

*Reunion West Community  
Development District*

*Agenda*

*August 10, 2023*

# AGENDA



# *Reunion West*

## *Community Development District*

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

August 3, 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, August 10, 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. Public Hearing
  - A. Open Public Hearing
  - B. Presentation of Fiscal Year 2024 Proposed Budget
  - C. Public Comments Regarding Budget and Special Assessments
  - D. Consideration of Resolution 2023-08 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
  - E. Consideration of Resolution 2023-09 Imposing Special Assessments and Certifying and Assessment Roll
  - F. Close Public Hearing
4. Approval of the Minutes of the July 13, 2023 Board of Supervisors Meeting and May 11, 2023 Workshop Meeting
5. Consideration of Yellowstone Proposals for Landscape Enhancement at Neighborhood Monuments
6. Review and Acceptance of Pavement Management Report
7. Consideration of Proposals for Sign Post Updates
  - A. Fausnight
  - B. Onsite Industries
8. Consideration of Resolution 2023-10 Setting a Public Hearing to Impose Special Assessments
9. Staff Reports
  - A. Attorney

- B. Engineer
- C. District Manager's Report
  - i. Action Items List
  - ii. Approval of Check Register
  - iii. Balance Sheet and Income Statement
  - iv. Consideration of Series 2019 Requisition 9
  - v. Replacement and Maintenance Plan
  - vi. Approval of Fiscal Year 2024 Meeting Dates
- D. Security Report
- 10. Other Business
- 11. Supervisor's Requests
- 12. Next Meeting Date September 14<sup>th</sup>, 2023
- 13. Adjournment

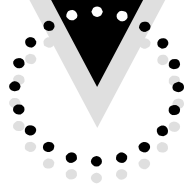
Sincerely,

**Tricia L. Adams**

Tricia L. Adams  
District Manager

## SECTION III

## SECTION B



**Reunion West**  
**Community Development**  
**District**  
**Proposed Budget**  
**FY 2024**



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

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Special Assessments - Tax Collector	\$1,760,063	\$1,778,303	\$0	\$1,778,303	\$1,760,063
Interest	\$0	\$8,911	\$4,500	\$13,411	\$5,000
Rental Income	\$1,760	\$6,380	\$880	\$7,260	\$2,200
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$193,864

<b>Total Revenues</b>	<b>\$1,761,823</b>	<b>\$1,793,594</b>	<b>\$5,380</b>	<b>\$1,798,974</b>	<b>\$1,961,127</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$12,000	\$6,000	\$2,400	\$8,400	\$12,000
FICA Expense	\$918	\$459	\$184	\$643	\$918
Engineering	\$8,000	\$7,861	\$6,500	\$14,361	\$8,000
Attorney	\$20,000	\$25,528	\$7,500	\$33,028	\$35,000
Trustee Fees	\$21,000	\$16,163	\$4,837	\$21,000	\$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	\$7,500	\$2,500	\$10,000	\$10,000
Annual Audit	\$7,500	\$9,500	\$0	\$9,500	\$9,600
Management Fees	\$46,488	\$34,866	\$11,622	\$46,488	\$49,277
Information Technology	\$1,600	\$1,200	\$400	\$1,600	\$1,800
Website Maintenance	\$1,000	\$750	\$250	\$1,000	\$1,200
Telephone	\$100	\$0	\$25	\$25	\$100
Postage	\$1,500	\$424	\$76	\$500	\$1,500
Printing & Copies	\$500	\$427	\$73	\$500	\$500
General Liability Insurance	\$11,416	\$10,226	\$0	\$10,226	\$11,760
Legal Advertising	\$5,000	\$2,000	\$500	\$2,500	\$5,000
Other Current Charges	\$350	\$30	\$35	\$65	\$600
Office Supplies	\$300	\$4	\$2	\$6	\$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

<b>Administrative Expenses</b>	<b>\$159,297</b>	<b>\$131,351</b>	<b>\$39,153</b>	<b>\$170,504</b>	<b>\$178,060</b>
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**Maintenance - Shared Expenses**

Field Management	\$32,877	\$24,658	\$8,219	\$32,877	\$33,864 <sup>1</sup>
Management Services Agreement	\$14,300	\$5,363	\$1,787	\$7,150	\$7,150 <sup>2</sup>
Telephone	\$6,600	\$4,217	\$1,414	\$5,631	\$6,600 <sup>3</sup>
Electric	\$259,446	\$206,187	\$81,639	\$287,826	\$290,400 <sup>4</sup>
Water & Sewer	\$31,852	\$21,250	\$6,609	\$27,859	\$31,852 <sup>5</sup>
Gas	\$35,992	\$30,691	\$2,813	\$33,504	\$37,400 <sup>6</sup>
Pool and Fountain Maintenance	\$129,800	\$122,619	\$33,000	\$155,619	\$158,576 <sup>7</sup>
Pond Maintenance	\$7,040	\$8,102	\$2,095	\$10,197	\$11,000 <sup>8</sup>
Property Insurance	\$32,571	\$29,735	\$0	\$29,735	\$44,602 <sup>9</sup>
Irrigation Repairs & Maintenance	\$7,150	\$8,746	\$2,918	\$11,664	\$11,000 <sup>10</sup>
Landscape Contract	\$515,490	\$347,891	\$102,674	\$450,565	\$495,042 <sup>11</sup>
Landscape Contingency	\$22,000	\$8,520	\$3,662	\$12,181	\$22,000 <sup>12</sup>
Gate & Gatehouse Expenses	\$22,000	\$21,573	\$1,862	\$23,435	\$22,000 <sup>13</sup>
Roadways/Sidewalks/Bridge	\$11,000	\$6,448	\$4,853	\$11,302	\$11,000 <sup>14</sup>
Lighting	\$4,400	\$4,403	\$0	\$4,403	\$4,400 <sup>15</sup>
Building Repairs & Maintenance	\$8,800	\$675	\$4,400	\$5,075	\$8,800 <sup>16</sup>
Pressure Washing	\$15,400	\$20,293	\$0	\$20,293	\$22,000 <sup>17</sup>
Maintenance (Inspections)	\$220	\$0	\$220	\$220	\$220 <sup>18</sup>
Repairs & Maintenance	\$11,000	\$13,811	\$1,258	\$15,070	\$13,200 <sup>19</sup>
Contract Cleaning	\$28,600	\$21,110	\$7,341	\$28,451	\$46,024 <sup>20</sup>
Fitness Center & Repairs & Maintenance	\$2,200	\$4,540	\$396	\$4,936	\$6,116 <sup>21</sup>
Operating Supplies	\$2,200	\$0	\$143	\$143	\$1,100 <sup>22</sup>
Signage	\$4,400	\$9,932	\$1,320	\$11,252	\$4,400 <sup>23</sup>
Security	\$87,208	\$55,210	\$18,573	\$73,783	\$94,102 <sup>24</sup>
Parking Violation Tags	\$220	\$0	\$220	\$220	\$220 <sup>25</sup>

<b>Total Shared Maintenance</b>	<b>\$1,292,766</b>	<b>\$975,974</b>	<b>\$287,417</b>	<b>\$1,263,390</b>	<b>\$1,383,067</b>
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**Reunion West**  
**Community Development District**  
**Proposed Budget**  
**General Fund**  
**Fiscal Year 2024**

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Proposed Budget FY2024
<u>Maintenance - Direct Expenses</u>					
Irrigation System Operations	\$15,000	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$294,760	\$294,760	\$0	\$294,760	\$400,000
<b>Total Maintenance Expenses</b>	<b>\$309,760</b>	<b>\$294,760</b>	<b>\$0</b>	<b>\$294,760</b>	<b>\$400,000</b>
<b>Total Expenses</b>	<b>\$1,761,823</b>	<b>\$1,402,085</b>	<b>\$326,570</b>	<b>\$1,728,655</b>	<b>\$1,961,127</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>	<b>\$391,509</b>	<b>(\$321,190)</b>	<b>\$70,319</b>	<b>\$0</b>

Net Assessments	\$1,760,063
Add: Discounts & Collections	\$112,344
Gross Assessments	\$1,872,407

**Notes:**

(1 thru 39) is 44% of the shared costs with the remaining 56% allocated to Reunion East for FY23. For FY24, (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	\$360,400	\$201,824	\$158,576
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	\$104,600	\$58,576	\$46,024
22 Fitness Center & Repairs & Maintenance	\$5,000	\$5,869	\$13,900	\$7,784	\$6,116
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
<b>TOTAL</b>	<b>\$2,938,105</b>	<b>\$2,819,203</b>	<b>\$3,143,334</b>	<b>\$1,760,267</b>	<b>\$1,383,067</b>

**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%	\$298,884.28	\$750.97
Single-Family	2.00	1,559	3,118.00	83.37%	\$1,561,007.03	\$1,001.29
Golf	1.00	25	25.00	0.67%	\$12,516.09	\$500.64
		<b>1,982</b>	<b>3,740.00</b>	<b>100.00%</b>	<b>\$1,872,407.41</b>	

**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
		<b>1,982</b>	<b>3,740.00</b>	<b>100.00%</b>	<b>\$1,872,407.73</b>	



**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.

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**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.

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

**Electric**

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

<b>Account #</b>	<b>Duke Energy Service Address</b>
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

<b>Account #</b>	<b>Duke Energy Service Address</b>
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 Whitmarsh 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
9101 4491 5914	13201 Reunion Village Blvd., Irrigation
<b>9100 8562 9753</b>	<b>000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)</b>
<b>9100 8562 8736</b>	<b>84401 Golden Bear Drive Fountain</b>
<b>9100 8562 8976</b>	<b>700 Tradition Blvd Guardhouse (Westside Gatehouse)</b>
<b>9100 8562 9224</b>	<b>000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)</b>
<b>9100 8562 9480</b>	<b>7615 Fairfax Rd. Gate</b>
<b>9100 8562 9993</b>	<b>7800 Tradition Blvd Irrig Meter B</b>
<b>9100 8568 0095</b>	<b>97201 Golden Bear Dr., Monument</b>
<b>9100 8563 0269</b>	<b>300 Sinclair Rd Irrig Meter A</b>
<b>9100 8563 0508</b>	<b>7800 Tradition Blvd Irrig Meter A</b>

<b>Account #</b>	<b>OUC Service Address</b>
76305-72865	7855 Osceola Polk Line Rd
<b>95820-59007</b>	<b>Sinclair Rd</b>

**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.

<b>Account #</b>	<b>Toho Water Authority Service Address</b>
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
<b>2007070-33020489</b>	<b>7615 Fairfax Drive Guardhouse</b>
<b>2007070-942780</b>	<b>700 Tradition Blvd Guardhouse</b>

**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.

<b>Account #</b>	<b>Gas South Service Address</b>
0861412280	Heritage Crossing Pool B
1965200079	1364 Seven Eagles Ct
5973225156	Heritage Crossing Pool A
6097984974	Homestead Pool
8086389354	Carriage Point Pool

<b>Account #</b>	<b>Teco Peoples Gas Service Address</b>
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.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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
Contingency - Misc. Repairs		\$89,850
<b>Total</b>		<b>\$360,400</b>

**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.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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
<b>Total</b>		<b>\$25,500</b>

**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
<b>Total</b>		<b>\$1,125,095</b>

**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 24 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Preventative Maintenance	\$600	\$7,200
Contingency - New Fitness Center/Misc. Repairs		\$6,700
<b>Total</b>		<b>\$13,900</b>

**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.

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Security		
Reunion Resort and Club Master Association	\$13,400	\$160,800
Reunion West Property Owners' Association, Inc.	\$2,276	\$27,308
Envera Security Services - Carriage Point	\$1,280	\$15,360
Contingency		\$10,400
<b>Total</b>		<b>\$213,868</b>

**Parking Violation Tags**

Represents estimated costs for purchase of parking violation tags.

**Maintenance – Direct Expenses**

**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 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Transfer In	\$294,760	\$294,760	\$0	\$294,760	\$400,000
Interest	\$3,500	\$21,853	\$4,500	\$26,353	\$19,500
<b>Total Revenues</b>	<b>\$298,260</b>	<b>\$316,613</b>	<b>\$4,500</b>	<b>\$321,113</b>	<b>\$419,500</b>
<b>Expenditures</b>					
Contingency	\$500	\$3,440	\$120	\$3,560	\$600
Building Improvements	\$138,399	\$23,627	\$114,773	\$138,399	\$24,200 <sup>1</sup>
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	\$8,582	\$0	\$8,582	\$7,920 <sup>2</sup>
Pool Repair & Replacements	\$0	\$9,807	\$0	\$9,807	\$41,800 <sup>3</sup>
Lighting Improvements	\$0	\$0	\$0	\$0	\$5,539 <sup>4</sup>
Landscape Improvements	\$0	\$0	\$0	\$0	\$19,800 <sup>5</sup>
Irrigation Improvements	\$0	\$0	\$0	\$0	\$0
Roadway Improvements	\$48,972	\$66,992	\$48,972	\$115,964	\$214,478 <sup>6</sup>
Signage	\$22,000	\$11,669	\$0	\$11,669	\$44,000 <sup>7</sup>
Stormwater Improvements	\$22,000	\$4,356	\$0	\$4,356	\$0
Capital Outlay	\$4,400	\$92,597	\$0	\$92,597	\$71,500 <sup>8</sup>
<b>Total Expenditures</b>	<b>\$440,640</b>	<b>\$234,045</b>	<b>\$361,633</b>	<b>\$595,679</b>	<b>\$429,837</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$142,380)</b>	<b>\$82,568</b>	<b>(\$357,133)</b>	<b>(\$274,566)</b>	<b>(\$10,337)</b>
<b>Fund Balance - Beginning</b>	<b>\$853,096</b>	<b>\$835,647</b>	<b>\$0</b>	<b>\$835,647</b>	<b>\$561,081</b>
<b>Fund Balance - Ending</b>	<b>\$710,716</b>	<b>\$918,215</b>	<b>(\$357,133)</b>	<b>\$561,081</b>	<b>\$550,744</b>

**Notes:**

(1 thru 18) is 44% of the shared costs with the remaining 56% allocated to Reunion East for FY23. For FY24, (1-8) 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 Building Improvements	\$314,544	\$314,544	\$55,000	\$30,800	\$24,200
Fountain Improvements	\$0	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$449,474	\$478,965	\$0	\$0	\$0
Monument Improvements	\$0	\$0	\$0	\$0	\$0
2 Pool Furniture	\$15,000	\$19,505	\$18,000	\$10,080	\$7,920
3 Pool Repair & Replacements	\$0	\$22,289	\$95,000	\$53,200	\$41,800
4 Lighting Improvements	\$0	\$0	\$12,588	\$7,049	\$5,539
5 Landscape Improvements	\$0	\$0	\$45,000	\$25,200	\$19,800
Irrigation Improvements	\$0	\$0	\$0	\$0	\$0
6 Roadway Improvements	\$111,300	\$263,554	\$487,451	\$272,973	\$214,478
7 Signage	\$50,000	\$26,520	\$100,000	\$56,000	\$44,000
Stormwater Improvements	\$50,000	\$9,900	\$0	\$0	\$0
8 Capital Outlay	\$10,000	\$210,449	\$162,500	\$91,000	\$71,500
<b>TOTAL</b>	<b>\$1,000,318</b>	<b>\$1,345,725</b>	<b>\$975,539</b>	<b>\$546,302</b>	<b>\$429,237</b>

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

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Special Assessments	\$326,875	\$330,261	\$0	\$330,261	\$326,875
Interest	\$200	\$11,884	\$3,116	\$15,000	\$10,000
Carry Forward Surplus	\$176,868	\$179,886	\$0	\$179,886	\$195,622
<b>Total Revenue</b>	<b>\$503,943</b>	<b>\$522,031</b>	<b>\$3,116</b>	<b>\$525,147</b>	<b>\$532,497</b>

**Expenditures**

Interest Expense 11/01	\$79,763	\$79,763	\$0	\$79,763	\$76,150
Principal Expense 05/01	\$170,000	\$170,000	\$0	\$170,000	\$175,000
Interest Expense 05/01	\$79,763	\$79,763	\$0	\$79,763	\$76,150
<b>Total Expenses</b>	<b>\$329,525</b>	<b>\$329,525</b>	<b>\$0</b>	<b>\$329,525</b>	<b>\$327,300</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$174,418</b>	<b>\$192,506</b>	<b>\$3,116</b>	<b>\$195,622</b>	<b>\$205,197</b>

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
11/01/23	\$3,100,000.00	\$0	\$76,150.00	\$76,150.00
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
		<b>\$3,100,000</b>	<b>\$1,187,912.50</b>	<b>\$4,287,912.50</b>

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

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Special Assessments	\$538,024	\$543,598	\$0	\$543,598	\$538,024
Interest	\$350	\$19,448	\$4,862	\$24,310	\$16,050
Carry Forward Surplus	\$434,696	\$440,080	\$0	\$440,080	\$476,566
<b>Total Revenue</b>	<b>\$973,070</b>	<b>\$1,003,125</b>	<b>\$4,862</b>	<b>\$1,007,987</b>	<b>\$1,030,639</b>

**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	\$181,406	\$0	\$181,406	\$177,688
<b>Total Expenses</b>	<b>\$531,422</b>	<b>\$531,422</b>	<b>\$0</b>	<b>\$531,422</b>	<b>\$529,094</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$441,648</b>	<b>\$471,704</b>	<b>\$4,862</b>	<b>\$476,566</b>	<b>\$501,545</b>

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
11/01/23	\$7,400,000.00	\$170,000	\$181,406.25	\$351,406.25
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
		<b>\$7,400,000</b>	<b>\$5,250,968.75</b>	<b>\$12,650,968.75</b>

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

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Special Assessments	\$503,509	\$508,725	\$0	\$508,725	\$503,509
Interest	\$300	\$17,879	\$4,471	\$22,350	\$14,750
Carry Forward Surplus	\$399,252	\$404,263	\$0	\$404,263	\$435,351
<b>Total Revenue</b>	<b>\$903,061</b>	<b>\$930,867</b>	<b>\$4,471</b>	<b>\$935,338</b>	<b>\$953,610</b>

**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	\$171,138	\$0	\$171,138	\$167,738

<b>Total Expenses</b>	<b>\$499,988</b>	<b>\$499,988</b>	<b>\$0</b>	<b>\$499,988</b>	<b>\$498,875</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$403,074</b>	<b>\$430,880</b>	<b>\$4,471</b>	<b>\$435,351</b>	<b>\$454,735</b>
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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
11/01/23	\$7,130,000.00	\$160,000	\$171,137.50	\$331,137.50
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
		<b>\$7,130,000</b>	<b>\$5,199,712.50</b>	<b>\$12,329,712.50</b>



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

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Special Assessments	\$438,505	\$443,045	\$0	\$443,045	\$438,505
Interest	\$300	\$16,461	\$4,114	\$20,575	\$13,580
Carry Forward Surplus	\$182,601	\$186,447	\$0	\$186,447	\$207,515

<b>Total Revenue</b>	<b>\$621,406</b>	<b>\$645,953</b>	<b>\$4,114</b>	<b>\$650,067</b>	<b>\$659,600</b>
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**Expenditures**

Interest Expense 11/01	\$153,150	\$153,150	\$0	\$153,150	\$153,150
Principal Expense 05/01	\$130,000	\$130,000	\$0	\$130,000	\$130,000
Interest Expense 05/01	\$153,150	\$153,150	\$0	\$153,150	\$153,150
Transfer Out	\$0	\$6,252	\$0	\$6,252	\$0

<b>Total Expenses</b>	<b>\$436,300</b>	<b>\$442,552</b>	<b>\$0</b>	<b>\$442,552</b>	<b>\$436,300</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$185,106</b>	<b>\$203,401</b>	<b>\$4,114</b>	<b>\$207,515</b>	<b>\$223,300</b>
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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
<b>Total</b>	<b>230</b>			<b>\$438,505</b>	<b>\$466,494</b>

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

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$6,850,000.00	\$0	\$153,150.00	\$153,150.00
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
		<b>\$6,850,000</b>	<b>\$5,426,218.75</b>	<b>\$12,276,218.75</b>

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

Description	Proposed Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Special Assessments	\$1,039,749	\$1,046,172	\$0	\$1,046,172	\$1,071,322
Interest	\$250	\$23,834	\$5,956	\$29,790	\$19,660
Transfer In	\$0	\$10,811	\$0	\$10,811	\$0
Carry Forward Surplus	\$321,018	\$322,545	\$0	\$322,545	\$289,131
<b>Total Revenue</b>	<b>\$1,361,017</b>	<b>\$1,403,361</b>	<b>\$5,956</b>	<b>\$1,409,317</b>	<b>\$1,380,112</b>

**Expenditures**

Interest Expense 11/01	\$252,587	\$252,587	\$0	\$252,587	\$167,250
Principal Expense 05/01	\$690,000	\$690,000	\$0	\$690,000	\$710,000
Interest Expense 05/01	\$177,600	\$177,600	\$0	\$177,600	\$167,250
<b>Total Expenses</b>	<b>\$1,120,187</b>	<b>\$1,120,187</b>	<b>\$0</b>	<b>\$1,120,187</b>	<b>\$1,044,500</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$240,830</b>	<b>\$283,175</b>	<b>\$5,956</b>	<b>\$289,131</b>	<b>\$335,612</b>

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

Net Assessments      \$1,071,322  
Add: Discounts & Collections      \$68,382  
Gross Assessments       \$1,139,704

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	734	\$1,435	\$1,527	\$1,053,383	\$1,120,620
Golf Course	1	\$17,939	\$19,084	\$17,939	\$19,084
<b>Total</b>	<b>735</b>			<b>\$1,071,322</b>	<b>\$1,139,704</b>

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

**AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$11,150,000.00	3.000%	\$0	\$167,250.00	\$167,250.00
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
			<b>\$11,150,000</b>	<b>\$2,480,550.00</b>	<b>\$13,630,550.00</b>

# SECTION D

## **RESOLUTION 2023-08**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Reunion West Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 10, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023 and/or revised projections for Fiscal Year 2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for Reunion West Community Development District for the Fiscal Year Ending September 30, 2024", as adopted by the Board of Supervisors on August 10, 2023.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Reunion West Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
TOTAL DEBT SERVICE FUND – SERIES 2015	\$_____
TOTAL DEBT SERVICE FUND – SERIES 2016	\$_____
TOTAL DEBT SERVICE FUND – SERIES 2017	\$_____
TOTAL DEBT SERVICE FUND – SERIES 2019	\$_____
TOTAL DEBT SERVICE FUND – SERIES 2022	\$_____
TOTAL ALL FUNDS	\$_____

## **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 10<sup>th</sup> day of August, 2023.

ATTEST:

**BOARD OF SUPERVISORS OF  
THE REUNION WEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_



# SECTION E

## **RESOLUTION 2023-09**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Reunion West Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Osceola County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2023-2024 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2023-2024; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots as set forth in the budget; and

**WHEREAS**, the District desires to levy and directly collect on the unplatted lands special assessments reflecting their portion of the District's operations and maintenance budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Reunion West Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment

payments due for Fiscal Year 2024 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, other than any properties whose assessments have been accelerated prior to this date, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Reunion West Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reunion West Community Development District.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of August, 2023.

ATTEST:

**REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

# 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, **July 13, 2023** at 11:00 a.m. via Zoom Communication Media Technology and at Reunion Grande, Room 1, 7593 Gathering Drive, Kissimmee, Florida.

Present and constituting a quorum:

Graham Staley	Chairman
Sharon Harley	Vice Chair
Michael Barry ( <i>via Zoom</i> )	Assistant Secretary
Mark Greenstein	Assistant Secretary
William (Bill) Witcher	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Steve Boyd	Boyd Civil Engineering
Alan Scheerer	Field Manager
Garrett Huegel	Yellowstone Landscape Services
Aura Zelada	Reunion West POA

*The following is a summary of the discussions and actions taken at the July 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 11:00 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**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 8, 2023  
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the June 8, 2023 Board of Supervisors meeting.

Mr. Greenstein pointed out that the minutes referred to the Repair & Maintenance (R&M) Plan, even though it was Replacement and Maintenance in other parts of the minutes. Ms. Adams noted the correction would be made to Replacement and Maintenance when referring to R&M. Mr. Witcher recalled discussion in the minutes about the vacant lot on Whitmarsh Way and Muirfield Loop and the hump that appeared on that lot. It looked similar to a leach field and no other lots in the community had similar humps. All builders signed the Reunion Resort & Club of Orlando Design Guidelines Rules & Regulations, agreeing to return the property to its original condition. Mr. Staley felt that the gas company created the mound and not the builder. Mr. Greenstein recalled in the past it was not noticeable as it was now and was surprised that no one complained about it. Mr. Staley requested that Mr. Huegel cut the grass on the mound. Mr. Scheerer would ask the gas company for permission to re-grade it to bring it down to a more acceptable level. Mr. Staley agreed as it was not the builder's issue and requested that pictures of the mound be circulated to the Board. Mr. Staley asked if Ms. Adams circulated a brief summary of what was discussed at the workshop. This was on a task list for Ms. Adams.

*Ms. Harley joined the meeting.*

On MOTION by Mr. Greenstein seconded by Mr. Barry with all in favor the Minutes of the June 8, 2023 Board of Supervisors Meeting were approved as amended.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Yellowstone Proposal for  
Monument Landscape Enhancement**

Ms. Adams presented a proposal from Yellowstone Landscape (Yellowstone) for monument landscape enhancements in the amount of \$8,321.59. The Board had a brief discussion regarding enhancing the neighborhood entrance monuments with potential landscaping and Yellowstone provided photos of suggested vegetation. There were six community entrances. Mr. Scheerer worked with Yellowstone to provide this proposal. The landscape improvement was not budgeted for this current fiscal year, but the Board could approve it out of the Operating Budget. Mr. Witcher noted it was \$8,321.59 for six monument signs, another \$11,000 for the Fitness Center area, which was a separate proposal. Two monuments were double-sided. Mr. Staley questioned

why the proposal had amounts listed from \$40 to \$1. Mr. Huegel explained that there was 40 hours of labor for the installation of 16 15-Gallon Podocarpus, 25 3-gallon Trinettes, 16 6" spray heads, 1,200 (8-feet) of 1" pipe, 20 bags of mulch and miscellaneous irrigation parts. Yellow and green Trinettes would go behind the light so it did not block the light that illuminated the signage. This was a request from a resident. Mr. Greenstein wanted uniformity throughout the resort and this reflected the interest of the community; however, the landscaping blocked the monuments, versus monuments in Reunion East, which had landscaping that was lower to the ground that did not block the monuments. Ms. Harley did not mind the uniformity and felt that they were easy to maintain, but the landscaping in the front should be below the white coping. Mr. Scheerer stated that Trinettes were easy to maintain but could be substituted with Ixoras. Mr. Barry voiced concern that the Trinettes would block the stone work on the monuments as they grow. At the request of Ms. Harley, Mr. Scheerer could move the Podocarpus to the sides of the column, so the brick and cap would be fully exposed and use Ixora or Bottlebrush instead of Trinettes. After further discussion, this item was tabled.

**FIFTH ORDER OF BUSINESS**

**Consideration of Yellowstone Proposal for  
Outdoor Fitness Center Landscape  
Enhancement**

Mr. Scheerer received a request for the outdoor Fitness Center on Grand Traverse Parkway and provided a proposal from Yellowstone in the amount of \$11,526.96 to remove, replace and enhance the outdoor Fitness Center. A rendering of the trees and what they would look like when they were fully grown, was provided. There would be some red Maples and Magnolias to replace the aging plant that was currently there. Mr. Staley clarified that the Maples would be in the verge and questioned what was on either side. Mr. Scheerer stated four Elms would be removed and replaced with two red Maples and Magnolias would be placed in the center between the sidewalk and outdoor Fitness Center, in order to reduce the amount of trees that were currently there. Mr. Greenstein felt that it was a good look as it showcased the outdoor Fitness Center. Mr. Scheerer pointed out once the red Maples grew in, it would look nice. Mr. Witcher questioned the height of a 65-Gallon Maples and 45-Gallon Magnolias. Mr. Huegel estimated the Maples would be seven to ten feet tall and the Magnolias would be seven to eight feet tall. Mr. Witcher was happy that the trees in the verge were being removed because they looked dead. It would open the area up and look nice. Mr. Scheerer agreed.



On MOTION Mr. Greenstein seconded by Ms. Harley with all in favor the proposal with Yellowstone Landscape for the outdoor Fitness Center landscape enhancement in the amount of \$11,526.96 was approved.

## SIXTH ORDER OF BUSINESS

### **Review and Acceptance of Pavement Management Plan**

Ms. Adams presented the Pavement Management Plan, which was prepared by the District Engineer. Mr. Boyd pointed out that it was in draft form as there were spelling errors, which would be corrected. It was in the same format that was provided to the Board last month with the same methodology and included all of the core roads in Reunion West, but not the roads built after 2015 by Encore. In the process of doing both Reunion East and Reunion West comparatively, they found that even the worst roads that need attention, were better off than many of the roads in other nearby areas such as Orlando and Kissimmee. There were only a few items that were urgent. As they proceeded with a plan for future repaving, the Board may defer it, but it was good to do it now and plan adequately. An alphabetical listing of the roads that were evaluated was provided with their condition and recommendations on Tables 2, 3 and 4, along with a map. There were a couple of locations that he could not take pictures of due to heavy traffic and would provide pictures in the final report. Mr. Boyd highlighted the following areas where repairs were needed:

- **Desert Mountain Court:** Median work was recommended due to potholes exposing the base. Spot repairs needed to be made next to the curb as there was a gap between the original asphalt and the patch, due to water intrusion. A full repaving of Desert Mountain Court should be included in the 2025 to 2030 Plan.
- **Outbound Lane of Tradition Boulevard:** Major resurfacing was needed, approaching the gate at Sinclair Road, due to substantial alligator cracking. Approaching Sinclair Road, the stopping action was causing damage to the pavement.
- **Castle Pines Court:** A full re-paving would be included in the 2025 to 2030 Plan.
- **Tradition Boulevard Segment C including the Outbound Portion of Tradition Boulevard from I-4 to the Sinclair Road Gatehouse:** A full re-pavement should be included in the 2025 to 2030 Plan.

Mr. Boyd noted that pavement markings were in bad shape and needed to be replaced, regardless of when the re-paving operations proceeded, especially in crosswalks, as well as the yellow striping on inbound and outbound lanes on Tradition Boulevard. Ms. Adams requested that Mr. Boyd include just an inventory of the roads in the Encore neighborhoods in the final report, so the Board could plan for them in their long-range capital planning. Mr. Staley felt that Desert Mountain Court and Castle Pines Court were in worst shape than Muirfield Loop, due to construction damage, which surprised him. Mr. Boyd agreed. Mr. Greenstein also agreed, due to the length of Desert Mountain Court and the construction traffic. Mr. Boyd noted that many other areas may be damaged due to trucks parked along the road, which he would evaluate. Mr. Scheerer pointed out that many irrigation mainlines run right off the edge of the road underneath the verge, creating washouts and potholes on the edge of the curbing, were created from contractors digging up the road and then cold patching.

Mr. Staley wanted to digest this information and questioned how they would factor in the pavement markings. Mr. Boyd noted on Desert Mountain Court and other neighborhood streets, there were no centerline markings. Ms. Adams indicated it was a routine maintenance item that would be handled regardless of the Pavement Management Plan. Mr. Staley pointed out that Tradition Boulevard from I-4 to the Sinclair Road gatehouse needed pavement markings, but it would be re-paved in two years. Mr. Witcher asked if the re-surfacing process included using an asphalt grinder to take the top coat down and laying another 2 inches of asphalt. Mr. Boyd explained that they would mill the surface and put on a new surface to match the elevation. To develop the final step, they must take some core borings in the asphalt. Ms. Adams noted that the Reunion East CDD Board identified priority areas for milling and re-surfacing and there may be cost efficiencies by doing the work for Reunion West at the same time, in an effort to give the Board options. Mr. Boyd solicited geotechnical proposals, focusing on areas in Tables 2 and 3, which would be the priority areas for roadwork. Mr. Staley preferred to complete these areas in 2024 as well as line striping for Tradition Boulevard Segment D and Table 4. Mr. Boyd planned on re-striping stop bars at a minimum throughout the community and place yellow striping on Tradition Boulevard. Mr. Greenstein asked to do the work simultaneously with Reunion East.

Mr. Staley understood that the striping and stop bars for Tables 2 and 3, for Tradition Boulevard from the bridge to the Sinclair Road gatehouse, would be built into the 2024 budget. Mr. Scheerer recalled that Sinclair Road was completed when two entry lanes were modified from

the guardhouse to Sinclair Road and now, they needed to work from the traffic circle east over the bridge, straight to the gatehouse. Mr. Witcher was experienced with road repairs and inquired about reheating the asphalt to an appropriate temperature, re-raking, pressing with a roller to get additional life on the asphalt verses milling and resurfacing. Mr. Boyd advised that minor spider or alligator cracking was not much of a concern and sealing those areas temporarily would help aesthetically, but if the cracks were causing separation and ruts, they must mill and replace as the asphalt reached its lifespan. Mr. Witcher asked if Mr. Boyd had access to old records and whether it could be of benefit to the contractor. Mr. Boyd recalled that the roads were poured almost 20 years ago and the companies were no longer in existence. Mr. Staley wanted to review the report and continue the discussion at a later time. This item was deferred.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for  
Geotechnical Services for Pavement  
Evaluation**

**A. UES**

**B. Intertek PSI**

Ms. Adams presented proposals from UES in the amount of \$3,875 and from Intertek PSI (PSI) in the amount of \$8,225 for geotechnical services for the pavement evaluation. The results would be used by the District Engineer to develop a scope, in order to obtain proposals for the mill and resurfacing. Mr. Witcher noted that UES had many exclusions. Mr. Boyd spoke with UES about it and the largest was the utility locates, which did not affect Reunion West, as they would only be taking core samples, which would not affect the existing utilities. They did restore a patch of asphalt at the core sample locations and include maintenance of traffic. Mr. Boyd recommended the UES proposal based on the price. Mr. Staley agreed with Mr. Witcher on the exclusions and asked if PSI was not better than UES in terms of quality. Mr. Boyd pointed out that UES had been around for a long time and used to be Universal Engineering.

On MOTION Mr. Staley seconded by Mr. Greenstein with all in favor the proposal with UES for pavement evaluation geotechnical services in the amount of \$3,875 was approved.
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Ms. Harley asked if the District was responsible for the Bears Den roads. Ms. Adams pointed out that the Bears Den roads were private. Ms. Harley questioned the three properties on

Grand Traverse Parkway that were part of Bears Den. Mr. Scheerer confirmed that Grand Traverse Parkway was a CDD road and the road right-of-way (ROW) would be the responsibility of the CDD. The District was maintaining sidewalks along the entire road. Mr. Staley noted that all of the roadways and parking lots within the condo units were the responsibility of the HOA. Mr. Boyd would get confirmation from UES on the items that were discussed. Ms. Adams would obtain an agreement. Mr. Boyd stated once they had the results of the core samples, they would prepare the final recommendations for the physical work. Mr. Staley questioned when the paving work would be completed. Mr. Boyd felt that Spring was ideal. Ms. Adams agreed there were fewer weather interruptions in the Spring. Based on early results from the geotechnical work, Ms. Adams would confer with the District Engineer to provide a rough estimate of funding amounts for roadwork at Reunion West, for the purpose of fiscal year 2024 budgeting. Mr. Boyd recommended that the Board amend the forecasting of the work, especially the 2025 through 2030 work, which could be pushed back, once they received the bids. Ms. Adams did not recommend engaging in milling and resurfacing every year, but to plan for three-to-five-year intervals and aggregate the work together for cost savings and efficiencies. As a special purpose Local Government, the CDD also had the ability to piggyback onto any Florida government paving contracts, such as State or County work, for cost savings or efficiencies. Mr. Greenstein questioned whether there was any damage from the TECO work on Tradition Boulevard. Mr. Boyd stated that there was one traverse crack on Tradition Boulevard on the east side of the gate, from when TECO crossed west of the gate.

## **EIGHTH ORDER OF BUSINESS**

### **Review and Discussion of Five-Year Plan**

Ms. Adams reported that Mr. Staley updated the Five-Year Plan. Mr. Staley felt that one of the most important roles that the Board had was to ensure that the District's Operating Budget was suitable for their day-to-day needs, but just as important was that the R&M budget was sufficient and they were building up reserves to cover future expenditures. The major item was the roads. Mr. Staley looked at the Five-Year Plan over the years and this year made it simpler. On Page 2, the Reunion East and West R&M, listed the following projects for 2024:

- *Roof replacement for three pool houses at Homestead and Heritage Crossings*
- *Seven Eagles exercise equipment.* Reunion East maintained and operated Seven Eagles and phased the replacement of cardio equipment and popular equipment

such as treadmills and bicycles on a regular basis.

- *Asphalt pavement contingency of \$400,000*

Ms. Adams would confer with Mr. Boyd off the record regarding using the actual estimated cost as the \$400,000 as a placeholder.

- *Concrete sidewalks*
- *Tree trimming*

Ms. Adams indicated that a tree pruning would be required to lift and trim Oak trees along the main roadways. Mr. Scheerer explained that it was a Class 2 tree trimming of all CDD street trees along property that the CDD maintained including 532, which was performed several years ago in stages. A company like Enviro Tree or Briggs would thin Oak trees, raise canopies to ensure they were 14 feet off of the road and 8 feet on the sidewalks and maintain trees along Reunion Boulevard, at the entrances, Excitement Drive, Gathering Drive on the golf course side, Watson Court and in the verge. This would be completed every two to three years. Yellowstone would hand trim some trees as part of their contract.

- *No Parking signage for Reunion Village and allowance for sign replacement*
- *Pool equipment such as pool heaters*
- *Seven Eagles Linear Park bollard lighting*
- *Seven Eagles restroom partitions*
- *Seven Eagles pool and spa resurfacing*
- *The Stables refurbishment*
- *General contingency*

Mr. Staley indicated that there was a placeholder amount of \$100,000 for the general contingency, which was subject to discussion by the Reunion East CDD Board on what projects the contingency should be used for. All other items were added by Mr. Boyd, Mr. Scheerer and Ms. Adams provided, were in the original Reserve Study. Ms. Adams would rely on feedback from the Board to identify the projects. When the Reserve Study was prepared, operations staff worked with a Reserve Advisor. It would be tied into the Fiscal Year 2024 budget. Mr. Witcher asked if the Board should continue to review this document. Ms. Adams explained that it would be updated based on the actuals and the updated preliminary Project List as well as any other updates or approved services. Mr. Staley noted a total of \$883,000 for the 2024 projects. The Reserve Study was prepared in 2021 but did not include all of the R&M items that the Board wanted. According

to Page 4 of the Five-Year Plan, in 2022 the Reserve Study reflected that \$156,000 was needed, but the Board spent \$596,000 or \$440,000 more than the Reserve Study including the playground and outdoor Fitness Center. All the Reserve Study could do, was to anticipate major infrastructure items, but was not an accurate estimate of what they would actually spend. In 2023, the Reserve Study reflected that \$239,000 would be spent in this current fiscal year and the District was on track to spend over \$1,054,000, with the Reunion Village gate system being one of the major items. For 2024, the Reserve Study reflected that \$590,000 would be spent, but the projects totaled \$883,000, for a difference of \$293,000. The Reserve Study for 2025 and 2026, reserved \$259,000 and \$1.3 million in 2026 because a large amount would be set aside for the roads. Mr. Staley felt that the Board could do a better job going forward and what Mr. Boyd presented today on the roads, would provide insight so that they could build a more reliable forecast for future years. Historically, the Board spent more money than the Reserve Study reflected that they should spend.

Mr. Staley presented the following line analysis of the Five-Year Plan:

- **Line 1:** Revenues for the General Fund of \$1.974 million was projected for revenue and assumed flat net assessments for 2025 and 2026.
- **Line 2:** Administrative expenses, which for 2024 increased by 3%.
- **Line 3:** Shared maintenance expenses, using a 3% inflation in the draft 2024 budget.
- **Line 4:** Direct maintenance expenses, which included a minor number that was extrapolated by 3%.
- **Line 5:** Savings
- **Line 6:** Excess revenues over expenses, which fluctuated between \$342,000 per year.
- **Line 7:** Transfers Out to R&M Fund. Next year, \$400,000 would be transferred and in the final two years, it was assumed that the entire surplus of revenue over expenditures would be transferred into R&M reserves.
- **Line 8:** Excess Revenues after Transfers Out.
- **Line 9:** General Fund Balance at the beginning of the year, which was \$691,476 in 2022 and \$978,000 at end of 2026.

- **Line 10:** General Fund Balance at the end of the year which was \$869,000 and \$978,000 at end of 2026. The Board could use these funds for the increased operating expenses or it could be transferred to the R&M Fund.
- **Line 11:** R&M Fund for Reunion East and West, as recommended by the Reserve Study.
- **Lines 12 & 13:** Other R&M, reflecting what was overspent in the Reserve Study, which was \$596,000. This year, the District would spend \$1.054 million. It was assumed that the District would spend \$531,000 in 2025, which was inflated in 2006.
- **Line 14:** An adjustment showing the \$400,000 contingency for the roads in the 2024 budget, which would be removed from the long-range plan for 2026, due to those funds being spent.
- **Line 15:** Total spent in the R&M Fund, which \$596,000 for 2022, \$1.054 million for 2023, \$883,000 for 2024 and \$791,000 and \$1.4 million for the following two years.
- **Line 16:** Shared expenses, which was 44% for Reunion West and 56% for Reunion East.
- **Lines 17 - 21:** Reserves for Reunion West, which was \$835,000 for 2022. In 2023, \$294,000 would be transferred from the General Fund and total expenditures for the year was 44% of the \$1.54 million, leaving a balance of \$686,000. At the end of this year, the R&M reserve would be reduced by \$160,000. In 2024, \$686,000 would be carried forward, \$400,000 would be transferred from the General Fund and total expenditures for the year, 44% of the \$883,000, would leave a balance of \$712,000. In 2025, taking the opening balance and adding in transfers from the General Fund, taking out 44% of the expenditure, would leave a balance of \$410,000 in 2026. At the end of 2026, they would take the \$410,000 and add in \$978,000, leaving a balance of \$1.4 million in reserves.

Mr. Staley felt that they had to have five years of estimates, extrapolating from the Operating Budget and every year, looking at the projects for R&M for the next couple of years and adding another year onto the end, to track monies available. If they had a \$5 million of expenses in 2032, the Five-Year Plan would anticipate it and tell the Board how to manage

expenses or increase assessments. Mr. Greenstein felt that this was a necessary process and Mr. Staley accurately identified their shortcomings. It showed that the District benefitted from the park and outdoor Fitness Center by having level assessments and maintaining reasonable contributions to the R&M Fund. Mr. Staley pointed out that as soon as the budget was finalized for the next year, the number for 2024 would be locked in. With the assistance of Mr. Boyd, Mr. Scheerer and Ms. Adams, the Board could discuss it and provide direction. Ms. Adams questioned the transfer-in from the General Fund to the R&M Fund for Fiscal Year 2025 and 2026. Mr. Staley stated that it takes the entire surplus of revenue over expenditures from the current year, which was \$352,000; however, \$294,000 was actually transferred into the R&M Fund, but \$259,000 should have been transferred in. Mr. Greenstein felt that there should be a sufficient cash balance to handle the delay in the receipt of revenue from the Tax Collector and in the next few months, they should have an estimate for what this repaving work would cost for the projects between 2025 and 2030. Mr. Barry felt this was a great analysis as it summarized the issues in a simple way. It should be as fine-tuned as possible so that the Board could decide whether to increase revenues.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Trucco recalled that several months ago, the Reunion West POA informed Ms. Adams that they were no longer going to maintain the landscaping in the verge area in front of residential homes. In the community there are ROWs platted on recorded plats. The original developers go through the plat approval process with the county. It was noted that the first plat appears was recorded in 2003 for this community. The verge area is the green space in between the curb and the home perimeter, which included the sidewalk, verge (green space with the tree) and the road. Historically, our understanding was the POA was responsible for the landscaping maintenance, but they believe they may have been maintaining the verge by mistake in some areas because the CDD owns the ROW. Staff reviewed the plats and the POA Covenants, Conditions and Restrictions (CC&Rs) and noted that several plats for Reunion West stated that the landscaping within the development, including trees in the ROW, were to be maintained by the Reunion West POA. The POA attorney ordered a title document search and after their review, they concluded that the maintenance of landscaping in ROW was assigned to the Reunion West POA in the plats with the exception of Phase 1, wherein the plat did not assign such responsibility. However, to resolve the ongoing dispute, the POA proposed in Phase 1 to discuss charges for the POA to



perform lawn mowing and tree-trimming. The POA stated they would have responsibility per the plat notes for landscaping maintenance in the remainder of verges for lawn mowing and tree trimming but that the CDD was responsible for sidewalk breakage and cleaning, irrigation and landscaping replacement. Ms. Trucco discussed response and option for requesting License Agreement with RW POA to resolve issue.

Mr. Staley preferred to have a License Agreement for Phase 1 for the POA to maintain the area, because the Reunion West POA would be paying for it one way or the other, through the CDD or POA assessments. Mr. Greenstein felt that this aligned with the intent of any past practice of what occurred within the Reunion East and West CDDs from inception and it has only been an issue regarding Encore Reunion West. Ms. Trucco identified 12 plats, 10 of which they conducted their review of. Mr. Greenstein felt that Phase 1 needed to be in line with the other plats and the rest of the community. Ms. Trucco agreed, it made sense for the CDD to grant a License Agreement to the POA to continue the maintenance and it did not make sense for the District to generate attorney's fees. Mr. Staley felt if there was a mistake, it needed it be corrected through the License Agreement. Mr. Greenstein asked if there was an indication that the Reunion West POA was willing to accept the License Agreement. Ms. Trucco did not know, but if there was an agreement that made the most sense they could try get something memorialized in writing.

Regarding the request was for the CDD to take over responsibility for repair of the sprinklers, Mr. Staley did not see any reason for the CDD to do that, because from a consistency perspective, the sprinklers would be handled by the HOA. Mr. Greenstein felt that it was attached to the rest of the residential system when the house was built. Mr. Witcher noted that they were collecting the fees to cover the expense. Mr. Staley understood that the CDD was responsible for sidewalk safety such as repairs and replacement, but if someone wanted their sidewalk to be cleaned it was not the CDD's responsibility. Mr. Scheerer confirmed that the CDD was not responsible for pressure washing sidewalks in front of residential homes. Ms. Trucco would work with Mr. Scheerer. Mr. Staley pointed out that the replacement of landscaping in the verges was a homeowner responsibility and they should be absorbing the cost. The POA could decide whether to raise assessments or have the homeowner to replace the landscaping themselves. Mr. Greenstein indicated that the only landscaping was grass and a tree, which was what the POA wanted to maintain. Mr. Staley wanted consistency with what they were doing in both CDDs, but the CDD should not create an exception on who replaced the landscaping in those verge areas. Ms. Aura

Zelada, of the Reunion West POA confirmed that the POA collected assessments and having a License Agreement was a good approach.

**i. Presentation of Memo Regarding Ethics Training for Elected Officials and Other Legislative Updates**

Ms. Trucco presented a Memorandum regarding the ethics training for all Supervisors and other legislative updates. There was an amendment to Section 112 of the Florida Statutes, which became effective on July 1, 2023, requiring each Supervisor as of January 1, 2024, to complete four hours of ethics training each calendar year. Board Members were required to certify on Form 1, that they completed the four hours of ethics training. Additional reminders would be provided to the Board closer to January. Resources were available for free on The Florida Commission on Ethics website to complete the requirement in 50-minute increments through training videos. Ms. Trucco reported a change in the Concealed Carry Law in the State of Florida; however, concealed weapons were still prohibited at CDD meetings. Also included, beginning July 1, 2023, a Supervisor was prohibited from communicating with a social media platform to request the removal of certain content. Lastly, there was a revision to Section 287, prohibiting any Supervisor from requesting documentation or giving preference to a vendor based on their social, political or ideological interests, when considering government contracts. Ms. Trucco was still working with Kingwood on the Irrigation System Operating Agreement and once this was completed they would discuss the encroachment issue.

**B. Engineer**

**i. Review and Acceptance of Annual Engineer's Report - ADDED**

Ms. Adams reported as part of the Trust Indenture, the District was required to have an Annual Engineer's Inspection. There was a letter in the agenda package from the District Engineer, ensuring that the District's master infrastructure was in good condition, there was adequate funding to maintain the infrastructure and adequate insurance on the infrastructure.

On MOTION Mr. Greenstein seconded by Mr. Witcher with all in favor the Annual Engineer's Report was accepted.
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**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 June 1, 2023 through June 30, 2023 in the amount of \$191,420.26.

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

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through May 31, 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**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Staley recalled communication from the HOA regarding The Stables dumpster and questioned if the Reunion East CDD was going to increase collections from three days per week to daily collection. Mr. Greenstein would follow up with Kingwood.

**TWELFTH ORDER OF BUSINESS**

**Next Meeting Date – August 10<sup>th</sup>, 2023**

The next meeting was scheduled for August 10, 2023 at 11:00 a.m.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Greenstein seconded by Mr. Barry with all in favor the meeting was adjourned.
--

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Secretary/Assistant Secretary

---

Chairman/Vice Chairman

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has also become an important employer of women, with 55% of public sector employees being women in 1995, compared with 45% in 1980.

There are a number of reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work. Another reason is that the public sector has a high proportion of jobs that are part-time or flexible, which are more likely to be held by women.

There are also a number of reasons why the public sector has become an important employer of women in the 1990s. One reason is that the public sector has a high proportion of jobs that are in the health and social care sectors, which are traditionally held by women. Another reason is that the public sector has a high proportion of jobs that are in the education sector, which is also traditionally held by women.

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**SUMMARY OF JOINT WORKSHOP  
REUNION EAST AND REUNION WEST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **May 11, 2023** at 10:04 a.m. via Zoom Communication Media Technology and at Heritage Crossings Community Center, 7715 Heritage Crossings Way, Kissimmee, Florida.

Present and constituting a quorum:

Mark Greenstein  
Steven Goldstein  
Trudy Hobbs  
John Dryburgh  
June Wispelwey (*via Zoom*)

Chairman Reunion East  
Vice Chairman Reunion East  
Assistant Secretary Reunion East  
Assistant Secretary Reunion East  
Assistant Secretary Reunion East

Graham Staley  
Sharon Harley  
Bill Witcher  
Mike Barry

Chairman Reunion West  
Vice Chairman Reunion West  
Assistant Secretary Reunion West  
Assistant Secretary Reunion West

Also present were:

Tricia Adams  
Kristen Trucco  
Alan Scheerer  
Residents

District Manager  
District Counsel  
Field Manager

No members of the public made a comment.

Ms. Adams recalled that the Boards directed staff to schedule a joint workshop for the purpose reviewing agreements between Reunion East Community Development District or Reunion West Community Development District and the Reunion Resort of Orlando Master Association or Kingwood entities.

A binder with all agreements was presented to Board members. A table was presented to the Boards that included details of type of agreement, organization, effective date of agreement, expiration date of agreement and terms or costs of agreement. Ms. Adams presented the table line by line with Reunion East agreements being presented first in the table.

Supervisor Staley noted that the agreements are in overall good shape but he did want clarification on a few issues. He noted that many agreements referred to ownership of books and records. Mr. Staley asked for legal clarification on what private records would be available to the CDD. For example, if the records calculating security fees would be provided to the CDD if requested?

Ms. Trucco advised that the CDD has a public records provision included in agreements which is in accordance with Florida law. CDD documents and financials are subject to public inspection and that applies to the vendors who the CDD does business with for documents that relate to those agreements. There are also indemnification provisions if they fail to maintain records and the CDD is damaged.

Mr. Dryburgh asked about requesting security records related to security patrols and Ms. Trucco advised that records related to the service being provided should be able to be obtained.

Mr. Greenstein asked about the right to see the security personnel expenses and Ms. Trucco advised that it would be subject to the exact public records language in that specific agreement.

Mr. Barry questioned the right to access vendor records. Ms. Adams noted that some of the older agreements refer to the CDD maintaining public records and the vendor is asked to acknowledge that the CDD records are public records. The language in newer agreements may be different.

Mr. Greenstein reiterated that the CDD is a government, and our records are public. He also noted that the CDD pays a portion of the overall security expenses. The Master Association also pays for a significant portion of security services.

Ms. Trucco reiterated the CDD can ask for records related to the provision of service.

Ms. Whispelwey stated that Reunion Security is run by Kingwood. Ms. Adams noted the CDD contracts with the Master Association and the Master Association hires Reunion Security which is a Kingwood entity. Ms. Whispelwey inquired if the CDD could hire a different security service provider. Ms. Adams said the Boards have the ability to terminate agreements.

Ms. Trucco said that an alternative to looking at the Reunion Security expenses is to obtain proposals from other service providers. Ms. Harley noted that other CDDs pay more than Reunion CDDs for security.

Ms. Adams presented other license agreements for mailboxes, improvements at Carriage Pointe, license agreements for upgraded security equipment. Mr. Staley noted a gap in the security agreement. She also presented a Management Service Agreement for Heritage Crossings Community Center and The Stables.

There was discussion about the dumpster at The Stables and who manages the dumpsters. Ms. Adams indicated the dumpsters are managed by the Master Association.

Ms. Adams presented a recreational easement for the dog park and playground area owned by Kingwood and used by Reunion East CDD. Agreements for custodial services at pool facilities and Seven Eagles with Reunion Club of Orlando which is a Kingwood entity. A roof replacement agreement with Kingwood was presented and Mr. Staley inquired about the qualifications of workers and Mr. Scheerer noted the bid was provided as a result of a competitive bid process and that they were subcontractors of Kingwood from Georgia. Discussion ensued regarding the qualifications of contractors and treating vendors equally. Ms. Trucco noted that the Board can demand information regarding subcontractors per the terms of the agreements.

Ms. Adams presented other service agreements such as painting, parking enforcement, amended security service provider agreements, and agreement extensions.

Reunion West agreements included security agreements, license agreement with the Master Association, license agreements, a monument signage construction easement agreement with Kingwood, and a parking enforcement agreement.

Mr. Staley inquired about other issues with Kingwood such as the irrigation matter at Reunion East and the encroachment matter at Reunion West. Ms. Adams noted there is also ongoing discussion with Reunion East Board regarding future use of The Stables and Kingwood may become involved in that.

Ms. Trucco advised that the matters regarding irrigation and the encroachment are with Kingwood and she has been updating the Boards. Kingwood's counsel is reviewing comments provided by District counsel.

Ms. Whispelwey inquired about mailbox kiosks. Discussion ensued about no postal service being available at Reunion West Encore neighborhood. Mr. Scheerer noted mailbox kiosks are installed in certain areas of Reunion Village. Board members asserted that the post office views Reunion as a rental community so mail service is a challenge for Reunion residents. Mr. Greenstein reiterated mail service is not a CDD matter but the CDD supports the efforts of residents to improve mail service.

Mr. Barry inquired about any overall concerns and Ms. Adams noted there were no concerns from a business perspective nor from a delivery of service perspective.

Mr. Greenstein felt the Board met its responsibilities to review the agreements with Kingwood and affiliates.

There was no public comment.

The workshop was adjourned by Ms. Adams at 11:07 a.m.



## SECTION V



# Reunion

Kissimmee, FL.

July 2023

Conceptual Rendering-Plants are depicted at mature stage



*Existing*

## Landscape Design Suggestions

*Dwarf Ixora (D.I.)*  
*Podocarpus (P.D.)*

*P.D.*

*D.I.*



*Potential: Option 1*



# Reunion

Kissimmee, FL.

July 2023

Conceptual Rendering-Plants are depicted at mature stage



*Existing*

## Landscape Design Suggestions

*Croton 'Mammy' (C.M.)*  
*Podocarpus (P.D.)*

*P.D.*

*C.M.*



*Potential: Option 2*



# Reunion

Kissimmee, FL.

July 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

- Blue Daze 'Blue My Mind' (B.D.)
- Podocarpus (P.D.)

P.D.  
B.D.



Potential: Option 3



# Reunion

Kissimmee, FL.

July 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

- Dwarf Ixora (D.I.)
- Podocarpus (P.D.)

P.D.  
D.I.



Potential: Option 1



# Reunion

Kissimmee, FL.

July 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

Croton 'Mammy' (C.M.)  
Podocarpus (P.D.)

P.D.  
C.M.



Potential: Option 2



# Reunion

Kissimmee, FL.

July 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

- Blue Daze 'Blue My Mind' (B.D.)
- Podocarpus (P.D.)

P.D.  
B.D.



Potential: Option 3



# Reunion

Kissimmee, FL.

July 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

S.D.  
P.D.  
D.I.



## Landscape Design Suggestions

- Dwarf Ixora (D.I.)
- Podocarpus (P.D.)
- Sod (S.D.)

Potential: Option 1



# Reunion

Kissimmee, FL.

July 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

S.D.  
P.D.  
C.M.



## Landscape Design Suggestions

- Croton 'Mammy' (C.M.)
- Podocarpus (P.D.)
- Sod (S.D.)

Potential: Option 2



# Reunion

Kissimmee, FL.

July 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

S.D.  
P.D.  
B.D.



Landscape Design Suggestions

- Blue Daze 'Blue My Mind' (B.D.)
- Podocarpus (P.D.)
- Sod (S.D.)

Potential: Option 3





Proposal #306687

Date: 04/27/2023

From: Garrett Huegel

## Proposal For

### Reunion East & West CDD

c/o GMS-CF, LLC  
1408 Hamlin Avenue  
Unit E  
St Cloud, FL 34771

main: 407-841-5524  
mobile: 407-398-2890

## Location

1590 Reunion Blvd  
Kissimmee, FL 34747

## Monument Landscape Enhancements

Terms: Net 30

This proposal is for adding new landscape and irrigation to six Reunion Monuments on the west side.

This includes the monuments at Golden Bear Drive, Whitmarsh Way, Castle Pines Drive, Desert Mountain Court, Heritage Preserve, and Eagle Estates.

The monuments that are double sided will receive landscaping on both sides.



ITEM DESCRIPTION	Quantity
General Labor	40.00
Podocarpus 15 Gallon	16.00
Trinette 3 Gallon	25.00
6" Spray Head	16.00
1" SCH 40 PVC	1200.00
Mulch (Bags)	20.00
Irrigation Parts	1.00

Client Notes

	SUBTOTAL	\$8,321.59
Signature	SALES TAX	\$0.00
x	TOTAL	\$8,321.59

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Garrett Huegel

ghuegel@yellowstonelandscape.com



# Reunion

Kissimmee, FL.

May 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

- Arboricola 'Trinette' (A.T.)
- Podocarpus (P.D.)

P.D.  
A.T.



Potential



# Reunion

Kissimmee, FL.

May 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

- Arboricola 'Trinette' (A.T.)
- Podocarpus (P.D.)



Potential



# Reunion

Kissimmee, FL.

May 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

- Arboricola 'Trinette' (A.T.)
- Podocarpus (P.D.)
- Sod (S.D.)

S.D.  
P.D.  
A.T.



Potential



## SECTION VI



REUNION WEST CDD  
PAVEMENT CONDITION EVALUATION AND  
RECOMMENDATIONS

July 12, 2023

PREPARED FOR:

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS

PREPARED BY:

Steven N. Boyd, P.E.  
Boyd Civil Engineering, Inc.  
6816 Hanging Moss Rd.  
Orlando, FL 32807

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## Introduction and Objective

This report addresses CDD owned roads within the Reunion West Community Development District that were constructed prior to 2015 as part of the original Reunion Development. Additional Roads constructed after 2015 are not presently included in this report because of their recent construction and good condition. The purpose of this report is to review the condition of aging asphalt surfaces and to prioritize repairs and resurfacing to the roads that are approaching 20 years of use.

## Methodology

### Data Collection:

Site visits were conducted during June and July of. Each of the roads were driven slowly looking for signs of distress to include alligator cracking, settlement, potholes, or other disturbances to the pavement surface. Areas showing signs of disturbance were walked and photographed.

### Analysis:

In order to evaluate and rate the condition of the observed conditions, each section of road way was evaluated using the Pavement Condition Index (PCI) method. This best practices approach is described in more detail in Appendix 4. The methodology assigns value and deducts for the type of defect, severity and area of observed distress.

Ratings fall within the following classifications:

Very Poor	0-10
Poor	10-25
Fair	25-40
Good	40-50
Very Good	70 or above

The PCI Worksheets for each roadway segment are included in Appendix 2, with photos of observed distress shown in Appendix 3.

## Summary of Findings

Generally, the asphalt surfaces are in reasonable condition given their age and use. The most commonly observed condition was nonstructural alligator cracking which takes place over time as the asphalt ages and loses its original plasticity. The underlying base appears to be in good condition with the exception of a few locations identified in this report.

Information regarding recommended improvements and prioritization is presented in the following section. Detailed information regarding the PCI scoring of each roadway is presented in Appendix B.

The below provides a summary of roadways evaluated (in alphabetical order) and the overall PCI rating.

Alleys were not individually evaluated and are not presented in this report. In the recommendations section, it will be recommended that alleys be resurfaced in the same sequence as the adjacent subdivision streets as each subdivision is resurfaced.

**Table 1. Listing of Roadways in Alphabetical Order**

Roadway	Segment Description		PCI Condition
	No.	Starting From Endint at	
Castle Pines Court		Grand Traverse Parkway Cul-de-sac	Good
Coyote Creek Way		Twin Eagles Loop Twin Eagles Loop	Very Good
Desert Mountain Court		Grand Traverse Parkway Cul-de-sac	Fair
Golden Bear Drive		Whitemarsh Way Tradition Blvd.	Very God
Grand Traverse Parkway		Tradition Blvd. Valhalla Terrace	Very Good
Loxahatchee Court		Golden Bear Drive Golden Bear Drive	Very Good
Muirfield Loop		Whitemarsh Way Whitemarsh Way	Very Good
Palmilla Court		Muirfield Loop Cul-de-sac	Good
Tradition Blvd. Segment A	A	Sinclair Road. Gate House	Very Good
Tradition Blvd. Segment B	B	Gate House I-4 Overpass	Very Good
Tradition Blvd. Segment C	C	I-4 Overpass Gate House	Good

Tradition Blvd. Segment D	D	Gate House	Sinclair Rd.	Fair
Twin Eagles Loop		Grand Traverse Parkway	Grand Traverse Parkway	Very Good
Valhalla Terrace		Grand Traverse Parkway	Cul-de-sac	Good
Whitemarsh Way		Tradition Blvd.	End at New Const.	Very Good

## Recommendations

Tables 2 through 5 provide recommendations regarding prioritization and suggested scheduling of resurfacing roadways. The timelines presented are not absolute and may be adjusted at the discretion of the Board of Supervisors. Items requiring most urgent attention are noted.

It should also be noted that although some curb lines are beginning to show impact of root growth. Areas where this should be addressed concurrent with resurfacing are noted in the recommendations. This is a common and ongoing concern with all communities where canopy trees are maturing in close proximity to curbs and sidewalks.

Prior to starting a resurfacing program, roadway sections to be resurfaced should have a core samples taken at several locations to confirm depth of the existing base and asphalt layers. Following review of core samples, the specific depth of milling and resurfacing can be determined.

**Table 2. Recommended work to be completed as soon as possible.**

Roadway	Segment Description			PCI Condition	Description of work required
	No.	Starting From	Ending at		
Desert Mountain Ct.	2	Grand Traverse	Cul-De Sac	Fair	Requires Spot Repairs along Curb Line and Pothole at Cul-de-sac

**Table 3. Recommended work to be completed within the next two years**

Roadway	Segment Description			PCI Condition	Description of work required
	No.	Starting From	Ending at		
Tradition Blvd. Segment D	D	Gate House	Sinclair Rd.	Fair	Schedule for Resurfacing in Next 2 years

**Table 4. Recommended Work to be planned between 2025 and 2030**

Roadway	Segment Description			PCI Condition	Description of work required
	No.	Starting From	Ending at		
Castle Pines Court		Grand Trave	Cul-de-sac	Good	Place on 2025-2030 CIP for Resurfacing
Desert Mountain Court		Grand Trave	Cul-de-sac	Fair	Make Spot Repairs and Place on 2025-2030 CIP for Resurfacing
Tradition Blvd. Segment C	C	I-4 Overpass	Gate House	Good	Place on 2025-2030 CIP for Resurfacing

**Table 5. Recommended work to be planned between 2030 and 2035**

Roadway	Segment Description		PCI Condition	Description of work required	
	No.	Starting From Ending at			
Coyote Creek Way		Twin Eagles Twin Eagles	Very Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing	
Golden Bear Drive		Whitemarsh Tradition Blv	Very Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing	
Grand Traverse Parkway		Tradition Blv Valhalla Terr	Very Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing	
Loxahatchee Court		Golden Bear Golden Bear	Very Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing	
Muirfield Loop		Whitemarsh Whitemarsh	Very Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing	
Palmilla Court		Muirfield Lo Cul-de-sac	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing	
Tradition Blvd. Segment A	A	Sinclair Road Gate House	Very Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing	
Tradition Blvd. Segment B	B	Gate House I-4 Overpass	Very Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing	
Twin Eagles Loop		Grand Trave Grand Trave	Very Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing	
Valhalla Terrace		Grand Trave Cul-de-sac	Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing	
Whitemarsh Way		Tradition Blv End at New C	Very Good	Monitor and Consider Placing on 2030-2035 CIP for Resurfacing	



## APPENDIX:

APPENDIX A – LOCATION MAPS

APPENDIX B – PCI WORKSHEETS

APPENDIX C – PHOTO LOG

APPENDIX D- Pavement Condition Index (PCI) Best Practices Methodology Summary

## **APPENDIX A – LOCATIONS MAP**







## **APPENDIX B – PCI WORKSHEETS**

ROAD SEGMENT: Castle Pines Court

Area (sq ft) = 53,520

Total Raw Deduct Points = 65.45

PCI = 58 Good

Distress > 5= 3

Total Distress Types = 3

☒ Percent ☐ Area

1	2	3	4	5	6	7
Alligator Cracking	Block Cracking	Distortions	Longitudinal/ Transverse	Patching/ Utility Cuts	Rutting/ Depressions	Weathering/ Raveling

### Low

Quantity =	2,676	0	0	0	2,676	6816	0
Density % =	5.00%	0.00%	0.00%	0.00%	5.00%	12.74%	0.00%
Deduct =	25.20				10.40	29.85	

### Medium

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

### High

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

See "Instructions " worksheet &

You may need to change the " Zoom " factor to fit on your screen

ROAD SEGMENT: Desert Mountain Court

Area (sq ft) = 68,160

Total Raw Deduct Points = 80.50

PCI = 49 Fair

Distress > 5= 3

Total Distress Types = 3

☒ Percent ☐ Area

1	2	3	4	5	6	7
Alligator Cracking	Block Cracking	Distortions	Longitudinal/ Transverse	Patching/ Utility Cuts	Rutting/ Depressions	Weathering/ Raveling

### Low

Quantity =	10,224	0	0	0	6,816	6816	0
Density % =	15.00%	0.00%	0.00%	0.00%	10.00%	10.00%	0.00%
Deduct =	37.00				16.00	27.50	

### Medium

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

### High

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

See "Instructions " worksheet &

You may need to change the " Zoom " factor to fit on your screen

ROAD SEGMENT: Golden Bear Drive & Loxahatchee Ct.

Area (sq ft) = 76,320

Total Raw Deduct Points = 35.60

PCI = 73 Very Good

Distress > 5= 2

Total Distress Types = 2

☒ Percent ☐ Area

1

Alligator  
Cracking

2

Block  
Cracking

3

Distortions

4

Longitudinal/  
Transverse

5

Patching/  
Utility Cuts

6

Rutting/  
Depressions

7

Weathering/  
Raveling

Low

Quantity =

3,816

0

0

0

3,816

0

0

Density % =

5.00%

0.00%

0.00%

0.00%

5.00%

0.00%

0.00%

Deduct =

25.20

10.40

Medium

Quantity =

0

0

0

0

0

0

0

Density % =

0.00%

0.00%

0.00%

0.00%

0.00%

0.00%

0.00%

Deduct =

High

Quantity =

0

0

0

0

0

0

0

0

Density % =

0.00%

0.00%

0.00%

0.00%

0.00%

0.00%

0.00%

Deduct =

See "Instructions " worksheet &

You may need to change the " Zoom " factor to fit on your screen

ROAD SEGMENT: Grand Traverse Parkway

Area (sq ft) = 157,800

Total Raw Deduct Points = 30.00

PCI = 70 Very Good

Distress > 5= 1

Total Distress Types = 2

☒ Percent ☐ Area

1	2	3	4	5	6	7
Alligator Cracking	Block Cracking	Distortions	Longitudinal/ Transverse	Patching/ Utility Cuts	Rutting/ Depressions	Weathering/ Raveling

### Low

Quantity =	7,890	0	0	0	3,156	0	0
Density % =	5.00%	0.00%	0.00%	0.00%	2.00%	0.00%	0.00%
Deduct =	25.20				4.80		

### Medium

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

### High

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

See "Instructions " worksheet to

You may need to change the " Zoom " factor to fit on your screen



ROAD SEGMENT: Muirfield Loop

Area (sq ft) = 93,600

Total Raw Deduct Points = 35.60

PCI = 73 Very Good

Distress > 5= 2

Total Distress Types = 2

☒ Percent ☐ Area

1	2	3	4	5	6	7
Alligator Cracking	Block Cracking	Distortions	Longitudinal/ Transverse	Patching/ Utility Cuts	Rutting/ Depressions	Weathering/ Raveling

Low

Quantity =	4,680	0	0	0	4,680	0	0
Density % =	5.00%	0.00%	0.00%	0.00%	5.00%	0.00%	0.00%
Deduct =	25.20				10.40		

Medium

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

High

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

See "Instructions " worksheet &

You may need to change the " Zoom " factor to fit on your screen

ROAD SEGMENT: Palmilla Court

Area (sq ft) = 50,231

Total Raw Deduct Points = 56.60

PCI = 63 Good

Distress > 5= 3

Total Distress Types = 3

☒ Percent ☐ Area

1	2	3	4	5	6	7
Alligator Cracking	Block Cracking	Distortions	Longitudinal/ Transverse	Patching/ Utility Cuts	Rutting/ Depressions	Weathering/ Raveling

### Low

Quantity =	2,511	0	0	0	2,511	2511	0
Density % =	5.00%	0.00%	0.00%	0.00%	5.00%	5.00%	0.00%
Deduct =	25.20				10.40	21.00	

### Medium

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

### High

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

See "Instructions " worksheet to

You may need to change the " Zoom " factor to fit on your screen

ROAD SEGMENT: Tradition Blvd. Segment A - In Bound Lanes West of Gate

Area (sq ft) = 29,040

Total Raw Deduct Points = 25.20

PCI = 75 Very Good

Distress > 5= 1

Total Distress Types = 1

☒ Percent ☐ Area

1	2	3	4	5	6	7
Alligator Cracking	Block Cracking	Distortions	Longitudinal/ Transverse	Patching/ Utility Cuts	Rutting/ Depressions	Weathering/ Raveling

### Low

Quantity =	1,452	0	0	0	0	0
Density % =	5.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	25.20					

### Medium

Quantity =	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =						

### High

Quantity =	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =						

See "Instructions " worksheet to

You may need to change the " Zoom " factor to fit on your screen

ROAD SEGMENT: Tradition Blvd. Segment B - In Bound Lanes East of Gate to I-4 Overpass

Area (sq ft) = 54,200

Total Raw Deduct Points = 35.60

PCI = 73 Very Good

Distress > 5= 2

Total Distress Types = 2

☒ Percent ☐ Area

1	2	3	4	5	6	7
Alligator Cracking	Block Cracking	Distortions	Longitudinal/ Transverse	Patching/ Utility Cuts	Rutting/ Depressions	Weathering/ Raveling

Low

Quantity =	2,710	0	0	2710	0	0	0
Density % =	5.00%	0.00%	0.00%	5.00%	0.00%	0.00%	0.00%
Deduct =	25.20			10.40			

Medium

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

High

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

See "Instructions " worksheet &

You may need to change the " Zoom " factor to fit on your screen

**ROAD SEGMENT:** Tradition Blvd. Segment C - Out Bound Lanes East of Gate to I-4 Overpass

Area (sq ft) = **54,200**

Total Raw Deduct Points = **70.10**

PCI = **55** Good

Distress > 5= **3**

Total Distress Types = **3**

☒ Percent ☐ Area

1	2	3	4	5	6	7
Alligator Cracking	Block Cracking	Distortions	Longitudinal/ Transverse	Patching/ Utility Cuts	Rutting/ Depressions	Weathering/ Raveling

### Low

Quantity =	<b>5,420</b>	<b>0</b>	<b>0</b>	<b>5420</b>	<b>0</b>	<b>2710</b>	<b>0</b>
Density % =	<b>10.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>10.00%</b>	<b>0.00%</b>	<b>5.00%</b>	<b>0.00%</b>
Deduct =	<b>32.30</b>			<b>16.80</b>		<b>21.00</b>	

### Medium

Quantity =	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Density % =	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>
Deduct =							

### High

Quantity =	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Density % =	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>
Deduct =							

**See "Instructions " worksheet to**

*You may need to change the " Zoom " factor to fit on your screen*

ROAD SEGMENT: Tradition Blvd. Segment D - Out Bound Lanes West of Gate

Area (sq ft) = 33,400

Total Raw Deduct Points = 82.70

PCI = 47 Fair

Distress > 5= 3

Total Distress Types = 4

☒ Percent ☐ Area

1	2	3	4	5	6	7
Alligator Cracking	Block Cracking	Distortions	Longitudinal/ Transverse	Patching/ Utility Cuts	Rutting/ Depressions	Weathering/ Raveling

### Low

Quantity =	6,680	1670	0	3340	0	1670	0
Density % =	20.00%	5.00%	0.00%	10.00%	0.00%	5.00%	0.00%
Deduct =	40.50	4.40		16.80		21.00	

### Medium

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

### High

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

See "Instructions " worksheet &

You may need to change the " Zoom " factor to fit on your screen

ROAD SEGMENT: Twin Eagles Loop & Coyote Creek Way

Area (sq ft) = 62,280

Total Raw Deduct Points = 39.53

PCI = 70 Very Good

Distress > 5= 2

Total Distress Types = 2

☒ Percent ☐ Area

1	2	3	4	5	6	7
Alligator Cracking	Block Cracking	Distortions	Longitudinal/ Transverse	Patching/ Utility Cuts	Rutting/ Depressions	Weathering/ Raveling

### Low

Quantity =	4,671	0	0	0	3,114	0	0
Density % =	7.50%	0.00%	0.00%	0.00%	5.00%	0.00%	0.00%
Deduct =	29.13				10.40		

### Medium

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

### High

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

See "Instructions " worksheet &

You may need to change the " Zoom " factor to fit on your screen

ROAD SEGMENT: Valhalla Terrace

Area (sq ft) = 36,720

Total Raw Deduct Points = 46.20

PCI = 65 Good

Distress > 5= 2

Total Distress Types = 2

☒ Percent ☐ Area

1	2	3	4	5	6	7
Alligator Cracking	Block Cracking	Distortions	Longitudinal/ Transverse	Patching/ Utility Cuts	Rutting/ Depressions	Weathering/ Raveling

### Low

Quantity =	1,836	0	0	0	0	1836	0
Density % =	5.00%	0.00%	0.00%	0.00%	0.00%	5.00%	0.00%
Deduct =	25.20					21.00	

### Medium

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

### High

Quantity =	0	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =							

See "Instructions " worksheet &

You may need to change the " Zoom " factor to fit on your screen



ROAD SEGMENT: Whitemarsh Way

Area (sq ft) = 26,400

Total Raw Deduct Points = 25.20

PCI = 75 Very Good

Distress > 5= 1

Total Distress Types = 1

☒ Percent ☐ Area

1	2	3	4	5	6	7
Alligator Cracking	Block Cracking	Distortions	Longitudinal/ Transverse	Patching/ Utility Cuts	Rutting/ Depressions	Weathering/ Raveling

### Low

Quantity =	1,320	0	0	0	0	0
Density % =	5.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =	25.20					

### Medium

Quantity =	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =						

### High

Quantity =	0	0	0	0	0	0
Density % =	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Deduct =						

See "Instructions " worksheet to

You may need to change the " Zoom " factor to fit on your screen

## **APPENDIX C – PHOTO LOG**



*Location 1*



*Location 2*





*Location 1*



*Location 2*





*Location 3*





*Location 4*





*Location 5*



*Location 6*





*Location 7*



*Location 8*





*Location 9*



*Location 10*





*Location 11*



*Location 12*





*Location 13*



*Location 14*





*Location 15*



*Location 16*





*Location 17*



*Location 18*





*Location 19*



*Location 20*





*Location 21*



*Location 22*





*Location 23*



*Location 24*





*Location 25*



*Location 26*





*Location 27*



*Location 28*





*Location 29*



*Location 30*





*Location 31*



*Location 32*





*Location 33*



*Location 34*





*Location 35*



*Location 36*





*Location 37*



*Location 38*





*Location 39*



*Location 40*





*Location 41*



*Location 42*





*Location 43*



*Location 44*





*Location 45*



*Location 46*





*Location 47*



*Location 48*





*Location 49*



*Location 50*





*Location 51*



*Location 52*





*Location 53*



*Location 54*





*Location 55*



*Location 56*





*Location 57*

**APPENDIX D**  
**Pavement Condition Index (PCI)**  
**Best Practices Methodology**  
**Summary**



# Pavement Condition Index (PCI)

## There's More (and Less) to the Score

February 2021



Local agencies commonly use Pavement Condition Index (PCI) as the primary or sole basis for selecting from the pavement preservation and rehabilitation strategies in their pavement management systems (PMS). PCI is a simple, effective communication tool, but when used alone it is insufficient for choosing the right strategy at the right time to maximize the cost-effectiveness of pavement funding. However, making simple changes to an agency's PMS so it uses the pavement condition data that go into calculating a PCI can result in better engineering decisions. Once a pavement segment in a network is programmed for work, small investments in better project-level site investigations can have big payoffs by producing better information for engineering decisions and by identifying problems that will be costly to resolve when found during construction.

### How PCI is Calculated

PCI is calculated using detailed data related to the pavement surface distresses observed in pavement condition surveys. A condition survey identifies the distress types within a section of a pavement (such as one block of city street or one mile of county road), the "severity" of each distress (how advanced the distress is), and its "extent" (how widespread the distress is in the section).

PCI is calculated as follows, using the detailed type, severity, and extent data:

- An equation converts the severity and extent of each distress into a so-called "deduct value"; different deduct equations are used for the different distress types.
- All the deduct values obtained across all the distress types are then added up and subtracted from 100.
- The result is a PCI on a scale of 0 to 100.

The equations for calculating deduct values were originally graphical figures developed in the 1970s (see the section "History of PCI" below) based on the opinions of pavement experts regarding the relative importance of the severities and extents of different distresses. Those equations have been standardized into ASTM 6433, Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys.

### Distress Types and Appropriate Treatments

#### Distresses

The asphalt-surfaced pavement distresses for which information is collected can be

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*The City and County Pavement Improvement Center, supported by SB1 funding through the University of California Institute of Transportation and the Mineta Transportation Institute, is dedicated to increasing pavement knowledge and technical capability among local government staff, planners, and managers by providing timely, relevant, and practical technical support, training, research, publications, and outreach.*

Report No. UCPRC-BP-2021-01

broadly categorized as follows<sup>1</sup>:

- Alligator Cracking
- Block Cracking
- Longitudinal and Transverse Cracking
- Distortions
- Patching and Utility Cuts
- Rutting and Depression
- Raveling
- Weathering

Cracking is the most common and important type of distress and affects all asphalt pavements. And while all the distresses listed above have deduct values, pavement management should primarily focus on cracking, except where safety is involved (severe rutting, potholes). Cracking can be divided into two main types: age-related cracking and load-related cracking.

Age-related cracking, which can occur over an entire pavement, is caused by oxidation of the asphalt as it ages and becomes unable to handle expansion and contraction from temperature changes without fracturing. This type of cracking has these characteristics:

- It appears as both transverse (Figure 1) and longitudinal cracks, which eventually become connected to form block cracking.
- Age-related cracks occur at the top of the asphalt and propagate downward.
- The entire surface of all asphalt pavements will experience age-related cracking unless they are preserved in a timely manner.



**Figure 1. Transverse cracking (sealed) due to aging**

Load-related cracking occurs only in the wheelpaths and is caused by asphalt bending under heavy vehicles, which fatigues the asphalt layers. This type of cracking (also called “alligator cracking”) has these characteristics:

- Load-related cracking only occurs on pavements that undergo loading by heavy trucks or buses.
- Load-related cracking usually starts at the bottom of the asphalt and propagates upward.
- Cracking will occur in wheelpaths regardless of whether or not preservation treatments are used, although these treatments can help slow the fatigue damage (Figure 2).
- Potholes are the result of extensive wheelpath fatigue cracking.

<sup>1</sup> From StreetSaver example  
<https://streetsaver.com/docs/default->

[source/downloads/sample1\\_ratingsheet\\_ac.pdf?sfvrsn=c36591d3\\_6](https://streetsaver.com/docs/default-source/downloads/sample1_ratingsheet_ac.pdf?sfvrsn=c36591d3_6)





**Figure 2. Load-related fatigue cracking in the wheelpaths due to heavy loading by buses**

Among the non-cracking distresses, rutting most often occurs when rainwater passes through the cracked asphalt to the underlying base material or subgrade soil. Patches are the main short-term repairs used for fatigue cracking and potholes. Raveling, weathering, rutting, and depressions caused by heavy, slow-moving vehicles are most commonly associated with construction quality and/or asphalt mix design problems.

### *Treatments*

Identifying age- and load-related cracking and using that information as the primary basis for managing your pavement will result in better-informed, more cost-effective treatment timing and selection.

Preservation treatments, such as slurry seals, chip seals, micro-surfacings, and fog seals, should be applied at approximately 5 to 12-year intervals to slow or, in some cases, help reverse the oxidation that causes age-related cracking. Ideally, these treatments should be placed before transverse and longitudinal cracking appear because they seal the cracks only

temporarily. The appropriate time, earlier or later in the approximate window of 5 to 12 years after placement of the asphalt, depends on the severity of the climate region with respect to age-related cracking, the asphalt construction compaction, and the type of asphalt binder. More severe climates are those with hotter summers that accelerate aging and/or colder winters that result in more contraction of the asphalt. Better asphalt compaction results in slower oxidation and greater resistance to cracking. Rubberized and polymer-modified mixes can also improve aging and crack resistance.

Local governments should look at their own pavement condition survey data to estimate when longitudinal and transverse cracking typically first appear and apply preservation treatments several years before then. Pavements that do not get heavy vehicle loading and have preservation treatments applied in a timely manner can potentially survive for many decades with “perpetual pavement preservation” and no rehabilitation necessary.

If top-down, age-related cracking has occurred extensively, but has generally not propagated deeper than 2 to 4 inches from the surface, then partial-depth recycling (also called “cold in-place recycling”), using either foamed asphalt or engineered emulsion with cement, is typically the best treatment.

Pavements failing because of load-related cracking require structural overlays or inlays (also called “mill-and-fill”), or full-depth recycling or replacement of the asphalt where the wheelpath cracking is widespread.

Managing pavement networks primarily based on identification of age- and load-related cracking will result in more informed and cost-effective treatment timing and selection.

### **Problems with Relying on Only PCI to Make Pavement Management Decisions**

Although a PCI can be used as a simple, effective means to communicate overall pavement condition to non-technical audiences, it has limitations as an engineering tool for local governments making pavement-management decisions. Specifically, when a PCI is developed from condition survey data, a lot of important engineering information is lost, particularly data regarding cracking.

#### *If the Same or a Similar PCI Score Results, What's the Tiebreaker?*

A major deficiency in PCI is that roadway segments can have the same or similar PCI but very different types of distress. Therefore, if only PCI is used, a pavement preservation or rehabilitation strategy selection could be made for multiple segments without considering what distress types are present or their severities and extents. For these cases, examining the distress types and extents of the distresses and their effect on the pavement structure, along with other available project-level data, could serve as a tiebreaker to augment PCI in making network-level and project scoping decisions.

Table 1 shows an example of two roadway segments with a similar, low PCI. Using PCI alone, the strategy selection for both cases would be rehabilitation. However, the distresses within each segment are

significantly different and require different solution strategies.

In Section A, the distresses are related to heavy truck and/or bus traffic loading and indicate the pavement structure may be reaching the end of its structural life. The areas with alligator cracking and potholes will need their existing asphalt removed and replaced. Rutting is low in the section, indicating that water coming through the cracks has not yet caused weakening of the base or subgrade. Therefore, the strategies to be considered would generally include (i) a thick mill-and-fill or overlay after repair of the damaged wheelpaths with digouts, (ii) full-depth recycling, or (iii) removal and replacement of the asphalt. Once the section is programmed for a load-related cracking treatment in the PMS, a project-level investigation and life cycle cost analysis are needed to finalize the strategy selection.

The distresses in Section B are age-related, not traffic loading-related, and indicate that the pavement structure is probably adequate but that its asphalt surface has severely oxidized and has top-down cracking. The rehabilitation strategies to be considered would generally include appropriate preparation work followed by either a mill-and-fill of the surface course to the depth of the top-down cracking, or partial depth recycling to the depth of the top-down cracks.

However, the apparent lack of load-related damage to the pavement structure presents another strategy option to consider, especially if funds are limited: Section B may be suitable for a preservation treatment such as a microsurfacing or a



cape seal, preceded by micro-milling if needed. This option requires a project-level analysis that confirms the strategy and then appropriate preparation work—such as dig-outs and crack sealing. A preservation treatment will neither restore nor enhance the pavement structure, but it may be more cost-effective where the distresses are top-down and have not propagated more than several inches below the surface. The life of the preservation treatment may not be as long as that of other strategies, but it will improve the pavement function and preserve the layers underneath the asphalt from water until a more extensive strategy can be constructed.

**Table 1. Same PCI, Different Pavement Conditions**

<b>Section A: HEAVY VEHICLE TRAFFIC LOADING–RELATED DISTRESSES, PCI = 34</b>			
DISTRESS	SEVERITY	EXTENT	DEDUCT VALUE
Alligator Cracks	High	1x6	18
Alligator Cracks	Medium	1x4 1x5 1x7	17
Potholes	Medium	3	48
Potholes	Low	3	30
Rutting	Low	2x5 2x8	10
<b>Section B: AGE, CONSTRUCTION, UTILITIES, OTHER FACTOR-RELATED DISTRESSES, PCI = 32</b>			
Long/ Transverse Crack	High	15x20 8x6 12x18 6x7	43
Long/ Transverse Crack	Medium	25x2 18x 13 9x10	20
Patching/ Utility	High	25x4 25x2	40
Patching/ Utility	Medium	12x6 4x7	20
Block Cracks	High	4x6 6x5	13

The pavement in Section B would most likely not have gotten to the low PCI and extensive age-related distresses if it had received timely preservation treatments before age-related cracking appeared.

Some pavement management systems have alternative decision trees for load and non-load-related PCI values. Those should be used, and it is recommended that pavement managers look at their historic age-related cracking data to program initial preservation treatments before age-related cracking typically appears.

#### *Additional Data Collection for More Detailed Scoping*

Most pavement management systems do not contain pavement structure data (types and thicknesses of layers). However, including pavement structure data from as-builts and previous project-level site investigations in the PMS database will help with initial scoping and network-level budgeting for pavements that carry heavy vehicles and need rehabilitation. Identifying the underlying concrete, base types, and asphalt thicknesses, and considering the two cracking distress types can improve scoping and budgeting for a network-level plan.

#### **Recommendations**

- Continue to use PCI as a tool for communicating pavement conditions to managers, elected officials, and the public.
- Remember that PCI does not measure or consider a pavement section's structural adequacy, and that sections with the same or similar PCIs may

require different strategies once an analysis reveals the distress types present.

- In addition to determining the PCI, identify the types of cracking (age related and load related) when selecting the timing and types of treatments and when preparing a network maintenance and rehabilitation plan.
- Save any available pavement structure data from as-builts and previous site investigations in a retrievable form for use in scoping and for budgeting sections needing rehabilitation.

### How to Get Started

Identify sections in your PMS that receive bus and/or truck traffic. Check that your decision trees identify age- and load-related distresses. Then, depending on the distresses' severity and extent, choose typical, appropriate treatments.

Review the condition histories of sections built in the last 10 years that have not received heavy vehicle loading and identify when transverse and longitudinal cracking typically first appear. Then, build time-based triggers into your PMS decision trees so preservation treatments are performed before much age-related cracking typically appears.

Consider selective coring in developing your agency's pavement preservation program to determine the depth of age-related cracking. Develop processes for keeping summaries of pavement structure information readily accessible. See the "Additional Information" section below for more details.

### But What About?

*Won't all these recommendations cost a lot of money?*

The condition survey data that go into a PCI calculation have already been bought and paid for. Understanding those data better and changing decision trees are essentially free. The better decisions that result will save money.

Integrating as-built and project-level engineering data into a retrievable form, preferably tied to the PMS or a geographic information system (GIS), helps you get full value from data you may already have collected. Updating your PMS or GIS system should not be costly, and the ability to use better data to make better decisions should save money.

*This is too complex for network-level analysis with the PMS.*

Those in charge of pavement management will benefit from gaining a working knowledge of the difference between age-related and load-related cracking, which sections in their network are subject to each type of cracking (including which routes are getting heavy vehicles), and what treatments are appropriate for each. Having that knowledge and applying it to data that have already been collected is much easier than trying to figure out an appropriate treatment based only on a PCI.

This knowledge is essential to working effectively with consultants and communicating with other officials regarding the use of preservation treatments where age-related cracking is the primary concern. It will help you answer



the question “Why are you treating a pavement segment that has a high PCI?”

### Additional Information: The History of PCI

PCI was developed by Shahin et al. [1] for the USACE CERL and the US Air Force in 1976. Its development was spurred by a need to prioritize and organize the maintenance and rehabilitation of aging airfields across the world after the existing airfield evaluation systems were found to have multiple shortcomings, such as being subjective and treating different distresses in the same manner. PCI was developed to provide an empirical metric for rating a pavement section's condition in a way that captured and weighted the full spectrum of its distresses, while also ensuring that different surveyors obtained the same results.

Shahin and Kohn first described the development of PCI in a technical report released by USACE [2]. The process involved multiple pavement engineers and surveyors subjectively rating hypothetical distresses on a section on a scale of 1 to 100. This rating was conducted for the different distress types, severities, and extents. Severities were rated as low, medium, and high—and the thresholds between them were designated based on the investigators' opinions. Values for extent were defined as the percent of the pavement section's surface area on which the distress was evident. When all the investigators' ratings were averaged, they yielded a Pavement Condition Rating (PCR) value for that distress type, severity, and extent. These processes were used to develop “Deduct Value” curves used to subtract from 100 to calculate a PCI. Figure 3 shows the

development of such a deduct value curve for alligator cracking.

Multiple validation studies were conducted with different investigators and locations to find appropriate adjustments and corrections to the methodology. Once the deduct curves were finalized, a simple process was put in place to arrive at the PCI of any given section. The steps are as follows:

- 1) Perform a condition survey on a representative section of pavement and note all distresses, their extents, and their severities.
- 2) Use the Deduct Value Curves to find the Deduct Values for the severity and extent of each distress.
- 3) Calculate a total Deduct Value by adding all the Deduct Values obtained in step 2.
- 4) Use a correction curve to adjust the total deduct value for the number of distresses observed to reach a corrected deducted value.
- 5) The final PCI is calculated as the difference between 100 and the corrected deduct value.

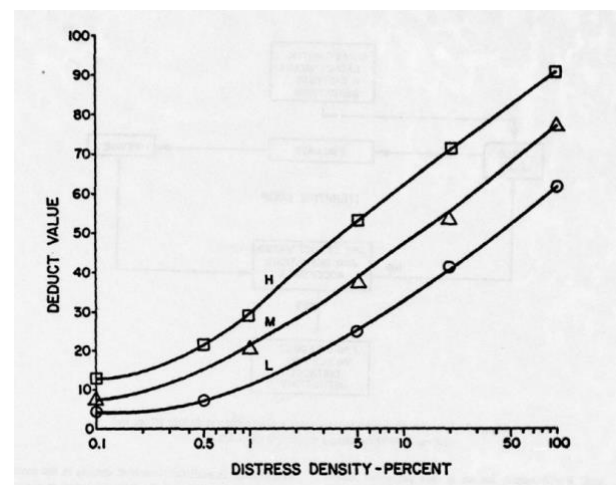


Figure 3. Development of a Deduct Value Curve [1]

Figure 4 shows the steps for PCI calculation outlined in the original technical report. Since its original development, a number of entities have developed software and implemented network-level pavement management systems based on this method and basic procedures. These software systems are capable of integrating tools such as a GIS, and conditions such as weather and traffic, for city- and county-level pavement networks. The widespread use of PCI led to the creation of an ASTM standard that streamlines all the calculations and deduct curves. This standard has since become the basis for all further development of PCI used in pavement management systems [3].

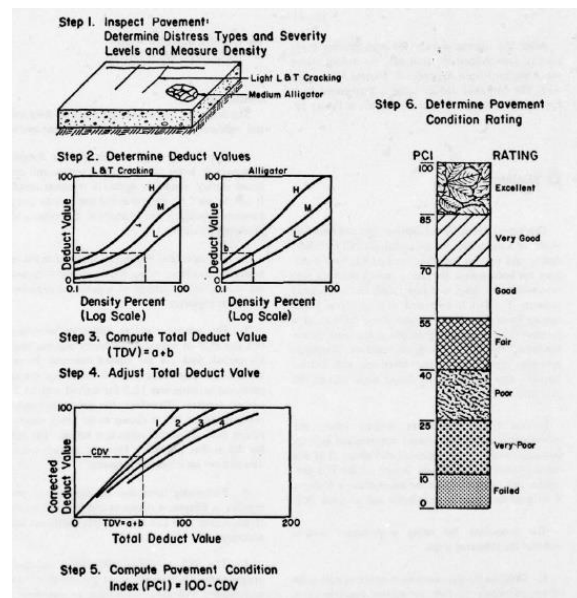


Figure 4. Steps for calculation of PCI [2]

### Pavement Quality Index (PQI) vs. PCI

PCI does not consider such functional factors as ride, pavement texture, and pavement structural adequacy. But these factors, when quantified and incorporated, are used with PCI to generate what is commonly referred to as the Pavement

Quality Index (PQI). Most pavement management systems are not capable of considering pavement structural adequacy or generating a PQI. Testing and the associated calculations for structural adequacy are typically performed at the project level due to the time and cost.

### References

- 1) Shahin, M.Y., Darter, M.I., and Kohn, S.D. (1976-1977). Development of a Pavement Maintenance Management System, Vol. I-V. U.S. Air Force Engineering Service Center (AFESC), Tyndall AFB.
- 2) Shahin, M.Y. & Kohn, S.D. (1979). Development of a Pavement Condition Rating Procedure for Roads, Streets, and Parking Lots (Technical Report M-268). Construction Engineering Research Laboratory, United States Army Corps of Engineers, Champaign, Illinois.
- 3) ASTM International. ASTM D6433-18 Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys. West Conshohocken, PA; ASTM International, 2018.
- 4) Caltrans. Maintenance Technical Advisory Guide (MTAG). [dot.ca.gov/programs/maintenance/pavement/mtag](https://dot.ca.gov/programs/maintenance/pavement/mtag)

### Additional Information: Integrating Project-Level Data into a PMS

Collecting extensive project-level data to include in a PMS, or to use with PMS data, is not cost-effective for many roads within a local agency's system. But collecting this type of data for high-volume, high-traffic arterials and collectors should be



considered. Some data may be readily available. For example:

- As-built plans and supporting project-level data for completed projects are typically among the most readily available sources of important data. A systematic review of completed projects at 3, 5, and 10 years provides a forensic analysis and an indicator of appropriate strategies for adjacent segments with similar conditions as well as “lessons learned.”
- Shorter life cycles should be expected on segments with poor drainage, which can be identified in the field when it is raining. Expansive subgrade soils that have not been mitigated with correction of bad drainage can cause cracking from shrink/swell behavior. Stabilization or other treatments can be used in addition to fixing drainage. Expansive subgrades can be identified by soil classification and observation of distresses.
- Falling weight deflectometer testing can provide an indication of subgrade quality as well as the structural adequacy of the existing pavement section.
- Pavement thickness is a major determining factor in load-related cracking. A wider range of rehabilitation and reconstruction strategies can be considered when the new asphalt thickness is 4 inches or greater. If existing pavement thicknesses are either inaccurate or unavailable, coring at representative intervals is very cost-effective as the information collected can be captured in the PMS as well as used as project-level data.
- Project-level data are more valuable as they become more accessible. But to be available, data must be retained and organized. If your agency's PMS doesn't have the capability to include such data for each segment, integration into a GIS is an alternative. Some PMSs have the capability to communicate with a GIS.

## SECTION VII



# SECTION A



910 Charles Street  
Longwood, FL 32750  
(407) 261-5446 \* Fax (407) 261-5449

# PROPOSAL

Page 1 of 1

**TO** Reunion CDD  
c/o GMS

Attention: Alan  
[ascheerer@gmscfl.com](mailto:ascheerer@gmscfl.com)

PHONE	FAX	DATE 04/06/23
PROPOSAL #		23-0142-01
JOB NAME/LOCATION Reunion Decorative Signs 2023		
Stop Signs		

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
<u>Stop Sign &amp; Street Name Sign Combinations</u>					
	Grand Traverse Pkwy/Tradition Blvd	1	AS	\$ 2,100.00	\$ 2,100.00
	Tradition Blvd/Golden Bear Dr	1	AS	\$ 2,100.00	\$ 2,100.00
	Tradition Blvd/Whitemarsh Way	1	AS	\$ 2,100.00	\$ 2,100.00
	Tradition Blvd/Nicklaus Clubhouse	1	AS	\$ 2,100.00	\$ 2,100.00
	30" Stop Sign	2	AS	\$ 1,150.00	\$ 2,300.00
	30" Stop Sign (Sign Only) and Backer Plate	2	AS	\$ 600.00	\$ 1,200.00
<u>Includes:</u>					
3" Fluted Round Poles - Black					
Decorative Base - Black					
Pineapple Finial - Gold					
Backplate - Reunion Style					
Removal of Existing Standard Signs/Poles					

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Qualification: In the event that any vaccination requirements are a part of the project, then we withdraw our proposal.

Total:	\$ 11,900.00
Authorized Signature	Terms: Net 30
Chris Neal	Proposal Valid for
	90 Days

**Acceptance of Proposal** The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance

Signature

**CONTACTS:** Estimating Department [estimating@fausnight.com](mailto:estimating@fausnight.com)  
Phil Fausnight, President/Contracts Administrator [phil@fausnight.com](mailto:phil@fausnight.com)  
John Bruce, Project Coordinator/Scheduling [john.bruce@fausnight.com](mailto:john.bruce@fausnight.com)  
Cris Mercedes, Gen Admin, Insurance, Submittals [cris@fausnight.com](mailto:cris@fausnight.com)





910 Charles Street  
Longwood, FL 32750  
(407) 261-5446 \* Fax (407) 261-5449

# PROPOSAL

Page 1 of 1

TO Reunion CDD  
c/o GMS

Attention: Alan  
[ascheerer@gmscfl.com](mailto:ascheerer@gmscfl.com)

PHONE	FAX	DATE
		04/06/23
PROPOSAL #		23-0142-02
JOB NAME/LOCATION		
Reunion Decorative Signs 2023		
Other Signs		

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
	Speed Limit 25 Sign 24"x30"	4	AS	\$ 1,150.00	\$ 4,600.00
	Golf Cart Crossing Symbol Sign 30"x30"	4	AS	\$ 1,150.00	\$ 4,600.00
	Stop Ahead Symbol Sign 30"x30"	5	AS	\$ 1,150.00	\$ 5,750.00
	Stop Ahead Symbol Sign 30"x30"with 1250 Ft Sign 24"x12" Under Stop Ahead	1	AS	\$ 1,275.00	\$ 1,275.00
	Right Lane Must Turn Right Sign 30"x30" with Right Arrow Plaque	1	AS	\$ 1,375.00	\$ 1,375.00
	Yield Ahead Sign 30"x30"	1	AS	\$ 1,150.00	\$ 1,150.00
	Pedestrian Sign 30"x30" with Arrow Sign 24"x12"	8	AS	\$ 1,275.00	\$ 10,200.00
	Pedestrian Sign 30"x30" with Ahead Sign 24"x12"	5	AS	\$ 1,275.00	\$ 6,375.00

Includes:

3" Fluted Round Poles - Black  
Decorative Base - Black  
Pineapple Finial - Gold  
Backplate - Standard Style (no Reunion Logo)  
Removal of Existing Standard Signs/Poles

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Qualification: In the event that any vaccination requirements are a part of the project, then we withdraw our proposal.

Total:	\$ 35,325.00
Authorized Signature	Terms: Net 30
Chris Neal	Proposal Valid for
	90 Days

**Acceptance of Proposal** The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance

Signature

**CONTACTS:** Estimating Department  
Phil Fausnight, President/Contracts Administrator  
John Bruce, Project Coordinator/Scheduling  
Cris Mercedes, Gen Admin, Insurance, Submittals

[estimating@fausnight.com](mailto:estimating@fausnight.com)  
[phil@fausnight.com](mailto:phil@fausnight.com)  
[john.bruce@fausnight.com](mailto:john.bruce@fausnight.com)  
[cris@fausnight.com](mailto:cris@fausnight.com)

Yellow- Ped/Arrow

Orange- Stop with IDs

Blue- Stop Ahead

Red- Ped/Ahead

Green- Right Turn Must Turn Right

Teal- Golf Cart Xing

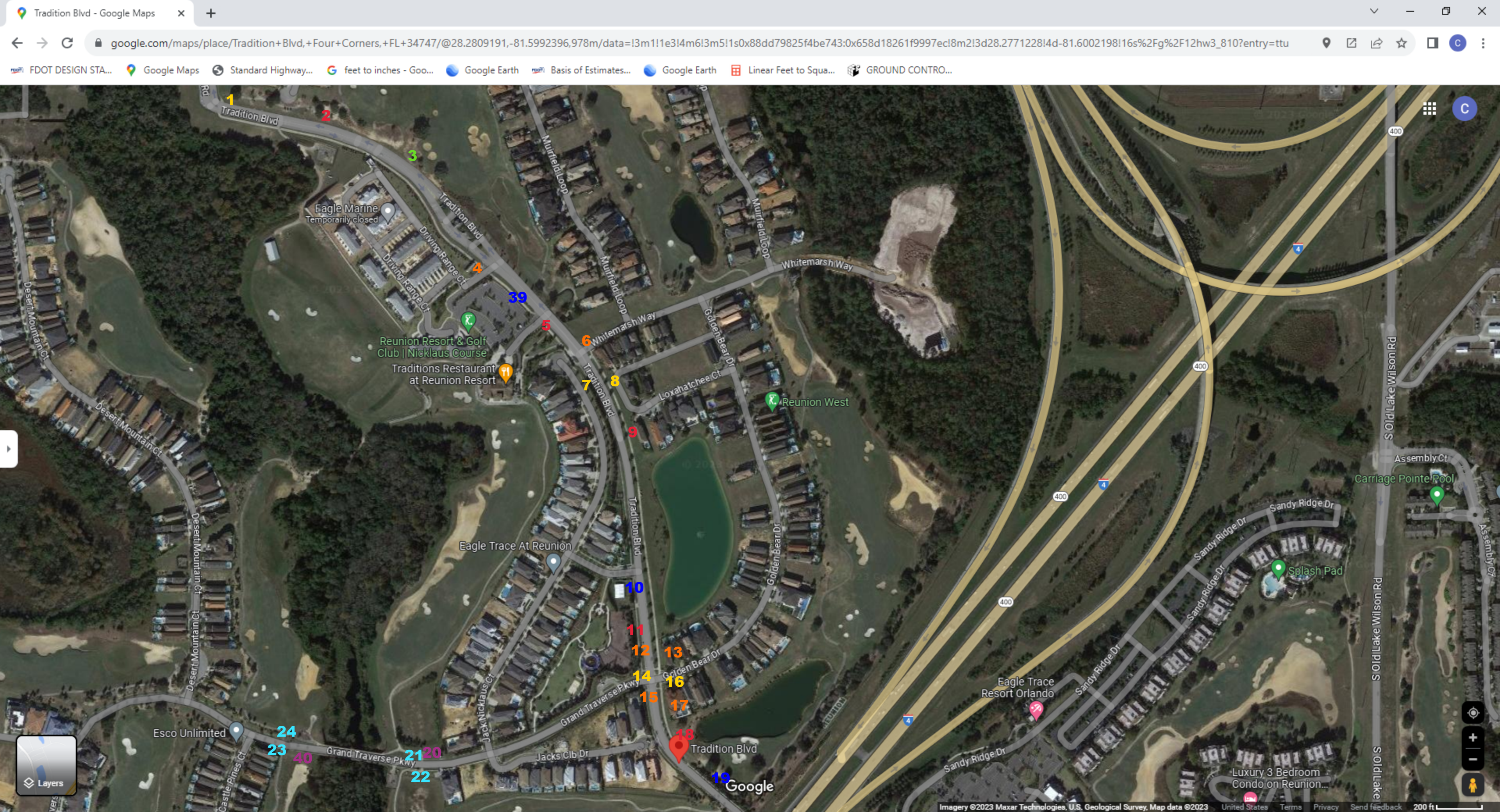
Purple- Speed Limit 25

Pink- Yield Ahead

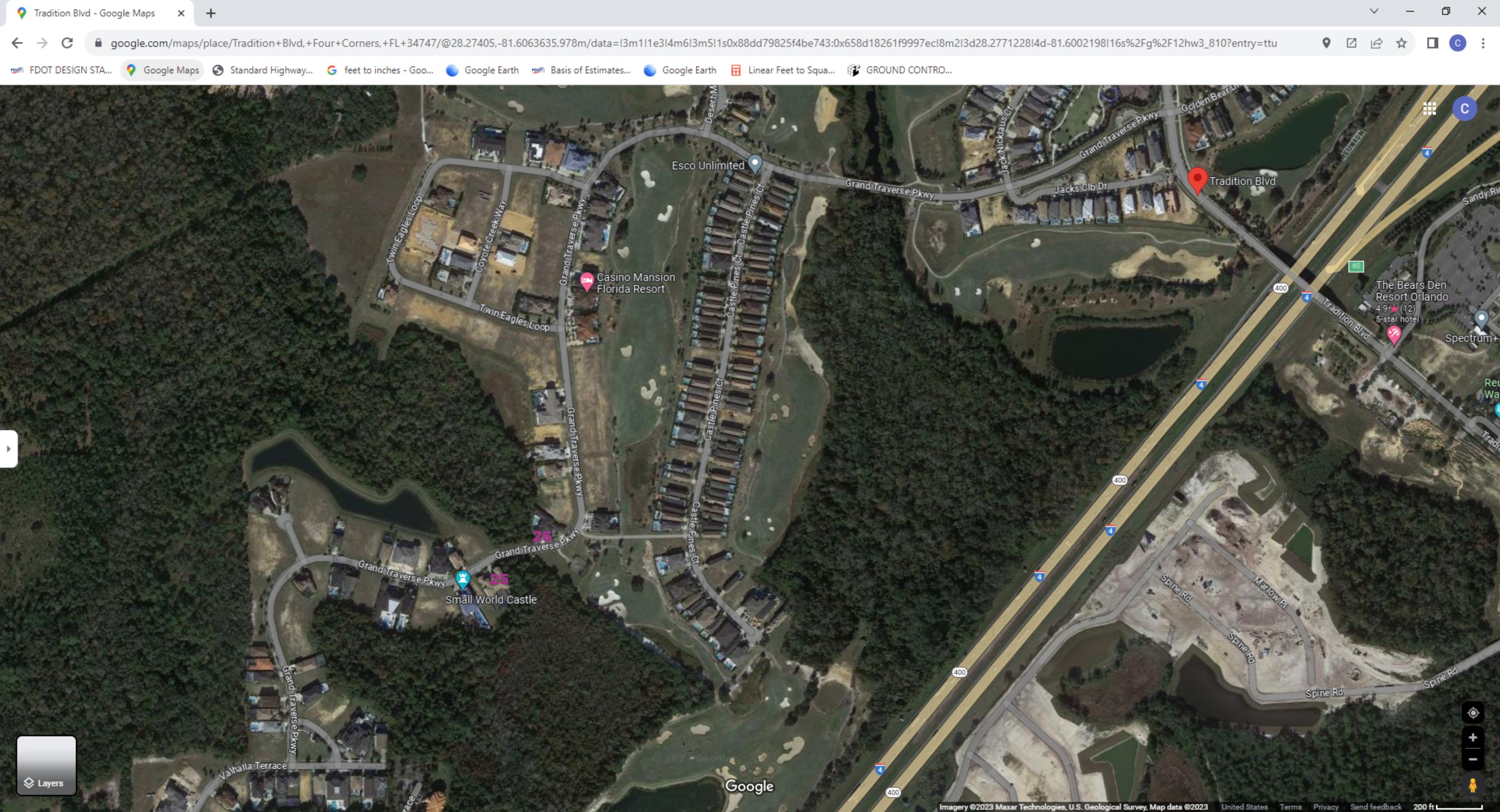


- 1. Ped/Arrow**
- 2. Ped/Ahead**
- 3. Right Turn Must Turn Right**
- 4. Stop/ With ID's**
- 5. Ped/Ahead**
- 6. Stop/ With ID's**
- 7. Ped/Arrow**
- 8. Ped/Arrow**
- 9. Ped/Ahead**
- 10. Stop Ahead**
- 11. Ped/Ahead**
- 12. Stop/ 4 Way- No ID's**
- 13. Stop/ 4 Way/ ID's**
- 14. Ped/Arrow**
- 15. Stop/4 Way/ID's**
- 16. Ped/Arrow**
- 17. Stop/ 4 Way-No ID's**
- 18. Ped/Ahead**
- 19. Stop Ahead/ With Distance Panel 350'- mounted to pole**
- 20. Speed Limit 25**
- 21. Golf Cart Xing**
- 22. Golf Cart Xing**
- 23. Golf Cart Xing**
- 24. Golf Cart Xing**
- 25. Speed Limit 25**
- 26. Speed Limit 25**
- 27. Stop Ahead/With Distance Panel 1250'**
- 28. Ped/Ahead**
- 29. Ped/Arrow**
- 30. Ped/Arrow**
- 31. Ped/Arrow**
- 32. Ped/Arrow**
- 33. Stop Ahead**
- 34. Ped/Ahead**
- 35. New Stop Panel, New Backer Plate- use existing black pole**
- 36. New Stop Panel, New Backer Plate- use existing black pole**
- 37. Stop Ahead**
- 38. Yield Ahead**
- 39. Stop Ahead**
- 40. Speed Limit 25**

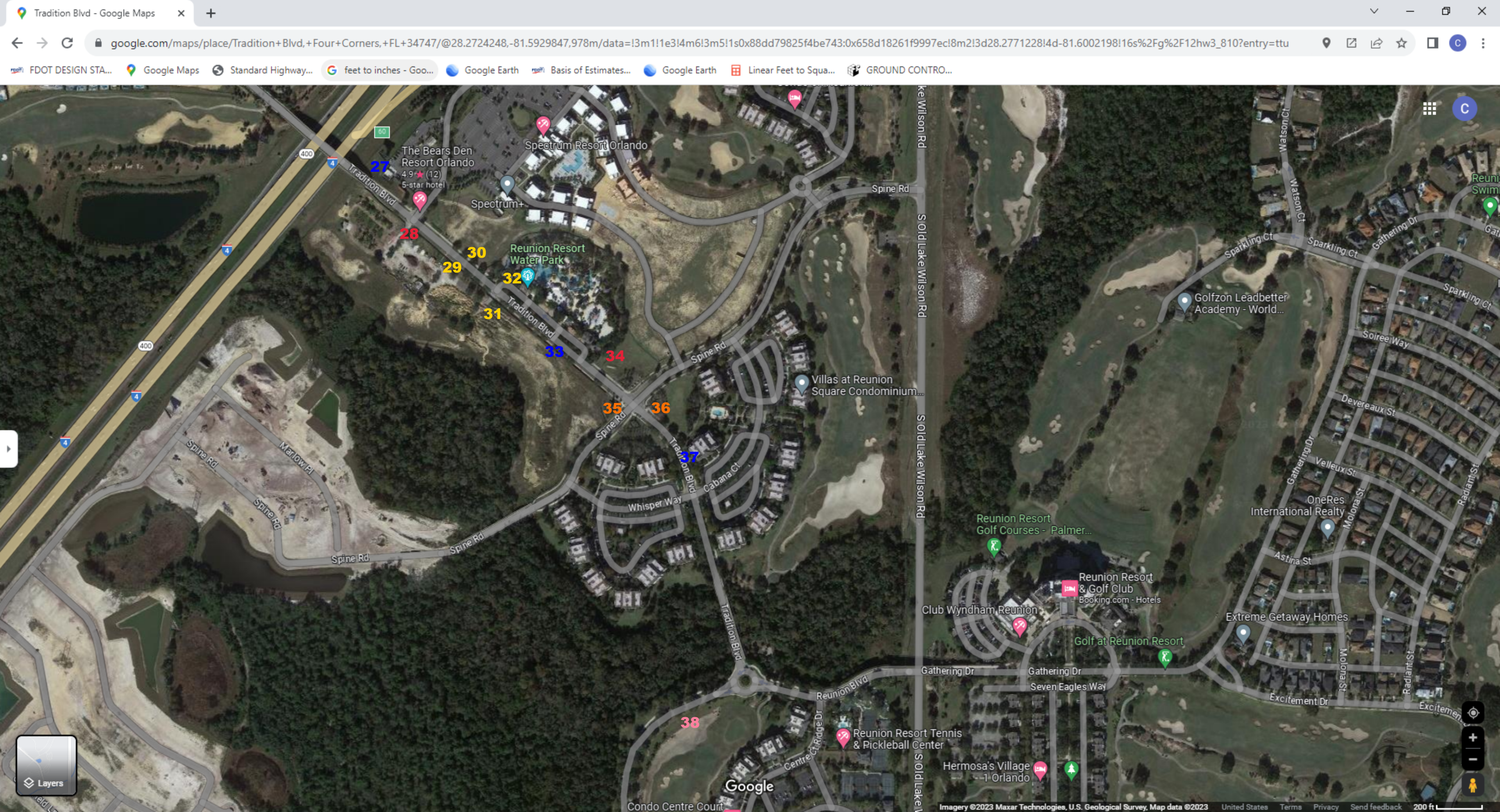














## SECTION B

# PROPOSAL 344741

REUNION EAST CDD



## Submitted to

CONTACT ALAN SHEERER  
ADDRESS 1408 HAMLIN AVE. UNIT E  
ST. CLOUD FL 34771

PHONE  
EMAIL ascheerer@gmscfl.com FAX

ESTIMATE # 001-23-344741  
DATE 6/19/2023  
WRITTEN BY DARREN UNER  
REFERENCE

## Project Detail - Page 1

LOCATION REUNION WEST CDD DISTANCE 50 COORDINATES  
PROJECT NAME CUSTOM STREET SIGNS -TRADITION BLVD.

## Items

		PRICE EACH	QTY	TOTAL
1	<b>STREET SIGNAGE, CUSTOM</b> A: DECORATIVE STOP SIGN WITH 2 BLADES	\$1,838.00	1	\$1,838.00
2	<b>STREET SIGNAGE, CUSTOM</b> B: DECORATIVE STOP SIGN WITH 2 BLADES AND 4-WAY	\$1,988.80	4	\$7,955.20
3	<b>STREET SIGNAGE, CUSTOM</b> C: DECORATIVE STOP SIGN ONLY	\$1,013.40	2	\$2,026.80
4	<b>STREET SIGNAGE, CUSTOM</b> D: DECORATIVE STOP SIGN ONLY AND 4-WAY	\$1,152.90	4	\$4,611.60
5	<b>STREET SIGNAGE, CUSTOM</b> E: DECORATIVE STOP AHEAD WITH STRAIGHT ARROW	\$1,040.75	3	\$3,122.25
6	<b>STREET SIGNAGE, CUSTOM</b> E1 AND E2: DECORATIVE STOP AHEAD WITH ARROW AND FEET INDICATION	\$1,236.50	2	\$2,473.00
7	<b>STREET SIGNAGE, CUSTOM</b> F: DECORATIVE PED XING AND AHEAD	\$1,236.50	7	\$8,655.50
8	<b>STREET SIGNAGE, CUSTOM</b> G: DECORATIVE PED XING AND ARROW	\$1,236.50	7	\$8,655.50
9	<b>STREET SIGNAGE, CUSTOM</b> H: DECORATIVE RIGHT LANE MUST TURN RIGHT	\$1,040.75	1	\$1,040.75
10	<b>LABOR / INSTALLATION, INSTALL, ORLANDO, LOCAL 45+</b> ESTIMATED INSTALLATION	\$4,285.00	1	\$4,285.00

**PRE-TAX TOTAL** \$44,663.60  
**EST TAX (.065)** \$0.00

**TOTAL** \$44,663.60

## Terms & Conditions

- All agreements are contingent upon delays and material cost increases beyond our control. Manufacturing cost increases incurred after quotation and prior to a work order being submitted to production will be passed through to the customer. In this scenario, the project will be requested for customer approval.
- Pricing in this proposal is subject to acceptance within 14 days and is void thereafter.
- Depending upon the agreed credit terms, a deposit may be required before work is to commence.
- If a deposit is to be paid by credit card, you authorize OnSight Industries, LLC to charge 50% of the total project cost upfront and the balance of the project upon completion.
- Any labor and installation pricing is approximate and subject to change based upon actual time incurred.
- Delivery/installation postponement will result in the client being progress billed for completed product. At this time, title for the product will transfer to the client. Client agrees to pay progress bill invoice upon receipt. Product will be warehoused until the client is ready for installation, at which time installation labor will be invoiced upon completion. Product that is warehoused for over 6 months will be assessed a \$100/month/pallet storage fee beginning on the 7th month.
- Sales tax is estimated and subject to change based upon the actual rate at time of invoicing.
- Unless otherwise noted, client assumes all responsibility for permitting and utility locator services as necessary.
- Customer is responsible for variations from customer supplied architectural drawings & hardscapes.
- Signature on this proposal constitutes approval from the client on supplied artwork/graphics.
- Any credit balance(s) resulting from overpayment that remains on a credit account over 30 days will be applied to the oldest invoice(s) or to upcoming active order(s) and reflected on the following month's statement.
- Invoices are due upon receipt. Any unpaid invoices are subject to late fees equal to 1.5% of the balance due per month (18% per year), collection fees and/or court costs.

ONSIGHT INDUSTRIES, LLC.

DARREN UNER

NAME

6/26/2023

DATE

## Proposal Acceptance

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. ONSIGHT INDUSTRIES, LLC IS AUTHORIZED TO PROCEED WITH THE PROJECT AS STATED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.



SIGNATURE

NAME

DATE



Items	PRICE EACH	QTY	TOTAL
900 CENTRAL PARK DR., SANFORD, FL 32771-6634 P: 407.830.8861 • F: 407.830.5569			

## SECTION VIII



**RESOLUTION NO. 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS FOR THE FACILITIES AND PROJECTS OF THE DISTRICT; PROVIDING THE ESTIMATED AMOUNT OF THE OPERATIONS AND MAINTENANCE COSTS TO BE PARTIALLY DEFRAID BY THE OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING FOR PUBLICATION OF THIS RESOLUTION DESIGNATING LANDS UPON WHICH THE OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR A PRELIMINARY OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENT ROLL; ADOPTING A PRELIMINARY OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENT ROLL; SETTING A PUBLIC HEARING FOR THE PURPOSE OF HEARING COMMENTS ON AND CONSIDERING THE ADVISABILITY AND PROPRIETY OF ADOPTING A FINAL OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENT ROLL, IN ACCORDANCE WITH CHAPTERS 170, 197, 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Reunion West Community Development District (the “**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District;

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s Improvement Plan and Chapter 190, *Florida Statutes*;

**WHEREAS**, the District hereby determines to undertake various operations and maintenance activities, as described in the District’s Proposed Budget for Fiscal Year 2023-2024, adopted by the District on the date hereof by Resolution 2023-\_\_\_ (the “**Budget**”), attached hereto as **Exhibit “A”** and incorporated by reference herein;

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District, as described in the Budget;

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District;

**WHEREAS**, the District is empowered by Chapter 190, *Florida Statutes*, Chapter 170, *Florida Statutes*, and Chapter 197, *Florida Statutes*, to impose Operations and Maintenance Special Assessments on benefitted lands within the District;

**WHEREAS**, the District hereby determines that benefits will accrue to the lands improved, and that the amount of the Operations and Maintenance Special Assessments will be fairly and reasonably apportioned between the benefitted lands in proportion to the benefits received, as set forth in Budget;

**WHEREAS**, the District hereby determines that the Operations and Maintenance Special Assessments to be levied will not exceed the benefits to the land improved;

**WHEREAS**, the District hereby determines that it is in the best interests of the District to proceed with the imposition of the Operations and Maintenance Special Assessments, in the amount set forth in the Preliminary Operations and Maintenance Special Assessment Roll, attached hereto as **Exhibit “B”** (the “**Assessment Roll**”), on the land described in **Exhibit “C”**, attached hereto (the “**Property**”);

**WHEREAS**, the District hereby determines that it is in the best interests of the District to have the Operations & Maintenance Special Assessments set forth in the Assessment Roll collected by the Osceola County Tax Collector in accordance with the *Uniform Method of Collecting*, set forth in Chapter 197, *Florida Statutes*; and

**WHEREAS**, the District hereby determines that it is in the best interests of the District to adopt the Assessment Roll and set the required public hearing to adopt a final Operations & Maintenance Assessment Roll to impose the Operations & Maintenance Special Assessments on the Property.

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

**SECTION 1. BENEFIT.** Operations & Maintenance Special Assessments shall be levied on the Property to defray a portion of the Operations & Maintenance costs of the District. The provision of the maintenance, services, facilities, and operations by the District, as described in the Budget, confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the Operations & Maintenance Special Assessments. The allocation of the costs to the specially benefitted lands is shown in the Budget and Assessment Roll, and such assessments are fairly and reasonably apportioned between the benefitted lands in proportion to the benefits received.

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance, as provided for in Chapter 190, *Florida Statutes*, is hereby imposed and levied on the Property. The lien of the special assessments for operations and maintenance imposed and levied shall be effective upon passage of this Resolution, adoption of the final Assessment Roll, adoption of the Budget and appropriation resolutions, as applicable.

**SECTION 3. COLLECTION.** The Operations & Maintenance Special Assessments set forth in the Assessment Roll shall be collected by the Osceola County Tax Collector in accordance with the *Uniform Method of Collecting*, set forth in Chapter 197, *Florida Statutes*. Amounts collected under the *Uniform Method of Collecting* on a future tax, may include penalties, interest, and costs of collection and enforcement. In the event the special assessments subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.



**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll for the Property is approved for purposes of declaring a public hearing on the adoption of the final Assessment Roll.

**SECTION 5. DECLARATION OF PUBLIC HEARING.** The District hereby declares a public hearing to be held on \_\_\_\_\_, 2023, at 11:00 a.m., at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747, for the purpose of hearing public comments and objections to the District's adoption of the Assessment Roll. Affected parties may appear at the hearing or submit their comments in writing prior to the public hearing to the attention of the District Manager, Tricia Adams, at the District Records Office, located at Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

**SECTION 6. A PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published in a newspaper of general circulation within Osceola County, in accordance with Florida law.

**SECTION 7. MAILED NOTICE.** Notice of the public hearing on the adoption of the Assessment Roll and imposition of the Operations and Maintenance Special Assessments on the Property 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 to each person with ownership interest in the Property.

**SECTION 8. 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.

**SECTION 9. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the District's Board of Supervisors.

**PASSED AND ADOPTED THIS 10th DAY OF AUGUST, 2023.**

ATTEST:

**REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit "A"**

**“Budget”**

*[See attached.]*



**Exhibit "B"**

**“Property”**

Lots 1 through 22, WHITEMARSH COVE, according to the Plat thereof, as recorded in Plat Book 32, Page 194, of the Public Records of Osceola County, Florida.

**Exhibit "C"**  
**Assessment Roll**

*[See attached.]*



**Reunion West CDD**  
**FY 24 Assessment Roll**

ParcelID	Type	Count	O&M
27-25-27-5509-0001-0010	SF	1	\$1,001.29
27-25-27-5509-0001-0020	SF	1	\$1,001.29
27-25-27-5509-0001-0030	SF	1	\$1,001.29
27-25-27-5509-0001-0040	SF	1	\$1,001.29
27-25-27-5509-0001-0050	SF	1	\$1,001.29
27-25-27-5509-0001-0060	SF	1	\$1,001.29
27-25-27-5509-0001-0070	SF	1	\$1,001.29
27-25-27-5509-0001-0080	SF	1	\$1,001.29
27-25-27-5509-0001-0090	SF	1	\$1,001.29
27-25-27-5509-0001-0100	SF	1	\$1,001.29
27-25-27-5509-0001-0110	SF	1	\$1,001.29
27-25-27-5509-0001-0120	SF	1	\$1,001.29
27-25-27-5509-0001-0130	SF	1	\$1,001.29
27-25-27-5509-0001-0140	SF	1	\$1,001.29
27-25-27-5509-0001-0150	SF	1	\$1,001.29
27-25-27-5509-0001-0160	SF	1	\$1,001.29
27-25-27-5509-0001-0170	SF	1	\$1,001.29
27-25-27-5509-0001-0180	SF	1	\$1,001.29
27-25-27-5509-0001-0190	SF	1	\$1,001.29
27-25-27-5509-0001-0200	SF	1	\$1,001.29
27-25-27-5509-0001-0210	SF	1	\$1,001.29
27-25-27-5509-0001-0220	SF	1	\$1,001.29
Total Gross Assessments		22	\$22,028.38

Total Net Assessments		\$20,706.68	
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## SECTION IX



# 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 and revision.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Boyd/Scheerer	In Process	Meyer construction portion of project completed July 2023. ACT agreement executed.
	Traffic Calming			Suggested speed table locations need to be determined.
	Road Replacement and Maintenance	Boyd	In Process	Geotechnical investigation approved 07.13.2023. DE will determine scope for repairs based on results.
1/9/23	Seven Eagles Fountain Replacement	Scheerer		Proposal to be presented for consideration 08.10.2023.
5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer		Approved 07.13.2023 - agreement in process
7/13/23	Seven Eagles Roof Replacement	Scheerer		Proposal approved 07.13.2023. Date pending.

## Reunion West Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
1/13/22	Monitor Residential/ Industrial/Commercial Development Nearby Reunion	Adams		<a href="https://permits.osceola.org/CitizenAccess/Default.aspx">https://permits.osceola.org/CitizenAccess/Default.aspx</a> Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project	Adams		<a href="http://www.Osceola.org/go/sinclairroad">www.Osceola.org/go/sinclairroad</a>
	Monitor Old Lake Wilson Road Improvement Project	Adams		<a href="http://www.improveoldlakewilsonroad.com">www.improveoldlakewilsonroad.com</a>
	Traffic Calming		In Process	Radar Display Signs approved for RW/Encore neighborhood 02.09.2023. Signs received and installation pending as of 08.03.2023.
	Pavement Management Plan	Boyd		Report to be accepted 08.10.2023.
1/9/23	Sign Upgrades	Scheerer		Street signs to be upgraded to Reunion standard where needed.



## SECTION 2

# Reunion West

## Community Development District

### Summary of Check Register

July 1, 2023 to July 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	7/12/23	2149-2155	\$ 39,277.82
	7/19/23	2156-2160	\$ 4,838.88
			<hr/> \$ 44,116.70
Payroll	<u>July 2023</u>		
	Graham Staley	50611	\$ 184.70
	Mark Greenstein	50612	\$ 184.70
	Michael Barry	50613	\$ 184.70
	Sharon Harley	50614	\$ 184.70
			<hr/> \$ 738.80
			<hr/> \$ 44,855.50



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/12/23	00035	6/30/23 212354	202306 300-13100-10100	AQUATIC PLANT MGMT JUN23	*	80.64	
		6/30/23 212354	202306 320-53800-47000	AQUATIC PLANT MGMT JUN23	*	63.36	
APPLIED AQUATIC MANAGEMENT, INC.							144.00 002149
7/12/23	00051	7/10/23 3743	202306 310-51300-31100	CDD MEETING VIA CALL IN	*	215.00	
		7/10/23 3744	202306 310-51300-31100	PAVEMENT SITE INSP/REPORT	*	5,150.00	
BOYD CIVIL ENGINEERING							5,365.00 002150
7/12/23	00053	6/23/23 5313	202306 300-13100-10100	INST.TOILET SEAT/INSP FLT	*	182.00	
		6/23/23 5313	202306 320-53800-57400	INST.TOILET SEAT/INSP FLT	*	143.00	
		6/28/23 5317	202306 300-13100-10100	REINST.STOP SIGN BANYON W	*	154.00	
		6/28/23 5317	202306 320-53800-53200	REINST.STOP SIGN BANYON W	*	121.00	
BERRY CONSTRUCTION INC.							600.00 002151
7/12/23	00066	6/27/23 RWDDJUN	202306 300-13100-10100	LANDSCAPE MAINT JUN23	*	8,474.66	
		6/27/23 RWDDJUN	202306 320-53800-47300	LANDSCAPE MAINT JUN23	*	6,658.67	
CREATIVE NORTH INC							15,133.33 002152
7/12/23	00020	7/01/23 559	202307 310-51300-34000	MANAGEMENT FEES JUL23	*	3,874.00	
		7/01/23 559	202307 310-51300-35200	WEBSITE ADMIN JUL23	*	83.33	
		7/01/23 559	202307 310-51300-35100	INFORMATION TECH JUL23	*	133.33	
		7/01/23 559	202307 310-51300-31300	DISSEMINATION FEE JUL23	*	833.33	
		7/01/23 559	202307 310-51300-51000	OFFICE SUPPLIES	*	.36	
		7/01/23 559	202307 310-51300-42000	POSTAGE	*	15.13	
		7/01/23 560	202307 320-53800-12000	FIELD MANAGEMENT JUL23	*	2,739.75	
GOVERNMENTAL MANAGEMENT SERVICES							7,679.23 002153
7/12/23	00069	7/01/23 3808827	202307 300-13100-10100	SECURITY COST SHARE JUL23	*	1,274.00	

REUW REUNION WEST TVISCARRA

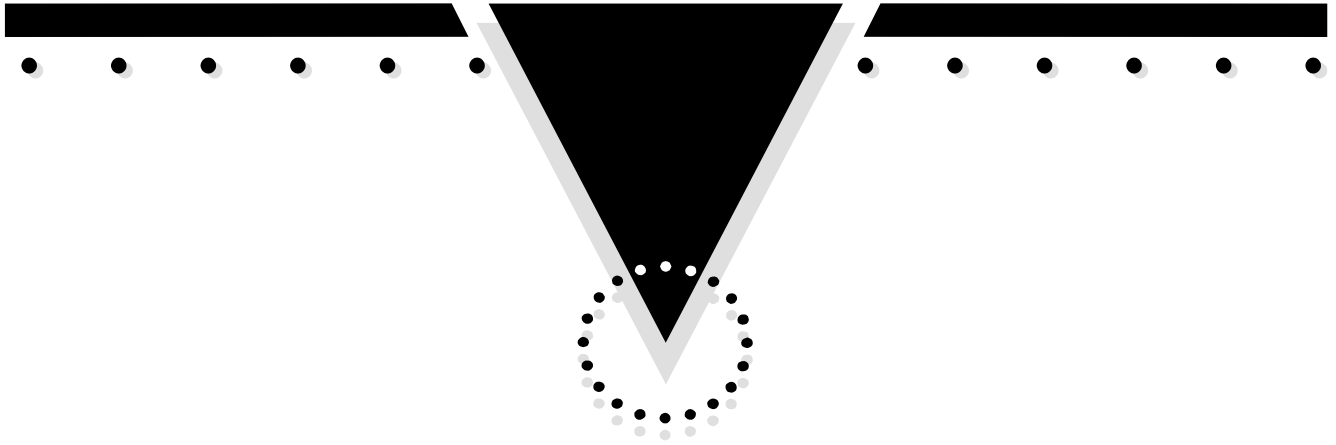




CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER									44,116.70		

## SECTION 3





# **Reunion West**

## **Community Development District**

**Unaudited Financial Reporting**

**June 30, 2023**



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**Reunion West**  
COMMUNITY DEVELOPMENT DISTRICT  
COMBINED BALANCE SHEET  
June 30, 2023

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2023
<b>ASSETS:</b>					
CASH	\$1,102,346	\$603,733	---	---	\$1,706,078
CUSTODY ACCOUNT	\$2,928	---	---	---	\$2,928
STATE BOARD OF ADMINISTRATION	\$466,357	\$435,920	---	---	\$902,278
DUE FROM REUNION EAST	\$123,452	\$13,143	---	---	\$136,595
PREPAID EXPENSES	\$558	---	---	---	\$558
INVESTMENTS					
SERIES 2015					
Reserve	---	---	\$165,269	---	\$165,269
Revenue	---	---	\$191,194	---	\$191,194
SERIES 2016					
Reserve	---	---	\$283,618	---	\$283,618
Revenue	---	---	\$464,163	---	\$464,163
Prepayment	---	---	\$24	---	\$24
SERIES 2017					
Reserve	---	---	\$262,413	---	\$262,413
Revenue	---	---	\$421,369	---	\$421,369
Prepayment	---	---	\$2,556	---	\$2,556
SERIES 2019					
Reserve	---	---	\$330,143	---	\$330,143
Revenue	---	---	\$200,780	---	\$200,780
Construction	---	---	---	\$94,736	\$94,736
SERIES 2022					
Reserve	---	---	\$259,938	---	\$259,938
Revenue	---	---	\$283,175	---	\$283,175
<b>TOTAL ASSETS</b>	<b>\$1,695,642</b>	<b>\$1,052,796</b>	<b>\$2,864,642</b>	<b>\$94,736</b>	<b>\$5,707,816</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$35,468	---	---	---	\$35,468
DUE TO REUNION EAST	\$401,455	\$134,582	---	---	\$536,037
<b>FUND EQUITY:</b>					
FUND BALANCES:					
ASSIGNED	---	\$918,215	---	---	\$918,215
UNASSIGNED	\$1,258,718	---	---	---	\$1,258,718
RESTRICTED FOR DEBT 2004-1	---	---	\$0	---	\$0
RESTRICTED FOR DEBT 2015	---	---	\$356,463	---	\$356,463
RESTRICTED FOR DEBT 2016	---	---	\$747,805	---	\$747,805
RESTRICTED FOR DEBT 2017	---	---	\$686,338	---	\$686,338
RESTRICTED FOR DEBT 2019	---	---	\$530,923	---	\$530,923
RESTRICTED FOR DEBT 2022	---	---	\$543,112	---	\$543,112
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$94,736	\$94,736
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$1,695,642</b>	<b>\$1,052,796</b>	<b>\$2,864,642</b>	<b>\$94,736</b>	<b>\$5,707,816</b>

**Reunion West**  
**COMMUNITY DEVELOPMENT DISTRICT**

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Tax Collector	\$1,760,063	\$1,760,063	\$1,778,303	\$18,240
Interest	\$0	\$0	\$8,911	\$8,911
Rental Income	\$1,760	\$1,320	\$6,380	\$5,060
<b>TOTAL REVENUES</b>	<b>\$1,761,823</b>	<b>\$1,761,383</b>	<b>\$1,793,594</b>	<b>\$32,211</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisor Fees	\$12,000	\$9,000	\$6,000	\$3,000
FICA	\$918	\$689	\$459	\$230
Engineering	\$8,000	\$6,000	\$7,861	(\$1,861)
Attorney	\$20,000	\$15,000	\$25,528	(\$10,528)
Trustee Fee	\$21,000	\$16,163	\$16,163	\$0
Dissemination	\$10,000	\$7,500	\$7,500	\$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	\$34,866	\$34,866	\$0
Information Technology	\$1,600	\$1,200	\$1,200	\$0
Website Maintenance	\$1,000	\$750	\$750	\$0
Telephone	\$100	\$75	\$0	\$75
Postage	\$1,500	\$1,125	\$424	\$702
Printing & Binding	\$500	\$375	\$427	(\$52)
Insurance	\$11,416	\$11,416	\$10,226	\$1,190
Legal Advertising	\$5,000	\$3,750	\$2,000	\$1,750
Other Current Charges	\$350	\$263	\$30	\$232
Office Supplies	\$300	\$225	\$4	\$221
Travel Per Diem	\$250	\$188	\$0	\$188
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$159,297</b>	<b>\$124,497</b>	<b>\$131,351</b>	<b>(\$6,854)</b>
<b><u>MAINTENANCE-SHARED EXPENSES:</u></b>				
Field Management	\$32,877	\$24,658	\$24,658	\$0
Management Services Agreement	\$14,300	\$10,725	\$5,363	\$5,363
Telephone	\$6,600	\$4,950	\$4,217	\$733
Electric	\$259,446	\$194,585	\$206,187	(\$11,602)
Water & Sewer	\$31,852	\$23,889	\$21,250	\$2,639
Gas	\$35,992	\$26,994	\$30,691	(\$3,697)
Pool and Fountain Maintenance	\$129,800	\$97,350	\$122,619	(\$25,269)
Environmental	\$7,040	\$5,280	\$8,102	(\$2,822)
Property Insurance	\$32,571	\$32,571	\$29,735	\$2,836
Irrigation Repairs	\$7,150	\$5,363	\$8,746	(\$3,384)
Landscape Contract	\$515,490	\$386,618	\$347,891	\$38,727
Landscape Contingency	\$22,000	\$16,500	\$8,520	\$7,980
Gate and Gatehouse Expenses	\$22,000	\$16,500	\$21,573	(\$5,073)
Roadways/Sidewalks	\$11,000	\$8,250	\$6,448	\$1,802
Lighting	\$4,400	\$3,300	\$4,403	(\$1,103)
Building Repairs & Maintenance	\$8,800	\$6,600	\$675	\$5,925
Pressure Washing	\$15,400	\$11,550	\$20,293	(\$8,743)
Maintenance (Inspections)	\$220	\$165	\$0	\$165
Repairs & Maintenance	\$11,000	\$8,250	\$13,811	(\$5,561)
Contract Cleaning	\$28,600	\$21,450	\$21,110	\$340
Fitness Center Repairs & Maintenance	\$2,200	\$1,650	\$4,540	(\$2,890)
Operating Supplies	\$2,200	\$1,650	\$0	\$1,650
Signage	\$4,400	\$3,300	\$9,932	(\$6,632)
Security	\$87,208	\$65,406	\$55,210	\$10,196
Parking Violation Tags	\$220	\$165	\$0	\$165
<b><u>MAINTENANCE-DIRECT EXPENSES:</u></b>				
Irrigation System Operations	\$15,000	\$11,250	\$0	\$11,250
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$294,760	\$294,760	\$294,760	\$0
<b>TOTAL MAINTENANCE</b>	<b>\$1,602,526</b>	<b>\$1,283,727</b>	<b>\$1,270,734</b>	<b>\$12,994</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,761,823</b>	<b>\$1,408,224</b>	<b>\$1,402,085</b>	<b>\$6,139</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$391,509</b>		
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$867,209</b>		
<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$1,258,718</b>		



# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Replacement & Maintenance Fund

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

#### REVENUES:

	ADOPTED BUDGET	PRORATED THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
Transfer In	\$294,760	\$294,760	\$294,760	\$0
Interest	\$3,500	\$2,625	\$21,853	\$19,228

#### **TOTAL REVENUES**

	\$298,260	\$297,385	\$316,613	\$19,228
--	-----------	-----------	-----------	----------

#### EXPENDITURES:

Contingency	\$500	\$375	\$3,440	(\$3,065)
Building Improvements	\$138,399	\$103,799	\$23,627	\$80,173
Fountain Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$197,769	\$148,327	\$12,976	\$135,351
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	\$4,950	\$8,582	(\$3,632)
Pool Repair & Replacements	\$0	\$0	\$9,807	(\$9,807)
Roadways/Sidewalks Improvements	\$48,972	\$36,729	\$66,992	(\$30,263)
Signage	\$22,000	\$16,500	\$11,669	\$4,831
Stormwater Improvement	\$22,000	\$16,500	\$4,356	\$12,144
Capital Outlay	\$4,400	\$3,300	\$92,597	(\$89,297)

#### **TOTAL EXPENDITURES**

	\$440,640	\$330,480	\$234,045	\$96,435
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#### **EXCESS REVENUES (EXPENDITURES)**

	(\$142,380)	\$82,568
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#### **FUND BALANCE - Beginning**

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

#### **FUND BALANCE - Ending**

	\$652,945	\$918,215
--	-----------	-----------

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2004-1

### Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Other Debt Service	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$0	\$0	(\$10,811)	\$10,811
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$10,811)</b>	<b>\$10,811</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$10,811)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$10,811</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$0</b>	



# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2015

### Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments Tax Collector	\$326,875	\$326,875	\$330,261	\$3,386
Interest	\$200	\$150	\$11,884	\$11,734
<b>TOTAL REVENUES</b>	<b>\$327,075</b>	<b>\$327,025</b>	<b>\$342,145</b>	<b>\$15,120</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense 11/01	\$79,763	\$79,763	\$79,763	\$0
Principal Expense 05/01	\$170,000	\$170,000	\$170,000	\$0
Interest Expense 05/01	\$79,763	\$79,763	\$79,763	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$329,525</b>	<b>\$329,525</b>	<b>\$329,525</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$2,450)</b>		<b>\$12,620</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$176,868</b>		<b>\$343,843</b>	
<b>FUND BALANCE - Ending</b>	<b>\$174,418</b>		<b>\$356,463</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2016

### Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Tax Collector	\$538,024	\$538,024	\$543,598	\$5,574
Interest	\$350	\$263	\$19,448	\$19,186
<b>TOTAL REVENUES</b>	<b>\$538,374</b>	<b>\$538,287</b>	<b>\$563,046</b>	<b>\$24,759</b>
<b><u>EXPENDITURES:</u></b>				
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	\$181,406	\$181,406	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$531,422</b>	<b>\$531,422</b>	<b>\$531,422</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$6,952</b>		<b>\$31,624</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$434,696</b>		<b>\$716,181</b>	
<b>FUND BALANCE - Ending</b>	<b>\$441,648</b>		<b>\$747,805</b>	



# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2017

### Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - Tax Collector	\$503,509	\$503,509	\$508,725	\$5,216
Interest	\$300	\$225	\$17,879	\$17,654
<b>TOTAL REVENUES</b>	<b>\$503,809</b>	<b>\$503,734</b>	<b>\$526,604</b>	<b>\$22,870</b>
<b><u>EXPENDITURES:</u></b>				
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	\$171,138	\$171,138	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$499,988</b>	<b>\$499,988</b>	<b>\$499,988</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$3,822</b>		<b>\$26,617</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$399,252</b>		<b>\$659,721</b>	
<b>FUND BALANCE - Ending</b>	<b>\$403,074</b>		<b>\$686,338</b>	

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2019

### Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

#### REVENUES:

	ADOPTED BUDGET	PRORATED THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
Special Assessments - Tax Collector	\$438,505	\$438,505	\$443,045	\$4,540
Interest	\$300	\$225	\$16,461	\$16,236

<b>TOTAL REVENUES</b>	<b>\$438,805</b>	<b>\$438,730</b>	<b>\$459,506</b>	<b>\$20,776</b>
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#### EXPENDITURES:

Interest Expense 11/01	\$153,150	\$153,150	\$153,150	\$0
Principal Expense 05/01	\$130,000	\$130,000	\$130,000	\$0
Interest Expense 05/01	\$153,150	\$153,150	\$153,150	\$0

<b>TOTAL EXPENDITURES</b>	<b>\$436,300</b>	<b>\$436,300</b>	<b>\$436,300</b>	<b>\$0</b>
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Transfer In/(Out)	\$0	\$0	(\$6,252)	\$6,252
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<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$6,252)</b>	<b>\$6,252</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$2,505</b>		<b>\$16,954</b>	
---------------------------------------	----------------	--	-----------------	--

<b>FUND BALANCE - Beginning</b>	<b>\$182,601</b>		<b>\$513,969</b>	
---------------------------------	------------------	--	------------------	--

<b>FUND BALANCE - Ending</b>	<b>\$185,106</b>		<b>\$530,923</b>	
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# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Debt Service Fund

Series 2022

### Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments	\$1,039,749	\$1,039,749	\$1,046,172	\$6,423
Interest	\$250	\$188	\$23,834	\$23,646
<b>TOTAL REVENUES</b>	<b>\$1,039,999</b>	<b>\$1,039,937</b>	<b>\$1,070,005</b>	<b>\$30,069</b>
<b><u>EXPENDITURES:</u></b>				
Interest Expense 11/01	\$252,587	\$252,587	\$252,587	\$0
Principal Expense 05/01	\$690,000	\$690,000	\$690,000	\$0
Interest Expense 05/01	\$177,600	\$177,600	\$177,600	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,120,187</b>	<b>\$1,120,187</b>	<b>\$1,120,187</b>	<b>\$0</b>
Transfer In/(Out)	\$0	\$0	\$10,811	(\$10,811)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,811</b>	<b>(\$10,811)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$80,188)</b>		<b>(\$39,370)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$321,018</b>		<b>\$582,483</b>	
<b>FUND BALANCE - Ending</b>	<b>\$240,830</b>		<b>\$543,112</b>	



# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Capital Projects Fund

Series 2019

### Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Interest	\$0	\$0	\$2,387	\$2,387
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,387</b>	<b>\$2,387</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Transfer In/(Out)	\$0	\$0	\$6,252	\$6,252
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,252</b>	<b>\$6,252</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$8,639</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$86,097</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$94,736</b>	

# Reunion West CDD

## Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
<b>Revenues</b>													
Special Assessments - Tax Collector	\$0	\$239,757	\$1,153,137	\$78,531	\$58,032	\$35,298	\$76,734	\$29,453	\$107,361	\$0	\$0	\$0	\$1,778,303
Interest Income	\$4	\$4	\$5	\$5	\$6	\$2,860	\$1,922	\$2,062	\$2,043	\$0	\$0	\$0	\$8,911
Rental Income	\$1,760	\$1,650	\$0	\$0	\$220	\$770	\$440	\$0	\$1,540	\$0	\$0	\$0	\$6,380
<b>Total Revenues</b>	<b>\$1,764</b>	<b>\$241,411</b>	<b>\$1,153,142</b>	<b>\$78,536</b>	<b>\$58,258</b>	<b>\$38,928</b>	<b>\$79,096</b>	<b>\$31,515</b>	<b>\$110,944</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,793,594</b>
<b>Expenses</b>													
Supervisor Fees	\$600	\$0	\$800	\$800	\$800	\$800	\$800	\$800	\$600	\$0	\$0	\$0	\$6,000
FICA	\$46	\$0	\$61	\$61	\$61	\$61	\$61	\$61	\$46	\$0	\$0	\$0	\$459
Engineering	\$323	\$0	\$0	\$722	\$323	\$323	\$430	\$376	\$5,365	\$0	\$0	\$0	\$7,861
Attorney	\$1,802	\$1,084	\$2,508	\$7,294	\$2,923	\$2,637	\$2,642	\$2,131	\$2,507	\$0	\$0	\$0	\$25,528
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$3,717	\$0	\$4,364	\$8,081	\$0	\$0	\$0	\$16,163
Dissemination	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$7,500
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$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	\$3,874	\$3,874	\$0	\$0	\$0	\$34,866
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$1,200
Website Maintenance	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$58	\$9	\$5	\$9	\$73	\$164	\$63	\$27	\$15	\$0	\$0	\$0	\$424
Printing & Binding	\$0	\$0	\$0	\$11	\$3	\$4	\$2	\$2	\$405	\$0	\$0	\$0	\$427
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	\$125	\$0	\$0	\$0	\$0	\$2,000
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
<b>Total Administrative</b>	<b>\$26,345</b>	<b>\$6,731</b>	<b>\$11,309</b>	<b>\$14,200</b>	<b>\$13,983</b>	<b>\$14,994</b>	<b>\$9,035</b>	<b>\$12,810</b>	<b>\$21,944</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$131,351</b>

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Maintenance-Shared Expenses:</b>													
Field Management	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$0	\$0	\$0	\$24,658
Management Services Agreement	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$0	\$0	\$0	\$5,363
Telephone	\$468	\$468	\$442	\$588	\$369	\$471	\$471	\$571	\$370	\$0	\$0	\$0	\$4,217
Electric	\$21,878	\$24,214	\$21,197	\$21,702	\$22,408	\$24,853	\$23,626	\$22,289	\$24,020	\$0	\$0	\$0	\$206,187
Water & Sewer	\$2,549	\$1,965	\$1,526	\$2,406	\$2,334	\$1,820	\$2,474	\$2,637	\$3,538	\$0	\$0	\$0	\$21,250
Gas	\$840	\$1,657	\$2,268	\$5,105	\$7,616	\$5,654	\$3,242	\$1,980	\$2,330	\$0	\$0	\$0	\$30,691
Pool and Fountain Maintenance	\$11,715	\$14,104	\$12,718	\$14,455	\$15,300	\$10,302	\$13,200	\$15,566	\$15,260	\$0	\$0	\$0	\$122,619
Environmental	\$1,939	\$1,917	\$377	\$377	\$698	\$698	\$698	\$698	\$698	\$0	\$0	\$0	\$8,102
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	\$494	\$1,685	\$0	\$0	\$0	\$8,746
Landscape Contract	\$28,181	\$57,413	\$46,168	\$32,151	\$32,151	\$41,358	\$32,151	\$32,151	\$46,168	\$0	\$0	\$0	\$347,891
Landscape Contingency	\$2,930	\$955	\$0	\$211	\$564	\$0	\$0	\$1,504	\$2,354	\$0	\$0	\$0	\$8,520
Gate and Gatehouse Expenses	\$2,635	\$2,113	\$2,572	\$375	\$6,988	\$1,912	\$2,001	\$1,998	\$979	\$0	\$0	\$0	\$21,573
Roadways/Sidewalks	\$0	\$2,475	\$2,944	\$429	\$299	\$0	\$0	\$301	\$0	\$0	\$0	\$0	\$6,448
Lighting	\$977	\$0	\$1,694	\$0	\$352	\$0	\$0	\$1,379	\$0	\$0	\$0	\$0	\$4,403
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	\$404	\$0	\$279	\$0	\$0	\$0	\$13,811
Contract Cleaning	\$2,243	\$2,243	\$2,302	\$2,447	\$2,267	\$2,447	\$2,387	\$2,387	\$2,387	\$0	\$0	\$0	\$21,110
Fitness Center Repairs & Maintenance	\$0	\$498	\$0	\$0	\$0	\$132	\$1,292	\$188	\$2,430	\$0	\$0	\$0	\$4,540
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,008	\$2,229	\$760	\$361	\$777	\$358	\$308	\$2,442	\$1,690	\$0	\$0	\$0	\$9,932
Security	\$6,078	\$6,191	\$6,135	\$6,134	\$6,134	\$6,134	\$6,134	\$6,134	\$6,134	\$0	\$0	\$0	\$55,210
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Maintenance - Direct:</b>													
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
<b>Total Maintenance</b>	<b>\$125,392</b>	<b>\$128,341</b>	<b>\$114,887</b>	<b>\$199,858</b>	<b>\$299,456</b>	<b>\$100,742</b>	<b>\$92,342</b>	<b>\$96,056</b>	<b>\$113,660</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,270,734</b>
<b>Total Expenses</b>	<b>\$151,737</b>	<b>\$135,072</b>	<b>\$126,195</b>	<b>\$214,058</b>	<b>\$313,439</b>	<b>\$115,736</b>	<b>\$101,377</b>	<b>\$108,866</b>	<b>\$135,604</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,402,085</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$149,974)</b>	<b>\$106,339</b>	<b>\$1,026,947</b>	<b>(\$135,521)</b>	<b>(\$255,181)</b>	<b>(\$76,807)</b>	<b>(\$22,281)</b>	<b>(\$77,351)</b>	<b>(\$24,660)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$391,509</b>



**Reunion West  
COMMUNITY DEVELOPMENT DISTRICT  
LONG TERM DEBT REPORT**

<b>SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS</b>	
<b>ASSESSMENT AREA TWO - PHASE ONE</b>	
INTEREST RATES:	3.500%, 4.250%, 5.000%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$163,438
RESERVE FUND BALANCE	\$165,269
BONDS OUTSTANDING - 9/30/20	\$3,585,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$155,000)
LESS: PRINCIPAL PAYMENT 05/01/22	(\$160,000)
LESS: PRINCIPAL PAYMENT 05/01/23	(\$170,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,100,000</b>

<b>SERIES 2016, SPECIAL ASSESSMENT BONDS</b>	
<b>ASSESSMENT AREA THREE PROJECT</b>	
INTEREST RATES:	3.625%, 4.375%, 5.000%
MATURITY DATE:	11/1/2046
RESERVE FUND REQUIREMENT	\$274,875
RESERVE FUND BALANCE	\$283,618
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$7,400,000</b>

<b>SERIES 2017, SPECIAL ASSESSMENT BONDS</b>	
<b>ASSESSMENT AREA FOUR PROJECT</b>	
INTEREST RATES:	3.500%, 4.250%, 4.750%, 5.000%
MATURITY DATE:	11/1/2047
RESERVE FUND REQUIREMENT	\$254,625
RESERVE FUND BALANCE	\$262,413
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$7,130,000</b>

<b>SERIES 2019, SPECIAL ASSESSMENT BONDS</b>	
<b>ASSESSMENT AREA FIVE PROJECT</b>	
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%
MATURITY DATE:	5/1/2050
RESERVE FUND REQUIREMENT	\$326,484
RESERVE FUND BALANCE	\$330,143
BONDS OUTSTANDING - 9/30/20	\$7,095,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$120,000)
LESS: PRINCIPAL PAYMENT 05/01/22	(\$125,000)
LESS: PRINCIPAL PAYMENT 05/01/23	(\$130,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,720,000</b>

<b>SERIES 2022, SPECIAL ASSESSMENT REFUNDING BONDS</b>	
INTEREST RATES:	3.000%
MATURITY DATE:	5/1/2031
RESERVE FUND BALANCE	\$259,938
BONDS OUTSTANDING - 02/15/22	\$11,840,000
LESS: PRINCIPAL PAYMENT 05/01/23	(\$690,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$11,150,000</b>

**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			
							Gross			2015			2016			2017			2019			2022		
Date Received	Dist.	Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund	Debt Svc Fund	Debt Svc Fund	Debt Svc Fund	Debt Svs Fund	Debt Svs Fund	Total											
							38.24%	7.10%	11.69%	10.94%	9.53%	22.50%	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											
6/12/23	ACH	\$ 43,622.82	\$ -	\$ 872.45	\$ -	\$ 42,750.37	\$ 16,348.69	\$ 3,036.23	\$ 4,997.52	\$ 4,676.93	\$ 4,073.10	\$ 9,617.90	\$ 42,750.37											
6/16/23	ACH	\$ 242,845.82	\$ -	\$ 4,856.92	\$ -	\$ 237,988.90	\$ 91,012.24	\$ 16,902.52	\$ 27,820.92	\$ 26,036.19	\$ 22,674.72	\$ 53,542.31	\$ 237,988.90											
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -											
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -											
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -											
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -											
Totals		\$ 4,906,825.77	\$ 165,024.71	\$ 94,836.02	\$ 3,138.51	\$ 4,650,103.55	\$ 1,778,302.91	\$ 330,261.14	\$ 543,597.54	\$ 508,725.24	\$ 443,044.95	\$ 1,046,171.77	\$ 4,650,103.55											

## SECTION 4



**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2019  
(ASSESSMENT AREA FIVE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Reunion West Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of April 1, 2015, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of May 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **9**
- (B) Identify Assignment and Acquisition Agreement, if applicable:
- (C) Name of Payee pursuant to Assignment and Acquisition Agreement: **Governmental Management Services-CF, LLC**
- (D) Amount Payable: **\$3,500.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoice# 561 – FY2023 Construction Accounting Series 2019**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2019 Acquisition and Construction Account of the  
Acquisition and Construction Fund.*

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District;
- 2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account; and
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Five Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

Date: \_\_\_\_\_

#### **CONSULTING ENGINEER'S APPROVAL**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two - Phase One Project and is consistent with: (i) the Assignment and Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

\_\_\_\_\_  
Consulting Engineer

**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 561  
**Invoice Date:** 6/29/23  
**Due Date:** 6/29/23  
**Case:**  
**P.O. Number:**

**Bill To:**  
Reunion West CDD  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Construction Accounting FY2023 - Series 2019		3,500.00	3,500.00
		<b>Total</b>	\$3,500.00
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$3,500.00



# SECTION 5

## Reunion East and West R&M

<b>FY2023 Budgeted Projects</b>	<b>Budget Amount</b>	<b>RE 56%</b>	<b>RW 44%</b>	<b>Estimated Date</b>	<b>Projected Total</b>
Gate House Roof Replacement (Sinclair, Spine, Reunion Blvd)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	August	\$ 45,000.00
HVAC Replacement (Heritage Crossings Community Center)	\$ 132,862.00	\$ 74,402.72	\$ 58,459.28	In Process	\$ 161,090.00
Asphalt/Pavement Management Plan (Engineer's Report)	\$ 33,500.00	\$ 18,760.00	\$ 14,740.00	Completed	\$ 21,200.00
Reunion Resort/Reunion Village Gate Access	\$ 349,474.00	\$ 195,705.44	\$ 153,768.56	In Process	\$ 331,000.00
No Parking Signs (Reunion Village) and Sign Allowance	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	may upgrade below	
Pool Furniture (Inventory)	\$ 15,000.00	\$ 8,400.00	\$ 6,600.00	Completed	\$ 15,000.00
Roadway Improvements (Restriping Reunion West Tradition Circle to Sinclair Gate)	\$ 27,800.00	\$ 15,568.00	\$ 12,232.00	DEFER	\$ 10,000.00
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	Completed & DEFER	\$ 8,302.00
Stormwater Repairs Allowance	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00		\$ 40,000.00
Repair/Rebuild Two Roadway Arbors	\$ 9,672.00	\$ 5,416.32	\$ 4,255.68	Completed	\$ 10,000.00
Seven Eagles Roof Replacement	\$ 172,010.00	\$ 96,325.60	\$ 75,684.40	September	<b>\$ 160,000.00</b>
Upgrade Access Control for Carriage Pointe	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	Completed	\$ 8,400.00
RW Amenity Development Playground & Outdoor Fitness Center	\$ 10,000.00	\$ 5,600.00	\$ 4,400.00	Completed	\$ 18,000.00
<b>Subtotal Budgeted R&amp;M</b>	<b>\$ 1,000,318.00</b>	<b>\$ 560,178.08</b>	<b>\$ 440,139.92</b>		
<b>FY2023 Not Budgeted - Under Consideration</b>	<b>Estimated Amount</b>	<b>RE 56%</b>	<b>RW 44%</b>	<b>Estimated Date</b>	
RE Playground Enhancement - Swing Set	\$ 14,931.05	\$ 8,361.39	\$ 6,569.66	Completed	\$ 14,932.00
Pool Furniture - Seven Eagles	\$ 6,950.00	\$ 3,892.00	\$ 3,058.00	Completed	\$ 7,000.00
Upgrade Sign Posts	\$ 47,000.00			August	\$ 47,500.00
Seven Eagles Fountain Replacement	\$ 45,000.00			August	<b>\$ 45,000.00</b>
Access Control System at Reunion Village Gate	\$ 20,000.00			In Process	<b>\$ 20,000.00</b>
<b>Subtotal Not Budgeted R&amp;M</b>	<b>\$ 133,881.05</b>	<b>\$ 74,973.39</b>	<b>\$ 9,627.66</b>		
<b>Other R&amp;M Work</b>					
<b>sidewalk/building</b>					\$ 50,607.40
<b>playground/outdoor fitness area</b>					\$ 31,699.00
<b>pool</b>					\$ 9,810.00
<b>Total R&amp;M</b>	<b>\$ 1,134,199.05</b>	<b>\$ 635,151.47</b>	<b>\$ 449,767.58</b>		<b>\$ 1,054,540.40</b>

# SECTION 6



**NOTICE OF MEETING DATES  
REUNION WEST  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Reunion West Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2024** at **11:00 am at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the **second Thursday** of each month as follows:

October 12, 2023  
November 9, 2023  
December 14, 2023  
January 11, 2024  
February 8, 2024  
March 14, 2024  
April 11, 2024  
May 9, 2024  
June 13, 2024  
July 11, 2024  
August 8, 2024  
September 12, 2024

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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