

*Reunion West Community
Development District*

Agenda

October 13, 2022

AGENDA

Reunion West Community Development District

REVISED Meeting Agenda

Thursday
October 13, 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 September 8, 2022 Meeting
4. Consideration of Shade Structure Proposal at Reunion West Outdoor Fitness Center
5. **Consideration of Pond Maintenance Services at Reunion West Encore - ADDED**
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
 - iv. Presentation of Series 2004 Arbitrage Rebate Calculation Report
 - v. **Landowners' Election November 10 - ADDED**
 - D. Security Report
7. Other Business
8. Supervisor's Requests
9. Next Meeting Date November 10th, 2022
10. Adjournment

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, **September 8, 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:

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

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Xabier Guerricagoitia <i>by Zoom</i>	Boyd Civil Engineering
Alan Scheerer	Field Manager
Garrett Huegel	Yellowstone Landscape
Residents	

The following is a summary of the discussions and actions taken at the September 8, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams 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

Ms. Adams opened the public comment period. There being no comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 11,
2022 Meeting**

The minutes were in draft form and reviewed by District management staff and District Counsel. Mr. Greenstein stated on Page 3, under the discussion regarding the payment of CDD assessments relative to the Cortland Apartments, it should say, “Mr. Greenstein explained that Encore originally owned the property and subsequently sold it. The current landlord owner pays CDD assessments.” The way it was originally stated, it sounded like Encore was paying the assessments, but Encore did not have interest in that property anymore. Mr. Staley stated on Page 6, “Broken screws” should be “Concrete screws.” Mr. Scheerer confirmed that they did not use anchors. They pulled them up and reset on a larger pad at no cost to the District. They seem to be doing well.

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the Minutes of the August 11, 2022 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

**Ratification of Termination of Drainage
and Utility Easement**

Ms. Adams referred to a diagram that was included in the agenda package, for residential lots, Lots 225 and 224, which were merged in order to build and construct a larger home. This was several years ago, but in the course of selling this property, an easement was discovered that should have been vacated at the time this property was constructed; however, it was overlooked at that time. The drainage and maintenance easement down the middle of the two lots, was reviewed by District management staff, District Counsel and District Engineer. The recommendation was for GMS to work with the CDD Board Chair as there are remaining maintenance easements abutting each side of the property, providing the District with adequate access. The Chairman agreed with the staff recommendation to vacate the easement to not delay the sale of the home, which was in August. Ms. Trucco agreed, as the easement should have been released years ago when the house was constructed. Discussion ensued.

On MOTION by Mr. Staley seconded by Mr. Burman with all in favor the termination of the Drainage and Utility Easement was ratified.

FIFTH ORDER OF BUSINESS

**Consideration of Aquatic Maintenance
Services Agreement Renewal**

Ms. Adams stated this was the time of year where all of the Service Agreements were reviewed and anything needing renewal was brought to the Board's attention. Mr. Scheerer has been working with Applied Aquatic on the agreement for the pond on Grand Traverse Parkway and recommended approval. There was a slight increase of \$12 per month, from \$132 to \$144 or \$1,574 to \$1,728 annually, due to an increase in chemicals. Applied Aquatic sent their renewal notices after the budgets were adopted. Ms. Adams confirmed that the contract amount was within the budget adopted by the Board, as there was discretion for this type of increase.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the Aquatic Maintenance Services Agreement Renewal with Applied Aquatic was approved.
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Mr. Staley asked about the pond between Tradition Boulevard and Golden Bear Drive. Mr. Scheerer stated this was a golf course irrigation pond that the golf course was treating. Mr. Burman noted the recharge was so high that it did not need to be treated and there was a fountain. The proposal for the wet pond in Encore Reunion West would be provided to the Board at the next meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Landscape Services
Agreement Renewal**

Ms. Adams presented the Landscape Services Agreement renewal with Yellowstone, with no change to the current terms other than extending service for an additional twelve month period. Mr. Scheerer stated that Yellowstone was in the last year of their three-year contract with the CDD and recommended approval as they agreed to hold their fees steady for the next fiscal year.

On MOTION by Ms. Harley seconded by Mr. Burman with all in favor the Landscape Services Agreement Renewal with Yellowstone was approved.
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Mr. Staley clarified that the strip of land between the road and the sidewalk was owned by the CDD, but homeowners were responsible for maintaining it. The mowing of the grass was the responsibility of the HOA. Mr. Scheerer stated it was only in front of homes and vacant space on

Reunion Boulevard and Traditional Boulevard not in front of homes was the responsibility of the CDD to maintain.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated regarding the ongoing bocce court issue, Kingwood obtained counsel who had a conference call with Ms. Carpenter. There was some disagreement about ownership of the tract based on the plat that was recorded 20 years ago. Instead of getting into a legal battle, both parties agreed to enter into an agreement to preserve the District's rights to the stormwater. Kingwood paid for the District's Engineer to identify the CDDs stormwater system on the tract and prepare a legal description and Kingwood's counsel drafted a proposed agreement, which Ms. Trucco received on Tuesday, but did not have a chance to review it. She could either review the agreement with Mr. Boyd and Ms. Adams and bring it back to the Board in substantially final form for approval next month or the Board could delegate authority today to Mr. Staley to finalize the agreement with District Counsel, the District Engineer and District Manager.

Mr. Staley felt more comfortable reviewing the agreement with Ms. Trucco and bringing the final form back to the Board. Mr. Burman requested that any title issues be cleared up. Ms. Trucco stated it would clear up any title issues, if they released their interest in that tract. The remainder of that area would be owned by Kingwood. Mr. Greenstein felt that due to the sensitivity of discussing this matter at an open meeting, because it was subject to potential litigation, it did not meet the conditions for designating a Board Member to finalize this matter on behalf of the Board in between meetings. Their rights to use the parcel for stormwater management and have access to maintain it, was the concern as well as the use of stormwater management behind those parcels. Mr. Staley questioned how to discuss these issues in a public forum when there was a disagreement with another party. Mr. Greenstein directed the Board to contact Ms. Trucco if they had individual concerns, but if there was the potential for litigation, discussion must cease. Mr. Staley requested that Ms. Trucco circulate the agreement prior to the meeting so the Board could provide comments. Ms. Adams suggested that the agreement be emailed separately to each Board Member, allowing for a comment period before the agenda was published, due to the Sunshine Law.

B. Engineer

Mr. Guericagoitia had no report on behalf of Mr. Boyd. Ms. Adams has been speaking to Mr. Boyd regarding efforts currently underway and for the upcoming fiscal year.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda packet and reported on the following:

1. Development of Recreation Parcels on Grand Traverse Pkwy & Valhalla Terr: Mr. Scheerer stated that the playground mulch was installed yesterday and once the fence was installed, the sidewalk would be connected to ensure the fence and gate lined up. He was trying to get a 6-inch border for the outdoor fitness equipment from the company that installed the playground. A shade structure quote would be provided to the Board at the next meeting and Mr. Scheerer was working with Yellowstone on some natural options and minor modifications to the irrigation. They received several compliments.

Ms. Harley asked when the fence was being installed. Mr. Scheerer explained that they went through the permitting process and were waiting for the materials. As soon as he received an update, he would update the District Manager. Mr. Staley requested that the barriers be straight and a sign stating that the fitness equipment was available for use. Mr. Scheerer would inform the playground install company and Ms. Adams was working on the signage and would bring back at a future meeting. The only sign they typically had was the age limit sign for the equipment. Ms. Adams confirmed that she was working on the signage and when everything was installed, staff could send an e-blast to advise residents that it was available for use. It was likely that the CDD's insurance company would want a dawn to dusk sign. Mr. Greenstein asked if it was appropriate to have a grand opening ceremony. Ms. Adams would schedule a ribbon cutting at the Board's request and coordinate with Ms. Harley to include a notice in the Reunion newsletter. The policies for use of the playground would be addressed at future meetings by the Reunion East and Reunion West CDD Boards.

2. Monitor Residential/Industrial/Commercial Development Nearby Reunion: Ms. Adams searched through the Osceola County website for recent activity and permitting status, but there was no activity.

3. Monitor Old Lake Wilson Road Improvement Project: Ms. Adams noted that there were some issues related to right-of-way acquisition. The county may be interested in the portion of the property that Reunion West owned in order to construct the road improvements. She informed the county that the Board may participate in intersection improvements at Pendant Court. The intersection was currently designed and permitted as exit only, but the county may be willing to consider an exchange of property for the engineering, permitting and construction of the intersection improvement to make that both ingress and egress. Osceola County was making a presentation at the Reunion East CDD meeting today on these improvements. It was advertised as a workshop, so that Reunion West CDD Board Members could attend.
4. Traffic Calming: Ms. Adams was working with the District Engineer on Pavement Management Plan proposals, but before engaging in any improvements, she recommended identifying a hierarchy of road improvement needs. At the October meeting, proposals would be presented to the Board.

Mr. Greenstein heard that Kingwood was planning on meeting or should have already met with County Commissioner Choudhry regarding the impact of the Sinclair Road extension project and asked if Mr. Mancke had any understanding. Mr. Mancke was aware that the project existed but did not receive any details from Kingwood. Mr. Greenstein would follow up.

ii. Approval of Check Register

Ms. Adams presented the Check Register from August 1, 2022 through August 31, 2022, which was included in the agenda package. In the General Fund, there were Checks #1950 through #1958 in the amount of \$118,071.92, Checks #38 and #39 from the Replacement and Maintenance Fund in the amount of \$70,335.92 and August payroll in the amount of \$554.10, for a total amount of \$188,961.94.

On MOTION by Mr. Greenstein seconded by Mr. Burman with all in favor the August Check Register in the amount of 188,961.94 was approved.
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iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through July 31, 2022, which were included in the agenda package.

D. Security Report

Ms. Adams presented the Security Report from Mr. Victor Vargas of Reunion Security, which was emailed to the Board. Mr. Staley felt that it was important for Mr. Vargas or a member of his staff to attend meetings to provide feedback because security was a big problem and for Ms. Adams to let the Board know at the next meeting if there could be an extra security guard at the gates. The gate arms were damaged eight times and there were 10 towed vehicles, which was significant. Mr. Greenstein felt that the reporting was detailed and the vast majority of action was voluntary compliance, but making contact was key. Ms. Adams noted that the Encore neighborhood was the newest neighborhood to enforce the parking rules. Although the rules were already in place, the signage was recently installed so now the Rules can be enforced.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Staley felt that the dividers at the Sinclair gate was working well; although this was the quiet time of year. Most of the damage was caused by trailers and suggested moving them. Mr. Scheerer noted that they moved the dividers towards the guardhouse to allow for more time for people to see the visitor lane directional signs. The missing ones would be installed next week, but he did not believe that moving them again would solve the problem. Mr. Scheerer recommended leaving one base and replacing the stake if necessary without moving the entire base. The ones that were reset, were holding up well.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date – October 13th, 2022

Ms. Adams announced that the next meeting was on October 13, 2022 at 11:00 a.m.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION IV



Date: 8/25/2022
 Quoted By: Playtopia Direct
 For: Governmental Management Services
 Contact: Tricia Adams
 219 E. Livingston Street
 City, State, Zip: Orlando, FL 32801
 Email: tadams@gmscfl.com
 Phone: 863-241-8050
 Fax:
 Other:

Playtopia, Inc.
 FOB /Ship to: 217 Murphy Ave.
 Ferguson, KY 42533
www.goplaytopia.com
 PH:844.543.7529

Reunion-Shades for Fitness

Payment Terms: 50% with order. Outstanding balance is due 30 days from date of install.

Item Number	QTY	Description	MSRP	Extended
SHADE	2	Custom shade - 30x30x10' - with stainless steel cable and glide elbow	\$11,783.31	\$23,566.62
ENGINEER	1	Signed and sealed engineered drawings	\$700.00	\$700.00
PSW120WS	1	Installation of shades	\$25,000.00	\$25,000.00
ENGINEER	1	Price to permit project: actual permit fees determined by municipality and billed on final invoice. (If permitted at a separate time from structure permitting will be \$750)	\$850.00	\$850.00
SUBTOTAL				\$50,116.62
TAX				\$1,767.50
FREIGHT				\$1,349.28
TOTAL				\$53,233.40

Pricing: Firm for 30 days from date on this quotation.

Taxes: State and local taxes added unless exemption certificate is provided.

Exclusions: Unless previously discussed and agreed to by all parties. Sitework and landscaping; security of equipment (onsite at night); drainage.

Permits are not included in cost, unless specifically listed. Adding permits to job will increase it's completion length (due to permit process at municipality). It is expected that owner will provide approved site plans of the area for the permit office if required, and will help and assist in securing of all required approvals before assembly of equipment can begin.

Installation Terms: Installation shall be by Certified Installer. If playground equipment, installer will be CPSI Certified. Playtopia will be responsible scheduling and coordination with the installer, unless otherwise discussed. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor costs. Customer will be billed hourly or per job for any additional costs that were not previously included.

Freight Quotes: Are specific to the zip code specified. Changes made to the destination will likely affect the cost of the freight charges and the final balance will be adjusted accordingly. Playtopia will be happy to supply owner with a 2-day notice of the time your shipment will be ready so they may independently arrange shipping and pick up with a freight carrier of their choice. However, equipment not picked up within 5 days will be handled on a hold and bill basis. LTL rates are valid for 24 hours and dedicated rates are valid for 30 days from dated of freight quote.

Quotation prepared by: Marlee Jacquette
 To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

SECTION V



Renewal

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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **October 10, 2022**

Name **Encore Reunion West**
c/o GMS
Address **1408 Hamlin Ave Unit E**
City **St Cloud, FL 34771**
Phone **407-398-2890**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **signee** 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
Associated with Encore Reunion West

- 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	\$201.00	Due	monthly as billed x 12.
Total Annual Cost	\$2,412.00		

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: **10/10/2022**

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	Proposals to be brought back to for BOS consideration ASAP (no contractor was responsive as of 10.06.2022). Alan Scheerer working with ACT to provide proposal for Access Control system.
	Traffic Calming			FY2023 R&M Project
	Pavement Management Plan			FY2023 R&M Project
9/9/21	Security Improvements at Carriage Pointe	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
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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.
	Traffic Calming			FY2023 R&M Project
	Pavement Management Plan			FY2023 R&M Project

SECTION 2

Reunion West

Community Development District

Summary of Check Register

Septmeber 1, 2022 to September 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	9/1/22	1959-1962	\$ 21,144.90
	9/8/22	1963-1965	\$ 16,392.68
	9/13/22	1966	\$ 7,642.19
	9/15/22	1967-1971	\$ 25,520.13
	9/22/22	1972	\$ 9,102.68
	9/30/22	1973-1974	\$ 1,920.00
			\$ 81,722.58
Replacement & Maintenance Fund	9/15/22	40	\$ 12,717.76
			\$ 12,717.76
Payroll	<u>September 2022</u>		
	David Burman	50577	\$ 184.70
	Graham Staley	50578	\$ 184.70
	Mark Greenstein	50579	\$ 184.70
	Sharon Harley	50580	\$ 184.70
			\$ 738.80
			\$ 95,179.14

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/01/22	00053	8/20/22 5092	202208 300-13100-10100		*	416.05	
		RPLC GFI/SWTCH/SENSOR/BOX					
		8/20/22 5092	202208 320-53800-53200		*	368.95	
		RPLC GFI/SWTCH/SENSOR/BOX					
		8/25/22 5097	202208 300-13100-10100		*	204.05	
		FURN/INST.FAUCET GRDHOUSE					
		8/25/22 5097	202208 320-53800-57400		*	180.95	
		FURN/INST.FAUCET GRDHOUSE					
BERRY CONSTRUCTION INC.						1,170.00	001959
9/01/22	00066	8/22/22 RW8130	202208 300-13100-10100		*	79.78	
		RPLC/RPR ELBOW/BSH REDUCE					
		8/22/22 RW8130	202208 320-53800-46500		*	70.74	
		RPLC/RPR ELBOW/BSH REDUCE					
CREATIVE NORTH INC						150.52	001960
9/01/22	00040	8/31/22 16501	202209 300-15500-10000		*	10,226.00	
		FY23 GEN.LIAB/PUBLIC OFFC					
		8/31/22 16501	202209 300-13100-10100		*	3,293.36	
		FY23 PROPERTY INSURANCE					
		8/31/22 16501	202209 300-15500-10000		*	2,587.64	
		FY23 PROPERTY INSURANCE					
EGIS INSURANCE ADVISORS, LLC.						16,107.00	001961
9/01/22	00041	8/25/22 6643176	202208 310-51300-32300		*	3,717.38	
		TRUSTEE FEES - SER.2017					
US BANK						3,717.38	001962
9/08/22	00035	7/31/22 204462	202207 300-13100-10100		*	103.35	
		AQUATIC MGMT ENCORE JUL22					
		7/31/22 204462	202207 320-53800-47000		*	91.65	
		AQUATIC MGMT ENCORE JUL22					
		8/31/22 205245	202208 300-13100-10100		*	69.96	
		AQUATIC PLANT MGMT AUG22					
		8/31/22 205245	202208 320-53800-47000		*	62.04	
		AQUATIC PLANT MGMT AUG22					
APPLIED AQUATIC MANAGEMENT, INC.						327.00	001963
9/08/22	00051	9/02/22 3438	202208 310-51300-31100		*	322.50	
		REUNION WEST CDD MEETING					
BOYD CIVIL ENGINEERING						322.50	001964
9/08/22	00066	8/11/22 RW7240	202208 300-13100-10100		*	175.54	
		RPR RAINBRD HD/ROTOR/NOZZ					
		8/11/22 RW7240	202208 320-53800-46500		*	155.67	
		RPR RAINBRD HD/ROTOR/NOZZ					

REUW REUNION WEST TVISCARRA

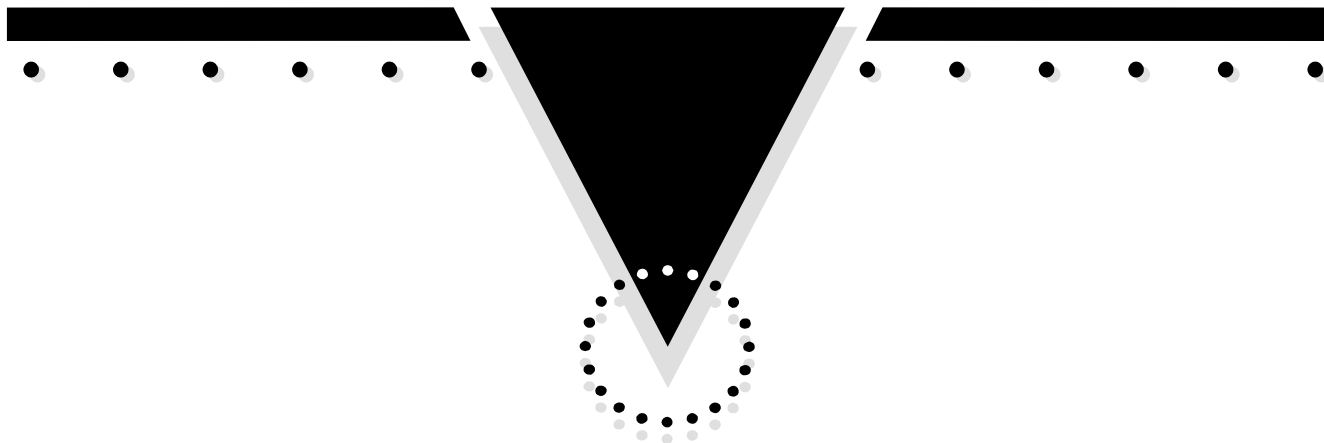
REUNION WEST-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		8/31/22	IR-RW021	202208	300	13100	10100			*	147.68		
			RPR 2ROTOR/RAINBRD		HD/NOZ								
		8/31/22	IR-RW021	202208	320	53800	46500			*	130.96		
			RPR 2ROTOR/RAINBRD		HD/NOZ								
		8/31/22	RWCDD-MM	202208	300	13100	10100			*	8,020.66		
			LANDSCAPE MAINT		AUG22								
		8/31/22	RWCDD-MM	202208	320	53800	47300			*	7,112.67		
			LANDSCAPE MAINT		AUG22								
									CREATIVE NORTH INC			15,743.18	001965
9/13/22	00020	9/01/22	535	202209	310	51300	34000			*	3,689.50		
			MANAGEMENT FEES		SEP22								
		9/01/22	535	202209	310	51300	35200			*	66.67		
			WEBSITE ADMIN		SEP22								
		9/01/22	535	202209	310	51300	35100			*	116.67		
			INFORMATION TECH		SEP22								
		9/01/22	535	202209	310	51300	31300			*	833.33		
			DISSEMINATION FEE		SEP22								
		9/01/22	535	202209	310	51300	51000			*	.33		
			OFFICE SUPPLIES										
		9/01/22	535	202209	310	51300	42000			*	19.01		
			POSTAGE										
		9/01/22	535	202209	310	51300	42500			*	114.60		
			COPIES										
		9/01/22	536	202209	320	53800	12000			*	2,802.08		
			FIELD MANAGEMENT		SEP22								
									GOVERNMENTAL MANAGEMENT SERVICES			7,642.19	001966
9/15/22	00020	9/15/22	537	202209	300	15500	10000			*	7,500.00		
			FY23 ASSESSMENT ROLL		CERT								
									GOVERNMENTAL MANAGEMENT SERVICES			7,500.00	001967
9/15/22	00035	8/31/22	205218	202208	300	13100	10100			*	103.35		
			AQUATIC MGMT		ENCORE								
		8/31/22	205218	202208	320	53800	47000			*	91.65		
			AQUATIC MGMT		ENCORE								
									APPLIED AQUATIC MANAGEMENT, INC.			195.00	001968
9/15/22	00066	9/01/22	RWCDD-MM	202209	300	13100	10100			*	8,020.66		
			LANDSCAPE MAINT		SEP22								
		9/01/22	RWCDD-MM	202209	320	53800	47300			*	7,112.67		
			LANDSCAPE MAINT		SEP22								
									CREATIVE NORTH INC			15,133.33	001969
9/15/22	00043	9/12/22	105779	202208	310	51300	31500			*	1,662.79		
			MTG/ENCROACH/MNT		AGR/TRCT								
									LATHAM,LUNA,EDEN & BEAUDINE,LLP			1,662.79	001970
									REUW REUNION WEST				
									TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/15/22	00036	8/31/22 312	202208 320-53800-43100		*	187.76	
			TOHO METER#62644093 AUG22				
		8/31/22 317	202208 330-53800-43000		*	161.29	
			DUKEENERGY#9100 8323 9862				
		8/31/22 318	202208 320-53800-43000		*	679.96	
			DUKEENERGY#9100 8324 0443				
REUNION RESORT							1,029.01 001971
9/22/22	00069	9/20/22 RW202209	202206 300-13100-10100		*	1,206.11	
			SECURITY COST SHARE JUN22				
		9/20/22 RW202209	202206 320-53800-34500		*	1,069.56	
			SECURITY COST SHARE JUN22				
		9/20/22 RW202209	202207 300-13100-10100		*	1,206.11	
			SECURITY COST SHARE JUL22				
		9/20/22 RW202209	202207 320-53800-34500		*	1,069.56	
			SECURITY COST SHARE JUL22				
		9/20/22 RW202209	202208 300-13100-10100		*	1,206.11	
			SECURITY COST SHARE AUG22				
		9/20/22 RW202209	202208 320-53800-34500		*	1,069.56	
			SECURITY COST SHARE AUG22				
		9/20/22 RW202209	202209 300-13100-10100		*	1,206.11	
			SECURITY COST SHARE SEP22				
		9/20/22 RW202209	202209 320-53800-34500		*	1,069.56	
			SECURITY COST SHARE SEP22				
REUNION WEST PROPERTY OWNERS INC							9,102.68 001972
9/30/22	00012	9/23/22 23199	202209 310-51300-31400		*	600.00	
			ARBITRAGE SERIES 2004				
GRAU & ASSOCIATES							600.00 001973
9/30/22	00070	9/16/22 50297	202208 300-13100-10100		*	699.60	
			RPR BACK LGHT/RPLC DRIVER				
		9/16/22 50297	202208 320-53800-48100		*	620.40	
			RPR BACK LGHT/RPLC DRIVER				
TERRY'S ELECTRIC INC							1,320.00 001974
TOTAL FOR BANK A						81,722.58	
TOTAL FOR REGISTER						81,722.58	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/15/22	00008	8/30/22	PTP21-30 202208 300-13100-10100 FINAL-SHADE FOR PLAYGRND		*	6,740.41	
		8/30/22	PTP21-30 202208 320-53800-60000 FINAL-SHADE FOR PLAYGRND		*	5,977.35	
PLAYTOPIA, INC.							12,717.76 000040
-----							-----
TOTAL FOR BANK C						12,717.76	
TOTAL FOR REGISTER						12,717.76	

SECTION 3



Reunion West

Community Development District

Unaudited Financial Reporting

August 31, 2022



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

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2022
ASSETS:					
CASH	\$1,088,194	\$125,017	---	---	\$1,213,211
CUSTODY ACCOUNT	\$2,872	---	---	---	\$2,872
STATE BOARD OF ADMINISTRATION	---	\$760,196	---	---	\$760,196
DUE FROM REUNION EAST	\$43,890	\$11,078	---	---	\$54,967
INVESTMENTS					
SERIES 2004-1					
Revenue	---	---	---	---	\$0
SERIES 2015					
Reserve	---	---	\$163,722	---	\$163,722
Revenue	---	---	\$176,986	---	\$176,986
SERIES 2016					
Reserve	---	---	\$275,705	---	\$275,705
Revenue	---	---	\$435,076	---	\$435,076
Prepayment	---	---	\$24	---	\$24
SERIES 2017					
Reserve	---	---	\$255,092	---	\$255,092
Revenue	---	---	\$397,129	---	\$397,129
Prepayment	---	---	\$2,485	---	\$2,485
SERIES 2019					
Reserve	---	---	\$327,052	---	\$327,052
Revenue	---	---	\$182,636	---	\$182,636
Construction	---	---	---	\$85,974	\$85,974
SERIES 2022					
Reserve	---	---	\$259,938	---	\$259,938
Revenue	---	---	\$317,997	---	\$317,997
Cost of Issuance	---	---	\$3,712	---	\$3,712
TOTAL ASSETS	\$1,134,956	\$896,291	\$2,797,553	\$85,974	\$4,914,774
LIABILITIES:					
ACCOUNTS PAYABLE	\$32,464	\$12,718	---	---	\$45,182
DUE TO REUNION EAST	\$135,645	\$39,422	---	---	\$175,067
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	\$844,151	---	---	\$844,151
UNASSIGNED	\$966,847	---	---	---	\$966,847
RESTRICTED FOR DEBT 2004-1	---	---	\$0	---	\$0
RESTRICTED FOR DEBT 2015	---	---	\$340,708	---	\$340,708
RESTRICTED FOR DEBT 2016	---	---	\$710,805	---	\$710,805
RESTRICTED FOR DEBT 2017	---	---	\$654,705	---	\$654,705
RESTRICTED FOR DEBT 2019	---	---	\$509,688	---	\$509,688
RESTRICTED FOR DEBT 2022	---	---	\$581,647	---	\$581,647
RESTRICTED FOR CAP. PROJ. 2015	---	---	---	\$0	\$0
RESTRICTED FOR CAP. PROJ. 2016	---	---	---	\$0	\$0
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$85,974	\$85,974
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,134,956	\$896,291	\$2,797,553	\$85,974	\$4,914,774

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
REVENUES:				
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
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$11,000	\$7,800	\$3,200
FICA	\$918	\$842	\$597	\$245
Engineering	\$8,000	\$7,333	\$18,478	(\$11,145)
Attorney	\$20,000	\$18,333	\$18,343	(\$10)
Trustee Fee	\$21,000	\$21,000	\$16,163	\$4,837
Dissemination	\$10,000	\$9,167	\$9,167	\$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	\$40,585	\$40,585	\$0
Information Technology	\$1,400	\$1,283	\$1,283	(\$0)
Website Maintenance	\$800	\$733	\$733	(\$0)
Telephone	\$300	\$275	\$0	\$275
Postage	\$1,500	\$1,375	\$970	\$405
Printing & Binding	\$1,600	\$1,467	\$645	\$821
Insurance	\$10,150	\$10,150	\$9,513	\$637
Legal Advertising	\$5,000	\$4,583	\$1,476	\$3,107
Other Current Charges	\$350	\$321	\$283	\$38
Office Supplies	\$300	\$275	\$64	\$211
Travel Per Diem	\$600	\$550	\$0	\$550
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$156,067	\$147,147	\$144,244	\$2,903
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$33,625	\$30,823	\$30,823	\$0
Management Services Agreement	\$19,195	\$17,595	\$21,003	(\$3,408)
Facility Lease Agreement	\$3,218	\$2,950	\$3,201	(\$251)
Telephone	\$6,143	\$5,631	\$5,629	\$2
Electric	\$318,465	\$291,926	\$244,901	\$47,025
Water & Sewer	\$37,800	\$34,650	\$23,367	\$11,283
Gas	\$36,383	\$33,351	\$31,251	\$2,100
Pool and Fountain Maintenance	\$106,313	\$97,454	\$92,779	\$4,674
Environmental	\$10,798	\$9,898	\$5,874	\$4,024
Property Insurance	\$25,988	\$25,988	\$29,128	(\$3,140)
Irrigation Repairs	\$7,678	\$7,038	\$4,819	\$2,219
Landscape Contract	\$451,184	\$413,585	\$394,066	\$19,520
Landscape Contingency	\$23,625	\$21,656	\$6,019	\$15,637
Gate and Gatehouse Expenses	\$15,120	\$13,860	\$19,725	(\$5,865)
Roadways/Sidewalks	\$23,625	\$21,656	\$5,421	\$16,235
Lighting	\$4,725	\$4,331	\$207	\$4,124
Building Repairs & Maintenance	\$11,813	\$10,829	\$11	\$10,818
Pressure Washing	\$16,538	\$15,160	\$15,714	(\$555)
Repairs & Maintenance	\$9,450	\$8,662	\$11,661	(\$2,999)
Signage	\$11,813	\$10,828	\$3,127	\$7,701
Security	\$66,150	\$60,638	\$68,813	(\$8,175)
Parking Violation Tags	\$236	\$216	\$0	\$216
SEVEN EAGLES:				
Electric	\$13,041	\$11,954	\$10,893	\$1,062
Water & Sewer	\$6,163	\$5,649	\$5,113	\$537
Gas	\$7,655	\$7,017	\$7,982	(\$965)
Telephone/Emergency Pool Phone	\$165	\$151	\$0	\$151
Contract Cleaning	\$24,290	\$22,266	\$26,734	(\$4,468)
Landscape Contract	\$8,505	\$7,796	\$7,988	(\$191)
Landscape Contingency	\$2,363	\$2,166	\$0	\$2,166
Pool Maintenance	\$16,443	\$15,073	\$22,648	(\$7,575)
Lighting	\$709	\$649	\$0	\$649
Fitness Center Repairs & Maintenance	\$709	\$650	\$1,747	(\$1,097)
Operating Supplies	\$5,906	\$5,413	\$0	\$5,413
Pest Control	\$198	\$182	\$0	\$182
Repairs & Maintenance	\$2,835	\$2,598	\$6,298	(\$3,700)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$20,000	\$18,334	\$0	\$18,334
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$259,377	\$259,377	\$259,377	\$0
TOTAL MAINTENANCE	\$1,608,240	\$1,498,000	\$1,366,319	\$131,682
TOTAL EXPENDITURES	\$1,764,307	\$1,645,147	\$1,510,562	\$134,585
EXCESS REVENUES (EXPENDITURES)	\$0	\$275,371		
FUND BALANCE - Beginning	\$0	\$691,476		
FUND BALANCE - Ending	\$0	\$966,847		

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

REVENUES:

Transfer In	\$259,377	\$259,377	\$259,377	\$0
Interest	\$750	\$688	\$4,818	\$4,130

TOTAL REVENUES

\$260,127	\$260,065	\$264,195	\$4,130
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EXPENDITURES:

Contingency	\$100	\$92	\$414	(\$323)
Building Improvements	\$114,109	\$104,600	\$14,250	\$90,350
Fountain Improvements	\$4,725	\$4,331	\$0	\$4,331
Gate/Gatehouse Improvements	\$46,305	\$42,446	\$17,437	\$25,008
Landscape Improvements	\$23,625	\$21,656	\$30,736	(\$9,080)
Irrigation Improvemnts	\$11,813	\$10,828	\$0	\$10,828
Lighting Improvements	\$2,363	\$2,166	\$0	\$2,166
Monument Improvements	\$4,725	\$4,331	\$0	\$4,331
Pool Furniture	\$11,813	\$10,828	\$6,078	\$4,750
Pool Repair & Replacements	\$24,570	\$22,523	\$43,336	(\$20,814)
Roadways/Sidewalks Improvements	\$23,625	\$21,656	\$34,303	(\$12,647)
Signage	\$30,713	\$28,154	\$30,240	(\$2,086)
Stormwater Improvement	\$0	\$0	\$1,410	(\$1,410)
Capital Outlay	\$118,125	\$108,281	\$46,427	\$61,855

SEVEN EAGLES:

Building Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$2,363	\$2,166	\$0	\$2,166
Landscape Improvements	\$2,363	\$2,166	\$0	\$2,166
Pool Furniture	\$7,088	\$6,497	\$0	\$6,497
Pool Repair & Replacements	\$0	\$0	\$2,722	(\$2,722)
Capital Outlay	\$0	\$0	\$25,113	(\$25,113)

TOTAL EXPENDITURES

\$428,422	\$392,720	\$252,468	\$140,252
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EXCESS REVENUES (EXPENDITURES)

(\$168,295)	\$11,727
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FUND BALANCE - Beginning

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

\$693,278	\$844,151
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,336,719	\$1,336,719	\$1,346,928	\$10,209
Interest	\$100	\$92	\$85	(\$6)
TOTAL REVENUES	\$1,336,819	\$1,336,811	\$1,347,013	\$10,203
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$405,938	\$405,938	\$405,938	\$0
Principal Expense 05/01	\$540,000	\$540,000	\$0	\$540,000
Interest Expense 05/01	\$405,938	\$405,938	\$0	\$405,938
TOTAL EXPENDITURES	\$1,351,875	\$1,351,875	\$405,938	\$945,938
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 August 31, 2022

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$326,875	\$329,613	\$2,738
Interest	\$0	\$0	\$597	\$597
TOTAL REVENUES	\$326,875	\$326,875	\$330,210	\$3,335
<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		\$3,885	
FUND BALANCE - Beginning	\$170,957		\$336,823	
FUND BALANCE - Ending	\$171,507		\$340,708	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$538,024	\$538,024	\$542,530	\$4,506
Interest	\$0	\$0	\$1,241	\$1,241
TOTAL REVENUES	\$538,024	\$538,024	\$543,771	\$5,747
<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		\$10,240	
FUND BALANCE - Beginning	\$421,379		\$700,565	
FUND BALANCE - Ending	\$425,872		\$710,805	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$503,509	\$503,509	\$507,726	\$4,217
Interest	\$200	\$183	\$1,143	\$960
TOTAL REVENUES	\$503,709	\$503,692	\$508,869	\$5,177
<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		\$13,632	
FUND BALANCE - Beginning	\$382,105		\$641,074	
FUND BALANCE - Ending	\$390,577		\$654,705	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
Special Assessments - Tax Collector	\$438,505	\$438,505	\$442,175	\$3,670
Interest	\$0	\$0	\$893	\$893

TOTAL REVENUES	\$438,505	\$438,505	\$443,068	\$4,563
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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		\$7,060	
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FUND BALANCE - Beginning	\$172,892		\$502,628	
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FUND BALANCE - Ending	\$175,410		\$509,688	
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2022

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<u>REVENUES:</u>				
Bond Proceeds	\$11,840,000	\$11,840,000	\$11,840,000	\$0
Premium	\$184,559	\$169,179	\$184,559	\$15,380
Interest	\$0	\$0	\$961	\$961
TOTAL REVENUES	\$12,024,559	\$12,009,179	\$12,025,521	\$16,342
<u>EXPENDITURES:</u>				
Other Debt Service Costs	\$355,731	\$355,731	\$352,025	\$3,706
TOTAL EXPENDITURES	\$355,731	\$355,731	\$352,025	\$3,706
Transfer In/(Out)	(\$11,408,981)	\$0	(\$11,091,849)	\$11,091,849
TOTAL OTHER	(\$11,408,981)	\$0	(\$11,091,849)	\$11,091,849
EXCESS REVENUES (EXPENDITURES)	\$259,847		\$581,647	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$259,847		\$581,647	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	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 August 31, 2022

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	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 August 31, 2022

	ADOPTED BUDGET	PRORATED THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$152	\$152
TOTAL REVENUES	\$0	\$0	\$152	\$152
<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		(\$3,327)	
FUND BALANCE - Beginning	\$0		\$89,301	
FUND BALANCE - Ending	\$0		\$85,974	

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	\$600	\$0	\$7,800
FICA	\$61	\$61	\$46	\$46	\$61	\$61	\$46	\$46	\$61	\$61	\$46	\$0	\$597
Engineering	\$1,102	\$375	\$0	\$375	\$375	\$479	\$3,780	\$7,059	\$4,288	\$323	\$323	\$0	\$18,478
Attorney	\$1,627	\$962	\$857	\$324	\$632	\$1,917	\$2,832	\$2,957	\$2,023	\$2,549	\$1,663	\$0	\$18,343
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,364	\$8,081	\$0	\$3,717	\$0	\$16,163
Dissemination	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$9,167
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	\$3,690	\$0	\$40,585
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$1,283
Website Maintenance	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$733
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	\$14	\$0	\$970
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	\$11,069	\$0	\$144,244

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	\$2,802	\$0	\$30,823
Management Services Agreement	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$0	\$21,003
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	\$495	\$0	\$5,629
Electric	\$23,510	\$21,015	\$13,870	\$24,271	\$24,561	\$18,029	\$17,266	\$32,324	\$24,350	\$20,996	\$24,709	\$0	\$244,901
Water & Sewer	\$2,573	\$1,864	\$2,145	\$2,420	\$1,323	\$3,388	\$1,586	\$1,966	\$2,571	\$1,142	\$2,389	\$0	\$23,367
Gas	\$940	\$1,509	\$2,698	\$4,017	\$3,970	\$5,285	\$3,607	\$2,664	\$1,956	\$4,077	\$528	\$0	\$31,251
Pool and Fountain Maintenance	\$14,420	\$9,638	\$8,555	\$7,446	\$6,306	\$6,602	\$10,176	\$10,137	\$6,822	\$5,688	\$6,989	\$0	\$92,779
Environmental	\$703	\$214	\$214	\$395	\$947	\$395	\$395	\$395	\$913	\$395	\$905	\$0	\$5,874
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	\$812	\$0	\$4,819
Landscape Contract	\$30,688	\$60,565	\$42,608	\$30,688	\$30,688	\$38,963	\$29,438	\$29,618	\$41,551	\$29,630	\$29,630	\$0	\$394,066
Landscape Contingency	\$0	\$0	\$0	\$0	\$1,159	\$0	\$369	\$2,256	\$259	\$0	\$1,977	\$0	\$6,019
Gate and Gatehouse Expenses	\$3,982	\$1,172	\$2,243	\$919	\$1,471	\$951	\$2,100	\$1,557	\$2,590	\$1,441	\$1,299	\$0	\$19,725
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	\$517	\$0	\$0	\$15,714
Repairs & Maintenance	\$0	\$2,209	\$0	\$470	\$0	\$1,497	\$470	\$644	\$2,517	\$475	\$3,379	\$0	\$11,661
Signage	\$0	\$0	\$0	\$284	\$0	\$0	\$0	\$0	\$2,274	\$200	\$369	\$0	\$3,127
Security	\$5,483	\$5,483	\$5,483	\$6,541	\$6,541	\$6,541	\$6,541	\$6,541	\$6,553	\$6,553	\$6,553	\$0	\$68,813
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	\$1,237	\$0	\$10,893
Water & Sewer	\$298	\$343	\$287	\$357	\$316	\$291	\$655	\$250	\$927	\$923	\$465	\$0	\$5,113
Gas	\$261	\$237	\$369	\$1,253	\$1,082	\$1,424	\$1,031	\$851	\$712	\$525	\$238	\$0	\$7,982
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	\$2,459	\$0	\$26,734
Landscape Contract	\$472	\$1,820	\$1,002	\$472	\$472	\$665	\$665	\$472	\$1,002	\$472	\$472	\$0	\$7,988
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	\$1,993	\$0	\$22,648
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	\$129	\$0	\$1,747
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	\$41	\$0	\$6,298
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	\$106,263	\$86,943	\$91,781	\$0	\$1,366,319
Total Expenses	\$151,721	\$232,798	\$101,415	\$100,811	\$100,538	\$113,274	\$100,856	\$281,647	\$126,865	\$97,787	\$102,850	\$0	\$1,510,562
Excess Revenues (Expenditures)	(\$151,721)	\$28,981	\$995,448	(\$20,167)	(\$22,680)	(\$52,873)	(\$26,311)	(\$234,268)	(\$40,636)	(\$97,552)	(\$102,850)	\$0	\$275,371

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	\$163,722
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	\$275,705
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	\$255,092
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	\$327,052
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									

SECTION 4

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
\$57,560,000, SERIES 2004, WHICH HAVE BEEN
TRIFURCATED INTO THE \$16,905,000, \$40,405,000, AND \$250,000
SPECIAL ASSESSMENT BONDS,
SERIES 2004-1, SERIES 2004-2, AND SERIES 2004-3
ARBITRAGE REBATE REQUIREMENT
MARCH 31, 2021 (FINAL)**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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September 8, 2022

Reunion West Community Development District
Osceola County, Florida

Re: \$57,560,000 Reunion West Community Development District (Osceola County, Florida), Special Assessment Bonds, Series 2004, which have been trifurcated into the \$16,905,000, \$40,405,000, and \$250,000 Special Assessment Bonds, Series 2004-1, Series 2004-2, and Series 2004-3 Bonds (the "Bonds")

Reunion West Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended March 31, 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 (\$4,457,605) for March 31, 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 (March 31, 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 Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Summary of Rebate Calculations
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012

<i>Anniversary Date.</i>	11/01/2012
<i>Future-Value Date.</i>	03/31/2022
<i>Arbitrage Yield Limit.</i>	6.2513383
<i>Total of Purpose Expenditures.</i>	\$57,598,959.00
<i>Internal Rate of Return.</i>	0.0863943
<i>90% of rebate liability.</i>	-\$4,011,844.16
<i>Full rebate liability.</i>	-\$4,457,604.62

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Purpose Expenditures Future Value Report
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012
Future Valued To: 03/31/2022

<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>
8/1/2012	-1	COI	Beg. Arbitrage Gross Proceeds	19.3333333	-57,560,000.00	100.0000000	1.8131110	-104,362,671.87
8/21/2012	0		Remed Exp	19.2222222	-759,574.00	100.0000000	1.8069212	-1,372,490.34
8/21/2012	0	COI		19.2222222	15,000.00	100.0000000	1.8069212	27,103.82
8/21/2012	0		Bond Trifurcation	19.2222222	44,715,452.00	100.0000000	1.8069212	80,797,296.87
8/22/2012	0	COI		19.2166667	35,000.00	100.0000000	1.8066122	63,231.43
8/27/2012	0	COI		19.1888889	62,291.00	100.0000000	1.8050683	112,439.51
8/28/2012	0	COI		19.1833333	37,025.00	100.0000000	1.8047597	66,821.23
10/4/2012	0		Reserve 2004-1	18.9833333	-5.00	100.0000000	1.7936844	-8.97
11/19/2012	0		Remed Exp	18.7333333	1,733.00	100.0000000	1.7799358	3,084.63
11/21/2012	0		Remed Exp	18.7222222	6,294.00	100.0000000	1.7793272	11,199.09
11/21/2012	0	COI		18.7222222	10,000.00	100.0000000	1.7793272	17,793.27
12/14/2012	0	COI		18.5944444	25,534.00	100.0000000	1.7723433	45,255.01
12/19/2012	0		Remed Exp	18.5666667	13,061.00	100.0000000	1.7708286	23,128.79
1/15/2013	0	COI		18.4222222	6,338.00	100.0000000	1.7629735	11,173.73
4/10/2013	0		Remed Exp	17.9500000	27,474.00	100.0000000	1.7375355	47,737.05
5/7/2013	0		Remed Exp	17.8000000	134,729.00	100.0000000	1.7295323	233,018.16
6/18/2013	0		Remed Exp	17.5722222	11,881.00	100.0000000	1.7174497	20,405.02
6/26/2013	0		Remed Exp	17.5277778	6,453.00	100.0000000	1.7151020	11,067.55
7/23/2013	0		Remed Exp	17.3777778	655.00	100.0000000	1.7072021	1,118.22
7/25/2013	0		Remed Exp	17.3666667	-16,544.00	100.0000000	1.7066183	-28,234.29
8/19/2013	0		Remed Exp	17.2333333	3,395.00	100.0000000	1.6996291	5,770.24
10/15/2013	0		Remed Exp	16.9222222	-58,570.00	100.0000000	1.6834321	-98,598.62
10/28/2013	0		Remed Exp	16.8500000	55,483.00	100.0000000	1.6796942	93,194.48
11/1/2013	0		Reserve 2004-1	16.8333333	1,071.00	100.0000000	1.6788328	1,798.03
11/6/2013	0		Remed Exp	16.8055556	20,150.00	100.0000000	1.6773981	33,799.57
11/19/2013	0		Remed Exp	16.7333333	22,276.00	100.0000000	1.6736736	37,282.75
12/9/2013	0		Remed Exp	16.6222222	120.00	100.0000000	1.6679598	200.16
12/19/2013	0		Remed Exp	16.5666667	7,547.00	100.0000000	1.6651102	12,566.59
12/26/2013	0		Remed Exp	16.5277778	15,925.00	100.0000000	1.6631184	26,485.16
1/31/2014	0		Remed Exp	16.3388889	-2,600.00	100.0000000	1.6534776	-4,299.04
4/25/2014	0		Remed Exp	15.8666667	9,425.00	100.0000000	1.6296196	15,359.16
5/1/2014	0		Reserve 2004-1	15.8333333	51.00	100.0000000	1.6279486	83.03
5/21/2014	0		Remed Exp	15.7222222	35,636.00	100.0000000	1.6223908	57,815.52
5/21/2014	0	COI		15.7222222	3,943.00	100.0000000	1.6223908	6,397.09
8/14/2014	2015		Remed Exp	15.2611111	22,137.00	100.0000000	1.5995282	35,408.76
8/20/2014	2015		Remed Exp	15.2277778	3,092.00	100.0000000	1.5978880	4,940.67
8/22/2014	2015		Remed Exp	15.2166667	9,890.00	100.0000000	1.5973417	15,797.71
11/3/2014	2015		Reserve 2004-1	14.8222222	75.00	100.0000000	1.5780668	118.36
11/20/2014	2015		Remed Exp	14.7277778	31,833.00	100.0000000	1.5734863	50,088.79
12/15/2014	2015		Remed Exp	14.5888889	19,589.00	100.0000000	1.5667744	30,691.54
12/26/2014	2015		Remed Exp	14.5277778	-4,754.00	100.0000000	1.5638302	-7,434.45
2/18/2015	2015		Remed Exp	14.2388889	14,250.00	100.0000000	1.5499871	22,087.32
4/14/2015	2015		Remed Exp	13.9277778	4,685.00	100.0000000	1.5352162	7,192.49
5/1/2015	2015		Reserve 2004-1	13.8333333	68.00	100.0000000	1.5307600	104.09
5/19/2015	2015		Construction	13.7333333	4,695,000.00	100.0000000	1.5260559	7,164,832.39

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Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Purpose Expenditures Future Value Report
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012
Future Valued To: 03/31/2022

<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>
5/21/2015	2015		Remed Exp	13.7222222	1,377.00	100.0000000	1.5255341	2,100.66
6/3/2015	2015		Remed Exp	13.6555556	9,405.00	100.0000000	1.5224071	14,318.24
6/16/2015	2015		Remed Exp	13.5833333	9,500.00	100.0000000	1.5190267	14,430.75
6/26/2015	2015		Construction	13.5277778	7,278,391.00	100.0000000	1.5164316	11,037,182.04
8/6/2015	2016		Remed Exp	13.3055556	-31.00	100.0000000	1.5060952	-46.69
8/14/2015	2016		Remed Exp	13.2611111	55,854.00	100.0000000	1.5040364	84,006.45
10/16/2015	2016		Remed Exp	12.9166667	17,493.00	100.0000000	1.4881758	26,032.66
3/21/2016	2016		Remed Exp	12.0555556	10,000.00	100.0000000	1.4492521	14,492.52
3/24/2016	2016		Remed Exp	12.0388889	14,380.00	100.0000000	1.4485089	20,829.56
3/24/2016	2016		Remed Exp	12.0388889	236,920.00	100.0000000	1.4485089	343,180.73
5/2/2016	2016		Reserve	11.8277778	11,022.00	100.0000000	1.4391276	15,862.06
5/5/2016	2016		Remed Exp	11.8111111	-7.00	100.0000000	1.4383895	-10.07
6/17/2016	2016		Remed Exp	11.5777778	13,569.00	100.0000000	1.4280967	19,377.84
5/1/2018	2018		Reserve	7.8333333	6,253.00	100.0000000	1.2726426	7,957.83
5/2/2018	2018		Reserve	7.8277778	718.00	100.0000000	1.2724250	913.60
6/4/2018	2018		Reserve	7.6500000	775.00	100.0000000	1.2654817	980.75
7/3/2018	2018		Reserve	7.4888889	805.00	100.0000000	1.2592221	1,013.67
8/2/2018	2019		Reserve	7.3277778	878.00	100.0000000	1.2529934	1,100.13
9/5/2018	2019		Reserve	7.1444444	887.00	100.0000000	1.2459431	1,105.15
10/2/2018	2019		Reserve	6.9944444	893.00	100.0000000	1.2402042	1,107.50
11/2/2018	2019		Reserve	6.8277778	1,012.00	100.0000000	1.2338586	1,248.66
12/4/2018	2019		Reserve	6.6500000	1,011.00	100.0000000	1.2271258	1,240.62
1/3/2019	2019		Reserve	6.4888889	1,092.00	100.0000000	1.2210559	1,333.39
2/4/2019	2019		Reserve	6.3166667	1,151.00	100.0000000	1.2146006	1,398.01
3/4/2019	2019		Reserve	6.1500000	1,044.00	100.0000000	1.2083860	1,261.56
4/2/2019	2019		Reserve	5.9944444	1,163.00	100.0000000	1.2026144	1,398.64
5/2/2019	2019		Reserve	5.8277778	1,132.00	100.0000000	1.1964612	1,354.39
6/4/2019	2019		Reserve	5.6500000	1,160.00	100.0000000	1.1899324	1,380.32
7/2/2019	2019		Reserve	5.4944444	1,122.00	100.0000000	1.1842490	1,328.73
8/1/2019	2020		Reserve	5.3333333	1,142.00	100.0000000	1.1783912	1,345.72
9/1/2019	2020		Reserve	5.1666667	1,131.00	100.0000000	1.1723619	1,325.94
10/1/2019	2020		Reserve	5.0000000	997.00	100.0000000	1.1663634	1,162.86
11/1/2019	2020		Reserve	4.8333333	1,012.00	100.0000000	1.1603957	1,174.32
12/1/2019	2020		Reserve	4.6666667	852.00	100.0000000	1.1544584	983.60
1/1/2020	2020		Reserve	4.5000000	754.00	100.0000000	1.1485516	866.01
2/1/2020	2020		Reserve	4.3333333	719.00	100.0000000	1.1426750	821.58
3/1/2020	2020		Reserve	4.1666667	653.00	100.0000000	1.1368284	742.35
4/1/2020	2020		Reserve	4.0000000	692.00	100.0000000	1.1310118	782.66
5/1/2020	2020		Reserve	3.8333333	389.00	100.0000000	1.1252249	437.71
6/1/2020	2020		Reserve	3.6666667	6.00	100.0000000	1.1194676	6.72
7/1/2020	2020		Reserve	3.5000000	5.00	100.0000000	1.1137398	5.57
8/1/2020	2020		Reserve	3.3333333	6.00	100.0000000	1.1080413	6.65
9/1/2020	2020		Reserve	3.1666667	6.00	100.0000000	1.1023719	6.61
10/1/2020	2020		Reserve	3.0000000	5.00	100.0000000	1.0967316	5.48
11/1/2020	2020		Reserve	2.8333333	6.00	100.0000000	1.0911201	6.55

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Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Purpose Expenditures Future Value Report
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012
Future Valued To: 03/31/2022

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
11/24/2020	2020		Reserve	2.7055556	3,771.00	100.0000000	1.0868374	4,098.46
12/1/2020	2020		Reserve	2.6666667	5.00	100.0000000	1.0855373	5.43
1/1/2021	2020		Reserve	2.5000000	6.00	100.0000000	1.0799831	6.48
2/1/2021	2020		Reserve	2.3333333	6.00	100.0000000	1.0744573	6.45
3/1/2021	2020		Reserve	2.1666667	5.00	100.0000000	1.0689598	5.34
4/1/2021	2020		Reserve	2.0000000	6.00	100.0000000	1.0634904	6.38
5/1/2021	2020		Reserve	1.8333333	5.00	100.0000000	1.0580490	5.29
6/1/2021	2020		Reserve	1.6666667	6.00	100.0000000	1.0526354	6.32
7/1/2021	2020		Reserve	1.5000000	5.00	100.0000000	1.0472495	5.24
8/1/2021	2021		Reserve	1.3333333	6.00	100.0000000	1.0418912	6.25
9/1/2021	2021		Reserve	1.1666667	6.00	100.0000000	1.0365603	6.22
10/1/2021	2021		Reserve	1.0000000	5.00	100.0000000	1.0312567	5.16
11/1/2021	2021		Reserve	0.8333333	6.00	100.0000000	1.0259802	6.16
12/1/2021	2021		Reserve	0.6666667	5.00	100.0000000	1.0207307	5.10
12/3/2021	2021		Reserve	0.6555556	7.00	100.0000000	1.0203817	7.14
1/1/2022	2021		Reserve	0.5000000	6.00	100.0000000	1.0155081	6.09
2/1/2022	2021		Reserve	0.3333333	6.00	100.0000000	1.0103122	6.06
2/15/2022	2021		Reserve	0.2555556	665,236.00	100.0000000	1.0078965	670,489.06
3/1/2022	2021		Reserve	0.1666667	3.00	100.0000000	1.0051429	3.02

38,959.00 -4,457,604.62

Arbitrage Yield Limit (AYL)	6.2513383
Internal Rate of Return (IRR)	0.0863943
Future Valued To..	3/31/2022

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated

Dated: 08/01/2012

Delivered: 08/01/2012

A.Y.L. Verification Report

MSRB 30/360 SEMI 4/3

57,560,000.00

<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	11/01/2012	1,930,000.00	6.250	899,375.01	-	2,829,375.01	0.9847287	2,786,166.87
2	05/01/2013	1,030,000.00	6.250	1,738,437.50	-	2,768,437.50	0.9548823	2,643,531.89
3	11/01/2013			1,706,250.00	-	1,706,250.00	0.9259404	1,579,885.87
4	05/01/2014	1,095,000.00	6.250	1,706,250.00	-	2,801,250.00	0.8978758	2,515,174.62
5	11/01/2014			1,672,031.25	-	1,672,031.25	0.8706618	1,455,773.74
6	05/01/2015	1,165,000.00	6.250	1,672,031.25	-	2,837,031.25	0.8442726	2,395,227.85
7	11/01/2015			1,635,625.00	-	1,635,625.00	0.8186833	1,339,058.88
8	05/01/2016	1,235,000.00	6.250	1,635,625.00	-	2,870,625.00	0.7938696	2,278,901.83
9	11/01/2016			1,597,031.25	-	1,597,031.25	0.7698079	1,229,407.30
10	05/01/2017	1,315,000.00	6.250	1,597,031.25	-	2,912,031.25	0.7464756	2,173,760.16
11	11/01/2017			1,555,937.50	-	1,555,937.50	0.7238504	1,126,265.97
12	05/01/2018	1,405,000.00	6.250	1,555,937.50	-	2,960,937.50	0.7019110	2,078,314.54
13	11/01/2018			1,512,031.25	-	1,512,031.25	0.6806365	1,029,143.71
14	05/01/2019	1,490,000.00	6.250	1,512,031.25	-	3,002,031.25	0.6600069	1,981,361.34
15	11/01/2019			1,465,468.75	-	1,465,468.75	0.6400025	937,903.72
16	05/01/2020	1,590,000.00	6.250	1,465,468.75	-	3,055,468.75	0.6206045	1,896,237.64
17	11/01/2020			1,415,781.25	-	1,415,781.25	0.6017944	852,009.22
18	05/01/2021	1,690,000.00	6.250	1,415,781.25	-	3,105,781.25	0.5835544	1,812,392.36
19	11/01/2021			1,362,968.75	-	1,362,968.75	0.5658673	771,259.41
20	05/01/2022	1,800,000.00	6.250	1,362,968.75	-	3,162,968.75	0.5487162	1,735,572.26
21	11/01/2022			1,306,718.75	-	1,306,718.75	0.5320850	695,285.45
22	05/01/2023	1,915,000.00	6.250	1,306,718.75	-	3,221,718.75	0.5159579	1,662,271.14
23	11/01/2023			1,246,875.00	-	1,246,875.00	0.5003195	623,835.92
24	05/01/2024	2,040,000.00	6.250	1,246,875.00	-	3,286,875.00	0.4851552	1,594,644.46
25	11/01/2024			1,183,125.00	-	1,183,125.00	0.4704505	556,601.71
26	05/01/2025	2,170,000.00	6.250	1,183,125.00	-	3,353,125.00	0.4561914	1,529,666.89
27	11/01/2025			1,115,312.50	-	1,115,312.50	0.4423646	493,374.74
28	05/01/2026	2,310,000.00	6.250	1,115,312.50	-	3,425,312.50	0.4289568	1,469,311.11
29	11/01/2026			1,043,125.00	-	1,043,125.00	0.4159554	433,893.49
30	05/01/2027	2,460,000.00	6.250	1,043,125.00	-	3,503,125.00	0.4033481	1,412,978.78
31	11/01/2027			966,250.00	-	966,250.00	0.3911229	377,922.48
32	05/01/2028	2,620,000.00	6.250	966,250.00	-	3,586,250.00	0.3792682	1,360,150.63
33	11/01/2028			884,375.00	-	884,375.00	0.3677729	325,249.11
34	05/01/2029	2,790,000.00	6.250	884,375.00	-	3,674,375.00	0.3566259	1,310,377.31
35	11/01/2029			797,187.50	-	797,187.50	0.3458168	275,680.84
36	05/01/2030	2,970,000.00	6.250	797,187.50	-	3,767,187.50	0.3353353	1,263,271.11
37	11/01/2030			704,375.00	-	704,375.00	0.3251716	229,042.71
38	05/01/2031	3,160,000.00	6.250	704,375.00	-	3,864,375.00	0.3153158	1,218,498.59
39	11/01/2031			605,625.00	-	605,625.00	0.3057588	185,175.18
40	05/01/2032	3,365,000.00	6.250	605,625.00	-	3,970,625.00	0.2964915	1,177,256.46
41	11/01/2032			500,468.75	-	500,468.75	0.2875050	143,887.28

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Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated

Dated: 08/01/2012

Delivered: 08/01/2012

A.Y.L. Verification Report

MSRB 30/360 SEMI 4/3

57,560,000.00

<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	05/01/2033	3,580,000.00	6.250	500,468.75	-	4,080,468.75	0.2787909	1,137,597.70
43	11/01/2033			388,593.75	-	388,593.75	0.2703410	105,052.81
44	05/01/2034	3,810,000.00	6.250	388,593.75	-	4,198,593.75	0.2621471	1,100,649.26
45	11/01/2034			269,531.25	-	269,531.25	0.2542016	68,515.28
46	05/01/2035	4,055,000.00	6.250	269,531.25	-	4,324,531.25	0.2464969	1,065,983.72
47	11/01/2035			142,812.50	-	142,812.50	0.2390258	34,135.87
48	05/01/2036	4,570,000.00	6.250	142,812.50	-	4,712,812.50	0.2317811	1,092,340.75
		57,560,000.00		52,792,812.51	0.00	110,352,812.51		57,559,999.98

<i>True Interest Cost (TIC).</i>	6.2513383
<i>Net Interest Cost (NIC).</i>	6.2500000
<i>Arbitrage Yield Limit (AYL)</i>	6.2513383
<i>Arbitrage Net Interest Cost (ANIC).</i>	6.2500000

<i>Face value of bond Issue.</i>	\$57,560,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+).</i>	\$0.00
<i>Bond surety fee (-).</i>	\$0.00
<i>Lump-sum credit enhancements (-).</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>= AYL Target.</i>	\$57,560,000.00

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
T.I.C. Verification Report (Regular)

57,560,000.00

1
MSRB 30/360 SEMI 4/3

Dated: 8/1/2012

Delivered: 8/1/2012

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2012	1,930,000.00	6.250	899,375.01	-	2,829,375.01	0.9847287	2,786,166.87
2	5/1/2013	1,030,000.00	6.250	1,738,437.50	-	2,768,437.50	0.9548823	2,643,531.89
3	11/1/2013			1,706,250.00	-	1,706,250.00	0.9259404	1,579,885.87
4	5/1/2014	1,095,000.00	6.250	1,706,250.00	-	2,801,250.00	0.8978758	2,515,174.62
5	11/1/2014			1,672,031.25	-	1,672,031.25	0.8706618	1,455,773.74
6	5/1/2015	1,165,000.00	6.250	1,672,031.25	-	2,837,031.25	0.8442726	2,395,227.85
7	11/1/2015			1,635,625.00	-	1,635,625.00	0.8186833	1,339,058.88
8	5/1/2016	1,235,000.00	6.250	1,635,625.00	-	2,870,625.00	0.7938696	2,278,901.83
9	11/1/2016			1,597,031.25	-	1,597,031.25	0.7698079	1,229,407.30
10	5/1/2017	1,315,000.00	6.250	1,597,031.25	-	2,912,031.25	0.7464756	2,173,760.16
11	11/1/2017			1,555,937.50	-	1,555,937.50	0.7238504	1,126,265.97
12	5/1/2018	1,405,000.00	6.250	1,555,937.50	-	2,960,937.50	0.7019110	2,078,314.54
13	11/1/2018			1,512,031.25	-	1,512,031.25	0.6806365	1,029,143.71
14	5/1/2019	1,490,000.00	6.250	1,512,031.25	-	3,002,031.25	0.6600069	1,981,361.34
15	11/1/2019			1,465,468.75	-	1,465,468.75	0.6400025	937,903.72
16	5/1/2020	1,590,000.00	6.250	1,465,468.75	-	3,055,468.75	0.6206045	1,896,237.64
17	11/1/2020			1,415,781.25	-	1,415,781.25	0.6017944	852,009.22
18	5/1/2021	1,690,000.00	6.250	1,415,781.25	-	3,105,781.25	0.5835544	1,812,392.36
19	11/1/2021			1,362,968.75	-	1,362,968.75	0.5658673	771,259.41
20	5/1/2022	1,800,000.00	6.250	1,362,968.75	-	3,162,968.75	0.5487162	1,735,572.26
21	11/1/2022			1,306,718.75	-	1,306,718.75	0.5320850	695,285.45
22	5/1/2023	1,915,000.00	6.250	1,306,718.75	-	3,221,718.75	0.5159579	1,662,271.14
23	11/1/2023			1,246,875.00	-	1,246,875.00	0.5003195	623,835.92
24	5/1/2024	2,040,000.00	6.250	1,246,875.00	-	3,286,875.00	0.4851552	1,594,644.46
25	11/1/2024			1,183,125.00	-	1,183,125.00	0.4704505	556,601.71
26	5/1/2025	2,170,000.00	6.250	1,183,125.00	-	3,353,125.00	0.4561914	1,529,666.89
27	11/1/2025			1,115,312.50	-	1,115,312.50	0.4423646	493,374.74
28	5/1/2026	2,310,000.00	6.250	1,115,312.50	-	3,425,312.50	0.4289568	1,469,311.11
29	11/1/2026			1,043,125.00	-	1,043,125.00	0.4159554	433,893.49
30	5/1/2027	2,460,000.00	6.250	1,043,125.00	-	3,503,125.00	0.4033481	1,412,978.78
31	11/1/2027			966,250.00	-	966,250.00	0.3911229	377,922.48
32	5/1/2028	2,620,000.00	6.250	966,250.00	-	3,586,250.00	0.3792682	1,360,150.63
33	11/1/2028			884,375.00	-	884,375.00	0.3677729	325,249.11
34	5/1/2029	2,790,000.00	6.250	884,375.00	-	3,674,375.00	0.3566259	1,310,377.31
35	11/1/2029			797,187.50	-	797,187.50	0.3458168	275,680.84
36	5/1/2030	2,970,000.00	6.250	797,187.50	-	3,767,187.50	0.3353353	1,263,271.11
37	11/1/2030			704,375.00	-	704,375.00	0.3251716	229,042.71
38	5/1/2031	3,160,000.00	6.250	704,375.00	-	3,864,375.00	0.3153158	1,218,498.59
39	11/1/2031			605,625.00	-	605,625.00	0.3057588	185,175.18
40	5/1/2032	3,365,000.00	6.250	605,625.00	-	3,970,625.00	0.2964915	1,177,256.46
41	11/1/2032			500,468.75	-	500,468.75	0.2875050	143,887.28

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Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
T.I.C. Verification Report (Regular)

57,560,000.00

2
MSRB 30/360 SEMI 4/3

Dated: 8/1/2012

Delivered: 8/1/2012

	<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	5/1/2033	3,580,000.00	6.250	500,468.75	-	4,080,468.75	0.2787909	1,137,597.70	
43	11/1/2033			388,593.75	-	388,593.75	0.2703410	105,052.81	
44	5/1/2034	3,810,000.00	6.250	388,593.75	-	4,198,593.75	0.2621471	1,100,649.26	
45	11/1/2034			269,531.25	-	269,531.25	0.2542016	68,515.28	
46	5/1/2035	4,055,000.00	6.250	269,531.25	-	4,324,531.25	0.2464969	1,065,983.72	
47	11/1/2035			142,812.50	-	142,812.50	0.2390258	34,135.87	
48	5/1/2036	4,570,000.00	6.250	142,812.50	-	4,712,812.50	0.2317811	1,092,340.75	
		57,560,000.00		52,792,812.51	0.00	110,352,812.51		57,559,999.98	
True Interest Cost (TIC)				6.2513383	Face value of bond Issue.				\$57,560,000.00
Net Interest Cost (NIC).				6.2500000	Accrued interest (+)				
Arbitrage Yield Limit (AYL)				6.2513383	Original issue premium/discount (+)				\$0.00
Arbitrage Net Interest Cost (ANIC)				6.2500000	Underwriter discount (+)				\$0.00
					Lump-sum credit enhancements (-)				\$0.00
					Other TIC costs (-)				
					Bond surety fee (-)				N/A
					= TIC Target				\$57,560,000.00

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Unspent Proceeds Report
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
08/01/2012	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			57,560,000.00
08/21/2012	0	Y		Remed Exp	-759,574.00	100.0000000		-759,574.00	58,319,574.00
08/21/2012	0	Y		COI	15,000.00	100.0000000		15,000.00	58,304,574.00
08/21/2012	0	Y		Bond Trifurcation	44,715,452.00	100.0000000		44,715,452.00	13,589,122.00
08/22/2012	0	Y		COI	35,000.00	100.0000000		35,000.00	13,554,122.00
08/27/2012	0	Y		COI	62,291.00	100.0000000		62,291.00	13,491,831.00
08/28/2012	0	Y		COI	37,025.00	100.0000000		37,025.00	13,454,806.00
10/04/2012	0	Y		Reserve 2004-1	-5.00	100.0000000		-5.00	13,454,811.00
11/19/2012	0	Y		Remed Exp	1,733.00	100.0000000		1,733.00	13,453,078.00
11/21/2012	0	Y		Remed Exp	6,294.00	100.0000000		6,294.00	13,446,784.00
11/21/2012	0	Y		COI	10,000.00	100.0000000		10,000.00	13,436,784.00
12/14/2012	0	Y		COI	25,534.00	100.0000000		25,534.00	13,411,250.00
12/19/2012	0	Y		Remed Exp	13,061.00	100.0000000		13,061.00	13,398,189.00
01/15/2013	0	Y		COI	6,338.00	100.0000000		6,338.00	13,391,851.00
04/10/2013	0	Y		Remed Exp	27,474.00	100.0000000		27,474.00	13,364,377.00
05/07/2013	0	Y		Remed Exp	134,729.00	100.0000000		134,729.00	13,229,648.00
06/18/2013	0	Y		Remed Exp	11,881.00	100.0000000		11,881.00	13,217,767.00
06/26/2013	0	Y		Remed Exp	6,453.00	100.0000000		6,453.00	13,211,314.00
07/23/2013	0	Y		Remed Exp	655.00	100.0000000		655.00	13,210,659.00
07/25/2013	0	Y		Remed Exp	-16,544.00	100.0000000		-16,544.00	13,227,203.00
08/19/2013	0	Y		Remed Exp	3,395.00	100.0000000		3,395.00	13,223,808.00
10/15/2013	0	Y		Remed Exp	-58,570.00	100.0000000		-58,570.00	13,282,378.00
10/28/2013	0	Y		Remed Exp	55,483.00	100.0000000		55,483.00	13,226,895.00
11/01/2013	0	Y		Reserve 2004-1	1,071.00	100.0000000		1,071.00	13,225,824.00
11/06/2013	0	Y		Remed Exp	20,150.00	100.0000000		20,150.00	13,205,674.00
11/19/2013	0	Y		Remed Exp	22,276.00	100.0000000		22,276.00	13,183,398.00
12/09/2013	0	Y		Remed Exp	120.00	100.0000000		120.00	13,183,278.00
12/19/2013	0	Y		Remed Exp	7,547.00	100.0000000		7,547.00	13,175,731.00

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Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Unspent Proceeds Report
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
12/26/2013	0	Y		Remed Exp	15,925.00	100.0000000		15,925.00	13,159,806.00
01/31/2014	0	Y		Remed Exp	-2,600.00	100.0000000		-2,600.00	13,162,406.00
04/25/2014	0	Y		Remed Exp	9,425.00	100.0000000		9,425.00	13,152,981.00
05/01/2014	0	Y		Reserve 2004-1	51.00	100.0000000		51.00	13,152,930.00
05/21/2014	0	Y		Remed Exp	35,636.00	100.0000000		35,636.00	13,117,294.00
05/21/2014	0	Y		COI	3,943.00	100.0000000		3,943.00	13,113,351.00
08/14/2014	2015	Y		Remed Exp	22,137.00	100.0000000		22,137.00	13,091,214.00
08/20/2014	2015	Y		Remed Exp	3,092.00	100.0000000		3,092.00	13,088,122.00
08/22/2014	2015	Y		Remed Exp	9,890.00	100.0000000		9,890.00	13,078,232.00
11/03/2014	2015	Y		Reserve 2004-1	75.00	100.0000000		75.00	13,078,157.00
11/20/2014	2015	Y		Remed Exp	31,833.00	100.0000000		31,833.00	13,046,324.00
12/15/2014	2015	Y		Remed Exp	19,589.00	100.0000000		19,589.00	13,026,735.00
12/26/2014	2015	Y		Remed Exp	-4,754.00	100.0000000		-4,754.00	13,031,489.00
02/18/2015	2015	Y		Remed Exp	14,250.00	100.0000000		14,250.00	13,017,239.00
04/14/2015	2015	Y		Remed Exp	4,685.00	100.0000000		4,685.00	13,012,554.00
05/01/2015	2015	Y		Reserve 2004-1	68.00	100.0000000		68.00	13,012,486.00
05/19/2015	2015	Y		Construction	4,695,000.00	100.0000000		4,695,000.00	8,317,486.00
05/21/2015	2015	Y		Remed Exp	1,377.00	100.0000000		1,377.00	8,316,109.00
06/03/2015	2015	Y		Remed Exp	9,405.00	100.0000000		9,405.00	8,306,704.00
06/16/2015	2015	Y		Remed Exp	9,500.00	100.0000000		9,500.00	8,297,204.00
06/26/2015	2015	Y		Construction	7,278,391.00	100.0000000		7,278,391.00	1,018,813.00
08/06/2015	2016	Y		Remed Exp	-31.00	100.0000000		-31.00	1,018,844.00
08/14/2015	2016	Y		Remed Exp	55,854.00	100.0000000		55,854.00	962,990.00
10/16/2015	2016	Y		Remed Exp	17,493.00	100.0000000		17,493.00	945,497.00
03/21/2016	2016	Y		Remed Exp	10,000.00	100.0000000		10,000.00	935,497.00

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Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Unspent Proceeds Report
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
03/24/2016	2016	Y		Remed Exp	14,380.00	100.0000000		14,380.00	921,117.00
03/24/2016	2016	Y		Remed Exp	236,920.00	100.0000000		236,920.00	684,197.00
05/02/2016	2016	Y		Reserve	11,022.00	100.0000000		11,022.00	673,175.00
05/05/2016	2016	Y		Remed Exp	-7.00	100.0000000		-7.00	673,182.00
06/17/2016	2016	Y		Remed Exp	13,569.00	100.0000000		13,569.00	659,613.00
05/01/2018	2018	Y		Reserve	6,253.00	100.0000000		6,253.00	653,360.00
05/02/2018	2018	Y		Reserve	718.00	100.0000000		718.00	652,642.00
06/04/2018	2018	Y		Reserve	775.00	100.0000000		775.00	651,867.00
07/03/2018	2018	Y		Reserve	805.00	100.0000000		805.00	651,062.00
08/02/2018	2019	Y		Reserve	878.00	100.0000000		878.00	650,184.00
09/05/2018	2019	Y		Reserve	887.00	100.0000000		887.00	649,297.00
10/02/2018	2019	Y		Reserve	893.00	100.0000000		893.00	648,404.00
11/02/2018	2019	Y		Reserve	1,012.00	100.0000000		1,012.00	647,392.00
12/04/2018	2019	Y		Reserve	1,011.00	100.0000000		1,011.00	646,381.00
01/03/2019	2019	Y		Reserve	1,092.00	100.0000000		1,092.00	645,289.00
02/04/2019	2019	Y		Reserve	1,151.00	100.0000000		1,151.00	644,138.00
03/04/2019	2019	Y		Reserve	1,044.00	100.0000000		1,044.00	643,094.00
04/02/2019	2019	Y		Reserve	1,163.00	100.0000000		1,163.00	641,931.00
05/02/2019	2019	Y		Reserve	1,132.00	100.0000000		1,132.00	640,799.00
06/04/2019	2019	Y		Reserve	1,160.00	100.0000000		1,160.00	639,639.00
07/02/2019	2019	Y		Reserve	1,122.00	100.0000000		1,122.00	638,517.00
08/01/2019	2020	Y		Reserve	1,142.00	100.0000000		1,142.00	637,375.00
09/01/2019	2020	Y		Reserve	1,131.00	100.0000000		1,131.00	636,244.00
10/01/2019	2020	Y		Reserve	997.00	100.0000000		997.00	635,247.00
11/01/2019	2020	Y		Reserve	1,012.00	100.0000000		1,012.00	634,235.00

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Unspent Proceeds Report
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
12/01/2019	2020	Y		Reserve	852.00	100.0000000		852.00	633,383.00
01/01/2020	2020	Y		Reserve	754.00	100.0000000		754.00	632,629.00
02/01/2020	2020	Y		Reserve	719.00	100.0000000		719.00	631,910.00
03/01/2020	2020	Y		Reserve	653.00	100.0000000		653.00	631,257.00
04/01/2020	2020	Y		Reserve	692.00	100.0000000		692.00	630,565.00
05/01/2020	2020	Y		Reserve	389.00	100.0000000		389.00	630,176.00
06/01/2020	2020	Y		Reserve	6.00	100.0000000		6.00	630,170.00
07/01/2020	2020	Y		Reserve	5.00	100.0000000		5.00	630,165.00
08/01/2020	2020	Y		Reserve	6.00	100.0000000		6.00	630,159.00
09/01/2020	2020	Y		Reserve	6.00	100.0000000		6.00	630,153.00
10/01/2020	2020	Y		Reserve	5.00	100.0000000		5.00	630,148.00
11/01/2020	2020	Y		Reserve	6.00	100.0000000		6.00	630,142.00
11/24/2020	2020	Y		Reserve	3,771.00	100.0000000		3,771.00	626,371.00
12/01/2020	2020	Y		Reserve	5.00	100.0000000		5.00	626,366.00
01/01/2021	2020	Y		Reserve	6.00	100.0000000		6.00	626,360.00
02/01/2021	2020	Y		Reserve	6.00	100.0000000		6.00	626,354.00
03/01/2021	2020	Y		Reserve	5.00	100.0000000		5.00	626,349.00
04/01/2021	2020	Y		Reserve	6.00	100.0000000		6.00	626,343.00
05/01/2021	2020	Y		Reserve	5.00	100.0000000		5.00	626,338.00
06/01/2021	2020	Y		Reserve	6.00	100.0000000		6.00	626,332.00
07/01/2021	2020	Y		Reserve	5.00	100.0000000		5.00	626,327.00
08/01/2021	2021	Y		Reserve	6.00	100.0000000		6.00	626,321.00
09/01/2021	2021	Y		Reserve	6.00	100.0000000		6.00	626,315.00
10/01/2021	2021	Y		Reserve	5.00	100.0000000		5.00	626,310.00

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated
Unspent Proceeds Report
\$ 57,560,000.00

Dated: 08/01/2012
Delivered: 08/01/2012

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
11/01/2021	2021	Y		Reserve	6.00	100.0000000		6.00	626,304.00
12/01/2021	2021	Y		Reserve	5.00	100.0000000		5.00	626,299.00
12/03/2021	2021	Y		Reserve	7.00	100.0000000		7.00	626,292.00
01/01/2022	2021	Y		Reserve	6.00	100.0000000		6.00	626,286.00
02/01/2022	2021	Y		Reserve	6.00	100.0000000		6.00	626,280.00
02/15/2022	2021	Y		Reserve	665,236.00	100.0000000		665,236.00	-38,956.00
03/01/2022	2021	Y		Reserve	3.00	100.0000000		3.00	-38,959.00
					57,598,959.00		0.00	57,598,959.00	

<i>First Investment Date.</i>	8/21/2012
<i>Calculation Date.</i>	3/31/2022
<i>Arbitrage Yield Limit (AYL).</i>	6.2513383
<i>Internal Rate of Return (IRR).</i>	0.0863943

\$ 57,560,000.00

Delivered: 08/01/2012

Grp	Trans	Fund	Day Count	Calculation Amt	Pool	** Internal Rate of Return **			
ID	Date	ID	Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt		
-1	08/01/2012		Beg. Arbitrage Gross Proceeds	0.0000000	(57,560,000.00)	100.000	1.0000000	(57,560,000.00)	
0	08/21/2012		Bond Trifurcation	0.1111111	44,715,452.00	100.000	0.9999520	44,713,306.32	
	08/21/2012		COI	0.1111111	15,000.00	100.000	0.9999520	14,999.28	
	08/21/2012		Remed Exp	0.1111111	(759,574.00)	100.000	0.9999520	(759,537.55)	
	08/22/2012		COI	0.1166667	35,000.00	100.000	0.9999496	34,998.24	
	08/27/2012		COI	0.1444444	62,291.00	100.000	0.9999376	62,287.11	
	08/28/2012		COI	0.1500000	37,025.00	100.000	0.9999352	37,022.60	
	10/04/2012		Reserve 2004-1	0.3500000	(5.00)	100.000	0.9998489	(5.00)	
	11/19/2012		Remed Exp	0.6000000	1,733.00	100.000	0.9997409	1,732.55	
	11/21/2012		Remed Exp	0.6111111	6,294.00	100.000	0.9997361	6,292.34	
	11/21/2012		COI	0.6111111	10,000.00	100.000	0.9997361	9,997.36	
	12/14/2012		COI	0.7388889	25,534.00	100.000	0.9996809	25,525.85	
	12/19/2012		Remed Exp	0.7666667	13,061.00	100.000	0.9996689	13,056.68	
	01/15/2013		COI	0.9111111	6,338.00	100.000	0.9996066	6,335.51	
	04/10/2013		Remed Exp	1.3833333	27,474.00	100.000	0.9994027	27,457.59	
	05/07/2013		Remed Exp	1.5333333	134,729.00	100.000	0.9993380	134,639.81	
	06/18/2013		Remed Exp	1.7611111	11,881.00	100.000	0.9992397	11,871.97	
	06/26/2013		Remed Exp	1.8055556	6,453.00	100.000	0.9992205	6,447.97	
	07/23/2013		Remed Exp	1.9555556	655.00	100.000	0.9991558	654.45	
	07/25/2013		Remed Exp	1.9666667	(16,544.00)	100.000	0.9991510	(16,529.95)	
	08/19/2013		Remed Exp	2.1000000	3,395.00	100.000	0.9990935	3,391.92	
	10/15/2013		Remed Exp	2.4111111	(58,570.00)	100.000	0.9989592	(58,509.04)	
	10/28/2013		Remed Exp	2.4833333	55,483.00	100.000	0.9989281	55,423.53	
	11/01/2013		Reserve 2004-1	2.5000000	1,071.00	100.000	0.9989209	1,069.84	
	11/06/2013		Remed Exp	2.5277778	20,150.00	100.000	0.9989089	20,128.01	
	11/19/2013		Remed Exp	2.6000000	22,276.00	100.000	0.9988777	22,251.00	
	12/09/2013		Remed Exp	2.7111111	120.00	100.000	0.9988298	119.86	
	12/19/2013		Remed Exp	2.7666667	7,547.00	100.000	0.9988059	7,537.99	
	12/26/2013		Remed Exp	2.8055556	15,925.00	100.000	0.9987891	15,905.72	
	01/31/2014		Remed Exp	3.0000000	(2,600.00)	100.000	0.9987052	(2,596.63)	
	04/25/2014		Remed Exp	3.4666667	9,425.00	100.000	0.9985039	9,410.90	
	05/01/2014		Reserve 2004-1	3.5000000	51.00	100.000	0.9984896	50.92	
	05/21/2014		COI	3.6111111	3,943.00	100.000	0.9984417	3,936.86	
	05/21/2014		Remed Exp	3.6111111	35,636.00	100.000	0.9984417	35,580.47	
	2015	08/14/2014		Remed Exp	4.0722222	22,137.00	100.000	0.9982428	22,098.10
		08/20/2014		Remed Exp	4.1055556	3,092.00	100.000	0.9982285	3,086.52
		08/22/2014		Remed Exp	4.1166667	9,890.00	100.000	0.9982237	9,872.43
11/03/2014			Reserve 2004-1	4.5111111	75.00	100.000	0.9980536	74.85	
11/20/2014			Remed Exp	4.6055556	31,833.00	100.000	0.9980129	31,769.75	
12/15/2014			Remed Exp	4.7444444	19,589.00	100.000	0.9979531	19,548.90	
12/26/2014			Remed Exp	4.8055556	(4,754.00)	100.000	0.9979267	(4,744.14)	
02/18/2015			Remed Exp	5.0944444	14,250.00	100.000	0.9978022	14,218.68	
04/14/2015			Remed Exp	5.4055556	4,685.00	100.000	0.9976682	4,674.08	
05/01/2015			Reserve 2004-1	5.5000000	68.00	100.000	0.9976275	67.84	
05/19/2015			Construction	5.6000000	4,695,000.00	100.000	0.9975844	4,683,658.78	
05/21/2015			Remed Exp	5.6111111	1,377.00	100.000	0.9975796	1,373.67	
06/03/2015			Remed Exp	5.6777778	9,405.00	100.000	0.9975509	9,381.97	
06/16/2015			Remed Exp	5.7500000	9,500.00	100.000	0.9975198	9,476.44	
06/26/2015			Construction	5.8055556	7,278,391.00	100.000	0.9974958	7,260,164.81	
2016		08/06/2015		Remed Exp	6.0277778	(31.00)	100.000	0.9974001	(30.92)
	08/14/2015		Remed Exp	6.0722222	55,854.00	100.000	0.9973810	55,707.72	

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated

Dated: 08/01/2012
Delivered: 08/01/2012

I.R.R. Report Via Purpose Expenditures

\$ 57,560,000.00

Grp	Trans	Fund	Day Count	Calculation Amt	Pool	** Internal Rate of Return **	
ID	Date	ID	Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt
2016	10/16/2015		6.4166667	17,493.00	100.000	0.9972326	17,444.59
	03/21/2016	Remed Exp	7.2777778	10,000.00	100.000	0.9968618	9,968.62
	03/24/2016	Remed Exp	7.2944444	14,380.00	100.000	0.9968546	14,334.77
	03/24/2016	Remed Exp	7.2944444	236,920.00	100.000	0.9968546	236,174.80
	05/02/2016	Reserve	7.5055556	11,022.00	100.000	0.9967638	10,986.33
	05/05/2016	Remed Exp	7.5222222	(7.00)	100.000	0.9967566	(6.98)
	06/17/2016	Remed Exp	7.7555556	13,569.00	100.000	0.9966561	13,523.63
2018	05/01/2018	Reserve	11.5000000	6,253.00	100.000	0.9950457	6,222.02
	05/02/2018	Reserve	11.5055556	718.00	100.000	0.9950433	714.44
	06/04/2018	Reserve	11.6833333	775.00	100.000	0.9949669	771.10
	07/03/2018	Reserve	11.8444444	805.00	100.000	0.9948977	800.89
2019	08/02/2018	Reserve	12.0055556	878.00	100.000	0.9948285	873.46
	09/05/2018	Reserve	12.1888889	887.00	100.000	0.9947497	882.34
	10/02/2018	Reserve	12.3388889	893.00	100.000	0.9946853	888.25
	11/02/2018	Reserve	12.5055556	1,012.00	100.000	0.9946137	1,006.55
	12/04/2018	Reserve	12.6833333	1,011.00	100.000	0.9945373	1,005.48
	01/03/2019	Reserve	12.8444444	1,092.00	100.000	0.9944681	1,085.96
	02/04/2019	Reserve	13.0166667	1,151.00	100.000	0.9943942	1,144.55
	03/04/2019	Reserve	13.1833333	1,044.00	100.000	0.9943226	1,038.07
	04/02/2019	Reserve	13.3388889	1,163.00	100.000	0.9942558	1,156.32
	05/02/2019	Reserve	13.5055556	1,132.00	100.000	0.9941842	1,125.42
	06/04/2019	Reserve	13.6833333	1,160.00	100.000	0.9941079	1,153.17
	07/02/2019	Reserve	13.8388889	1,122.00	100.000	0.9940411	1,115.31
2020	08/01/2019	Reserve	14.0000000	1,142.00	100.000	0.9939719	1,135.12
	09/01/2019	Reserve	14.1666667	1,131.00	100.000	0.9939004	1,124.10
	10/01/2019	Reserve	14.3333333	997.00	100.000	0.9938289	990.85
	11/01/2019	Reserve	14.5000000	1,012.00	100.000	0.9937573	1,005.68
	12/01/2019	Reserve	14.6666667	852.00	100.000	0.9936858	846.62
	01/01/2020	Reserve	14.8333333	754.00	100.000	0.9936143	749.19
	02/01/2020	Reserve	15.0000000	719.00	100.000	0.9935428	714.36
	03/01/2020	Reserve	15.1666667	653.00	100.000	0.9934713	648.74
	04/01/2020	Reserve	15.3333333	692.00	100.000	0.9933997	687.43
	05/01/2020	Reserve	15.5000000	389.00	100.000	0.9933282	386.40
	06/01/2020	Reserve	15.6666667	6.00	100.000	0.9932567	5.96
	07/01/2020	Reserve	15.8333333	5.00	100.000	0.9931853	4.97
	08/01/2020	Reserve	16.0000000	6.00	100.000	0.9931138	5.96
	09/01/2020	Reserve	16.1666667	6.00	100.000	0.9930423	5.96
	10/01/2020	Reserve	16.3333333	5.00	100.000	0.9929708	4.96
	11/01/2020	Reserve	16.5000000	6.00	100.000	0.9928993	5.96
	11/24/2020	Reserve	16.6277778	3,771.00	100.000	0.9928446	3,744.02
	12/01/2020	Reserve	16.6666667	5.00	100.000	0.9928279	4.96
	01/01/2021	Reserve	16.8333333	6.00	100.000	0.9927564	5.96
	02/01/2021	Reserve	17.0000000	6.00	100.000	0.9926850	5.96
	03/01/2021	Reserve	17.1666667	5.00	100.000	0.9926135	4.96
	04/01/2021	Reserve	17.3333333	6.00	100.000	0.9925421	5.96
	05/01/2021	Reserve	17.5000000	5.00	100.000	0.9924706	4.96
	06/01/2021	Reserve	17.6666667	6.00	100.000	0.9923992	5.95
	07/01/2021	Reserve	17.8333333	5.00	100.000	0.9923278	4.96
2021	08/01/2021	Reserve	18.0000000	6.00	100.000	0.9922563	5.95
	09/01/2021	Reserve	18.1666667	6.00	100.000	0.9921849	5.95
	10/01/2021	Reserve	18.3333333	5.00	100.000	0.9921135	4.96

REUNIONW04T-2012-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 09/08/2022 | 12:38 | Rpt09c

Reunion West Community Development District
Special Assessment Bonds, Series 2004 -Trifurcated

Dated: 08/01/2012
Delivered: 08/01/2012

I.R.R. Report Via Purpose Expenditures

\$ 57,560,000.00

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>		<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
2021	11/01/2021		Reserve	18.5000000	6.00	100.000	0.9920421	5.95
	12/01/2021		Reserve	18.6666667	5.00	100.000	0.9919707	4.96
	12/03/2021		Reserve	18.6777778	7.00	100.000	0.9919659	6.94
	01/01/2022		Reserve	18.8333333	6.00	100.000	0.9918993	5.95
	02/01/2022		Reserve	19.0000000	6.00	100.000	0.9918279	5.95
	02/15/2022		Reserve	19.0777778	665,236.00	100.000	0.9917946	659,777.46
	03/01/2022		Reserve	19.1666667	3.00	100.000	0.9917565	2.98
	12/02/2022		Reserve	20.6722222	(7.00)	100.000	0.9911119	(6.94)
					38,952.00			(6.93)

<i>Arbitrage Yield Limit</i>	6.2513383
<i>Internal Rate of Return</i>	0.0863943
<i>Calculation Standard</i>	MSRB 30/360 SEMI 4/3

SECTION V

Reunion West
Community Development District

219 East Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 - Fax: 407-839-1526
ReunionWestCDD.com

October 14, 2022

CDD Landowners' Election November 10

All Reunion West Community Development District property owners should please be aware a Landowners' Meeting and Election is planned November 10. The purpose of the meeting is to elect a Board Member to serve on the Reunion West Community Development District Board of Supervisors. Board Supervisors must be Florida residents and U.S. citizens. At the landowners' meeting the landowners select a person to serve as the meeting chair and who conducts the meeting -- usually the District Manager. There is one seat that will be considered, Seat #4. The person elected to the Board of Supervisors will serve a four-year term. Board Supervisors are subject to state ethics and finance disclosure laws. Following the landowners' election there will be a meeting of the Board of Supervisors for consideration of certain matters including the election of District officers and other Board business.

What: Reunion West Community Development District Landowners' Meeting & Election
Date: November 10, 2022
Time: 11:00 AM
Location: Heritage Crossing Community Center
7715 Heritage Crossings Way
Reunion, FL 34747

Each landowner may vote in person or by written proxy. Proxy forms and instructions may be obtained upon request at the office of the District Manager, Governmental Management Services located at 219 East Livingston Street, Orlando, Florida 32801, Telephone: (407) 481-5524 extension 138 or by electronic mail to tadams@gmscfl.com. During the Landowners' Election each landowner (or his or her proxy present at the meeting) can nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for a person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote. For most resident owners at Reunion West Community Development District, this means that property owners who own one lot will be able to cast one vote for the position available on the Board.

The landowners' meeting and the Board meeting are open to the public and conducted in accordance with Florida law. A copy of the meeting agenda may be obtained from the District Manager's Office or on the District website at ReunionWestCDD.com. There may be an occasion where one or more supervisors will participate by telephone or via other electronic means such as Zoom video conferencing in accordance with State of Florida guidelines. Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing.

Sincerely,

Tricia L. Adams
District Manager
Governmental Management Services – Central Florida, LLC