

*Reunion West Community
Development District*

Agenda

September 8, 2022

AGENDA

Reunion West

Community Development District

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

September 1, 2022

Board of Supervisors
Reunion West Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion West Community Development District will be held **Thursday, September 8, 2022 at 11:00 A.M. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.**

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the August 11, 2022 Meeting
4. Ratification of Termination of Drainage and Utility Easement
5. Consideration of Aquatic Maintenance Services Agreement Renewal
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - D. Security Report
7. Other Business
8. Supervisor's Requests
9. Workshop September 8th, 2022 at 1:00PM
10. Next Meeting Date October 13th, 2022
11. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, August 11, 2022 at 11:00 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Mark Greenstein	Chairman
David Burman	Vice-Chair
Graham Staley	Assistant Secretary
Michael Mancke <i>by Zoom</i>	Assistant Secretary

Also present were:

Tricia Adams <i>by Zoom</i>	District Manager
Jeremy LeBrun	District Manager
Kristen Trucco	District Counsel
Steve Boyd <i>by Zoom</i>	District Engineer
Garrett Huegel	Yellowstone Landscape
Residents	

The following is a summary of the discussions and actions taken at the August 11, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 11:01 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun opened the public comment period. There being no comments, Mr. LeBrun closed the public comment period.

THIRD ORDER OF BUSINESS**Approval of Minutes of the July 14, 2022 Meeting**

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the Minutes of the July 14, 2022 Meeting were approved as presented.

Mr. Staley recalled a comment in the minutes from Mr. Bill Witcher about excess trash on CDD property on Valhalla Terrace. The trash was still there. In Mr. Staley's opinion, any attempt to clean the community, was time well spent.

FOURTH ORDER OF BUSINESS**Public Hearing to Consider Fiscal Year 2023 Budget and Special Assessments****A. Open Public Hearing**

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the public hearing on the adoption of the Fiscal Year 2023 budget was opened.

B. Presentation of Fiscal Year 2023 Proposed Budget

Mr. LeBrun presented the Proposed Budget for Fiscal Year 2023, which was included in the agenda package. There were no major changes over the last couple of meetings and no assessment increases. Mr. LeBrun highlighted the following:

- *“Administrative Expenses”* were \$159,297.
- *“General Liability Insurance”* increased significantly, which was the case in most Districts.

Mr. Staley recalled discussion at a prior meeting about adding an additional security guard for the Sinclair Road gate for \$35,000 and questioned whether it was added to the budget. Mr. LeBrun confirmed that it was under *“Field Expenses.”*

- *“Total Shared Maintenance”* was for the Cost Sharing Agreement between the Reunion East and West CDDs based on platted lots.
- *“Pool & Fountain Maintenance”* increased due to increased chemical costs.
- The Debt Service Series 2004 bonds were refunded.

C. Public Comments Regarding Budget and Special Assessments

Resident Peter Corsa of Heritage Crossing Way questioned the shared expense for Heritage Crossing. Mr. Greenstein explained that Heritage Crossing was in Reunion East and I-4 separated Reunion West from Reunion East. All property west of I-4 was Reunion West and was developed a few years after Reunion East. Sinclair Road and Old Lake Wilson Road off of the Nicholas Golf Course were in Reunion West. There were common expenses in both Districts. Mr. LeBrun stated a breakdown of the shared costs was included in the budget, which was based on platted lots. Mr. Greenstein stated that the shared costs were for utility, security, landscaping, building maintenance and Seven Eagles, which was accessible to all residents of Reunion. When the playground and outdoor fitness facility were completed in Reunion West, Reunion East residents could utilize it. This year, the shared cost was 53% to be paid by the Reunion East CDD and 47% to be paid by the Reunion West CDD, due to Reunion East having more lots than Reunion West. Mr. Staley clarified for 2023, the shared cost was 56% for Reunion East and 44% for Reunion West. Mr. Greenstein explained that Reunion East had more lots due to Reunion Village. Discussion ensued regarding the shared costs.

Resident Peter Corsa of Heritage Crossing Way questioned where the outdoor fitness facility was located. Mr. Staley replied that it was on Grand Traverse Parkway before Valhalla Terrace, but was not yet completed. Mr. Greenstein stated that they were waiting on the permits. Resident Bill Witcher of Grand Traverse Parkway noted that anyone who paid CDD taxes in Reunion, could utilize all CDD common facilities without any additional fees. Mr. Staley questioned whether residents of the Cortland Apartments paid an assessment to the CDD or the landlord paid the assessment. Mr. Greenstein explained that Encore owned the property and paid the CDD. Mr. Witcher suggested sun shades for the outside fitness equipment. Mr. Greenstein would have the Board discuss it if there was a need.

D. Consideration of Resolution 2022-07 Adopting the Proposed Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. LeBrun presented Resolution 2022-07 Adopting the Fiscal Year 2023 Budget and the Annual Appropriations, which was included in the agenda package.

On MOTION by Mr. Greenstein seconded by Mr. Burman with all in favor Resolution 2022-07 Adopting the Proposed Fiscal Year 2023 Budget and Relating to the Annual Appropriations was approved.

E. Consideration of Resolution 2022-08 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Trucco explained Resolution 2022-08, which was included in the agenda package, where the District would certify the Assessment Roll to the Osceola County Tax Collector as opposed to direct billing.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor Resolution 2022-08 Imposing Special Assessments and Certifying an Assessment Roll was approved.

F. Close Public Hearing

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the public hearing on the adoption of the Fiscal Year 2023 budget was closed.

FIFTH ORDER OF BUSINESS

Ratification of Proposal for 1.5 Ton HVAC Split Unit at Sinclair Gatehouse

Mr. LeBrun presented a proposal from Franks Air Conditioning for a 1.5 Ton 16 Seer Trane HVAC Split Unit at Sinclair Gatehouse in the amount of \$5,833, which was included in the agenda package. It replaced the 17-year-old air conditioner that stopped working in July, due to a broken compressor. The replacement was approved by the Board.

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the Proposal from Franks Air Conditioning for a 1.5 Ton HVAC Split Unit at Sinclair Gatehouse in the amount of \$5,833 was ratified.

Mr. Greenstein noted that all air conditioners in the Heritage Crossing Community Center would be replaced in the upcoming months.

SIXTH ORDER OF BUSINESS**Consideration of License and Maintenance Agreement with Reunion West Property Owner's Association**

Ms. Trucco recalled at last month's meeting, a member of the Reunion West Property Owner's Association (POA) requested permission from the Board to add enhanced lighting around the Marker Avenue, Fairfax Drive and Lasso Drive entrances. The Board approved the request and directed District Counsel to prepare a License and Maintenance Agreement, which was included in the agenda package. It was approved by the attorney for the POA and the POA Board and included the District's standard indemnification provision for any loss, damage or injury resulting from their work on District property, termination with 30 days' notice, restoration of District property and listing the District as an additional insurer. The lighting plan was included as Exhibit B to the agreement. Mr. Staley voiced concern about the operating costs and brightness of the lights. Ms. Trucco pointed out that all costs would be paid by the POA. Mr. Greenstein stated it would be low voltage lighting that would be installed for Encore property in Reunion West off of N. Old Lake Wilson Road and Sinclair Road. The POA would be installing, paying for, and maintaining the lighting and the District was providing the license to do the work. Discussion ensued.

On MOTION by Mr. Burman seconded by Mr. Staley with all in favor the License and Maintenance Agreement with Reunion West Property Owner's Association for lighting and delegating authority to the Chairman to execute was approved.

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

Ms. Trucco reported that the License and Maintenance Agreement for the POA lighting project took time to construct, due to the various parcel IDs, which were obtained from the Property Appraiser's website. She was continuing to follow-up with Kingwood's counsel regarding the encroachment issue discussed at prior meetings for the construction of a bocce ball court. Kingwood hired new counsel to handle the matter, which Ms. Trucco contacted, but had not received a response until yesterday. She would continue to update the Board.

Mr. Staley voiced concern that this matter has been ongoing for four months and this was the third time that development occurred either the day of or the day before the CDD meeting, which was not encouraging. It was important that they did not lose sight of the fact that all they

were trying to do was establish who owned this parcel, whether the CDD or Kingwood, whether through an agreement, the county stepping in or arbitration. In his opinion, easements and permissions were irrelevant. He voiced further concern that there were 11 other pieces of land surrounding the lot and if an agreement was entered into for one piece, the owners of the other 11 pieces would want similar easements or permissions to extend their land. Whatever the solution was, Mr. Staley felt that an audit of all other CDD owned property to see if there were similar issues, would be necessary and they needed to push forward in a cooperative way. Ms. Trucco recommended that the agreement be limited in scope to prevent any precedent from occurring and speaking with Kingwood about other tracts to prevent any future issues.

B. Engineer

Mr. Boyd reported that the playground construction was underway. A meeting regarding the Sinclair Road extension was held. In response to Mr. Greenstein's question, Ms. Adams confirmed that the permit for the playground was received.

C. District Manager's Report

i. Action Items List

Mr. LeBrun presented the Action Items List, which was included in the agenda package. The construction of the playground started on August 9th and would take two to three weeks to complete. The fencing was in the permit process. The outdoor fitness station equipment was installed and staff was working on placing mulch around the equipment. Regarding the Old Lake Wilson Road Improvement Project, a presentation from Osceola County engineering staff was scheduled on September 8th at 1:00 p.m. It was advertised as a Reunion East/West workshop, so Board Members could fully participate.

Mr. Staley agreed with Mr. Witcher on having sun shades on the outdoor fitness equipment and requested that Mr. Scheerer obtain proposals. This item would be added to the Action Items List. Mr. Witcher suggested having one larger sun shade rather than smaller ones as the area was tight. Mr. Staley felt that the dividers for the Sinclair Road gate were working as they were having good success and asked that Mr. Scheerer replace the broken ones and retrofit with broken screws as one was always lying down. Regarding the traffic calming, Mr. Staley asked Mr. Scheerer and Mr. Victor Vargas of Reunion Security to provide proposals at the next meeting.

ii. Approval of Check Register

Mr. LeBrun presented the Check Register from July 1, 2022 through July 31, 2022, which was included in the agenda package. In the General Fund, there were Checks #1941 through #1949 in the amount of \$42,177.48 and July payroll in the amount of \$738.80, for a total amount of \$42,916.28.

On MOTION by Mr. Greenstein seconded by Mr. Burman with all in favor the July Check Register in the amount of \$42,916.28 was approved.

iii. Balance Sheet and Income Statement

Mr. LeBrun presented the Unaudited Financial Statements through June 30, 2022, which were included in the agenda package.

iv. Presentation of Arbitrage Rebate Calculation Reports

Mr. LeBrun presented the Arbitrage Rebate Calculation Reports for the Series 2016, 2017 and 2019 bonds prepared by Grau & Associates, which were included in the agenda package. The auditor confirmed that the District was not earning more interest than it was paying on the bonds.

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the Arbitrage Rebate Calculation Reports was accepted.

v. Approval of Fiscal Year 2023 Meeting Schedule

Mr. LeBrun presented the Fiscal Year 2023 meeting schedule, which was included in the agenda package. It was consistent with the prior year's meeting schedule.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the Fiscal Year 2023 meeting schedule as presented was approved.

D. Security Report

Mr. LeBrun presented the Security Report from Mr. Victor Vargas of Reunion Security, which was emailed to the Board. Mr. Staley thanked Mr. Vargas for the CDD and Encore reports, noting that Encore had significant parking issues. Mr. Greenstein and Mr. Staley felt that Reunion

Security was doing a good job enforcing parking on sidewalks. Mr. Greenstein received a knock on his door from security regarding a car parked on a sidewalk, which turned out to be the car of a visitor across the street.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date – September 8th, 2022

Mr. LeBrun announced that the next meeting was on September 8, 2022 at 11:00 a.m.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

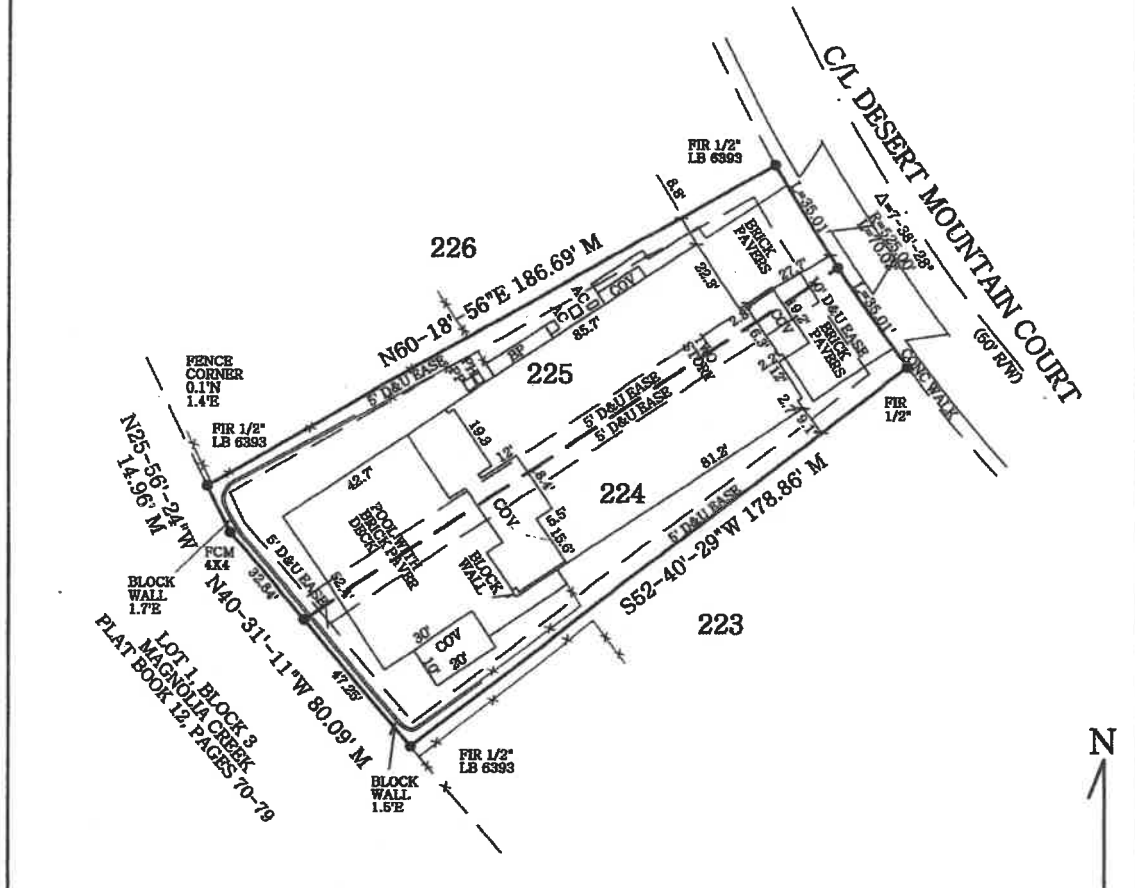
SECTION IV

MAP SHOWING SURVEY OF

PARCEL 1: LOT 224, REUNION WEST VILLAGES 3A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 136, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 2: LOT 225, REUNION WEST VILLAGES 3A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 186, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CERTIFIED TO: RASHAD HASSAN AND ABDOALAZIZ HASSAN
CALIBER HOME LOANS, INC., ISADA
STEWART TITLE COMPANY
STEWART TITLE GUARANTY COMPANY



FIR=FOUND IRON ROD FIP= FOUND IRON PIPE FCM= FOUND CONCRETE MONUMENT SIR= SET IRON ROD M=MEASURED PL= PLAT POB= POINT OF BEGINNING Δ = CENTRAL ANGLE R= RADIUS L=LENGTH D= DRAINAGE U= UTILITY N&D= NAIL AND DISK	BLK= BLOCK CL= CENTER LINE AC= AIR CONDITIONER EL=ELEVATION F FL= FINISH FLOOR NTS= NOT TO SCALE RW= RIGHT OF WAY BP=BRICK PAVERS SCR=SCREEN PORCH PCP= PERMANENT CONTROL POINT —X—X—= BLOCK WALL —X—X—= FENCE	° = DEGREES ' = MINUTES \" = SECONDS COMP= COMPUTED T/B= TOP OF BANK PP= POOL PUMP CONC= CONCRETE COV= COVERED SEP= SEPTIC	ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVE GROUND VISIBLE OBJECTS OBSERVED BY THE SURVEYOR. NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATION WERE LOCATED OR DETERMINED BY THIS SURVEYOR. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL & SIGNATURE OF A LICENSED SURVEYOR. THIS SURVEY MADE WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO RIGHT OF WAY OR EASEMENT OF RECORD WERE FURNISHED TO THIS FIRM, EXCEPT AS SHOWN. ALL DISTANCES, BEARINGS OR ANGLES ARE AS FIELD MEASURED, DEED OR PLATED MEASUREMENTS ARE NOTED. THE CERTIFICATION AS PROVIDED ON THIS SURVEY IS A STATEMENT OF PROFESSIONAL OPINION BASED ON THE FIELD & DOCUMENTARY EVIDENCE AVAILABLE AT THE TIME OF THE SURVEY. OWNERSHIP OF FENCES UNKNOWN TO THIS SURVEYOR. DO NOT USE HOUSE LOCATION TO RECONSTRUCT DEED LINES.
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SCALE 1\"= 40'	FIELD DATE 7/21/2022	FIELD BOOK LL	PREPARED BY RCS SURVEYING & MAPPING 37 EAST 17TH STREET ST. CLOUD, FLORIDA 34769 PHONE (407) 892-4366 FAX (407) 892-4450
BOUNDARY			
SITE PLAN			
FOUNDATION			
FINAL			
ADDRESS 804 DESERT MOUNTAIN COURT, REUNION, FLORIDA 34747			

<p>FLOOD STATEMENT: THE ABOVE PARCEL OF LAND APPEARS TO LIE WITHIN FEDERAL FLOOD ZONE X MAP# 12097C0040G DATED 6/18/2013 FOR OSCEOLA COUNTY, FLORIDA.</p> <p>NOTE: THIS DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP THIS DETERMINATION DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE A PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA MAY BE DAMAGED BY A FLOOD GREATER THAN THAT PREDICTED ON THE FIRM MAP OR FROM A DRAINAGE PROBLEM NOT SHOWN ON THE FLOOD MAP.</p>	<p>I hereby certify that the survey shown hereon meets the Standards of Practice as set forth in Chapter 61G77.6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.</p> <p>SIGNATURE DATE 7/26/2022</p> <p>RICHARD SULLIVAN, PSM 5222 OR JEFFERY MARK FORD, PSM 5326 SULLIVAN SURVEYING, INC. LB 6526</p>
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PREPARED BY AND RETURN TO:
Jennifer R. Bondy, Esq.
Overstreet Law, P.A.
100 Church Street
Kissimmee, FL 34741
File No. 22.248

TERMINATION OF DRAINAGE AND UTILITY EASEMENT

This Termination of Drainage and Utility Easement (“Termination”) is made and entered into this 23 day of August 2022, by, **Reunion West Community Development District**, a local special purpose government entity created pursuant to Chapter 190, Florida Statutes, (the “CDD”) and **Atiq Ahmad**, an individual (the “Owner”).

WITNESSETH:

WHEREAS, GINN-LA ORLANDO, LTD., LLLP, a Georgia limited liability partnership, (the “Declarant”), as the fee simple owner of the lands described in **Plat Book 16, Page 136**, Public Records of Osceola County, Florida, dedicated private non-exclusive Drainage Easements and Utility Easement to the CDD;

WHEREAS, the Declarant reserved to each parcel owner a private, perpetual non-exclusive Easement over a 5’ wide strip of land parallel and contiguous to the exterior boundary of each lot for the purpose of installation, maintenance, repairs, replacement, and operation of underground storm water drainage pipes and lines and equipment to transport and/or deliver utilities (the “Drainage and Utility Easement”);

WHEREAS, the Owner now owns the adjacent Lots 224 and 225, Reunion West Villages 3A, (the “Property”) according to the map or plat thereof as recorded in Plat Book 16, Page 136 of the public records of Osceola County;

WHEREAS, the CDD and the Owner desire to terminate the Drainage and Utility Easement located on the Property, as more particularly described on Exhibit “A”.

NOW THEREFORE, in consideration of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, the parties hereby terminate said Drainage and Utility Easement and release any rights reserved therein.

[SIGNATURE PAGES TO FOLLOW]

NotaryCam Doc ID: af33817e-4a76-4855-91fb-491294c97e70

IN WITNESS WHEREOF, the parties hereto have executed this Termination as of the day and year written above.

WITNESSES:

[Signature]
Printed Name: Anthony Carl

[Signature]
Printed Name: Shardanee Haines

Reunion West Community Development District


By: [Signature]
Name: MARK GREENSTEIN
Title: CHAIR

STATE OF FLORIDA
COUNTY OF Seola

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 23 day of August, 2022, by Mark Greenstein of Reunion West Community Development District, a Florida corporation, who is personally known to me or who has produced _____ as identification.

(NOTARY PUBLIC SEAL)

[Signature]
Notary Public Signature

 Patricia L. Adams
Notary Public
State of Florida
Comm# HH025652
Expires 7/30/2024

IN WITNESS WHEREOF, the parties hereto have executed this Termination as of the day and year written above.

WITNESSES:

Alex Lopez

Printed Name: Alex Lopez

By: Atiq Ahmad

Name: Atiq Ahmad

Victoria Miller Garris

Printed Name: Victoria Miller Garris

STATE OF Virginia
City of Hopewell

The foregoing instrument was acknowledged before me, by means of () physical presence or ☒ online notarization, this 23 day of August, 2022, by Atiq Ahmad, who is personally known to me or who has produced Drivers License as identification.



Victoria Miller Garris
Notary Public Signature Victoria Miller Garris

Completed via Remote Online Notarization using 2 way Audio/Video technology.

SKETCH OF LEGAL DESCRIPTION

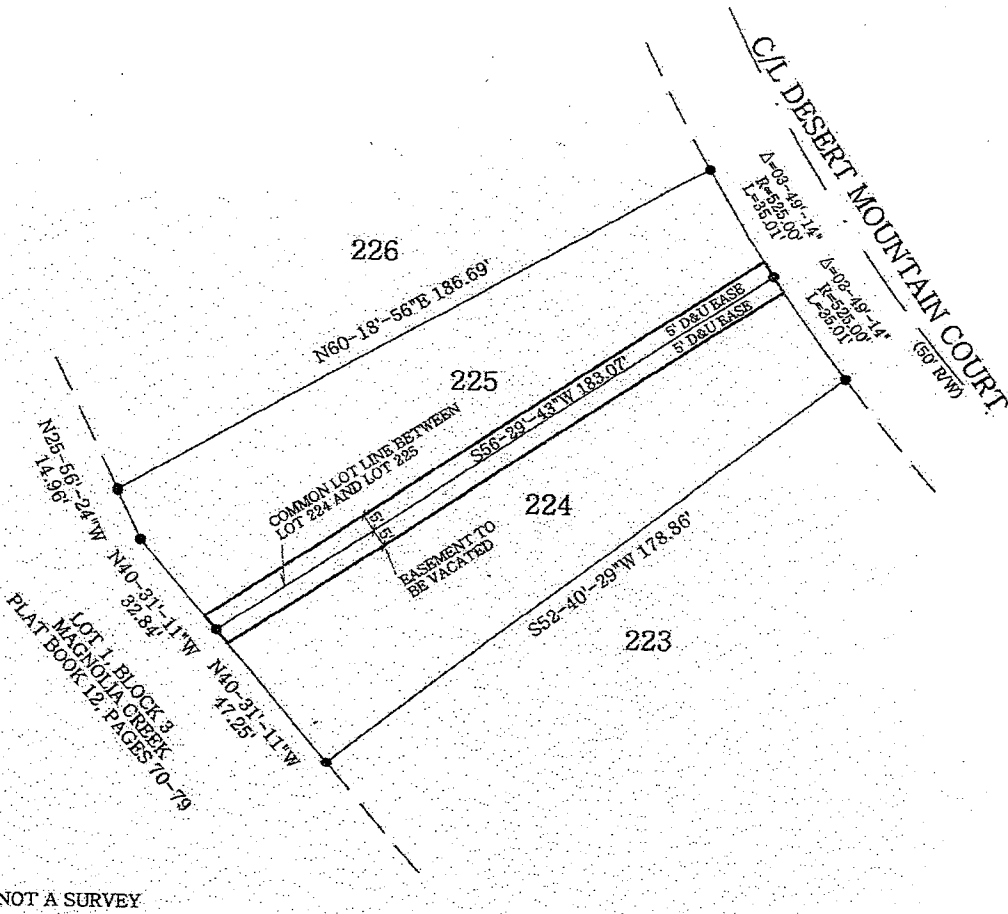
FOR THE PURPOSE OF VACATING AN EASEMENT
THIS IS NOT A SURVEY

Exhibit "A"

LEGAL DESCRIPTION:

THAT PORTION OF A PRIVATE, PERPETUAL NON-EXCLUSIVE, DRAINAGE AND UTILITY EASEMENT AS LISTED IN ITEM NUMBER 21, OF THE PLAT NOTES FOR REUNION WEST VILLAGE 3A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 136-141, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA TO BE VACATED, BEING MORE PARTICULARLY DESCRIBED AS:

THE DRAINAGE AND UTILITY EASEMENT BEING A 5' WIDE STRIP OF LAND LOCATED ON EACH SIDE OF THE COMMON LOT LINE BETWEEN LOT 224 AND LOT 225, REUNION WEST VILLAGE 3A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 136-141, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



THIS IS NOT A SURVEY

IR=FOUND IRON ROD FIP= FOUND IRON PIPE FCM= FOUND CONCRETE MONUMENT SIR= SET IRON ROD M=MEASURED PL= PLAT POB= POINT OF BEGINNING Δ = CENTRAL ANGLE R= RADIUS L=LENGTH D= DRAINAGE U= UTILITY N&D= NAIL AND DISK	BLK= BLOCK CL= CENTER LINE AC= AIR CONDITIONER EL=ELEVATION F FL= FINISH FLOOR NTS= NOT TO SCALE R/W= RIGHT OF WAY BP=BRICK PAVERS SCR=SCREEN PORCH PCP= PERMANENT CONTROL POINT ---= BLOCK WALL * * * = FENCE	° = DEGREES ' = MINUTES // = SECONDS COMP= COMPUTED T/B= TOP OF BANK PP= POOL PUMP CONC= CONCRETE COV= COVERED SEP= SEPTIC ---= PERMANENT CONTROL POINT	ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVE GROUND VISIBLE OBJECTS OBSERVED BY THE SURVEYOR. NO UNDERGROUND STRUCTURES, UTILITIES OF FOUNDATION WERE LOCATED OR DETERMINED BY THIS SURVEYOR. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL & SIGNATURE OF A LICENSED SURVEYOR. THIS SURVEY MADE WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO RIGHT OF WAY OR EASEMENT OF RECORD WERE FURNISHED TO THIS FIRM, EXCEPT AS SHOWN. ALL DISTANCES, BEARINGS OR ANGLES ARE AS FIELD MEASURED, DEED OR PLAT MEASUREMENTS ARE NOTED. THE CERTIFICATION AS PROVIDED ON THIS SURVEY IS A STATEMENT OF PROFESSIONAL OPINION BASED ON THE FIELD & DOCUMENTARY EVIDENCE AVAILABLE AT THE TIME OF THE SURVEY. OWNERSHIP OF FENCES UNKNOWN TO THIS SURVEYOR. DO NOT USE HOUSE LOCATION TO RECONSTRUCT DEED LINES.
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SCALE 1"= 40'	FIELD DATE	FIELD BOOK	PREPARED BY
SKETCH OF LEGAL DESCRIPTION	8/19/2022		RCS SURVEYING & MAPPING
FOUNDATION			37 EAST 17TH STREET ST. CLOUD, FLORIDA 34769 PHONE (407) 892-4366 FAX (407) 892-4450
FINAL			
ADDRESS	804 DESERT MOUNTAIN COURT, REUNION, FLORIDA 34747		
FLOOD STATEMENT: THE ABOVE PARCEL OF LAND APPEARS TO LIE WITHIN FEDERAL FLOOD ZONE X. MAP# 12097C0040G OSCEOLA COUNTY, FLORIDA. DATED 6/18/2013 FOR			I hereby certify that the sketch shown hereon meets the Standards of Practice as set forth in Chapter 61677-6, Florida Administrative Code, pursuant to Section 472-027, Florida Statutes. SIGNATURE DATE 8/19/2022 RICHARD SULLIVAN PSM 5282-OR JEFFERY MARK FORD PSM 5326 SULLIVAN SURVEYING, INC. LB 6526
NOTE: THIS DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP. THIS DETERMINATION DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE A PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA MAY BE DAMAGED BY A FLOOD GREATER THAN THAT PREDICTED ON THE FIRM MAP OR FROM A DRAINAGE PROBLEM NOT SHOWN ON THE FLOOD MAP.			

SECTION V



Post Office Box 1469
Eagle Lake, FL 33839-1469

TF :: (800) 408-8882 T :: (863) 533-8882 F :: (863) 534-3322

September 1, 2022

Reunion West
c/o GMS
1408 Hamlin Ave, Unit E
St. Cloud, FL 34771

RE: Aquatic Plant Management Agreement

The present term for aquatic plant maintenance for the lagoon associated with your property is due for automatic renewal in October 2022. It is the desire of AAM, Inc., to continue the maintenance program.

Please refer to terms and conditions 14 on the back of your agreement which states, even if we do not receive a signed copy back your contract will automatically renew with an annual increase in October 2022.

Please review the proposal. If there are any questions, concerns or need for clarification, do not hesitate to call. If all meets with your approval, sign and return the **FILE COPY** of the agreement to our office.

We would like to thank you for your loyalty with AAM, Inc. and we look forward to being of continued service. If you have any questions, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Telly R. Smith', is written over a horizontal line.

Telly R. Smith

Enclosure



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 1, 2022

Reunion West
Name c/o G.M.S.
Address 1408 Hamlin Ave., Unit E
City St. Cloud, FL 34771
Phone 407.841.5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Reunion West hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

One (1) Stormwater Retention Pond along Grand Traverse
Reunion, Florida

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|----------|
| 1. Submersed vegetation control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2022 thru 09/30/2023.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$144.00	Due	monthly as billed x 12.
Total Annual Cost	\$1,728.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 9/1/2022

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION VI

SECTION C

SECTION 1

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Management	Kingwood/ 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	Construction/bid documents approved 08.11.2022. Steve Boyd to provide to several vendors for BOS consideration 10.13.2022. Alan Scheerer working with ACT to provide proposal for Access Control system.
9/10/20	Pool Access Gates	Scheerer	In Process	All completed except Terraces. ETTA for Terraces pool gate installation pending.
1/14/21	Discontinue Maintenance on South Side of CR 532 RECDD	Trucco/Scheerer	In Process	Interlocal Agreement Amendment with OC to be presented to BOS 09.08.2022. OC signed off on landscape restoration 08.24.2022.
9/9/21	Security Improvements at Carriage Point	Scheerer/Vargas	In Process	Access Control proposal approved 03.10.2022. Project delayed and put on FY2023 Project List.

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	Equipment installation completed. Sidewalks, concrete work, landscape design/installation, shade for outdoor Fitness Center and fencing are being addressed by Operations Manager. Signage and Amenity Policy document will be considered at a future meeting.

1/13/22	Monitor Residential/ Industrial/Commercial Development Nearby Reunion	Adams	In Process	https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project	Adams	In Process	www.Osceola.org/go/sinclairroad
	Monitor Old Lake Wilson Road Improvement Project	Adams		www.improveoldlakewilsonroad.com . Intersection improvements at Pendant Court to be considered in tandem with road improvements. Presentation scheduled 09.08.2022 at 1 PM.
3/10/22	Traffic Calming		In Process	FY2023 R&M Project

SECTION 2

Reunion West

Community Development District

Summary of Check Register

August 1, 2022 to August 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	8/3/22	1950-1951	\$ 104,695.13
	8/8/22	1952	\$ 7,522.66
	8/10/22	1953-1955	\$ 1,639.50
	8/16/22	1956	\$ 1,076.27
	8/25/22	1957-1958	\$ 3,138.36
			<hr/>
			\$ 118,071.92
Replacement & Maintenance Fund	8/3/22	38-39	\$ 70,335.92
			<hr/>
			\$ 70,335.92
Payroll	<u>August 2022</u>		
	David Burman	50574	\$ 184.70
	Graham Staley	50575	\$ 184.70
	Mark Greenstein	50576	\$ 184.70
			<hr/>
			\$ 554.10
			<hr/>
			\$ 188,961.94

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/03/22	00012	7/29/22 23012	202207 310-51300-31400	ARBITRAGE SERIES 2016	*	600.00	
		7/29/22 23012	202207 310-51300-31400	ARBITRAGE SERIES 2017	*	600.00	
		7/29/22 23012	202207 310-51300-31400	ARBITRAGE SERIES 2019	*	600.00	
GRAU & ASSOCIATES							1,800.00 001950
8/03/22	00029	8/01/22 080122	202208 300-20700-10100	EXPENSES DUE TO RE JUN22	*	151,220.97	
		8/01/22 080122	202208 300-13100-10100	EXPENSE DUE FROM RE JUN22	*	48,325.84-	
REUNION EAST CDD							102,895.13 001951
8/08/22	00020	8/01/22 533	202208 310-51300-34000	MANAGEMENT FEES AUG22	*	3,689.50	
		8/01/22 533	202208 310-51300-35200	WEBSITE ADMIN AUG22	*	66.67	
		8/01/22 533	202208 310-51300-35100	INFORMATION TECH AUG22	*	116.67	
		8/01/22 533	202208 310-51300-31300	DISSEMINATION FEE AUG22	*	833.33	
		8/01/22 533	202208 310-51300-51000	OFFICE SUPPLIES	*	.45	
		8/01/22 533	202208 310-51300-42000	POSTAGE	*	13.96	
		8/01/22 534	202208 320-53800-12000	FIELD MANAGEMENT AUG22	*	2,802.08	
GOVERNMENTAL MANAGEMENT SERVICES							7,522.66 001952
8/10/22	00035	7/31/22 204487	202207 300-13100-10100	AQUATIC PLANT MGMT JUL22	*	69.96	
		7/31/22 204487	202207 320-53800-47000	AQUATIC PLANT MGMT JUL22	*	62.04	
APPLIED AQUATIC MANAGEMENT, INC.							132.00 001953
8/10/22	00051	8/05/22 3427	202207 310-51300-31100	CONF.CALL/POND ENCROACHMT	*	322.50	
BOYD CIVIL ENGINEERING							322.50 001954
8/10/22	00053	8/03/22 5089	202207 300-13100-10100	RPR SPD LIMIT-268 STHFLD	*	225.25	
		8/03/22 5089	202207 320-53800-53200	RPR SPD LIMIT-268 STHFLD	*	199.75	
		8/03/22 5090	202207 300-13100-10100	RPLC LGHT BULB GUARDHOUSE	*	402.80	

REUW REUNION WEST TVISCARRA

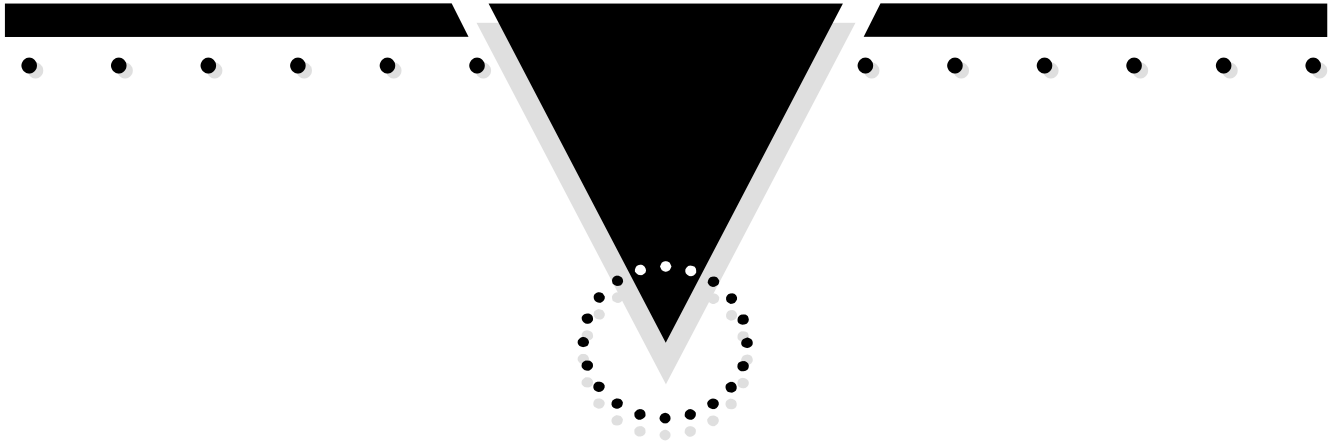
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		8/03/22 5090	202207 320-53800-57400		*	357.20	
		RPLC LGHT BULB GUARDHOUSE		BERRY CONSTRUCTION INC.			1,185.00 001955
8/16/22 00036		7/31/22 268	202207 320-53800-43100		*	213.03	
		TOHO METER#62644093 JUL22					
		7/31/22 269	202207 330-53800-43000		*	230.04	
		DUKEENERGY#9100 8323 9862					
		7/31/22 270	202207 320-53800-43000		*	633.20	
		DUKEENERGY#9100 8324 0443		REUNION RESORT			1,076.27 001956
8/25/22 00043		8/15/22 105376	202207 310-51300-31500		*	2,548.50	
		MTG/PLAT ACCEPT/PARCEL R2		LATHAM,LUNA,EDEN & BEAUDINE,LLP			2,548.50 001957
8/25/22 00005		7/28/22 58005675	202207 310-51300-48000		*	589.86	
		NOT.FY23 BDGT/MTG 8/11/22		ORLANDO SENTINEL			589.86 001958
TOTAL FOR BANK A						118,071.92	
TOTAL FOR REGISTER						118,071.92	

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/03/22	00001	8/01/22 080122	202208 300-20700-10100	R&M EXP.DUE TO RE JUN22	*	67,521.14	
		8/01/22 080122	202208 300-13100-10100	R&M EXP.DUE FROM RE JUN22	*	5,368.90-	
REUNION EAST CDD							62,152.24 000038
8/03/22	00009	7/18/22 1739	202207 300-13100-10100	50%DEP-INST.PLYGRND FENCE	*	4,337.35	
		7/18/22 1739	202207 320-53800-60000	50%DEP-INST.PLYGRND FENCE	*	3,846.33	
SUPERIOR FENCE AND RAIL OF NOFL LLC							8,183.68 000039
TOTAL FOR BANK C						70,335.92	
TOTAL FOR REGISTER						70,335.92	

REUW REUNION WEST TVISCARRA

SECTION 3



Reunion West

Community Development District

Unaudited Financial Reporting

July 31, 2022



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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 31, 2022

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2022
<u>ASSETS:</u>					
CASH	\$1,225,521	\$195,390	---	---	\$1,420,911
CUSTODY ACCOUNT	\$2,872	---	---	---	\$2,872
STATE BOARD OF ADMINISTRATION	---	\$758,738	---	---	\$758,738
DUE FROM REUNION EAST	\$68,714	\$9,706	---	---	\$78,420
INVESTMENTS					
SERIES 2004-1					
Revenue	---	---	---	---	\$0
SERIES 2015					
Reserve	---	---	\$163,568	---	\$163,568
Revenue	---	---	\$176,820	---	\$176,820
SERIES 2016					
Reserve	---	---	\$275,447	---	\$275,447
Revenue	---	---	\$434,669	---	\$434,669
Prepayment	---	---	\$23	---	\$23
SERIES 2017					
Reserve	---	---	\$254,853	---	\$254,853
Revenue	---	---	\$396,757	---	\$396,757
Prepayment	---	---	\$2,482	---	\$2,482
SERIES 2019					
Reserve	---	---	\$326,746	---	\$326,746
Revenue	---	---	\$182,465	---	\$182,465
Construction	---	---	---	\$85,893	\$85,893
SERIES 2022					
Reserve	---	---	\$259,938	---	\$259,938
Revenue	---	---	\$317,456	---	\$317,456
Cost of Issuance	---	---	\$3,709	---	\$3,709
TOTAL ASSETS	\$1,297,108	\$963,833	\$2,794,935	\$85,893	\$5,141,769
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$7,654	\$8,184	---	---	\$15,838
DUE TO REUNION EAST	\$214,735	\$84,118	---	---	\$298,854
<u>FUND EQUITY:</u>					
FUND BALANCES:					
ASSIGNED	---	\$871,532	---	---	\$871,532
UNASSIGNED	\$1,074,718	---	---	---	\$1,074,718
RESTRICTED FOR DEBT 2004-1	---	---	\$0	---	\$0
RESTRICTED FOR DEBT 2015	---	---	\$340,389	---	\$340,389
RESTRICTED FOR DEBT 2016	---	---	\$710,140	---	\$710,140
RESTRICTED FOR DEBT 2017	---	---	\$654,093	---	\$654,093
RESTRICTED FOR DEBT 2019	---	---	\$509,211	---	\$509,211
RESTRICTED FOR DEBT 2022	---	---	\$581,102	---	\$581,102
RESTRICTED FOR CAP. PROJ. 2015	---	---	---	\$0	\$0
RESTRICTED FOR CAP. PROJ. 2016	---	---	---	\$0	\$0
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$85,893	\$85,893
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,297,108	\$963,833	\$2,794,935	\$85,893	\$5,141,769

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,764,307	\$1,764,307	\$1,776,708	\$12,401
Interest	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$60	\$60
Rental Income	\$0	\$0	\$9,165	\$9,165
TOTAL REVENUES	\$1,764,307	\$1,764,307	\$1,785,933	\$21,626
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$10,000	\$7,200	\$2,800
FICA	\$918	\$765	\$551	\$214
Engineering	\$8,000	\$6,667	\$18,156	(\$11,489)
Attorney	\$20,000	\$16,667	\$16,680	(\$14)
Trustee Fee	\$21,000	\$12,445	\$12,445	\$0
Dissemination	\$10,000	\$8,333	\$8,333	\$0
Arbitrage	\$2,400	\$2,400	\$2,400	\$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	\$36,895	\$36,895	\$0
Information Technology	\$1,400	\$1,167	\$1,167	(\$0)
Website Maintenance	\$800	\$667	\$667	(\$0)
Telephone	\$300	\$250	\$0	\$250
Postage	\$1,500	\$1,250	\$956	\$294
Printing & Binding	\$1,600	\$1,333	\$645	\$688
Insurance	\$10,150	\$10,150	\$9,513	\$637
Legal Advertising	\$5,000	\$4,167	\$1,476	\$2,691
Other Current Charges	\$350	\$292	\$283	\$9
Office Supplies	\$300	\$250	\$64	\$186
Travel Per Diem	\$600	\$500	\$0	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$156,067	\$129,672	\$133,174	(\$3,503)
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$33,625	\$28,021	\$28,021	\$0
Management Services Agreement	\$19,195	\$15,996	\$19,094	(\$3,098)
Facility Lease Agreement	\$3,218	\$2,682	\$3,201	(\$519)
Telephone	\$6,143	\$5,119	\$5,134	(\$15)
Electric	\$318,465	\$265,388	\$220,192	\$45,195
Water & Sewer	\$37,800	\$31,500	\$20,978	\$10,522
Gas	\$36,383	\$30,319	\$30,723	(\$404)
Pool and Fountain Maintenance	\$106,313	\$88,594	\$85,790	\$2,804
Environmental	\$10,798	\$8,998	\$4,877	\$4,122
Property Insurance	\$25,988	\$25,988	\$29,128	(\$3,140)
Irrigation Repairs	\$7,678	\$6,398	\$4,007	\$2,391
Landscape Contract	\$451,184	\$375,987	\$364,435	\$11,551
Landscape Contingency	\$23,625	\$19,687	\$4,042	\$15,645
Gate and Gatehouse Expenses	\$15,120	\$12,600	\$18,427	(\$5,827)
Roadways/Sidewalks	\$23,625	\$19,688	\$5,421	\$14,266
Lighting	\$4,725	\$3,937	\$207	\$3,730
Building Repairs & Maintenance	\$11,813	\$9,844	\$11	\$9,833
Pressure Washing	\$16,538	\$13,782	\$15,197	(\$1,416)
Repairs & Maintenance	\$9,450	\$7,875	\$8,282	(\$407)
Signage	\$11,813	\$9,844	\$484	\$9,360
Security	\$66,150	\$55,125	\$60,121	(\$4,996)
Parking Violation Tags	\$236	\$197	\$0	\$197
<u>SEVEN EAGLES:</u>				
Electric	\$13,041	\$10,868	\$9,656	\$1,211
Water & Sewer	\$6,163	\$5,136	\$4,648	\$488
Gas	\$7,655	\$6,379	\$7,744	(\$1,365)
Telephone/Emergency Pool Phone	\$165	\$138	\$0	\$138
Contract Cleaning	\$24,290	\$20,242	\$24,274	(\$4,033)
Landscape Contract	\$8,505	\$0	\$7,515	(\$7,515)
Landscape Contingency	\$2,363	\$1,969	\$0	\$1,969
Pool Maintenance	\$16,443	\$13,703	\$20,655	(\$6,952)
Lighting	\$709	\$590	\$0	\$590
Fitness Center Repairs & Maintenance	\$709	\$591	\$1,617	(\$1,027)
Operating Supplies	\$5,906	\$4,921	\$0	\$4,921
Pest Control	\$198	\$165	\$0	\$165
Repairs & Maintenance	\$2,835	\$2,362	\$6,257	(\$3,895)
<u>MAINTENANCE-DIRECT EXPENSES:</u>				
Irrigation System Operations	\$20,000	\$16,667	\$0	\$16,667
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$259,377	\$259,377	\$259,377	\$0
TOTAL MAINTENANCE	\$1,608,240	\$1,380,673	\$1,269,516	\$111,157
TOTAL EXPENDITURES	\$1,764,307	\$1,510,345	\$1,402,691	\$107,654
EXCESS REVENUES (EXPENDITURES)	\$0	\$253,962	\$383,242	\$131,280
FUND BALANCE - Beginning	\$0	\$0	\$691,476	\$691,476
FUND BALANCE - Ending	\$0	\$253,962	\$1,074,718	\$1,074,718

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
Transfer In	\$259,377	\$259,377	\$259,377	\$0
Interest	\$750	\$625	\$3,358	\$2,733

TOTAL REVENUES

	\$260,127	\$260,002	\$262,735	\$2,733
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EXPENDITURES:

Contingency	\$100	\$83	\$376	(\$293)
Building Improvements	\$114,109	\$95,091	\$14,250	\$80,840
Fountain Improvements	\$4,725	\$3,937	\$0	\$3,937
Gate/Gatehouse Improvements	\$46,305	\$38,587	\$9,044	\$29,543
Landscape Improvements	\$23,625	\$19,687	\$30,736	(\$11,049)
Irrigation Improvemnts	\$11,813	\$9,844	\$0	\$9,844
Lighting Improvements	\$2,363	\$1,969	\$0	\$1,969
Monument Improvements	\$4,725	\$3,937	\$0	\$3,937
Pool Furniture	\$11,813	\$9,844	\$6,078	\$3,766
Pool Repair & Replacements	\$24,570	\$20,475	\$31,612	(\$11,137)
Roadways/Sidewalks Improvements	\$23,625	\$19,688	\$34,303	(\$14,615)
Signage	\$30,713	\$25,594	\$30,240	(\$4,646)
Stormwater Improvement	\$0	\$0	\$1,410	(\$1,410)
Capital Outlay	\$118,125	\$98,438	\$40,449	\$57,988

SEVEN EAGLES:

Building Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$2,363	\$1,969	\$0	\$1,969
Landscape Improvements	\$2,363	\$1,969	\$0	\$1,969
Pool Furniture	\$7,088	\$5,907	\$0	\$5,907
Pool Repair & Replacements	\$0	\$0	\$2,722	(\$2,722)
Capital Outlay	\$0	\$0	\$22,407	(\$22,407)

TOTAL EXPENDITURES

	\$428,422	\$357,018	\$223,628	\$133,390
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EXCESS REVENUES (EXPENDITURES)

	(\$168,295)		\$39,107	
--	-------------	--	----------	--

FUND BALANCE - Beginning

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

FUND BALANCE - Ending

	\$693,278		\$871,532	
--	-----------	--	-----------	--

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,336,719	\$1,336,719	\$1,346,928	\$10,209
Interest	\$100	\$83	\$85	\$2
TOTAL REVENUES	\$1,336,819	\$1,336,802	\$1,347,013	\$10,211
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$405,938	\$405,938	\$405,938	\$0
Principal Expense 05/01	\$540,000	\$0	\$0	\$0
Interest Expense 05/01	\$405,938	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,351,875	\$405,938	\$405,938	\$0
Transfer In/(Out)	\$0	\$0	(\$316,970)	(\$316,970)
Transfer Out - Escrow	\$0	\$0	(\$1,985,670)	(\$1,985,670)
TOTAL OTHER	\$0	\$0	(\$2,302,640)	(\$2,302,640)
EXCESS REVENUES (EXPENDITURES)	(\$15,056)		(\$1,361,564)	
FUND BALANCE - Beginning	\$682,704		\$1,361,564	
FUND BALANCE - Ending	\$667,648		\$0	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$326,875	\$329,613	\$2,738
Interest	\$0	\$0	\$278	\$278
TOTAL REVENUES	\$326,875	\$326,875	\$329,891	\$3,016
<u>EXPENDITURES:</u>				
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
TOTAL EXPENDITURES	\$326,325	\$326,325	\$326,325	\$0
EXCESS REVENUES (EXPENDITURES)	\$550		\$3,566	
FUND BALANCE - Beginning	\$170,957		\$336,823	
FUND BALANCE - Ending	\$171,507		\$340,389	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$538,024	\$538,024	\$542,530	\$4,506
Interest	\$0	\$0	\$576	\$576
TOTAL REVENUES	\$538,024	\$538,024	\$543,106	\$5,082
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$188,516	\$188,516	\$188,516	\$0
Principal Expense 11/01	\$160,000	\$160,000	\$160,000	\$0
Interest Expense 05/01	\$185,016	\$185,016	\$185,016	\$0
TOTAL EXPENDITURES	\$533,531	\$533,531	\$533,531	\$0
EXCESS REVENUES (EXPENDITURES)	\$4,493		\$9,575	
FUND BALANCE - Beginning	\$421,379		\$700,565	
FUND BALANCE - Ending	\$425,872		\$710,140	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$503,509	\$503,509	\$507,726	\$4,217
Interest	\$200	\$167	\$530	\$364
TOTAL REVENUES	\$503,709	\$503,676	\$508,256	\$4,581
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$176,388	\$176,388	\$176,388	\$0
Principal Expense 11/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$173,850	\$173,850	\$173,850	\$0
TOTAL EXPENDITURES	\$495,238	\$495,238	\$495,238	\$0
EXCESS REVENUES (EXPENDITURES)	\$8,472		\$13,019	
FUND BALANCE - Beginning	\$382,105		\$641,074	
FUND BALANCE - Ending	\$390,577		\$654,093	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
Special Assessments - Tax Collector	\$438,505	\$438,505	\$442,175	\$3,670
Interest	\$0	\$0	\$416	\$416

TOTAL REVENUES	\$438,505	\$438,505	\$442,591	\$4,086
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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

TOTAL EXPENDITURES	\$435,988	\$435,988	\$435,988	\$0
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Transfer In/(Out)	\$0	\$0	(\$21)	\$21
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TOTAL OTHER	\$0	\$0	(\$21)	\$21
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EXCESS REVENUES (EXPENDITURES)	\$2,518		\$6,582	
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FUND BALANCE - Beginning	\$172,892		\$502,628	
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FUND BALANCE - Ending	\$175,410		\$509,211	
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2022

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
Bond Proceeds	\$0	\$0	\$11,840,000	\$11,840,000
Premium	\$0	\$0	\$184,559	\$184,559
Interest	\$0	\$0	\$417	\$417
TOTAL REVENUES	\$0	\$0	\$12,024,976	\$12,024,976
<u>EXPENDITURES:</u>				
Other Debt Service Costs	\$0	\$0	\$352,025	(\$352,025)
TOTAL EXPENDITURES	\$0	\$0	\$352,025	(\$352,025)
Transfer In/(Out)	\$0	\$0	(\$11,091,849)	\$11,091,849
TOTAL OTHER	\$0	\$0	(\$11,091,849)	\$11,091,849
EXCESS REVENUES (EXPENDITURES)	\$0		\$581,102	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$581,102	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	(\$5)	(\$5)
TOTAL OTHER	\$0	\$0	(\$5)	(\$5)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$5)	
FUND BALANCE - Beginning	\$0		\$5	
FUND BALANCE - Ending	\$0		\$0	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	(\$67)	(\$67)
TOTAL OTHER	\$0	\$0	(\$67)	(\$67)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$67)	
FUND BALANCE - Beginning	\$0		\$67	
FUND BALANCE - Ending	\$0		\$0	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$72	\$72
TOTAL REVENUES	\$0	\$0	\$72	\$72
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$3,500	(\$3,500)
TOTAL EXPENDITURES	\$0	\$0	\$3,500	(\$3,500)
Transfer In/(Out)	\$0	\$0	\$21	\$21
TOTAL OTHER	\$0	\$0	\$21	\$21
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,408)	
FUND BALANCE - Beginning	\$0		\$89,301	
FUND BALANCE - Ending	\$0		\$85,893	

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$261,780	\$1,096,863	\$80,643	\$77,858	\$53,233	\$74,486	\$47,379	\$84,467	\$0	\$0	\$0	\$1,776,708
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	\$1,763	\$235	\$0	\$0	\$9,165
Total Revenues	\$0	\$261,780	\$1,096,863	\$80,643	\$77,858	\$60,401	\$74,546	\$47,379	\$86,229	\$235	\$0	\$0	\$1,785,933
Expenses													
Supervisor Fees	\$800	\$800	\$600	\$600	\$800	\$800	\$600	\$600	\$800	\$800	\$0	\$0	\$7,200
FICA	\$61	\$61	\$46	\$46	\$61	\$61	\$46	\$46	\$61	\$61	\$0	\$0	\$551
Engineering	\$1,102	\$375	\$0	\$375	\$375	\$479	\$3,780	\$7,059	\$4,288	\$323	\$0	\$0	\$18,156
Attorney	\$1,627	\$962	\$857	\$324	\$632	\$1,917	\$2,832	\$2,957	\$2,023	\$2,549	\$0	\$0	\$16,680
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,364	\$8,081	\$0	\$0	\$0	\$12,445
Dissemination	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$8,333
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$1,800	\$0	\$0	\$2,400
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	\$3,690	\$3,690	\$0	\$0	\$36,895
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$1,167
Website Maintenance	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$667
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$39	\$9	\$6	\$30	\$13	\$676	\$125	\$13	\$32	\$15	\$0	\$0	\$956
Printing & Binding	\$159	\$144	\$116	\$56	\$4	\$153	\$0	\$0	\$11	\$1	\$0	\$0	\$645
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	\$590	\$0	\$0	\$1,476
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	\$64
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$25,829	\$7,350	\$6,413	\$6,417	\$6,592	\$17,102	\$12,089	\$19,935	\$20,602	\$10,845	\$0	\$0	\$133,174

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance-Shared Expenses:													
Field Management	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$0	\$0	\$28,021
Management Services Agreement	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$0	\$0	\$19,094
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	\$489	\$491	\$0	\$0	\$5,134
Electric	\$23,510	\$21,015	\$13,870	\$24,271	\$24,561	\$18,029	\$17,266	\$32,324	\$24,350	\$20,996	\$0	\$0	\$220,192
Water & Sewer	\$2,573	\$1,864	\$2,145	\$2,420	\$1,323	\$3,388	\$1,586	\$1,966	\$2,571	\$1,142	\$0	\$0	\$20,978
Gas	\$940	\$1,509	\$2,698	\$4,017	\$3,970	\$5,285	\$3,607	\$2,664	\$1,956	\$4,077	\$0	\$0	\$30,723
Pool and Fountain Maintenance	\$14,420	\$9,638	\$8,555	\$7,446	\$6,306	\$6,602	\$10,176	\$10,137	\$6,822	\$5,688	\$0	\$0	\$85,790
Environmental	\$703	\$214	\$214	\$395	\$947	\$395	\$395	\$395	\$913	\$304	\$0	\$0	\$4,877
Property Insurance	\$28,991	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137	\$0	\$0	\$29,128
Irrigation Repairs	\$652	\$0	\$0	\$1,104	\$102	\$0	\$460	\$1,115	\$243	\$331	\$0	\$0	\$4,007
Landscape Contract	\$30,688	\$60,565	\$42,608	\$30,688	\$30,688	\$38,963	\$29,438	\$29,618	\$41,551	\$29,630	\$0	\$0	\$364,435
Landscape Contingency	\$0	\$0	\$0	\$0	\$1,159	\$0	\$369	\$2,256	\$259	\$0	\$0	\$0	\$4,042
Gate and Gatehouse Expenses	\$3,982	\$1,172	\$2,243	\$919	\$1,471	\$951	\$2,100	\$1,557	\$2,590	\$1,441	\$0	\$0	\$18,427
Roadways/Sidewalks	\$0	\$2,092	\$0	\$0	\$2,879	\$0	\$0	\$0	\$0	\$451	\$0	\$0	\$5,421
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$49	\$0	\$0	\$157	\$0	\$0	\$207
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	\$2,517	\$475	\$0	\$0	\$8,282
Signage	\$0	\$0	\$0	\$284	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$484
Security	\$5,483	\$5,483	\$5,483	\$6,541	\$6,541	\$6,541	\$6,541	\$6,541	\$5,483	\$5,483	\$0	\$0	\$60,121
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Seven Eagles:													
Electric	\$1,235	\$152	\$213	\$886	\$1,653	\$853	\$204	\$1,798	\$1,262	\$1,401	\$0	\$0	\$9,656
Water & Sewer	\$298	\$343	\$287	\$357	\$316	\$291	\$655	\$250	\$927	\$923	\$0	\$0	\$4,648
Gas	\$261	\$237	\$369	\$1,253	\$1,082	\$1,424	\$1,031	\$851	\$712	\$525	\$0	\$0	\$7,744
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	\$2,459	\$2,459	\$0	\$0	\$24,274
Landscape Contract	\$472	\$1,820	\$1,002	\$472	\$472	\$665	\$665	\$472	\$1,002	\$472	\$0	\$0	\$7,515
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	\$1,503	\$1,966	\$0	\$0	\$20,655
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	\$129	\$263	\$0	\$0	\$1,617
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	\$470	\$1,539	\$0	\$0	\$6,257
Maintenance - Direct:													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$159,377	\$0	\$0	\$0	\$0	\$259,377
Total Maintenance	\$125,891	\$225,449	\$95,002	\$94,394	\$93,946	\$96,172	\$88,767	\$261,713	\$102,919	\$85,265	\$0	\$0	\$1,269,516
Total Expenses	\$151,721	\$232,798	\$101,415	\$100,811	\$100,538	\$113,274	\$100,856	\$281,647	\$123,522	\$96,109	\$0	\$0	\$1,402,691
Excess Revenues (Expenditures)	(\$151,721)	\$28,981	\$995,448	(\$20,167)	(\$22,680)	(\$52,873)	(\$26,311)	(\$234,268)	(\$37,292)	(\$95,874)	\$0	\$0	\$383,242

Reunion West
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS	
ASSESSMENT AREA TWO - PHASE ONE	
INTEREST RATES:	3.500%, 4.250%, 5.000%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$163,438
RESERVE FUND BALANCE	\$163,568
BONDS OUTSTANDING - 9/30/20	\$3,585,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$155,000)
LESS: PRINCIPAL PAYMENT 05/01/22	(\$160,000)
CURRENT BONDS OUTSTANDING	\$3,270,000

SERIES 2016, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA THREE PROJECT	
INTEREST RATES:	3.625%, 4.375%, 5.000%
MATURITY DATE:	11/1/2046
RESERVE FUND REQUIREMENT	\$274,875
RESERVE FUND BALANCE	\$275,447
BONDS OUTSTANDING - 9/30/20	\$7,880,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$160,000)
CURRENT BONDS OUTSTANDING	\$7,565,000

SERIES 2017, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA FOUR PROJECT	
INTEREST RATES:	3.500%, 4.250%, 4.750%, 5.000%
MATURITY DATE:	11/1/2047
RESERVE FUND REQUIREMENT	\$254,625
RESERVE FUND BALANCE	\$254,853
BONDS OUTSTANDING - 9/30/20	\$7,575,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$145,000)
CURRENT BONDS OUTSTANDING	\$7,285,000

SERIES 2019, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA FIVE PROJECT	
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%
MATURITY DATE:	5/1/2050
RESERVE FUND REQUIREMENT	\$326,484
RESERVE FUND BALANCE	\$326,746
BONDS OUTSTANDING - 9/30/20	\$7,095,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$120,000)
LESS: PRINCIPAL PAYMENT 05/01/22	(\$125,000)
CURRENT BONDS OUTSTANDING	\$6,850,000

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

**REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2022

TAX COLLECTOR

							Gross Assessments	\$	5,217,660	\$	1,874,416	\$	1,421,000	\$	347,739	\$	572,366	\$	535,648	\$	466,492		
							Net Assessments	\$	4,904,601	\$	1,761,951	\$	1,335,740	\$	326,875	\$	538,024	\$	503,509	\$	438,502		
												2004-1	2015	2016	2017	2019							
Date 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										