

*Reunion West Community
Development District*

Agenda

December 8, 2022

AGENDA

Reunion West

Community Development District

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

December 1, 2022

Board of Supervisors
Reunion West Community
Development District

Dear Board Members:

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

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

Board of Supervisors meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Board Members
 - B. Consideration of Resolution 2023-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2023-02 Electing Officers
4. Approval of the Minutes of the October 13, 2022 Meeting
5. Consideration of Fiscal Year 2022 Audit Engagement Letter from Grau
6. Consideration of Outdoor Fitness Center Mulch Beds
7. Consideration of Recreational Facility Policies and Signage

8. Consideration of Pavement Management Plan Proposal
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - D. Security Report
10. Other Business
11. Supervisor's Requests
12. Next Meeting Date January 12th, 2022
13. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

Landowners' Meeting

INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
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LANDOWNER PROXY
LANDOWNERS MEETING – December 8, 2022

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Reunion West Community Development District** to be held in **the Heritage Crossing Community Center, 7751 Heritage Crossing Way, Reunion, Florida 34747** on **December 8, 2022 at 11:00 AM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner

Date _____

Signature of Landowner

Parcel Description

Acreage

Authorized Votes*

(must be street address, tax parcel ID number,
or legal description attached)

Total Number of Authorized Votes:

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

**Board of
Supervisors
Meeting**

SECTION III

SECTION B

RESOLUTION 2023-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing supervisors for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners' meeting was held on **December 8, 2022**, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvass the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
_____	_____	4-Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 8th day of December, 2022.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION D

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Reunion West Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

- Section 1.** _____ is elected Chairperson.
- Section 2.** _____ is elected Vice-Chairperson.
- Section 3.** _____ is elected Secretary.
- Section 4.** _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
- Section 5.** _____ is elected Treasurer.
- Section 6.** _____ is elected Assistant Treasurer.
- Section 7.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of December, 2022.

ATTEST:

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **October 13, 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
Graham Staley	Assistant Secretary
Sharon Harley	Assistant Secretary
Michael Mancke	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd <i>via Zoom</i>	District Engineer
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Pete Wittman	Yellowstone Landscape
Garrett Huegel	Yellowstone Landscape
Residents	

The following is a summary of the discussions and actions taken at the October 13, 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 11:00 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 September 8,
2022 Meeting**

Ms. Adams presented the minutes, which were in draft form and reviewed by District management staff and District Counsel. Mr. Staley stated that “*Reunion East*” should be “*Reunion West*” and on Page 5, recalled that the Board did not want a ribbon cutting ceremony. Ms. Adams would correct the minutes.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the Minutes of the September 8, 2022 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

**Consideration of Shade Structure
Proposal at Reunion West Outdoor Fitness
Center**

Ms. Adams solicited proposals for a shade structure for the outdoor fitness equipment at the request of the Board and received one proposal from Playtopia, in the amount of \$50,117, which was included in the agenda package. Other options were considered, such as vegetation, but the cost was similar or even higher than the shade structure. Even though the proposal was from August, it was still valid. The vendor suggested two smaller shade structures versus one large one for cost savings. Ms. Harley questioned the need for one as most residents would frequent the amenity in the early morning and evening. Ms. Adams recalled that there was a question about whether or not shade structures should be included as part of the original scope because there was natural shade, but the Board wanted to consider a proposal after seeing the outdoor fitness center installed. Mr. Greenstein felt that the installation cost was high and there was natural shading with the tree line. Ms. Harley recommended tabling this matter and revisiting it when it was brought up again. There was Board consensus to table this matter. Mr. Greenstein requested that the playground shade be readjusted to the left, as it was installed in the center of the equipment, leaving the slide exposed to direct sunlight. Mr. Scheerer would ask the vendor.

FIFTH ORDER OF BUSINESS

**Consideration of Pond Maintenance
Services at Reunion West Encore -
ADDED**

Ms. Adams presented a proposal from Applied Aquatic for Pond Maintenance Services at Reunion West Encore, which was included in the agenda package, to renew the existing contract,

in the amount of \$2,412 for the current year. This was an increase over last year's amount of \$2,340. The budget was \$7,048 for pond maintenance and staff recommended approval, subject to District Counsel preparing an addendum to the existing agreement, extending the term for 12 months, to ensure that the provisions protecting the District were in place. Mr. Scheerer felt that Applied Aquatic did a good job and the increase was due to chemical costs. Mr. Greenstein questioned how Applied Aquatic treated the ponds. Mr. Scheerer stated that 99% of the time, they used an airboat and ATVs for shoreline treatments.

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the proposal with Applied Aquatic for Pond Maintenance Services at Reunion West Encore in the amount of \$2,412 was approved.

Mr. Staley asked if the District was responsible for maintaining the dry ponds. Mr. Scheerer replied that they mow the dry ponds in the Encore section of Reunion and there was only one wet pond, which the proposal was for, behind the wall off of Sinclair Road and Old Lake Wilson Road. The agreement was renewed over many years with the same vendor to treat the ponds at Golden Bear Drive, Tradition Boulevard and in back of Grand Traverse Parkway. Instead of having different agreements for these ponds, at the next renewal, there would be one agreement.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco was still working with Kingwood's counsel to resolve the bocce ball court issue. They should have a finished document to present to the Board for approval at the next meeting.

B. Engineer

Mr. Boyd was working with two geotechnical firms on the Pavement Management Plan proposal. There were many discrepancies in the scope. Ms. Adams provided an example from another District, which he forwarded to these firms. It would be included in next month's agenda package. The pavement was in good condition and he did not expect any major issues. Mr. Greenstein was happy that the District was not responsible for the right-hand lane of Sinclair Road

and CR 429 to Old Lake Wilson Road, which was in poor condition, due to construction traffic. Mr. Boyd agreed, noting that the county was fully responsible for Sinclair Road.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Mr. Scheerer was working on the pending items for the playground. The sidewalk to the ADA ramp would start next week. The fencing was still in permitting and deposits needed to be made. Once the fence was installed, the vendor would install the bench and trash can. He was working with Ms. Adams on the language for amenity signage. During the hurricane, the shade structure loosened, but it was a simple fix. Based on today's comments, they would reach out to Playtopia about the slide being under the shade structure. Mr. Staley asked what they were doing about the 6-inch barrier for the mulch at the Fitness Center. Mr. Scheerer explained that Playtopia was working on a 6-inch mulch bed similar to what was at the playground. Mr. Staley requested resetting the shade structure poles at the playground to make them neater and noticed people on the playground yesterday, which was nice. Ms. Adams stated that the playground was not officially open as they were waiting for the ADA ramp to be set into place and asked if the Board wanted the playground to be open prior to the bench, trash can and fencing. There was Board consensus for Ms. Adams to notify residents when the playground was available to be used and close during the fence installation. Mr. Greenstein questioned when the fence would be installed. Mr. Scheerer anticipated installation within 60 days.

Mr. Scheerer presented a Hurricane Damage Assessment Report and thanked Mr. Vargas and his team for preparing the guardhouse prior to the storm, Yellowstone for their hard work and Berry Construction for moving the pool furniture. Reunion West and Reunion East fared well, but the new reflective sign off of Sinclair Road was damaged. A new one was ordered, which Mr. Scheerer would re-install as quickly as possible. There was some tree damage. Reunion East had trees down in Patriots Landing, one Palm tree fell at the corner of Excitement Drive and Gathering Drive, which would be removed and some trees fell along SR 532, close to the entrance of Reunion Village. Due to their onsite security team, Yellowstone, GMS and Berry Construction, they were very fortunate as the damage was at a minimum. Mr. Greenstein questioned the District's financial exposure from an insurance standpoint. Mr. Scheerer stated that they could not do anything insurance-wise for landscaping, but they could replace the sign. Ms. Adams noted that

they would not meet the insurance deductible. Mr. Scheerer reported that the Homestead sign had a tree fall on it, but repairs would be minimal. There was no property damage that required a FEMA request.

Mr. Greenstein asked if there were any plans to clean debris off of roadways and curbs and suggested performing a ride around after the meeting. Mr. Scheerer would include a proposal for one-time street sweeping on the November agenda. The curbs in Reunion East and Reunion West would be pressure washed in November. Mr. Staley did not notice debris in the streets, but there were leaves over grates on Grand Traverse Pkwy. Mr. Scheerer stated that the leaves would be cleared. During the event, he received real-time information from Mr. Vargas and Yellowstone and by the time he was onsite, they assessed the damage. On behalf of the Board, Mr. Greenstein thanked Mr. Scheerer on doing a great job as the community was satisfied. The visual look of the community was of most importance, which was different since the hurricane and wanted to revisit it. Mr. Scheerer noted that he was only as good as the team. Mr. Staley requested that Yellowstone pick up trash bags left in the road. Mr. Scheerer would work with Yellowstone to get communication out to their crews. Mr. Staley reported that there was a big black trash can against the fence on a piece of CDD land on Valhalla Terr. Mr. Scheerer would handle it.

ii. Approval of Check Register

Ms. Adams presented the Check Register from September 1, 2022 through September 30, 2022, which was included in the agenda package in the amount of \$95,179.14.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the September Check Register in the amount of \$95,179.14 was approved.
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iii. Balance Sheet and Income Statement

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

iv. Presentation of Series 2004 Arbitrage Rebate Calculation Report

Ms. Adams recalled that the District refunded the Series 2004 bond to have a new bond issue at a lower interest rate and pass any savings onto bondholders. The original indenture required an Arbitrage Calculation Report to close out the account, which was prepared by Grau &

Associates. This was for the debt that was split into three different series. According to the report, there was no negative rebate requirement and no arbitrage issue. The bond debt was regulated by the Internal Revenue Service (IRS) since it was a tax-exempt bond, as the District was required to state that it was not earning more interest than it was paying on the bond debt. These reports are run each year to ensure there was no arbitrage issue and the District was in good shape per the report.

On MOTION by Mr. Mancke seconded by Mr. Staley with all in favor the Series 2004 Arbitrage Rebate Calculation Report was accepted.
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v. Landowners' Election November 10

Ms. Adams recalled that in May, the Board adopted a resolution relative to a General Election being held on November 8, 2022 and Landowners Elections on November 10, 2022 at 11:00 a.m. The District was required to announce on the record the date for the Landowners Election and to notice in a publication of general circulation before the General Election. All statutory requirements were met. A letter of explanation was included in the agenda package, which would be posted on the website. Mr. Staley requested that an e-blast be sent out by the HOA to engage people. Ms. Adams explained that residents would elect Seat #3 and Seat #5 through the General Election process, but statutorily, the Board could not swear in the new Board Members until the second Tuesday following the election, which would be November 22, 2022. Seat #4 would be elected by landowners at the Landowners Election. Discussion ensued.

D. Security Report

Ms. Adams presented the Security Report from Mr. Victor Vargas of Reunion Security, which was emailed to the Board. Mr. Staley heard that the police was active in Reunion over the last few days with parking violations. Mr. Vargas stated that they have staff driving golf carts around the community, but they sometimes requested assistance from Highway Patrol to patrol two to three hours per day to handle golf cart violations. There were many changes in the past year, which made the community better. Mr. Staley drove around the community yesterday for 15 minutes and noticed that it was quiet and asked about the additional security guard for the Sinclair gate. Mr. Vargas stated that a guard would be on duty during peak hours starting on October 1st.

Ms. Adams pointed out that staff was still reviewing the security agreements and would bring them back for Board review at the next meeting. Ms. Harley asked if there were many issues with the Sinclair gate at this time. Mr. Vargas replied no.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Staley asked if Mr. Scheerer was going to provide some ideas for traffic calming. Ms. Adams was hoping to get the Pavement Management Plan prior to making decisions on traffic calming locations but could accelerate the timeline. This item was added to the Action Items List.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Harley questioned whether there would be holiday decorations. Ms. Adams stated that the CDD had no funding for holiday decorations but allowed for decorations to be installed on CDD property. In the past, Kingwood put up holiday decorations at certain locations. One POA obtained permission last year to install holiday decorations at Reunion West. District Counsel wanted to see neutral holiday items and not religious items on CDD property since it is a local government. Mr. Greenstein recalled that it was always a resort driven activity and the Board never had any issues.

Mr. Staley questioned whether Reunion West would approve an engagement letter with Grau & Associates for the audit like Reunion East did. Ms. Adams explained that there was a slight delay with the Reunion West proposal letter, due to a provision in the audit that should the District have any changes in the financial structure, the fee could change and because bonds were issued, they proposed a different fee. So, they were currently assessing the situation with Reunion West and anticipated having an engagement letter at the November meeting. They start preparing the audits as early as possible because part of the bond documents with Reunion East and Reunion West, require an audit finalized by March 31st. If needed, they could present it to the Chair for consideration and bring it back to the Board for ratification. Mr. Staley recalled at the last meeting, Mr. Greenstein mentioning that Kingwood was meeting with the county to discuss the Sinclair road extension and questioned the status. Ms. Adams had not heard any results of those meetings. The presentation on the Old Lake Wilson Road Improvement Project was provided to all HOA management companies for distribution at the Board's request.

NINTH ORDER OF BUSINESS

Next Meeting Date – November 10th, 2022

Ms. Adams announced that the next meeting was on November 10, 2022 at 11:00 a.m. It was a regular meeting and Landowners Election.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
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October 14, 2022

Board of Supervisors
Reunion West Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Reunion West Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2022. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Reunion West Community Development District as of and for the fiscal year ended September 30, 2022. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2022 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$9,500 for the September 30, 2022 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2022 must be provided to us no later than January 1, 2023, in order for us to complete the engagement by March 31, 2023.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by March 15, 2023 for the District's review, and a final draft audit report by March 31, 2023 for the District's review and approval.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Reunion West Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Reunion West Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION VI



Date:	10/31/2022
Quoted By:	Playtopia Direct
For:	Reunion West CDD
Contact:	Alan Scheerer
	1408 Hamlin Ave - Unit E
City, State, Zip:	St. Cloud, FL 34771
Email:	ascheerer@gmscfl.com
Phone:	407-398-2890
Fax:	
Other:	

Playtopia, Inc.

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

Reunion Fitness

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

Item Number	QTY	Description	MSRP	Extended
SIGN	1	Custom playground sign on post	\$500.00	\$500.00
BORDERS	28	Rubber timbers - black - 6"	\$103.50	\$2,898.00
SURFACING	1	25 CYD of IPEMA certified Engineered Wood Fiber installed at 3", installed with weed barrier	\$2,182.50	\$2,182.50
INSTALL	1	Installation of above	\$1,062.50	\$1,062.50
SUBTOTAL				\$6,643.00
FREIGHT				\$907.50
TOTAL				\$7,550.50

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 Ruth
 To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

SECTION VII

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**Reunion East Community
Development District and Reunion
West Community Development
District
Amenity Policies & Fees**

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Adopted April 8 , 2021

Revised TBD

CDD Offices & District Manager:
219 East Livingston Street, Orlando, FL 32801
407.841.5524 ext. 138 TAdams@gmscfl.com

Definitions

“**Amenity Facilities**” or “**Amenity**” shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, pools, playgrounds, [fitness centers](#), [outdoor fitness centers](#), and dog parks, together with their appurtenant facilities and areas.

“**Amenity Facilities Policies**” or “**Policies**” shall mean these Amenity Facilities Policies of the [Districts](#), as amended from time to time.

“**Amenity Manager**” shall mean the Field Manager, District Manager or that person or firm so designated by the District’s Board of Supervisor.

“**Annual User Fee**” shall mean the fee established by the [Districts](#) or any person that is not a Resident and wishes to become a Non-Resident User. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“**Board of Supervisors**” or “**Board**” shall mean the [District’s Board of Supervisors or the Districts’ Boards](#) of Supervisors.

“**Guest**” shall mean any person or persons who are invited by a Resident or Non-Resident User to participate in the use of Amenity Facilities.

“**District**” or “**Districts**” shall mean the Reunion East [Community Development District and/or the Reunion West Community Development District](#).

“**District Manager**” shall mean the professional management company with which the [Districts](#) [have](#) contracted to provide management services to the [Districts](#).

“**Non-Resident User**” shall mean any person or family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“**Patron**” or “**Patrons**” shall mean Residents, Guests and Non-Resident Users who are eighteen (18) years of age and older.

“**Property Owner**” shall mean that person or persons having fee simple ownership of land within the [District](#).

“**Renter**” shall mean any tenant residing in a Property Owner’s home pursuant to a valid rental or lease agreement.

“**Resident**” shall mean any person or persons residing in a home within the [District](#) that is a Property Owner or a Renter assigned user privileges pursuant to the policies set forth herein.

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Introduction & Welcome

We are pleased to welcome you to the Reunion community, and we look forward to introducing you and your family to the wide variety of quality leisure experiences that define the exceptional lifestyle enjoyed by residents and guests. Our team takes great pride in providing amenities maintained to high standards of excellence and an atmosphere that is always welcoming and friendly.

This Amenity Policies Document has been designed to provide the information needed to begin utilizing the District's facilities. The usage guidelines provided in this packet have been thoughtfully established to help maintain the proper utilization of all areas while providing residents with a safe and enjoyable experience.

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The Reunion Resort community is split into two sections for CDD purposes. These are the Reunion East and Reunion West CDDs. Even though the community is split into two Districts, certain assets and amenities are accessible and maintained by both Districts in accordance with the Interlocal Agreement between the Districts.

Our community provides residents with the following amenities:

- Seven Eagles: Pool, Spas, Fitness Center, [Functional Fitness Center](#), Bocce Court and Linear Park
- Homestead: Pool, Wading Pool and Spa
- Carriage Point: Pool and Spa
- Heritage Crossings: Community Center, Pools, Wading Pool and Spa
- The Terraces: Pool, Spa, Gazebo and Pavilion
- Liberty Bluff: Dog Park and Playground
- [Grand Traverse Parkway: Playground](#)
- [Grand Traverse Parkway: Outdoor Fitness Center](#)

If you have any questions about your parks and recreation amenities, please don't hesitate to reach out to the District Management team at (407) 841-5524 extension 138 or through TAdams@gmscfl.com

Sincerely,

Tricia L. Adams, District Manager
Reunion East Community Development District
[Reunion West Community Development District](#)

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Sunshine Law Disclosure

Under Florida law, emails to and from district officials are considered public record. If you do not want your email address released in response to a public records request, do not send electronic mail to district officials. Instead, contact the District Manager's office by phone (as per Florida Statute 119).

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Amenity Management

Reunion Resort manages and maintains certain amenities owned by the Reunion East Community Development District such as Heritage Crossings Community Center and The Stables.

Reunion Resort's Office
7593 Gathering Drive
Kissimmee, FL 34747
Phone: (407) 662-1089
Anthony Carll, Resort General Manager ACarll@reunionresort.com

Reunion Resort Membership Office
Phone: (407) 420-9177
RRmembership@reunionresort.com

District Management Offices

Other amenity questions should be directed to District Staff. Please contact District Staff with any maintenance concerns or if a special event is desired at Seven Eagles Center, Heritage Crossing Pool A, Heritage Crossing Pool B, Homestead Pool, Carriage Point Pool, Terraces Pool, Terraces Pavilion, [Grand Traverse Parkway Playground or Grand Traverse Parkway Outdoor Fitness Center](#). A copy of the Special Events Policy adopted February 21, 2019 will be provided upon request.

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Reunion East Community Development District
[Reunion West Community Development District](#)
219 East Livingston Street
Orlando, Florida 32801
Phone: (407) 841-5524
Fax: (407) 839-1526
www.reunioneastcdd.com
www.reunionwestcdd.com

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Tricia L. Adams, District Manager, TAdams@gmscfl.com
Alan Scheerer, Field Operations Manager, AScheerer@gmscfl.com

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Security Office

Dial 911 in an emergency.
Reunion Security Offices can be reached by calling (407) 396-3130.

1. Facility Access Cards

1. Access Cards may be issued to all members (aged 18 and older) of each Resident's household and/or Non-Resident Members.
2. All Patrons will be required to sign a waiver of liability before using the District amenities.
3. Patrons and Guests may be required to present ID cards upon request by staff at any Amenity Facility.
4. [Further instructions for obtaining an Amenity Access card are provided by calling Reunion Security at \(407\) 396-3130.](#)

2. Non-Resident Annual User Fee

1. The Annual User Fee for any Non-Resident is \$3,000.00 per fiscal year (October 1 – September 30). This payment must be paid in full at time of completion of the Non-Resident user application and the corresponding agreement. This fee includes usage for four persons total. This fee will permit the use of all Amenity Facilities for one (1) fiscal year, pro-rated if applicable. Each subsequent annual membership fee shall be paid in full by October 1. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of amenity facilities. This membership is not available for commercial purposes.

3. Guest Policies

1. Guests under the age of 18 must be accompanied by an adult aged 18 or older. Guests must have a valid access card with a Resident, Non Resident Member or Renter providing access to the District Facilities.
2. Patrons who have a Guest using the District amenities are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.
3. Each household/dwelling unit will be permitted to bring up to six (6) guests per day to the aquatic facilities. The number of guests per household/dwelling unit cannot exceed six (6) per day unless approved by the appropriate amenity manager.

4. Renter's Privileges

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter is required to obtain an access card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

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5. General Facility Provisions

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
 - a. The Amenity Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly-noticed Board meeting.
2. All residents and guests may be required to present their Access Cards or ID cards in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Amenity Manager.
4. Dogs or other pets (with the exception of bona fide Service Animal(s) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public facilities including, but not limited to, amenity buildings, pools, or related facilities, with the exception of the dog park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:
 - If the Service Animal is out of control and the handler does not take effective measures to control it;
 - If the Service Animal is not housebroken; or,
 - If the Service Animal's behavior poses a direct threat to the health and safety of others.The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

In the event of a special event or activity occurring outdoors, the Amenity Manager may allow leashed and well-behaved dogs. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to others.
5. Vehicles must be parked in designated areas. Motorized vehicles, including golf carts, are not allowed on any trails at any time. Golf cart operation on public roads must conform to §316.212 of Florida Statutes.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their Access Cards and / or ID cards upon request by staff or Security Guards at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards or Access Cards should be reported immediately to the Security office. A fee will be assessed for any replacement cards.

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11. Smoking is not permitted at any of the District facilities except within designated smoking areas. This includes entrances to facilities and within parks.
12. No alcohol may be sold or served on any District Property at any time unless provided by the designated Amenity Manager as part of catering services.
13. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
14. Aquatic facility rules that are posted in appropriate areas must be observed.
15. Patrons and their Guests shall treat all staff members with courtesy and respect.
16. Off-road motorbikes and/or vehicles, excluding golf carts and bicycles, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
17. Children must be attended to at all times while utilizing Amenity Facilities. District staff will not offer childcare services.
18. Skateboards and scooters are not allowed on the Amenity Facilities property at anytime.
19. The Amenity Manager must approve performances at any Amenity Facility, including those by outside entertainers, in advance using the guidelines provided in the Special Events Policy available on the District website or from District staff.
20. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
21. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
22. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in accordance with Florida law.
23. The Amenity Manager and/or District Staff reserve the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities in accordance with the Special Events Policy and other policies established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any Amenity Facilities, and shall ensure that any guest or minor for whom they are responsible also complies with the same.
26. There shall be no overnight parking in the Amenity Facility parking lots.
27. Please refer to Rules for Street Parking (posted on reunioneastcdd.org) for guidelines regarding parking on District roadways.

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6. Loss or Destruction of Property or Instances of Personal Injury

1. Each Patron and each Guest assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored

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- on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron or Guest or family member(s).
 3. Any Patron, Guests or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facilities' premises shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees representatives, contractor or agents. Any patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employees representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

7. General District Amenity Facility Policy

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager.

Emergencies: After contacting 9-1-1 if required, all emergencies and injuries at Heritage Crossings Community Center and The Stables must be reported to the Amenity Manager Anthony Carll, Resort General Manager Email: ACarll@reunionresort.com Phone: (407) 662-1089. All emergencies and injuries on District property must be reported to the District Manager Tricia Adams by phone: (407) 841-5524 ext. 138 or e mail at TAdams@gmscfl.com.

District Equipment: Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guests will be responsible to the District for any cost associated with repair or replacement of that equipment.

Please note that certain Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk.

8. Aquatic Facilities Rules

No lifeguard on duty – swim at your own risk.

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Reunion East features neighborhood pool facilities to improve the leisure time of our residents. In order to enjoy a safe and enjoyable environment within these facilities, please adhere to the following guidelines and policies.

Usage Guidelines

1. Swim at your own risk. Lifeguards do not supervise the pool areas during operating hours.
2. Pools are open 8 am to 11 pm.
3. Children must be three years old to enter the pool.
4. No one under the age of 18 is allowed in the area alone unless accompanied by a person 18 years and older. Residents are not permitted to drop off their children/grandchildren without specific supervision from a person 18 years and older.
5. Children under the age of 10 must be directly supervised by a person 18 years or older in the water or from the deck at all times. A single individual may be responsible for supervising a maximum of four (4) children at any given time.
6. Flotation devices are permitted, but their use by non-swimmers requires direct supervision in the water by a person 18 years of age or older.
7. Persons unable to swim 25 yards without stopping and unable to handle themselves well in the water are not permitted in water above their shoulders.
8. To prevent accidental loss or damage, we recommend that personal pool toys be left at home.
9. No bicycles, scooters, roller skates, roller blades or skate boards are permitted on the pool deck or within respective amenity's gated areas.
10. Strollers are allowed on the deck, as long as they are kept a minimum of three (3) feet from the pool edge and are maintained in a locked position.
11. Glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms. This is per State regulations. Food and drink are not permitted within 3 feet of the pool. Alcohol service at Seven Eagles, Heritage Crossings Community Center and The Stables are managed by the Amenity Manager and other facilities are subject to the provisions in the District's Special Events Policy. Residents should not otherwise bring alcohol to District amenities.
12. All swimmers must shower before initially entering the pool.
13. Persons with open cuts, wounds, sores or blisters may not use the pool.
14. No person should use the pool with or suspected of having a communicable disease that could be transmitted through the use of the pool.
15. Appropriate swimming attire (swimsuits) must be worn at all times.
16. Infants/children not toilet trained and incontinent adults must wear swimsuit diapers or snug plastic pants under their swim suits. Diapers (cloth and disposable) are prohibited.
17. Animals are not permitted in the pool areas.
18. Sitting on or hanging from pool ladders is not allowed.
19. No diving is permitted.
20. Back dives, flips, back jumps or other dangerous actions from the side of the pool are prohibited.
21. Radios and other devices for music or broadcast are only allowed with personal listening devices such as earphones.
22. Only authorized staff members are allowed in the filter rooms, chemical storage rooms, first aid station and staff office area.
23. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
24. The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
25. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes

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after the last sighting. Everyone must leave the pool deck immediately when instructed to do so by the staff.

26. All swim instructors must be approved, certified and employed by the Amenity Manager.
27. All other general facility rules apply.

9. Seven Eagles Fitness Center and Functional Fitness Center

1. Maximum Fitness Center capacity is 17 persons.
2. Maximum Functional Fitness Center Capacity is 6 persons.
3. Children aged 12 and under are not permitted in the Fitness Centers at any time. This applies to a restricting all strollers, baby carriers and children from sitting on the floor while a parent or guardian is exercising.
4. Teens aged 13 to 17 may use the fitness room equipment when supervised by an adult
5. Rubber soled shoes that cover the entire foot are required to be worn at all times when using the Fitness Center.
6. Shirts must be worn at all times when using the Fitness Centers.
7. Bathing suits and jeans are not permitted in the Fitness Centers.
8. Food is not permitted in the Fitness Centers. Plastic beverage containers are allowed.
9. Please be considerate of other users. Wipe down equipment using the sanitary wipes provided by the Amenity Manager after each use. Return weight plates and dumbbells to the appropriate rack provided.
10. Circuit training has priority, please allow others to work in/share the circuit equipment between sets.
11. Cardiovascular equipment is limited to a maximum 30 minutes when people are waiting.
12. Using a spotter when lifting weights is recommended. The Fitness Centers are not supervised and you are exercising at your own risk.
13. Reunion East Community Development District is not responsible for personal belongings lost or stolen in the facility.
14. Please limit conversations and cell phone use as a courtesy to other users.
15. Restrict floor exercises to the back area of the exercise room which leaves the main fitness floor area clear of personal items.
16. Please report any equipment problems to the District Manager's Office Phone: (407) 841-5524, Alan Scheerer, Field Operations Manager AScheerer@gmscfl.com.

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10. Bocce Court

1. Bocce balls shall not be tossed or thrown outside of the court.
2. Common courtesy and sports etiquette required for all games.

11. Terraces Gazebo, Terraces Pavilion and Other Outdoor Areas

The outdoor areas of Reunion East Community Development District are maintained for the use of residents of the community. The policies below adhere to all outdoor spaces including the pavilion, gazebo, and other outdoor spaces.

Deleted: Liberty Bluff Playground,

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The Terraces Gazebo and Pavilion event lawn and patio areas are available for use by residents and their guests only on a first come, first serve basis.

1. Private rentals may be reserved through the District Manager's office per the

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Reunion East Special Events Policies adopted February 2019. Private rentals are subject to appropriate fees as approved by the Board. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager. Please see Section 15 and 16 for additional details.

2. A schedule of activities will be posted in each area and updated by the staff.
3. Residents on a first-come, first-served basis may utilize the Gazebo and Pavilion.
4. No alcohol may be sold or served at any District amenity including outdoor spaces unless provided by the designated amenity manager as a part of contracted catering services.
5. No one under the age of 18 is allowed in the area alone unless accompanied by a person 18 years and older. Residents are not permitted to “drop off” their children/grandchildren without specific supervision from a person 18 years or older.
6. Bikes, rollerblades, skateboards and equipment with wheels are prohibited.
7. No chalking or marking any outdoor areas.
8. Pets must be kept on leash and residents must pick up and dispose of pet waste in appropriate receptacles. Residents are encouraged to utilize the dog park.
9. Profanity, fighting or disruptive behavior will not be tolerated.
10. [No smoking or vaping any substances](#) in public spaces.
11. Residents are responsible for bringing their own equipment.
12. All instructors must be approved, certified and employed by the Amenity Manager.
13. All programs and services including but not limited to personal training, group exercise, and instructional programs must be conducted by an approved and certified employee of the Amenity Manager.
14. Amplified sound systems and DJs are prohibited unless it is an approved program, event or private rental.
15. Residents must clean up after themselves and dispose of trash in the appropriate receptacles.
16. Removal of furniture or equipment is prohibited.
17. All other general facility rules apply.

Deleted: Smoking is not permitted

12. Dog Parks

Dog parks are available within Reunion, for the enjoyment of residents and their four-legged friends.

1. Use of Dog Park is at your own risk.
2. Owners are legally responsible for the behavior of their dogs at all times.
3. Dogs must be leashed while entering and exiting the park.
4. Dog waste must be cleaned up by their owners immediately.
5. The dog park may only be reserved for a community approved program or event. All scheduled events will be posted.
6. Owners must be within the dog park and supervising their dog with leash readily available.
7. Dog handlers must be at least 16 years of age.
8. Children must be accompanied by an adult aged 18 or older and must be supervised at all times.
9. Aggressive dogs must be removed immediately.
10. Dogs should be under voice control.
11. Human food is prohibited at the dog park.
12. Dog food and treats are prohibited at the dog park.
13. Glass containers are prohibited at the dog park.
14. Female dogs in heat are prohibited at the dog park.
15. Puppies under four months are prohibited at the dog park.
16. Owners must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.

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17. All other general facility rules apply.

13. Liberty Bluff Playground and Grand Traverse Parkway Playground

1. Playgrounds are available Dawn to Dusk.
2. Recommended ages for equipment TBD.
3. Children up to age 12 must be supervised by an adult aged 18 or older at all times. The Playground is not intended to be used by children over 12 years of age.
4. Surfaces can become hot when exposed to direct sunlight.
5. Surfaces can become slippery when wet.
6. No food, alcohol, glass containers, smoking or vaping products allowed.
7. Use at your own risk.

14. Grand Traverse Parkway Outdoor Fitness Center

1. The Outdoor Fitness Center is available Dawn to Dusk.
2. Teens ages 13 to 17 can use the Outdoor Fitness Center with adult supervision.
3. Proper workout attire and footwear required at all times.
4. No food, alcohol, glass containers, smoking or vaping products allowed.
5. Use at your own risk.
6. Inspect equipment before use and report any damages to ascheerer@gmscfl.com or (407) 841-5524.

15. Lakes, Ponds, and Natural Areas Within District

The lakes and ponds throughout the community are designed and maintained for the enjoyment of our community.

No fishing is permitted in District-managed bodies of water. Residents shall not trespass on private property of another resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our community. Anyone near said water bodies are there at their own risk. District waterbodies may be deep and those participating in recreational activities District waterbodies do so at their own risk. District recommends use of appropriate safety equipment during any such activities.

No watercrafts of any kind are allowed in any other body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Osceola County and the Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having

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jurisdiction including Osceola County and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Osceola County and/or SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

16. Wildlife and Contacts

In the event of an emergency situation, please call 911.

Please do not disturb or agitate wildlife encountered while in the community.

For any stray domestic animals, please contact Osceola County Animal Services for assistance.

17. Amenity Rental Procedures

A copy of the Special Events Policy adopted February 21, 2019 will be provided upon request. This additional policy document details rental procedures and policies for **Heritage Crossing Pool A, Heritage Crossing Pool B, Homestead Pool, Carriage Point Pool, Terraces Pool and Terraces Pavilion**. Please contact District Management staff at Phone: (407) 841-5524 to receive a copy of the Special Events Policy that includes rental fees and capacities.

Questions about renting **Heritage Crossings Community Center or The Stables** should be directed to Reunion Resort Office at Phone: (407) 662-1089.

Reservations are on a first-come, first-served basis by contacting the appropriate office and filling out a reservation form. Reservations should be made at least thirty (30) days in advance. All organized usage of any District-owned property must be approved through an executed rental agreement between the Resident and District/District's designee. Please speak to the District Office or Resort Office for further information regarding rental procedures and to file an application for rental.

There are no personal recurring reservations allowed for the District amenities.

Fees associated with renting of Amenity Facilities shall be decided upon by the Amenity Manager and with approval of the District Manager and Board. These fees may increase from time to time to correspond with increased operating costs for the Amenity Facilities.

Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

All Events shall be confined to the Site reserved for such event. If proposed Special Event will impact properties beyond the Site, the District Manager shall deny the Application. Upon such denial, the Applicant may resubmit its Application with required revisions or appeal the District Manager's decision to the Board.

No advertising or distribution of flyers, brochures, or posters regarding the Special Event as it pertains to the District Property is allowed.

Special Events shall be suitable for all ages and shall not discriminate against participants or observers as to race, color, religion, sex, national origin, age, disability, marital or veteran status.

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No alcohol may be sold or served by an Amenity Renter on any District Property at any time. Alcohol service can be provided as part of catering service arranged with the Amenity Manager.

The Amenity Manager is entitled to exclusive catering privileges for all rentals at Reunion East Community Development District.

Special Events may not include the sales of any goods or services on any District Property unless the Applicant is a non-profit entity organized and in good standing under Section 501(c)(3) of the United States Internal Revenue Code (or similar non-taxable provisions of the said code) and the sales must be incidental to the purpose of the Special Event. Evidence satisfactory to the District of such organization and good standing must be submitted with the Event Use Application.

Amenity renters may not charge an entrance fee or other fee for access to, or for use of, the District Property.

The Amenity Manager has the authority to approve, deny or restrict rentals within District-owned or leased property, for the best interest of Residents and their Guests. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

18. Rental Fees for Amenity Facilities

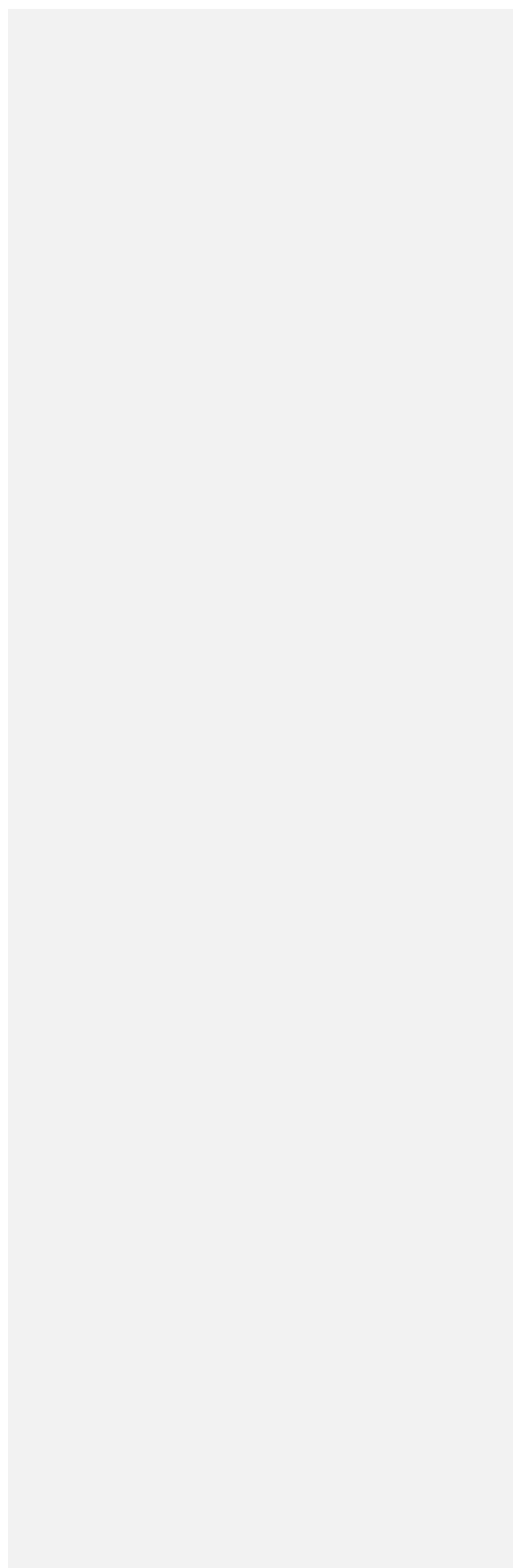
Area and Location	Description	Fees
Terraces Pavilion <i>This does not include usage of the dog parks, playgrounds or other common spaces. This is strictly for Pavilion/Event Lawn. Staff will provide boundary map if requested.</i>	<ul style="list-style-type: none"> Maximum attendees recommended at 25 	Fees are based on number of attendees. Please refer to the Special Events Policy adopted February 2019 for details.
Heritage Crossings Community Center	<ul style="list-style-type: none"> Maximum attendees recommended is 614. 	\$ 1000.00 Full Ballroom \$ 500.00 Half Ballroom
The Stables	<ul style="list-style-type: none"> Maximum attendees recommended is determined based on the event configuration. 	\$750.00

Rental fees do not include additional fees that may be charged as direct result of additional staffing, catering expenses, security fees, or equipment fees required by Amenity Manager.

Non profit 401(c)(3) charity organizations may rent Heritage Crossings Community Center for a reduced fee on a case-by-case basis through the Amenity Manager’s office, for co-sponsored District events. The Amenity Manager has the right to approve or deny these rentals, based upon the needs of the community and Amenity event calendar.

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SECTION VIII

November 7, 2022

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

Re: Proposal to Provide an Existing Conditions Review and Pavement Management Plan

Dear Ms. Adams:

Boyd Civil Engineering has discussed a proposed pavement management plan with two geotechnical engineers and has reviewed an example report prepared for another District as provided by your office. Based on these discussions and the review of the example report, we are providing this proposal to perform an existing conditions summary review of the existing roadways and alleys that are owned and maintained by the District.

The services and report will include the following:

1. Visual Site Inspections and completion of a curb line assessment of CDD owned and maintained roadways and alleys. (The Reunion West CDD has approximately 64,500 +/- linear ft of roadways and alleys).
2. While assessing the curb line, any broken, sunken, and/or areas with impaired function will be noted. Broken indicates that the curb is chipped or has transverse cracking present in either the flowline, face of curb, or back of curb. Sunken indicates that the curb flowline is below profile grade of adjacent curb resulting in a low spot. The function is impaired if the defect prohibits the overall section of curb from functioning adequately. Additional comments will be made if necessary.
3. Visual defects of asphalt paving will be noted and described with recommendations for repair where necessary.

November 7, 2022

4. Results will be summarized in a table describing the location, observed issue, and recommendation for action.
5. A proposed resurfacing schedule will be proposed based on the age and current conditions of each roadway section. Estimated quantities / areas of resurfacing will be provided.
6. A map showing the areas of included roadways and alleys is attached.

Fees for Professional Services associated with this work are summarized below:

Site Inspections:	\$3,800
Final Report:	\$6,500
Reimbursable Expenses:	\$ 300

Services will be performed as an authorized task under our Master Agreement as District Engineer.

We appreciate the opportunity to serve the Reunion West CDD.

Steven N. Boyd, P.E.

District Engineer

Task Authorization Approved by

_____ Date _____

Reunion West CDD

REUNION WEST CDD

AREAS REQUIRING A PAVEMENT
MANAGEMENT PLAN TO PROVIDE
GUIDANCE FOR CDD MAINTENANCE OF
ROADS

Area 2

Area 1

Area 3

Area 4

Sinclair Rd

N Old Lake Wilson Rd

429

4

S Old Lake Wilson Rd



SECTION IX

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 legal review.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Boyd/Scheerer	In Process	BOS approved proposal 10.13.2022. Agreement execution pending. Alan Scheerer working with ACT to provide proposal for Access Control system.
	Traffic Calming			FY2023 R&M Project
	Pavement Management Plan			Proposal for Pavement Review and Pavement Management Plan to be considered at 12.08.2022 BOS Meeting.
9/9/21	Security Improvements at Carriage Pointe	Scheerer/Vargas	In Process	Access Control proposal approved 03.10.2022. Project in process and communication to residents pending.

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. Fencing approved and pending installation. Sidewalks and other concrete work is being addressed by Operations Manager. Amenity Policy document to be considered. Signage will be consistent with policies.
1/13/22	Monitor Residential/Industrial/Commercial Development Nearby Reunion	Adams	In Process	https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 28252700000600000 51.02 acres 33252700000500000 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			Proposal for Pavement Review and Pavement Management Plan to be considered at 12.08.2022 BOS Meeting.

SECTION 2

Reunion West

Community Development District

Summary of Check Register

October 1, 2022 to October 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	10/6/22	1975-1976	\$ 786.43
	10/13/22	1977-1980	\$ 23,348.37
	10/20/22	1981-1986	\$ 7,656.23
	10/26/22	1987	\$ 294.56
			\$ 32,085.59
Payroll	<u>October 2022</u>		
	Graham Staley	50581	\$ 184.70
	Mark Greenstein	50582	\$ 184.70
	Sharon Harley	50583	\$ 184.70
			\$ 554.10
			\$ 32,639.69

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/06/22	00053	9/29/22 5118	202209 300-13100-10100	SDWLKGRND-LASSO/BROOKHRST	*	384.25		
		9/29/22 5118	202209 320-53800-53000	SDWLKGRND-LASSO/BROOKHRST	*	340.75		
							BERRY CONSTRUCTION INC.	725.00 001975
10/06/22	00020	9/23/22 538	202206 320-53800-57400	AMERICAN EXPRESS-PRK VIOL	*	61.43		
							GOVERNMENTAL MANAGEMENT SERVICES	61.43 001976
10/13/22	00035	9/30/22 205978	202209 300-13100-10100	AQUATIC MGMT ENCORE SEP22	*	103.35		
		9/30/22 205978	202209 320-53800-47000		*	91.65		
		9/30/22 206005	202209 300-13100-10100	AQUATIC PLANT MGMT SEP22	*	69.96		
		9/30/22 206005	202209 320-53800-47000	AQUATIC PLANT MGMT SEP22	*	62.04		
							APPLIED AQUATIC MANAGEMENT, INC.	327.00 001977
10/13/22	00051	10/07/22 3481	202209 310-51300-31100	CDD BRD OF SUPERVISOR MTG	*	215.00		
							BOYD CIVIL ENGINEERING	215.00 001978
10/13/22	00066	10/11/22 RWCDD-MM	202210 300-13100-10100	LANDSCAPE MAINT OCT22	*	8,474.66		
		10/11/22 RWCDD-MM	202210 320-53800-47300	LANDSCAPE MAINT OCT22	*	6,658.67		
							CREATIVE NORTH INC	15,133.33 001979
10/13/22	00020	10/01/22 539	202210 310-51300-34000	MANAGEMENT FEES OCT22	*	3,874.00		
		10/01/22 539	202210 310-51300-35200	WEBSITE ADMIN OCT22	*	83.33		
		10/01/22 539	202210 310-51300-35100	INFORMATION TECH OCT22	*	133.33		
		10/01/22 539	202210 310-51300-31300	DISSEMINATION FEE OCT22	*	833.33		
		10/01/22 539	202210 310-51300-51000	OFFICE SUPPLIES	*	.45		
		10/01/22 539	202210 310-51300-42000	POSTAGE	*	8.85		
		10/01/22 540	202210 320-53800-12000	FIELD MANAGEMENT OCT22	*	2,739.75		
							GOVERNMENTAL MANAGEMENT SERVICES	7,673.04 001980

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/20/22	00053	10/12/22	5132	202210	300	13100	10100		RPR/INST.OVERHD LGHT SIGN	*	260.40		
		10/12/22	5132	202210	320	53800	57400		RPR/INST.OVERHD LGHT SIGN	*	204.60		
BERRY CONSTRUCTION INC.												465.00	001981
10/20/22	00066	10/13/22	RW10112A	202210	300	13100	10100		HURRICANE-RMV 3FALLEN BSH	*	201.60		
		10/13/22	RW10112A	202210	320	53800	47400		HURRICANE-RMV 3FALLEN BSH	*	158.40		
		10/13/22	RW1062A	202210	300	13100	10100		HURRICANE-RMV BRKN BRNCHS	*	840.00		
		10/13/22	RW1062A	202210	320	53800	47400		HURRICANE-RMV BRKN BRNCHS	*	660.00		
CREATIVE NORTH INC												1,860.00	001982
10/20/22	00043	10/12/22	106202	202209	310	51300	31500		MTG/VLG 3A PLAT/AGR EXT.	*	1,946.54		
LATHAM,LUNA,EDEN & BEAUDINE,LLP												1,946.54	001983
10/20/22	00005	9/20/22	60882695	202209	310	51300	48000		WORKSHOP MEETING 09/08/22	*	267.43		
		9/20/22	60882695	202209	310	51300	48000		NOT OF FY23 MEETING DATES	*	263.68		
ORLANDO SENTINEL												531.11	001984
10/20/22	00036	9/30/22	350	202209	330	53800	43000		DUKEENERGY#9100 8323 9862	*	3.76		
		9/30/22	351	202209	320	53800	43000		DUKEENERGY#9100 8324 0443	*	553.05		
		9/30/22	358	202209	320	53800	43100		TOHO METER#62644093 SEP22	*	149.45		
REUNION RESORT												706.26	001985
10/20/22	00069	10/01/22	3208442	202210	300	13100	10100		SECURITY COST SHARE OCT22	*	1,202.50		
		10/01/22	3208442	202210	320	53800	34500		SECURITY COST SHARE OCT22	*	944.82		
REUNION WEST PROPERTY OWNERS INC												2,147.32	001986
10/26/22	00069	10/25/22	RW202209	202209	300	13100	10100		MONTHLY GATE REPAIR SEP22	*	156.12		
		10/25/22	RW202209	202209	320	53800	57400		MONTHLY GATE REPAIR SEP22	*	138.44		
REUNION WEST PROPERTY OWNERS INC												294.56	001987
TOTAL FOR BANK A											32,085.59		
REUW REUNION WEST TVISCARRA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						32,085.59	

REUW REUNION WEST TVISCARRA

Reunion West

Community Development District

Summary of Check Register

November 1, 2022 to November 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	11/3/22	1988-1993	\$ 25,774.25
	11/9/22	1994-1997	\$ 12,547.57
	11/17/22	1998-2004	\$ 14,941.38
	11/29/22	2005	\$ 339.00
			O
			\$ 53,602.20
Replacement & Maintenance Fund	11/3/22	41	\$ 45,374.24
			\$ 45,374.24
			\$ 98,976.44

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/03/22	00035	10/21/22	206658	202210	300	13100	10100		AQUATIC MGMT ENCORE OCT22	*	109.20		
		10/21/22	206658	202210	320	53800	47000		AQUATIC MGMT ENCORE OCT22	*	85.80		
		10/21/22	206661	202210	300	13100	10100		AQUATIC PLANT MGMT OCT22	*	80.64		
		10/21/22	206661	202210	320	53800	47000		AQUATIC PLANT MGMT OCT22	*	63.36		
APPLIED AQUATIC MANAGEMENT, INC.												339.00	001988
11/03/22	00031	11/01/22	11012022	202211	300	20700	10400		FY22 DEBT SRVCS SER2015	*	2,645.58		
REUNION WEST C/O USBANK												2,645.58	001989
11/03/22	00031	11/01/22	11012022	202211	300	20700	10500		FY22 DEBT SRVCS SER2016	*	4,354.53		
REUNION WEST C/O USBANK												4,354.53	001990
11/03/22	00031	11/01/22	11012022	202211	300	20700	10600		FY22 DEBT SRVCS SER2017	*	4,075.18		
REUNION WEST C/O USBANK												4,075.18	001991
11/03/22	00031	11/01/22	11012022	202211	300	20700	10700		FY22 DEBT SRVCS SER2019	*	3,549.05		
REUNION WEST C/O USBANK												3,549.05	001992
11/03/22	00031	11/01/22	11012022	202211	300	20700	10800		FY22 DEBT SRVCS SER2022	*	10,810.91		
REUNION WEST C/O USBANK												10,810.91	001993
11/09/22	00020	11/01/22	541	202211	310	51300	34000		MANAGEMENT FEES NOV22	*	3,874.00		
		11/01/22	541	202211	310	51300	35200		WEBSITE ADMIN NOV22	*	83.33		
		11/01/22	541	202211	310	51300	35100		INFORMATION TECH NOV22	*	133.33		
		11/01/22	541	202211	310	51300	31300		DISSEMINATION FEE NOV22	*	833.33		
		11/01/22	541	202211	310	51300	51000		OFFICE SUPPLIES	*	.63		
		11/01/22	541	202211	310	51300	42000		POSTAGE	*	9.40		
		11/01/22	541	202211	310	51300	42500		COPIES	*	.30		
		11/01/22	542	202211	320	53800	12000		FIELD MANAGEMENT NOV22	*	2,739.75		
GOVERNMENTAL MANAGEMENT SERVICES												7,674.07	001994
REUW REUNION WEST TVISCARRA													

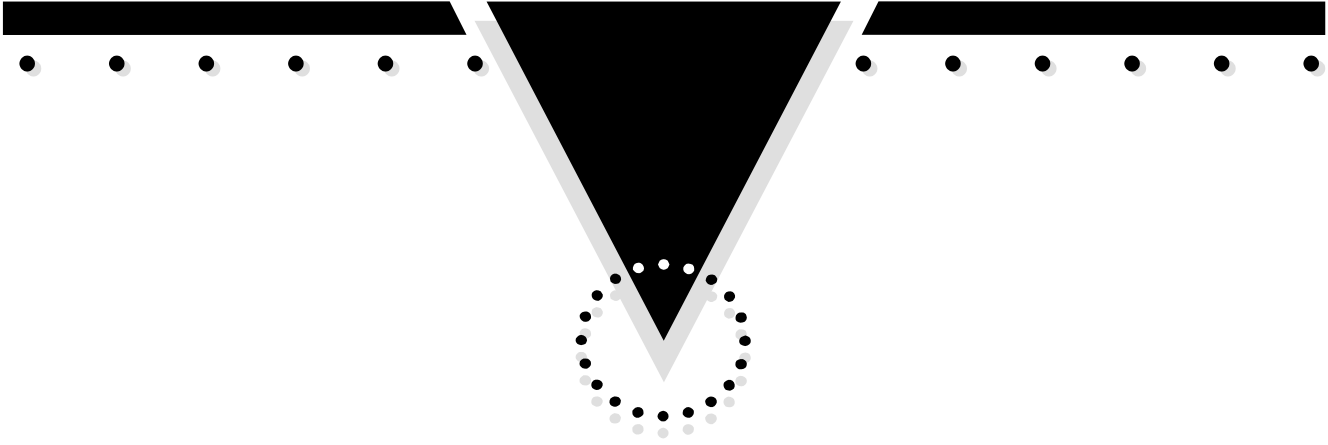
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/09/22	00051	11/03/22	3512	202210	310-51300-31100		ZOOM MEETING/AGDA/MTG PRP BOYD CIVIL ENGINEERING	*	322.50	322.50	001995
11/09/22	00053	10/30/22	5149	202210	300-13100-10100		HURRICANE-RPR INST.FENCE	*	2,450.56		
		10/30/22	5149	202210	320-53800-48100		HURRICANE-RPR INST.FENCE BERRY CONSTRUCTION INC.	*	1,925.44	4,376.00	001996
11/09/22	00049	10/03/22	86612	202210	310-51300-54000		SPECIAL DISTRICT FEE-FY23 DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00	001997
11/17/22	00005	10/27/22	62679695	202210	310-51300-48000		NOT.LANDOWNER MTG 11/10 ORLANDO SENTINEL	*	691.86	691.86	001998
11/17/22	00031	11/17/22	11172022	202211	300-20700-10400		FY23 DEBT SRVC SER2015 REUNION WEST C/O USBANK	*	1,550.38	1,550.38	001999
11/17/22	00031	11/17/22	11172022	202211	300-20700-10500		FY23 DEBT SRVC SER2016 REUNION WEST C/O USBANK	*	2,551.87	2,551.87	002000
11/17/22	00031	11/17/22	11172022	202211	300-20700-10600		FY23 DEBT SRVC SER2017 REUNION WEST C/O USBANK	*	2,388.16	2,388.16	002001
11/17/22	00031	11/17/22	11172022	202211	300-20700-10700		FY23 DEBT SRVC SER2019 REUNION WEST C/O USBANK	*	2,079.83	2,079.83	002002
11/17/22	00031	11/17/22	11172022	202211	300-20700-10800		FY23 DEBT SRVC SER2022 REUNION WEST C/O USBANK	*	4,911.15	4,911.15	002003
11/17/22	00036	10/31/22	427	202210	320-53800-43000		DUKEENERGY#9100 8323 9862	*	40.65		
		10/31/22	428	202210	320-53800-43000		DUKEENERGY#9100 8324 0443	*	610.85		
		10/31/22	429	202210	320-53800-43100		TOHO METER#62644093 OCT22 REUNION RESORT	*	116.63	768.13	002004
REUW REUNION WEST TVISCARRA											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/29/22	00035	11/04/22 207046	202211 300-13100-10100	AQUATIC PLANT MGMT NOV22	*	80.64		
		11/04/22 207046	202211 320-53800-47000	AQUATIC PLANT MGMT NOV22	*	63.36		
		11/04/22 207047	202211 300-13100-10100	AQUATIC MGMT ENCORE NOV22	*	109.20		
		11/04/22 207047	202211 320-53800-47000	AQUATIC MGMT ENCORE NOV22	*	85.80		
							339.00	002005
TOTAL FOR BANK A						53,602.20		
TOTAL FOR REGISTER						53,602.20		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/03/22	00008	11/02/22	PTP21-30 202210 300-13100-10100 FINAL-CUT/CAP POST/BORDER		*	25,409.57	
		11/02/22	PTP21-30 202210 320-53800-60000 FINAL-CUT/CAP POST/BORDER		*	19,964.67	
							45,374.24 000041

						TOTAL FOR BANK C	45,374.24
						TOTAL FOR REGISTER	45,374.24

SECTION 3



Reunion West
Community Development District

Unaudited Financial Reporting

October 31, 2022



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

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2023
ASSETS:					
CASH	\$935,735	\$112,225	---	---	\$1,047,960
CUSTODY ACCOUNT	\$2,878	---	---	---	\$2,878
STATE BOARD OF ADMINISTRATION	---	\$763,867	---	---	\$763,867
ASSESSMENT RECEIVABLE	\$14,260	---	\$25,435	---	\$39,696
DUE FROM REUNION EAST	\$94,592	\$36,487	---	---	\$131,079
INVESTMENTS					
SERIES 2015					
Reserve	---	---	\$164,224	---	\$164,224
Revenue	---	---	\$177,530	---	\$177,530
SERIES 2016					
Reserve	---	---	\$276,552	---	\$276,552
Revenue	---	---	\$436,412	---	\$436,412
Prepayment	---	---	\$24	---	\$24
SERIES 2017					
Reserve	---	---	\$255,875	---	\$255,875
Revenue	---	---	\$398,348	---	\$398,348
Prepayment	---	---	\$2,492	---	\$2,492
SERIES 2019					
Reserve	---	---	\$328,056	---	\$328,056
Revenue	---	---	\$183,197	---	\$183,197
Construction	---	---	---	\$86,238	\$86,238
SERIES 2022					
Reserve	---	---	\$259,938	---	\$259,938
Revenue	---	---	\$319,781	---	\$319,781
Cost of Issuance	---	---	\$3,715	---	\$3,715
TOTAL ASSETS	\$1,047,465	\$912,580	\$2,831,579	\$86,238	\$4,877,862
LIABILITIES:					
ACCOUNTS PAYABLE	\$6,672	\$45,374	---	---	\$52,047
DUE TO REUNION EAST	\$319,531	\$59,845	---	---	\$379,376
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	\$807,361	---	---	\$807,361
UNASSIGNED	\$721,262	---	---	---	\$721,262
RESTRICTED FOR DEBT 2004-1	---	---	\$10,811	---	\$10,811
RESTRICTED FOR DEBT 2015	---	---	\$344,400	---	\$344,400
RESTRICTED FOR DEBT 2016	---	---	\$717,343	---	\$717,343
RESTRICTED FOR DEBT 2017	---	---	\$660,791	---	\$660,791
RESTRICTED FOR DEBT 2019	---	---	\$514,802	---	\$514,802
RESTRICTED FOR DEBT 2022	---	---	\$583,433	---	\$583,433
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$86,238	\$86,238
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,047,465	\$912,580	\$2,831,579	\$86,238	\$4,877,862

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,760,063	\$0	\$0	\$0
Interest	\$0	\$0	\$4	\$4
Rental Income	\$1,760	\$147	\$1,760	\$1,613
TOTAL REVENUES	\$1,761,823	\$147	\$1,764	\$1,617
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$1,000	\$600	\$400
FICA	\$918	\$77	\$46	\$31
Engineering	\$8,000	\$667	\$323	\$344
Attorney	\$20,000	\$1,667	\$0	\$1,667
Trustee Fee	\$21,000	\$0	\$0	\$0
Dissemination	\$10,000	\$833	\$833	\$0
Arbitrage	\$3,000	\$0	\$0	\$0
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$700	\$0	\$0	\$0
Annual Audit	\$7,500	\$0	\$0	\$0
Management Fees	\$46,488	\$3,874	\$3,874	\$0
Information Technology	\$1,600	\$133	\$133	\$0
Website Maintenance	\$1,000	\$83	\$83	\$0
Telephone	\$100	\$8	\$0	\$8
Postage	\$1,500	\$125	\$9	\$116
Printing & Binding	\$500	\$42	\$0	\$42
Insurance	\$11,416	\$11,416	\$10,226	\$1,190
Legal Advertising	\$5,000	\$417	\$692	(\$275)
Other Current Charges	\$350	\$29	\$0	\$29
Office Supplies	\$300	\$25	\$0	\$25
Travel Per Diem	\$250	\$21	\$0	\$21
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$159,297	\$28,092	\$24,495	\$3,597
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$32,877	\$2,740	\$2,740	\$0
Management Services Agreement	\$14,300	\$1,192	\$1,192	(\$0)
Telephone	\$6,600	\$550	\$468	\$82
Electric	\$259,446	\$21,621	\$21,878	(\$258)
Water & Sewer	\$31,852	\$2,654	\$2,549	\$105
Gas	\$35,992	\$2,999	\$840	\$2,160
Pool and Fountain Maintenance	\$129,800	\$10,817	\$11,574	(\$757)
Environmental	\$7,040	\$587	\$1,939	(\$1,352)
Property Insurance	\$32,571	\$32,571	\$29,414	\$3,157
Irrigation Repairs	\$7,150	\$596	\$381	\$215
Landscape Contract	\$515,490	\$42,958	\$28,181	\$14,776
Landscape Contingency	\$22,000	\$1,833	\$2,930	(\$1,097)
Gate and Gatehouse Expenses	\$22,000	\$1,833	\$2,635	(\$802)
Roadways/Sidewalks	\$11,000	\$917	\$0	\$917
Lighting	\$4,400	\$367	\$977	(\$610)
Building Repairs & Maintenance	\$8,800	\$733	\$0	\$733
Pressure Washing	\$15,400	\$1,283	\$0	\$1,283
Maintenance (Inspections)	\$220	\$18	\$0	\$18
Repairs & Maintenance	\$11,000	\$917	\$8,392	(\$7,475)
Contract Cleaning	\$28,600	\$2,383	\$2,243	\$141
Fitness Center Repairs & Maintenance	\$2,200	\$183	\$0	\$183
Operating Supplies	\$2,200	\$183	\$0	\$183
Signage	\$4,400	\$367	\$279	\$87
Security	\$87,208	\$7,267	\$6,078	\$1,189
Parking Violation Tags	\$220	\$18	\$0	\$18
TOTAL MAINTENANCE	\$1,602,526	\$138,837	\$124,690	\$14,147
TOTAL EXPENDITURES	\$1,761,823	\$166,929	\$149,185	\$17,744
EXCESS REVENUES (EXPENDITURES)	\$0		(\$147,421)	
FUND BALANCE - Beginning	\$0		\$868,683	
FUND BALANCE - Ending	\$0		\$721,262	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending October 31, 2022

	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>REVENUES:</u>				
Transfer In	\$294,760	\$0	\$0	\$0
Interest	\$3,500	\$292	\$2,039	\$1,747
TOTAL REVENUES	\$298,260	\$292	\$2,039	\$1,747
<u>EXPENDITURES:</u>				
Contingency	\$500	\$42	\$38	\$4
Building Improvements	\$138,399	\$11,533	\$0	\$11,533
Fountain Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$197,769	\$16,481	\$0	\$16,481
Landscape Improvements	\$0	\$0	\$0	\$0
Irrigation Improvemnts	\$0	\$0	\$0	\$0
Lighting Improvements	\$0	\$0	\$0	\$0
Monument Improvements	\$0	\$0	\$0	\$0
Pool Furniture	\$6,600	\$550	\$0	\$550
Pool Repair & Replacements	\$0	\$0	\$0	\$0
Roadways/Sidewalks Improvements	\$48,972	\$4,081	\$10,322	(\$6,241)
Signage	\$22,000	\$1,833	\$0	\$1,833
Stormwater Improvement	\$22,000	\$1,833	\$0	\$1,833
Capital Outlay	\$4,400	\$367	\$19,965	(\$19,598)
TOTAL EXPENDITURES	\$440,640	\$36,720	\$30,325	\$6,395
EXCESS REVENUES (EXPENDITURES)	(\$142,380)		(\$28,286)	
FUND BALANCE - Beginning	\$795,325		\$835,647	
FUND BALANCE - Ending	\$652,945		\$807,361	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending October 31, 2022

	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Other Debt Service	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Other Sources/(Uses)				
Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10,811	
FUND BALANCE - Ending	\$0		\$10,811	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending October 31, 2022

	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$0	\$0	\$0
Interest	\$200	\$17	\$557	\$540
TOTAL REVENUES	\$327,075	\$17	\$557	\$540
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$79,763	\$0	\$0	\$0
Principal Expense 05/01	\$170,000	\$0	\$0	\$0
Interest Expense 05/01	\$79,763	\$0	\$0	\$0
TOTAL EXPENDITURES	\$329,525	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$2,450)		\$557	
FUND BALANCE - Beginning	\$176,868		\$343,843	
FUND BALANCE - Ending	\$174,418		\$344,400	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending October 31, 2022

	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$538,024	\$0	\$0	\$0
Interest	\$350	\$29	\$1,161	\$1,132
TOTAL REVENUES	\$538,374	\$29	\$1,161	\$1,132
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$185,016	\$0	\$0	\$0
Principal Expense 11/01	\$165,000	\$0	\$0	\$0
Interest Expense 05/01	\$181,406	\$0	\$0	\$0
TOTAL EXPENDITURES	\$531,422	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$6,952		\$1,161	
FUND BALANCE - Beginning	\$434,696		\$716,181	
FUND BALANCE - Ending	\$441,648		\$717,343	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending October 31, 2022

	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$503,509	\$0	\$0	\$0
Interest	\$300	\$25	\$1,070	\$1,045
TOTAL REVENUES	\$503,809	\$25	\$1,070	\$1,045
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$173,850	\$0	\$0	\$0
Principal Expense 11/01	\$155,000	\$0	\$0	\$0
Interest Expense 05/01	\$171,138	\$0	\$0	\$0
TOTAL EXPENDITURES	\$499,988	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,822		\$1,070	
FUND BALANCE - Beginning	\$399,252		\$659,721	
FUND BALANCE - Ending	\$403,074		\$660,791	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending October 31, 2022

	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$438,505	\$0	\$0	\$0
Interest	\$300	\$25	\$833	\$808
TOTAL REVENUES	\$438,805	\$25	\$833	\$808
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$153,150	\$0	\$0	\$0
Principal Expense 05/01	\$130,000	\$0	\$0	\$0
Interest Expense 05/01	\$153,150	\$0	\$0	\$0
TOTAL EXPENDITURES	\$436,300	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$2,505		\$833	
FUND BALANCE - Beginning	\$182,601		\$513,969	
FUND BALANCE - Ending	\$185,106		\$514,802	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2022

Statement of Revenues & Expenditures

For The Period Ending October 31, 2022

	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$1,039,749	\$0	\$0	\$0
Interest	\$250	\$21	\$950	\$929
TOTAL REVENUES	\$1,039,999	\$21	\$950	\$929
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$252,587	\$0	\$0	\$0
Principal Expense 05/01	\$690,000	\$0	\$0	\$0
Interest Expense 05/01	\$177,600	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,120,187	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$80,188)		\$950	
FUND BALANCE - Beginning	\$321,018		\$582,483	
FUND BALANCE - Ending	\$240,830		\$583,433	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending October 31, 2022

	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$140	\$140
TOTAL REVENUES	\$0	\$0	\$140	\$140
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$140	
FUND BALANCE - Beginning	\$0		\$86,097	
FUND BALANCE - Ending	\$0		\$86,238	

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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Rental Income	\$1,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,760
Total Revenues	\$1,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,764
Expenses													
Supervisor Fees	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
FICA	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
Engineering	\$323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$323
Attorney	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$833
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,874
Information Technology	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133
Website Maintenance	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$10,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,226
Legal Advertising	\$692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$692
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$24,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,495

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance-Shared Expenses:													
Field Management	\$2,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,740
Management Services Agreement	\$1,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,192
Telephone	\$468	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$468
Electric	\$21,878	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,878
Water & Sewer	\$2,549	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,549
Gas	\$840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$840
Pool and Fountain Maintenance	\$11,574	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,574
Environmental	\$1,939	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,939
Property Insurance	\$29,414	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,414
Irrigation Repairs	\$381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$381
Landscape Contract	\$28,181	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,181
Landscape Contingency	\$2,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,930
Gate and Gatehouse Expenses	\$2,635	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,635
Roadways/Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$977
MSA Building Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenanve (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$8,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,392
Contract Cleaning	\$2,243	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,243
Fitness Center Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$279
Security	\$6,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,078
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$124,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,690
Total Expenses	\$149,185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$149,185
Excess Revenues (Expenditures)	(\$147,421)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$147,421)

**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	\$164,224
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	\$276,552
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	\$255,875
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	\$328,056
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 - FY2023

TAX COLLECTOR

		Gross Assessments \$ 4,896,194 \$ 1,872,413 \$ 347,739 \$ 572,366 \$ 535,648 \$ 466,492 \$ 1,101,537						Net Assessments \$ 4,602,423 \$ 1,760,069 \$ 326,875 \$ 538,024 \$ 503,509 \$ 438,502 \$ 1,035,445									
Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2015		2016		2017		2019		2022		Total 100%
							General Fund 38.24%	Debt Svc Fund 7.10%	Debt Svc Fund 11.69%	Debt Svc Fund 10.94%	Debt Svs Fund 9.53%	Debt Svs Fund 22.50%					
11/18/22	ACH	\$ 23,482.61	\$ 1,207.65	\$ 445.50	\$ -	\$ 21,829.46	\$ 8,348.07	\$ 1,550.38	\$ 2,551.87	\$ 2,388.16	\$ 2,079.83	\$ 4,911.15	\$ -	\$ -	\$ -	\$ 21,829.46	
11/22/22	ACH	\$ 643,189.52	\$ 25,727.86	\$ 12,349.23	\$ -	\$ 605,112.43	\$ 231,408.44	\$ 42,976.49	\$ 70,737.70	\$ 66,199.81	\$ 57,652.91	\$ 136,137.08	\$ -	\$ -	\$ -	\$ 605,112.43	
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Totals		\$ 666,672.13	\$ 26,935.51	\$ 12,794.73	\$ -	\$ 626,941.89	\$ 239,756.51	\$ 44,526.87	\$ 73,289.57	\$ 68,587.97	\$ 59,732.74	\$ 141,048.24	\$ -	\$ -	\$ -	\$ 626,941.89	

the 1990s, the number of people aged 65 and over in the United States is projected to increase from 20 million to 35 million.

As the population of the United States grows older, the number of people who are unable to perform the activities of daily living (ADL) will also increase. ADLs are the basic tasks that people need to do in order to live independently. These tasks include eating, dressing, walking, transferring, and continence.

People who are unable to perform ADLs are often referred to as "frail" or "disabled." They may need help from family members or friends, or they may need to move to a nursing home or other long-term care facility.

The number of people who are unable to perform ADLs is expected to increase significantly in the coming decades. This is due to a number of factors, including the aging of the population, the increasing prevalence of chronic diseases, and the increasing incidence of falls.

As the number of people who are unable to perform ADLs increases, the need for long-term care services will also increase. This is because people who are unable to perform ADLs often need help with activities such as bathing, dressing, and eating.

Long-term care services are provided in a variety of settings, including nursing homes, assisted living facilities, and home care services. Each setting has its own strengths and weaknesses, and the best setting for a person will depend on their individual needs and preferences.

Home care services are often the most desirable option for people who are unable to perform ADLs. This is because people can remain in their own homes and receive the care and support they need. Home care services can include help with ADLs, medication management, and transportation.

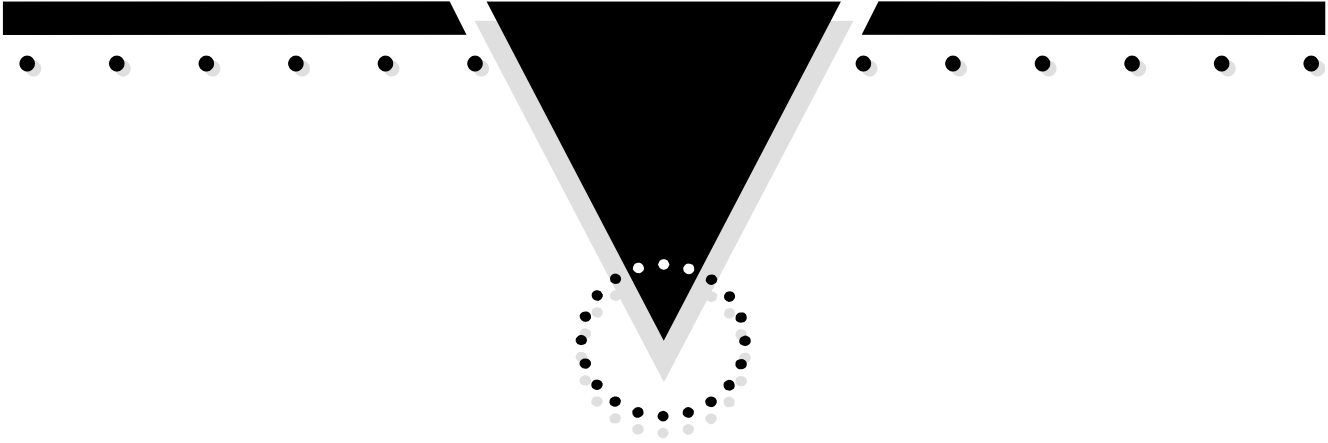
Assisted living facilities are another option for people who are unable to perform ADLs. These facilities provide a community setting where people can receive the care and support they need. Assisted living facilities typically offer a range of services, including help with ADLs, meals, and transportation.

Nursing homes are the most expensive option for people who are unable to perform ADLs. These facilities provide the highest level of care and support, but they are also the most restrictive. Nursing homes typically offer 24-hour care and supervision.

As the number of people who are unable to perform ADLs increases, the need for long-term care services will also increase. This is because people who are unable to perform ADLs often need help with activities such as bathing, dressing, and eating.

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Reunion West
Community Development District

Unaudited Financial Reporting

September 30, 2022



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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
September 30, 2022

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2022
ASSETS:					
CASH	\$985,356	\$112,262	---	---	\$1,097,618
CUSTODY ACCOUNT	\$2,874	---	---	---	\$2,874
STATE BOARD OF ADMINISTRATION	---	\$761,829	---	---	\$761,829
ASSESSMENT RECEIVABLE	\$14,260	---	\$25,435	---	\$39,696
DUE FROM REUNION EAST	\$69,754	\$11,078	---	---	\$80,832
PREPAID EXPENSES	\$47,140	---	---	---	\$47,140
INVESTMENTS					
SERIES 2004-1					
Revenue	---	---	---	---	\$0
SERIES 2015					
Reserve	---	---	\$163,957	---	\$163,957
Revenue	---	---	\$177,240	---	\$177,240
SERIES 2016					
Reserve	---	---	\$276,102	---	\$276,102
Revenue	---	---	\$435,702	---	\$435,702
Prepayment	---	---	\$24	---	\$24
SERIES 2017					
Reserve	---	---	\$255,458	---	\$255,458
Revenue	---	---	\$397,700	---	\$397,700
Prepayment	---	---	\$2,488	---	\$2,488
SERIES 2019					
Reserve	---	---	\$327,522	---	\$327,522
Revenue	---	---	\$182,898	---	\$182,898
Construction	---	---	---	\$86,097	\$86,097
SERIES 2022					
Reserve	---	---	\$259,938	---	\$259,938
Revenue	---	---	\$318,830	---	\$318,830
Cost of Issuance	---	---	\$3,715	---	\$3,715
TOTAL ASSETS	\$1,119,385	\$885,169	\$2,827,009	\$86,097	\$4,917,661
LIABILITIES:					
ACCOUNTS PAYABLE	\$4,807	---	---	---	\$4,807
DUE TO REUNION EAST	\$245,200	\$49,522	---	---	\$294,723
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	\$835,647	---	---	\$835,647
UNASSIGNED	\$869,378	---	---	---	\$869,378
RESTRICTED FOR DEBT 2004-1	---	---	\$10,811	---	\$10,811
RESTRICTED FOR DEBT 2015	---	---	\$343,843	---	\$343,843
RESTRICTED FOR DEBT 2016	---	---	\$716,181	---	\$716,181
RESTRICTED FOR DEBT 2017	---	---	\$659,721	---	\$659,721
RESTRICTED FOR DEBT 2019	---	---	\$513,969	---	\$513,969
RESTRICTED FOR DEBT 2022	---	---	\$582,483	---	\$582,483
RESTRICTED FOR CAP. PROJ. 2015	---	---	---	\$0	\$0
RESTRICTED FOR CAP. PROJ. 2016	---	---	---	\$0	\$0
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$86,097	\$86,097
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,119,385	\$885,169	\$2,827,009	\$86,097	\$4,917,661

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For The Period Ending September 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,764,307	\$1,764,307	\$1,790,969	\$26,662
Interest	\$0	\$0	\$2	\$2
Miscellaneous Income	\$0	\$0	\$71	\$71
Rental Income	\$0	\$0	\$9,988	\$9,988
TOTAL REVENUES	\$1,764,307	\$1,764,307	\$1,801,030	\$36,723
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$12,000	\$8,600	\$3,400
FICA	\$918	\$918	\$658	\$260
Engineering	\$8,000	\$8,000	\$18,693	(\$10,693)
Attorney	\$20,000	\$20,000	\$20,290	(\$290)
Trustee Fee	\$21,000	\$21,000	\$16,163	\$4,837
Dissemination	\$10,000	\$10,000	\$10,000	\$0
Arbitrage	\$2,400	\$3,000	\$3,000	\$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	\$44,274	\$44,274	\$0
Information Technology	\$1,400	\$1,400	\$1,400	(\$0)
Website Maintenance	\$800	\$800	\$800	(\$0)
Telephone	\$300	\$300	\$0	\$300
Postage	\$1,500	\$1,500	\$989	\$511
Printing & Binding	\$1,600	\$1,600	\$760	\$840
Insurance	\$10,150	\$10,150	\$9,513	\$637
Legal Advertising	\$5,000	\$5,000	\$2,007	\$2,993
Other Current Charges	\$350	\$350	\$283	\$67
Office Supplies	\$300	\$300	\$64	\$236
Travel Per Diem	\$600	\$600	\$0	\$600
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$156,067	\$156,667	\$153,238	\$3,429
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$33,625	\$33,625	\$33,625	\$0
Management Services Agreement	\$19,195	\$19,195	\$22,276	(\$3,081)
Facility Lease Agreement	\$3,218	\$3,218	\$3,201	\$17
Telephone	\$6,143	\$6,143	\$6,124	\$19
Electric	\$318,465	\$318,465	\$266,276	\$52,189
Water & Sewer	\$37,800	\$37,800	\$24,995	\$12,805
Gas	\$36,383	\$36,383	\$31,980	\$4,403
Pool and Fountain Maintenance	\$106,313	\$106,313	\$100,942	\$5,371
Environmental	\$10,798	\$10,798	\$6,269	\$4,529
Property Insurance	\$25,988	\$25,988	\$29,128	(\$3,140)
Irrigation Repairs	\$7,678	\$7,678	\$4,539	\$3,138
Landscape Contract	\$451,184	\$451,184	\$433,623	\$17,561
Landscape Contingency	\$23,625	\$23,625	\$6,185	\$17,440
Gate and Gatehouse Expenses	\$15,120	\$15,120	\$21,123	(\$6,003)
Roadways/Sidewalks	\$23,625	\$23,625	\$10,866	\$12,759
Lighting	\$4,725	\$4,725	\$207	\$4,518
Building Repairs & Maintenance	\$11,813	\$11,813	\$3,562	\$8,251
Pressure Washing	\$16,538	\$16,538	\$15,714	\$824
Repairs & Maintenance	\$9,450	\$9,450	\$12,214	(\$2,764)
Signage	\$11,813	\$11,813	\$3,127	\$8,686
Security	\$66,150	\$66,150	\$75,366	(\$9,216)
Parking Violation Tags	\$236	\$236	\$0	\$236
SEVEN EAGLES:				
Electric	\$13,041	\$13,041	\$11,996	\$1,045
Water & Sewer	\$6,163	\$6,163	\$5,487	\$676
Gas	\$7,655	\$7,655	\$8,194	(\$539)
Telephone/Emergency Pool Phone	\$165	\$165	\$0	\$165
Contract Cleaning	\$24,290	\$24,290	\$29,129	(\$4,839)
Landscape Contract	\$8,505	\$8,505	\$8,653	(\$148)
Landscape Contingency	\$2,363	\$2,363	\$0	\$2,363
Pool Maintenance	\$16,443	\$16,443	\$25,292	(\$8,849)
Lighting	\$709	\$709	\$0	\$709
Fitness Center Repairs & Maintenance	\$709	\$709	\$1,747	(\$1,038)
Operating Supplies	\$5,906	\$5,906	\$0	\$5,906
Pest Control	\$198	\$198	\$0	\$198
Repairs & Maintenance	\$2,835	\$2,835	\$8,675	(\$5,841)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$20,000	\$20,000	\$0	\$20,000
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$259,377	\$259,377	\$259,377	\$0
TOTAL MAINTENANCE	\$1,608,240	\$1,608,240	\$1,469,890	\$138,350
TOTAL EXPENDITURES	\$1,764,307	\$1,764,907	\$1,623,128	\$141,779
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$177,902	\$177,902
FUND BALANCE - Beginning	\$0	\$0	\$691,476	\$691,476
FUND BALANCE - Ending	\$0	\$0	\$869,378	\$869,378

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

	ADOPTED BUDGET	PRORATED THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
<u>REVENUES:</u>				
Transfer In	\$259,377	\$259,377	\$259,377	\$0
Interest	\$750	\$750	\$6,452	\$5,702
TOTAL REVENUES	\$260,127	\$260,127	\$265,829	\$5,702
<u>EXPENDITURES:</u>				
Contingency	\$100	\$100	\$453	(\$353)
Building Improvements	\$114,109	\$114,109	\$14,250	\$99,859
Fountain Improvements	\$4,725	\$4,725	\$0	\$4,725
Gate/Gatehouse Improvements	\$46,305	\$46,305	\$20,907	\$25,397
Landscape Improvements	\$23,625	\$23,625	\$30,736	(\$7,112)
Irrigation Improvemnts	\$11,813	\$11,813	\$0	\$11,813
Lighting Improvements	\$2,363	\$2,363	\$0	\$2,363
Monument Impovements	\$4,725	\$4,725	\$0	\$4,725
Pool Furniture	\$11,813	\$11,813	\$6,078	\$5,734
Pool Repair & Replacements	\$24,570	\$24,570	\$46,059	(\$21,489)
Roadways/Sidewalks Improvements	\$23,625	\$23,625	\$34,303	(\$10,678)
Signage	\$30,713	\$30,713	\$30,240	\$473
Stormwater Improvement	\$0	\$0	\$1,410	(\$1,410)
Capital Outlay	\$118,125	\$118,125	\$50,335	\$67,790
TOTAL EXPENDITURES	\$428,422	\$428,422	\$262,607	\$165,815
EXCESS REVENUES (EXPENDITURES)	(\$168,295)		\$3,222	
FUND BALANCE - Beginning	\$861,572		\$832,425	
FUND BALANCE - Ending	\$693,278		\$835,647	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

	ADOPTED BUDGET	PRORATED THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,336,719	\$1,336,719	\$1,357,739	\$21,020
Interest	\$100	\$100	\$85	(\$15)
TOTAL REVENUES	\$1,336,819	\$1,336,819	\$1,357,824	\$21,005
<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)		(\$1,350,753)	
FUND BALANCE - Beginning	\$682,704		\$1,361,564	
FUND BALANCE - Ending	\$667,648		\$10,811	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

	ADOPTED BUDGET	PRORATED THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$326,875	\$332,258	\$5,383
Interest	\$0	\$0	\$1,087	\$1,087
TOTAL REVENUES	\$326,875	\$326,875	\$333,345	\$6,470
<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		\$7,020	
FUND BALANCE - Beginning	\$170,957		\$336,823	
FUND BALANCE - Ending	\$171,507		\$343,843	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

	ADOPTED BUDGET	PRORATED THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$538,024	\$538,024	\$546,884	\$8,860
Interest	\$0	\$0	\$2,263	\$2,263
TOTAL REVENUES	\$538,024	\$538,024	\$549,147	\$11,123
<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		\$15,616	
FUND BALANCE - Beginning	\$421,379		\$700,565	
FUND BALANCE - Ending	\$425,872		\$716,181	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

	ADOPTED BUDGET	PRORATED THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$503,509	\$503,509	\$511,801	\$8,292
Interest	\$200	\$200	\$2,084	\$1,884
TOTAL REVENUES	\$503,709	\$503,709	\$513,885	\$10,176
<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		\$18,648	
FUND BALANCE - Beginning	\$382,105		\$641,074	
FUND BALANCE - Ending	\$390,577		\$659,721	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

	ADOPTED BUDGET	PRORATED THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$438,505	\$438,505	\$445,724	\$7,219
Interest	\$0	\$0	\$1,625	\$1,625
TOTAL REVENUES	\$438,505	\$438,505	\$447,349	\$8,844
<u>EXPENDITURES:</u>				
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
Transfer In/(Out)	\$0	\$0	(\$21)	\$21
TOTAL OTHER	\$0	\$0	(\$21)	\$21
EXCESS REVENUES (EXPENDITURES)	\$2,518		\$11,341	
FUND BALANCE - Beginning	\$172,892		\$502,628	
FUND BALANCE - Ending	\$175,410		\$513,969	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2022

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

	ADOPTED BUDGET	PRORATED THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
<u>REVENUES:</u>				
Bond Proceeds	\$11,840,000	\$11,840,000	\$11,840,000	\$0
Premium	\$184,559	\$184,559	\$184,559	\$0
Interest	\$0	\$0	\$1,797	\$1,797
TOTAL REVENUES	\$12,024,559	\$12,024,559	\$12,026,357	\$1,798
<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		\$582,483	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$259,847		\$582,483	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

	ADOPTED BUDGET	PRORATED THRU 9/30/22	ACTUAL THRU 9/30/22	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 September 30, 2022

	ADOPTED BUDGET	PRORATED THRU 9/30/22	ACTUAL THRU 9/30/22	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 September 30, 2022

	ADOPTED BUDGET	PRORATED THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$276	\$276
TOTAL REVENUES	\$0	\$0	\$276	\$276
<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		(\$3,203)	
FUND BALANCE - Beginning	\$0		\$89,301	
FUND BALANCE - Ending	\$0		\$86,097	

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	\$14,260	\$1,790,969
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2	\$2
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$60	\$0	\$0	\$0	\$0	\$12	\$71
Rental Income	\$0	\$0	\$0	\$0	\$0	\$7,168	\$0	\$0	\$1,763	\$235	\$0	\$823	\$9,988
Total Revenues	\$0	\$261,780	\$1,096,863	\$80,643	\$77,858	\$60,401	\$74,546	\$47,379	\$86,229	\$235	\$0	\$15,097	\$1,801,030
Expenses													
Supervisor Fees	\$800	\$800	\$600	\$600	\$800	\$800	\$600	\$600	\$800	\$800	\$600	\$800	\$8,600
FICA	\$61	\$61	\$46	\$46	\$61	\$61	\$46	\$46	\$61	\$61	\$46	\$61	\$658
Engineering	\$1,102	\$375	\$0	\$375	\$375	\$479	\$3,780	\$7,059	\$4,288	\$323	\$323	\$215	\$18,693
Attorney	\$1,627	\$962	\$857	\$324	\$632	\$1,917	\$2,832	\$2,957	\$2,023	\$2,549	\$1,663	\$1,947	\$20,290
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	\$833	\$10,000
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$1,800	\$0	\$600	\$3,000
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	\$3,690	\$44,274
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$1,400
Website Maintenance	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$800
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	\$19	\$989
Printing & Binding	\$159	\$144	\$116	\$56	\$4	\$153	\$0	\$0	\$11	\$1	\$0	\$115	\$760
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	\$531	\$2,007
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	\$8,994	\$153,238

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	\$2,802	\$33,625
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	\$1,273	\$22,276
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	\$495	\$6,124
Electric	\$23,510	\$21,015	\$13,870	\$24,271	\$24,561	\$18,029	\$17,266	\$32,324	\$24,350	\$20,996	\$24,709	\$21,374	\$266,276
Water & Sewer	\$2,573	\$1,864	\$2,145	\$2,420	\$1,323	\$3,388	\$1,586	\$1,966	\$2,571	\$1,142	\$2,389	\$1,628	\$24,995
Gas	\$940	\$1,509	\$2,698	\$4,017	\$3,970	\$5,285	\$3,607	\$2,664	\$1,956	\$4,077	\$528	\$729	\$31,980
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	\$8,163	\$100,942
Environmental	\$703	\$214	\$214	\$395	\$947	\$395	\$395	\$395	\$913	\$395	\$905	\$395	\$6,269
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	(\$280)	\$4,539
Landscape Contract	\$30,688	\$60,565	\$42,608	\$30,688	\$30,688	\$38,963	\$29,438	\$29,618	\$41,551	\$29,630	\$29,630	\$39,557	\$433,623
Landscape Contingency	\$0	\$0	\$0	\$0	\$1,159	\$0	\$369	\$2,256	\$259	\$0	\$1,977	\$165	\$6,185
Gate and Gatehouse Expenses	\$3,982	\$1,172	\$2,243	\$919	\$1,471	\$951	\$2,100	\$1,557	\$2,652	\$1,441	\$1,252	\$1,383	\$21,123
Roadways/Sidewalks	\$0	\$2,092	\$0	\$0	\$2,879	\$0	\$0	\$0	\$0	\$451	\$0	\$5,445	\$10,866
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	\$3,551	\$3,562
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	\$552	\$12,214
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	\$6,553	\$75,366
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	\$1,104	\$11,996
Water & Sewer	\$298	\$343	\$287	\$357	\$316	\$291	\$655	\$250	\$927	\$923	\$465	\$374	\$5,487
Gas	\$261	\$237	\$369	\$1,253	\$1,082	\$1,424	\$1,031	\$851	\$712	\$525	\$238	\$212	\$8,194
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	\$2,395	\$29,129
Landscape Contract	\$472	\$1,820	\$1,002	\$472	\$472	\$665	\$665	\$472	\$1,002	\$472	\$472	\$665	\$8,653
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	\$2,645	\$25,292
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	\$2,377	\$8,675
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	\$106,324	\$86,943	\$91,734	\$103,557	\$1,469,890
Total Expenses	\$151,721	\$232,798	\$101,415	\$100,811	\$100,538	\$113,274	\$100,856	\$281,647	\$126,927	\$97,787	\$102,803	\$112,551	\$1,623,128
Excess Revenues (Expenditures)	(\$151,721)	\$28,981	\$995,448	(\$20,167)	(\$22,680)	(\$52,873)	(\$26,311)	(\$234,268)	(\$40,697)	(\$97,552)	(\$102,803)	(\$97,454)	\$177,902

**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	\$163,957
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	\$276,102
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	\$255,458
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	\$327,522
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

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2022						Total 100%
							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%	
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
11/1/22	ACH	\$ 39,593.44	\$ -	\$ -	\$ 102.28	\$ 39,695.72	\$ 14,260.47	\$ 10,810.91	\$ 2,645.58	\$ 4,354.53	\$ 4,075.18	\$ 3,549.05	\$ 39,695.72
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 5,259,281.77	\$ 173,169.31	\$ 100,839.02	\$ 102.28	\$ 4,985,375.72	\$ 1,790,969.00	\$ 1,357,739.02	\$ 332,258.10	\$ 546,884.45	\$ 511,801.29	\$ 445,723.86	\$ 4,985,375.72