31/22 | ACTUAL<br>THRU 5/31/22 | VARIANCE            |
|---------------------------------------|-------------------|--------------------------|------------------------|---------------------|
| <b><u>REVENUES:</u></b>               |                   |                          |                        |                     |
| Bond Proceeds                         | \$0               | \$0                      | \$11,840,000           | \$11,840,000        |
| Premium                               | \$0               | \$0                      | \$184,559              | \$184,559           |
| Interest                              | \$0               | \$0                      | \$4                    | \$4                 |
| <b>TOTAL REVENUES</b>                 | <b>\$0</b>        | <b>\$0</b>               | <b>\$12,024,563</b>    | <b>\$12,024,563</b> |
| <b><u>EXPENDITURES:</u></b>           |                   |                          |                        |                     |
| Other Debt Service Costs              | \$0               | \$0                      | \$352,025              | (\$352,025)         |
| <b>TOTAL EXPENDITURES</b>             | <b>\$0</b>        | <b>\$0</b>               | <b>\$352,025</b>       | <b>(\$352,025)</b>  |
| Transfer In/(Out)                     | \$0               | \$0                      | (\$11,155,883)         | \$11,155,883        |
| <b>TOTAL OTHER</b>                    | <b>\$0</b>        | <b>\$0</b>               | <b>(\$11,155,883)</b>  | <b>\$11,155,883</b> |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$0</b>        |                          | <b>\$516,655</b>       |                     |
| <b>FUND BALANCE - Beginning</b>       | <b>\$0</b>        |                          | <b>\$0</b>             |                     |
| <b>FUND BALANCE - Ending</b>          | <b>\$0</b>        |                          | <b>\$516,655</b>       |                     |

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2015

### Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

|                                       | ADOPTED<br>BUDGET | PRORATED<br>THRU 5/31/22 | ACTUAL<br>THRU 5/31/22 | VARIANCE     |
|---------------------------------------|-------------------|--------------------------|------------------------|--------------|
| <b><u>REVENUES:</u></b>               |                   |                          |                        |              |
| Interest                              | \$0               | \$0                      | \$0                    | \$0          |
| <b>TOTAL REVENUES</b>                 | <b>\$0</b>        | <b>\$0</b>               | <b>\$0</b>             | <b>\$0</b>   |
| <b><u>EXPENDITURES:</u></b>           |                   |                          |                        |              |
| Capital Outlay                        | \$0               | \$0                      | \$0                    | \$0          |
| <b>TOTAL EXPENDITURES</b>             | <b>\$0</b>        | <b>\$0</b>               | <b>\$0</b>             | <b>\$0</b>   |
| Transfer In/(Out)                     | \$0               | \$0                      | (\$5)                  | (\$5)        |
| <b>TOTAL OTHER</b>                    | <b>\$0</b>        | <b>\$0</b>               | <b>(\$5)</b>           | <b>(\$5)</b> |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$0</b>        |                          | <b>(\$5)</b>           |              |
| <b>FUND BALANCE - Beginning</b>       | <b>\$0</b>        |                          | <b>\$5</b>             |              |
| <b>FUND BALANCE - Ending</b>          | <b>\$0</b>        |                          | <b>\$0</b>             |              |

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2016

### Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

|                                       | ADOPTED<br>BUDGET | PRORATED<br>THRU 5/31/22 | ACTUAL<br>THRU 5/31/22 | VARIANCE |
|---------------------------------------|-------------------|--------------------------|------------------------|----------|
| <b><u>REVENUES:</u></b>               |                   |                          |                        |          |
| Interest                              | \$0               | \$0                      | \$0                    | \$0      |
| <b>TOTAL REVENUES</b>                 | \$0               | \$0                      | \$0                    | \$0      |
| <b><u>EXPENDITURES:</u></b>           |                   |                          |                        |          |
| Capital Outlay - Construction         | \$0               | \$0                      | \$0                    | \$0      |
| <b>TOTAL EXPENDITURES</b>             | \$0               | \$0                      | \$0                    | \$0      |
| Transfer In/(Out)                     | \$0               | \$0                      | (\$67)                 | (\$67)   |
| <b>TOTAL OTHER</b>                    | \$0               | \$0                      | (\$67)                 | (\$67)   |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | \$0               |                          | (\$67)                 |          |
| <b>FUND BALANCE - Beginning</b>       | \$0               |                          | \$67                   |          |
| <b>FUND BALANCE - Ending</b>          | \$0               |                          | \$0                    |          |

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2019

### Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

|                                       | ADOPTED<br>BUDGET | PRORATED<br>THRU 5/31/22 | ACTUAL<br>THRU 5/31/22 | VARIANCE         |
|---------------------------------------|-------------------|--------------------------|------------------------|------------------|
| <b><u>REVENUES:</u></b>               |                   |                          |                        |                  |
| Interest                              | \$0               | \$0                      | \$4                    | \$4              |
| <b>TOTAL REVENUES</b>                 | <b>\$0</b>        | <b>\$0</b>               | <b>\$4</b>             | <b>\$4</b>       |
| <b><u>EXPENDITURES:</u></b>           |                   |                          |                        |                  |
| Capital Outlay - Construction         | \$0               | \$0                      | \$3,500                | (\$3,500)        |
| <b>TOTAL EXPENDITURES</b>             | <b>\$0</b>        | <b>\$0</b>               | <b>\$3,500</b>         | <b>(\$3,500)</b> |
| Transfer In/(Out)                     | \$0               | \$0                      | \$21                   | \$21             |
| <b>TOTAL OTHER</b>                    | <b>\$0</b>        | <b>\$0</b>               | <b>\$21</b>            | <b>\$21</b>      |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$0</b>        |                          | <b>(\$3,475)</b>       |                  |
| <b>FUND BALANCE - Beginning</b>       | <b>\$0</b>        |                          | <b>\$89,301</b>        |                  |
| <b>FUND BALANCE - Ending</b>          | <b>\$0</b>        |                          | <b>\$85,825</b>        |                  |

# Reunion West CDD

## Month to Month

|                                     | Oct             | Nov              | Dec                | Jan             | Feb             | Mar             | Apr             | May             | June       | July       | Aug        | Sept       | Total              |
|-------------------------------------|-----------------|------------------|--------------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------|------------|------------|------------|--------------------|
| <b>Revenues</b>                     |                 |                  |                    |                 |                 |                 |                 |                 |            |            |            |            |                    |
| Special Assessments - Tax Collector | \$0             | \$261,780        | \$1,096,863        | \$80,643        | \$77,858        | \$53,233        | \$74,486        | \$47,379        | \$0        | \$0        | \$0        | \$0        | \$1,692,242        |
| Interest Income                     | \$0             | \$0              | \$0                | \$0             | \$0             | \$0             | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$0                |
| Miscellaneous Income                | \$0             | \$0              | \$0                | \$0             | \$0             | \$0             | \$60            | \$0             | \$0        | \$0        | \$0        | \$0        | \$60               |
| Rental Income                       | \$0             | \$0              | \$0                | \$0             | \$0             | \$7,168         | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$7,168            |
| <b>Total Revenues</b>               | <b>\$0</b>      | <b>\$261,780</b> | <b>\$1,096,863</b> | <b>\$80,643</b> | <b>\$77,858</b> | <b>\$60,401</b> | <b>\$74,546</b> | <b>\$47,379</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$1,699,469</b> |
| <b>Expenses</b>                     |                 |                  |                    |                 |                 |                 |                 |                 |            |            |            |            |                    |
| Supervisor Fees                     | \$800           | \$800            | \$600              | \$600           | \$800           | \$800           | \$600           | \$600           | \$0        | \$0        | \$0        | \$0        | \$5,600            |
| FICA                                | \$61            | \$61             | \$46               | \$46            | \$61            | \$61            | \$46            | \$46            | \$0        | \$0        | \$0        | \$0        | \$428              |
| Engineering                         | \$1,102         | \$375            | \$0                | \$375           | \$375           | \$479           | \$3,780         | \$7,059         | \$0        | \$0        | \$0        | \$0        | \$13,545           |
| Attorney                            | \$1,627         | \$962            | \$857              | \$324           | \$632           | \$1,917         | \$2,832         | \$2,957         | \$0        | \$0        | \$0        | \$0        | \$12,109           |
| Trustee Fee                         | \$0             | \$0              | \$0                | \$0             | \$0             | \$0             | \$0             | \$4,364         | \$0        | \$0        | \$0        | \$0        | \$4,364            |
| Dissemination                       | \$833           | \$833            | \$833              | \$833           | \$833           | \$833           | \$833           | \$833           | \$0        | \$0        | \$0        | \$0        | \$6,667            |
| Arbitrage                           | \$0             | \$0              | \$0                | \$0             | \$0             | \$0             | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$0                |
| Collection Agent                    | \$7,500         | \$0              | \$0                | \$0             | \$0             | \$0             | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$7,500            |
| Property Appraiser Fee              | \$0             | \$0              | \$0                | \$0             | \$0             | \$669           | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$669              |
| Annual Audit                        | \$0             | \$0              | \$0                | \$0             | \$0             | \$7,400         | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$7,400            |
| Management Fees                     | \$3,690         | \$3,690          | \$3,690            | \$3,690         | \$3,690         | \$3,690         | \$3,690         | \$3,690         | \$0        | \$0        | \$0        | \$0        | \$29,516           |
| Information Technology              | \$117           | \$117            | \$117              | \$117           | \$117           | \$117           | \$117           | \$117           | \$0        | \$0        | \$0        | \$0        | \$933              |
| Website Maintenance                 | \$67            | \$67             | \$67               | \$67            | \$67            | \$67            | \$67            | \$67            | \$0        | \$0        | \$0        | \$0        | \$533              |
| Telephone                           | \$0             | \$0              | \$0                | \$0             | \$0             | \$0             | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$0                |
| Postage                             | \$39            | \$9              | \$6                | \$30            | \$13            | \$676           | \$125           | \$13            | \$0        | \$0        | \$0        | \$0        | \$910              |
| Printing & Binding                  | \$159           | \$144            | \$116              | \$56            | \$4             | \$153           | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$633              |
| Insurance                           | \$9,513         | \$0              | \$0                | \$0             | \$0             | \$0             | \$0             | \$0             | \$0        | \$0        | \$0        | \$0        | \$9,513            |
| Legal Advertising                   | \$0             | \$193            | \$0                | \$264           | \$0             | \$241           | \$0             | \$189           | \$0        | \$0        | \$0        | \$0        | \$886              |
| 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        | \$63               |
| 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              |
| <b>Total Administrative</b>         | <b>\$25,829</b> | <b>\$7,350</b>   | <b>\$6,413</b>     | <b>\$6,417</b>  | <b>\$6,592</b>  | <b>\$17,102</b> | <b>\$12,089</b> | <b>\$19,935</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$101,728</b>   |

**Reunion West CDD**

**Month to Month**

|                                       | Oct                | Nov              | Dec              | Jan               | Feb               | Mar               | Apr               | May                | Jun        | Jul        | Aug        | Sept       | Total              |
|---------------------------------------|--------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|--------------------|------------|------------|------------|------------|--------------------|
| <b>Maintenance-Shared Expenses:</b>   |                    |                  |                  |                   |                   |                   |                   |                    |            |            |            |            |                    |
| Field Management                      | \$2,802            | \$2,802          | \$2,802          | \$2,802           | \$2,802           | \$2,802           | \$2,802           | \$2,802            | \$0        | \$0        | \$0        | \$0        | \$22,417           |
| Management Services Agreement         | \$1,909            | \$1,909          | \$1,909          | \$1,909           | \$1,909           | \$1,909           | \$1,909           | \$1,909            | \$0        | \$0        | \$0        | \$0        | \$15,275           |
| 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             | \$593             | \$387             | \$489              | \$0        | \$0        | \$0        | \$0        | \$4,155            |
| Electric                              | \$23,510           | \$21,015         | \$13,870         | \$24,271          | \$24,561          | \$18,029          | \$17,266          | \$32,324           | \$0        | \$0        | \$0        | \$0        | \$174,846          |
| Water & Sewer                         | \$2,573            | \$1,864          | \$2,145          | \$2,420           | \$1,323           | \$3,388           | \$1,586           | \$1,966            | \$0        | \$0        | \$0        | \$0        | \$17,265           |
| Gas                                   | \$940              | \$1,509          | \$2,698          | \$4,017           | \$3,970           | \$5,285           | \$3,607           | \$2,664            | \$0        | \$0        | \$0        | \$0        | \$24,690           |
| Pool and Fountain Maintenance         | \$14,420           | \$9,638          | \$8,555          | \$7,446           | \$6,306           | \$6,602           | \$10,176          | \$10,137           | \$0        | \$0        | \$0        | \$0        | \$73,281           |
| Environmental                         | \$703              | \$214            | \$214            | \$395             | \$947             | \$395             | \$395             | \$395              | \$0        | \$0        | \$0        | \$0        | \$3,660            |
| Property Insurance                    | \$28,991           | \$0              | \$0              | \$0               | \$0               | \$0               | \$0               | \$0                | \$0        | \$0        | \$0        | \$0        | \$28,991           |
| Irrigation Repairs                    | \$652              | \$0              | \$0              | \$1,104           | \$102             | \$0               | \$460             | \$1,115            | \$0        | \$0        | \$0        | \$0        | \$3,433            |
| Landscape Contract                    | \$30,688           | \$60,565         | \$42,608         | \$30,688          | \$30,688          | \$38,963          | \$29,438          | \$29,618           | \$0        | \$0        | \$0        | \$0        | \$293,254          |
| Landscape Contingency                 | \$0                | \$0              | \$0              | \$0               | \$1,159           | \$0               | \$369             | \$2,256            | \$0        | \$0        | \$0        | \$0        | \$3,784            |
| Gate and Gatehouse Expenses           | \$3,982            | \$1,172          | \$2,243          | \$919             | \$1,471           | \$951             | \$2,100           | \$1,557            | \$0        | \$0        | \$0        | \$0        | \$14,395           |
| 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               | \$49              | \$0                | \$0        | \$0        | \$0        | \$0        | \$49               |
| 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               | \$369             | \$0                | \$0        | \$0        | \$0        | \$0        | \$15,197           |
| Repairs & Maintenance                 | \$0                | \$2,209          | \$0              | \$470             | \$0               | \$1,497           | \$470             | \$644              | \$0        | \$0        | \$0        | \$0        | \$5,290            |
| Signage                               | \$0                | \$0              | \$0              | \$284             | \$0               | \$0               | \$0               | \$0                | \$0        | \$0        | \$0        | \$0        | \$284              |
| Security                              | \$5,483            | \$5,483          | \$5,483          | \$6,541           | \$6,541           | \$6,541           | \$6,541           | \$6,541            | \$0        | \$0        | \$0        | \$0        | \$49,154           |
| Parking Violation Tags                | \$0                | \$0              | \$0              | \$0               | \$0               | \$0               | \$0               | \$0                | \$0        | \$0        | \$0        | \$0        | \$0                |
| <b>Seven Eagles:</b>                  |                    |                  |                  |                   |                   |                   |                   |                    |            |            |            |            |                    |
| Electric                              | \$1,235            | \$152            | \$213            | \$886             | \$1,653           | \$853             | \$204             | \$1,798            | \$0        | \$0        | \$0        | \$0        | \$6,993            |
| Water & Sewer                         | \$298              | \$343            | \$287            | \$357             | \$316             | \$291             | \$655             | \$250              | \$0        | \$0        | \$0        | \$0        | \$2,797            |
| Gas                                   | \$261              | \$237            | \$369            | \$1,253           | \$1,082           | \$1,424           | \$1,031           | \$851              | \$0        | \$0        | \$0        | \$0        | \$6,508            |
| 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           | \$2,268           | \$2,459           | \$2,459           | \$2,459            | \$0        | \$0        | \$0        | \$0        | \$19,356           |
| Landscape Contract                    | \$472              | \$1,820          | \$1,002          | \$472             | \$472             | \$665             | \$665             | \$472              | \$0        | \$0        | \$0        | \$0        | \$6,041            |
| 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           | \$3,495           | \$1,684           | \$1,963            | \$0        | \$0        | \$0        | \$0        | \$17,186           |
| Lighting                              | \$0                | \$0              | \$0              | \$0               | \$0               | \$0               | \$0               | \$0                | \$0        | \$0        | \$0        | \$0        | \$0                |
| Fitness Center Repairs & Maintenance  | \$0                | \$118            | \$0              | \$0               | \$118             | \$0               | \$990             | \$0                | \$0        | \$0        | \$0        | \$0        | \$1,225            |
| 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                 | \$576              | \$0              | \$0              | \$362             | \$0               | \$31              | \$3,154           | \$125              | \$0        | \$0        | \$0        | \$0        | \$4,247            |
| <b>Maintenance - Direct:</b>          |                    |                  |                  |                   |                   |                   |                   |                    |            |            |            |            |                    |
| 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               | \$159,377          | \$0        | \$0        | \$0        | \$0        | \$259,377          |
| <b>Total Maintenance</b>              | <b>\$125,891</b>   | <b>\$225,449</b> | <b>\$95,002</b>  | <b>\$94,394</b>   | <b>\$93,946</b>   | <b>\$96,172</b>   | <b>\$88,767</b>   | <b>\$261,713</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$1,081,333</b> |
| <b>Total Expenses</b>                 | <b>\$151,721</b>   | <b>\$232,798</b> | <b>\$101,415</b> | <b>\$100,811</b>  | <b>\$100,538</b>  | <b>\$113,274</b>  | <b>\$100,856</b>  | <b>\$281,647</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$1,183,060</b> |
| <b>Excess Revenues (Expenditures)</b> | <b>(\$151,721)</b> | <b>\$28,981</b>  | <b>\$995,448</b> | <b>(\$20,167)</b> | <b>(\$22,680)</b> | <b>(\$52,873)</b> | <b>(\$26,311)</b> | <b>(\$234,268)</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$516,409</b>   |



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

| <b>SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS</b> |                        |
|--|------------------------|
| <b>ASSESSMENT AREA TWO - PHASE ONE</b>                                 |                        |
| INTEREST RATES:  | 3.500%, 4.250%, 5.000% |
| MATURITY DATE:   | 5/1/2036               |
| RESERVE FUND REQUIREMENT   | \$163,438              |
| RESERVE FUND BALANCE   | \$163,439              |
| BONDS OUTSTANDING - 9/30/20  | \$3,585,000            |
| LESS: PRINCIPAL PAYMENT 05/01/21                                       | (\$155,000)            |
| LESS: PRINCIPAL PAYMENT 05/01/22                                       | (\$160,000)            |
| <b>CURRENT BONDS OUTSTANDING</b>                                       | <b>\$3,270,000</b>     |

| <b>SERIES 2016, SPECIAL ASSESSMENT BONDS</b> |                        |
|--|------------------------|
| <b>ASSESSMENT AREA THREE PROJECT</b>         |                        |
| INTEREST RATES:                              | 3.625%, 4.375%, 5.000% |
| MATURITY DATE:                               | 11/1/2046              |
| RESERVE FUND REQUIREMENT                     | \$274,875              |
| RESERVE FUND BALANCE                         | \$275,230              |
| BONDS OUTSTANDING - 9/30/20                  | \$7,880,000            |
| LESS: PRINCIPAL PAYMENT 11/1/20              | (\$155,000)            |
| LESS: PRINCIPAL PAYMENT 11/1/21              | (\$160,000)            |
| <b>CURRENT BONDS OUTSTANDING</b>             | <b>\$7,565,000</b>     |

| <b>SERIES 2017, SPECIAL ASSESSMENT BONDS</b> |                                |
|--|--------------------------------|
| <b>ASSESSMENT AREA FOUR PROJECT</b>          |                                |
| INTEREST RATES:                              | 3.500%, 4.250%, 4.750%, 5.000% |
| MATURITY DATE:                               | 11/1/2047                      |
| RESERVE FUND REQUIREMENT                     | \$254,625                      |
| RESERVE FUND BALANCE                         | \$254,652                      |
| BONDS OUTSTANDING - 9/30/20                  | \$7,575,000                    |
| LESS: PRINCIPAL PAYMENT 11/1/20              | (\$145,000)                    |
| LESS: PRINCIPAL PAYMENT 11/1/21              | (\$145,000)                    |
| <b>CURRENT BONDS OUTSTANDING</b>             | <b>\$7,285,000</b>             |

| <b>SERIES 2019, SPECIAL ASSESSMENT BONDS</b> |                                |
|--|--------------------------------|
| <b>ASSESSMENT AREA FIVE PROJECT</b>          |                                |
| INTEREST RATES:                              | 3.750%, 4.000%, 4.500%, 4.625% |
| MATURITY DATE:                               | 5/1/2050                       |
| RESERVE FUND REQUIREMENT                     | \$326,484                      |
| RESERVE FUND BALANCE                         | \$326,488                      |
| BONDS OUTSTANDING - 9/30/20                  | \$7,095,000                    |
| LESS: PRINCIPAL PAYMENT 05/01/21             | (\$120,000)                    |
| LESS: PRINCIPAL PAYMENT 05/01/22             | (\$125,000)                    |
| <b>CURRENT BONDS OUTSTANDING</b>             | <b>\$6,850,000</b>             |

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

**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 Received | Dist. | Gross Assessments Received | Discounts/ Penalties | Commissions Paid | Interest Income | Net Amount Received | General Fund 35.92% | Debt Svc Fund 27.23% | Debt Svc Fund 6.66% | Debt Svc Fund 10.97% | Debt Svs Fund 10.27% | Debt Svs Fund 8.94% | Total 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   |      |         |      |         |    |         |    |         |  |  |
| 4/8/22        | ACH   | \$ 200,213.16              | \$ 61.21             | \$ 4,003.06      | \$ -            | \$ 196,148.89       | \$ 70,465.42        | \$ 53,420.05         | \$ 13,072.65        | \$ 21,517.09         | \$ 20,136.75         | \$ 17,536.94        | \$ 196,148.89   |      |         |      |         |    |         |    |         |  |  |
| 4/8/22        | ACH   | \$ 11,419.83               | \$ -                 | \$ 228.38        | \$ -            | \$ 11,191.45        | \$ 4,020.47         | \$ 3,047.93          | \$ 745.87           | \$ 1,227.68          | \$ 1,148.92          | \$ 1,000.59         | \$ 11,191.45    |      |         |      |         |    |         |    |         |  |  |
| 5/9/22        | ACH   | \$ 132,975.41              | \$ -                 | \$ 2,659.51      | \$ -            | \$ 130,315.90       | \$ 46,815.28        | \$ 35,490.80         | \$ 8,685.11         | \$ 14,295.36         | \$ 13,378.30         | \$ 11,651.06        | \$ 130,315.90   |      |         |      |         |    |         |    |         |  |  |
| 5/9/22        | ACH   | \$ 1,600.79                | \$ -                 | \$ 32.01         | \$ -            | \$ 1,568.78         | \$ 563.58           | \$ 427.25            | \$ 104.55           | \$ 172.09            | \$ 161.05            | \$ 140.26           | \$ 1,568.78     |      |         |      |         |    |         |    |         |  |  |
| 6/8/22        | ACH   | \$ 49,816.11               | \$ -                 | \$ 996.32        | \$ -            | \$ 48,819.79        | \$ 17,538.24        | \$ 13,295.80         | \$ 3,253.67         | \$ 5,355.42          | \$ 5,011.87          | \$ 4,364.80         | \$ 48,819.79    |      |         |      |         |    |         |    |         |  |  |
| 6/8/22        | ACH   | \$ 2,299.03                | \$ -                 | \$ 45.98         | \$ -            | \$ 2,253.05         | \$ 809.40           | \$ 613.61            | \$ 150.16           | \$ 247.15            | \$ 231.30            | \$ 201.44           | \$ 2,253.05     |      |         |      |         |    |         |    |         |  |  |
| 6/17/22       | ACH   | \$ 187,806.51              | \$ -                 | \$ 3,756.14      | \$ -            | \$ 184,050.37       | \$ 66,119.09        | \$ 50,125.08         | \$ 12,266.32        | \$ 20,189.91         | \$ 18,894.71         | \$ 16,455.26        | \$ 184,050.37   |      |         |      |         |    |         |    |         |  |  |
|               |       | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -            |      |         |      |         |    |         |    |         |  |  |
|               |       | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -            |      |         |      |         |    |         |    |         |  |  |
|               |       | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -            |      |         |      |         |    |         |    |         |  |  |
|               |       | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -            |      |         |      |         |    |         |    |         |  |  |
|               |       | \$ -                       | \$ -                 | \$ -             | \$ -            | \$ -                | \$ -                | \$ -                 | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -            |      |         |      |         |    |         |    |         |  |  |
| Totals        |       | \$ 5,219,688.33            | \$ 173,169.31        | \$ 100,839.02    | \$ -            | \$ 4,945,680.00     | \$ 1,776,708.53     | \$ 1,346,928.12      | \$ 329,612.51       | \$ 542,529.92        | \$ 507,726.11        | \$ 442,174.82       | \$ 4,945,680.00 |      |         |      |         |    |         |    |         |  |  |

# SECTION XI

# SECTION A

*Reunion West*  
*Community Development District*

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219 E. Livingston Street, Orlando FL, 32801

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

# memo

To: Board of Supervisors, Reunion West Community Development District (the “District”)  
From: Tricia L. Adams, District Manager  
Date: July 7, 2022  
Re: Overview of Agreement between the District and Reunion Resort and Club of Orlando Master Association, Inc. (the “Master Association”)

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In December 2017 the District entered into a License Agreement with the Master Association to install community mailboxes on District property. The Master Association is responsible to operate and maintain the Mailboxes. If District property (the License Area) is damaged caused by Mailbox use.

The agreement has a 10 year term that automatically renews unless cancelled by either party. Other standard protections such as indemnification and waivers of liability are included in the agreement.

A copy of the License Agreement is available with District Records by contacting the District Manager’s office at [tadams@gmscfl.com](mailto:tadams@gmscfl.com) or by telephone at 407-841-5524 ext. 138.