

*Reunion West Community
Development District*

Agenda

February 9, 2023

AGENDA

Reunion West

Community Development District

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

February 2, 2023

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, February 9, 2023 at 11:00 A.M. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.**

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the January 12, 2023 Board of Supervisors Meeting
4. Public Hearing for Rule Amendment
 - A. Open Public Hearing
 - B. Public Comment
 - C. Consideration of Resolution 2023-03 Amending Rules Relating to Use of Amenity Facilities
 - D. Close Public Hearing
5. Consideration of Proposal for Street Sweeping
6. Consideration of Universal Signs Proposal for Traffic Calming Radar Display Signs
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - D. Security Report
8. Other Business

9. Supervisor's Requests
10. Next Meeting Date March 9th, 2023
11. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

MINUTES

MINUTES OF MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, January 12, 2023 at 11:00 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Graham Staley	Chairman
Sharon Harley	Vice Chair
Michael Barry	Assistant Secretary
Mark Greenstein	Assistant Secretary
William Witcher	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Garrett Huegel	Yellowstone Landscape
Pete Whitman	Yellowstone Landscape
Jon Kessler (<i>via Zoom</i>)	FMS Bonds
Residents	

The following is a summary of the discussions and actions taken at the January 12, 2023 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 11:05 a.m. and called the roll. All Supervisors were 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

Acceptance of Minutes of the December 8, 2022 Landowners' Meeting and Approval of Minutes of the December 8, 2022 Board of Supervisors Meeting

Ms. Adams presented the minutes of the December 8, 2022 Landowners' and Board of Supervisors meetings, which were included in the agenda package and reviewed by District Management staff and District Counsel. Comments were received from Mr. Staley, which were incorporated. Mr. Barry noted that he was in attendance. Ms. Adams would make this correction.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the Minutes of the December 8, 2022 Landowners' and Board of Supervisors Meetings were approved as amended.
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- **Presentation of Limited Offering Memorandum for Series 2022 Refunding Bond** (*Item 6*)

Mr. Jon Kessler, Underwriter with FMSbonds, Inc., presented the Limited Offering Memorandum (LOM), which was included in the agenda package. According to Page 25, the Debt Service that the District was paying was \$1,035,000 each year in \$5,000 increments. Over time, the District was paying more principal and less interest. As of today, the interest rate on the 2036 bonds would be closer to 5% versus 3%. They were '*tranching*' the debt to get the lowest interest rate to the District by issuing serial bonds. The 2023 bonds would be paid off on May 1, 2023 and in 2024, the bondholders would receive \$710,000 in principal. By doing this, the interest costs were brought down considerably.

Mr. Staley questioned if there was an advantage splitting it into a term bond and several serial bonds if the total amount was \$13 million, given the size of the institutions. Mr. Kessler pointed out if they did a single-term bond, the yield on the bond would have been 3% versus 2.6% if they were split. Mr. Staley asked why all bond issues were not serial bonds. Mr. Kessler stated that there was not a market for them after seven or eight years and the yield would not be any different. Mr. Greenstein felt that this made sense based on prior bond issues. Mr. Staley

questioned why the District was paying interest on the bond, but not paying down the principal. Mr. Kessler explained that the bond self-amortized and the District would pay the same amount each year until the bond was paid off. Mr. Staley wanted to ensure that they were not accumulating funds for a bullet payment when the homeowner was paying the same assessment. Mr. Kessler confirmed that there was no bullet payment. The Board thanked Mr. Kessler for this presentation.

Mr. Kessler left the meeting.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Street Sweeping

Ms. Adams presented a proposal from Sweeping Corp. of Florida for street sweeping in the amount of \$1,250, which was included in the agenda package. Mr. Scheerer worked with the vendor at the request of the Board to sweep District roadways due to the accumulation of debris. They were formerly known as USA Services and used to sweep in the community for the developer. The \$1,250 was per sweep for the west side of Reunion with a \$250 disposal fee, which was not explicitly budgeted for Fiscal Year 2023. They would provide a dumpster and pick up all of the dirt and debris. It would include Tradition Boulevard, Grand Traverse Parkway, Desert Mountain Court, Murifield Loop and Golden Bear Drive, but not Bears Den or roads in the gated communities. Ms. Adams questioned whether it included roads in Reunion West Encore. Mr. Scheerer replied no.

Mr. Witcher asked when the streets were last swept. Mr. Scheerer believed that it was 10 years because the landscaper did a good job, especially on Reunion Boulevard to blow leaves out of gutters. Ms. Harley questioned when the street sweeping would be completed. Mr. Scheerer stated that the roads were currently free of debris, but recommended monthly service for street sweeping, especially on the east side, which had more trees. Mr. Staley preferred that the street sweeper be on call. Mr. Witcher believed that most of the issues were silt, dirt and sand runoff from construction sites and questioned whether contractors had a responsibility to install silt barriers and clean up their mess. Mr. Scheerer pointed out that the HOA took responsibility for the builders, but once the silt fence was moved from the construction site, storms and heavy rainfall moved silt, dirt and sand onto the roads. Mr. Staley preferred putting pressure on the HOA to get the builders to clean up their sites and to provide advanced notice to clear the streets. Ms. Harley felt that they had nothing to lose by entering into the contract and preferred to see how the roads looked in a few months as they had a decent price. Mr. Staley agreed. Mr. Greenstein preferred

street sweeping on an as needed basis. The Architectural Control Board was meeting with all of the builders in early February to discuss this matter and would ensure that maintenance of the job sites and installation of silt fences was addressed. Mr. Staley requested that dumpsters being parked in the road be addressed.

Mr. Staley MOVED to approve the proposal with Sweeping Corp. of Florida for street sweeping in the amount of \$1,250 per sweep and \$250 disposal fee and Mr. Witcher seconded the motion.

Mr. Greenstein requested a proposal for Encore Reunion West. Ms. Adams suggested that the Board approve a not-to-exceed amount of \$1,800 or \$2,000 if they want to include Encore Reunion West. Mr. Staley requested two estimates: one for Reunion West and one for Encore Reunion. Ms. Harley agreed. Ms. Adams questioned if the vendor could provide a proposal per linear foot. Mr. Scheerer would check with the contractor. Ms. Adams requested that the Board withdraw the motion and have staff provide an amended proposal at the next meeting.

On VOICE VOTE with all in favor the prior motion to approve the proposal with Sweeping Corp. of Florida for street sweeping in the amount of \$1,250 per sweep and \$250 disposal fee was withdrawn.

Ms. Adams explained that any agreement approved by the Board was subject to District Counsel preparing an agreement that included provisions for public records, E-Verify system, indemnification and other protections for the District.

FIFTH ORDER OF BUSINESS

Review of Amended Amenity Policies

Ms. Adams recalled that at last month's meeting, the Board reviewed revisions to the amended Amenity Policies and authorized staff to set a Rule Hearing for February 9, 2023, which would now include the Reunion West outdoor Fitness Center and playground. A clean version of the Amenity Policies was included in the agenda package, which would be subject to revisions up to the adoption at next month's Rule Hearing. Mr. Witcher questioned how many non-residents signed up for the Annual User Fee of \$3,000 per year. Ms. Adams confirmed that historically no non-residents signed up. Ms. Trucco explained that because the amenities were constructed with bond funds, the District was required to make them available for public use and guests were

required to sign the Waiver of Liability. Mr. Staley provided the following corrections to the Amenity Policies:

- Under Section 13, *Liberty Bluff Playground and Grand Traverse Parkway Playground*, the recommended ages for the equipment need to be identified.

Ms. Adams would include the age range that the vendor provided.

- Under Section 15, *Lakes, Ponds and Natural Areas Within District*, there was missing language under, “*District waterbodies do so at their own risk.*”
- Questioned how the Linear Park could be rented if CDD facilities could not be used for private activities for profit.

Ms. Trucco explained that the District was not trying to make a profit by the fees charged and they were used to cover CDD costs. Mr. Greenstein stated it was used to reduce expenses. Ms. Adams pointed out that it was common for Florida Governments to rent certain facilities for limited and temporary private uses. Mr. Greenstein noted a typo under the definition for Annual User Fee. Ms. Adams stated that management would incorporate the above corrections and circulate to District Counsel for final review prior to next month’s Rule Hearing. No action was required by the Board.

SIXTH ORDER OF BUSINESS

Presentation of Limited Offering Memorandum for Series 2022 Refunding Bond

This item was discussed at the beginning of the meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Osceola County

Ms. Adams presented the Data Sharing and Usage Agreement with the Osceola County Property Appraiser’s office, which was included in the agenda package. It was an annual agreement for the District to agree to not release any exempt records. Certain classification of citizens were allowed to request exemptions from public record requests. The information that the county provided was redacted on the Tax Roll before being provided to the District Management office. Staff recommended approval.

On MOTION by Mr. Barry seconded by Mr. Witcher with all in favor the Data Sharing and Usage Agreement with the Osceola County Property Appraiser was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco had ongoing discussions with Kingwood regarding the Phase 3A plat and the encroachment issue and hoped to have options for the Board at the next meeting. Mr. Staley encouraged Board Members to contact Ms. Trucco for additional information. Mr. Witcher questioned how this matter occurred. Ms. Trucco would speak to Mr. Witcher after the meeting as this matter could be litigated in the future.

Ms. Trucco reported that the Reunion West Property Owners Association (POA) inquired about maintenance obligations for the verge, the area between the sidewalk and the right-of-way (ROW). Several documents needed to be reviewed. Ms. Adams explained that the POA had taken the position that they were not responsible for maintaining the vegetation and sidewalk in verge areas. Ms. Trucco stated that our understanding right now is that historically the POA or individual lot owners were responsible for the maintenance. Mr. Greenstein questioned the length of the verge. Mr. Scheerer estimated that it was 4 feet wide. Mr. Greenstein assumed that the issue was who would pressure wash and maintain the area in front of homes. Ms. Adams clarified that it was common for Districts to own the ROW for street and sidewalk maintenance purposes and for the residential property owner and/or HOA to maintain the landscaping and clean the sidewalk.

Mr. Staley understood that the maintenance was performed by the HOA because it was the property owner's responsibility and the notice provided by the HOA applied to only some verges in Reunion West. Ms. Trucco advised that staff was looking at the entire CDD boundary to provide clarity on maintenance responsibilities. Mr. Staley questioned whether they ceased to maintain this area. Ms. Adams explained that they ceased to maintain the trees in some cases. Mr. Greenstein asked if Florida Commercial Care (FCC) had the contract for Reunion West for the residential areas. Ms. Adams confirmed that the District had an agreement with Creative North for Reunion West Encore, but FCC handled the residential areas. Mr. Greenstein felt that it was a landscaping issue, but it impacted people parking on the apron parallel to the street because the plat showed that the residential property line stopped at the sidewalk. Maintenance of the apron was a homeowner responsibility. Ms. Trucco recalled that the Board reviewed the Parking and Towing

Rules after a van parked on the apron but did not block the sidewalk. The District was permitted to tow cars parked on the sidewalk, but not on the apron. Their findings after reviewing the documents could be used to help streamline the delegation of maintenance issue and future issues.

B. Engineer

Mr. Boyd received the authorization for the Pavement Management Plan, which was approved by the Board at the last meeting. The planning would start in February. Mr. Staley asked how long it would take to complete it. Mr. Boyd stated that the inspections would occur over a series of days and would be completed in February. The report would be completed in March and provided to the Board in April.

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 reported that the fence and gate were installed on the Grand Traverse Parkway and Valhalla Terrace playground and outdoor Fitness Center. Additional dirt was added as there was difference in elevation between the turf and the new sidewalk. Some additional irrigation modifications were needed, due to the placement of the fence. The Board approved a border and landscaping around the fitness area and it was sent to the contractor. They were just waiting for the installation date. There would also be a concrete walking path. He was working with Yellowstone on replacing some giant Evergreen trees that were damaged by the storm as well as some Palm trees between the sidewalk and the curb. They may put a few trees either between the sidewalk and the curb or in back of the sidewalk.

Mr. Staley addressed the following:

- Questioned the timing on the trash can, bench and signage. *Mr. Scheerer was waiting until the fence was installed and had a call into the contractor. Staff would provide a proposal for signage at the next meeting. She was waiting for the Board adopt the rules, to keep the language parallel.* Mr. Staley did not want dogs at the playground, but they could not stop people from bringing their dogs to the outdoor Fitness Center and requested that the signage include language for no dogs allowed.

- Asked if the Sinclair Gate was malfunctioning. *Mr. Scheerer confirmed this was not the case, but if there was a malfunction, there was protocols in place for Security to reroute traffic.*
- Questioned whether a replacement sign was going in to replace the one damaged during Hurricane Ian at the visitor gate. *Mr. Scheerer confirmed that the visitor lane sign was installed yesterday.*
- Requested red stakes at the visitor gate to provide more visibility so people did not run over them. *Mr. Scheerer confirmed that they were replacing the stakes with more flexible ones that would have a red border at the top and be reflective at night. After Mr. Staley noted that each stake was \$180, Mr. Scheerer recommended the vendor come out once, due to mobilization costs and have them installed as soon as they were available. Mr. Greenstein pointed out that considering the volume of traffic, the damage was minimal and the stakes served a purpose.*
- Dim street lights at Grand Traverse Parkway and Valhalla Terrace. *Mr. Scheerer stated that he marked the lights as well as 18 more that were not flagged by Security. Security would notate the location of the lights. There were challenges with having Duke come out to fix them. Lights recently installed at Grand Traverse Parkway, Valhalla Terrace, Castle Pines Court, Desert Mountain Court, Twin Eagles Loop, Golden Bear Drive and Palmilla Court were LEDs were dim. Mr. Witcher asked if the lights were part of their Lease Agreement. Mr. Scheerer replied affirmatively.*

Mr. Greenstein requested the official black coated sign with the acorn top on every stop or traffic sign at every major intersection. There were construction grade perforated poles without the appropriate aesthetically pleasing high quality signage that Encore installed on Whitemarsh Way, Golden Bear Drive, Grand Traverse Parkway and Tradition Boulevard. Mr. Scheerer would provide proposals next month, but they were \$800 each. Mr. Greenstein recalled that the monuments were expensive, but they had to bring them up to a certain standard.

Ms. Adams reported that they were waiting until after the Pavement Management Plan was completed to consider traffic calming such as speed cushions and asked if the Board wanted to review the proposal for radar display signs at next month's meeting or consider all of the traffic calming at one time. Mr. Witcher preferred portable radar signs that could be moved that many

communities had. Mr. Scheerer understood that Mr. Witcher was referring to the ones affixed to a trailer that the Sheriff's Office used, which he did not know the cost of, but radar signs could be placed on street lights and were portable, to minimize the cost. Mr. Staley questioned where the signs would be placed in Encore Reunion. Ms. Adams stated that there would be a diagram with the proposal and questioned whether they wanted the information sooner or after the Pavement Management Plan was completed. *There was Board consensus for Ms. Adams to provide it separately at next month's meeting.*

ii. Approval of Check Register

Ms. Adams presented the Check Register from December 1, 2022 through December 31, 2022 in the amount of \$2,265,959.14, which was included in the agenda package. This was the time of year when there were transmittals to the Trustee as tax revenues were received from the Osceola County Tax Collector. Mr. Barry questioned the purpose of the Replacement & Maintenance Fund. Ms. Adams explained that it tied into the Interlocal Agreement for amenity and cost sharing and was essentially a Reserve Fund.

On MOTION by Mr. Greenstein seconded by Ms. Barry with all in favor the December Check Register was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through November 30, 2022, which were included in the agenda package for informational purposes. The Capital Projects Funds were the construction funds from the Series 2019 bond issuance. A bond requisition was under review to use up the final expenses of this bond issuance before declaring the project complete and closing the account. Mr. Staley was confused about why the Capital Projects Fund did not include the playground and Fitness Center. Ms. Adams explained that the Capital Projects Fund tied back to the Engineer's Report in the bond issuance and defined the eligible capital projects. Mr. Staley pointed out overspending with the field maintenance expenses. Ms. Adams explained that the District spent more than what was allocated for the entire year and requested a breakdown from Accounting to determine if something was not coded correctly. Mr. Staley recalled that last year, the Board received a project-by-project analysis and comparison of what was spent thus far in the

R&M Fund. Ms. Adams would include in future Financial Statements a project list for the current fiscal year and what was spent on each item relative to the Adopted Budget.

D. Security Report

Ms. Adams presented the December Security Report, which was emailed to the Board prior to the meeting. The report included the monthly security notes and other security tasks. There were some special security projects due to a visiting political figure in Reunion West and vehicle thefts at Reunion East. Mr. Vargas and his team were extremely professional and communicative in keeping the HOA and CDD informed about issues within the community, which she appreciated. Mr. Witcher asked if additional security services or shifts were necessary. Mr. Vargas stated that they had officers that provided assistance. Mr. Witcher appreciated Security enforcing the parking rules for contractors and subcontractors when they were parking on the wrong side of the street. Mr. Staley voiced concern about people actively looking to steal vehicles. Two expensive vehicles were stolen because they were left open with the keys inside, he reminded residents to take their keys out of their car and lock it at night and questioned whether there were cameras at every gatehouse. Mr. Vargas confirmed that there were cameras at every entrance and exit. Mr. Staley pointed out that they could not tow a vehicle with a trailer.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Staley received a request from a resident for the CDD to speak with the Sheriff's Department about whether deputies were permitted onsite. Ms. Trucco reported that discussions were ongoing and spoke with a Sargent at the Sheriff's Department. Their position was this was a private community because of the manned gates, which deterred officers from entering the community. She emphasized that they were not a private community as there were public roads and traffic enforcement needed to be enforced and potentially an Interlocal Agreement could be reached in writing with the Sheriff's Office or Osceola County, but it may escalate to a County Attorney. Mr. Barry asked if this was a change in their position. Ms. Adams believed that there may be someone new in the position of traffic enforcement or lack of understanding of the CDD

roads being public. If they wanted an agreement, staff was happy to provide one and there would be no expense to the District other than the legal expense to prepare it. Ms. Trucco advised that there was no official statement from the Sheriff's Department and there was only preliminary discussion. They were responding, but there needed to be clarity between the Sheriff's Office and the CDD.

Mr. Staley wanted to escalate this so they would respond to burglaries and car thefts. Ms. Adams pointed out that there was no issue with law enforcement and this pertained primarily to traffic enforcement. Mr. Barry felt that they should get the same level of service as if there were no gates. Ms. Adams agreed. Ms. Harley believed that the issue was with individual officers as some chose to enforce while others did not. Mr. Greenstein believed that the documentation, law and regulations would favor the District, but agreed with Ms. Harley about the issues with individual officers as there were two different occasions when he noticed county Deputy Sheriff cars driving through Reunion. Mr. Staley asked if the Sheriff's Office were taking the same approach for Encore Reunion. Ms. Trucco only discussed Reunion East and West but would follow up and provide an update at the next meeting.

Mr. Staley asked if the Security Services Agreement was going to be discussed at the Reunion East CDD meeting. Ms. Adams confirmed that the Reunion East CDD Board was considering the renewal; however, it was with the Master Association and was amended to include the Reunion West playground and outdoor Fitness Center. Mr. Staley asked if there was anything to be concerned about. Ms. Adams explained that it was a routine extension of the term and the compensation tied back to what the District budgeted in the Adopted Budget. Ms. Trucco explained that it was a two-year agreement renewal that would be presented to Reunion East with a 60-day termination clause. The initial agreement was entered into in 2005 and was amended and restated in order to extend it. This was the second amendment that would include the Reunion West properties. They were entitled to be reimbursed for their services up to the budgeted amount of no less than \$140,000 per year.

Mr. Staley recalled that at the last meeting, Ms. Harley requested an additional dumpster at the stables and asked if this occurred. Ms. Adams stated that the agreement was prepared by District Counsel and provided to both the Master Association and Orlando Reunion Resort, but they took no action. Mr. Greenstein requested that GMS or District Counsel require Reunion West CDD Board action on any Interlocal Agreement that involved Reunion West and that the Reunion

East CDD Board require Board action, subject to Reunion West CDD Board review as Reunion East was the parent of that agreement. Ms. Trucco's understanding was that the subject document would memorialize in writing which Reunion West properties were subject to the prior version.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – February 9th, 2023

Ms. Adams announced that the next meeting was on February 9, 2023 at 11:00 a.m.

TWELFTH 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 IV

SECTION C

RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES & FEES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*, being situated in Osceola County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (the “Board”) finds that it is in the best interests of the District to adopt by this Resolution the “Reunion East Community Development District and Reunion West Community Development District Amenity Policies & Fees,” adopted on April 8, 2021 and revised on February 9, 2023, regarding amenity policies and fees for the District, attached hereto as Exhibit “A” (the “Rule”) for immediate use and application, and to replace the prior “Amenity Policies & Fees” adopted by the District; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Rule is hereby adopted. The Rule shall stay in full force and effect until such time as the Board may amend the Rule, in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any previously adopted Rules of Procedure.

SECTION 2. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 9th day of February, 2023.

[Signatures provided on following page.]

**SIGNATURE PAGE TO RESOLUTION 2023-03
REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**

PASSED AND ADOPTED this 9th day of February, 2023.

REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT, a Florida
community development district

Print: _____
Secretary / Assistant Secretary

Print: _____
Chairman / Vice Chairman

EXHIBIT “A”

AMENITY POLICIES AND FEES

[See following page.]

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

Adopted April 8 , 2021
Revised February 9, 2023

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 for 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. The names of the current Board of Supervisors of each District are located on the Districts’ website (www.reunioneastcdd.com or www.reunionwestcdd.com).

“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. The name of the professional management company is available on each District’s website (www.reunioneastcdd.com or www.reunionwestcdd.com).

“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.

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 Districts' 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.

The Reunion community is split into two sections for CDD (Community Development District) purposes, specifically the Reunion East CDD and the Reunion West CDD. Even though the Reunion community is split into two separate CDDs, certain assets and amenities are accessible and maintained by both CDDs in accordance with the Interlocal Agreement between the CDDs.

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 at Governmental Management Services – Central Florida, LLC.

Sincerely,

Tricia L. Adams, District Manager
Reunion East Community Development District
Reunion West Community Development District

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 Chapter 119, *Florida Statutes*).

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 will be provided upon request.

Reunion East Community Development District
Reunion West Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Phone: (407) 841-5524
Fax: (407) 839-1526
www.reunioneastcdd.com
www.reunionwestcdd.com

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

Security Office

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

1. Facility Access Cards

1. Facility 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. A parent or legal guardian is required to sign a waiver of liability for Patrons under the age of 18.
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.

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 pursuant to Chapter 190, *Florida Statutes*.
 - 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 Section 316.212, *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.
11. Smoking and/or vaping is not permitted at any of the District facilities. 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/Patrons under the age of 18 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 any time.
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 www.reunioneastcdd.com) and www.reunionwestcdd.com) for guidelines regarding parking on District roadways.

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 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, employee 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 by e-mail at TAdams@gmscf.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.

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 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, damaged 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.

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 the Districts 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.

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 Reunion East Special Events Policies. 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 Manger.
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.

12. Dog Parks

Dog parks are available within the Reunion Community 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.
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 are 5 to 12.
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 aged 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. The 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 South Florida Water Management District (SFWMD) 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 jurisdiction including Osceola County and SFWMD. 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 SFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to 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 on October 14, 2021, 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, Terraces Pavilion, Linear Park and Seven Eagles Pool Area**. 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.

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 the Districts.

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
Heritage Crossings Pool A, Heritage Crossings Pool B, Homestead Pool, Carriage Pointe Pool, Terraces Pool, Terraces Pavilion, Linear Park, Seven Eagles Pool	<ul style="list-style-type: none">Capacity varies per Reunion East Event Policy Adopted October 21, 2021.	Rental Rate and Deposit varies per Reunion East Event Policy Adopted October 21, 2021.
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.

Nonprofit 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

DRAFT

SECTION V



Service Agreement

(Company) agrees to perform the work described in this service agreement according to the specific terms and conditions contained herein.

Property Location

Billing Info

Name:

Name:

Street:

Street:

City:

State:

Zip Code:

City:

State:

Zip Code:

Phone:

Fax:

Phone:

Fax:

Property Contact:

Ordered By:

Email:

Email:

Phone:

Phone:

Service Details and Fees

Hourly Sweeping Service

Scheduled Sweeping Service

Per Hour:

Service Frequency:

Hour Minimum:

Sweeps Per Term:

Portal to Portal:

Per Sweep:

OT Per Hour:

OT Per Hour:

Per Curb Mile Sweeping Service

Additional Fees

Per Curb Mile:

Disposal Fee:

Per Cycle:

Variable Energy Charge (VEC)*:

Miles Per Cycle:

Contract Term:

Environmental, Health & Safety Charge (EHSC)*:

Start Date:

Mobilization Fee:

*For details, please visit www.sweepingcorp.com/vec/ or www.sweepingcorp.com/ehsc.

The Company shall provide equipment, labor, fuel, and any other materials necessary to complete the required work. The Company will clean an area seven (7) ft. wide from the curb, barrier or paved shoulder edge. No cleaning operation shall be conducted when there are climatic conditions present or forecast that would make such an operation ineffectual or dangerous. Company's service is based on removal of a regular day-to-day build-up of material and debris. Any excessive, out of the ordinary, or unusual build-up or residue of any dirt, debris or material is not covered by the price quoted in this agreement under the hourly rate.

Special Instructions / Comments - Additional Space on Last Page, if Needed

Authorized Signatures

The undersigned individual signing this Service Agreement on behalf of the Customer acknowledges that he or she has read and understands the terms and conditions of this Agreement and that he or she has the authority to execute this Agreement on behalf of the Customer.

Customer

Signature:

Print Name:

Title:

Date:

Company Representative

Signature:

Print Name:

Title:

Date:

Terms and Conditions

NOTICE: ANY ACCEPTANCE OF COMPANY'S OFFER IS EXPRESSLY LIMITED TO ACCEPTANCE OF THESE TERMS AND CONDITIONS AND COMPANY EXPRESSLY OBJECTS TO ANY ADDITIONAL OR CHANGED TERMS PROPOSED BY CUSTOMER. NO OTHER TERMS AND CONDITIONS OF ANY FORM SHALL MODIFY THESE, EVEN IF SIGNED BY COMPANY. ANY ORDER TO PERFORM WORK OR COMPANY'S PERFORMANCE OF THE WORK SHALL EXPLICITLY CONSTITUTE CUSTOMER'S AGREEMENT TO THESE TERMS AND CONDITIONS.

- 1) **Definitions:** "Customer" means the entity to which the Company is providing Services under the Agreement. "Agreement" means either (i) the contract agreement signed by both parties for the Services; or (ii) the purchase order signed by Customer and accepted by Company in writing, together with these Terms and Conditions. "Company" means the Sweeping Corporation of America entity providing Services under the Agreement.
- 2) **Services Rendered:** Customer grants exclusive rights to Company to furnish all labor, equipment, and services necessary for the performance of the service ("Service") in conformance with the standards of service set forth in this Agreement and Customer agrees to make payments as provided in the Agreement.
- 3) **Coverage and Term of Agreement.** This Agreement shall control and govern all Services provided by Company as of its effective date. The effective date and initial term of this Agreement shall start on the date on which Service under this Agreement commences and shall continue for a term of twelve (12) months. Thereafter, it shall automatically renew for successive twelve (12) month terms unless either party gives written notice of termination to the other at least sixty (60) days before the end of the then current term.
- 4) **Standards of Service:** Services shall be performed in accordance with best management practices of the Company. Obstructions or debris, including but not limited to accumulations of leaves, silt, compacted dirt, and similar debris will be removed as part of the customary and ordinary service under this Agreement., If he Company, at its sole discretion, determines that such removal constitutes extra work from that contemplated under this Agreement, the Company shall, for additional compensation consistent with the fee schedule provided with this Agreement ("compensation schedule"), perform extra services as may be required to provide the requisite service. The cost to perform extra services shall be as set forth in the compensation schedule. Services shall be performed to prevent litter, leaves, sand, dirt and debris from being swept into any street side drainage inlets contiguous to or within the designated work area. Customer represents and warrants that all materials to be collected by Company are nonhazardous waste and recyclables. Nothing in this Agreement shall convey on the Company the status of "generator". Any waste swept and collected from the designated work area by Company shall remain the waste of the Customer and it is agreed that Company under no circumstances shall be deemed to have generated the waste or to own the waste. The Company shall dispose of all waste within the Customer's dumpster and Customer hereby authorizes the use of its dumpster for that purpose, unless otherwise stated on the front of this Agreement. Any waste that cannot be disposed of in the Customer's dumpster shall be disposed of in accordance with the compensation schedule.
- 5) **Warranties.** Except as otherwise provided herein, Company makes no express or implied warranties, including but not limited to, implied warranties of merchantability or fitness for a service. All are expressly disclaimed.
- 6) **Time and Performance.** Upon acceptance by Customer, Company shall commence performance within the time frame specified by Company or, in the absence of a specified time frame, shall commence work within a reasonable time and pursue such with reasonable diligence until completed. If a scheduled sweeping is not possible due to inclement weather or other unforeseen occurrences, Company shall endeavor to perform the services when the weather or circumstances permit.
- 7) **Clean Up.** Company agrees to remove from the Customer's premises any Company equipment.
- 8) **Payment.** Customer shall pay Company for Services rendered monthly in accordance with the compensation schedule and invoice received. Unless otherwise agreed by the parties in writing, Customer shall pay Company for services within ten (10) days from the invoice date. Company may charge late fees and interest, not to exceed the maximum rate allowed by applicable law, on all amounts past due. In the event a payment is not made when due, Company, at its sole option, may terminate the Agreement on notice to the Customer and recover all past due amounts.
- 9) **Suspension.** If any amount due from Customer is not paid within sixty (60) days of the date of the Company's invoice, Company may, with or without notice, suspend service without terminating the contract, until the Customer has paid all amounts owed to Company.
- 10) **Rate Adjustments.** Customer agrees that it shall pay Company for any increase in costs due to an escalation in energy costs. These surcharges shall be referred to as "energy" on the compensation schedule. Customer also agrees that it shall pay Company for increased rates due to increases in Company's costs because of changes in local, state or federal law, rules, ordinances or regulations applicable to Company's operations or services or because of increases in taxes, fees, costs or other governmental

charges. These charges shall be referred to as "environmental" on the compensation schedule. The energy/environmental recovery fee(s) shall be shown on the customer invoice.

- 11) Damage to Pavement. Company shall not be responsible for any damages to the Customer's pavement or accompanying subsurface, curbing or other driving surfaces resulting from the Company's Services.
- 12) Independent Contractor. Nothing contained in this Agreement shall be construed to constitute Customer as a partner, employee, or agent of Company, nor shall either party have any authority to bind the other in any respect. It is intended that Company shall, in all instances, be and remain an independent contractor responsible for its own actions and for its own agents, employees and representatives.
- 13) Indemnity Customer shall defend, hold harmless and indemnify the Company, its officers, directors, members, affiliates, employees, or contractors from and against any and all damage to persons, property or both (including death) or other liabilities (including, but not limited to, investigation and reasonable legal expenses) resulting from the Customer's (or its employees, invitees or subcontractors) negligence or misconduct, violation of law or breach of this Agreement.
- 14) Termination. This Agreement may only be terminated by the Customer by providing written notice of Company's breach of the Agreement and, only after providing a right to cure the breach and, Company fails to cure the breach within 30 days of written notice. Except as otherwise provided in this Agreement, the termination shall have no effect upon the rights of the parties prior or existing transactions and any liabilities. Upon termination, Company shall wind down its work in progress in a safe manner, protective of Customer and Company owned or operated property, and Customer and Company shall work in good faith to close out any service in an expeditious manner.
- 15) Assignability. This agreement is binding and shall inure to the benefit of all successors and assigns. This Agreement, and any duties hereunder and any retention of Company subject to this Agreement may be assigned in whole or in part, without the mutual written consent of the parties to this Agreement.
- 16) Notice. Any notice to be given under this Agreement by either party to the other shall be in writing and personally delivered or mailed to the other party at its address as set forth above or to such successor addresses as the parties may designate by notice pursuant to this provision.

- 17) Entire Agreement. This Agreement shall constitute the entire agreement between the parties and shall govern the relationship of the parties notwithstanding any previous written agreement and/or any previous or subsequent oral understandings or agreements.
- 18) No Waiver. No waiver of any provision or condition of this Agreement shall be implied or imputed by reason of a party's failure to complain or to seek remedies because of any previous breach or violation.
- 19) Severability. If any clause or provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable, the balance of this Agreement shall be enforced as the written agreement of the parties.
- 20) Credit History. Customer represents and warrants that it has the financial means to meet its obligations under this Agreement, and Customer hereby agrees that Company may, at any time, investigate the credit history of Customer.
- 21) Disputes, Remedies: Except for claims by the Company for collection of fees, the parties' knowingly and voluntarily agree that the any controversy arising between them shall be resolved by binding arbitration under the rules of the American Arbitration Association, and judgement on the award may be entered by any court having jurisdiction. Under no circumstances shall either party be liable to the other for loss of profits or revenues, or for any indirect, special, incidental, consequential or punitive damages, whether in contract, tort and any theory of liability.
- 22) Attorneys' fees, Jury Waiver and Jurisdiction and Venue. The parties agree that if Company files a lawsuit to collect any money due and payable under this Agreement, in any suit brought, Company shall be entitled to recover its reasonable costs and attorneys' fees. Each party, to the extent permitted by law, knowingly, voluntarily, and intentionally waives its right to a trial by jury in any action or other legal proceeding arising out of or relating to this Agreement. Customer and Company agree to personal jurisdiction and venue in Cuyahoga County, Ohio and neither Company nor Customer shall object or oppose personal jurisdiction or venue if the lawsuit is filed in Cuyahoga County, Ohio.
- 23) Excused Performance. Neither party to this Agreement shall be liable for its failure to perform or delay in performance due to contingencies beyond its reasonable control, including but not limited to, unsafe conditions, weather, strikes, riots, compliance with laws or governmental orders, fires, or acts of God

Special Instructions / Comments Continued...

SECTION VI



Quote
EST-006347

3001 Orange Avenue
Fort Pierce, FL 34947

Bill To
Reunion West CDD
1408 Hamlin Ave Unit E
St. Cloud, FL 34771

Ship To
1408 Hamlin Ave Unit E
St. Cloud, FL 34771

Estimate Date : 01.19.23
Expiration Date: : 02.20.23
Primary Contact : Alan Sheerer
Freight Terms : Destination Prepaid
Payment Method : To Be Paid by Credit Card
Delivery Preference : None

#	Item & Description	Qty	Rate	Amount
1	Driver Feedback Sign, Solar 20W/2x10Ah, 11" Display, Seven Segment, Yellow HIP, 23x29 Sign, Bluetooth Modem SKU : N514-60001	6.00 EA	3,145.00	18,870.00
2	Data Collection SKU : NSPDATA **INCLUDED FOR THE FIRST 12 MONTHS**	6.00 EA	0.00	0.00
			Sub Total	18,870.00
			Total	\$18,870.00

Notes

** Estimated completion is +/- 5 weeks
**FRIEGHT INCLUDED
** No bid foundation, installation, and additional items not listed above.

For questions with orders, please email support@universalsignsfl.com
For additional pricing requests, please email sales@universalsignsfl.com
Net 45 Days
We are looking forward to your business! If you want to reach us by phone, dial 1-800-432-0331

Terms & Conditions

Please verify all the information on this estimate is accurate before acceptance. All returned items may be subject to a restocking fee. If the seller is caused to engage in collection efforts in connection with the transaction described herein, the buyer shall compensate the seller for all costs and expenses, including reasonable attorney's fees, incurred by the seller in connection with such collection efforts whether judicial action is instituted. For additional terms and conditions governing this transaction, visit: <https://www.universalsignsfl.com/terms-and-conditions>

ESTIMATE ACCEPTANCE:

Printed Name: _____

Authorized Signature _____

SECTION VII

SECTION C

SECTION 1

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Management	Kingwood/ Trucco	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 construction proposal 10.13.2022. Agreement executed. Proposals for Access Control System to be considered when multiple bids are available.
	Traffic Calming			FY2023 R&M Project
	Pavement Management Plan	Boyd	In Process	Report to be presented to BOS at April's 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 in process. Should be fully implemented by February 2023.
12/8/22	Roundabout Ped. Crossing	Scheerer	In Process	Proposal pending.
12/8/22	Swing set at Playground	Scheerer	In Process	Proposal pending.
1/9/23	Seven Eagles Pool Furniture	Scheerer		

1/9/23	Seven Eagles Fountain Replacement	Scheerer		Proposal pending.
Reunion West Action Items				
Meeting Assigned	Action Item	Assigned To	Status	Comments
11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Boyd/Scheerer	In Process	Amenity Policy document to be adopted 02.09.2022. Pending signage will be consistent with policies. Fitness Center Mulch approved 12.09.2022 and installation pending.
1/13/22	Monitor Residential/Industrial/Commercial Development Nearby Reunion	Adams		https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project	Adams		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		In Process	Radar Display Signs to be presented to BOS February 2023.
	Pavement Management Plan	Boyd		Report to be presented to BOS at April's meeting.
1/9/23	Sign Upgrades	Scheerer		Street signs to be upgraded to Reunion standard where needed.

SECTION 2

Reunion West

Community Development District

Summary of Check Register

January 1, 2023 to January 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	1/4/23	2034-2039	\$ 270,579.85
	1/12/23	2040-2048	\$ 139,628.85
	1/19/23	2049-2054	\$ 8,904.88
Replacement & Maintenance Fund	1/12/23	43-44	\$ 18,733.67
	1/19/23	45	\$ 2,285.00
	1/25/23	46	\$ 7,050.50
Payroll	<u>January</u>		
	Graham Staley	50588	\$ 184.70
	Mark Greenstein	50589	\$ 184.70
	Michael Barry	50590	\$ 184.70
	Sharon Harley	50591	\$ 184.70
			\$ 738.80
			\$ 447,921.55

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/04/23	00012	1/03/23	23434	202212	310-51300-32200		GRAU & ASSOCIATES	*	3,000.00	3,000.00	002034
FY22 AUDIT THRU DEC22											
1/04/23	00031	12/27/22	12272022	202301	300-20700-10400		REUNION WEST C/O USBANK	*	30,772.06	30,772.06	002035
FY23 DEBT SRVC SER2015											
1/04/23	00031	12/27/22	12272022	202301	300-20700-10500		REUNION WEST C/O USBANK	*	50,649.67	50,649.67	002036
FY23 DEBT SRVC SER2016											
1/04/23	00031	12/27/22	12272022	202301	300-20700-10600		REUNION WEST C/O USBANK	*	47,400.44	47,400.44	002037
FY23 DEBT SRVC SER2017											
1/04/23	00031	12/27/22	12272022	202301	300-20700-10700		REUNION WEST C/O USBANK	*	41,280.69	41,280.69	002038
FY23 DEBT SRVC SER2019											
1/04/23	00031	12/27/22	12272022	202301	300-20700-10800		REUNION WEST C/O USBANK	*	97,476.99	97,476.99	002039
FY23 DEBT SRVC SER2022											
1/12/23	00067	12/19/22	72757064	202212	300-13100-10100		RPR MOTOR BLOWER/CAPACITR	*	472.14		
		12/19/22	72757064	202212	320-53800-57400		RPR MOTOR BLOWER/CAPACITR	*	370.97		
										843.11	002040
FRANK'S AIR CONDITIONING, INC.											
1/12/23	00020	1/01/23	545	202301	310-51300-34000		MANAGMEENT FEES JAN23	*	3,874.00		
		1/01/23	545	202301	310-51300-35200		WEBSITE ADMIN JAN23	*	83.33		
		1/01/23	545	202301	310-51300-35100		INFORMATION TECH JAN23	*	133.33		
		1/01/23	545	202301	310-51300-31300		DISSEMINATION JAN23	*	833.33		
		1/01/23	545	202301	310-51300-51000		OFFICE SUPPLIES	*	.48		
		1/01/23	545	202301	310-51300-42000		POSTAGE	*	8.83		
		1/01/23	545	202301	310-51300-42500		COPIES	*	10.50		
		1/01/23	546	202301	320-53800-12000		FIELD MANAGEMENT JAN23	*	2,739.75		
										7,683.55	002041
GOVERNMENTAL MANAGEMENT SERVICES											
REUW REUNION WEST TVISCARRA											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/12/23	00031	1/10/23	01102023	202301	300-20700-10400			REUNION WEST C/O USBANK	*	14,409.74	14,409.74	002042
			FY23 DEBT SRVC	SER2015								
1/12/23	00031	1/10/23	01102023	202301	300-20700-10500			REUNION WEST C/O USBANK	*	23,717.88	23,717.88	002043
			FY23 DEBT SRVC	SER2016								
1/12/23	00031	1/10/23	01102023	202301	300-20700-10600			REUNION WEST C/O USBANK	*	22,196.36	22,196.36	002044
			FY23 DEBT SRVC	SER2017								
1/12/23	00031	1/10/23	01102023	202301	300-20700-10700			REUNION WEST C/O USBANK	*	19,330.65	19,330.65	002045
			FY23 DEBT SRVC	SER2019								
1/12/23	00031	1/10/23	01102023	202301	300-20700-10800			REUNION WEST C/O USBANK	*	45,645.87	45,645.87	002046
			FY23 DEBT SRVC	SER2022								
1/12/23	00069	11/01/22	12910777	202211	300-13100-10100			REUNION WEST PROPERTY OWNERS INC	*	1,346.25		
			SECURITY COST SHARE	NOV22								
		11/01/22	12910777	202211	320-53800-34500				*	1,057.77		
			SECURITY COST SHARE	NOV22								
		12/01/22	12910777	202212	300-13100-10100				*	1,274.38		
			SECURITY COST SHARE	DEC22								
		12/01/22	12910777	202212	320-53800-34500				*	1,001.29		
			SECURITY COST SHARE	DEC22								
											4,679.69	002047
1/12/23	00070	12/16/22	63141	202212	300-13100-10100			TERRY'S ELECTRIC INC	*	426.72		
			RPLC 2 LED DRIVERS/TEST									
		12/16/22	63141	202212	320-53800-47200				*	335.28		
			RPLC 2 LED DRIVERS/TEST									
		12/27/22	63305	202212	300-13100-10100				*	201.60		
			SVC CALL-INSP.PANEL/WIRE									
		12/27/22	63305	202212	320-53800-48100				*	158.40		
			SVC CALL-INSP.PANEL/WIRE									
											1,122.00	002048
1/19/23	00053	1/13/23	5198	202301	300-13100-10100			BERRY CONSTRUCTION INC.	*	546.00		
			INST.SDWLK ADA MAT FAIRVW									
		1/13/23	5198	202301	320-53800-53000				*	429.00		
			INST.SDWLK ADA MAT FAIRVW									
											975.00	002049

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/19/23	00066	12/30/22	RWCDD123 202212 300-13100-10100 IRG RPR-DEC22-RPLC HD/ROT		*	439.12		
		12/30/22	RWCDD123 202212 320-53800-46500 IRG RPR-DEC22-RPLC HD/ROT		*	345.02		
							CREATIVE NORTH INC	784.14 002050
1/19/23	00020	12/31/22	547 202212 320-53800-57400 RPR GH ROOF/STUCCO/GUTTER		*	1,670.89		
							GOVERNMENTAL MANAGEMENT SERVICES	1,670.89 002051
1/19/23	00043	1/12/23	107405 202212 310-51300-31500 MTG/TRAFFIC LAW/LDSCP AGR		*	2,508.45		
							LATHAM,LUNA,EDEN & BEAUDINE,LLP	2,508.45 002052
1/19/23	00036	1/05/23	515 202212 320-53800-43100 TOHO METER#62644093 DEC22		*	90.92		
		1/05/23	516 202212 320-53800-43000 DUKEENERGY#9100 8324 0443		*	600.48		
							REUNION RESORT	691.40 002053
1/19/23	00069	1/01/23	3421939 202301 300-13100-10100 SECURTY COST SHARE JAN23		*	1,274.00		
		1/01/23	3421939 202301 320-53800-34500 SECURTY COST SHARE JAN23		*	1,001.00		
							REUNION WEST PROPERTY OWNERS INC	2,275.00 002054
						TOTAL FOR BANK A	419,113.58	
						TOTAL FOR REGISTER	419,113.58	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/12/23	00005	12/24/22 5195	202212 300-13100-10100	CONCREETE RPLC/GRINDS WIL	*	5,908.00	
		12/24/22 5195	202212 320-53800-53000	CONCREETE RPLC/GRINDS WIL	*	4,642.00	
							10,550.00 000043

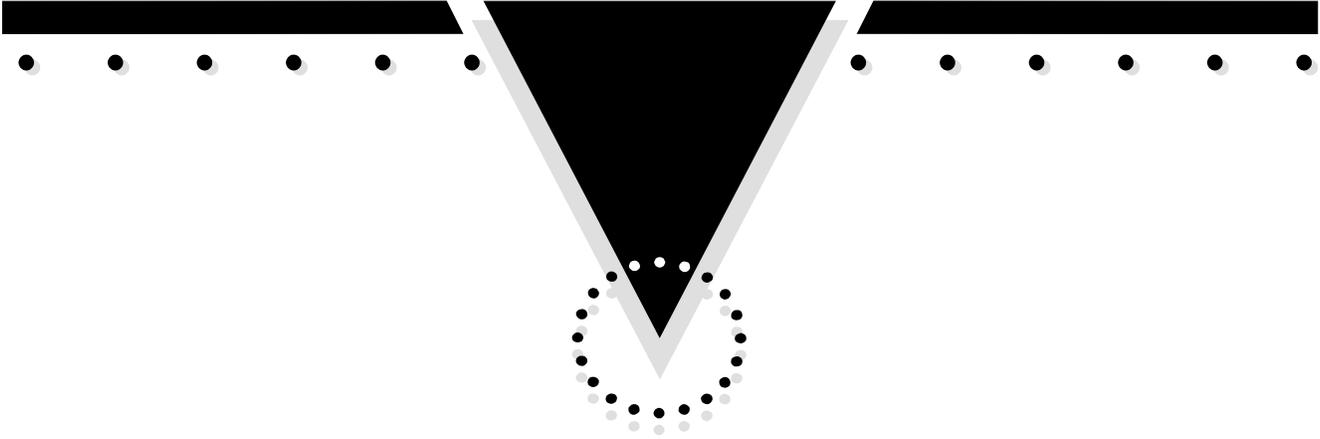
1/12/23	00009	1/04/23 2220	202301 300-13100-10100	INST.486 LF/2GATES/PERMIT	*	4,582.86	
		1/04/23 2220	202301 320-53800-60000	INST.486 LF/2GATES/PERMIT	*	3,600.81	
							8,183.67 000044

1/19/23	00005	1/13/23 5197	202301 300-13100-10100	INST.SIDEWALK GRND TRVRSE	*	1,279.60	
		1/13/23 5197	202301 320-53800-60000	INST.SIDEWALK GRND TRVRSE	*	1,005.40	
							2,285.00 000045

1/25/23	00008	1/19/23 PTP23-01	202301 300-13100-10100	RUBBER TIMER/FIBER/BARRIE	*	3,948.28	
		1/19/23 PTP23-01	202301 320-53800-60000	RUBBER TIMER/FIBER/BARRIE	*	3,102.22	
							7,050.50 000046

						TOTAL FOR BANK C	28,069.17
						TOTAL FOR REGISTER	28,069.17

SECTION 3



Reunion West
Community Development District

Unaudited Financial Reporting

December 31, 2022

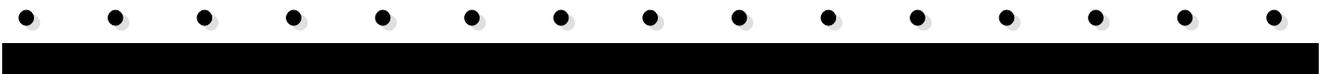


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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
December 31, 2022

	<u>General</u>	<u>Replacement & Maintenance</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>(Memorandum Only) 2023</u>
ASSETS:					
CASH	\$2,285,387	\$43,419	---	---	\$2,328,805
CUSTODY ACCOUNT	\$2,887	---	---	---	\$2,887
STATE BOARD OF ADMINISTRATION	---	\$769,139	---	---	\$769,139
DUE FROM GENERAL FUND	---	---	\$267,580	---	\$267,580
DUE FROM REUNION EAST	\$46,721	\$5,908	---	---	\$52,629
INVESTMENTS					
SERIES 2015					
Reserve	---	---	\$164,501	---	\$164,501
Revenue	---	---	\$329,498	---	\$329,498
SERIES 2016					
Reserve	---	---	\$277,895	---	\$277,895
Revenue	---	---	\$467,075	---	\$467,075
Prepayment	---	---	\$24	---	\$24
SERIES 2017					
Reserve	---	---	\$257,117	---	\$257,117
Revenue	---	---	\$425,703	---	\$425,703
Prepayment	---	---	\$2,504	---	\$2,504
SERIES 2019					
Reserve	---	---	\$328,609	---	\$328,609
Revenue	---	---	\$339,825	---	\$339,825
Construction	---	---	---	\$87,697	\$87,697
SERIES 2022					
Reserve	---	---	\$259,938	---	\$259,938
Revenue	---	---	\$805,852	---	\$805,852
TOTAL ASSETS	<u>\$2,334,995</u>	<u>\$818,465</u>	<u>\$3,926,120</u>	<u>\$87,697</u>	<u>\$7,167,277</u>
LIABILITIES:					
ACCOUNTS PAYABLE	\$15,300	\$10,550	---	---	\$25,850
DUE TO REUNION EAST	\$202,320	\$27,294	---	---	\$229,614
DUE TO DEBT 2015	\$30,772	---	---	---	\$30,772
DUE TO DEBT 2016	\$50,650	---	---	---	\$50,650
DUE TO DEBT 2017	\$47,400	---	---	---	\$47,400
DUE TO DEBT 2019	\$41,281	---	---	---	\$41,281
DUE TO DEBT 2022	\$97,477	---	---	---	\$97,477
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	\$780,621	---	---	\$780,621
UNASSIGNED	\$1,849,795	---	---	---	\$1,849,795
RESTRICTED FOR DEBT 2004-1	---	---	\$0	---	\$0
RESTRICTED FOR DEBT 2015	---	---	\$524,771	---	\$524,771
RESTRICTED FOR DEBT 2016	---	---	\$795,643	---	\$795,643
RESTRICTED FOR DEBT 2017	---	---	\$732,726	---	\$732,726
RESTRICTED FOR DEBT 2019	---	---	\$709,714	---	\$709,714
RESTRICTED FOR DEBT 2022	---	---	\$1,163,266	---	\$1,163,266
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$87,697	\$87,697
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u>\$2,334,995</u>	<u>\$818,465</u>	<u>\$3,926,120</u>	<u>\$87,697</u>	<u>\$7,167,277</u>

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues & Expenditures
For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,760,063	\$1,392,894	\$1,392,894	\$0
Interest	\$0	\$0	\$13	\$13
Rental Income	\$1,760	\$440	\$3,410	\$2,970
TOTAL REVENUES	\$1,761,823	\$1,393,334	\$1,396,316	\$2,983
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$3,000	\$1,400	\$1,600
FICA	\$918	\$230	\$107	\$122
Engineering	\$8,000	\$2,000	\$323	\$1,678
Attorney	\$20,000	\$5,000	\$5,395	(\$395)
Trustee Fee	\$21,000	\$0	\$0	\$0
Dissemination	\$10,000	\$2,500	\$2,500	\$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	\$3,000	\$3,000	\$0
Management Fees	\$46,488	\$11,622	\$11,622	\$0
Information Technology	\$1,600	\$400	\$400	\$0
Website Maintenance	\$1,000	\$250	\$250	\$0
Telephone	\$100	\$25	\$0	\$25
Postage	\$1,500	\$375	\$23	\$352
Printing & Binding	\$500	\$125	\$0	\$125
Insurance	\$11,416	\$11,416	\$10,226	\$1,190
Legal Advertising	\$5,000	\$1,250	\$1,384	(\$134)
Other Current Charges	\$350	\$88	\$30	\$57
Office Supplies	\$300	\$75	\$1	\$74
Travel Per Diem	\$250	\$63	\$0	\$63
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$159,297	\$49,093	\$44,336	\$4,756
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$32,877	\$8,219	\$8,219	\$0
Management Services Agreement	\$14,300	\$3,575	\$3,575	(\$0)
Telephone	\$6,600	\$1,650	\$1,377	\$273
Electric	\$259,446	\$64,862	\$67,288	(\$2,427)
Water & Sewer	\$31,852	\$7,963	\$6,040	\$1,923
Gas	\$35,992	\$8,998	\$4,764	\$4,234
Pool and Fountain Maintenance	\$129,800	\$32,450	\$38,396	(\$5,946)
Environmental	\$7,040	\$1,760	\$4,233	(\$2,473)
Property Insurance	\$32,571	\$32,571	\$29,735	\$2,836
Irrigation Repairs	\$7,150	\$1,788	\$2,968	(\$1,181)
Landscape Contract	\$515,490	\$128,873	\$131,762	(\$2,890)
Landscape Contingency	\$22,000	\$5,500	\$3,886	\$1,614
Gate and Gatehouse Expenses	\$22,000	\$5,500	\$7,320	(\$1,820)
Roadways/Sidewalks	\$11,000	\$2,750	\$5,419	(\$2,669)
Lighting	\$4,400	\$1,100	\$2,671	(\$1,571)
Building Repairs & Maintenance	\$8,800	\$2,200	\$0	\$2,200
Pressure Washing	\$15,400	\$3,850	\$9,456	(\$5,606)
Maintenance (Inspections)	\$220	\$55	\$0	\$55
Repairs & Maintenance	\$11,000	\$2,750	\$12,881	(\$10,131)
Contract Cleaning	\$28,600	\$7,150	\$6,788	\$362
Fitness Center Repairs & Maintenance	\$2,200	\$550	\$498	\$52
Operating Supplies	\$2,200	\$550	\$0	\$550
Signage	\$4,400	\$1,100	\$3,714	(\$2,614)
Security	\$87,208	\$21,802	\$18,404	\$3,398
Parking Violation Tags	\$220	\$55	\$0	\$55
TOTAL MAINTENANCE	\$1,602,526	\$351,370	\$369,394	(\$18,024)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$15,000	\$3,750	\$0	\$3,750
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$294,760	\$0	\$0	\$0
TOTAL MAINTENANCE	\$1,761,823	\$400,462	\$413,730	(\$13,268)
EXCESS REVENUES (EXPENDITURES)	\$0		\$982,586	
FUND BALANCE - Beginning	\$0		\$867,209	
FUND BALANCE - Ending	\$0		\$1,849,795	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Transfer In	\$294,760	\$0	\$0	\$0
Interest	\$3,500	\$875	\$7,311	\$6,436
TOTAL REVENUES	\$298,260	\$875	\$7,311	\$6,436
<u>EXPENDITURES:</u>				
Contingency	\$500	\$125	\$114	\$11
Building Improvements	\$138,399	\$34,600	\$0	\$34,600
Fountain Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$197,769	\$49,442	\$8,376	\$41,067
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	\$1,650	\$0	\$1,650
Pool Repair & Replacements	\$0	\$0	\$5,345	(\$5,345)
Roadways/Sidewalks Improvements	\$48,972	\$12,243	\$28,538	(\$16,295)
Signage	\$22,000	\$5,500	\$0	\$5,500
Stormwater Improvement	\$22,000	\$5,500	\$0	\$5,500
Capital Outlay	\$4,400	\$1,100	\$19,965	(\$18,865)
TOTAL EXPENDITURES	\$440,640	\$110,160	\$62,338	\$47,822
EXCESS REVENUES (EXPENDITURES)	(\$142,380)		(\$55,026)	
FUND BALANCE - Beginning	\$795,325		\$835,647	
FUND BALANCE - Ending	\$652,945		\$780,621	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	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	(\$10,811)	\$10,811
TOTAL OTHER	\$0	\$0	(\$10,811)	\$10,811
EXCESS REVENUES (EXPENDITURES)	\$0		(\$10,811)	
FUND BALANCE - Beginning	\$0		\$10,811	
FUND BALANCE - Ending	\$0		\$0	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$258,684	\$258,684	\$0
Interest	\$200	\$50	\$2,007	\$1,957
TOTAL REVENUES	\$327,075	\$258,734	\$260,691	\$1,957
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$79,763	\$79,763	\$79,763	\$0
Principal Expense 05/01	\$170,000	\$0	\$0	\$0
Interest Expense 05/01	\$79,763	\$0	\$0	\$0
TOTAL EXPENDITURES	\$329,525	\$79,763	\$79,763	\$0
EXCESS REVENUES (EXPENDITURES)	(\$2,450)		\$180,928	
FUND BALANCE - Beginning	\$176,868		\$343,843	
FUND BALANCE - Ending	\$174,418		\$524,771	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$538,024	\$425,784	\$425,784	\$0
Interest	\$350	\$88	\$3,693	\$3,605
TOTAL REVENUES	\$538,374	\$425,872	\$429,477	\$3,605
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$185,016	\$185,016	\$185,016	\$0
Principal Expense 11/01	\$165,000	\$165,000	\$165,000	\$0
Interest Expense 05/01	\$181,406	\$0	\$0	\$0
TOTAL EXPENDITURES	\$531,422	\$350,016	\$350,016	\$0
EXCESS REVENUES (EXPENDITURES)	\$6,952		\$79,462	
FUND BALANCE - Beginning	\$434,696		\$716,181	
FUND BALANCE - Ending	\$441,648		\$795,643	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$503,509	\$398,470	\$398,470	\$0
Interest	\$300	\$75	\$3,384	\$3,309
TOTAL REVENUES	\$503,809	\$398,545	\$401,854	\$3,309
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$173,850	\$173,850	\$173,850	\$0
Principal Expense 11/01	\$155,000	\$155,000	\$155,000	\$0
Interest Expense 05/01	\$171,138	\$0	\$0	\$0
TOTAL EXPENDITURES	\$499,988	\$328,850	\$328,850	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,822		\$73,004	
FUND BALANCE - Beginning	\$399,252		\$659,721	
FUND BALANCE - Ending	\$403,074		\$732,726	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$438,505	\$347,024	\$347,024	\$0
Interest	\$300	\$75	\$2,908	\$2,833
TOTAL REVENUES	\$438,805	\$347,099	\$349,932	\$2,833
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$153,150	\$153,150	\$153,150	\$0
Principal Expense 05/01	\$130,000	\$0	\$0	\$0
Interest Expense 05/01	\$153,150	\$0	\$0	\$0
TOTAL EXPENDITURES	\$436,300	\$153,150	\$153,150	\$0
Transfer In/(Out)	\$0	\$0	(\$1,038)	\$1,038
TOTAL OTHER	\$0	\$0	(\$1,038)	\$1,038
EXCESS REVENUES (EXPENDITURES)	\$2,505		\$195,745	
FUND BALANCE - Beginning	\$182,601		\$513,969	
FUND BALANCE - Ending	\$185,106		\$709,714	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2022

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$1,039,749	\$819,436	\$819,436	\$0
Interest	\$250	\$63	\$3,123	\$3,061
TOTAL REVENUES	\$1,039,999	\$819,499	\$822,560	\$3,061
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$252,587	\$252,587	\$252,587	\$0
Principal Expense 05/01	\$690,000	\$0	\$0	\$0
Interest Expense 05/01	\$177,600	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,120,187	\$252,587	\$252,587	\$0
Transfer In/(Out)	\$0	\$0	\$10,811	(\$10,811)
TOTAL OTHER	\$0	\$0	\$10,811	(\$10,811)
EXCESS REVENUES (EXPENDITURES)	(\$80,188)		\$580,784	
FUND BALANCE - Beginning	\$321,018		\$582,483	
FUND BALANCE - Ending	\$240,830		\$1,163,266	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$562	\$562
TOTAL REVENUES	\$0	\$0	\$562	\$562
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	\$1,038	\$1,038
TOTAL OTHER	\$0	\$0	\$1,038	\$1,038
EXCESS REVENUES (EXPENDITURES)	\$0		\$1,600	
FUND BALANCE - Beginning	\$0		\$86,097	
FUND BALANCE - Ending	\$0		\$87,697	

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	\$239,757	\$1,153,137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,392,894
Interest Income	\$4	\$4	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13
Rental Income	\$1,760	\$1,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,410
Total Revenues	\$1,764	\$241,411	\$1,153,142	\$0	$0	$0	$0	$0	$0	$0	$0	$0	\$1,396,316
Expenses													
Supervisor Fees	\$600	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
FICA	\$46	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107
Engineering	\$323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$323
Attorney	\$1,802	\$1,084	\$2,508	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,395
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
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	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Management Fees	\$3,874	\$3,874	\$3,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,622
Information Technology	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Website Maintenance	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$9	\$9	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23
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	\$692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,384
Other Current Charges	\$0	\$20	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30
Office Supplies	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
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	\$26,297	\$6,731	\$11,309	\$0	$0	$0	$0	$0	$0	$0	$0	$0	\$44,336

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	\$2,740	\$2,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,219
Management Services Agreement	\$1,192	\$1,192	\$1,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,575
Telephone	\$468	\$468	\$442	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,377
Electric	\$21,878	\$24,214	\$21,197	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,288
Water & Sewer	\$2,549	\$1,965	\$1,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,040
Gas	\$840	\$1,657	\$2,268	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,764
Pool and Fountain Maintenance	\$11,574	\$14,104	\$12,718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,396
Environmental	\$1,939	\$1,917	\$377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,233
Property Insurance	\$29,414	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,735
Irrigation Repairs	\$810	\$1,366	\$793	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,968
Landscape Contract	\$28,181	\$57,413	\$46,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,762
Landscape Contingency	\$2,930	\$955	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,886
Gate and Gatehouse Expenses	\$2,635	\$2,113	\$2,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,320
Roadways/Sidewalks	\$0	\$2,475	\$2,944	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,419
Lighting	\$977	\$0	\$1,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,671
MSA Building Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$0	\$0	\$9,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,456
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$8,392	\$4,289	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,881
Contract Cleaning	\$2,243	\$2,243	\$2,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,788
Fitness Center Repairs & Maintenance	\$0	\$498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$498
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,008	\$2,229	\$477	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,714
Security	\$6,078	\$6,191	\$6,135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,404
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	\$125,847	\$128,347	\$115,200	\$0	$0	$0	$0	$0	$0	$0	$0	$0	\$369,394
Total Expenses	\$152,144	\$135,078	\$126,509	\$0	$0	$0	$0	$0	$0	$0	$0	$0	\$413,730
Excess Revenues (Expenditures)	(\$150,380)	\$106,333	\$1,026,633	$0	$0	$0	$0	$0	$0	$0	$0	\$0	\$982,586

**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	\$164,501
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	\$277,895
BONDS OUTSTANDING - 9/30/20	\$7,880,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$160,000)
LESS: PRINCIPAL PAYMENT 11/1/22	(\$165,000)
CURRENT BONDS OUTSTANDING	\$7,400,000

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	\$257,117
BONDS OUTSTANDING - 9/30/20	\$7,575,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/22	(\$155,000)
CURRENT BONDS OUTSTANDING	\$7,130,000

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	\$328,609
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

SECTION 4

*This item will be provided under
separate cover*