

*Reunion West Community
Development District*

Agenda

June 8, 2023

AGENDA

Reunion West

Community Development District

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

May 30, 2023

Board of Supervisors
Reunion West Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion West Community Development District will be held **Thursday, June 8, 2023 at 11:00 AM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.**

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the May 11, 2023 Board of Supervisors Meeting
4. Consideration of License and Maintenance Agreement for Improved Security Equipment with RWPOA
5. Consideration of Resolution 2023-07 Appointing an Assistant Treasurer
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - v. Reminder of Form 1 Filing Requirement Deadline: July 1st
 - D. Security Report
7. Other Business
8. Supervisor's Requests
9. Next Meeting Date July 13th, 2023
10. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **May 11, 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:

Graham Staley
Sharon Harley
Michael Barry
Mark Greenstein
William (Bill) Witcher

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
Xabier Guerricagoitia (*via Zoom*)
Alan Scheerer
Pete Wittman
Garrett Huegel

District Manager
District Counsel
Boyd Civil Engineering
Field Manager
Yellowstone Landscape Services
Yellowstone Landscape Services

The following is a summary of the discussions and actions taken at the May 11, 2023 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:18 a.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 13, 2023
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the April 13, 2023 Board of Supervisors meeting, which were included in the agenda package and were reviewed by District Counsel and District management. Subsequent to publication, Mr. Staley and Mr. Barry provided corrections, which would be incorporated. Mr. Greenstein noted on Page 9, "*Mr. Greenwood*" should be "*Mr. Greenstein*." Ms. Adams recalled that Mr. Barry made a public records request at the last meeting regarding the number of traffic citations within the Reunion boundaries. This request was underway. Mr. Staley had several follow up items for Lieutenant MacAllaster, which he listed for his benefit and questioned whether they would be discussed at the next meeting. Ms. Adams believed that everything that was questioned at the last meeting was in process and clarification was being provided by the county.

On MOTION by Ms. Harley seconded by Mr. Greenstein with all in favor the Minutes of the April 13, 2023 Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05
Approving the Proposed Fiscal Year 2024
Budget and Setting a Public Hearing**

Ms. Adams presented Resolution 2023-05, approving the proposed budget for Fiscal Year 2024, which starts on October 1, 2023 and ends on September 30, 2024 and was included in the agenda package. It sets the Public Hearing to adopt the budget on August 10, 2023 at 11:00 a.m. at this location and allows for compliance with Florida Statutes to transmit the proposed budget to Osceola County, posting it on the District's website and publishing a notice in a newspaper of general circulation in Osceola County. A mailed notice was not required as there was no increase in assessments and the resolution would be amended. Ms. Trucco confirmed that a mailed notice was not required under the Statute. The following changes to the budget were highlighted:

- "*Special Assessments – Tax Collector*" remain the same as the prior year at \$1,760,063. "*Interest Income*" was \$6,000 and "*Rental Income*" increased from \$1,760 to \$2,200. "*Carry Forward Surplus*" of \$207,147 was recognized, primarily for the purpose of a transfer to the Replacement & Maintenance (R&M) Fund, to balance the budget. Total Revenues was \$1,974,411.

Mr. Barry asked if it was common practice to use *Carry Forward Surplus* for this purpose. Ms. Adams noted it depends on the situation. In this situation, because there were excess funds in the General Funds, it was a good way to recognize it to allow for a larger “*Transfer Out*” to the R&M Fund.

- “*Administration Expenses*” for the current fiscal year were \$159,297 and \$178,060 was proposed for Fiscal Year 2024; “*Attorney*” increased by \$15,000 from \$20,000 to \$35,000 and “*Management Fees*” increased by 6% from \$46,488 to \$49,277. There were no other substantive changes.
- Under “*Maintenance - Shared Expenses*,” a 3% increase was proposed for “*Field Maintenance*” from \$32,877 to \$33,864. “*Electric*” increased from \$259,446 to \$290,400, based on actuals and increased consumption fees. “*Pool & Fountain Maintenance*” increased significantly from \$129,800 to \$176,000, due to chemical costs and “*Pond Maintenance*,” increased from \$7,040 to \$11,000, due to additional ponds being conveyed to the District this past calendar year. There was a slight increase in “*Property Insurance*,” based on discussions with the District’s insurance company from \$32,571 to \$44,602; however, this was an estimate at this point. “*Pressure Washing*,” increased from \$15,400 to \$22,000, due to increased areas being serviced including the Reunion West Encore neighborhood. “*Security*” increased from \$87,208 to \$94,102, based on monitoring of the community entrance at Carriage Pointe.

Mr. Staley questioned whether the “*Security*” increase had to do with the gate equipment. Ms. Adams explained that the gate was now remotely monitored and there were license plate cameras and CCTV to address security issues in Carriage Pointe. Mr. Staley asked if the 6% increase in “*Management Fees*” was unique to Reunion. Ms. Adams confirmed that GMS proposed a 6% increase in their Districts due to increased labor expenses with accounting staff and support staff. Mr. Staley did not recall any increases last year. Ms. Adams recalled that there was a 3% increase last year.

- Under “*Maintenance - Direct Expenses*,” \$15,000 was budgeted for “*Irrigation Shared Operations*” for the irrigation system owned by the District and operated by Kingwood. No expenses were anticipated to be spent.

- There would be a transfer out of the R&M Fund of \$400,000, to balance the budget, with total expenses being equal to total revenue. This was a healthy contribution.
- There was a typo in the notes. It should say that 44% of maintenance costs were allocated to Reunion West and 56% were allocated to Reunion East during Fiscal Year 2024, as the unit count of platted lots in Reunion East increased by 62 condos. However, as Reunion Village continued to develop and future phases were platted, this calculation would likely change. There were no commercial or hotel units, 398 multi-family units, 1,059 single-family units and 25 golf units.

Mr. Dryburgh questioned what golf signified. Ms. Adams explained that it was property owned by the golf course. Mr. Staley questioned why Reunion West had more golf units than Reunion East. Ms. Adams would look at the Tax Roll and verify what comprised the golf calculation. Mr. Staley questioned the townhome units. Ms. Adams stated according to the assessment area for the townhomes, there were 56 townhome units, but she would look at the Tax Roll to verify. Property owners were responsible for paying taxes as well as non-ad valorem assessments. Mr. Barry asked if the single-family units were owned by Reunion Encore West. Ms. Adams would look at the Tax Roll and provide the addresses.

- There was a proposed gross per unit assessment of \$750.97 per multi-family unit, \$1,001.29 per single-family unit and \$500.64 per unit for golf, which were the same as the prior year. There would be no increase in administrative and maintenance fees or operation and maintenance (O&M) fees.
- The narrative was updated each year in accordance with the Proposed Budget and did a great job of explaining what comprised the different fees.
- For “*Security*,” there were three different security providers; Reunion Resort and Club Master Association, Reunion West Property Owner Association (POA) and Envera for Carriage Pointe.

Mr. Staley recalled that there was supposed to be an additional security guard for the Sinclair Road gate. Ms. Adams stated that the \$140,000 would be increased to include the additional guard at Sinclair Road gate as well as Reunion Village.

- For the *R&M Fund*,” \$400,000 would be transferred from the General Fund and there would be additional revenue. There was no specificity to the projects

identified and would be refined when a R&M Project List was presented to the Board over the summer.

Mr. Staley requested that the list include the expected expenditure. Ms. Adams explained that the R&M list was updated in accordance with discussions with the Field Manager, based on what was projected for the next six months in the Reserve Study, which was provided to the District accountant to provide the calculations. Mr. Staley wanted to look at the projects for next year and what was spent on projects for this year. Ms. Adams pointed out that staff would be looking at field conditions and the Pavement Management Plan as well as any input from residents or Board Members on items to be considered as special projects. Mr. Barry questioned what happened if the budget was unbalanced. Ms. Adams stated that the Reserve Study provided a calculation for 20 years out, identifying a conservative estimate for roadways, roof replacements, etc. and would distribute it to the Board. It showed a level five year transfer out for different segments for budgeting purposes and provided an inventory of all District assets. Mr. Staley wanted to review the Reserve Study, as they had not spent everything that they said they were going to spend and wanted to build up for large expenditures in upcoming years such as the roads. Ms. Adams felt that the District's biggest concern was roadway replacement, but the playground and outdoor Fitness Center equipment would eventually need to be replaced. Mr. Witcher questioned where the reserve would decrease. Mr. Staley stated according to the past three budgets, the amount was decreasing by \$200,000 per year. Ms. Adams explained that the projected spending could be tightened up, once there was feedback from the Board on projects occurring next fiscal year.

- For the *Debt Service*," there was an interest payment due on November 1st and principal and interest payments due on May 1st, based on the Amortization Schedule. The November 2, 2024 payment was outside of the term of the budget, but was collected within this budget cycle.

Mr. Staley requested a list of communities in Reunion West that were covered by the assessment. Ms. Adams would provide Mr. Staley with a copy of the Engineer's Report, which identified the different assessment areas. Mr. Staley noted that the single-family assessment on Pages 13, 15 and 17 was \$2,030, but they had different interest and maturity dates. Ms. Adams explained as part of the Development Plan, the developer could make a developer contribution to equalize assessments in order to market the property, which was common. Mr. Staley noted that they were not collecting more revenue than was needed to service the debt. Ms. Adams clarified

that they were collecting what they needed to service the debt, but it had to do with the timing of when collections were being received. However, they may need to re-run the Amortization Schedules if a landowner paid down their debt prior to the May and November payments being due, to ensure that everything was accounted for. Mr. Barry questioned how many landowners paid down their debt. Ms. Adams would find out.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor Resolution 2023-07 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for August 10, 2023 at 11:00 a.m. at this location was adopted as amended, removing the mailed notice requirement.

Mr. Staley confirmed that the Board would not formally approve the budget until the public hearing. Ms. Adams recalled that typically, staff brought back the budget if there were any changes until the budget adoption at the August regular meeting. Ms. Trucco advised that the Board was currently setting a ceiling, which be exceeded at the public hearing. Mr. Staley did not anticipate exceeding it, based on the current numbers.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Pavement Management Report

Ms. Adams reported that the Pavement Management Report was not ready and requested that the Board defer this matter as Mr. Boyd was not present. *There was Board consensus to defer this matter.*

SIXTH ORDER OF BUSINESS

Consideration of Arbitrage Rebate Computation Proposal from AMTEC

Ms. Adams presented an arbitrage rebate computation proposal from AMTEC for the Series 2015, 2016, 2017, 2019 and 2022 bonds in the amount of \$450 per year per issue, which was included in the agenda package. This report was required by the Internal Revenue Service (IRS) every five years, but the calculation was run annually to recognize any arbitrage issues. Mr. Greenstein requested that Ms. Adams explain the purpose of the arbitrage calculation. Ms. Adams explained that because the District issued tax exempt bonds, they were regulated by the IRS, as there was a requirement that the bonds not earn more interest than what it was paying on the bonds. If there was an arbitrage issue, a penalty must be paid to the IRS. There were no arbitrage issues

in the past, but if there was an issue, Ms. Adams would consider the implications. Mr. Staley asked if there was an opportunity to use any other companies. Ms. Adams noted only three primary vendors provided this service; AMTEC, which provided the proposal in the agenda package, Grau & Associates, which charged \$600 per bond issue and US Tax Solutions, which charged \$550. The majority of GMS Districts used AMTEC. The budget for next fiscal year was based on \$450 per bond issue. Mr. Greenstein preferred to use AMTEC.

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the arbitrage rebate computation proposal from AMTEC for the Series 2015, 2016, 2017, 2019 and 2022 bonds in the amount of \$450 per year per issue was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06
Establishing Bank Account Signatories**

Ms. Adams reported that when a District was established, a resolution establishing bank account signatories was presented at the Organizational Meeting. However, when this District was established, it was never presented. The District's appointed Treasurer, Assistant Treasurer and Secretary, which were members of GMS staff, would be authorized signatories. Mr. Greenstein noted in the first paragraph, "*Reunion East*" should be changed to "*Reunion West*." Mr. Staley questioned the staff members that were authorized signatories. Ms. Adams pointed out that the Treasurer was Ms. Katie Costa, Mr. George Flint was Secretary and members of their accounting team served as Assistant Treasurer for the purpose of processing financial records. The District adopted rules that required a certain level of insurance on the Treasurer and Assistant Treasurer.

On MOTION by Mr. Staley seconded by Ms. Harley with all in favor Resolution 2023-06 Establishing Bank Account Signatories was adopted.

EIGHTH ORDER OF BUSINESS

**Consideration of Security Improvements
in Reunion West Encore Neighborhood**

Ms. Adams referred to an email from the POA Manager to the District's Field Operations Manager requesting certain security improvements at Reunion West. The District had an agreement with the Reunion West POA to provide security services for the District's gatehouse and enforcement of the District's parking rules, which were included in the agenda package for

the Board's review. Anytime they were allowing for another organization to install equipment on District property, staff recommended a License Agreement, to have protections for the District as well as compensation. There was some communication to the District management office regarding whether the POA had an ability to change security providers. The POA had the discretion to change the provider; however, they could not make changes to District property without written permission. At this time, the POA was not requesting any compensation from the District, but they may have installed some security equipment on District property such as enhanced gate operations equipment. This was an opportunity for the District to have a License Agreement not only for the new equipment, but for existing equipment that was installed by the POA as well an inventory, the level that the District wanted to maintain that equipment and feedback from the Board for the District to maintain the POA security equipment.

Ms. Harley questioned the status of the new RFID readers. Ms. Adams introduced Ms. Aura Zelada, the POA Community Association Manager, who recalled that prior to her arrival, staff was obtaining a proposal from Envera for an RFID reader and kiosk, but there was no communication from Envera, so the POA requested one from Ramco. There would be two RFID readers at the main gate, so residents could use a clicker. Ideally, they wanted two lanes, for everyone that was registered to go to the right side and people that were non-registered to go to the left side as non-registered people were currently going to the right side and blocking the people that were registered. Mr. Scheerer noted that Reunion East was experiencing the same issues. Mr. Staley did not see any issues because they were choosing the equipment; however, the CDD did not need to have gold plated barriers. Ms. Harley questioned whether Encore should pursue the owner of the vehicle who broke the gate, so that the CDD did not have to pay for it. Ms. Adams pointed out that the CDD was not billed in situations where property owners had been fined. Mr. Staley suggested looking at the costs incurred. Ms. Adams recommended that the Board direct staff to prepare a License Agreement for the security equipment installed by the POA, the cost for an average gate repair, number of service calls and average expense and bring back to next month's meeting. Mr. Scheerer indicated that the current gate arms were aluminum with LEDs that would activate with a remote to stop people from coming off of Sinclair Road. Ms. Adams pointed out that there was public access to all District roadways and for the gate as the District's roads were public. Mr. Staley questioned two charges from the POA last month on the Check Register for \$1,044 and \$821. Mr. Scheerer explained that they were gate repairs. Ms. Harley asked if they

were instructed by the POA on what equipment to install. Ms. Adams stated no, but there was some transition time between the CAM Managers on equipment that was installed and no License Agreement.

Mr. Staley was comfortable with the current relationship with the POA and had no issue with the clickers and bollards but supported having a License Agreement for the equipment and arriving at a reasonable not-to-exceed amount for the POA to proceed with Ramco. Ms. Adams agreed. Mr. Staley recalled a request from the POA to re-paint the interior of the guardhouse. Mr. Scheerer informed the POA that there was no funding but would try to fund it within the confines of the budget. It was not a huge expense and was planned to be completed in this fiscal year.

NINTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2024 Aquatic
Maintenance Renewal**

Ms. Adams presented a proposal from Applied Aquatic for aquatic maintenance services for next fiscal year for all ponds in Reunion West. There would be one agreement for Reunion East and Reunion West. Mr. Scheerer worked with Applied Aquatic on this agreement, which would start on October 1, 2023 and end on September 30, 2024 in the amount of \$372 per month or \$4,464 per year.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the Fiscal Year 2024 Aquatic Maintenance Renewal in the amount of \$372 per month or \$4,464 per year was approved.

TENTH ORDER OF BUSINESS

**Discussion of Stable Dumpster
Maintenance - *ADDED***

Ms. Adams recalled that this item was discussed at the workshop and Mr. Staley requested it for this agenda. Mr. Staley felt that it made sense for the HOA to pay for it as part of their contract. Mr. John Kingsley recommended Tempest for the dumpster. Ms. Adams would discuss with the Reunion East CDD Board, that staff recommends a License Agreement with the Master Association for placement of the dumpster on CDD property.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco distributed information to the Board regarding low-speed vehicles and whether their roads were designated for low-speed vehicle use, as directed by the Board at the last meeting. There was no requirement to seek county approval to designate their roads for low-speed vehicle use, but there was a requirement to designate roads for golf cart use under Chapter 320.122 of the Florida Statutes on roads that had a speed limit of 35 miles-per-hour (mph) or less. There was a handout from the Florida Department of Highway Safety and Motor Vehicles detailing the requirements for low-speed vehicles, which Ms. Trucco provided to the Board. This information would be included in the minutes of this meeting. Mr. Witcher recalled that a Bill was just passed the Legislative Session to change the operation of golf carts from 14 to 16 years of age. Ms. Trucco advised that the Board did not have the authority to allow or prohibit golf carts on county roads as it was an Osceola County Sheriff's Office issue, but for roads that the CDD owned, the State Law would apply and be enforced by the Osceola County Sheriff's Office. Ms. Trucco would tract the Bill to see if it was signed by the Governor. Mr. Staley requested that the low-speed vehicle information and handout be posted to the website with the current public service announcement (PSA). *Discussion ensued and there was Board consensus for Ms. Adams to post the information on low-speed vehicle use, PSA and Golf Cart Statute to the website.*

Ms. Trucco presented an email that she received from the Reunion West POA attorney stating that the Reunion West POA was not responsible for maintaining the parkways. When Ms. Trucco requested backup regarding their position, they ordered a title search and would come back to the Board with recommendations when she received their explanation. Ms. Adams recalled that the Reunion West POA was not responsible for tree maintenance, but now they were stating that they were not responsible for any of the landscaping in the vegetated areas. Mr. Greenstein asked if this was for the verge areas. Ms. Trucco confirmed it was for the area in front of residential homes. Regarding the Phase 3A Plat and encroachment issue with Kingwood, according to the last correspondence from their attorney, Kingwood was evaluating which tracts they were willing to convey to the CDD by deed. Ms. Trucco would keep the Board apprised as it progressed.

B. Engineer

There being none, the next item followed and Mr. Guerricagoitia left the meeting.

C. District Manager's Report
i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Mr. Staley requested that the mulch for the Fitness Center be accelerated. *Discussion ensued and there was consensus for Mr. Scheerer to install the mulch.* Mr. Witcher requested that Mr. Scheerer remove the dead trees. Mr. Scheerer would get a price. Mr. Barry questioned a broken piece of equipment at the Fitness Center. Mr. Scheerer explained a cable broke, which could be replaced at the same time as the swing set was installed in the park in Reunion East. It shipped on May 8th, but they were not provided with an installation date. Mr. Staley questioned the signage for the playground and Fitness Center. Mr. Scheerer stated it was approved and they should receive it in the next five to seven days. Mr. Staley questioned who was responsible for emptying the trash can at the playground. Mr. Scheerer asked Kingwood to handle it, but they did not do it. Mr. Staley requested that Mr. Scheerer remind Mr. John Kingsley.

Ms. Harley noticed that the new crossing sign was loose and recalled discussion at the last meeting about the signs being in the wrong color. Ms. Adams explained that staff was working with the county to get a recommendation. The color of the signs was significant to law enforcement personnel as one color indicated a public roadway and another indicated a private roadway. The county was determining whether they wanted the signs changed or felt comfortable enforcing with the current color. Staff was also interfacing with the county regarding an audit of the traffic enforcement signage, which was in process. Ms. Harley voiced concern about the expense. Ms. Adams pointed out it could be identified as a field expense in the R&M Fund under signage. Mr. Staley thanked Mr. Scheerer for sorting out the Whitemarsh mound. Mr. Scheerer indicated that new sod and temporary irrigation was installed. Mr. Barry questioned the dumping on CDD property. Mr. Staley stated that the Master admitted to the dumping and agreed to smooth it off rather than put new sod in. Ms. Harley indicated that the property was not vacant. Mr. Scheerer pointed out it was part of the gas line easement running from Tradition Boulevard and they staged all of their trucks there but did not see any evidence that they dumped building materials or concrete blocks. The Master cleaned everything up and were irrigating the site. Once the sod grows, they could mow it. Mr. Witcher noted there was CDD property in the roundabout that was landmarked for a dumpster and questioned whether the owner cleaned up the property. Mr. Scheerer indicated that they did not. Ms. Adams requested that Board Members and residents contact staff in between meetings to address issues.

ii. Approval of Check Register

Ms. Adams presented the Check Register from April 1, 2023 through April 30, 2023 in the amount of \$163,798.97, which was included in the agenda package. Mr. Staley questioned the six-driver feedback sign, which was \$18,870. Ms. Adams explained those were the radar display signs for Reunion West Encore. The final deposit and payment were included at the same time.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the April Check Register was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through March 31, 2023, which were included in the agenda package for informational purposes. Staff was monitoring the unassigned balance in the General Fund and actual spending related to the prorated expenses.

iv. Replacement and Maintenance Plan

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

v. Presentation of Number of Registered Voters: 567

Ms. Adams stated that the District was required annually to present the number of registered voters to the Board and as of April 15, 2023, there were 567 registered voters within the Reunion West CDD boundaries, according to the Osceola County Supervisor of Elections. Mr. Staley noted last year, there were 546 registered voters: 30% in Reunion, 55% in Reunion East and 15% in Reunion West Encore.

D. Security Report

This item was not discussed.

TWELFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Next Meeting Date – June 8th, 2023

Ms. Adams stated the next meeting was scheduled for June 8, 2023 at 11:00 a.m.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION IV

LICENSE AND MAINTENANCE AGREEMENT
BETWEEN REUNION WEST COMMUNITY DEVELOPMENT DISTRICT AND
REUNION WEST PROPERTY OWNERS ASSOCIATION, INC.

THIS LICENSE AND MAINTENANCE AGREEMENT BETWEEN REUNION WEST COMMUNITY DEVELOPMENT DISTRICT AND REUNION WEST PROPERTY OWNERS ASSOCIATION, INC. (the “Agreement”) is made on this ____ day of _____, 2023 (the “Effective Date”), by and between the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”), and **REUNION WEST PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, whose address is 1631 East Vine Street, Suite 300, Kissimmee, Florida 34744 (the “Licensee”).

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; and

WHEREAS, the District is the owner of certain real property identified in **Exhibit “A”** attached hereto (collectively, the “License Area”);

WHEREAS, the Licensee desires to install, operate and maintain the following equipment in the License Area, as further detailed in the diagrams and description attached hereto as **Exhibit “B”** (collectively, the “System”):

- Two RFID readers in the visitor lane of Main Gate 1 (Parcel I.D.: _____);
- Two bollards at Gate No. 2 (Parcel I.D.: _____);
- _____; and
- _____.

WHEREAS, Licensee seeks access to the License Area in order to install the System and to operate and perform routine maintenance on the System; and

WHEREAS, the District and Licensee agree that it is in their mutual best interest to enter into this Agreement regarding access to the License Area and the operation and maintenance of the System by the Licensee.

NOW THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), each to the other paid, and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein and in the exhibits attached hereto to be performed by each of the parties hereto, the parties hereby agree as follows:

1. Recitals. The recitals above are true and correct and are hereby incorporated by this reference.

2. Description and Use of License Area.

A. As used in this Agreement, the term “License Area” shall mean and refer to the parcels of land described in Exhibit “A” attached hereto. In the event of any alteration, modification and/or relocation of the License Area (or portions thereof), the District and the Licensee shall execute an amendment to this Agreement which sets forth the new location of the License Area.

B. Subject to the terms and conditions of this Agreement, the District hereby grants to Licensee the non-exclusive right and license to use the License Area during the Term (as defined herein) for the purpose of Licensee installing, operating and maintaining the System. Licensee’s access and utilization of the License Area shall not cause damage to or interfere with the operation or maintenance of any part of the License Area or other property owned by the District (or any of the District’s improvements located thereon) or with any of the District’s other operations and activities.

3. Term of Use of the License Area. Licensee shall be entitled to use of the License Area in accordance with the terms and conditions of this Agreement for a period of time commencing on the Effective Date and ending one year from the Effective Date, with automatic one (1) year renewals, unless terminated sooner by either party by providing thirty (30) day written notice.

4. Nonexclusive Use of License Area. The license granted to Licensee shall not be deemed to give to Licensee the exclusive right to use the License Area and shall not preclude District from granting a license or licenses to others; provided, however, the rights of other licensees shall be exercised without causing unreasonable interference with the activities being carried on by Licensee in accordance with this Agreement. Similarly, the rights of Licensee under this Agreement shall be exercised without causing interference with the activities being carried on by other licensees in accordance with their respective licenses.

5. Indemnification. Licensee agrees to defend, indemnify, and save harmless the District from and against any and all liability for death or injury to any persons, and from and against any and all liability for loss, damage or injury to any property, incurred or sustained by District arising from, growing out of, or resulting from the System and/or Licensee’s, or its agents’, use of the License Area, or any other adjacent areas where Licensee’s equipment may be located, including costs, attorney’s fees, and other expenses incurred by District in defending any such claim unless such loss, damage, or injury is due to the negligence of District, its employees, agents, or invitees.

6. Maintenance and Obligation.

A. Licensee, at its sole expense, shall be solely responsible for operation and maintenance of the System.

B. Notwithstanding anything contained herein, Licensee’s, or its agents’,

guests', employees', invitees', representatives' or designees', access and utilization of the License Area shall not cause damage to or materially interfere with the use, operation or maintenance of any part of the License Area (or any of District's improvements located thereon) or with any of the District's other operations or activities or those of the general public.

C. Licensee shall promptly reimburse the District for the costs of repair of any damage to the License Area, or any improvements located thereon, directly or indirectly caused Licensee's use of the License Area.

7. Termination of Agreement. The District or the Licensee may terminate this Agreement at any time by providing thirty (30) days advance written notice to the other party of its intent to so terminate this Agreement. Upon termination, Licensee shall restore the License Area to its original condition, as determined by the District at the District's sole discretion, at Licensee's sole expense. Such restoration shall be completed within thirty (30) days of the termination. In the event the Licensee does not fully restore the License Area within the thirty (30) day period specified herein, the Licensee hereby consents to the District restoring the License Area at the sole cost of the Licensee, including fees for administration, interest charges; such costs may be a lien on Licensee's property enforceable by the District.

8. Insurance. Licensee shall maintain comprehensive general liability insurance, at the Licensee's sole expense, in the type and amount of coverage as considered customary and reasonable within its industry. The policy shall include the District as an additional insured. Licensee shall ensure that any contractors installing or performing maintenance on the License Area shall be properly licensed and insured, sufficient to protect the interests of the District, and Licensee shall ensure all such contractors include the District as an additional insured. Licensee shall provide the District with proof of insurance upon request.

9. Waiver. Licensee waives and releases all claims against District, its officers, directors, agents, employees, contractors and servants, and agrees that the District shall not be liable for injury to person or damage to property sustained by Licensee or by any occupant of the License Area, resulting directly or indirectly from any existing or future condition, defect, matter, or thing on the License Area or any part of it or from equipment or appurtenance which becomes out of repair, or from any occurrence, act, negligence or omission of any of Licensee's officers, directors, agents, employees, contractors and servants or of any other person.

10. Governing Law and Construction of Agreement.

A. This Agreement and all matters related hereto shall be governed by and construed in conformity with the laws of the State of Florida.

B. If this Agreement contains any provisions construed to be unenforceable or unlawful by a court of competent jurisdiction, the same shall be deemed modified to conform to applicable law, or if this would cause an illogical or unreasonable result, such provision shall be stricken from this Agreement without affecting the binding force and effect of the Agreement or any of its other provisions.

C. Licensee shall at all times comply with all laws, ordinances, rules and regulations, if any, of municipal, state, and federal governmental authorities relating to the License Area and the System. The District makes no representation that applicable laws, ordinances, or regulations permit the installation or operation of the System by Licensee on the License Area or that the License Area is suitable for such System.

11. Sovereign Immunity and Public Records.

A. Nothing contained herein, or in the Agreement, shall cause or be construed as a waiver of the District'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.

B. Licensee understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Licensee agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*.

12. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. The signatures to this Agreement need not all be on a single copy of this Agreement and may be facsimiles rather than originals, and shall be fully as effective as though all signatures were originals to the same copy.

13. Notice.

A. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Reunion West Community Development District
c/o Governmental Management Services- Central Florida,
LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: Tricia Adams, District Manager
Telephone: (407) 841-5524

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

If to Licensee: Reunion West Property Owners Association, Inc.
8390 Champions Gate Boulevard, Suite 304
Champions Gate, Florida 33896
Attention: Association Manager
Email: management@reunionwestpoa.com
Telephone: (407) 705-2190

(A) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

14. 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.

15. Severability. If any provision of this Agreement is held invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Agreement are not affected or impaired.

16. Interpretation. 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.**

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

[Signatures provided on following page.]

**CO-SIGNATURE PAGE TO THE LICENSE AND MAINTENANCE AGREEMENT
BETWEEN REUNION WEST COMMUNITY DEVELOPMENT DISTRICT AND
REUNION WEST PROPERTY OWNERS ASSOCIATION, INC.**

Witnesses:

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

District:

REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT

Sign: _____

Print: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____ 2023, by _____, as Chairman of the Board of Supervisors, of the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida. He is [] personally known to me, or [] has produced a valid driver's license as identification.

Notary Public
My Commission Expires: _____

**CO-SIGNATURE PAGE TO THE LICENSE AND MAINTENANCE AGREEMENT
BETWEEN REUNION WEST COMMUNITY DEVELOPMENT DISTRICT AND
REUNION WEST PROPERTY OWNERS ASSOCIATION, INC.**

Witnesses:

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

Licensee:

REUNION WEST PROPERTY OWNERS
ASSOCIATION, INC., a Florida
not for profit corporation.

Sign: _____

Print: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____ 2023, by _____, as _____ of the **REUNION WEST PROPERTY OWNERS ASSOCIATION, INC.**, on behalf of the corporation. She/he is [] personally known to me or [] has produced a Driver's License as identification.

Notary Public
My Commission Expires: _____

EXHIBIT “A”

“License Area”

EXHIBIT “B”

“System”

[See attached.]

SECTION V

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing, Sr. is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of June 2023.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

SECTION C

SECTION 1

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.	Scheerer	In Process	Signage installed 06.01.2023. Fitness Center Mulch approved 12.09.2022 and installation tentative 06.06.2023
1/13/22	Monitor Residential/ Industrial/Commercial Development Nearby Reunion	Adams		https://permits.osceola.org/CitizenAccess/Default.aspx?ParcelNumbers: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 . Public Hearing June 13, 2023.
	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 June 2023.
	Pavement Management Plan	Boyd		Report pending.
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

May 1, 2023 to May 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	5/4/23	2114-2115	\$ 2,705.00
	5/11/23	2116-2126	\$ 61,021.61
	5/17/23	2127-2128	\$ 5,734.54
	5/30/23	2129	\$ 30,266.66
			<hr/> \$ 99,727.81
Payroll	<u>May 2023</u>		
	Graham Staley	50604	\$ 184.70
	Mark Greenstein	50605	\$ 184.70
	Michael Barry	50606	\$ 184.70
	Sharon Harley	50607	\$ 184.70
			<hr/> \$ 738.80
			<hr/> \$ 100,466.61

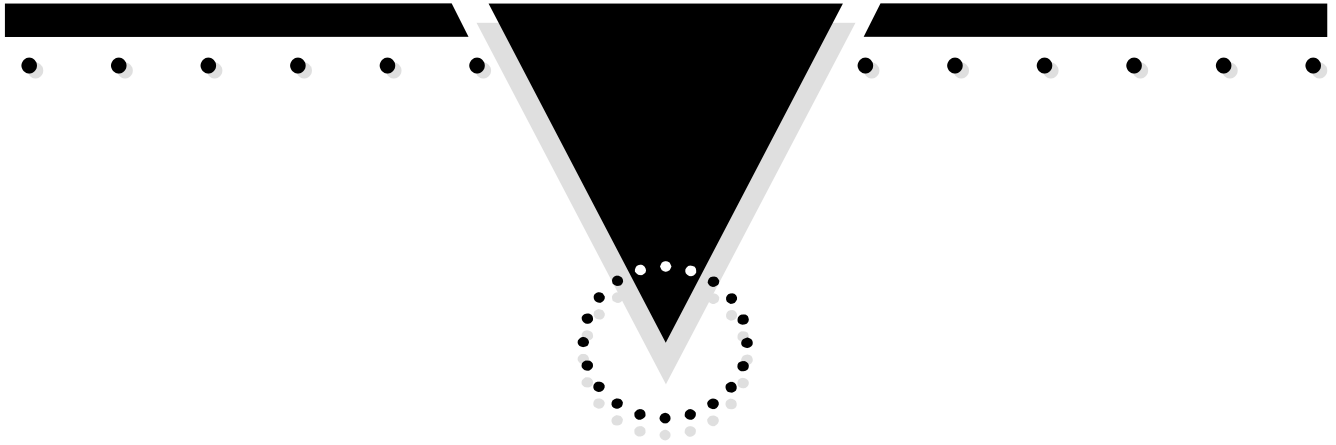
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/04/23	00051	5/01/23 3669	202304 310-51300-31100	CDD MEETING	*	430.00	
				BOYD CIVIL ENGINEERING			430.00 002114
5/04/23	00069	5/01/23 3680990	202305 300-13100-10100	SECURITY COST SHARE MAY23	*	1,274.00	
		5/01/23 3680990	202305 320-53800-34500	SECURITY COST SHARE MAY23	*	1,001.00	
				REUNION WEST PROPERTY OWNERS INC			2,275.00 002115
5/11/23	00035	4/30/23 210977	202304 300-13100-10100	AQUATIC MGMT ENCORE APR23	*	109.20	
		4/30/23 210977	202304 320-53800-47000	AQUATIC MGMT ENCORE APR23	*	85.80	
		4/30/23 210980	202304 300-13100-10100	AQUATIC PLANT MGMT APR23	*	80.64	
		4/30/23 210980	202304 320-53800-47000	AQUATIC PLANT MGMT APR23	*	63.36	
				APPLIED AQUATIC MANAGEMENT, INC.			339.00 002116
5/11/23	00066	4/30/23 RWCDD041	202304 300-13100-10100	RPLC 3 PRS/3 NOZZLE/ROTOR	*	272.05	
		4/30/23 RWCDD041	202304 320-53800-46500	RPLC 3 PRS/3 NOZZLE/ROTOR	*	213.75	
				CREATIVE NORTH INC			485.80 002117
5/11/23	00067	5/02/23 80934386	202305 300-13100-10100	SVC CALL-DIAGNOSTIC CHECK	*	53.20	
		5/02/23 80934386	202305 320-53800-57400	SVC CALL-DIAGNOSTIC CHECK	*	41.80	
				FRANK'S AIR CONDITIONING, INC.			95.00 002118
5/11/23	00020	5/01/23 555	202305 310-51300-34000	MANAGEMENT FEES MAY23	*	3,874.00	
		5/01/23 555	202305 310-51300-35200	WEBSITE ADMIN MAY23	*	83.33	
		5/01/23 555	202305 310-51300-35100	INFORMATION TECH MAY23	*	133.33	
		5/01/23 555	202305 310-51300-31300	DISSEMINATION FEE MAY23	*	833.33	
		5/01/23 555	202305 310-51300-51000	OFFICE SUPPLIES	*	.45	
		5/01/23 555	202305 310-51300-42000	POSTAGE	*	27.04	
		5/01/23 555	202305 310-51300-42500	COPIES	*	1.80	

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/01/23 556	202305 320-53800-12000		*	2,739.75	
			FIELD MANAGEMENT MAY23				
				GOVERNMENTAL MANAGEMENT SERVICES			7,693.03 002119
5/11/23	00043	5/03/23 113394	202304 310-51300-31500		*	2,515.52	
			MTG/KINGWOOD COMPLAINT				
		5/03/23 113395	202304 310-51300-31500		*	126.00	
			PARCEL 131/RETAIN EMINENT				
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			2,641.52 002120
5/11/23	00031	5/10/23 05102023	202305 300-20700-10400		*	5,518.02	
			FY23 DEBT SRVC SER2015				
				REUNION WEST C/O USBANK			5,518.02 002121
5/11/23	00031	5/10/23 05102023	202305 300-20700-10500		*	9,082.45	
			FY23 DEBT SRVC SER2016				
				REUNION WEST C/O USBANK			9,082.45 002122
5/11/23	00031	5/10/23 05102023	202305 300-20700-10600		*	8,499.80	
			FY23 DEBT SRVC SER2017				
				REUNION WEST C/O USBANK			8,499.80 002123
5/11/23	00031	5/10/23 05102023	202305 300-20700-10700		*	7,402.40	
			FY23 DEBT SRVC SER2019				
				REUNION WEST C/O USBANK			7,402.40 002124
5/11/23	00031	5/10/23 05102023	202305 300-20700-10800		*	17,479.48	
			FY23 DEBT SRVC SER2022				
				REUNION WEST C/O USBANK			17,479.48 002125
5/11/23	00069	4/28/23 RW202304	202304 300-13100-10100		*	999.66	
			MONTHLY GATE REPAIR APR23				
		4/28/23 RW202304	202304 320-53800-57400		*	785.45	
			MONTHLY GATE REPAIR APR23				
				REUNION WEST PROPERTY OWNERS INC			1,785.11 002126
5/17/23	00067	5/11/23 80970252	202305 300-13100-10100		*	1,072.26	
			CLN BLWR ASSEMBLY/CTRL BD				
		5/11/23 80970252	202305 320-53800-57400		*	842.49	
			CLN BLWR ASSEMBLY/CTRL BD				
		5/11/23 80970279	202305 300-13100-10100		*	1,717.74	
			SVC CALL-WHEEL MNT/MOTOR				
		5/11/23 80970279	202305 320-53800-57400		*	1,349.66	
			SVC CALL-WHEEL MNT/MOTOR				
				FRANK'S AIR CONDITIONING, INC.			4,982.15 002127
				REUW REUNION WEST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/17/23	00036	4/30/23	757 202304 320-53800-43000 DUKEENERGY#9100 8323 9862		*	29.72	
		4/30/23	758 202304 320-53800-43000 DUKEENERGY#9100 8324 0443		*	638.83	
		4/30/23	759 202304 320-53800-43100 TOHO METER#62644093 APR23		*	83.84	
REUNION RESORT							752.39 002128
5/30/23	00066	4/30/23	RWCDDAPR 202304 300-13100-10100 LANDSCAPE MAINT APR23		*	8,474.66	
		4/30/23	RWCDDAPR 202304 320-53800-47300 LANDSCAPE MAINT APR23		*	6,658.67	
		5/19/23	RWCDDMAY 202305 300-13100-10100 LANDSCAPE MAINT MAY23		*	8,474.66	
		5/19/23	RWCDDMAY 202305 320-53800-47300 LANDSCAPE MAINT MAY23		*	6,658.67	
CREATIVE NORTH INC							30,266.66 002129
TOTAL FOR BANK A						99,727.81	
TOTAL FOR REGISTER						99,727.81	

SECTION 3



Reunion West

Community Development District

Unaudited Financial Reporting

April 30, 2023



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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
April 30, 2023

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2023
ASSETS:					
CASH	\$1,079,962	\$603,799	---	---	\$1,683,761
CUSTODY ACCOUNT	\$2,910	---	---	---	\$2,910
STATE BOARD OF ADMINISTRATION	\$462,270	\$432,100	---	---	\$894,370
DUE FROM GENERAL FUND	---	---	\$418	---	\$418
DUE FROM REUNION EAST	\$73,825	\$13,143	---	---	\$86,968
INVESTMENTS					
SERIES 2015					
Reserve	---	---	\$166,633	---	\$166,633
Revenue	---	---	\$410,785	---	\$410,785
SERIES 2016					
Reserve	---	---	\$281,497	---	\$281,497
Revenue	---	---	\$599,894	---	\$599,894
Prepayment	---	---	\$24	---	\$24
SERIES 2017					
Reserve	---	---	\$260,450	---	\$260,450
Revenue	---	---	\$549,854	---	\$549,854
Prepayment	---	---	\$2,537	---	\$2,537
SERIES 2019					
Reserve	---	---	\$332,868	---	\$332,868
Revenue	---	---	\$447,546	---	\$447,546
Construction	---	---	---	\$88,834	\$88,834
SERIES 2022					
Reserve	---	---	\$259,938	---	\$259,938
Revenue	---	---	\$1,063,630	---	\$1,063,630
TOTAL ASSETS	\$1,618,968	\$1,049,042	\$4,376,074	\$88,834	\$7,132,917
LIABILITIES:					
ACCOUNTS PAYABLE	\$21,567	---	---	---	\$21,567
DUE TO REUNION EAST	\$235,092	\$36,504	---	---	\$271,596
DUE TO DEBT 2015	\$48	---	---	---	\$48
DUE TO DEBT 2016	\$79	---	---	---	\$79
DUE TO DEBT 2017	\$74	---	---	---	\$74
DUE TO DEBT 2019	\$65	---	---	---	\$65
DUE TO DEBT 2022	\$152	---	---	---	\$152
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	---	\$1,012,538	---	---	\$1,012,538
UNASSIGNED	\$1,361,891	---	---	---	\$1,361,891
RESTRICTED FOR DEBT 2004-1	---	---	\$0	---	\$0
RESTRICTED FOR DEBT 2015	---	---	\$577,466	---	\$577,466
RESTRICTED FOR DEBT 2016	---	---	\$881,494	---	\$881,494
RESTRICTED FOR DEBT 2017	---	---	\$812,915	---	\$812,915
RESTRICTED FOR DEBT 2019	---	---	\$780,478	---	\$780,478
RESTRICTED FOR DEBT 2022	---	---	\$1,323,720	---	\$1,323,720
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$88,834	\$88,834
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,618,968	\$1,049,042	\$4,376,074	\$88,834	\$7,132,917

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For The Period Ending April 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/23	ACTUAL THRU 4/30/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,760,063	\$1,641,489	\$1,641,489	\$0
Interest	\$0	\$0	\$4,806	\$4,806
Rental Income	\$1,760	\$1,027	\$4,840	\$3,813
TOTAL REVENUES	\$1,761,823	\$1,642,516	\$1,651,135	\$8,619
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$7,000	\$4,600	\$2,400
FICA	\$918	\$536	\$352	\$184
Engineering	\$8,000	\$4,667	\$2,120	\$2,547
Attorney	\$20,000	\$11,667	\$20,890	(\$9,223)
Trustee Fee	\$21,000	\$3,717	\$3,717	\$0
Dissemination	\$10,000	\$5,833	\$5,833	\$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	\$27,118	\$27,118	\$0
Information Technology	\$1,600	\$933	\$933	\$0
Website Maintenance	\$1,000	\$583	\$583	\$0
Telephone	\$100	\$58	\$0	\$58
Postage	\$1,500	\$875	\$380	\$495
Printing & Binding	\$500	\$292	\$20	\$272
Insurance	\$11,416	\$11,416	\$10,226	\$1,190
Legal Advertising	\$5,000	\$2,917	\$1,876	\$1,041
Other Current Charges	\$350	\$204	\$30	\$174
Office Supplies	\$300	\$175	\$4	\$171
Travel Per Diem	\$250	\$146	\$0	\$146
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$159,297	\$94,050	\$96,596	(\$2,545)
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$32,877	\$19,178	\$19,178	\$0
Management Services Agreement	\$14,300	\$8,342	\$4,171	\$4,171
Telephone	\$6,600	\$3,850	\$3,276	\$574
Electric	\$259,446	\$151,344	\$159,878	(\$8,534)
Water & Sewer	\$31,852	\$18,580	\$15,075	\$3,506
Gas	\$35,992	\$20,995	\$26,381	(\$5,386)
Pool and Fountain Maintenance	\$129,800	\$75,717	\$91,794	(\$16,077)
Environmental	\$7,040	\$4,107	\$6,705	(\$2,598)
Property Insurance	\$32,571	\$32,571	\$29,735	\$2,836
Irrigation Repairs	\$7,150	\$4,171	\$6,567	(\$2,396)
Landscape Contract	\$515,490	\$300,703	\$269,572	\$31,130
Landscape Contingency	\$22,000	\$12,833	\$4,661	\$8,172
Gate and Gatehouse Expenses	\$22,000	\$12,833	\$18,038	(\$5,204)
Roadways/Sidewalks	\$11,000	\$6,417	\$6,147	\$270
Lighting	\$4,400	\$2,567	\$3,023	(\$457)
Building Repairs & Maintenance	\$8,800	\$5,133	\$675	\$4,458
Pressure Washing	\$15,400	\$8,983	\$20,293	(\$11,309)
Maintenance (Inspections)	\$220	\$128	\$0	\$128
Repairs & Maintenance	\$11,000	\$6,417	\$13,128	(\$6,711)
Contract Cleaning	\$28,600	\$16,683	\$16,336	\$347
Fitness Center Repairs & Maintenance	\$2,200	\$1,283	\$1,922	(\$639)
Operating Supplies	\$2,200	\$1,283	\$0	\$1,283
Signage	\$4,400	\$2,567	\$5,602	(\$3,036)
Security	\$87,208	\$50,871	\$42,941	\$7,930
Parking Violation Tags	\$220	\$128	\$0	\$128
<u>MAINTENANCE-DIRECT EXPENSES:</u>				
Irrigation System Operations	\$15,000	\$8,750	\$0	\$8,750
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$294,760	\$294,760	\$294,760	\$0
TOTAL MAINTENANCE	\$1,602,526	\$1,071,195	\$1,059,858	\$11,337
TOTAL EXPENDITURES	\$1,761,823	\$1,165,245	\$1,156,453	\$8,792
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$494,682	\$0
FUND BALANCE - Beginning	\$0	\$0	\$867,209	\$0
FUND BALANCE - Ending	\$0	\$0	\$1,361,891	\$0

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 4/30/23	ACTUAL THRU 4/30/23	VARIANCE
Transfer In	\$294,760	\$294,760	\$294,760	\$0
Interest	\$3,500	\$2,042	\$18,022	\$15,981

TOTAL REVENUES

\$298,260	\$296,802	\$312,782	\$15,981
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EXPENDITURES:

Contingency	\$500	\$292	\$3,364	(\$3,072)
Building Improvements	\$138,399	\$80,733	\$0	\$80,733
Fountain Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$197,769	\$115,365	\$12,976	\$102,389
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	\$3,850	\$4,291	(\$441)
Pool Repair & Replacements	\$0	\$0	\$9,807	(\$9,807)
Roadways/Sidewalks Improvements	\$48,972	\$28,567	\$65,452	(\$36,885)
Signage	\$22,000	\$12,833	\$8,303	\$4,531
Stormwater Improvement	\$22,000	\$12,833	\$0	\$12,833
Capital Outlay	\$4,400	\$2,567	\$31,699	(\$29,133)

TOTAL EXPENDITURES

\$440,640	\$257,040	\$135,891	\$121,149
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EXCESS REVENUES (EXPENDITURES)

(\$142,380)	\$176,891
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FUND BALANCE - Beginning

\$795,325	\$835,647
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FUND BALANCE - Ending

\$652,945	\$1,012,538
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

	ADOPTED BUDGET	PRORATED THRU 4/30/23	ACTUAL THRU 4/30/23	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 April 30, 2023

	ADOPTED BUDGET	PRORATED THRU 4/30/23	ACTUAL THRU 4/30/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$304,852	\$304,852	\$0
Interest	\$200	\$117	\$8,533	\$8,416
TOTAL REVENUES	\$327,075	\$304,969	\$313,386	\$8,416
<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)		\$233,623	
FUND BALANCE - Beginning	\$176,868		\$343,843	
FUND BALANCE - Ending	\$174,418		\$577,466	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

	ADOPTED BUDGET	PRORATED THRU 4/30/23	ACTUAL THRU 4/30/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$538,024	\$501,776	\$501,776	\$0
Interest	\$350	\$204	\$13,553	\$13,348
TOTAL REVENUES	\$538,374	\$501,980	\$515,328	\$13,348
<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		\$165,313	
FUND BALANCE - Beginning	\$434,696		\$716,181	
FUND BALANCE - Ending	\$441,648		\$881,494	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

	ADOPTED BUDGET	PRORATED THRU 4/30/23	ACTUAL THRU 4/30/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$503,509	\$469,586	\$469,586	\$0
Interest	\$300	\$175	\$12,457	\$12,282
TOTAL REVENUES	\$503,809	\$469,761	\$482,044	\$12,282
<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		\$153,194	
FUND BALANCE - Beginning	\$399,252		\$659,721	
FUND BALANCE - Ending	\$403,074		\$812,915	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 4/30/23	ACTUAL THRU 4/30/23	VARIANCE
Special Assessments - Tax Collector	\$438,505	\$408,959	\$408,959	\$0
Interest	\$300	\$175	\$11,737	\$11,562

TOTAL REVENUES	\$438,805	\$409,134	\$420,697	\$11,562
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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
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Transfer In/(Out)	\$0	\$0	(\$1,038)	\$1,038
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TOTAL OTHER	\$0	\$0	(\$1,038)	\$1,038
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EXCESS REVENUES (EXPENDITURES)	\$2,505		\$266,509	
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FUND BALANCE - Beginning	\$182,601		\$513,969	
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FUND BALANCE - Ending	\$185,106		\$780,478	
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2022

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

	ADOPTED BUDGET	PRORATED THRU 4/30/23	ACTUAL THRU 4/30/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$1,039,749	\$965,684	\$965,684	\$0
Interest	\$250	\$146	\$17,329	\$17,183
TOTAL REVENUES	\$1,039,999	\$965,830	\$983,013	\$17,183
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$252,587	\$252,587	\$252,587	\$0
Principal Expense 05/01	\$690,000	\$0	\$0	\$0
Interest Expense 05/01	\$177,600	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,120,187	\$252,587	\$252,587	\$0
Transfer In/(Out)	\$0	\$0	\$10,811	(\$10,811)
TOTAL OTHER	\$0	\$0	\$10,811	(\$10,811)
EXCESS REVENUES (EXPENDITURES)	(\$80,188)		\$741,238	
FUND BALANCE - Beginning	\$321,018		\$582,483	
FUND BALANCE - Ending	\$240,830		\$1,323,720	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending April 30, 2023

	ADOPTED BUDGET	PRORATED THRU 4/30/23	ACTUAL THRU 4/30/23	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$1,699	\$1,699
TOTAL REVENUES	\$0	\$0	\$1,699	\$1,699
<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		\$2,736	
FUND BALANCE - Beginning	\$0		\$86,097	
FUND BALANCE - Ending	\$0		\$88,834	

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	\$76,734	\$0	\$0	\$0	\$0	\$0	\$1,641,489
Interest Income	\$4	\$4	\$5	\$5	\$6	\$2,860	\$1,922	\$0	\$0	\$0	\$0	\$0	\$4,806
Rental Income	\$1,760	\$1,650	\$0	\$0	\$220	\$770	\$440	\$0	\$0	\$0	\$0	\$0	\$4,840
Total Revenues	\$1,764	\$241,411	\$1,153,142	\$78,536	\$58,258	\$38,928	\$79,096	\$0	\$0	\$0	\$0	\$0	\$1,651,135
Expenses													
Supervisor Fees	\$600	\$0	\$800	\$800	\$800	\$800	\$800	\$0	\$0	\$0	\$0	\$0	\$4,600
FICA	\$46	\$0	\$61	\$61	\$61	\$61	\$61	\$0	\$0	\$0	\$0	\$0	\$352
Engineering	\$323	\$0	\$0	\$722	\$323	\$323	\$430	\$0	\$0	\$0	\$0	\$0	\$2,120
Attorney	\$1,802	\$1,084	\$2,508	\$7,294	\$2,923	\$2,637	\$2,642	\$0	\$0	\$0	\$0	\$0	\$20,890
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$3,717	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717
Dissemination	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$5,833
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$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	\$3,874	\$0	\$0	\$0	\$0	\$0	\$27,118
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$933
Website Maintenance	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$58	\$9	\$5	\$9	\$73	\$164	\$62	\$0	\$0	\$0	\$0	\$0	\$380
Printing & Binding	\$0	\$0	\$0	\$11	\$3	\$4	\$2	\$0	\$0	\$0	\$0	\$0	\$20
Insurance	\$10,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,226
Legal Advertising	\$692	\$692	\$0	\$379	\$0	\$0	\$113	\$0	\$0	\$0	\$0	\$0	\$1,876
Other Current Charges	\$0	\$20	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30
Office Supplies	\$0	\$1	\$0	\$0	\$1	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$4
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	\$9,034	\$0	\$0	\$0	\$0	\$0	\$96,596

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	\$2,740	\$0	\$0	\$0	\$0	\$0	\$19,178
Management Services Agreement	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$0	\$0	\$0	\$0	\$0	\$4,171
Telephone	\$468	\$468	\$442	\$588	\$369	\$471	\$471	\$0	\$0	\$0	\$0	\$0	\$3,276
Electric	\$21,878	\$24,214	\$21,197	\$21,702	\$22,408	\$24,853	\$23,626	\$0	\$0	\$0	\$0	\$0	\$159,878
Water & Sewer	\$2,549	\$1,965	\$1,526	\$2,406	\$2,334	\$1,820	\$2,474	\$0	\$0	\$0	\$0	\$0	\$15,075
Gas	\$840	\$1,657	\$2,268	\$5,105	\$7,616	\$5,654	\$3,242	\$0	\$0	\$0	\$0	\$0	\$26,381
Pool and Fountain Maintenance	\$11,715	\$14,104	\$12,718	\$14,455	\$15,300	\$10,302	\$13,200	\$0	\$0	\$0	\$0	\$0	\$91,794
Environmental	\$1,939	\$1,917	\$377	\$377	\$698	\$698	\$698	\$0	\$0	\$0	\$0	\$0	\$6,705
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	\$617	\$0	\$0	\$0	\$0	\$0	\$6,567
Landscape Contract	\$28,181	\$57,413	\$46,168	\$32,151	\$32,151	\$41,358	\$32,151	\$0	\$0	\$0	\$0	\$0	\$269,572
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	\$1,443	\$0	\$0	\$0	\$0	\$0	\$18,038
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	\$2,387	\$0	\$0	\$0	\$0	\$0	\$16,336
Fitness Center Repairs & Maintenance	\$0	\$498	\$0	\$0	\$0	\$132	\$1,292	\$0	\$0	\$0	\$0	\$0	\$1,922
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,008	\$2,229	\$760	\$361	\$777	\$161	\$308	\$0	\$0	\$0	\$0	\$0	\$5,602
Security	\$6,078	\$6,191	\$6,135	\$6,134	\$6,134	\$6,134	\$6,134	\$0	\$0	\$0	\$0	\$0	\$42,941
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	\$199,858	\$299,456	\$100,544	\$91,379	\$0	\$0	\$0	\$0	\$0	\$1,059,858
Total Expenses	\$151,737	\$135,072	\$126,195	\$214,058	\$313,439	\$115,538	\$100,414	\$0	\$0	\$0	\$0	\$0	\$1,156,453
Excess Revenues (Expenditures)	(\$149,974)	\$106,339	\$1,026,947	(\$135,521)	(\$255,181)	(\$76,610)	(\$21,317)	\$0	\$0	\$0	\$0	\$0	\$494,682

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	\$166,633
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	\$281,497
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	\$260,450
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	\$332,868
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										
5/10/23	ACH	\$ 77,699.04	\$ 0.01	\$ 1,553.98	\$ -	\$ 76,145.05	\$ 29,119.56	\$ 5,408.00	\$ 8,901.36	\$ 8,330.33	\$ 7,254.82	\$ 17,130.97	\$ 76,145.05										
5/10/23	ACH	\$ 889.73	\$ -	\$ 17.80	\$ -	\$ 871.93	\$ 333.45	\$ 61.93	\$ 101.93	\$ 95.39	\$ 83.07	\$ 196.17	\$ 871.93										
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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	July
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	June
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
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	June (Radar Display) & On Hold
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	July
Seven Eagles Roof Replacement	\$ 172,010.00	\$ 96,325.60	\$ 75,684.40	July
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	Complete June
Subtotal Budgeted R&M	\$ 1,000,318.00	\$ 560,178.08	\$ 440,139.92	
FY2023 Not Budgeted - Under Consideration	Estimated Amount	RE 56%	RW 44%	Estimated Date
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	Complete May
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	