

*Reunion West Community
Development District*

Agenda

May 11, 2023

AGENDA

Reunion West

Community Development District

Meeting Agenda

Thursday
May 11, 2023
11:00 AM

Heritage Crossing Community Center
7715 Heritage Crossing Way
Reunion, Florida

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the March 9, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2023-05 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
5. Review and Acceptance of Pavement Management Report
6. Consideration of Arbitrage Rebate Computation Proposal form AMTEC
7. Consideration of Resolution 2023-06 Establishing Bank Account Signatories
8. Consideration of Security Improvements in Reunion West Encore Neighborhood
9. Consideration of Fiscal Year 2024 Aquatic Maintenance Renewal
- 10. Discussion of Stable Dumpster Maintenance - ADDED**
11. 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
 - v. Presentation of Number of Registered Voters: 567
 - D. Security Report
12. Other Business
13. Supervisor's Requests
14. Next Meeting Date June 8th, 2023
15. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **April 13, 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:

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|------------------------|---------------------|
| Graham Staley | Chairman |
| Sharon Harley | Vice Chair |
| Michael Barry | Assistant Secretary |
| Mark Greenstein | Assistant Secretary |
| William (Bill) Witcher | Assistant Secretary |

Also present were:

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| Tricia Adams | District Manager |
| Kristen Trucco | District Counsel |
| Steve Boyd | District Engineer |
| Alan Scheerer | Field Manager |
| Victor Vargas | Reunion Security |
| Pete Wittman | Yellowstone Landscape Services |
| Garrett Huegel | Yellowstone Landscape Services |
| John Dryburgh (<i>via Zoom</i>) | Reunion East CDD Board Member |
| June Wispelwey | Reunion East CDD Board Member |
| Steve Goldstein | Reunion East CDD Board Member |
| Trudy Hobbs | Reunion East CDD Board Member |
| Lieutenant Donald MacAllaster | Osceola County Sheriff's Office Traffic Unit |

The following is a summary of the discussions and actions taken at the April 13, 2023 Reunion West Community Development District Board of Supervisors meeting.

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, with the exception of Ms. Harley who was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period for traffic enforcement. A Resident named Victoria voiced concern regarding vehicles parked backwards in the alley behind her house and residents using ATVs. Resident Richard Holmes of Grand Traverse Parkway thanked Lieutenant MacAllaster for attending and questioned what could be enforced in Reunion as he heard two stories; one was that they had public roads and as citizens of Osceola County, they would be entitled to all forms of law enforcement including traffic enforcement and two, the Osceola County Police Department would enforce criminal actions, but they must pay a fee to the Osceola County Sheriff's Department for traffic enforcement. Resident Heather McGough of 1927 Jack Nicklaus Court asked if golf carts were permitted on their roads, who could drive them and if they needed to be registered and requested that a list of numbers to call when there were traffic issues, be distributed to homeowners.

Ms. Adams explained that most of the roadways within the Reunion community were owned by either the Reunion East CDD or Reunion West CDD and were public. The District was prohibited from engaging in traffic enforcement activities and it was the responsibility of the Osceola County Sheriff's Office. The District communicated this information to residents through the HOA electronic mail messaging system and provided the phone number for the traffic enforcement hotline at the suggestion of Lieutenant MacAllaster from Osceola County Sheriff's Office. Mr. Staley confirmed that notification was sent by the HOA on March 30th. Ms. Adams pointed out that some roadways within the District such as alleys and parking lots as well as roads within Bears Den community, were privately owned. The District adopted Parking Rules in accordance with the Florida Statutes, which identify tow away zones. Vehicles improperly parked would be subject to immediate towing. Reunion Security enforced the District's parking rules. Ms. Trucco added that the gates were soft gates and they were not permitted to restrict any member of the public from entering the community because the roads were financed with tax exempt bonds. Under Chapter 316, the operation of golf carts on public roads were prohibited unless a municipality or county deemed a road permissible for golf cart use. Supervisor Steve Goldstein of the Reunion East CDD Board asked if this included landscape and maintenance vehicles. Ms. Trucco noted an exception for low-speed vehicles. There being no further comments, Ms. Adams closed the public comment period.

Ms. Harley joined the meeting.

THIRD ORDER OF BUSINESS

**Osceola County Traffic Enforcement
Presentation**

Ms. Adams introduced Lieutenant Donald MacAllaster of the Osceola County Sheriff's Office Traffic Unit, who oversees all traffic enforcement operations for the county. He has been with the Osceola County Sheriff's Office for 24 years, with 14 years in traffic enforcement and was working with Ms. Adams to provide clarification between private and public roads and ensure that signage was correct. There were some signs in the Reunion West Encore neighborhood that were blue, indicating that they were private roads even though it was a public roadway. All signs in Reunion were green on the main roadways, meaning they were enforceable, but if the signs were wrong, any ticket they wrote could be dismissed. Lieutenant MacAllaster's main focus regarding traffic enforcement was to reduce fatalities. However, they were limited in resources as Osceola County was 1,600 square miles and their current staffing was 18 people including him and his assistant. Four positions handled aggressive driving and two handled DUIs. Their main focus was on the major roadways: I-4 to Highway 60 east to 192 and Narcoossee Road. They utilized the website Signal Four Analytics, which identified traffic crashes; however, there was a two-month delay in reporting due to statutory requirements. There were four fatalities on Old Lake Wilson Road in the last two months. They had grants for pedestrian enforcement and education along 192 and a smart grant for anyone riding a motorcycle, providing a full day of instruction for better riding skills with certified instructors and motorcycle enforcement throughout the county. There was also a grant for distracted driving, which caused 1,000 citations to be issued in Week 4. Reunion had complaints in the county for traffic enforcement. They could not do much with alleyways because they were privately owned and recommended that the HOA or CDD provide information to contractors and vendors. Golf carts were difficult to enforce, as golf carts could be turned into low-speed vehicles. The City of St. Cloud permitted golf carts, but for a golf cart to be on a roadway, the driver must be licensed.

Supervisor Goldstein asked if they would provide traffic enforcement. Lieutenant MacAllaster noted that there were several communities who requested additional enforcement, including the Celebration CDD, which had selected times for traffic enforcement. The deputies must be certified. Indian Wells recently added traffic enforcement to deal with parking issues. He handled areas where there were complaints first, providing speed radar trailers. However, they only had two speed radar trailers, but worked with the county to install them and obtain the traffic

data, so that he could provide enforcement during that timeframe. Lieutenant MacAllaster wanted to focus his resources in communities where 50% of the complaints were for speeding. In one community, there were three or four fatalities in the last two months. They were seeing an influx of motorcycles and stunt driving and worked with the St. Cloud Police Department and the Florida Highway Patrol for Orange County. He encouraged residents to call the traffic enforcement hotline for any issues.

Discussion ensued by the Reunion West CDD and Reunion East CDD Boards. Mr. Staley asked if it was helpful to have a specific type of enforcement. Lieutenant MacAllaster pointed out that the more specificity they had, the easier it was for them to handle a specific problem. Mr. Staley asked if they could have more routine patrols in the community. Lieutenant MacAllaster would contact the Captain for the west side of the county, Captain Williamson. Mr. Barry asked if the Osceola County Sheriff's Office could enforce underage kids on golf carts. Lieutenant MacAllaster stated they could enforce traffic law violations for golf carts on a roadway. Mr. Staley asked if Reunion Security could stop the golf cart for something egregious. Mr. Vargas indicated that Reunion Security had no enforcement jurisdiction for golf carts on a private road, but they did follow drivers of golf carts to their home and talk to the parents. Supervisor Wispelwey asked if golf carts could drive on sidewalks. Lieutenant MacAllaster pointed out that golf carts were only permitted on cart paths if they were crossing from one green to another on a golf course. Mr. Goldstein questioned the penalty for driving a golf cart on the street, even if the driver had a license and lights on the golf cart. Lieutenant MacAllaster confirmed that a moving violation was \$166 and a non-moving violation was \$16. If they were un-licensed, it was a criminal infraction. Mr. Witcher questioned why Reunion Security could deal with parking and towing violations, but not golf cart violations. Ms. Trucco explained that while Reunion Security could not enforce violations for golf carts on public roads owned by the CDD, under Chapter 190 it had the limited power to enforce parking and towing under the District's rules.

A Resident on Gathering Drive asked if Reunion Security could enforce golf cart rentals under the rental agreement, as 90% of the abuse was from golf cart rentals. Ms. Trucco advised that the rental agreement was not with the CDD. The Resident felt that drivers of third-party golf carts should have insurance and registration or not be allowed to drive them in the community. Ms. Trucco pointed out that they could not restrict third-parties from using their roads because they were financed with tax exempt bonds. However, several county ordinances were passed to

allow golf cart use in CDDs on non-CDD owned roads, but in Reunion, the roads are owned by the CDD and Celebration's roads were owned by the county. Reunion did not pass a rule to allow golf carts on the roads. The Resident questioned the criteria for using a low-speed vehicle. Lieutenant MacAllaster explained that it must be registered with the State of Florida as a low-speed vehicle and the community must be certified for the use of low-speed vehicles. A Resident was told that they could not convert their golf cart to a low-speed vehicle. Mr. Goldstein asked if people purchasing low-speed vehicles and driving them on their roads were legal. Lieutenant MacAllaster replied no, but they did not enforce them if the community met the requirements for the use of a low-speed vehicle.

Ms. Adams opened the floor to comments from the Reunion West CDD Board Members. Mr. Witcher requested that Ms. Trucco provide information about low-speed vehicles as he was unaware that the community needed to have a designation allowing the use of them. Mr. Barry questioned how often the Osceola County Sheriff's Office patrolled the community. Lieutenant MacAllaster stated they did not regularly patrol the community; however, if they had speeding issues, they could provide selective traffic enforcement. Mr. Barry understood that because there were so many golf carts in the community and Kingwood had many maintenance vehicles, no one would be arrested or issued a ticket, as long as everyone abided by the laws. Lieutenant MacAllaster was not aware of it, but the Records Department could verify whether any citations were issued. Mr. Greenstein felt that intelligent questions were being asked and the best legal answers were being provided, supported Mr. Witcher's recommendation to pursue low-speed authorization for this community and suggested, in the interim, Reunion Security keep children off of golf carts, following the driver to their home and talking to the parents about appropriate vehicle operation, refreshing signs and issuing a public service announcement.

Ms. Harley noticed third-party golf carts coming into the community during certain periods of time and recalled that each resident signed an additional terms and condition sheet stating that they could not rent golf carts from third-parties. Ms. Adams clarified that was on behalf of a private enterprise and the CDD's position was that these were public roadways and they could not restrict access. Mr. Staley felt that Kingwood and the management company could stop it through a contractual arrangement. Ms. Harley noted they could levy fines, but residents would pay them, which did not resolve the issue and warned that the way they policed the golf carts would impact residents. Mr. Staley recommended issuing a regular public safety announcement about traffic

enforcement. He also suggested Reunion Security provides two patrol officers to monitor the abuse of golf carts by children. Ms. Trucco would provide Chapter 316.212, regarding the operation of golf carts, especially Section 7, whereby a golf cart may not be used by anyone under the age of 14. A Resident requested that the main roads be re-stripped. Mr. Staley pointed out that the District Engineer was presenting the Pavement Management Plan at the next meeting and once they identified what roads had another five- or ten-year life, they would approve re-striping. Mr. Scheerer confirmed that most roads on the east side of the community were re-stripped, Reunion Boulevard was re-stripped five or six years ago and there was funding to re-stripe the west side.

There were no further comments from the Reunion West CDD Board Members, Ms. Adams opened the floor to comments from the Reunion East CDD Board Members. Ms. Wispelwey thanked Lieutenant MacAllaster for his service as there was a dramatic increase in reckless driving and traffic and wished the county would do more. Mr. Dryburgh felt that all major questions were asked and answered and was happy that they all came together for the public. There were no further comments from the Reunion East CDD Board Members, Ms. Adams opened the floor to comments from Zoom attendees. A Resident questioned the amount of arrests or tickets issued within Reunion for the past several years. Ms. Adams reminded the resident Lieutenant MacAllaster advised they could make a public records request with Osceola County. There being no further comments, Ms. Adams closed the public comment period and thanked Lieutenant MacAllaster for attending the meeting. Mr. Staley thanked everyone for their input.

- **Public Comment Period**

Prior to the start of the public comment period, Mr. Staley pointed out that there was an exceptionally large number of people in attendance compared to other meetings, due to the joint complaint dated June 2020 by the US Department of Justice and Kingwood against various entities including Kingwood and the Settlement Agreement that was reached between the parties on March 20, 2023. There was a great deal of concern and anxiety within the community regarding the allegations of possible transactions between Kingwood and the Master HOA, which could impact expenses being charged by the HOA to property owners within Reunion. None of the allegations were proven since the settlement occurred. In addition, there was no mention of the Reunion West or Reunion East CDDs in the settlement or complaint. Based on Mr. Staley's experience, the agreement and contract approval process were sound; however, given concerns raised in the

community, recommended that the Board review all the CDDs agreements and contracts between Kingwood and the HOA for the interest of transparency. Ms. Trucco reminded the Board that the statements in the lawsuit were allegations of the plaintiff who was a former employee of Kingwood and since settlement was reached prior to the trial, none of the allegations were proven as fact or truth by a court. Therefore, the Board should be cautious when speaking about the issue as defamation through libel, written falsity, or slander, spoken falsity, could be triggered when a false statement is made that causes an injury.

Ms. Adams opened the public comment period for agenda items and requested that residents state their name and address, limit their comments to three minutes. Resident Lester Blades of Euston Drive reviewed the copy of the Consent Order and questioned whether the purpose was to answer the question, as Paragraph 30 appeared to be an omission, which was usable in any legal proceeding. Ms. Trucco pointed out that the statements in the complaint were allegations only and could not provide an opinion on the Consent Order without reviewing it. Resident Richard Holmes clarified that Mr. Blades was referring to the statements of Mr. Anthony Carll and the concern that it raised, which at the Board was addressing. In his review of the complaint, there was no reference to Reunion East or Reunion West CDDs, but the implication from residents was Kingwood participating in some form of skimming, scam or inappropriate conduct that impacted contracts with the CDD, which explained the large number of residents at the meeting. When Mr. Holmes spoke to Mr. Carll, he denied everything, but according to the complaint and Settlement Agreement, Mr. Carll participated in unlawful conduct. He requested that the Board review all agreements with Kingwood. Mr. Holmes asked if the Heritage Crossing Community Center (HCCC) roof was replaced. Mr. Staley stated that it could be the HCCC roof or the roof for the condo units as the complaint was not clear. Mr. Greenstein explained that the only way that the CDD could be connected with Kingwood, was if it was for the HCCC roof; however, there was a competitive bid process for the roof repair and the Board likely selected the low bidder. A Resident attending by Zoom questioned who was responsible for trimming trees between the sidewalk and the road along Excitement Drive. Mr. Scheerer would speak to the resident after the meeting. The Resident noted a section of sidewalk was missing at the end of Corolla Court on common property. Mr. Scheerer explained that there was no sidewalk at the end of Corolla Court because it was considered an emergency access road not owned by the CDD. There being no further comments, Ms. Adams closed the public comment period.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the March 9, 2023
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the March 9, 2023 Board of Supervisors meeting, which were included in the agenda package. Mr. Staley note on Page 15, “*February 28, 2023*” should be, “*February 20, 2023.*”

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| On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the Minutes of the March 9, 2023 Board of Supervisors Meeting were approved as amended. |
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FIFTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2023-04 Providing for the Removal and Appointment of Assistant Treasurer

Ms. Adams presented Resolution 2023-04, removing Ms. Teresa Viscarra as Assistant Treasurer and appointing Ms. Katie Costa as Assistant Treasurer, which was included in the agenda package. Ms. Viscarra served as the District’s accountant, but now worked remotely and the request was to appoint Ms. Katie Costa, the Director of Accounting Services for GMS, for the purpose of processing the District financial records.

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| On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor Resolution 2023-04 Providing for the Removal and Appointment of Assistant Treasurer was adopted. |
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SIXTH ORDER OF BUSINESS

**Review of Agreements Between Reunion
West CDD and Kingwood Entities
 (“Kingwood”) and the Reunion Resort and
Club of Orlando Master Association
 (“Master HOA”)**

Mr. Staley met with the General Manager, Mr. Anthony Carll last Friday and as Mr. Holmes stated, Mr. Carll denied everything in the complaint and settlement and there was no wrongdoing. In the interest of transparency and given the lack of trust, Mr. Staley recommended that the Board review of the contracts between the Reunion West CDD and Kingwood. Mr. Witcher agreed that there was a need to perform a review, especially the Reunion Entities documents going back, as there no other way to rebuild trust. Mr. Barry understood that Reunion

West did not have an agreement with Kingwood but could ensure that competitive bids were obtained. Ms. Trucco explained that outside of pursuing a lawsuit and going into a discovery stage, the District could look at the cost and determine whether or not it was reasonable. Mr. Greenstein concurred with having a review and would have similar discussion at the Reunion East CDD meeting. Ms. Harley believed as elected officials, they had the duty of care to those who elected them. Mr. Staley recommended that the Board:

1. Pass a motion to direct staff to prepare an inventory of existing agreements and contracts between the Reunion West CDD and Kingwood and the Master Association, including a summary of the financial terms and details for the May meeting.
2. Prepare a list of ongoing discussions and negotiations and provide at the May meeting.
3. The Reunion East CDD Board request staff to prepare an inventory for Reunion East CDD contracts.
4. He further recommended Mr. Carll seat two members of the community on the HOA Board, in order to re-build trust.

Mr. Greenwood envisioned from an administrative standpoint, each CDD conducting a review, but because of the relationship between Reunion East and Reunion West, recommended that there be a consolidated review.

5. Schedule a joint workshop for May 11, 2023 at 10:00 a.m., prior to their Board Meeting to discuss this matter further and present the inventory.

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| <p>On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor scheduling a joint workshop between the Reunion West and Reunion East CDD Boards on May 11, 2023 at 10:00 a.m. for the purpose of reviewing the Agreements Between the Reunion West CDD, Kingwood Entities (“Kingwood”), Reunion Resort and Club of Orlando Master Association was approved.</p> |
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SEVENTH ORDER OF BUSINESS

**Consideration of Proposed Fee Increase
for Yellowstone Landscape Services for
Fiscal Year 2024**

Ms. Adams presented a letter from Yellowstone and a spreadsheet, which were included in the agenda package. In Fiscal Year 2020, the Board directed staff to solicit proposals for landscape services, the District received multiple competitive bids, including one from Florida Commercial Care and the Board awarded the contract to Yellowstone. However, subsequent to the engagement of Yellowstone, the Reunion West Encore neighborhood which had not been conveyed to the District at the time of the bid process, was later conveyed to Reunion West CDD. The District then entered into an agreement for landscape services with Creative North, which was outside the scope of the initial RFP. Mr. Staley asked if Creative North was independent from the HOA landscape company. Mr. Scheerer confirmed that they were handling the Spectrum project for Encore and were not associated with the other two landscaping contractors that were onsite. Mr. Staley questioned when the Yellowstone contract terminated. Ms. Adams stated the agreement with Yellowstone could be renewed for up to five years and each year, they presented an addendum to the agreement for a one-year renewal. However, this year, in advance of the renewal, Yellowstone requested a price increase from \$125,000 to \$126,518. The Board could either accept this price increase or direct staff to bid out landscape services. Mr. Witcher questioned whether Yellowstone was affiliated with Kingwood or their entities or were solely independent. Mr. Pete Wittman, Branch Manager of Yellowstone Landscape confirmed that they were a private entity and had no affiliation with Kingwood or their entities. Mr. Staley wanted to reduce the number of landscaping companies in Reunion, but Yellowstone did a great job, attended every meeting and answered all questions. Ms. Harley asked if the proposed increase was not until October. Ms. Adams confirmed that it would increase in October to coincide with the fiscal year.

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| Mr. Staley MOVED to approve the proposed fee increase for Yellowstone Landscape Services for Fiscal Year 2024 and Ms. Harley seconded the motion. |
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Resident Lester Blades of Euston Drive asked if the increase was in line with other Districts. Mr. Scheerer stated it appeared to be modest and in line with their 3% overall increase per the contract, especially with the increase in fuel costs. Some Districts had increases as much as 20%. Yellowstone was always available and did a great job for the community.

On VOICE VOTE with all in favor the proposed fee increase for Yellowstone Landscape Services for Fiscal Year 2024 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

- **Engineer (Item 9B)**

Mr. Boyd reported that all of the field work and inspections were underway for the Pavement Management Plan and would be completed early next week and provided at the next meeting.

Mr. Boyd left the meeting.

A. Attorney

Ms. Trucco reported that she and Ms. Carpenter had many phone calls regarding the complaint involving Kingwood since the last meeting. They also received notice from the Florida Department of Transportation (FDOT) that they were initiating the taking process under Chapter 73 of the Florida Statutes, for slivers of land along the I-4 corridor that were owned by the CDD. This was the first step in the taking process, which was to provide notice to the property owner. The next step was to conduct an appraisal of the property and if they decide to proceed with the taking, FDOT would send the CDD a written offer, which should include full compensation for the parcels that they would be taking including any damages to the remaining property owned by the CDD. If the CDD did not accept the offer, FDOT had 30 days to file a condemnation lawsuit against the CDD. Since she was not a condemnation attorney, Ms. Trucco requested that the District ratify an Engagement Letter with Gray Robinson to represent the District, as they had extensive experience in condemnation proceedings, specifically on the I-4 corridor. They were engaged prior to this meeting, as the District had the ability under the law to attend the state's appraisal. Under Florida Statutes, the State would also pay the attorney's fees incurred by the property owner and fees that Gray Robinson would incur. Ms. Trucco would continue to update the Board, once she had confirmation that the appraisal was completed.

Mr. Witcher MOVED to ratify the Engagement Agreement with Gray Robinson to represent the District in the Florida Department

of Transportation taking of a sliver of parcels along I-4 and Old Lake Wilson Road and Ms. Harley seconded the motion.

Mr. Barry questioned the amount of land FDOT was taking along the I-4 corridor. Mr. Staley pointed out along I-4 towards ChampionsGate, there was a strip of land in front of a pond and one further back and requested that a map be circulated to the Board. Mr. Greenstein noted similar parcels were identified in the Reunion East CDD. Mr. Staley asked if the District was legally required to do anything with the compensation. Ms. Adams believed that it was considered unrestricted revenue.

On VOICE VOTE with all in favor Engagement Agreement with Gray Robinson to represent the District in the Florida Department of Transportation taking of a sliver of parcels along I-4 and Old Lake Wilson Road was ratified.

Mr. Witcher questioned the pre-file date on the Phase 3A Plat. Ms. Trucco reported that there was a pending encroachment issue with Kingwood and last week they heard back from their attorney who was evaluating which tracts of land they were willing to transfer to the CDD by deed. Mr. Witcher asked if there was any progress on the HOA matter. Ms. Trucco recalled that there was a discussion on the responsibility for maintenance of the parkway areas, which was the green space located between the front of residential lots and the right-of-way (ROW) that the CDD owned. It appears it was included in the ROW but it appears the Reunion West POA was responsible for maintaining the parkway area historically; however, they informed the District that they were no longer going to perform the maintenance. Their attorney was conducting a title report search on the documents for all of the parkways in dispute and at this time, she had not received an update, but the CDD had some options depending on their response.

B. Engineer

This item was discussed.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package.

ii. Approval of Check Register

Ms. Adams presented the Check Register from March 1, 2023 through March 31, 2023 in the amount of \$355,244.87, which was included in the agenda package.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through February 28, 2023, which were included in the agenda package for informational purposes.

iv. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan, which was included in the agenda package.

D. Security Report

Ms. Adams presented the March Security Report from Mr. Victor Vargas, Director of Reunion Security, which was emailed to the Board and included the enforcement of the District's parking rules, including the issuance of violations and any towing as well as other Reunion Security matters. Mr. Staley requested that the Reunion West Encore neighborhood be included in the legal summary about low-speed vehicles.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Staley announced that there was a virtual meeting on the Poinciana Expressway expansion of County Roads 532 and 429 on April 25th and a public meeting at the hospital on April 27th and requested that an HOA e-blast be sent to residents. Ms. Adams advised staff would provide public notice to all individual HOA management companies. Mr. Staley spoke the county

regarding the Sinclair Road extension and noise abatement, landscaping and security for the extension would be considered during the design phase. The intersection of Tradition Boulevard, outside of the Sinclair gate, would have traffic lights from Sinclair Road to Reunion. The detailed design was estimated to take another two years; however, if they receive funding by the middle of 2025, the plans should be completed by March of 2027. With construction taking two years, it should be fully completed by 2030. The HOA requested volunteers to update the HOA Owners Handbook.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – May 11th, 2023

Ms. Adams stated the next meeting was scheduled for May 11, 2023 at 1:00 p.m.

TWELFTH ORDER OF BUSINESS

Adjournment

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| On MOTION by Ms. Harley seconded by Mr. Witcher with all in favor the meeting was adjourned. |
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Reunion West Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 10, 2023

HOUR: 11:00 a.m.

LOCATION: Heritage Crossing Community Center
7715 Heritage Crossing Way
Reunion, Florida 34747

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the Osceola County, Florida at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. MAILED NOTICE. Notice of the public hearing on the imposition of special assessments to annually fund the District's operation and maintenance costs shall also be made by First Class U.S. Mail at least 30 days prior to the date of the public hearing.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF MAY 2023.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____



Reunion West

Community Development District

Proposed Budget

FY 2024



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| 18 | <u>Amortization Schedule Series 2017</u> |
| 19 | <u>Debt Service Fund Series 2019</u> |
| 20 | <u>Amortization Schedule Series 2019</u> |
| 21 | <u>Debt Service Fund Series 2022</u> |
| 22 | <u>Amortization Schedule Series 2022</u> |

Reunion West
Community Development District
Proposed Budget
General Fund
Fiscal Year 2024

| Description | Adopted Budget FY2023 | Actual thru 3/31/23 | Projected Next 6 Months | Total thru 9/30/23 | Proposed Budget FY2024 |
|-------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|-------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

Revenues

| | | | | | |
|-------------------------------------|-------------|-------------|-----------|-------------|-------------|
| Special Assessments - Tax Collector | \$1,760,063 | \$1,564,755 | \$195,314 | \$1,760,069 | \$1,760,063 |
| Interest | \$0 | \$2,884 | \$2,116 | \$5,000 | \$5,000 |
| Rental Income | \$1,760 | \$4,400 | \$440 | \$4,840 | \$2,200 |
| Carry Forward Surplus | \$0 | \$0 | \$0 | \$0 | \$207,148 |

| | | | | | |
|-----------------------|--------------------|--------------------|------------------|--------------------|--------------------|
| Total Revenues | \$1,761,823 | \$1,572,039 | \$197,870 | \$1,769,909 | \$1,974,411 |
|-----------------------|--------------------|--------------------|------------------|--------------------|--------------------|

Expenditures

Administrative

| | | | | | |
|--------------------------------|----------|----------|----------|----------|----------|
| Supervisor Fees | \$12,000 | \$3,800 | \$4,800 | \$8,600 | \$12,000 |
| FICA Expense | \$918 | \$291 | \$367 | \$658 | \$918 |
| Engineering | \$8,000 | \$1,690 | \$2,309 | \$3,999 | \$8,000 |
| Attorney | \$20,000 | \$18,249 | \$17,248 | \$35,497 | \$35,000 |
| Trustee Fees | \$21,000 | \$3,717 | \$16,163 | \$19,880 | \$19,880 |
| Arbitrage | \$3,000 | \$0 | \$2,250 | \$2,250 | \$2,250 |
| Assessment Administration | \$7,500 | \$7,500 | \$0 | \$7,500 | \$7,500 |
| Dissemination | \$10,000 | \$5,000 | \$5,000 | \$10,000 | \$10,000 |
| Annual Audit | \$7,500 | \$9,500 | \$0 | \$9,500 | \$9,600 |
| Management Fees | \$46,488 | \$23,244 | \$23,244 | \$46,488 | \$49,277 |
| Information Technology | \$1,600 | \$800 | \$800 | \$1,600 | \$1,800 |
| Website Maintenance | \$1,000 | \$500 | \$500 | \$1,000 | \$1,200 |
| Telephone | \$100 | \$0 | \$25 | \$25 | \$100 |
| Postage | \$1,500 | \$318 | \$258 | \$576 | \$1,500 |
| Printing & Copies | \$500 | \$18 | \$18 | \$36 | \$500 |
| General Liability Insurance | \$11,416 | \$10,226 | \$0 | \$10,226 | \$11,760 |
| Legal Advertising | \$5,000 | \$1,763 | \$737 | \$2,500 | \$5,000 |
| Other Current Charges | \$350 | \$30 | \$175 | \$205 | \$600 |
| Office Supplies | \$300 | \$3 | \$87 | \$90 | \$250 |
| Property Appraiser Fee | \$700 | \$739 | \$0 | \$739 | \$750 |
| Travel Per Diem | \$250 | \$0 | \$0 | \$0 | \$0 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$0 | \$175 | \$175 |

| | | | | | |
|--------------------------------|------------------|-----------------|-----------------|------------------|------------------|
| Administrative Expenses | \$159,297 | \$87,562 | \$73,981 | \$161,543 | \$178,060 |
|--------------------------------|------------------|-----------------|-----------------|------------------|------------------|

Maintenance - Shared Expenses

| | | | | | |
|--|-----------|-----------|-----------|-----------|-------------------------|
| Field Management | \$32,877 | \$24,658 | \$8,219 | \$32,877 | \$33,864 ¹ |
| Management Services Agreement | \$14,300 | \$5,363 | \$1,787 | \$7,150 | \$7,150 ² |
| Telephone | \$6,600 | \$4,219 | \$1,414 | \$5,634 | \$6,600 ³ |
| Electric | \$259,446 | \$210,810 | \$74,559 | \$285,369 | \$290,400 ⁴ |
| Water & Sewer | \$31,852 | \$19,209 | \$6,609 | \$25,818 | \$31,852 ⁵ |
| Gas | \$35,992 | \$29,032 | \$5,893 | \$34,925 | \$37,400 ⁶ |
| Pool and Fountain Maintenance | \$129,800 | \$111,594 | \$33,000 | \$144,594 | \$176,000 ⁷ |
| Pond Maintenance | \$7,040 | \$8,102 | \$2,095 | \$10,197 | \$11,000 ⁸ |
| Property Insurance | \$32,571 | \$29,735 | \$0 | \$29,735 | \$44,602 ⁹ |
| Irrigation Repairs & Maintenance | \$7,150 | \$8,868 | \$2,918 | \$11,786 | \$11,000 ¹⁰ |
| Landscape Contract | \$515,490 | \$344,085 | \$102,674 | \$446,759 | \$495,042 ¹¹ |
| Landscape Contingency | \$22,000 | \$7,474 | \$3,662 | \$11,136 | \$22,000 ¹² |
| Gate & Gatehouse Expenses | \$22,000 | \$16,595 | \$6,226 | \$22,821 | \$22,000 ¹³ |
| Roadways/Sidewalks/Bridge | \$11,000 | \$6,147 | \$4,853 | \$11,000 | \$11,000 ¹⁴ |
| Lighting | \$4,400 | \$4,461 | \$1,438 | \$5,899 | \$4,400 ¹⁵ |
| Building Repairs & Maintenance | \$8,800 | \$675 | \$4,400 | \$5,075 | \$8,800 ¹⁶ |
| Pressure Washing | \$15,400 | \$20,293 | \$0 | \$20,293 | \$22,000 ¹⁷ |
| Maintenance (Inspections) | \$220 | \$0 | \$220 | \$220 | \$220 ¹⁸ |
| Repairs & Maintenance | \$11,000 | \$13,128 | \$2,586 | \$15,714 | \$13,200 ¹⁹ |
| Contract Cleaning | \$28,600 | \$21,290 | \$7,341 | \$28,630 | \$28,600 ²⁰ |
| Fitness Center & Repairs & Maintenance | \$2,200 | \$2,186 | \$396 | \$2,582 | \$4,400 ²¹ |
| Operating Supplies | \$2,200 | \$0 | \$1,100 | \$1,100 | \$1,100 ²² |
| Signage | \$4,400 | \$5,294 | \$1,320 | \$6,614 | \$4,400 ²³ |
| Security | \$87,208 | \$55,380 | \$18,573 | \$73,953 | \$94,102 ²⁴ |
| Parking Violation Tags | \$220 | \$0 | \$220 | \$220 | \$220 ²⁵ |

| | | | | | |
|---------------------------------|--------------------|------------------|------------------|--------------------|--------------------|
| Total Shared Maintenance | \$1,292,766 | \$948,597 | \$291,504 | \$1,240,101 | \$1,381,351 |
|---------------------------------|--------------------|------------------|------------------|--------------------|--------------------|

Reunion West
Community Development District
Proposed Budget
General Fund
Fiscal Year 2024

| Description | Adopted Budget FY2023 | Actual thru 3/31/23 | Projected Next 6 Months | Total thru 9/30/23 | Proposed Budget FY2024 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
| <u>Maintenance - Direct Expenses</u> | | | | | |
| Irrigation System Operations | \$15,000 | \$0 | \$0 | \$0 | \$15,000 |
| Transfer Out - R&M Fund | \$294,760 | \$259,377 | \$0 | \$259,377 | \$400,000 |
| Total Maintenance Expenses | \$309,760 | \$259,377 | \$0 | \$259,377 | \$415,000 |
| Total Expenses | \$1,761,823 | \$1,295,536 | \$365,485 | \$1,661,020 | \$1,974,411 |
| Excess Revenues (Expenditures) | \$0 | \$276,503 | (\$167,614) | \$108,889 | \$0 |

| | |
|------------------------------|-------------|
| Net Assessments | \$1,760,063 |
| Add: Discounts & Collections | \$112,344 |
| Gross Assessments | \$1,872,408 |

Notes:

(1 thru 39) is 44% of the shared costs with the remaining 56% allocated to Reunion East for FY22. For FY22, (1 thru 25) the adopted allocation will be 44% of the shared costs for Reunion West with the remaining 56% allocated to Reunion East.

| Shared Costs | | | | | |
|---|---------------------------|--------------------------------|---------------------------------------|-----------------------------|-----------------------------|
| | FY 2023 Budget | FY 2023 Projections | Total Proposed 2024 Budget | Reunion East 56% | Reunion West 44% |
| 1 Field Maintenance | \$74,721 | \$74,721 | \$76,963 | \$43,099 | \$33,864 |
| 2 Management Services Agreement | \$32,500 | \$16,250 | \$16,250 | \$9,100 | \$7,150 |
| 4 Telephone | \$15,000 | \$12,803 | \$15,000 | \$8,400 | \$6,600 |
| 5 Electric | \$589,650 | \$648,593 | \$660,000 | \$369,600 | \$290,400 |
| 6 Water & Sewer | \$72,390 | \$59,461 | \$72,390 | \$40,538 | \$31,852 |
| 7 Gas | \$81,800 | \$79,375 | \$85,000 | \$47,600 | \$37,400 |
| 8 Pool & Fountain Maintenance | \$295,000 | \$328,602 | \$400,000 | \$224,000 | \$176,000 |
| 9 Pond Maintenance | \$16,000 | \$23,174 | \$25,000 | \$14,000 | \$11,000 |
| 10 Property Insurance | \$74,025 | \$67,579 | \$101,369 | \$56,766 | \$44,602 |
| 11 Irrigation Repairs & Maintenance | \$16,250 | \$26,786 | \$25,000 | \$14,000 | \$11,000 |
| 12 Landscape Contract | \$1,171,569 | \$1,015,362 | \$1,125,095 | \$630,053 | \$495,042 |
| 13 Landscape Contingency | \$50,000 | \$25,308 | \$50,000 | \$28,000 | \$22,000 |
| 14 Gate and Gatehouse Expenses | \$50,000 | \$50,820 | \$50,000 | \$28,000 | \$22,000 |
| 15 Roadways/Sidewalks/Bridge | \$25,000 | \$25,000 | \$25,000 | \$14,000 | \$11,000 |
| 16 Lighting | \$10,000 | \$13,407 | \$10,000 | \$5,600 | \$4,400 |
| 17 Building Repairs & Maintenance | \$20,000 | \$11,535 | \$20,000 | \$11,200 | \$8,800 |
| 18 Pressure Washing | \$35,000 | \$46,120 | \$50,000 | \$28,000 | \$22,000 |
| 19 Maintenance (Inspections) | \$500 | \$500 | \$500 | \$280 | \$220 |
| 20 Repairs & Maintenance | \$25,000 | \$35,714 | \$30,000 | \$16,800 | \$13,200 |
| 21 Contract Cleaning | \$65,000 | \$65,069 | \$65,000 | \$36,400 | \$28,600 |
| 22 Fitness Center & Repairs & Maintenance | \$5,000 | \$5,869 | \$10,000 | \$5,600 | \$4,400 |
| 23 Operating Supplies | \$5,000 | \$2,500 | \$2,500 | \$1,400 | \$1,100 |
| 24 Signage | \$10,000 | \$15,032 | \$10,000 | \$5,600 | \$4,400 |
| 25 Security | \$198,200 | \$169,121 | \$213,868 | \$119,766 | \$94,102 |
| 26 Parking Violation Tags | \$500 | \$500 | \$500 | \$280 | \$220 |
| TOTAL | \$2,938,105 | \$2,819,203 | \$3,139,434 | \$1,758,083 | \$1,381,351 |

FISCAL YEAR 2024

Reunion West Projected EAU Administrative & Maintenance Calculation

| Product Type | EAU | Units | Total EAU | % of EAU | Total Assessments | Gross Per Unit Assessments |
|---------------|------|--------------|-----------------|----------------|-----------------------|-------------------------------|
| Commercial | 1.00 | 0 | 0.00 | 0.00% | \$0.00 | \$0.00 |
| Hotel/Condo | 1.00 | 0 | 0.00 | 0.00% | \$0.00 | \$0.00 |
| Multi-Family | 1.50 | 398 | 597.00 | 15.96% | \$298,884.34 | \$750.97 |
| Single-Family | 2.00 | 1,559 | 3,118.00 | 83.37% | \$1,561,007.33 | \$1,001.29 |
| Golf | 1.00 | 25 | 25.00 | 0.67% | \$12,516.09 | \$500.64 |
| | | 1,982 | 3,740.00 | 100.00% | \$1,872,407.76 | |

FISCAL YEAR 2023

Reunion West Projected EAU Administrative & Maintenance Calculation

| Product Type | EAU | Units | Total EAU | % of EAU | Total Assessments | Gross Per Unit Assessments |
|---------------|------|--------------|-----------------|----------------|-----------------------|-------------------------------|
| Commercial | 1.00 | 0 | 0.00 | 0.00% | \$0.00 | \$0.00 |
| Hotel/Condo | 1.00 | 0 | 0.00 | 0.00% | \$0.00 | \$0.00 |
| Multi-Family | 1.50 | 398 | 597.00 | 15.96% | \$298,884.34 | \$750.97 |
| Single-Family | 2.00 | 1,559 | 3,118.00 | 83.37% | \$1,561,007.30 | \$1,001.29 |
| Golf | 1.00 | 25 | 25.00 | 0.67% | \$12,516.09 | \$500.64 |
| | | 1,982 | 3,740.00 | 100.00% | \$1,872,407.73 | |

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2024

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. These assessments are billed on tax bills.

Interest

The District generates funds from invested funds.

Rental Income

Reunion East Community Development District charges rental fees for the special use of certain amenities throughout the District. A portion of the rental income is transmitted to Reunion West Community Development District based on the same percent as the Interlocal Agreement for Reciprocal Use and Shared Expense.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 12 monthly Board meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Boyd Civil Engineering, will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, preparation of contract specifications and bid documents, and various projects assigned by the Board of Supervisors and District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, preparation and review of agreements and resolutions and other research as directed by the Board of Supervisors and the District Manager.

Trustee Fees

The District issued the Series 2015 Special Assessment Refunding & Improvement Bonds, the Series 2016 Special Assessment Bonds, the Series 2017 Special Assessment Bonds, the Series 2019 Special Assessment Bonds and the Series 2022 Special Assessment Refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2024

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2015 Special Assessment Refunding & Improvement Bonds, Series 2016 Special Assessment Bonds, the Series 2017 Special Assessment Bonds, the Series 2019 Special Assessment Bonds and the Series 2022 Special Assessment Refunding Bonds. The District will be contracting with AMTEC to calculate the rebate liability and submit a report to the District.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Dissemination

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC, the District's bond underwriter, to provide this service.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired Grau & Associates to audit the financials records.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. ("Manager") These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting and assisting with annual audits.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of Board materials, overnight deliveries, checks for vendors and other required correspondence.

Printing & Copies

Printing and copies for Board meetings, printing of computerized checks, stationary, envelopes, etc.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2024

General Liability Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

Maintenance:

44% of the maintenance costs are allocated to Reunion West and 56% are allocated to Reunion East during Fiscal Year 2023. The District will propose the same split of 44% of the maintenance costs to Reunion West and 56% to Reunion East during Fiscal Year 2024. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management

The District currently has a contract with Governmental Management Services-CF, LLC to provide onsite field management services. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Management Service Agreement

Management Service Agreement between the District and Kingwood Orlando Reunion Resort, LLC for management and operations of certain District facilities.

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2024

Telephone

This is for service for phone lines to the pool houses and guard houses.

| Account # | Centurylink Service Address |
|------------------|------------------------------------|
| 311194330 | 7621 Heritage Crossing Way |
| 311194956 | 7500 Morning Dove Circle |
| 312323516 | 7599 Gathering Drive |
| 311906997 | 7475 Gathering Drive |
| 425626040 | 1590 Reunion Boulevard |
| 491122540 | 700 Tradition Boulevard |
| 450054870 | 700 Tradition Boulevard |

Electric

The District has electrical accounts with Duke Energy and OUC for the recreation facilities, streetlights and other District areas.

| Account # | Duke Energy Service Address |
|------------------|---|
| 9100 8652 2608 | 7722 Excitement Dr Spkl, Reunion |
| 9100 8652 2830 | 7500 Mourning Dove Cir Bath (Terraces) |
| 9100 8656 3318 | 7477 Excitement Dr Spkl |
| 9100 8656 5972 | 1300 Reunion Blvd, Irrigation |
| 9100 8656 6717 | 900 Assembly Ct Spkl 900 Blk |
| 9100 8659 9815 | 7399 Gathering Dr, Irrigation |
| 9100 8647 7931 | 7475 Gathering Dr, Pool (Homestead Pool) |
| 9100 8647 8156 | 000 Heritage Xing Lite (98-Heritage Crossing St. Lights) |
| 9100 8647 8354 | 7500 Gathering Dr, Irrigation Timer |
| 9100 8647 8601 | 1535 Euston Dr Spkl |
| 9100 8647 8784 | 1400 Titian Ct Spkl |
| 9100 8651 9025 | 7400 Excitement Dr Security Control |
| 9100 8651 9265 | 7200 Reunion Blvd, Irr Timer |
| 9100 8651 9546 | 15221 Fairview Circle Fountain |
| 9100 8651 9778 | 00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights) |
| 9100 8652 0010 | 000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights) |
| 9100 8652 0268 | 1364 Seven Eagles Ct., Pool 50 Ft. Right of CB HS |
| 9100 8652 0474 | 7400 Excitement Dr Lite |
| 9100 8652 0763 | 000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L) |
| 9100 8652 1011 | 1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse) |
| 9100 8652 1235 | 7621 Heritage Crossing Way, Pool |
| 9100 8652 1441 | 7300 Mourning Dove Cir, Irrigation (Terraces) |
| 9100 8652 1673 | 7421 Devereaux St Spkl |
| 9100 8652 1912 | 7600 Tradition Blvd, Irrigation Meter A |
| 9100 8652 2145 | 7477 Gathering Dr Spkl |
| 9100 8652 2377 | 000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights) |

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2024

| Account # | Duke Energy Service Address |
|-----------------------|---|
| 9100 8656 3079 | 7600 Heritage Crossing Way Pump |
| 9100 8656 3590 | 7500 Seven Eagles Way Spkl |
| 9100 8656 3847 | 7693 Heritage Cross. Way Poolhouse |
| 9100 8656 4096 | 1400 Reunion Blvd Spkl, Irrigation |
| 9100 8656 4319 | 000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights) |
| 9100 8656 4583 | 7585 Assembly Ln, Pool (Carriage Pointe) |
| 9100 8656 4781 | 7500 Mourning Dove Cir Irrig (Terraces) |
| 9100 8656 5047 | 000 Old Lake Wilson Rd Lite, Ph2 Parcel 13 |
| 9100 8656 5302 | 0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights) |
| 9100 8656 5534 | 1300 Seven Eagles Ct., Fountain |
| 9100 8656 5766 | 0 Old Lake Wilson Rd Lite PH1 Parcel 1 (112-Homestead St. Lights) |
| 9100 8656 6220 | 7427 Sparkling Ct. Spkl |
| 9100 8656 6444 | 7700 Linkside Loop Spkl |
| 9100 8656 6957 | 0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights) |
| 9100 8659 9170 | 7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse) |
| 9100 8659 9378 | 7600 Tradition Blvd, Irrigation Meter C |
| 9101 2363 2152 | 1491 Reunion Village Blvd., Gatehouse |
| 9100 8562 9753 | 000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights) |
| 9100 8562 8736 | 84401 Golden Bear Drive Fountain |
| 9100 8562 8976 | 700 Tradition Blvd Guardhouse (Westside Gatehouse) |
| 9100 8562 9224 | 000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets) |
| 9100 8562 9480 | 7615 Fairfax Rd. Gate |
| 9100 8562 9993 | 7800 Tradition Blvd Irrig Meter B |
| 9100 8568 0095 | 97201 Golden Bear Dr., Monument |
| 9100 8563 0269 | 300 Sinclair Rd Irrig Meter A |
| 9100 8563 0508 | 7800 Tradition Blvd Irrig Meter A |

| Account # | OUC Service Address |
|--------------------|----------------------------|
| 76305-72865 | 7855 Osceola Polk Line Rd |
| 95820-59007 | Sinclair Rd |

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2024

Water & Sewer

The District has accounts with Toho Water Authority for water and wastewater services to the pools, pool buildings, guardhouses and other District areas.

| Account # | Toho Water Authority Service Address |
|-------------------------|---|
| 2000680-33266729 | 1500 Euston ODD Drive |
| 2000680-33276319 | 1491 Reunion Village Boulevard |
| 2000680-818450 | 7755 Reunion Blvd Guardhouse |
| 2000680-820140 | 1344 Seven Eagles Court Pool |
| 2000680-823950 | 7300 Osceola Polk Line Rd Bldg 1 |
| 2000680-823960 | 7300 Osceola Polk Line Rd Bldg 2 |
| 2000680-887520 | 7475 Gathering Dr Pool |
| 2000680-888050 | 7621 Heritage Crossing Way PoolB |
| 2000680-888070 | 7693 Heritage Crossing Way Pool |
| 2000680-888280 | 7585 Assembly Ln Pool |
| 2000680-925360 | 7500 Mourning Dove Cir Irrig |
| 2000680-940460 | 7500 Mourning Dove Cir Bath |
| 2000680-942790 | 1350 S Old Lake Wilson Rd Grdhouse |
| 2007070-33020489 | 7615 Fairfax Drive Guardhouse |
| 2007070-942780 | 700 Tradition Blvd Guardhouse |

Gas

This item represents utility service costs for gas service at the community pools. The District has accounts with Gas South and Teco Peoples Gas for this service.

| Account # | Gas South Service Address |
|------------------|----------------------------------|
| 0861412280 | Heritage Crossing Pool B |
| 1965200079 | 1364 Seven Eagles Ct |
| 5973225156 | Heritage Crossing Pool A |
| 6097984974 | Homestead Pool |
| 8086389354 | Carriage Point Pool |

| Account # | Teco Peoples Gas Service Address |
|------------------|---|
| 211010319849 | 7693 Heritage Crossing Way |
| 211010400144 | 7621 Heritage Crossing Way |
| 211010400342 | 7585 Assembly Ln |
| 211010400532 | 7475 Gathering Dr |
| 221003460526 | 7500 Morning Dove Circle |
| 211022021771 | 1364 Seven Eagles Court |

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2024

Pool & Fountain Maintenance

Scheduled maintenance consists of regular cleaning and treatments of pools and fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes. District has contracted with Roberts Pool for this service.

| Description | Monthly | Annual |
|--|---------|------------------|
| Pool Maintenance - Roberts Pool | \$7,000 | \$84,000 |
| Pool Chemicals - Spies Pool | | \$180,000 |
| Annual Fees - Kings III of America | | \$3,000 |
| Annual Permit Fees - Fl. Dept. of Health | | \$3,550 |
| Pool Cleaning - Reunion Resort | \$3,300 | \$39,600 |
| Contingency - Misc. Repairs | | \$89,850 |
| Total | | \$400,000 |

Pond Maintenance

The District currently has a contract with Applied Aquatic Management Inc., which provides lake maintenance to all the lakes inside the Reunion East and West CDDs. These services include monthly inspections and treatment of aquatic weeds and algae, herbicide spraying, and algae control and removal. The amount also includes unscheduled maintenance. In addition, there are budgeted cost for the future treatment and maintenance of Conservation Areas Easements including Wetland Preservation, Upland Preservation, and Upland Buffers of approximately 294 acres.

| Description | Monthly | Annual |
|---|---------|-----------------|
| Aquatic Plant Management | | |
| 1 Pond - Patriots Landing | \$141 | \$1,692 |
| 10 Stormwater Retention Ponds Reunion Village | \$1,115 | \$13,380 |
| 1 Stormwater Retention Pond - Encore Reunion | \$219 | \$2,628 |
| 1 Stormwater Retention Pond - Grand Traverse | \$153 | \$1,836 |
| Contingency | | \$5,964 |
| Total | | \$25,500 |

Property Insurance

Represents the District's share of the annual coverage of property insurance. Coverage is provided by Florida Insurance Alliance.

Irrigation Repairs & Maintenance

Represents the District expense for maintenance of the irrigation system.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2024

Landscape Contract

The District currently has a contract with Yellowstone Landscape and Creative North, Inc. for scheduled maintenance consisting of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control and chemicals.

| Description | Monthly | Annual |
|---|----------|--------------------|
| Landscape Contract | | |
| Common Area - Yellowstone Landscape | \$49,435 | \$593,220 |
| Reunion Village 1-3 - Yellowstone Landscape | \$6,138 | \$73,656 |
| Reunion Village 4-5 - Yellowstone Landscape | \$2,883 | \$34,596 |
| Bedding Plants/Bed Dressing/Palm Trimming | | \$209,253 |
| Encore Area - Creative North Inc. | \$15,133 | \$181,600 |
| Contingency | | \$32,770 |
| Total | | \$1,125,095 |

Landscape Contingency

Represents estimated costs for any additional landscape maintenance not covered/outlined in the contract with Yellowstone Landscape.

Gate & Gatehouse Expenses

Amounts based upon estimated expenditures for any repairs and maintenance to entry gates and gatehouse.

Roadways/Sidewalks/Bridge

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge.

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Building Repairs & Maintenance

Repairs for properties covered under the Management Services Agreement.

Pressure Washing

Estimated cost to pressure wash certain buildings and guardhouses owned by the District.

Maintenance (Inspections)

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen maintenance at Seven Eagles.

Repairs & Maintenance

Represents estimated costs for any unforeseen repairs and maintenance to the common areas.

Contract Cleaning

Represents estimated costs for monthly janitorial services to the Amenity Centers. District has contracted with Reunion Club of Orlando, LLC for this service.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2024

Fitness Center Repairs & Maintenance

Represents costs for preventative maintenance for the Seven Eagles Fitness Centers. Services will consist of 12 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

| Description | Monthly | Annual |
|--|----------------|-----------------|
| Preventative Maintenance | \$275 | \$3,300 |
| Contingency - New Fitness Center/Misc. Repairs | | \$6,700 |
| Total | | \$10,000 |

Operating Supplies

Represents estimated costs for cleaning/janitorial supplies for Seven Eagles.

Signage

Represents estimated costs for repairing/maintaining signs within the District.

Security

Security services throughout the District facilities. Costs are based upon the actual security agreements with the District.

| Description | Monthly | Annual |
|---|----------------|------------------|
| Security | | |
| Reunion Resort and Club Master Association | \$11,667 | \$140,000 |
| Reunion West Property Owners' Association, Inc. | \$2,276 | \$27,308 |
| Envera Security Services - Carriage Point | \$1,280 | \$15,360 |
| Contingency | | \$31,200 |
| Total | | \$213,868 |

Parking Violation Tags

Represents estimated costs for purchase of parking violation tags.

Maintenance – Direct Expenses

Irrigation System Operations

Represents estimated net operating expenses for irrigation system serving CDD common areas.

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2024

| Description | Adopted Budget FY2023 | Actual thru 3/31/23 | Projected Next 6 Months | Total thru 9/30/23 | Proposed Budget FY2024 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
| Revenues | | | | | |
| Transfer In | \$294,760 | \$294,760 | \$0 | \$294,760 | \$400,000 |
| Interest | \$3,500 | \$16,227 | \$3,773 | \$20,000 | \$15,000 |
| Total Revenues | \$298,260 | \$310,987 | \$3,773 | \$314,760 | \$415,000 |
| Expenditures | | | | | |
| Contingency | \$500 | \$229 | \$240 | \$469 | \$600 |
| Building Improvements | \$138,399 | \$0 | \$138,399 | \$138,399 | \$0 |
| Fountain Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| Gate/Gatehouse Improvements | \$197,769 | \$12,976 | \$197,769 | \$210,744 | \$0 |
| Monument Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| Pool Furniture | \$6,600 | \$4,291 | \$5,524 | \$9,815 | \$0 |
| Pool Repair & Replacements | \$0 | \$9,807 | \$0 | \$9,807 | \$0 |
| Lighting Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| Landscape Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| Irrigation Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| Roadway Improvements | \$48,972 | \$64,160 | \$50,263 | \$114,424 | \$0 |
| Signage | \$22,000 | \$8,303 | \$0 | \$8,303 | \$0 |
| Stormwater Improvements | \$22,000 | \$0 | \$0 | \$0 | \$0 |
| Capital Outlay | \$4,400 | \$31,699 | \$3,285 | \$34,984 | \$357,394 ¹ |
| Total Expenditures | \$440,640 | \$131,465 | \$395,480 | \$526,945 | \$357,994 |
| Excess Revenues/(Expenditures) | (\$142,380) | \$179,522 | (\$391,707) | (\$212,185) | \$57,006 |
| Fund Balance - Beginning | \$853,096 | \$835,647 | \$0 | \$835,647 | \$623,462 |
| Fund Balance - Ending | \$710,716 | \$1,015,169 | (\$391,707) | \$623,462 | \$680,468 |

Notes:

(1 thru 18) is 44% of the shared costs with the remaining 56% allocated to Reunion East for FY23. For FY24, (1) the adopted allocation will be 44% of the shared costs for Reunion West with the remaining 56% allocated to Reunion East.

| | | | Shared Costs | | |
|-----------------------------|-------------------|------------------------|-------------------------------|---------------------|---------------------|
| | FY 2023 Budget | FY 2023 Projections | Total Proposed 2024 Budget | Reunion East 56% | Reunion West 44% |
| Building Improvements | \$314,544 | \$314,544 | \$0 | \$0 | \$0 |
| Fountain Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| Gate/Gatehouse Improvements | \$449,474 | \$478,965 | \$0 | \$0 | \$0 |
| Monument Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| Pool Furniture | \$15,000 | \$22,308 | \$0 | \$0 | \$0 |
| Pool Repair & Replacements | \$0 | \$22,289 | \$0 | \$0 | \$0 |
| Lighting Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| Landscape Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| Irrigation Improvements | \$0 | \$0 | \$0 | \$0 | \$0 |
| Roadway Improvements | \$111,300 | \$260,054 | \$0 | \$0 | \$0 |
| Signage | \$50,000 | \$18,870 | \$0 | \$0 | \$0 |
| Stormwater Improvements | \$50,000 | \$0 | \$0 | \$0 | \$0 |
| 1 Capital Outlay | \$10,000 | \$79,509 | \$812,259 | \$454,865 | \$357,394 |
| TOTAL | \$1,000,318 | \$1,196,538 | \$812,259 | \$454,865 | \$357,394 |

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2015
Fiscal Year 2024

| Description | Adopted Budget FY2023 | Actual thru 3/31/23 | Projected Next 6 Months | Total thru 9/30/23 | Proposed Budget FY2024 |
|-------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|-------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

Revenues

| | | | | | |
|-----------------------|------------------|------------------|-----------------|------------------|------------------|
| Special Assessments | \$326,875 | \$290,602 | \$36,273 | \$326,875 | \$326,875 |
| Interest | \$200 | \$6,573 | \$3,944 | \$10,517 | \$8,400 |
| Carry Forward Surplus | \$176,868 | \$179,886 | \$0 | \$179,886 | \$187,753 |
| Total Revenue | \$503,943 | \$477,061 | \$40,217 | \$517,278 | \$523,028 |

Expenditures

| | | | | | |
|---------------------------------------|------------------|------------------|--------------------|------------------|------------------|
| Interest Expense 11/01 | \$79,763 | \$79,763 | \$0 | \$79,763 | \$76,150 |
| Principal Expense 05/01 | \$170,000 | \$0 | \$170,000 | \$170,000 | \$175,000 |
| Interest Expense 05/01 | \$79,763 | \$0 | \$79,763 | \$79,763 | \$76,150 |
| Total Expenses | \$329,525 | \$79,763 | \$249,763 | \$329,525 | \$327,300 |
| Excess Revenues (Expenditures) | \$174,418 | \$397,298 | (\$209,545) | \$187,753 | \$195,728 |

11/1/2024 Interest \$72,431

| | |
|------------------------------|-----------|
| Net Assessments | \$326,875 |
| Add: Discounts & Collections | \$20,864 |
| Gross Assessments | \$347,739 |

| Product Type | Units | Net Annual Per Unit | Gross Per Unit | Total Net Annual | Total Gross Annual |
|---------------|-------|------------------------|-------------------|---------------------|-----------------------|
| Single-Family | 161 | \$2,030 | \$2,160 | \$326,875 | \$347,739 |

Reunion West
Community Development District
Series 2015 Special Assessment Refunding & Improvement Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

| DATE | BALANCE | PRINCIPAL | INTEREST | TOTAL |
|----------|----------------|--------------------|-----------------------|-----------------------|
| 05/01/23 | \$3,270,000.00 | \$170,000 | \$79,762.50 | |
| 11/01/23 | \$3,100,000.00 | \$0 | \$76,150.00 | \$325,912.50 |
| 05/01/24 | \$3,100,000.00 | \$175,000 | \$76,150.00 | |
| 11/01/24 | \$2,925,000.00 | \$0 | \$72,431.25 | \$323,581.25 |
| 05/01/25 | \$2,925,000.00 | \$185,000 | \$72,431.25 | |
| 11/01/25 | \$2,740,000.00 | \$0 | \$68,500.00 | \$325,931.25 |
| 05/01/26 | \$2,740,000.00 | \$190,000 | \$68,500.00 | |
| 11/01/26 | \$2,550,000.00 | \$0 | \$63,750.00 | \$322,250.00 |
| 05/01/27 | \$2,550,000.00 | \$200,000 | \$63,750.00 | |
| 11/01/27 | \$2,350,000.00 | \$0 | \$58,750.00 | \$322,500.00 |
| 05/01/28 | \$2,350,000.00 | \$210,000 | \$58,750.00 | |
| 11/01/28 | \$2,140,000.00 | \$0 | \$53,500.00 | \$322,250.00 |
| 05/01/29 | \$2,140,000.00 | \$225,000 | \$53,500.00 | |
| 11/01/29 | \$1,915,000.00 | \$0 | \$47,875.00 | \$326,375.00 |
| 05/01/30 | \$1,915,000.00 | \$235,000 | \$47,875.00 | |
| 11/01/30 | \$1,680,000.00 | \$0 | \$42,000.00 | \$324,875.00 |
| 05/01/31 | \$1,680,000.00 | \$245,000 | \$42,000.00 | |
| 11/01/31 | \$1,435,000.00 | \$0 | \$35,875.00 | \$322,875.00 |
| 05/01/32 | \$1,435,000.00 | \$260,000 | \$35,875.00 | |
| 11/01/32 | \$1,175,000.00 | \$0 | \$29,375.00 | \$325,250.00 |
| 05/01/33 | \$1,175,000.00 | \$275,000 | \$29,375.00 | |
| 11/01/33 | \$900,000.00 | \$0 | \$22,500.00 | \$326,875.00 |
| 05/01/34 | \$900,000.00 | \$285,000 | \$22,500.00 | |
| 11/01/34 | \$615,000.00 | \$0 | \$15,375.00 | \$322,875.00 |
| 05/01/35 | \$615,000.00 | \$300,000 | \$15,375.00 | |
| 11/01/35 | \$315,000.00 | \$0 | \$7,875.00 | \$323,250.00 |
| 05/01/36 | \$315,000.00 | \$315,000 | \$7,875.00 | \$322,875.00 |
| | | \$3,270,000 | \$1,267,675.00 | \$4,537,675.00 |

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2016
Fiscal Year 2024

| Description | Adopted Budget FY2023 | Actual thru 3/31/23 | Projected Next 6 Months | Total thru 9/30/23 | Proposed Budget FY2024 |
|-------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|-------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

Revenues

| | | | | | |
|-----------------------|-----------|-----------|----------|-----------|-----------|
| Special Assessments | \$538,024 | \$478,319 | \$59,705 | \$538,024 | \$538,024 |
| Interest | \$350 | \$10,569 | \$6,341 | \$16,911 | \$13,500 |
| Carry Forward Surplus | \$434,696 | \$440,080 | \$0 | \$440,080 | \$463,592 |

| | | | | | |
|----------------------|------------------|------------------|-----------------|------------------|--------------------|
| Total Revenue | \$973,070 | \$928,968 | \$66,046 | \$995,014 | \$1,015,116 |
|----------------------|------------------|------------------|-----------------|------------------|--------------------|

Expenditures

| | | | | | |
|-------------------------|-----------|-----------|-----------|-----------|-----------|
| Interest Expense 11/01 | \$185,016 | \$185,016 | \$0 | \$185,016 | \$181,406 |
| Principal Expense 11/01 | \$165,000 | \$165,000 | \$0 | \$165,000 | \$170,000 |
| Interest Expense 05/01 | \$181,406 | \$0 | \$181,406 | \$181,406 | \$177,688 |

| | | | | | |
|-----------------------|------------------|------------------|------------------|------------------|------------------|
| Total Expenses | \$531,422 | \$350,016 | \$181,406 | \$531,422 | \$529,094 |
|-----------------------|------------------|------------------|------------------|------------------|------------------|

| | | | | | |
|---------------------------------------|------------------|------------------|--------------------|------------------|------------------|
| Excess Revenues (Expenditures) | \$441,648 | \$578,953 | (\$115,360) | \$463,592 | \$486,022 |
|---------------------------------------|------------------|------------------|--------------------|------------------|------------------|

| | |
|---------------------|------------------|
| 11/1/2024 Principal | \$180,000 |
| 11/1/2024 Interest | \$177,688 |
| | <u>\$357,688</u> |

| | |
|------------------------------|------------------|
| Net Assessments | \$538,024 |
| Add: Discounts & Collections | \$34,342 |
| Gross Assessments | <u>\$572,366</u> |

| Product Type | Units | Net Annual Per Unit | Gross Per Unit | Total Net Annual | Total Gross Annual |
|---------------|-------|------------------------|-------------------|---------------------|-----------------------|
| Single-Family | 265 | \$2,030 | \$2,160 | \$538,024 | \$572,366 |

Reunion West
Community Development District
Series 2016 Special Assessment Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

| DATE | BALANCE | PRINCIPAL | INTEREST | TOTAL |
|--------------------|----------------|-----------|-----------------------|------------------------|
| 05/01/23 | \$7,400,000.00 | \$0 | \$181,406.25 | |
| 11/01/23 | \$7,400,000.00 | \$170,000 | \$181,406.25 | \$532,812.50 |
| 05/01/24 | \$7,230,000.00 | \$0 | \$177,687.50 | |
| 11/01/24 | \$7,230,000.00 | \$180,000 | \$177,687.50 | \$535,375.00 |
| 05/01/25 | \$7,050,000.00 | \$0 | \$173,750.00 | |
| 11/01/25 | \$7,050,000.00 | \$185,000 | \$173,750.00 | \$532,500.00 |
| 05/01/26 | \$6,865,000.00 | \$0 | \$169,703.13 | |
| 11/01/26 | \$6,865,000.00 | \$195,000 | \$169,703.13 | \$534,406.25 |
| 05/01/27 | \$6,670,000.00 | \$0 | \$165,437.50 | |
| 11/01/27 | \$6,670,000.00 | \$205,000 | \$165,437.50 | \$535,875.00 |
| 05/01/28 | \$6,465,000.00 | \$0 | \$160,953.13 | |
| 11/01/28 | \$6,465,000.00 | \$215,000 | \$160,953.13 | \$536,906.25 |
| 05/01/29 | \$6,250,000.00 | \$0 | \$156,250.00 | |
| 11/01/29 | \$6,250,000.00 | \$220,000 | \$156,250.00 | \$532,500.00 |
| 05/01/30 | \$6,030,000.00 | \$0 | \$150,750.00 | |
| 11/01/30 | \$6,030,000.00 | \$235,000 | \$150,750.00 | \$536,500.00 |
| 05/01/31 | \$5,795,000.00 | \$0 | \$144,875.00 | |
| 11/01/31 | \$5,795,000.00 | \$245,000 | \$144,875.00 | \$534,750.00 |
| 05/01/32 | \$5,550,000.00 | \$0 | \$138,750.00 | |
| 11/01/32 | \$5,550,000.00 | \$255,000 | \$138,750.00 | \$532,500.00 |
| 05/01/33 | \$5,295,000.00 | \$0 | \$132,375.00 | |
| 11/01/33 | \$5,295,000.00 | \$270,000 | \$132,375.00 | \$534,750.00 |
| 05/01/34 | \$5,025,000.00 | \$0 | \$125,625.00 | |
| 11/01/34 | \$5,025,000.00 | \$285,000 | \$125,625.00 | \$536,250.00 |
| 05/01/35 | \$4,740,000.00 | \$0 | \$118,500.00 | |
| 11/01/35 | \$4,740,000.00 | \$300,000 | \$118,500.00 | \$537,000.00 |
| 05/01/36 | \$4,440,000.00 | \$0 | \$111,000.00 | |
| 11/01/36 | \$4,440,000.00 | \$310,000 | \$111,000.00 | \$532,000.00 |
| 05/01/37 | \$4,130,000.00 | \$0 | \$103,250.00 | |
| 11/01/37 | \$4,130,000.00 | \$330,000 | \$103,250.00 | \$536,500.00 |
| 05/01/38 | \$3,800,000.00 | \$0 | \$95,000.00 | |
| 11/01/38 | \$3,800,000.00 | \$345,000 | \$95,000.00 | \$535,000.00 |
| 05/01/39 | \$3,455,000.00 | \$0 | \$86,375.00 | |
| 11/01/39 | \$3,455,000.00 | \$360,000 | \$86,375.00 | \$532,750.00 |
| 05/01/40 | \$3,095,000.00 | \$0 | \$77,375.00 | |
| 11/01/40 | \$3,095,000.00 | \$380,000 | \$77,375.00 | \$534,750.00 |
| 05/01/41 | \$2,715,000.00 | \$0 | \$67,875.00 | |
| 11/01/41 | \$2,715,000.00 | \$400,000 | \$67,875.00 | \$535,750.00 |
| 05/01/42 | \$2,315,000.00 | \$0 | \$57,875.00 | |
| 11/01/42 | \$2,315,000.00 | \$420,000 | \$57,875.00 | \$535,750.00 |
| 05/01/43 | \$1,895,000.00 | \$0 | \$47,375.00 | |
| 11/01/43 | \$1,895,000.00 | \$440,000 | \$47,375.00 | \$534,750.00 |
| 05/01/44 | \$1,455,000.00 | \$0 | \$36,375.00 | |
| 11/01/44 | \$1,455,000.00 | \$460,000 | \$36,375.00 | \$532,750.00 |
| 05/01/45 | \$995,000.00 | \$0 | \$24,875.00 | |
| 11/01/45 | \$995,000.00 | \$485,000 | \$24,875.00 | \$534,750.00 |
| 05/01/46 | \$510,000.00 | \$0 | \$12,750.00 | |
| 11/01/46 | \$510,000.00 | \$510,000 | \$12,750.00 | \$535,500.00 |
| \$7,400,000 | | | \$5,432,375.00 | \$12,832,375.00 |

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2017
Fiscal Year 2024

| Description | Adopted Budget FY2023 | Actual thru 3/31/23 | Projected Next 6 Months | Total thru 9/30/23 | Proposed Budget FY2024 |
|-------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|-------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

Revenues

| | | | | | |
|-----------------------|-----------|-----------|----------|-----------|-----------|
| Special Assessments | \$503,509 | \$447,635 | \$55,874 | \$503,509 | \$503,509 |
| Interest | \$300 | \$9,708 | \$5,825 | \$15,533 | \$12,400 |
| Carry Forward Surplus | \$399,252 | \$404,263 | \$0 | \$404,263 | \$423,317 |

| | | | | | |
|----------------------|------------------|------------------|-----------------|------------------|------------------|
| Total Revenue | \$903,061 | \$861,606 | \$61,699 | \$923,305 | \$939,226 |
|----------------------|------------------|------------------|-----------------|------------------|------------------|

Expenditures

| | | | | | |
|-------------------------|-----------|-----------|-----------|-----------|-----------|
| Interest Expense 11/01 | \$173,850 | \$173,850 | \$0 | \$173,850 | \$171,138 |
| Principal Expense 11/01 | \$155,000 | \$155,000 | \$0 | \$155,000 | \$160,000 |
| Interest Expense 05/01 | \$171,138 | \$0 | \$171,138 | \$171,138 | \$167,738 |

| | | | | | |
|-----------------------|------------------|------------------|------------------|------------------|------------------|
| Total Expenses | \$499,988 | \$328,850 | \$171,138 | \$499,988 | \$498,875 |
|-----------------------|------------------|------------------|------------------|------------------|------------------|

| | | | | | |
|---------------------------------------|------------------|------------------|--------------------|------------------|------------------|
| Excess Revenues (Expenditures) | \$403,074 | \$532,756 | (\$109,439) | \$423,317 | \$440,351 |
|---------------------------------------|------------------|------------------|--------------------|------------------|------------------|

| | |
|---------------------|------------------|
| 11/1/2024 Principal | \$165,000 |
| 11/1/2024 Interest | \$167,738 |
| | <u>\$332,738</u> |

| | |
|------------------------------|------------------|
| Net Assessments | \$503,509 |
| Add: Discounts & Collections | \$32,139 |
| Gross Assessments | <u>\$535,648</u> |

| Product Type | Units | Net Annual Per Unit | Gross Per Unit | Total Net Annual | Total Gross Annual |
|---------------|-------|------------------------|-------------------|---------------------|-----------------------|
| Single-Family | 248 | \$2,030 | \$2,160 | \$503,509 | \$535,648 |

Reunion West
Community Development District
Series 2017 Special Assessment Bonds (Assessment Area 4)
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

| DATE | BALANCE | PRINCIPAL | INTEREST | TOTAL |
|----------|----------------|--------------------|-----------------------|------------------------|
| 05/01/23 | \$7,130,000.00 | \$0 | \$171,137.50 | |
| 11/01/23 | \$7,130,000.00 | \$160,000 | \$171,137.50 | \$502,275.00 |
| 05/01/24 | \$6,970,000.00 | \$0 | \$167,737.50 | |
| 11/01/24 | \$6,970,000.00 | \$165,000 | \$167,737.50 | \$500,475.00 |
| 05/01/25 | \$6,805,000.00 | \$0 | \$164,231.25 | |
| 11/01/25 | \$6,805,000.00 | \$170,000 | \$164,231.25 | \$498,462.50 |
| 05/01/26 | \$6,635,000.00 | \$0 | \$160,618.75 | |
| 11/01/26 | \$6,635,000.00 | \$180,000 | \$160,618.75 | \$501,237.50 |
| 05/01/27 | \$6,455,000.00 | \$0 | \$156,793.75 | |
| 11/01/27 | \$6,455,000.00 | \$185,000 | \$156,793.75 | \$498,587.50 |
| 05/01/28 | \$6,270,000.00 | \$0 | \$152,862.50 | |
| 11/01/28 | \$6,270,000.00 | \$195,000 | \$152,862.50 | \$500,725.00 |
| 05/01/29 | \$6,075,000.00 | \$0 | \$148,718.75 | |
| 11/01/29 | \$6,075,000.00 | \$205,000 | \$148,718.75 | \$502,437.50 |
| 05/01/30 | \$5,870,000.00 | \$0 | \$143,850.00 | |
| 11/01/30 | \$5,870,000.00 | \$210,000 | \$143,850.00 | \$497,700.00 |
| 05/01/31 | \$5,660,000.00 | \$0 | \$138,862.50 | |
| 11/01/31 | \$5,660,000.00 | \$220,000 | \$138,862.50 | \$497,725.00 |
| 05/01/32 | \$5,440,000.00 | \$0 | \$133,637.50 | |
| 11/01/32 | \$5,440,000.00 | \$235,000 | \$133,637.50 | \$502,275.00 |
| 05/01/33 | \$5,205,000.00 | \$0 | \$128,056.25 | |
| 11/01/33 | \$5,205,000.00 | \$245,000 | \$128,056.25 | \$501,112.50 |
| 05/01/34 | \$4,960,000.00 | \$0 | \$122,237.50 | |
| 11/01/34 | \$4,960,000.00 | \$255,000 | \$122,237.50 | \$499,475.00 |
| 05/01/35 | \$4,705,000.00 | \$0 | \$116,181.25 | |
| 11/01/35 | \$4,705,000.00 | \$270,000 | \$116,181.25 | \$502,362.50 |
| 05/01/36 | \$4,435,000.00 | \$0 | \$109,768.75 | |
| 11/01/36 | \$4,435,000.00 | \$280,000 | \$109,768.75 | \$499,537.50 |
| 05/01/37 | \$4,155,000.00 | \$0 | \$103,118.75 | |
| 11/01/37 | \$4,155,000.00 | \$295,000 | \$103,118.75 | \$501,237.50 |
| 05/01/38 | \$3,860,000.00 | \$0 | \$96,112.50 | |
| 11/01/38 | \$3,860,000.00 | \$310,000 | \$96,112.50 | \$502,225.00 |
| 05/01/39 | \$3,550,000.00 | \$0 | \$88,750.00 | |
| 11/01/39 | \$3,550,000.00 | \$325,000 | \$88,750.00 | \$502,500.00 |
| 05/01/40 | \$3,225,000.00 | \$0 | \$80,625.00 | |
| 11/01/40 | \$3,225,000.00 | \$340,000 | \$80,625.00 | \$501,250.00 |
| 05/01/41 | \$2,885,000.00 | \$0 | \$72,125.00 | |
| 11/01/41 | \$2,885,000.00 | \$355,000 | \$72,125.00 | \$499,250.00 |
| 05/01/42 | \$2,530,000.00 | \$0 | \$63,250.00 | |
| 11/01/42 | \$2,530,000.00 | \$375,000 | \$63,250.00 | \$501,500.00 |
| 05/01/43 | \$2,155,000.00 | \$0 | \$53,875.00 | |
| 11/01/43 | \$2,155,000.00 | \$390,000 | \$53,875.00 | \$497,750.00 |
| 05/01/44 | \$1,765,000.00 | \$0 | \$44,125.00 | |
| 11/01/44 | \$1,765,000.00 | \$410,000 | \$44,125.00 | \$498,250.00 |
| 05/01/45 | \$1,355,000.00 | \$0 | \$33,875.00 | |
| 11/01/45 | \$1,355,000.00 | \$430,000 | \$33,875.00 | \$497,750.00 |
| 05/01/46 | \$925,000.00 | \$0 | \$23,125.00 | |
| 11/01/46 | \$925,000.00 | \$455,000 | \$23,125.00 | \$501,250.00 |
| 05/01/47 | \$470,000.00 | \$0 | \$11,750.00 | |
| 11/01/47 | \$470,000.00 | \$470,000 | \$11,750.00 | \$493,500.00 |
| | | \$7,130,000 | \$5,370,850.00 | \$12,500,850.00 |

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2019
Fiscal Year 2024

| Description | Adopted Budget FY2023 | Actual thru 3/31/23 | Projected Next 6 Months | Total thru 9/30/23 | Proposed Budget FY2024 |
|-------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|-------------|-----------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

Revenues

| | | | | | |
|-----------------------|-----------|-----------|----------|-----------|-----------|
| Special Assessments | \$438,505 | \$389,842 | \$48,660 | \$438,502 | \$438,505 |
| Interest | \$300 | \$9,088 | \$5,453 | \$14,541 | \$11,600 |
| Carry Forward Surplus | \$182,601 | \$186,447 | \$0 | \$186,447 | \$202,153 |

| | | | | | |
|----------------------|------------------|------------------|-----------------|------------------|------------------|
| Total Revenue | \$621,406 | \$585,377 | \$54,113 | \$639,490 | \$652,257 |
|----------------------|------------------|------------------|-----------------|------------------|------------------|

Expenditures

| | | | | | |
|-------------------------|-----------|-----------|-----------|-----------|-----------|
| Interest Expense 11/01 | \$153,150 | \$153,150 | \$0 | \$153,150 | \$153,150 |
| Principal Expense 05/01 | \$130,000 | \$0 | \$130,000 | \$130,000 | \$130,000 |
| Interest Expense 05/01 | \$153,150 | \$0 | \$153,150 | \$153,150 | \$153,150 |
| Transfer Out | \$0 | \$1,038 | \$0 | \$1,038 | \$0 |

| | | | | | |
|-----------------------|------------------|------------------|------------------|------------------|------------------|
| Total Expenses | \$436,300 | \$154,188 | \$283,150 | \$437,338 | \$436,300 |
|-----------------------|------------------|------------------|------------------|------------------|------------------|

| | | | | | |
|---------------------------------------|------------------|------------------|--------------------|------------------|------------------|
| Excess Revenues (Expenditures) | \$185,106 | \$431,189 | (\$229,037) | \$202,153 | \$215,957 |
|---------------------------------------|------------------|------------------|--------------------|------------------|------------------|

| | |
|--------------------|------------------|
| 11/1/2024 Interest | \$150,713 |
| | <u>\$150,713</u> |

| | |
|------------------------------|------------------|
| Net Assessments | \$438,505 |
| Add: Discounts & Collections | \$27,990 |
| Gross Assessments | <u>\$466,494</u> |

| Product Type | Units | Net Annual Per Unit | Gross Per Unit | Total Net Annual | Total Gross Annual |
|---------------|------------|------------------------|-------------------|---------------------|-----------------------|
| Single-Family | 174 | \$2,030 | \$2,160 | \$353,268 | \$375,817 |
| Townhomes | 56 | \$1,522 | \$1,619 | \$85,236 | \$90,677 |
| Total | 230 | | | \$438,505 | \$466,494 |

Reunion West
Community Development District
Series 2019 Special Assessment Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

| DATE | BALANCE | PRINCIPAL | INTEREST | TOTAL |
|--------------------|----------------|-----------|-----------------------|------------------------|
| 05/01/22 | \$6,975,000.00 | \$125,000 | \$155,493.75 | \$0.00 |
| 11/01/22 | \$6,850,000.00 | \$0 | \$153,150.00 | \$433,643.75 |
| 05/01/23 | \$6,850,000.00 | \$130,000 | \$153,150.00 | \$0.00 |
| 11/01/23 | \$6,720,000.00 | \$0 | \$150,712.50 | \$433,862.50 |
| 05/01/24 | \$6,720,000.00 | \$135,000 | \$150,712.50 | \$0.00 |
| 11/01/24 | \$6,585,000.00 | \$0 | \$148,181.25 | \$433,893.75 |
| 05/01/25 | \$6,585,000.00 | \$140,000 | \$148,181.25 | \$0.00 |
| 11/01/25 | \$6,445,000.00 | \$0 | \$145,381.25 | \$433,562.50 |
| 05/01/26 | \$6,445,000.00 | \$145,000 | \$145,381.25 | \$0.00 |
| 11/01/26 | \$6,300,000.00 | \$0 | \$142,481.25 | \$432,862.50 |
| 05/01/27 | \$6,300,000.00 | \$150,000 | \$142,481.25 | \$0.00 |
| 11/01/27 | \$6,150,000.00 | \$0 | \$139,481.25 | \$431,962.50 |
| 05/01/28 | \$6,150,000.00 | \$155,000 | \$139,481.25 | \$0.00 |
| 11/01/28 | \$5,995,000.00 | \$0 | \$136,381.25 | \$430,862.50 |
| 05/01/29 | \$5,995,000.00 | \$165,000 | \$136,381.25 | \$0.00 |
| 11/01/29 | \$5,830,000.00 | \$0 | \$133,081.25 | \$434,462.50 |
| 05/01/30 | \$5,830,000.00 | \$170,000 | \$133,081.25 | \$0.00 |
| 11/01/30 | \$5,660,000.00 | \$0 | \$129,681.25 | \$432,762.50 |
| 05/01/31 | \$5,660,000.00 | \$180,000 | \$129,681.25 | \$0.00 |
| 11/01/31 | \$5,480,000.00 | \$0 | \$125,631.25 | \$435,312.50 |
| 05/01/32 | \$5,480,000.00 | \$185,000 | \$125,631.25 | \$0.00 |
| 11/01/32 | \$5,295,000.00 | \$0 | \$121,468.75 | \$432,100.00 |
| 05/01/33 | \$5,295,000.00 | \$195,000 | \$121,468.75 | \$0.00 |
| 11/01/33 | \$5,100,000.00 | \$0 | \$117,081.25 | \$433,550.00 |
| 05/01/34 | \$5,100,000.00 | \$205,000 | \$117,081.25 | \$0.00 |
| 11/01/34 | \$4,895,000.00 | \$0 | \$112,468.75 | \$434,550.00 |
| 05/01/35 | \$4,895,000.00 | \$210,000 | \$112,468.75 | \$0.00 |
| 11/01/35 | \$4,685,000.00 | \$0 | \$107,743.75 | \$430,212.50 |
| 05/01/36 | \$4,685,000.00 | \$220,000 | \$107,743.75 | \$0.00 |
| 11/01/36 | \$4,465,000.00 | \$0 | \$102,793.75 | \$430,537.50 |
| 05/01/37 | \$4,465,000.00 | \$235,000 | \$102,793.75 | \$0.00 |
| 11/01/37 | \$4,230,000.00 | \$0 | \$97,506.25 | \$435,300.00 |
| 05/01/38 | \$4,230,000.00 | \$245,000 | \$97,506.25 | \$0.00 |
| 11/01/38 | \$3,985,000.00 | \$0 | \$91,993.75 | \$434,500.00 |
| 05/01/39 | \$3,985,000.00 | \$255,000 | \$91,993.75 | \$0.00 |
| 11/01/39 | \$3,730,000.00 | \$0 | \$86,256.25 | \$433,250.00 |
| 05/01/40 | \$3,730,000.00 | \$265,000 | \$86,256.25 | \$0.00 |
| 11/01/40 | \$3,465,000.00 | \$0 | \$80,128.13 | \$431,384.38 |
| 05/01/41 | \$3,465,000.00 | \$280,000 | \$80,128.13 | \$0.00 |
| 11/01/41 | \$3,185,000.00 | \$0 | \$73,653.13 | \$433,781.25 |
| 05/01/42 | \$3,185,000.00 | \$290,000 | \$73,653.13 | \$0.00 |
| 11/01/42 | \$2,895,000.00 | \$0 | \$66,946.88 | \$430,600.00 |
| 05/01/43 | \$2,895,000.00 | \$305,000 | \$66,946.88 | \$0.00 |
| 11/01/43 | \$2,590,000.00 | \$0 | \$59,893.75 | \$431,840.63 |
| 05/01/44 | \$2,590,000.00 | \$320,000 | \$59,893.75 | \$0.00 |
| 11/01/44 | \$2,270,000.00 | \$0 | \$52,493.75 | \$432,387.50 |
| 05/01/45 | \$2,270,000.00 | \$335,000 | \$52,493.75 | \$0.00 |
| 11/01/45 | \$1,935,000.00 | \$0 | \$44,746.88 | \$432,240.63 |
| 05/01/46 | \$1,935,000.00 | \$350,000 | \$44,746.88 | \$0.00 |
| 11/01/46 | \$1,585,000.00 | \$0 | \$36,653.13 | \$431,400.00 |
| 05/01/47 | \$1,585,000.00 | \$370,000 | \$36,653.13 | \$0.00 |
| 11/01/47 | \$1,215,000.00 | \$0 | \$28,096.88 | \$434,750.00 |
| 05/01/48 | \$1,215,000.00 | \$385,000 | \$28,096.88 | \$0.00 |
| 11/01/48 | \$830,000.00 | \$0 | \$19,193.75 | \$432,290.63 |
| 05/01/49 | \$830,000.00 | \$405,000 | \$19,193.75 | \$0.00 |
| 11/01/49 | \$425,000.00 | \$0 | \$9,828.13 | \$434,021.88 |
| 05/01/50 | \$425,000.00 | \$425,000 | \$9,828.13 | \$434,828.13 |
| \$6,975,000 | | | \$5,581,712.50 | \$12,556,712.50 |

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2022
Fiscal Year 2024

| Description | Proposed Budget FY2023 | Actual thru 3/31/23 | Projected Next 6 Months | Total thru 9/30/23 | Proposed Budget FY2024 |
|-------------|------------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|
|-------------|------------------------------|---------------------------|-------------------------------|--------------------------|------------------------------|

Revenues

| | | | | | |
|-----------------------|--------------------|--------------------|------------------|--------------------|--------------------|
| Special Assessments | \$1,039,749 | \$920,542 | \$114,903 | \$1,035,445 | \$1,039,749 |
| Interest | \$250 | \$12,897 | \$7,738 | \$20,635 | \$16,500 |
| Transfer In | \$0 | \$10,811 | \$0 | \$10,811 | \$0 |
| Carry Forward Surplus | \$321,018 | \$322,545 | \$0 | \$322,545 | \$269,250 |
| Total Revenue | \$1,361,017 | \$1,266,795 | \$122,641 | \$1,389,436 | \$1,325,499 |

Expenditures

| | | | | | |
|---------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Interest Expense 11/01 | \$252,587 | \$252,587 | \$0 | \$252,587 | \$167,250 |
| Principal Expense 05/01 | \$690,000 | \$0 | \$690,000 | \$690,000 | \$710,000 |
| Interest Expense 05/01 | \$177,600 | \$0 | \$177,600 | \$177,600 | \$167,250 |
| Total Expenses | \$1,120,187 | \$252,587 | \$867,600 | \$1,120,187 | \$1,044,500 |
| Excess Revenues (Expenditures) | \$240,830 | \$1,014,208 | (\$744,959) | \$269,250 | \$280,999 |

11/1/2024 Interest \$156,600
 \$156,600

Net Assessments \$1,039,749
Add: Discounts & Collections \$66,367
Gross Assessments \$1,106,116

| Product Type | Units | Net Annual Per Unit | Gross Per Unit | Total Net Annual | Total Gross Annual |
|---------------|------------|------------------------|-------------------|---------------------|-----------------------|
| Single-Family | 712 | \$1,435 | \$1,527 | \$1,021,810 | \$1,087,032 |
| Golf Course | 1 | \$17,939 | \$19,084 | \$17,939 | \$19,084 |
| Total | 713 | | | \$1,039,749 | \$1,106,116 |

Reunion West
Community Development District
Series 2022 Special Assessment Refunding Bonds
Debt Service Schedule

AMORTIZATION SCHEDULE

| DATE | BALANCE | RATE | PRINCIPAL | INTEREST | TOTAL |
|----------|-----------------|--------|---------------------|-----------------------|------------------------|
| 05/01/23 | \$11,840,000.00 | 3.000% | \$690,000 | \$177,600.00 | |
| 11/01/23 | \$11,150,000.00 | 3.000% | \$0 | \$167,250.00 | \$1,034,850.00 |
| 05/01/24 | \$11,150,000.00 | 3.000% | \$710,000 | \$167,250.00 | |
| 11/01/24 | \$10,440,000.00 | 3.000% | \$0 | \$156,600.00 | \$1,033,850.00 |
| 05/01/25 | \$10,440,000.00 | 3.000% | \$735,000 | \$156,600.00 | |
| 11/01/25 | \$9,705,000.00 | 3.000% | \$0 | \$145,575.00 | \$1,037,175.00 |
| 05/01/26 | \$9,705,000.00 | 3.000% | \$760,000 | \$145,575.00 | |
| 11/01/26 | \$8,945,000.00 | 3.000% | \$0 | \$134,175.00 | \$1,039,750.00 |
| 05/01/27 | \$8,945,000.00 | 3.000% | \$780,000 | \$134,175.00 | |
| 11/01/27 | \$8,165,000.00 | 3.000% | \$0 | \$122,475.00 | \$1,036,650.00 |
| 05/01/28 | \$8,165,000.00 | 3.000% | \$805,000 | \$122,475.00 | |
| 11/01/28 | \$7,360,000.00 | 3.000% | \$0 | \$110,400.00 | \$1,037,875.00 |
| 05/01/29 | \$7,360,000.00 | 3.000% | \$825,000 | \$110,400.00 | |
| 11/01/29 | \$6,535,000.00 | 3.000% | \$0 | \$98,025.00 | \$1,033,425.00 |
| 05/01/30 | \$6,535,000.00 | 3.000% | \$855,000 | \$98,025.00 | |
| 11/01/30 | \$5,680,000.00 | 3.000% | \$0 | \$85,200.00 | \$1,038,225.00 |
| 05/01/31 | \$5,680,000.00 | 3.000% | \$875,000 | \$85,200.00 | |
| 11/01/31 | \$4,805,000.00 | 3.000% | \$0 | \$72,075.00 | \$1,032,275.00 |
| 05/01/32 | \$4,805,000.00 | 3.000% | \$905,000 | \$72,075.00 | |
| 11/01/32 | \$3,900,000.00 | 3.000% | \$0 | \$58,500.00 | \$1,035,575.00 |
| 05/01/33 | \$3,900,000.00 | 3.000% | \$930,000 | \$58,500.00 | |
| 11/01/33 | \$2,970,000.00 | 3.000% | \$0 | \$44,550.00 | \$1,033,050.00 |
| 05/01/34 | \$2,970,000.00 | 3.000% | \$960,000 | \$44,550.00 | |
| 11/01/34 | \$2,010,000.00 | 3.000% | \$0 | \$30,150.00 | \$1,034,700.00 |
| 05/01/35 | \$2,010,000.00 | 3.000% | \$990,000 | \$30,150.00 | |
| 11/01/35 | \$1,020,000.00 | 3.000% | \$0 | \$15,300.00 | \$1,035,450.00 |
| 05/01/36 | \$1,020,000.00 | 3.000% | \$1,020,000 | \$15,300.00 | \$1,035,300.00 |
| | | | \$11,840,000 | \$2,658,150.00 | \$14,498,150.00 |

SECTION V

*This item will be provided under
separate cover*

SECTION VI

**Arbitrage Rebate Computation
Proposal For**

**Reunion West
Community Development District**

(Osceola County, Florida)





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

May 3, 2023

Reunion West Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Re: Arbitrage Rebate Calculations for Reunion West Community Development District Tax-Exempt Bonds

Dear Ms. Viscarra:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete the rebate computations for the Reunion West Community Development District (the “District”) bond issues (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,200 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 400 bond issues aggregating more than \$10 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to the Town of Palm Beach and Broward County in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, Vermont, West Virginia and Alaska.

We have prepared our guaranteed-fee Proposal for the computation of arbitrage for the District’s Bonds.

Proposal

We are proposing rebate computation services based on the following issuances:

- Series 2015
- Series 2016
- Series 2017
- Series 2019
- Series 2022

Since some Bonds may have received arbitrage reports in the past, without reviewing the prior reports and bond documentation, it is difficult to determine the required reporting dates for each series of Bonds.

However, AMTEC provides its service based on a discounted, guaranteed-fee basis for all Bonds under management with GMS, due to the outstanding relationship we have developed over the years.

Our guaranteed fee for rebate computations for each of the bond issues is \$450 per year, per issue and will encompass all activity from the date of the closing, through current.

NOTE: AMTEC will NOT assess fees for bond and investment activity encompassed in prior reports. For example, if the District has a report through March 31, 2023, AMTEC is proposing to prepare the next annual calculation as of March 31, 2024, at a fee of \$450.

In order to begin our computations for each issue, we are requesting a copy of the most recently prepared arbitrage calculation.

Should any of the District's issues not have had arbitrage calculations previously prepared, we could begin our engagement upon receipt of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from the date of each closing through current

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;

- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2023.

Reunion West
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: _____
Michael J. Scarfo
Senior Vice President

SECTION VII

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF REUNION WEST COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Reunion East Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Osceola County, Florida; and

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 11th day of May 2023.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VIII

From: Aura Zelada <manager@reunionwestpoa.com>

Date: May 4, 2023 at 5:18:54 PM EDT

To: Alan Scheerer <ascheerer@gmscfl.com>

Cc: Randall Zapata <randallzapata@gmail.com>, Vice President <vicepresident@reunionwestpoa.com>, Graham Staley <gdstaley@gmail.com>

Subject: Reunion West, Approval Request from CDD

Alan,

I hope this letter finds you well. The Reunion West POA is interested in undertaking two projects on CDD land at the gates and we would like to request your permission to move forward with these projects.

Firstly, we would like to install two RFID readers for the hang tags at the Main Gate 1 visitor's lane (Fairfax and N. Old Lake Wilson Rd). This will provide an alternate way of entry for our guests and residents with RFID hang tag readers when we have an outage in our resident lane. We plan to have two RFID readers to cover both the old and new hang tags that we have in the community.

Secondly, we are seeking to install additional bollards at Gate 2 (Fairfax and Sinclair Rd) to better protect the camera equipment. We have observed instances where guests have hit the camera equipment and this will help prevent additional damages in the future.

We welcome you to visit anytime to review what we are trying to do, and our team would be more than happy to meet with you to discuss these projects in detail.

Please note that the Reunion West POA is willing to cover the installation and maintenance costs of both projects, and we will take full responsibility for any damages caused by these installations.

For your reference, please find attached the site survey documents outlining our proposed installation plans.

We would like to request your approval of these projects at the May 11th meeting.

Thank you for your attention to this matter.

Sincerely,

Aura Zelada, MBA, LCAM

Manager - Reunion West Property Owners Association

Cell: (407) 785-9578











manager@reunionwestpoa.com

Website: Reunion West POA

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DEVICE LEGEND

| SYMBOL | DEVICE DESCRIPTION | SYMBOL | DEVICE DESCRIPTION |
|---|----------------------------------|---|-------------------------------------|
|  | HEAD END EQUIPMENT |  | 4"x4" ALUMINUM POST - 12'-0" A.F.G. |
|  | SAGE KIOSK |  | 4"x4" ALUMINUM POST - 5'-0" A.F.G. |
|  | OVERVIEW |  | LED BARRIER ARM OPERATOR - 15'-0" |
|  | LICENSE PLATE RECOGNITION CAMERA |  | BORE W/2" CONDUIT |
|  | GOOSENECK PEDESTAL |  | HAND HOLE |

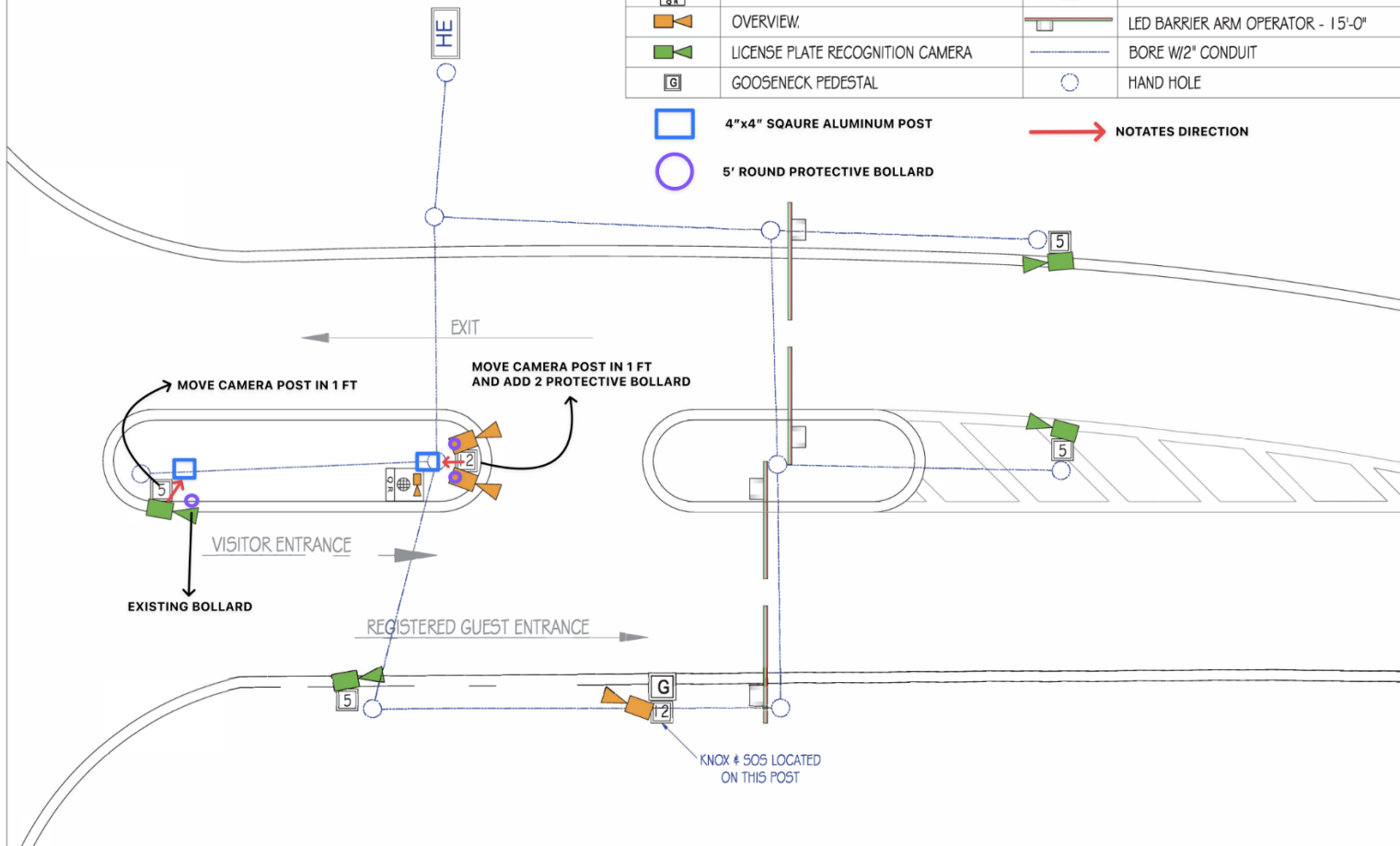


4"x4" SQUARE ALUMINUM POST



5' ROUND PROTECTIVE BOLLARD

 NOTATES DIRECTION



VIRTUAL GATE GUARD & ACCESS CONTROL SYSTEMS

NOT TO SCALE

RAMCO
PROTECTIVE

CORPORATE OFFICE

6861 QUALITY RD BONTA SPRINGS,
FL 34135
(P) 888-388-4700

ORLANDO
718 NORTH LAKE BLVD #1020
ALTA MONTE SPRINGS, FL 32701
(P) 407-622-7809

LICENSE # EF20001027

THE ENCORE RESORT HOMES AT REUNION
Back Entrance at 7700 Fairfax DR.
Kissimmee FL 34747

DESIGN DEVELOPMENT DRAWING FROM RAMCO PROTECTIVE

REVISION LOG

| DATE | BY | DESCRIPTION |
|---------|-----|--------------------------|
| 7/23/11 | WIP | DRAWING CREATED |
| 7/23/11 | WIP | PROCESSED PER U.S. NORMS |
| 7/23/11 | WIP | REVIEW & POST LOCATED |
| 7/23/11 | WIP | AS BUILT PER U.S. NORMS |
| 7/23/11 | AC | REVIEWED PER U.S. |
| 7/23/11 | AC | REVIEWED PER U.S. |

DRAWN BY: B. Wilson
CHECKED BY: J. L. L. & J. L. L.
PROJECT NUMBER:











Project: ENCORE AT REUNION GATE 2- VSG, AC

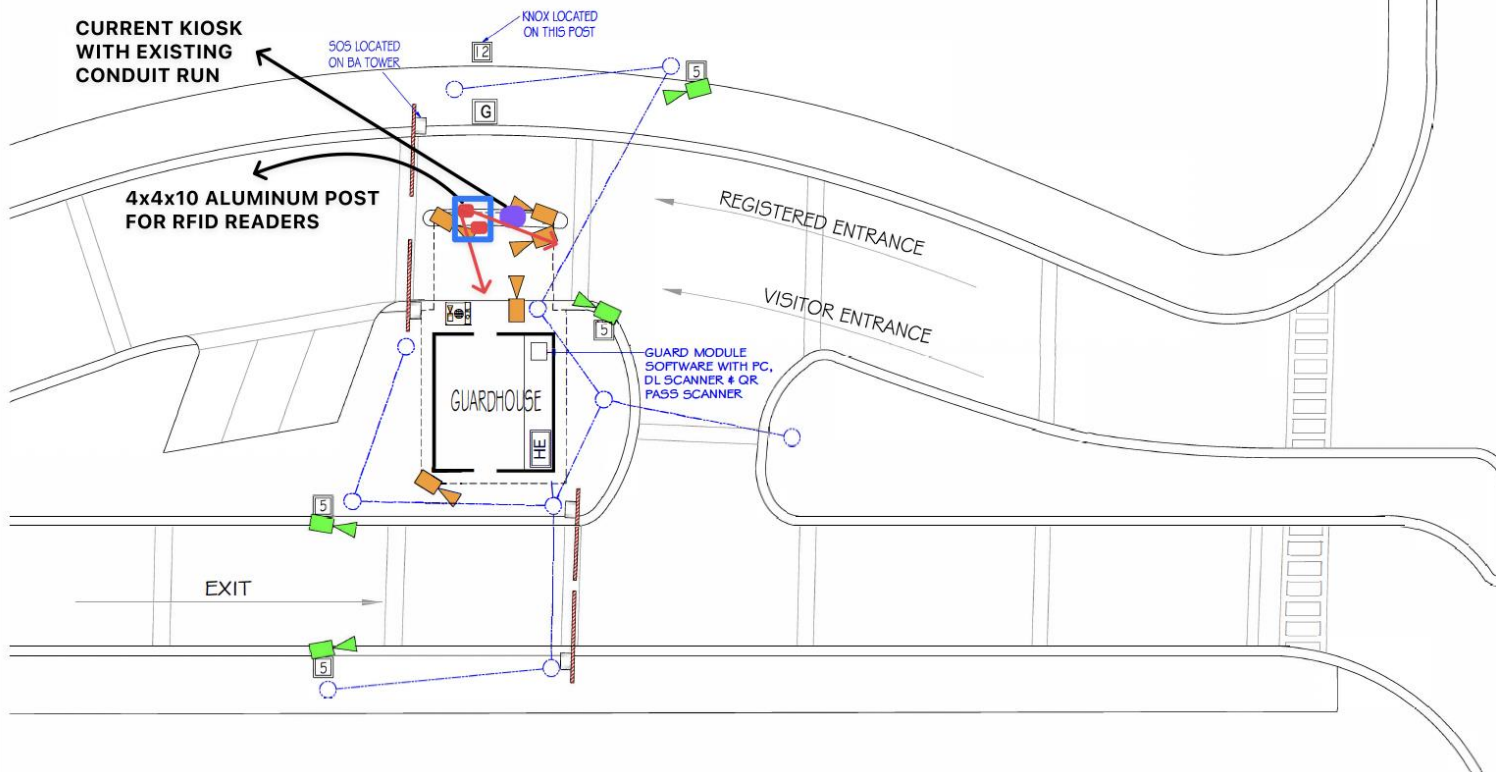
Date: 7/15/11

Scale: NTS

Sheet
1.2

DEVICE LEGEND

| SYMBOL | DEVICE DESCRIPTION | SYMBOL | DEVICE DESCRIPTION |
|---|--------------------------------------|---|------------------------------------|
|  | HEAD END EQUIPMENT |  | 4"x4" ALUMINUM POST - 5'-0" A.F.G. |
|  | KIOSK W/ IP CAMERA, VERAPASS & AUDIO |  | GOOSENECK PEDESTAL |
|  | OVERALL CAMERA - 3MP |  | BARRIER ARM OPERATOR - EXISTING |
|  | LICENSE PLATE RECOGNITION CAMERA |  | BORE W/2" CONDUIT |
|  | 4"x4" ALUMINUM POST - 12'-0" A.F.G. |  | HAND HOLE |



VIRTUAL GATE GUARD, GUARD MODULE SOFTWARE & ACCESS CONTROL SYSTEMS
NOT TO SCALE

RAMCO
PROTECTIVE

CORPORATE OFFICE
8861 QUALITY RD
BONITA SPRINGS, FL 34135
(P) 888-586-6700

ORLANDO
716 NORTH LAKE BLVD #1020
ALTIMONTE SPRINGS, FL 32701
(P) 407-622-7909

LICENSE # EF20001027

DESIGN DEVELOPMENT DRAWING FROM RAMCO PROTECTIVE

THE ENCORE RESORT HOMES AT REUNION

Main Entrance at 7615 Fairfax Dr.
Kissimmee FL 34747

REVISION LOG

| REV | DATE | BY | DESCRIPTION |
|-----|---------|----|----------------------|
| 1 | 1/15/21 | W | ISSUED FOR BIDDING |
| 2 | 1/21/21 | W | REVIEWED FOR BIDDING |
| 3 | 1/21/21 | W | REVIEWED FOR BIDDING |
| 4 | 1/21/21 | W | REVIEWED FOR BIDDING |
| 5 | 1/21/21 | W | REVIEWED FOR BIDDING |
| 6 | 1/21/21 | W | REVIEWED FOR BIDDING |
| 7 | 1/21/21 | W | REVIEWED FOR BIDDING |
| 8 | 1/21/21 | W | REVIEWED FOR BIDDING |
| 9 | 1/21/21 | W | REVIEWED FOR BIDDING |
| 10 | 1/21/21 | W | REVIEWED FOR BIDDING |

DESIGNED BY: W. Wilson
CHECKED BY: J. Smith
DATE: 1/15/21
PROJECT NUMBER: 1152 & 1153

Project: ENCORE AT REUNION GATE 1-VGG/GMS, AC.
Scale: 1/15/21
Sheet: 1.1

SECURITY SERVICES PROVIDER AGREEMENT
(OPERATIONS)

THIS SECURITY SERVICES PROVIDER AGREEMENT (this “Agreement”) is entered into as of the 10th day of December, 2020, by and between REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Osceola County, Florida (the “CDD”), and REUNION WEST PROPERTY OWNER’S ASSOCIATION, INC., a Florida not-for-profit corporation (the “POA”).

RECITALS

WHEREAS, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended

WHEREAS, the following properties and facilities are owned and operated by the Reunion West Community Development District:

All property and facilities, together with all such buildings, furniture, fixtures, machinery, appliances, operating equipment, books, records and other personal property used in the operation of such facilities, if any, as shown on Exhibit “A” attached hereto (collectively, the “CDD Facilities”).

WHEREAS, the POA acknowledges that the CDD, its residents and their guests expect a high level of service, quality and professionalism with regard to any security service provided within the CDD.

WHEREAS, the CDD owns the real property on which the CDD Facilities are constructed.

WHEREAS, the CDD desires the benefit of the presence and expertise of professional security services to assist in the monitoring and security of CDD Facilities upon the terms and conditions set forth in this Agreement, and the POA is willing to provide such security services to the CDD directly or through an authorized sub-operator pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the sum of One and 00/100 Dollars (\$1.00), each to the other paid and other valuable considerations paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. Term of Agreement. This Agreement shall be for an initial term beginning on January 1, 2021 and ending on December 31, 2021. At the end of this initial 12 month term, the Agreement shall renew automatically on an annual basis for two one-year periods at the same conditions and terms unless otherwise terminated or amended as provided herein. Additional extensions shall be at the option of the CDD.

3. Acceptance of Security Services Responsibility. The CDD hereby retains the POA to render the services herein stated in accordance with the standards set forth herein, and the POA hereby accepts such duties and shall discharge such duties all in accordance with the terms and conditions set forth in this Agreement. The POA shall take no actions inconsistent with Florida law, rules and regulations, pertaining to the District, including, but not limited to, public access requirements.

4. Specific Authority. The CDD hereby grants to the POA the power and authority to provide, either directly or through a sub-operator(s), security services to, and surveillance and monitoring of, the CDD Facilities.

5. Delegation. The POA may retain a sub-operator(s), such as a professional security services provider or other qualified operator, including, without limitation, an affiliate of the POA, to perform some or all of its duties with respect to the CDD Facilities and may delegate to such sub-operator(s) some or all of its authorities and duties hereunder, so long as all of the terms of this Agreement are incorporated into the terms of any such agreement between the POA and any sub-operator(s) (as applicable, the "Sub-Operator"). It shall be the responsibility of the POA to require that any Sub-Operator has the ability to, and has in fact agreed to, assume the responsibilities of the POA under this Agreement. Should the POA elect to retain a Sub-Operator in accordance with this Agreement, and should such Sub-Operator assume all of the obligations and duties of the POA hereunder, then any reference, where applicable, to the POA in this Agreement shall automatically refer to the Sub-Operator. Any security service contracted hereunder shall comply with all authorization, notice and procedural requirements contained in Section 715.07, *Florida Statutes*.

6. No Compensation. The District and POA acknowledge that both parties benefit from Security Services. Therefore, there shall be no compensation hereunder for the Services (as defined below) provided by or contracted by the POA.

7. Services Provided by the POA. The POA, individually or through a Sub-Operator shall, in accordance with this Agreement, ensure that the CDD Facilities are provided with the following security services ("Services"):

(a) security personnel to staff the main entry guardhouse within the CDD, 24 hours per day, seven days a week, and control access to the CDD Facilities in strict accordance with specified and approved CDD rules and regulations as adopted by the CDD, as may be amended by the CDD from time to time upon at least 30 days' prior written notice to the POA;

(b) security personnel to monitor all roads therein as determined by the CDD and, in the event a Sub-Operator is retained, as confirmed by the POA;

- (c) responding to security emergencies within the CDD Facilities;
- (d) traffic control when necessary;
- (e) on-site vehicle assistance;
- (f) maintaining severe weather and disaster response preparedness.

8. Standards and Operation. The Services shall be provided in accordance with those of a high quality professional security services provider, and at a level consistent with or better than a similar operation in central Florida.

9. Employees: Independent Contractor Status. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of entities retained by the POA, including the Sub-Operator, are the sole responsibility of such entities retained by the POA. Any entity retained by the POA shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. In performing any Services, the POA shall be an independent contractor and not an employee of the CDD, and any Sub-Operator(s) or entity retained by the POA to perform the Services shall only have contractual privity with the POA and shall not be an employee or an independent contractor of the CDD. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the CDD and the POA. The POA has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the CDD.

10. Supervision of Security Officers. The POA shall have the sole right to direct and supervise all security officers and other personnel furnished by the POA to the CDD. The CDD shall not have the right to alter instructions or directions given to the security officers or other personnel furnished by the POA or assume any supervision of such security officers or personnel; however, if it does so, the CDD shall be solely liable for any and all consequences arising therefrom and shall indemnify, defend and hold harmless the POA, any Sub-Operation and their respective affiliates, and their respective owners, officers, directors, partners, employees, contractors, agents and representatives (each, an "Indemnified Party") from and against all liabilities, claims, actions, suits, proceedings, damages, costs and expenses (including attorneys' and paralegals' fees and costs whether suit be brought or not and at all trial and appellate levels and in bankruptcy), of any kind and nature arising out of, resulting from or related to, directly or indirectly, any action or inaction of the CDD in connection therewith or from the security officers or other personnel following the direction of the CDD. Notwithstanding anything contained in this paragraph, any rules, regulations or policies of the CDD either currently in force or officially adopted from time to time by the CDD (which, if applicable, security officers or other personnel shall be required to follow in accordance with this Agreement) shall not be construed as instructions or directions from the CDD to any security officers or other personnel for purposes of liability or indemnification under this paragraph. Furthermore, in the event the CDD shall be

required to indemnify any party under this paragraph, this indemnification shall, in all circumstances, be limited to an amount not to exceed the total amount of any insurance proceeds available to the CDD at the time the indemnification is made plus any amount previously paid or then due and payable to the POA as compensation for providing the Services hereunder.

11. Insurance.

(a) In the event the POA undertakes to directly provide the Services to the CDD, the POA shall obtain and keep in force at POA's expense all of the insurance policies listed below. All insurance shall be issued by companies authorized to do business under the laws of the State of Florida, and must be reasonably acceptable to the CDD. The POA shall furnish certificates of insurance to the CDD prior to the commencement of the Services, naming the CDD as an additional insured, and the POA shall maintain such certificates in full force and effect. Each certificate shall clearly indicate that the POA has obtained insurance of the type, amount and classification as required for strict compliance with this paragraph, and there shall be no material change or cancellation of any insurance policy without thirty (30) days' prior written notice to the CDD. Insurance coverages shall be as follows:

(i) Occurrence basis comprehensive general liability insurance (including broad form contractual coverage) and automobile liability insurance, with minimum limits of \$2,000,000 and \$2,000,000, respectively, combined single limit per occurrence, protecting it and Owner from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars (\$100,000) per occurrence.

(iii) Employers liability, with a minimum coverage level of \$1,000,000.

In the event the POA elects to retain a Sub-Operator(s) to perform its duties under this Agreement, the POA shall be relieved from complying with the specific insurance requirements set forth in this paragraph 11; however, the POA shall be responsible for assuring that any and all Sub-Operators carry insurance in the minimum amount set forth in this paragraph 11 and comply with all other requirements of this paragraph.

(b) The CDD shall be named as an additional insured under any and all policies required under this Agreement, whether such insurance policies are acquired by the POA or a Sub-Operator. Acceptance by the CDD of any evidence of insurance submitted by the POA does not

relieve or decrease in any manner the liability of the POA for performance of the Services in accordance with the terms and conditions hereof.

(c) The CDD hereby agrees to maintain an insurance policy insuring against comprehensive general liability with coverage limits as permitted by Florida law throughout the term of this Agreement.

12. Licenses, Transfers. The POA or the Sub-Operator, as the case may be, shall, at its own expense, secure all required permits, licenses and/or authorizations as are necessary to perform the Services. All licenses will be obtained in the name of the POA, if possible. In the event the POA is in default under this Agreement and/or this Agreement is terminated by the CDD, the POA agrees that it will transfer (to the maximum extent permitted by law, ordinance or other governmental regulation), at the CDD's expense, all permits and licenses which may be held by the POA as are necessary to provide the Services, to the CDD or, at the CDD's sole option, to the CDD's nominee.

13. Termination. This Agreement can be terminated by either party, with or without just cause, upon thirty (30) days' prior written notice to the other party. This Agreement may be terminated by the CDD upon a material breach of this Agreement by the POA, which breach is not cured within ten (10) days after receipt of written notice thereof from the CDD.

14. Notices. Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

CDD: Reunion West Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attention: District Manager

and a copy to: Latham, Luna, Eden & Beaudine, LLP
1400 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.

POA: Reunion West Property Owner's Association, Inc.
7635 Fairfax Drive
Kissimmee, FL 34747
Attention: Angela Tirado

and a copy to:

15. Waivers.

(a) Risk of Loss. It is understood and agreed between the parties that the POA is not an insurer and that the Services are designed to deter certain risks of loss and the POA makes no guarantee, implied or otherwise, that no loss will occur or that the Services supplied will avert or prevent occurrences or losses that the Services are designed to help deter or avert. The CDD shall assume all risk of loss or physical damage to the CDD Facilities and any other property occurring as a result of nature, fire or other casualty and the CDD waives any right of recovery and its insurer rights of subrogation against the POA or any other person or entity for any loss or damage resulting from any such risks.

(b) Client Vehicle(s). If the CDD requires the POA's personnel to drive any vehicle(s) during the course of their duties other than the security officer's own personal vehicle or a vehicle furnished by the POA, the CDD agrees that its insurance is primary; and the CDD further agrees to carry comprehensive fire and theft, collision and liability insurance on the CDD's vehicle(s) in such amounts and with such deductibles and other terms as the POA may require. The CDD agrees to waive all rights of recovery from the POA and, subject to the limitations contained in this paragraph, to indemnify, hold harmless and defend the POA and each other Indemnified Party from any and all such losses, claims, suits, damages, thefts and expenses that may arise out of the authorized or permitted use of the CDD's vehicle(s). However, in the event the CDD shall be required to indemnify any party under this paragraph, this indemnification shall, in all circumstances, be limited to an amount not to exceed the total amount of any insurance proceeds available to the CDD at the time the indemnification is made plus any amount previously paid or then due and payable to the POA as compensation for providing the Services hereunder.

(c) Security Officer Theft. It is expressly understood and agreed that under no circumstances will the POA be responsible for the theft or other loss of the CDD's property not directly attributable to thefts by security officers employed by the POA or any Sub-Operator. In the event of allegations of security officer thefts, the CDD waives its right of recovery unless (i) the POA is notified in writing of such allegations within forty-eight (48) hours of the discovery of any suspected security officer theft; (ii) the CDD fully cooperates with the POA in the investigating of the facts; (iii) the CDD presses formal charges; and (iv) a conviction is obtained.

16. Indemnification. Except for matters specified in Section 19, the POA agrees to indemnify, save harmless and defend the CDD, their officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the CDD, their officers, directors, board members, employees, representatives, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) the POA's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of the POA, its agents, employees or subcontractors, in the performance of this Agreement.

17. Compliance with All Laws, Regulations, Rules and Policies. Notwithstanding any reference made in any paragraph within this section, the provisions of this section and the duties and obligations set forth herein shall apply equally to both the POA and any Sub-Operator(s) the POA may retain to provide the Services.

(a) At all times, the POA is expected to operate in accordance with all applicable statutes, regulations, ordinances and orders, as well as the rules and policies of the District, including, but not limited to, the authorization, notice and procedural requirements of Section 715.07, *Florida Statutes*, as well as the rules and policies of the CDD.

(b) The POA hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the CDD Facilities are located, at the POA's sole cost and expense, and the POA will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services as may be issued by any governmental agency having jurisdiction over the POA, unless specifically instructed by the CDD or the CDD Manager that it intends to contest such orders or requirements and that the POA shall not comply with the same. The POA shall provide immediate notice to the CDD Manager, which shall in turn notify the CDD within two (2) business days, of any such orders or requirements upon receipt of same.

(c) The CDD is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. The POA agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to the POA.

(d) The POA shall promptly comply with all environmental statutes, rules, laws, regulations and notices and shall not keep or accumulate any flammable, polluting, or hazardous materials or substances on the CDD Facilities except in quantities reasonably necessary to carry out its duties under this Agreement. The POA shall hold the CDD harmless from any fines, penalties, costs and damages resulting from the POA's failure to do so. The POA shall immediately discontinue any activity which is in violation of law and shall remedy the same immediately; the POA shall be responsible for the payment of any associated fines or penalties.

(e) The POA shall bear all costs associated with compliance under the Americans with Disabilities Act or any other such state or federal legislation related to its performance of the Services; provided, however, that the CDD shall be solely responsible for such compliance in respect of the improvements constituting the CDD Facilities.

18. Ownership of Books and Records. The POA understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, the POA agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. The POA acknowledges and agrees that the public records custodian of the CDD is the District Manager, which is currently Governmental Management Services – Central Florida, LLC (the "Public Records Custodian"). The POA shall, to the extent applicable by law:

- (a) Keep and maintain public records required by the CDD to perform services;
- (b) Upon request by the CDD, provide the CDD with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes;
- (c) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the POA does not transfer the records to the Public Records Custodian of the CDD; and
- (d) Upon completion of the Agreement, transfer to the CDD, at no cost, all public records in the POA's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE POA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE POA'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CDD'S CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT GFLINT@GMSCFL.COM OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTN.: DISTRICT PUBLIC RECORDS CUSTODIAN.

19. Maintenance of CDD Facilities. Notwithstanding the fact that the POA or a Sub-Operator may occupy a CDD Facility in order to provide the Services under this Agreement, the CDD shall be responsible for the maintenance of all CDD owned property and assets including, but not limited to, any and all guard houses and security gates. However, the POA or Sub-Operator shall be responsible for any and all installation and maintenance of equipment, tools, communication devices, monitoring devices or other items which are necessary for the POA or Sub-Operator to provide the Services contemplated hereunder. In addition, the POA or the Sub-Operator shall maintain a current inventory of all items or assets owned by the POA or the Sub-Operator which are installed, placed or stored on CDD property or in a CDD Facility, but these items and assets shall at all times remain the property of the POA or the Sub-Operator, as the case may be.

20. Sovereign Immunity. Nothing herein shall cause or be construed as a waiver of the CDD's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

21. Third Party Beneficiaries. The Services provided under this Agreement are solely for the benefit of the CDD and neither this Agreement nor any Services rendered hereunder shall give rise to or shall be deemed to or construed so as to confer any rights on any other party as a third party beneficiary or otherwise, including any owners of property within the CDD.

22. Attorneys' Fees. In the case of the failure of either party hereto to perform and comply with any of the terms, covenants or conditions hereof, and such terms, covenants or conditions, or damages for the breach of same are enforced or collected by suit or arbitration or through an attorney at law, whether suit or arbitration is brought or not, the party so failing to perform and comply hereby agrees to pay the other party hereto a reasonable sum of money for attorneys' fees, together with the costs, charges, and expenses of such collection or other enforcement of rights in any such litigation or arbitration.

23. Governing Law and Jurisdiction. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.**

24. No Waiver. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

25. Miscellaneous.

(a) The captions for each paragraph of this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, or the intent of any provision hereof.

(b) Except as set forth herein, the POA may not assign this Agreement or any of the rights and duties expressed herein except with the CDD's prior written consent, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the assignment of all or a portion of the rights and obligations hereunder to a Sub-Operator shall not constitute an assignment hereof.

(c) Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders, as the context requires.

(d) The POA and the CDD have had equal input in the drafting of this Agreement and, in consideration thereof, the language used in this Agreement will be construed

according to its fair and common meaning and will not be construed more stringently or liberally for either party.

(e) If any provision of this Agreement is held to be illegal or invalid, the other provisions shall remain in full force and effect.

(f) No Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.


(g) Counterparts and Facsimile. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. Such executions may be transmitted to the parties by facsimile and such facsimile execution shall have the full force and effect of an original signature. All fully executed counterparts, whether original executions or facsimile executions or a combination thereof, shall be construed together and shall constitute one and the same agreement.

[SIGNATURES ON FOLLOWING PAGE]


**SIGNATURE PAGE TO
SECURITY SERVICES PROVIDER AGREEMENT**

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


WITNESSES:


Print: G. L. Adams
Tricia L. Adams
Print: Tricia L. Adams

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Print: David Burman
Title: Vice Chairman

WITNESSES:


Print: Ross Molnar
Ging Le
Print: Ging Le

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

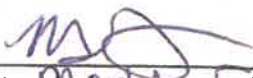
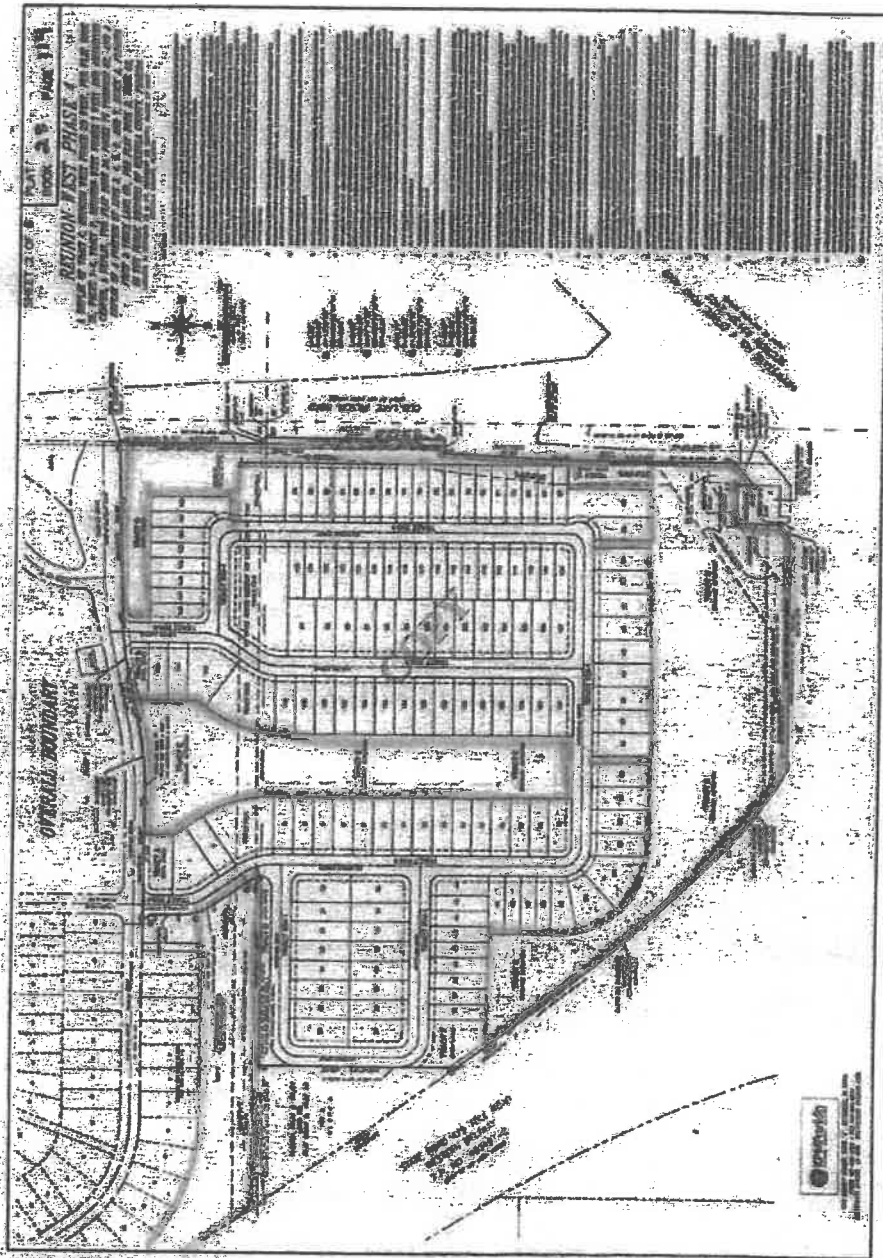
By: 
Print: Marlene Fullerton
Title: Resident

EXHIBIT "A"

DESCRIPTION OF CDD FACILITIES/PROPERTY

Reunion West CDD facilities include the entrance guard house and access control system, back gate and access control system, roads, common landscape areas, conservation areas and the stormwater system.





Page 2 of 4

08/20/2019

08/20/2019

FIRST AMENDMENT TO SECURITY SERVICES PROVIDER AGREEMENT
(OPERATIONS)

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

This **FIRST AMENDMENT TO SECURITY SERVICES PROVIDER AGREEMENT** (the "Amendment"), effective as of October 1, 2021, is made by and between the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "District"), and the **REUNION WEST PROPERTY OWNER'S ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "POA").

WHEREAS, the District and POA are parties to the Security Services Provider Agreement, dated December 10, 2020 (the "Agreement"), relating to security services provided within the boundaries of the District; and

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

WHEREAS, the District and the POA desire to amend paragraph 6 of the Agreement in order for the District to compensate the POA for the Services defined in the Agreement (the "Services").

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

1. The foregoing recitals are true and correct, and are hereby incorporated by reference as terms.
2. The District and POA acknowledge and agree that the Agreement is in full force and effect.
3. The District and POA hereby agree to amend paragraph 6 of the Agreement to the following:

Compensation. The District shall pay the POA an annual fee of \$27,308 for the Services, payable in monthly installments of \$2,275.67, after the Services are completed and have been approved by the District's authorized representative.

4. The District and POA hereby agree to amend District Counsel's address, stated in paragraph 14, to the following:

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

5. This Amendment may be executed in as many counterparts as may be required and it shall

not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

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

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

[Signatures are provided on the following page.]

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

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

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

By: 

Print: MARK GREENSTEIN

Title: CHAIR

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

By: 

Print: Rodrigo Belentani

Title: Board President

SECOND AMENDMENT TO SECURITY SERVICES PROVIDER AGREEMENT (OPERATIONS)

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

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

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

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

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

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

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

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

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

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

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

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

[Signatures are provided on the following page.]

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

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

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

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

Print: Mark Greenstein

Title: Chair

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

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

Print: Rodrigo Belentani

Title: RW POA President

7/6/2022

RULES OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

CHAPTER V

PARKING AND TOWING RULES

Adopted August 13, 2020 (Resolution 2020-04) _____

Revised April 8, 2021 (Resolution 2021-06)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.5 Enforcement

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

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

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

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

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

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

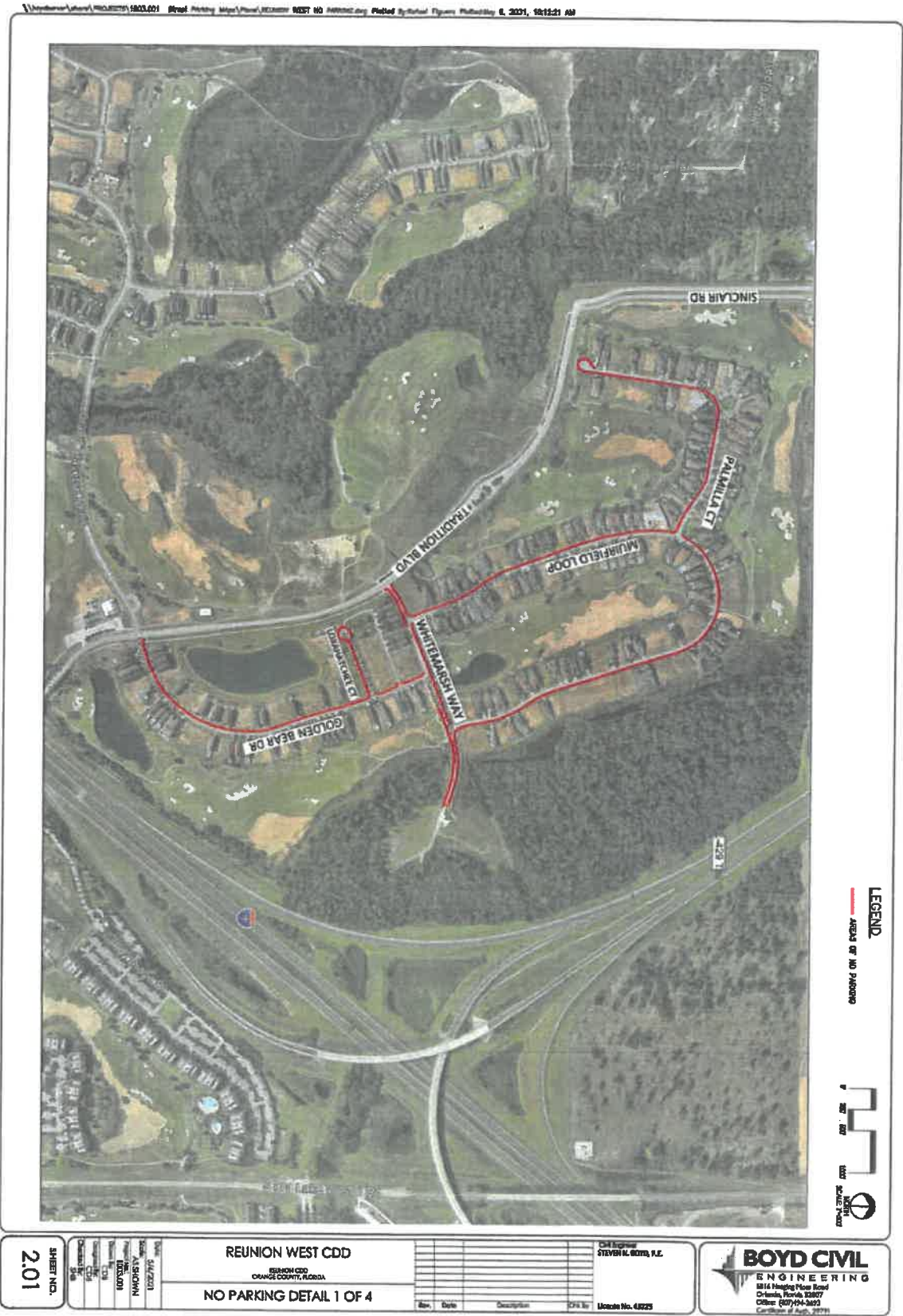
Effective : August 13, 2020

Appendix 5.0

District Parking and Towing Maps

[ATTACHED ON FOLLOWING PAGE(S)]







BOYD CIVIL
ENGINEERING
5814 Hargis Hunt Road
Orlando, Florida 32837
Office: (407) 994-3873
Cellphone: 407-271-1121



LEGEND

AREAS OF NO FINDINGS



SHEET NO.
2.04

REUNION WEST CDD

REUNION COB
ORANGE COUNTY, FLORIDA

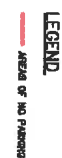
NO PARKING DETAIL 4 OF 4

STEVEN M. BOND, P.E.

11

References

BOYD CIVIL
ENGINEERING
6816 Hurling Moss Road
Orlando, Florida 32807
Office: (407) 994-3200
Certified of April, 2001



DATE: 5/6/2002
 BY: AS SHOWN
 PROJECT: 10033001
 DRAWING: 20
 DESIGNER: JYC
 CHECKER: CTB
 COUNTER: 1108

SHEET NO.

REUNION COO
ORANGE COUNTY, FLORIDA
PROPOSED T SIDE STREET
PARKING OPTION

[illegible]

CE Engineer
STEVEN M. BOWD, P.E.
License No. 43725



Please_DocuSign_2nd_Amendment_to_Sec_Servicp

Final Audit Report


2022-07-13


| | |
|-----------------|---|
| Created: | 2022-07-13 |
| By: | Stacie Vanderbilt (mvirgen@gmscfl.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAxAxqRlmbysLLYHp1XkqYdhohja0vV2eiBz |


"Please_DocuSign_2nd_Amendment_to_Sec_Servicp" History

 Document digitally presigned by DocuSign\, Inc. (enterprisesupport@docusign.com)
2022-07-06 - 9:46:57 PM GMT

 Document created by Stacie Vanderbilt (mvirgen@gmscfl.com)
2022-07-13 - 4:06:30 PM GMT

 Document emailed to gmark10@msn.com for signature
2022-07-13 - 4:06:55 PM GMT

 Email viewed by gmark10@msn.com
2022-07-13 - 4:13:58 PM GMT

 Document e-signed by Mark Greenstein (gmark10@msn.com)
Signature Date: 2022-07-13 - 4:15:29 PM GMT - Time Source: server

 Agreement completed.
2022-07-13 - 4:15:29 PM GMT

SECTION IX



Renewal

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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: May 5, 2023

Name Reunion West CDD
Address 1408 Hamlin Ave
City St Cloud, FL 34771
Phone 407-841-5524

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

The parties hereto agree as follows

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

One (1) Stormwater Retention Pond along Grand Travers &
One (1) Stormwater Retention Pond Associated with Reunion West CDD
Reunion, FL

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

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

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

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

The terms of this agreement shall be: 10/01/2023 thru 09/30/2024.

Agreement will automatically renew as per Term & Condition 14.

| | | | |
|-------------------|------------|--------------------------|-------------------------|
| Start-up Charge | NA | Due at the start of work | |
| Maintenance Fee | \$372.00 | Due | monthly as billed x 12. |
| Total Annual Cost | \$4,464.00 | | |

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

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

Submitted: Telly R. Smith

Date: **5/5/2023**

Accepted

Date:

AAM

Customer

Terms and Conditions

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

SECTION XI

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 | DE facilitated Meyer preconstruction meeting March 14. ACT agreement executed. |
| | Traffic Calming | | | FY2023 R&M Project on hold until after Pavement Report. |
| | Pavement Management Plan | Boyd | In Process | Report scheduled to be presented to BOS at May's meeting. |
| 9/9/21 | Security Improvements at Carriage Pointe | Scheerer/Vargas | In Process | Go live date April 5, 2023; Some additional IT work required. |
| 12/8/22 | Roundabout Ped. Crossing | Scheerer | In Process | Proposal approved 04.13.2023. Agreement executed. |
| 12/8/22 | Swing set at Playground | Scheerer | In Process | Proposal approved 02.09.2023. Swings scheduled to ship mid May 2023. Installation should be completed by June 2023. |

| | | | | |
|----------------------------------|--|--------------------|---------------|---|
| 1/9/23 | Seven Eagles Pool Furniture | Scheerer | In Process | Proposal approved 02.09.2023. Furniture scheduled to be received and installed mid May 2023. |
| 1/9/23 | Seven Eagles Fountain Replacement | Scheerer | | Proposals 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 | Signage approved 03.09.2023 and installation pending. 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 approved for RW/Encore neighborhood 02.09.2023. The signs have been received and will be installed by the end of May 2023. |
| | Pavement Management Plan | Boyd | | Report scheduled to be presented to BOS at May's meeting. |
| 1/9/23 | Sign Upgrades | Scheerer | | Street signs to be upgraded to Reunion standard where needed. |
| 2/9/23 | Temporary Parking Signs at Playground/Mail Parking | Scheerer | | Signage in process. |

SECTION 2

Reunion West

Community Development District

Summary of Check Register

April 1, 2023 to April 30, 2023

| Fund | Date | Check No.'s | Amount |
|--------------------------------|-------------------|-------------|----------------------------|
| General Fund | 4/6/23 | 2099-2101 | \$ 6,314.88 |
| | 4/13/23 | 2102-2110 | \$ 134,212.38 |
| | 4/20/23 | 2111-2113 | \$ 3,662.91 |
| | | | <hr/> \$ 144,190.17 |
| Replacement & Maintenance Fund | 4/6/23 | 50 | \$ 18,870.00 |
| | | | <hr/> \$ 18,870.00 |
| Payroll | <u>April 2023</u> | | |
| | Graham Staley | 50600 | \$ 184.70 |
| | Mark Greenstein | 50601 | \$ 184.70 |
| | Michael Barry | 50602 | \$ 184.70 |
| | Sharon Harley | 50603 | \$ 184.70 |
| | | | <hr/> \$ 738.80 |
| | | | <hr/> \$ 163,798.97 |

| | | | | | | | | | | | |
|---|-------|---|--|---------------------------|--------|-----------|-----------------------------|--------|--------|--|--|
| AP300R | | YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER | | | | | RUN 5/04/23 | | PAGE 1 | | |
| *** CHECK DATES 04/01/2023 - 04/30/2023 *** | | REUNION WEST-GENERAL FUND | | | | | | | | | |
| | | BANK A GENERAL FUND | | | | | | | | | |
| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # | | | | |
| 4/06/23 | 00051 | 4/06/23 3652 | 202303 310-51300-31100 | CDD MEETING VIA ZOOM CALL | * | 322.50 | | | | | |
| | | BOYD CIVIL ENGINEERING | | | | | 322.50 | 002099 | | | |
| 4/06/23 | 00069 | 4/01/23 3614786 | 202304 300-13100-10100 | SECURITY COST SHARE APR23 | * | 1,274.00 | | | | | |
| | | 4/01/23 3614786 | 202304 320-53800-34500 | SECURITY COST SHARE APR23 | * | 1,001.00 | | | | | |
| | | REUNION WEST PROPERTY OWNERS INC | | | | | 2,275.00 | 002100 | | | |
| 4/06/23 | 00041 | 3/24/23 6867275 | 202303 310-51300-32300 | TRUSTEE FEES - SER.2022 | * | 3,717.38 | | | | | |
| | | US BANK | | | | | 3,717.38 | 002101 | | | |
| 4/13/23 | 00035 | 3/31/23 210142 | 202303 300-13100-10100 | AQUATIC MGMT ENCORE MAR23 | * | 109.20 | | | | | |
| | | 3/31/23 210142 | 202303 320-53800-47000 | AQUATIC MGMT ENCORE MAR23 | * | 85.80 | | | | | |
| | | 3/31/23 210144 | 202303 300-13100-10100 | AQUATIC PLANT MGMT MAR23 | * | 80.64 | | | | | |
| | | 3/31/23 210144 | 202303 320-53800-47000 | AQUATIC PLANT MGMT MAR23 | * | 63.36 | | | | | |
| | | APPLIED AQUATIC MANAGEMENT, INC. | | | | | 339.00 | 002102 | | | |
| 4/13/23 | 00020 | 4/01/23 553 | 202304 310-51300-34000 | MANAGEMENT FEES APR23 | * | 3,874.00 | | | | | |
| | | 4/01/23 553 | 202304 310-51300-35200 | WEBSITE ADMIN APR23 | * | 83.33 | | | | | |
| | | 4/01/23 553 | 202304 310-51300-35100 | INFORMATION TECH APR23 | * | 133.33 | | | | | |
| | | 4/01/23 553 | 202304 310-51300-31300 | DISSEMINATION FEE APR23 | * | 833.33 | | | | | |
| | | 4/01/23 553 | 202304 310-51300-51000 | OFFICE SUPPLIES | * | .54 | | | | | |
| | | 4/01/23 553 | 202304 310-51300-42000 | POSTAGE | * | 62.14 | | | | | |
| | | 4/01/23 553 | 202304 310-51300-42500 | COPIES | * | 1.80 | | | | | |
| | | 4/01/23 554 | 202304 320-53800-12000 | FIELD MANAGEMENT APR23 | * | 2,739.75 | | | | | |
| | | 4/01/23 554A | 202303 310-51300-42000 | FEDEX-PARKING VIOLATION | * | 146.90 | | | | | |
| | | GOVERNMENTAL MANAGEMENT SERVICES | | | | | 7,875.12 | 002103 | | | |
| 4/13/23 | 00031 | 4/11/23 04112023 | 202304 300-20700-10400 | FY23 DEBT SRVC SER2015 | * | 14,202.79 | | | | | |
| | | REUNION WEST C/O USBANK | | | | | 14,202.79 | 002104 | | | |
| | | REUW REUNION WEST TVISCARRA | | | | | | | | | |

*** CHECK DATES 04/01/2023 - 04/30/2023 ***

REUNION WEST-GENERAL FUND
BANK A GENERAL FUND

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|------------------|-------|-----------------------------------|---|----------------------------------|--------|------------|---------------------------|
| 4/13/23 | 00031 | 4/11/23 04112023 | 202304 300-20700-10500 FY23 DEBT SRVC SER2016 | REUNION WEST C/O USBANK | * | 23,377.27 | 23,377.27 002105 |
| 4/13/23 | 00031 | 4/11/23 04112023 | 202304 300-20700-10600 FY23 DEBT SRVC SER2017 | REUNION WEST C/O USBANK | * | 21,877.60 | 21,877.60 002106 |
| 4/13/23 | 00031 | 4/11/23 04112023 | 202304 300-20700-10700 FY23 DEBT SRVC SER2019 | REUNION WEST C/O USBANK | * | 19,053.04 | 19,053.04 002107 |
| 4/13/23 | 00031 | 4/11/23 04112023 | 202304 300-20700-10800 FY23 DEBT SRVC SER2022 | REUNION WEST C/O USBANK | * | 44,990.35 | 44,990.35 002108 |
| 4/13/23 | 00069 | 3/27/23 RW202303 | 202303 300-13100-10100 MONTHLY GATE REPAIR MAR23 | REUNION WEST PROPERTY OWNERS INC | * | 1,044.70 | 1,865.53 002109 |
| 4/13/23 | 00066 | 3/31/23 RWCDD033 | 202303 300-13100-10100 RPLC RAINBIRD/NOZZLE/PGP | CREATIVE NORTH INC | * | 353.74 | 631.68 002110 |
| 4/20/23 | 00036 | 3/31/23 664 | 202303 320-53800-43100 TOHO METER#62644093 MAR23 | REUNION RESORT | * | 83.84 | 816.89 002111 |
| 4/20/23 | 00070 | 4/13/23 65699 | 202304 300-13100-10100 RMV/INST.2 JBOXES TO GFI | TERRY'S ELECTRIC INC | * | 117.04 | 209.00 002112 |
| 4/27/23 | 00043 | 4/05/23 111328 | 202303 310-51300-31500 MTG/GLUE TOW STICKER/PH3A | LATHAM,LUNA,EDEN & BEAUDINE,LLP | * | 2,637.02 | 2,637.02 002113 |
| TOTAL FOR BANK A | | | | | | 144,190.17 | |

REUW REUNION WEST TVISCARRA

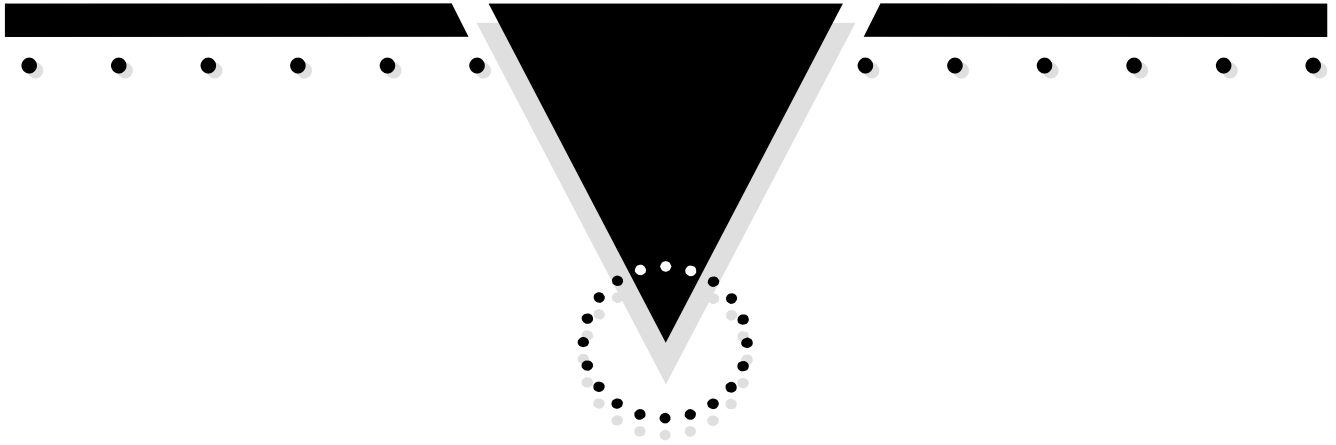
| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------|--------|--------|-----------------------------|
|---------------|-------|-----------------------------------|--|-------------|--------|--------|-----------------------------|

TOTAL FOR REGISTER 144,190.17

REUW REUNION WEST TVISCARRA

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|-----------------------------------|-------|-----------------------------------|--|-------------|--------|-----------|----------------------------|
| 4/06/23 | 00011 | 3/15/23 | INV-2771 202303 300-13100-10100 6DRIVER FEEDBCK SGN/MOUNT | | * | 10,567.20 | |
| | | 3/15/23 | INV-2771 202303 320-53800-53200 6DRIVER FEEDBCK SGN/MOUNT | | * | 8,302.80 | |
| UNIVERSAL SIGNS & ACCESSORIES INC | | | | | | | 18,870.00 000050 |
| TOTAL FOR BANK C | | | | | | 18,870.00 | |
| TOTAL FOR REGISTER | | | | | | 18,870.00 | |

SECTION 3



Reunion West

Community Development District

Unaudited Financial Reporting

March 31, 2023



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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
March 31, 2023

| | General | Replacement & Maintenance | Debt Service | Capital Projects | (Memorandum Only) 2023 |
|--|--------------------|------------------------------|--------------------|---------------------|---------------------------|
| ASSETS: | | | | | |
| CASH | \$1,048,167 | \$622,732 | --- | --- | \$1,670,899 |
| CUSTODY ACCOUNT | \$2,903 | --- | --- | --- | \$2,903 |
| STATE BOARD OF ADMINISTRATION | \$460,355 | \$430,310 | --- | --- | \$890,665 |
| DUE FROM REUNION EAST | \$48,726 | \$13,143 | --- | --- | \$61,869 |
| INVESTMENTS | | | | | |
| SERIES 2015 | | | | | |
| Reserve | --- | --- | \$166,048 | --- | \$166,048 |
| Revenue | --- | --- | \$395,208 | --- | \$395,208 |
| SERIES 2016 | | | | | |
| Reserve | --- | --- | \$280,508 | --- | \$280,508 |
| Revenue | --- | --- | \$574,523 | --- | \$574,523 |
| Prepayment | --- | --- | \$24 | --- | \$24 |
| SERIES 2017 | | | | | |
| Reserve | --- | --- | \$259,535 | --- | \$259,535 |
| Revenue | --- | --- | \$526,151 | --- | \$526,151 |
| Prepayment | --- | --- | \$2,528 | --- | \$2,528 |
| SERIES 2019 | | | | | |
| Reserve | --- | --- | \$331,698 | --- | \$331,698 |
| Revenue | --- | --- | \$427,013 | --- | \$427,013 |
| Construction | --- | --- | --- | \$88,521 | \$88,521 |
| SERIES 2022 | | | | | |
| Reserve | --- | --- | \$259,938 | --- | \$259,938 |
| Revenue | --- | --- | \$1,014,208 | --- | \$1,014,208 |
| TOTAL ASSETS | \$1,560,151 | \$1,066,185 | \$4,237,381 | \$88,521 | \$6,952,239 |
| LIABILITIES: | | | | | |
| ACCOUNTS PAYABLE | \$10,477 | \$18,870 | --- | --- | \$29,347 |
| DUE TO REUNION EAST | \$151,066 | \$35,213 | --- | --- | \$186,279 |
| FUND EQUITY: | | | | | |
| FUND BALANCES: | | | | | |
| ASSIGNED | --- | \$1,012,103 | --- | --- | \$1,012,103 |
| UNASSIGNED | \$1,398,608 | --- | --- | --- | \$1,398,608 |
| RESTRICTED FOR DEBT 2004-1 | --- | --- | \$0 | --- | \$0 |
| RESTRICTED FOR DEBT 2015 | --- | --- | \$561,255 | --- | \$561,255 |
| RESTRICTED FOR DEBT 2016 | --- | --- | \$855,054 | --- | \$855,054 |
| RESTRICTED FOR DEBT 2017 | --- | --- | \$788,214 | --- | \$788,214 |
| RESTRICTED FOR DEBT 2019 | --- | --- | \$758,711 | --- | \$758,711 |
| RESTRICTED FOR DEBT 2022 | --- | --- | \$1,274,146 | --- | \$1,274,146 |
| RESTRICTED FOR CAP. PROJ. 2019 | --- | --- | --- | \$88,521 | \$88,521 |
| TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS | \$1,560,151 | \$1,066,185 | \$4,237,381 | \$88,521 | \$6,952,239 |

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For The Period Ending March 31, 2023

| | ADOPTED BUDGET | PRORATED BUDGET THRU 3/31/23 | ACTUAL THRU 3/31/23 | VARIANCE |
|--|--------------------|---------------------------------|------------------------|------------------|
| <u>REVENUES:</u> | | | | |
| Special Assessments - Tax Collector | \$1,760,063 | \$1,564,755 | \$1,564,755 | \$0 |
| Interest | \$0 | \$0 | \$2,884 | \$2,884 |
| Rental Income | \$1,760 | \$880 | \$4,400 | \$3,520 |
| TOTAL REVENUES | \$1,761,823 | \$1,565,635 | \$1,572,039 | \$6,404 |
| <u>EXPENDITURES:</u> | | | | |
| <u>ADMINISTRATIVE:</u> | | | | |
| Supervisor Fees | \$12,000 | \$6,000 | \$3,800 | \$2,200 |
| FICA | \$918 | \$459 | \$291 | \$168 |
| Engineering | \$8,000 | \$4,000 | \$1,690 | \$2,310 |
| Attorney | \$20,000 | \$10,000 | \$18,249 | (\$8,249) |
| Trustee Fee | \$21,000 | \$3,717 | \$3,717 | \$0 |
| Dissemination | \$10,000 | \$5,000 | \$5,000 | \$0 |
| Arbitrage | \$3,000 | \$0 | \$0 | \$0 |
| Collection Agent | \$7,500 | \$7,500 | \$7,500 | \$0 |
| Property Appraiser Fee | \$700 | \$739 | \$739 | \$0 |
| Annual Audit | \$7,500 | \$7,500 | \$9,500 | (\$2,000) |
| Management Fees | \$46,488 | \$23,244 | \$23,244 | \$0 |
| Information Technology | \$1,600 | \$800 | \$800 | \$0 |
| Website Maintenance | \$1,000 | \$500 | \$500 | \$0 |
| Telephone | \$100 | \$50 | \$0 | \$50 |
| Postage | \$1,500 | \$750 | \$318 | \$432 |
| Printing & Binding | \$500 | \$250 | \$18 | \$232 |
| Insurance | \$11,416 | \$11,416 | \$10,226 | \$1,190 |
| Legal Advertising | \$5,000 | \$2,500 | \$1,763 | \$737 |
| Other Current Charges | \$350 | \$175 | \$30 | \$145 |
| Office Supplies | \$300 | \$150 | \$3 | \$147 |
| Travel Per Diem | \$250 | \$125 | \$0 | \$125 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$175 | \$0 |
| TOTAL ADMINISTRATIVE | \$159,297 | \$85,050 | \$87,562 | (\$2,512) |
| <u>MAINTENANCE-SHARED EXPENSES:</u> | | | | |
| Field Management | \$32,877 | \$16,439 | \$16,439 | \$0 |
| Management Services Agreement | \$14,300 | \$7,150 | \$3,575 | \$3,575 |
| Telephone | \$6,600 | \$3,300 | \$2,805 | \$495 |
| Electric | \$259,446 | \$129,723 | \$136,251 | (\$6,528) |
| Water & Sewer | \$31,852 | \$15,926 | \$12,600 | \$3,326 |
| Gas | \$35,992 | \$17,996 | \$23,139 | (\$5,143) |
| Pool and Fountain Maintenance | \$129,800 | \$64,900 | \$78,594 | (\$13,694) |
| Environmental | \$7,040 | \$3,520 | \$6,007 | (\$2,487) |
| Property Insurance | \$32,571 | \$32,571 | \$29,735 | \$2,836 |
| Irrigation Repairs | \$7,150 | \$3,575 | \$5,950 | (\$2,375) |
| Landscape Contract | \$515,490 | \$257,745 | \$237,422 | \$20,323 |
| Landscape Contingency | \$22,000 | \$11,000 | \$4,661 | \$6,339 |
| Gate and Gatehouse Expenses | \$22,000 | \$11,000 | \$16,595 | (\$5,595) |
| Roadways/Sidewalks | \$11,000 | \$5,500 | \$6,147 | (\$647) |
| Lighting | \$4,400 | \$2,200 | \$3,023 | (\$823) |
| Building Repairs & Maintenance | \$8,800 | \$4,400 | \$675 | \$3,725 |
| Pressure Washing | \$15,400 | \$7,700 | \$20,293 | (\$12,593) |
| Maintenance (Inspections) | \$220 | \$110 | \$0 | \$110 |
| Repairs & Maintenance | \$11,000 | \$5,500 | \$13,128 | (\$7,628) |
| Contract Cleaning | \$28,600 | \$14,300 | \$13,949 | \$351 |
| Fitness Center Repairs & Maintenance | \$2,200 | \$1,100 | \$630 | \$470 |
| Operating Supplies | \$2,200 | \$1,100 | \$0 | \$1,100 |
| Signage | \$4,400 | \$2,200 | \$5,294 | (\$3,094) |
| Security | \$87,208 | \$43,604 | \$21,407 | \$22,197 |
| Parking Violation Tags | \$220 | \$110 | \$0 | \$110 |
| <u>MAINTENANCE-DIRECT EXPENSES:</u> | | | | |
| Irrigation System Operations | \$15,000 | \$7,500 | \$0 | \$7,500 |
| Contingency | \$0 | \$0 | \$0 | \$0 |
| Transfer Out - R&M Fund | \$294,760 | \$294,760 | \$294,760 | \$0 |
| TOTAL MAINTENANCE | \$1,602,526 | \$964,929 | \$953,078 | \$11,850 |
| TOTAL EXPENDITURES | \$1,761,823 | \$1,049,978 | \$1,040,640 | \$9,339 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | \$0 | \$531,399 | |
| FUND BALANCE - Beginning | \$0 | \$0 | \$867,209 | |
| FUND BALANCE - Ending | \$0 | \$0 | \$1,398,608 | |

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

REVENUES:

| | ADOPTED BUDGET | PRORATED THRU 3/31/23 | ACTUAL THRU 3/31/23 | VARIANCE |
|-------------|-------------------|--------------------------|------------------------|----------|
| Transfer In | \$294,760 | \$294,760 | \$294,760 | \$0 |
| Interest | \$3,500 | \$1,750 | \$16,227 | \$14,477 |

TOTAL REVENUES

| | | | | |
|--|-----------|-----------|-----------|----------|
| | \$298,260 | \$296,510 | \$310,987 | \$14,477 |
|--|-----------|-----------|-----------|----------|

EXPENDITURES:

| | | | | |
|---------------------------------|-----------|----------|----------|------------|
| Contingency | \$500 | \$250 | \$3,295 | (\$3,045) |
| Building Improvements | \$138,399 | \$69,200 | \$0 | \$69,200 |
| Fountain Improvements | \$0 | \$0 | \$0 | \$0 |
| Gate/Gatehouse Improvements | \$197,769 | \$98,885 | \$12,976 | \$85,909 |
| 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 | \$3,300 | \$4,291 | (\$991) |
| Pool Repair & Replacements | \$0 | \$0 | \$9,807 | (\$9,807) |
| Roadways/Sidewalks Improvements | \$48,972 | \$24,486 | \$64,160 | (\$39,674) |
| Signage | \$22,000 | \$11,000 | \$8,303 | \$2,697 |
| Stormwater Improvement | \$22,000 | \$11,000 | \$0 | \$11,000 |
| Capital Outlay | \$4,400 | \$2,200 | \$31,699 | (\$29,499) |

TOTAL EXPENDITURES

| | | | | |
|--|-----------|-----------|-----------|----------|
| | \$440,640 | \$220,320 | \$134,532 | \$85,788 |
|--|-----------|-----------|-----------|----------|

EXCESS REVENUES (EXPENDITURES)

| | | | | |
|--|-------------|--|-----------|--|
| | (\$142,380) | | \$176,455 | |
|--|-------------|--|-----------|--|

FUND BALANCE - Beginning

| | | | | |
|--|-----------|--|-----------|--|
| | \$795,325 | | \$835,647 | |
|--|-----------|--|-----------|--|

FUND BALANCE - Ending

| | | | | |
|--|-----------|--|-------------|--|
| | \$652,945 | | \$1,012,103 | |
|--|-----------|--|-------------|--|

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

| | ADOPTED BUDGET | PRORATED THRU 3/31/23 | ACTUAL THRU 3/31/23 | 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 March 31, 2023

| | ADOPTED BUDGET | PRORATED THRU 3/31/23 | ACTUAL THRU 3/31/23 | VARIANCE |
|---------------------------------------|-------------------|--------------------------|------------------------|----------------|
| <u>REVENUES:</u> | | | | |
| Special Assessments Tax Collector | \$326,875 | \$290,602 | \$290,602 | \$0 |
| Interest | \$200 | \$100 | \$6,573 | \$6,473 |
| TOTAL REVENUES | \$327,075 | \$290,702 | \$297,175 | \$6,473 |
| <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) | | \$217,412 | |
| FUND BALANCE - Beginning | \$176,868 | | \$343,843 | |
| FUND BALANCE - Ending | \$174,418 | | \$561,255 | |

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

| | ADOPTED BUDGET | PRORATED THRU 3/31/23 | ACTUAL THRU 3/31/23 | VARIANCE |
|---------------------------------------|-------------------|--------------------------|------------------------|-----------------|
| <u>REVENUES:</u> | | | | |
| Special Assessments - Tax Collector | \$538,024 | \$478,319 | \$478,319 | \$0 |
| Interest | \$350 | \$175 | \$10,569 | \$10,394 |
| TOTAL REVENUES | \$538,374 | \$478,494 | \$488,889 | \$10,394 |
| <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 | | \$138,873 | |
| FUND BALANCE - Beginning | \$434,696 | | \$716,181 | |
| FUND BALANCE - Ending | \$441,648 | | \$855,054 | |

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

| | ADOPTED BUDGET | PRORATED THRU 3/31/23 | ACTUAL THRU 3/31/23 | VARIANCE |
|---------------------------------------|-------------------|--------------------------|------------------------|----------------|
| <u>REVENUES:</u> | | | | |
| Special Assessments - Tax Collector | \$503,509 | \$447,635 | \$447,635 | \$0 |
| Interest | \$300 | \$150 | \$9,708 | \$9,558 |
| TOTAL REVENUES | \$503,809 | \$447,785 | \$457,343 | \$9,558 |
| <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 | | \$128,493 | |
| FUND BALANCE - Beginning | \$399,252 | | \$659,721 | |
| FUND BALANCE - Ending | \$403,074 | | \$788,214 | |

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

REVENUES:

| | ADOPTED BUDGET | PRORATED THRU 3/31/23 | ACTUAL THRU 3/31/23 | VARIANCE |
|-------------------------------------|-------------------|--------------------------|------------------------|----------|
| Special Assessments - Tax Collector | \$438,505 | \$389,842 | \$389,842 | \$0 |
| Interest | \$300 | \$150 | \$9,088 | \$8,938 |

| | | | | |
|-----------------------|------------------|------------------|------------------|----------------|
| TOTAL REVENUES | \$438,805 | \$389,992 | \$398,930 | \$8,938 |
|-----------------------|------------------|------------------|------------------|----------------|

EXPENDITURES:

| | | | | |
|-------------------------|-----------|-----------|-----------|-----|
| 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 | | \$244,742 | |
|---------------------------------------|----------------|--|------------------|--|

| | | | | |
|---------------------------------|------------------|--|------------------|--|
| FUND BALANCE - Beginning | \$182,601 | | \$513,969 | |
|---------------------------------|------------------|--|------------------|--|

| | | | | |
|------------------------------|------------------|--|------------------|--|
| FUND BALANCE - Ending | \$185,106 | | \$758,711 | |
|------------------------------|------------------|--|------------------|--|

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2022

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

REVENUES:

| | ADOPTED BUDGET | PRORATED THRU 3/31/23 | ACTUAL THRU 3/31/23 | VARIANCE |
|---------------------|-------------------|--------------------------|------------------------|----------|
| Special Assessments | \$1,039,749 | \$920,542 | \$920,542 | \$0 |
| Interest | \$250 | \$125 | \$12,897 | \$12,772 |

| | | | | |
|-----------------------|--------------------|------------------|------------------|-----------------|
| TOTAL REVENUES | \$1,039,999 | \$920,667 | \$933,439 | \$12,772 |
|-----------------------|--------------------|------------------|------------------|-----------------|

EXPENDITURES:

| | | | | |
|-------------------------|-----------|-----------|-----------|-----|
| 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) | | \$691,663 | |
|---------------------------------------|-------------------|--|------------------|--|

| | | | | |
|---------------------------------|------------------|--|------------------|--|
| FUND BALANCE - Beginning | \$321,018 | | \$582,483 | |
|---------------------------------|------------------|--|------------------|--|

| | | | | |
|------------------------------|------------------|--|--------------------|--|
| FUND BALANCE - Ending | \$240,830 | | \$1,274,146 | |
|------------------------------|------------------|--|--------------------|--|

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

| | ADOPTED BUDGET | PRORATED THRU 3/31/23 | ACTUAL THRU 3/31/23 | VARIANCE |
|---------------------------------------|-------------------|--------------------------|------------------------|----------|
| <u>REVENUES:</u> | | | | |
| Interest | \$0 | \$0 | \$1,386 | \$1,386 |
| TOTAL REVENUES | \$0 | \$0 | \$1,386 | \$1,386 |
| <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 | | \$2,424 | |
| FUND BALANCE - Beginning | \$0 | | \$86,097 | |
| FUND BALANCE - Ending | \$0 | | \$88,521 | |

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 | \$78,531 | \$58,032 | \$35,298 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,564,755 |
| Interest Income | \$4 | \$4 | \$5 | \$5 | \$6 | \$2,860 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,884 |
| Rental Income | \$1,760 | \$1,650 | \$0 | \$0 | \$220 | \$770 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,400 |
| Total Revenues | \$1,764 | \$241,411 | \$1,153,142 | \$78,536 | \$58,258 | \$38,928 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,572,039 |
| Expenses | | | | | | | | | | | | | |
| Supervisor Fees | \$600 | \$0 | \$800 | \$800 | \$800 | \$800 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,800 |
| FICA | \$46 | \$0 | \$61 | \$61 | \$61 | \$61 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$291 |
| Engineering | \$323 | \$0 | \$0 | \$722 | \$323 | \$323 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,690 |
| Attorney | \$1,802 | \$1,084 | \$2,508 | \$7,294 | \$2,923 | \$2,637 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$18,249 |
| Trustee Fee | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,717 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,717 |
| Dissemination | \$833 | \$833 | \$833 | \$833 | \$833 | \$833 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| 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 | \$739 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$739 |
| Annual Audit | \$0 | \$0 | \$3,000 | \$0 | \$4,875 | \$1,625 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,500 |
| Management Fees | \$3,874 | \$3,874 | \$3,874 | \$3,874 | \$3,874 | \$3,874 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$23,244 |
| Information Technology | \$133 | \$133 | \$133 | \$133 | \$133 | \$133 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$800 |
| Website Maintenance | \$83 | \$83 | \$83 | \$83 | \$83 | \$83 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$500 |
| Telephone | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Postage | \$58 | \$9 | \$5 | \$9 | \$73 | \$164 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$318 |
| Printing & Binding | \$0 | \$0 | \$0 | \$11 | \$3 | \$4 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$18 |
| Insurance | \$10,226 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$10,226 |
| Legal Advertising | \$692 | \$692 | \$0 | \$379 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,763 |
| Other Current Charges | \$0 | \$20 | \$10 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$30 |
| Office Supplies | \$0 | \$1 | \$0 | \$0 | \$1 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3 |
| 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 | \$26,345 | \$6,731 | \$11,309 | \$14,200 | \$13,983 | \$14,994 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$87,562 |

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 | \$2,740 | \$2,740 | \$2,740 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$16,439 |
| Management Services Agreement | \$596 | \$596 | \$596 | \$596 | \$596 | \$596 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,575 |
| Telephone | \$468 | \$468 | \$442 | \$588 | \$369 | \$471 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,805 |
| Electric | \$21,878 | \$24,214 | \$21,197 | \$21,702 | \$22,408 | \$24,853 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$136,251 |
| Water & Sewer | \$2,549 | \$1,965 | \$1,526 | \$2,406 | \$2,334 | \$1,820 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$12,600 |
| Gas | \$840 | \$1,657 | \$2,268 | \$5,105 | \$7,616 | \$5,654 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$23,139 |
| Pool and Fountain Maintenance | \$11,715 | \$14,104 | \$12,718 | \$14,455 | \$15,300 | \$10,302 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$78,594 |
| Environmental | \$1,939 | \$1,917 | \$377 | \$377 | \$698 | \$698 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,007 |
| Property Insurance | \$29,414 | \$320 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$29,735 |
| Irrigation Repairs | \$810 | \$1,955 | \$793 | \$982 | \$143 | \$1,267 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,950 |
| Landscape Contract | \$28,181 | \$57,413 | \$46,168 | \$32,151 | \$32,151 | \$41,358 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$237,422 |
| Landscape Contingency | \$2,930 | \$955 | \$0 | \$211 | \$564 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,661 |
| Gate and Gatehouse Expenses | \$2,635 | \$2,113 | \$2,572 | \$375 | \$6,988 | \$1,912 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$16,595 |
| Roadways/Sidewalks | \$0 | \$2,475 | \$2,944 | \$429 | \$299 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,147 |
| Lighting | \$977 | \$0 | \$1,694 | \$0 | \$352 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,023 |
| MSA Building Repairs | \$0 | \$0 | \$0 | \$367 | \$308 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$675 |
| Pressure Washing | \$0 | \$0 | \$9,456 | \$8,329 | \$2,508 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$20,293 |
| Maintenance (Inspections) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Repairs & Maintenance | \$8,392 | \$4,289 | \$200 | \$103 | \$143 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,128 |
| Contract Cleaning | \$2,243 | \$2,243 | \$2,302 | \$2,447 | \$2,267 | \$2,447 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,949 |
| Fitness Center Repairs & Maintenance | \$0 | \$498 | \$0 | \$0 | \$0 | \$132 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$630 |
| Operating Supplies | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Signage | \$1,008 | \$2,229 | \$760 | \$361 | \$777 | \$161 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,294 |
| Security | \$6,078 | \$6,191 | \$6,135 | \$1,001 | \$1,001 | \$1,001 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$21,407 |
| 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 | \$100,000 | \$194,760 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$294,760 |
| Total Maintenance | \$125,392 | \$128,341 | \$114,887 | \$194,724 | \$294,323 | \$95,411 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$953,078 |
| Total Expenses | \$151,737 | \$135,072 | \$126,195 | \$208,924 | \$308,306 | \$110,405 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,040,640 |
| Excess Revenues (Expenditures) | (\$149,974) | \$106,339 | \$1,026,947 | (\$130,388) | (\$250,048) | (\$71,477) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$531,399 |

**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 | \$166,048 |
| 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 | \$280,508 |
| 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 | \$259,535 |
| 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 | \$331,698 |
| BONDS OUTSTANDING - 9/30/20 | \$7,095,000 |
| LESS: PRINCIPAL PAYMENT 05/01/21 | (\$120,000) |
| LESS: PRINCIPAL PAYMENT 05/01/22 | (\$125,000) |
| CURRENT BONDS OUTSTANDING | \$6,850,000 |

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

**REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

| | | | | | | | Gross Assessments | \$ | 4,896,194 | \$ | 1,872,413 | \$ | 347,739 | \$ | 572,366 | \$ | 535,648 | \$ | 466,492 | \$ | 1,101,537 | | |
|---------------|-------|----------------------------|----------------------|------------------|-----------------|---------------------|---------------------|---------------------|----------------------|----------------------|---------------------|----------------------|-----------------|------|---------|----|---------|----|---------|----|-----------|--|--|
| | | | | | | | Net Assessments | \$ | 4,602,423 | \$ | 1,760,069 | \$ | 326,875 | \$ | 538,024 | \$ | 503,509 | \$ | 438,502 | \$ | 1,035,445 | | |
| | | | | | | | | | | | 2015 | 2016 | 2017 | 2019 | 2022 | | | | | | | | |
| Date Received | Dist. | Gross Assessments Received | Discounts/ Penalties | Commissions Paid | Interest Income | Net Amount Received | General Fund 38.24% | Debt Svc Fund 7.10% | Debt Svc Fund 11.69% | Debt Svc Fund 10.94% | Debt Svs Fund 9.53% | Debt Svs Fund 22.50% | Total 100% | | | | | | | | | | |
| 11/18/22 | ACH | \$ 23,482.61 | \$ 1,207.65 | \$ 445.50 | \$ - | \$ 21,829.46 | \$ 8,348.07 | \$ 1,550.38 | \$ 2,551.87 | \$ 2,388.16 | \$ 2,079.83 | \$ 4,911.15 | \$ 21,829.46 | | | | | | | | | | |
| 11/22/22 | ACH | \$ 643,189.52 | \$ 25,727.86 | \$ 12,349.23 | \$ - | \$ 605,112.43 | \$ 231,408.44 | \$ 42,976.49 | \$ 70,737.70 | \$ 66,199.81 | \$ 57,652.91 | \$ 136,137.08 | \$ 605,112.43 | | | | | | | | | | |
| 12/9/22 | ACH | \$ 2,740,871.06 | \$ 109,636.24 | \$ 52,624.70 | \$ - | \$ 2,578,610.12 | \$ 986,117.80 | \$ 183,138.87 | \$ 301,439.76 | \$ 282,102.12 | \$ 245,680.59 | \$ 580,130.98 | \$ 2,578,610.12 | | | | | | | | | | |
| 12/9/22 | ACH | \$ 3,581.45 | \$ 42.75 | \$ 70.77 | \$ - | \$ 3,467.93 | \$ 1,326.21 | \$ 246.30 | \$ 405.40 | \$ 379.39 | \$ 330.41 | \$ 780.21 | \$ 3,467.93 | | | | | | | | | | |
| 12/22/22 | ACH | \$ 459,728.64 | \$ 17,613.22 | \$ 8,842.32 | \$ - | \$ 433,273.10 | \$ 165,693.26 | \$ 30,772.06 | \$ 50,649.67 | \$ 47,400.44 | \$ 41,280.69 | \$ 97,476.99 | \$ 433,273.10 | | | | | | | | | | |
| 1/10/23 | ACH | \$ 203,052.59 | \$ 6,116.83 | \$ 3,938.73 | \$ - | \$ 192,997.03 | \$ 73,806.35 | \$ 13,707.10 | \$ 22,561.37 | \$ 21,114.04 | \$ 18,388.06 | \$ 43,420.12 | \$ 192,997.03 | | | | | | | | | | |
| 1/10/23 | ACH | \$ 10,407.28 | \$ 312.22 | \$ 201.88 | \$ - | \$ 9,893.18 | \$ 3,783.37 | \$ 702.64 | \$ 1,156.51 | \$ 1,082.32 | \$ 942.59 | \$ 2,225.75 | \$ 9,893.18 | | | | | | | | | | |
| 1/24/23 | ACH | \$ - | \$ - | \$ - | \$ 2,461.38 | \$ 2,461.38 | \$ 941.29 | \$ 174.81 | \$ 287.74 | \$ 269.28 | \$ 234.51 | \$ 553.76 | \$ 2,461.38 | | | | | | | | | | |
| 2/9/23 | ACH | \$ 1,601.64 | \$ - | \$ 32.04 | \$ - | \$ 1,569.60 | \$ 600.25 | \$ 111.48 | \$ 183.49 | \$ 171.72 | \$ 149.55 | \$ 353.13 | \$ 1,569.60 | | | | | | | | | | |
| 2/9/23 | ACH | \$ 156,615.74 | \$ 3,372.43 | \$ 3,064.86 | \$ - | \$ 150,178.45 | \$ 57,431.58 | \$ 10,666.02 | \$ 17,555.87 | \$ 16,429.65 | \$ 14,308.46 | \$ 33,786.87 | \$ 150,178.45 | | | | | | | | | | |
| 3/10/23 | ACH | \$ 95,129.60 | \$ 944.94 | \$ 1,883.69 | \$ - | \$ 92,300.97 | \$ 35,297.94 | \$ 6,555.43 | \$ 10,789.99 | \$ 10,097.80 | \$ 8,794.10 | \$ 20,765.70 | \$ 92,300.97 | | | | | | | | | | |
| 4/11/23 | ACH | \$ 191,580.67 | \$ 50.56 | \$ 3,830.60 | \$ - | \$ 187,699.51 | \$ 71,780.46 | \$ 13,330.85 | \$ 21,942.09 | \$ 20,534.48 | \$ 17,883.33 | \$ 42,228.29 | \$ 187,699.51 | | | | | | | | | | |
| 4/11/23 | ACH | \$ 12,527.56 | \$ - | \$ 250.55 | \$ - | \$ 12,277.01 | \$ 4,695.00 | \$ 871.94 | \$ 1,435.18 | \$ 1,343.12 | \$ 1,169.71 | \$ 2,762.06 | \$ 12,277.01 | | | | | | | | | | |
| 4/24/23 | ACH | \$ - | \$ - | \$ - | \$ 677.13 | \$ 677.13 | \$ 258.95 | \$ 48.09 | \$ 79.16 | \$ 74.08 | \$ 64.51 | \$ 152.34 | \$ 677.13 | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | | | | | | | | | |
| | | \$ -</ | | | | | | | | | | | | | | | | | | | | | |

SECTION 4

Reunion East and West R&M

| FY2023 Budgeted Projects | Budget Amount | RE 56% | RW 44% | Estimated Date |
|---|-------------------------|----------------------|----------------------|--|
| Gate House Roof Replacement (Sinclair, Spine, Heritage) | \$ 50,000.00 | \$ 28,000.00 | \$ 22,000.00 | June |
| HVAC Replacement (Heritage Crossings Community Center) | \$ 132,862.00 | \$ 74,402.72 | \$ 58,459.28 | June |
| Asphalt/Pavement Management Plan (Engineer's Report) | \$ 33,500.00 | \$ 18,760.00 | \$ 14,740.00 | May |
| Reunion Resort/Reunion Village Gate Access | \$ 349,474.00 | \$ 195,705.44 | \$ 153,768.56 | In Process |
| No Parking Signs (Reunion Village) and Sign Allowance | \$ 50,000.00 | \$ 28,000.00 | \$ 22,000.00 | DEFER - FY2024 |
| Pool Furniture (Inventory) | \$ 15,000.00 | \$ 8,400.00 | \$ 6,600.00 | May |
| Roadway Improvements (Restriping Reunion West Tradition Circle to Sinclair Gate) | \$ 27,800.00 | \$ 15,568.00 | \$ 12,232.00 | On Hold |
| | | | | In Process (Radar Display) & On Hold |
| Traffic Calming (Signage, Radar Display Signage, Speed Humps) | \$ 50,000.00 | \$ 28,000.00 | \$ 22,000.00 | |
| Stormwater Repairs Allowance | \$ 50,000.00 | \$ 28,000.00 | \$ 22,000.00 | |
| Repair/Rebuild Two Roadway Arbors | \$ 9,672.00 | \$ 5,416.32 | \$ 4,255.68 | June |
| Seven Eagles Roof Replacement | \$ 172,010.00 | \$ 96,325.60 | \$ 75,684.40 | June |
| Upgrade Access Control for Carriage Pointe | \$ 50,000.00 | \$ 28,000.00 | \$ 22,000.00 | Complete March |
| RW Amenity Development Playground & Outdoor Fitness Center | \$ 10,000.00 | \$ 5,600.00 | \$ 4,400.00 | In Process |
| Subtotal Budgeted R&M | \$ 1,000,318.00 | \$ 560,178.08 | \$ 440,139.92 | |
| | Estimated Amount | RE 56% | RW 44% | Estimated Date |
| FY2023 Not Budgeted - Under Consideration | | | | |
| RE Playground Enhancement - Swing Set | \$ 14,931.05 | \$ 8,361.39 | \$ 6,569.66 | In Process |
| Pool Furniture - Seven Eagles | \$ 6,950.00 | \$ 3,892.00 | \$ 3,058.00 | In Process |
| Upgrade Sign Posts | | | | |
| Seven Eagles Fountain Replacement | | | | |
| Subtotal Not Budgeted R&M | \$ 21,881.05 | \$ 12,253.39 | \$ 9,627.66 | |
| | | | | |
| Total R&M | \$ 1,022,199.05 | \$ 572,431.47 | \$ 449,767.58 | |

SECTION 5



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 25, 2023

Ms. Monica Virgen
Recording Secretary
Reunion West Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Reunion West Community Development District – Registered Voters

Dear Ms. Virgen:

Thank you for your letter requesting confirmation of the number of registered voters within the Reunion West Community Development District as of April 15, 2023.

The number of registered voters within the Reunion West CDD is 567 as of April 15, 2023.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola