

***Reunion West
Community Development District***

Agenda

September 14, 2023

AGENDA

Reunion West

Community Development District

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

September 7, 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, September 14, 2023 at 11:00 AM at the Reunion Grande Tower, Meeting Room E, 7593 Gathering Drive, Kissimmee, Florida.**

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the August 10, 2023 Board of Supervisors Meeting
4. Public Hearing
 - A. Consideration of Resolution 2023-11 Imposing Operation and Maintenance Special Assessments
5. Consideration of Resolution 2023-12 Amending the Fiscal Year 2024 Budget
6. Consideration of Temporary Access Agreement
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - D. Security Report
8. Other Business
9. Supervisor's Requests
10. Next Meeting Date: October 12, 2023
11. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **August 10, 2023** at 11:00 a.m. via Zoom Communication Media Technology and at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Graham Staley
Michael Barry
Mark Greenstein
William (Bill) Witcher

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
Steve Boyd (*via Zoom*)
Alan Scheerer
Aura Zelada
Garrett Huegel
Pete Wittman
Victor Vargas
Residents

District Manager
District Counsel
Boyd Civil Engineering
Field Manager
Reunion West POA
Yellowstone Landscape Services
Yellowstone Landscape Services
Reunion Security

The following is a summary of the discussions and actions taken at the August 10, 2023 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:02 a.m. and called the roll. All Supervisors were present with the exception of Ms. Harley.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Public Hearing

A. Open Public Hearing

On MOTION by Mr. Greenstein seconded by Mr. Barry with all in favor the public hearing on the adoption of the Fiscal Year 2024 budget was opened.

B. Presentation of Fiscal Year 2024 Proposed Budget

Ms. Adams presented the Proposed Budget for Fiscal Year 2023, which starts on October 1, 2023 and ends on September 30, 2024. Ms. Adams highlighted the following:

- Since the time the proposed budget was reviewed, there were no substantive changes to *Revenues*. For Fiscal Year 2024, \$1,961,127, was proposed, with the majority in *Special Assessment - Tax Collector*. The CDD fee on the Tax Bill was \$1,760,063. There was *Carry Forward Surplus* in order to balance the budget. The purpose was to identify funds to transfer to the *Replacement & Maintenance (R&M) Fund*.
- “*Administrative Expenses*” was \$178,060. There were no changes.
- *Field Expenses* were refined based on recent history. There were no substantive changes.
- *Shared Costs* were in accordance with the Interlocal Agreement between the Reunion West CDD and Reunion East CDD and based on platted lots.
- *Irrigation System Operations* was included in the Proposed Budget, but removed from the Adopted Budget as it was owned by the Reunion East CDD.
- There was a *Transfer Out – R&M Fund* of \$400,000.
- The Proposed Assessment for Fiscal Year 2024 was the same as the prior year.

Mr. Staley questioned the allocation for *Security* costs. Ms. Adams noted there were security services with the Reunion Resort and Club Master Association in the amount of \$160,800, based on a separate security agreement to service all areas of Reunion except for the Reunion West CDD Encore neighborhood, \$27,308 for the Reunion West POA and \$15,360 for Carriage Pointe.

- *R&M Fund* was based on the Fiscal Year 2024 Project List and was the same percentage of the maintenance cost for the General Fund, with 56% of the cost borne by Reunion East and 44% by Reunion West.

Mr. Staley explained that the Project List had no relationship to the tables and requested including the monthly management accounts.

- There was debt service for the Series 2015, 2016, 2017, 2019 and 2022 bonds. Principal and interest payments were due in November and May, based on an Amortization Schedule. An analysis of the assessment areas affiliated with the various bond issues was provided to the Board. In the 2015 assessment area, there were 161 single-family homes.

Mr. Staley asked if the R&M pavement amount of \$400,000 was the actual amount. Ms. Adams explained that it was an estimate. Updates since the project list was previously presented included a request from Reunion East to add benches and concrete pads, if suitable locations could be found and an increase in the signage stipend, due to the number of faded traffic enforcement signs. Mr. Staley noted that the two totals on the Project List for Reunion East and Reunion West did not add up to \$975,000. Ms. Adams would verify the formulas. Mr. Barry asked if the roadway improvements were consistent with what was needed next year. Ms. Adams pointed out that there would be further analysis by the District Engineer, based on the geotechnical testing that was recently approved. A scope for right of way repairs would be developed and it would go out for competitive bids. If the milling and resurfacing cost was higher than what was budgeted, the Board could spend more than what was budgeted or remove projects from the Project List. Mr. Greenstein concurred as items were projected low. Mr. Boyd had no issue with the \$400,000 allocated for Fiscal Year 2024 for the priority roadwork; however, it should be evaluated for Reunion East when the core samples were received.

C. Public Comments Regarding Budget and Special Assessments

Ms. Aura Zelada, the Community Association Manager for the Reunion West POA, requested a breakdown as 774 homes would be contributing \$775,000 to the budget. On Page 11, under *Security*, based on the amount being paid to the POA on a monthly basis, \$2.94 per home were contributing and questioned the amount collected from the owners and how it was being spent. Mr. Staley understood that it was not allocated on a community-by-community basis. The money came into the CDD and the expenditures were combined with the two CDDs. The Reunion West CDD Encore neighborhood paid 44% of the shared expenses. In her community, they specified what the money was going towards. Ms. Adams explained that a proportionate share was

paid by the Reunion West CDD Encore neighborhood for the administrative section and the field expenses went towards the CDD roads and common areas, stormwater system, sidewalk maintenance and street sign maintenance, etc. Residents questioned the Operation & Maintenance (O&M) for single-family homes, which was part of the CDD fee. When property owners received their property Tax Bill, it combined both parts of the CDD fee into one line in the non-ad valorem section. Along with the O&M fee that property owners were paying to the CDD, they were also paying their debt service fee.

Mr. Greenstein understood that there would be one total number on the Tax Bill. Ms. Adams explained that property owners would see the aggregated number of the O&M and debt service fees. The debt service fee paid down the bond that was issued to generate funds to construct the infrastructure, gatehouses, entrance gates, roadways and stormwater system, etc. Ms. Trucco pointed out that the O&M assessment was separate from the debt service and could change year to year, but they could pull the Assessment Roll to determine how much each parcel was paying for debt service in the Encore neighborhood. Mr. Staley requested a table showing each address by plat. Ms. Adams confirmed that this information was on the Osceola County website. Mr. Greenstein wanted Ms. Zelada's constituents to understand that they were part of the Reunion West CDD and there was an Interlocal Agreement with Reunion East allowing Reunion West residents to use Reunion East amenities. There was a pooled shared cost arrangement for a single-family home to pay the same assessment as a condo unit and the only difference was the debt service. Mr. Staley pointed out the debt service was \$2,030, which was two-thirds of the total assessment and it was difficult to split every expense between Encore and the CDD. Mr. Greenstein felt that any costs incurred within the Reunion East and West CDDs was fairly divided by all of the units since everyone benefitted. Mr. Staley believed that the \$400,000 allocated for Fiscal Year 2024 for the priority roadwork was light, but they could spend more next year if needed. Mr. Greenstein agreed.

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the public hearing on the adoption of the Fiscal Year 2024 budget was closed.

D. Consideration of Resolution 2023-08 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations

Ms. Adams presented Resolution 2023-08 Adopting the Fiscal Year 2023 Budget.

E. Consideration of Resolution 2023-09 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams presented Resolution 2023-09 Imposing Special Assessments and Certifying an Assessment Roll, which was the funding mechanism for the budget and authorizing the imposition and collection of maintenance fees and the collection debt service fees. A copy of the Tax Roll which would be attached as an exhibit was available for review.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor Resolution 2023-08 Adopting the Proposed Fiscal Year 2024 Budget and Relating to the Annual Appropriations was adopted.

On MOTION by Mr. Greenstein seconded by Mr. Barry with all in favor Resolution 2023-09 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

F. Close Public Hearing

This item was discussed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 13, 2023 Board of Supervisors Meeting and May 11, 2023 Workshop Meeting

Ms. Adams presented the minutes of the June 8, 2023 Board of Supervisors and May 11, 2023 workshop meetings. Corrections were received from Mr. Staley, which were incorporated.

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the Minutes of the July 13, 2023 Board of Supervisors and May 11, 2023 Workshop Meetings were approved as amended.

FIFTH ORDER OF BUSINESS

Consideration of Yellowstone Proposals for Landscape Enhancement at Neighborhood Monuments

Mr. Scheerer presented a proposal Yellowstone Landscape (Yellowstone) to modify the landscaping at all neighborhood monuments in Reunion West in the amount of \$8,321.59. At the request of the Board, Yellowstone provided several renderings, which were included in the agenda package and provided the following options:

- **Option 1:** Dwarf Ixora and Podocarpus.
- **Option 2:** Croton Mammy and Podocarpus.
- **Option 3:** Blue Daze and Podocarpus. Provide low ground cover.

Mr. Scheerer pointed out that none of the options would affect the price. Podocarpus would be placed on either side of the columns, but there would be no landscaping around light fixtures. Mr. Barry questioned the heartiest plants out of the flowering plants. Mr. Wittman explained that Dwarf Ixoras were heartier than Crotons, which were sensitive to frost and drought issues. With Ixoras, frost may just burn tips of the plants, which could be pruned off. Blue Daze were pretty, but when they get wet, they wilt. The heartiest plants were Trinettes or Dwarf Ixoras. Mr. Staley questioned how long Ixoras stay in bloom. Mr. Scheerer favored Ixoras for year-round cover as they were in bloom all year long. Mr. Greenstein did not want the same color everywhere. Mr. Barry preferred Blue Daze, which lasted in all types of conditions. Mr. Scheerer had one in his yard and it looked good when it bloomed.

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the proposal with Yellowstone for landscape enhancement at neighborhood monuments with Option #3 in the amount of \$8,321.59 was approved.

SIXTH ORDER OF BUSINESS

Review and Acceptance of Pavement Management Report

Mr. Boyd presented the Pavement Management Plan, which was the same form as the one provided last month. Tables 2, 3 and 4 were the priority areas. Once core samples were returned, recommended courses of action could be taken. The worst areas were Desert Mountain Court, 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 re-paving of Desert Mountain Court should be included in the 2025 to 2030 Plan. Major resurfacing was needed in the outbound Lane of Tradition Boulevard, approaching the gate on Sinclair Road, due to surface asphalt was starting to ravel. Most of the roads in the CDD could be scheduled for future work on

a long-term basis. Core samples were underway. He did not anticipate having to repave all of Desert Mountain Court, but the outside side of Tradition Boulevard from east of the gate down to Sinclair Road should be repaved.

Mr. Staley asked about the striping. Mr. Boyd recommended re-striping of all of Tradition Boulevard as the current striping was barely visible. Mr. Barry felt that the striping at intersections, crosswalks and stop signs were a priority. M. Boyd noted there were no internal crosswalks, but there were stop bars within subdivisions that needed some work, but they were not a high priority and could be deferred until those roads were resurfaced. Ms. Adams recalled in the Fiscal Year 2024 Preliminary Project List, \$35,000 was allocated for stop bars, crosswalks and other necessary pavement markings, but staff had to get clarification on the centerline markings. Mr. Staley requested that Mr. Boyd look at the stretch of road from Grand Traverse Parkway to Tradition Boulevard and if clear yellow lines were needed for the new homes outside the boundaries of Bears Den. Mr. Greenstein felt the vast majority of roadways were in good condition, but striping was necessary on Tradition Boulevard and preferred that the roadwork be completed before the striping.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the Pavement Management Report was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Sign Post Updates

- A. Fausnight**
- B. Onsite Industries**

Mr. Scheerer presented proposals from Fausnight Stripe & Line (Fausnight) and Onsite Industries (Onsight) for sign post updates. It was being presented to both Boards and was an R&M project that would affect the shared expenses for the R&M Fund. A map of the neighborhoods and the locations of the signs was provided by Fausnight. The proposal from Fausnight was in the amount of \$47,225 for 36 signs galvanized sign posts to be shared between Reunion East and Reunion West. Onsite proposed \$44,663 for 32 signs as they missed the golf cart crossing signs on Grand Traverse Parkway. Mr. Greenstein questioned why there were two proposals as the first one was for intersections that were the most visible. Mr. Staley believed that one proposal was for the speed limit, stop and pedestrian signs and the other was for street signs. Mr. Scheerer pointed

out from Tradition Boulevard and the water park area, there were galvanized signs. Mr. Greenstein questioned what was budgeted for this year. Mr. Staley recalled that \$45,000 was budgeted.. Mr. Greenstein questioned Mr. Scheerer's vendor recommendation and what was standard. Mr. Scheerer felt that Fausnight would be quicker than Onsite and the standard was the golf finial with back plates and 3-inch fluted poles with the base. Discussion ensued.

On MOTION Mr. Witcher seconded by Mr. Greenstein with all in favor the proposal with Fausnight Stripe & Line for sign posts in the amount of \$47,225 was approved.

Ms. Adams presented a map of the signs and an aerial review of Whitemarsh Way.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2023-10
Setting a Public Hearing to Impose Special
Assessments**

Ms. Adams stated in analyzing the Assessment Roll for Reunion West, it was found that a parcel that was previously platted as golf was now platted as 22 residential units, which should be subject to the same annual maintenance fees that other single-family homes pay. In accordance with Florida Statutes, this required a special public hearing and 28/29-day notice. Resolution 2023-07 sets the public hearing. After it was advertised, a letter would be sent to the landowner, Kingwood. There was not sufficient time to put them on the Tax Roll this year, but Kingwood could be direct billed a one-time payment in the first operating quarter of the new fiscal year, which they agreed with. Mr. Staley preferred to direct bill Kingwood, but questioned when fees are assessed for new development. Ms. Trucco explained that before the District could levy O&M assessments, it must go through this process, but after the public hearing, the District would officially start charging this fee to Kingwood. Ms. Trucco requested that the letter state that the District was direct billing them for this fiscal year and moving forward, they would utilize the uniform method of collection.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor Resolution 2023-10 Setting a Public Hearing to Impose Special Assessments for September 14, 2023 at 11:00 a.m. at this location was adopted as amended.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco participated in a conference call with the Osceola County Sheriff's Department as their position was that the CDD needed to enter into an agreement with Osceola County to provide traffic enforcement services in the CDD. There was no statutory authority to require CDDs to enter into an agreement with the county to provide traffic enforcement services. The CDD roadways were financed with CDD bond funds and were public and there were concerns about security asking for IDs and whether this made the roads private. During the conference call, there was some new information from the Osceola County Sheriff's Department regarding an agreement from the Reunion East and West CDDs for traffic enforcement services. There were liability issues based on an obligation and duty to ensure that the signage was compliant with all current rules and regulations and whether they had a duty to notify certain individuals that the roadways were damaged or needed to be repaired or replaced. Osceola County was asking for an agreement to show that they had the jurisdiction to write tickets and the CDD acknowledging that they did not have a duty to maintain the roadways and signage.

Mr. Greenstein asked if there was a distinction between a Memorandum of Understanding (MOU) that provided an understanding between two parties. Ms. Trucco noted no difference. Mr. Witcher preferred having a document to give clear authority to the Sheriff's Office to enforce traffic laws and issue citations. Mr. Staley asked if Encore and Reunion Village were included in the agreement. Ms. Trucco confirmed that all public roadways were included, but not alleys and parking lots. Mr. Staley did not want to enter into something that did not include Bears Den. Ms. Trucco explained that the agreement only applied to roadways that the CDD owned and there would be documents clearly specifying what the CDD owned and what was public. As a precautionary measure, it was worth amending the document to specify that the roadways owned by the CDD were public and they could not restrict any member of the public from accessing them. *There was no objection from the Board.* Mr. Staley wanted to communicate this to the community in a low-key way, as residents were blaming Security for not turning people away at the gates. Ms. Trucco explained that Security could ask for identification, but if they refused to provide it, they could not be turned away. Ms. Witcher wanted to inform the public that there was now an agreement and an Osceola County Sheriff was going to be enforcing but could not restrict access. Ms. Trucco would provide a document at the next meeting.

Ms. Trucco would follow up with Reunion West POA's attorney regarding the verge areas. Mr. Staley questioned the irrigation matter with Kingwood, which was on the Reunion East CDD agenda. Ms. Trucco received approval from Reunion East's bond counsel and Kingwood on the Irrigation Operating Agreement and it was now ready for the Board to consider and was a good viable option. Mr. Staley requested that Ms. Trucco circulate the link for the ethics training. Ms. Trucco stated it was on the Florida Commission of Ethics website.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List.

ii. Approval of Check Register

Ms. Adams presented the Check Register from July 1, 2023 through July 31, 2023 in the amount of \$44,855.50.

On MOTION by Mr. Witcher seconded by Mr. Barry with all in favor the July Check Register was approved.
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iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through June 30, 2023, which were for informational purposes. Mr. Staley noted on the special assessment receipts, gross assessments were \$4.896 million and net assessments were \$4.602 million and questioned whether they collected more than was billed. Ms. Adams explained that the amount billed assumed that everyone paid their taxes early to receive the full discount. If they paid their taxes later, they did not receive a discount so more was collected.

iv. Consideration of Series 2019 Requisition 9

Ms. Adams presented Requisition No. 9 with Government Management Services for construction accounting services in the amount of \$3,500. Mr. Staley asked if this was an annual charge. Ms. Adams explained that it was an annual charge in accordance with the Trust Indenture.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the Series 2019 Requisition 9 was approved.

v. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan.

vi. Approval of Fiscal Year 2024 Meeting Dates

Ms. Adams presented the Fiscal Year 2024 meeting schedule, which was consistent with the prior year's meeting schedule, the second Thursday of each month at 11:00 a.m. at this location. The Chairman had the discretion to cancel meetings if there were no time sensitive agenda matters.

On MOTION by Mr. Witcher seconded by Mr. Greenstein with all in favor the Fiscal Year 2024 meeting schedule as presented was approved.

D. Security Report

Mr. Victor Vargas, the head of Reunion Security presented the July Security Report, which was emailed to the Board prior to the meeting. The report included the monthly security notes and other security tasks, parking enforcement, number of parking violations and towed vehicles. Mr. Barry asked if they were stopping people from shooting off fireworks. Mr. Vargas stated that his team were addressing fireworks the second they noticed them. Mr. Staley questioned why Mr. Vargas was no longer circulating the Encore neighborhood report. Mr. Vargas provided one to the Encore HOA, but would circulate it to the Board.

TENTH ORDER OF BUSINESS

Other Business

Mr. Staley questioned the status of the Whitemarsh mound. Mr. Scheerer explained that the gas company was researching what they could do to lower it. Mr. Staley was committed to doing something. Mr. Scheerer pointed out that there was an 18-inch gas line running through the easement. Mr. Witcher noted that the Magnolia and Red Elm trees at the Fitness Center looked sparse and wanted to add trees on both sides of the verge between the sidewalk and the street to balance everything out. Mr. Scheerer recalled that five trees were removed and two were replaced. Mr. Staley requested that Mr. Scheerer look into it. Mr. Scheerer would work with Mr. Witcher.

Mr. Staley asked if the blue street signs complied with the State Statute. Ms. Trucco indicated that it would be addressed in the agreement.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Greenstein spoke with Mr. David Burman and Mr. Anthony Carll regarding the pros and cons about The Stables and why Reunion East gave them the license to place dumpsters there. This item would be discussed further at the Reunion East CDD meeting. Regardless of where the dumpsters were placed, there was common interest between Reunion West and Reunion East. Mr. Greenstein would apprise the Board on what Reunion East discussed and what the Reunion West CDD Board decided to do. Mr. Witcher stated there was a large dumpster on Gleneagles Loop, east of property that Kingwood owned. Mr. Greenwood would take a look at it. Mr. Staley asked Kingwood to remove it, but they refused. Mr. Greenwood recalled that the idea was for residents to dump their trash in the dumpster when leaving the community.

TWELFTH ORDER OF BUSINESS

Next Meeting Date – September 14th, 2023

The next meeting was scheduled for September 14, 2023 at 11:00 a.m.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE 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;

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

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

WHEREAS, the Board of Supervisors (the “**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s General Fund Budget for Fiscal Year 2024 (the “**Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (the “**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A,”**

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

WHEREAS, the District hereby determines that it is in the best interests of the District to approve and proceed with the imposition of the Operations and Maintenance Special Assessments, in the amount set forth in the 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, 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 the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose;

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”);

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; and

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Operations and Maintenance Special Assessments. The allocation of the Operations and Maintenance Special Assessments to the specially benefitted lands, as shown in **Exhibits “A”** and **“B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, the Assessment Roll is hereby approved and the Operations and Maintenance Special Assessments are hereby imposed and levied on the Property, in accordance with **Exhibits “A”** and **“B.”** The lien of the Operations and Maintenance Special Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for Operations and Maintenance Special Assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The Operations and Maintenance Special Assessments imposed on the Tax Roll Property shall be collected 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.”**

B. Direct Bill Assessments. The Operations and Maintenance Special Assessments imposed on the Direct Collect Property will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A”** and **“B.”** For Fiscal Year 2023/2024, the Operations and Maintenance Special Assessments will be collected from the Property pursuant to this sub-paragraph B. (Direct Bill). Assessments directly

collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 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, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an 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 pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect Operations and Maintenance Special Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Operations and Maintenance Special Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll is hereby certified for collection. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the 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 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.

PASSED AND ADOPTED this 14th day of September, 2023.

**SIGNATURE PAGE TO RESOLUTION 2023-11
ADOPTING NON-AD VALOREM ASSESSMENT ROLL**

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit “A”: Budget

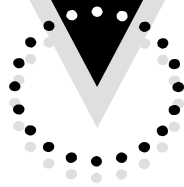
Exhibit “B”: Assessment Roll

Exhibit “C”: Description of Property

Exhibit “A”

Budget

[See attached.]



Reunion West
Community Development
District
Adopted Budget
FY 2024



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

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024
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Revenues

Special Assessments - Tax Collector	\$1,760,063	\$1,778,303	\$0	\$1,778,303	\$1,760,063	\$20,707	\$1,780,770
Interest	\$0	\$8,911	\$4,500	\$13,411	\$5,000	\$0	\$5,000
Rental Income	\$1,760	\$6,380	\$880	\$7,260	\$2,200	\$0	\$2,200
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$193,864	\$0	\$193,864
Total Revenues	\$1,761,823	\$1,793,594	\$5,380	\$1,798,974	\$1,961,127	\$20,707	\$1,981,834

Expenditures

Administrative

Supervisor Fees	\$12,000	\$6,000	\$2,400	\$8,400	\$12,000	\$0	\$12,000
FICA Expense	\$918	\$459	\$184	\$643	\$918	\$0	\$918
Engineering	\$8,000	\$7,861	\$6,500	\$14,361	\$8,000	\$0	\$8,000
Attorney	\$20,000	\$25,528	\$7,500	\$33,028	\$35,000	\$0	\$35,000
Trustee Fees	\$21,000	\$16,163	\$4,837	\$21,000	\$19,880	\$0	\$19,880
Arbitrage	\$3,000	\$0	\$2,250	\$2,250	\$2,250	\$0	\$2,250
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$7,500	\$0	\$7,500
Dissemination	\$10,000	\$7,500	\$2,500	\$10,000	\$10,000	\$0	\$10,000
Annual Audit	\$7,500	\$9,500	\$0	\$9,500	\$9,600	\$0	\$9,600
Management Fees	\$46,488	\$34,866	\$11,622	\$46,488	\$49,277	\$0	\$49,277
Information Technology	\$1,600	\$1,200	\$400	\$1,600	\$1,800	\$0	\$1,800
Website Maintenance	\$1,000	\$750	\$250	\$1,000	\$1,200	\$0	\$1,200
Telephone	\$100	\$0	\$25	\$25	\$100	\$0	\$100
Postage	\$1,500	\$424	\$76	\$500	\$1,500	\$0	\$1,500
Printing & Copies	\$500	\$427	\$73	\$500	\$500	\$0	\$500
General Liability Insurance	\$11,416	\$10,226	\$0	\$10,226	\$11,760	\$0	\$11,760
Legal Advertising	\$5,000	\$2,000	\$500	\$2,500	\$5,000	\$0	\$5,000
Other Current Charges	\$350	\$30	\$35	\$65	\$600	\$0	\$600
Office Supplies	\$300	\$4	\$2	\$6	\$250	\$0	\$250
Property Appraiser Fee	\$700	\$739	\$0	\$739	\$750	\$0	\$750
Travel Per Diem	\$250	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0	\$175
Administrative Expenses	\$159,297	\$131,351	\$39,153	\$170,504	\$178,060	\$0	\$178,060

Maintenance - Shared Expenses

Field Management	\$32,877	\$24,658	\$8,219	\$32,877	\$33,864	\$0	\$33,864 ¹
Management Services Agreement	\$14,300	\$5,363	\$1,787	\$7,150	\$7,150	\$0	\$7,150 ²
Telephone	\$6,600	\$4,217	\$1,414	\$5,631	\$6,600	\$0	\$6,600 ³
Electric	\$259,446	\$206,187	\$81,639	\$287,826	\$290,400	\$0	\$290,400 ⁴
Water & Sewer	\$31,852	\$21,250	\$6,609	\$27,859	\$31,852	\$0	\$31,852 ⁵
Gas	\$35,992	\$30,691	\$2,813	\$33,504	\$37,400	\$0	\$37,400 ⁶
Pool and Fountain Maintenance	\$129,800	\$122,619	\$33,000	\$155,619	\$158,576	\$0	\$158,576 ⁷
Pond Maintenance	\$7,040	\$8,102	\$2,095	\$10,197	\$11,000	\$0	\$11,000 ⁸
Property Insurance	\$32,571	\$29,735	\$0	\$29,735	\$44,602	\$0	\$44,602 ⁹
Irrigation Repairs & Maintenance	\$7,150	\$8,746	\$2,918	\$11,664	\$11,000	\$0	\$11,000 ¹⁰
Landscape Contract	\$515,490	\$347,891	\$102,674	\$450,565	\$495,042	\$0	\$495,042 ¹¹
Landscape Contingency	\$22,000	\$8,520	\$3,662	\$12,181	\$22,000	\$0	\$22,000 ¹²
Gate & Gatehouse Expenses	\$22,000	\$21,573	\$1,862	\$23,435	\$22,000	\$0	\$22,000 ¹³
Roadways/Sidewalks/Bridge	\$11,000	\$6,448	\$4,853	\$11,302	\$11,000	\$0	\$11,000 ¹⁴
Lighting	\$4,400	\$4,403	\$0	\$4,403	\$4,400	\$0	\$4,400 ¹⁵
Building Repairs & Maintenance	\$8,800	\$675	\$4,400	\$5,075	\$8,800	\$0	\$8,800 ¹⁶
Pressure Washing	\$15,400	\$20,293	\$0	\$20,293	\$22,000	\$0	\$22,000 ¹⁷
Maintenance (Inspections)	\$220	\$0	\$220	\$220	\$220	\$0	\$220 ¹⁸
Repairs & Maintenance	\$11,000	\$13,811	\$1,258	\$15,070	\$13,200	\$0	\$13,200 ¹⁹
Contract Cleaning	\$28,600	\$21,110	\$7,341	\$28,451	\$46,024	\$0	\$46,024 ²⁰
Fitness Center & Repairs & Maintenance	\$2,200	\$4,540	\$396	\$4,936	\$6,116	\$0	\$6,116 ²¹
Operating Supplies	\$2,200	\$0	\$143	\$143	\$1,100	\$0	\$1,100 ²²
Signage	\$4,400	\$9,932	\$1,320	\$11,252	\$4,400	\$0	\$4,400 ²³
Security	\$87,208	\$55,210	\$18,573	\$73,783	\$94,102	\$0	\$94,102 ²⁴
Parking Violation Tags	\$220	\$0	\$220	\$220	\$220	\$0	\$220 ²⁵
Total Shared Maintenance	\$1,292,766	\$975,974	\$287,417	\$1,263,390	\$1,383,067	\$0	\$1,383,067

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

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024
<u>Maintenance - Direct Expenses</u>							
Irrigation System Operations	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$294,760	\$294,760	\$0	\$294,760	\$400,000	\$20,707	\$420,707
Total Maintenance Expenses	\$309,760	\$294,760	\$0	\$294,760	\$400,000	\$20,707	\$420,707
Total Expenses	\$1,761,823	\$1,402,085	\$326,570	\$1,728,655	\$1,961,127	\$20,707	\$1,981,834
Excess Revenues (Expenditures)	\$0	\$391,509	(\$321,190)	\$70,319	\$0		\$0

Net Assessments \$1,780,770
Add: Discounts & Collections \$113,666
Gross Assessments \$1,894,436

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 Adopted 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	\$12,799	\$15,000	\$8,400	\$6,600
5 Electric	\$589,650	\$650,326	\$660,000	\$369,600	\$290,400
6 Water & Sewer	\$72,390	\$63,419	\$72,390	\$40,538	\$31,852
7 Gas	\$81,800	\$80,722	\$85,000	\$47,600	\$37,400
8 Pool & Fountain Maintenance	\$295,000	\$353,660	\$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	\$26,510	\$25,000	\$14,000	\$11,000
12 Landscape Contract	\$1,171,569	\$1,024,011	\$1,125,095	\$630,053	\$495,042
13 Landscape Contingency	\$50,000	\$27,684	\$50,000	\$28,000	\$22,000
14 Gate and Gatehouse Expenses	\$50,000	\$52,601	\$50,000	\$28,000	\$22,000
15 Roadways/Sidewalks/Bridge	\$25,000	\$25,302	\$25,000	\$14,000	\$11,000
16 Lighting	\$10,000	\$10,006	\$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	\$34,249	\$30,000	\$16,800	\$13,200
21 Contract Cleaning	\$65,000	\$64,661	\$104,600	\$58,576	\$46,024
22 Fitness Center & Repairs & Maintenance	\$5,000	\$11,217	\$13,900	\$7,784	\$6,116
23 Operating Supplies	\$5,000	\$1,543	\$2,500	\$1,400	\$1,100
24 Signage	\$10,000	\$24,076	\$10,000	\$5,600	\$4,400
25 Security	\$198,200	\$168,734	\$213,868	\$119,766	\$94,102
26 Parking Violation Tags	\$500	\$687	\$500	\$280	\$220
TOTAL	\$2,938,105	\$2,872,086	\$3,143,334	\$1,760,267	\$1,383,067

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	15.78%	\$298,886.06	\$750.97
Single-Family	2.00	1,581	3,162.00	83.56%	\$1,583,033.96	\$1,001.29
Golf	1.00	25	25.00	0.66%	\$12,516.00	\$500.64
		2,004	3,784.00	100.00%	\$1,894,436.02	

FISCAL YEAR 2023

Reunion West Projected EAU Administrative & Maintenance Calculation

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2024

REVENUES:

Special Assessments – Tax Collector

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

Interest

The District generates funds from invested funds.

Rental Income

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Trustee Fees

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2024

Arbitrage

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

Assessment Administration

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

Dissemination

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

Annual Audit

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

District Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Copies

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2024

General Liability Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Property Appraiser Fee

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

Dues, Licenses & Subscriptions

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

Maintenance:

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

Field Management

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

Management Service Agreement

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

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2024

Telephone

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

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

Electric

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

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2024

Account #	Duke Energy Service Address
9100 8656 3079	7600 Heritage Crossing Way Pump
9100 8656 3590	7500 Seven Eagles Way Spkl
9100 8656 3847	7693 Heritage Cross. Way Poolhouse
9100 8656 4096	1400 Reunion Blvd Spkl, Irrigation
9100 8656 4319	000 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
9100 8562 9753	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
9100 8562 8736	84401 Golden Bear Drive Fountain
9100 8562 8976	700 Tradition Blvd Guardhouse (Westside Gatehouse)
9100 8562 9224	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)
9100 8562 9480	7615 Fairfax Rd. Gate
9100 8562 9993	7800 Tradition Blvd Irrig Meter B
9100 8568 0095	97201 Golden Bear Dr., Monument
9100 8563 0269	300 Sinclair Rd Irrig Meter A
9100 8563 0508	7800 Tradition Blvd Irrig Meter A

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

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2024

Water & Sewer

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

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

Gas

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

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

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2024

Pool & Fountain Maintenance

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

Description	Monthly	Annual
Pool Maintenance - Roberts Pool	\$7,000	\$84,000
Pool Chemicals - Spies Pool		\$180,000
Annual Fees - Kings III of America		\$3,000
Annual Permit Fees - Fl. Dept. of Health		\$3,550
Contingency - Misc. Repairs		\$89,850
Total		\$360,400

Pond Maintenance

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

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

Property Insurance

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

Irrigation Repairs & Maintenance

Represents the District expense for maintenance of the irrigation system.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2024

Landscape Contract

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

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

Landscape Contingency

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

Gate & Gatehouse Expenses

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

Roadways/Sidewalks/Bridge

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

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Building Repairs & Maintenance

Repairs for properties covered under the Management Services Agreement.

Pressure Washing

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

Maintenance (Inspections)

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

Repairs & Maintenance

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

Contract Cleaning

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2024

Fitness Center Repairs & Maintenance

Represents costs for preventative maintenance for the Seven Eagles Fitness Centers. Services will consist of 24 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

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

Operating Supplies

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

Signage

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

Security

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

Description	Monthly	Annual
Security		
Reunion Resort and Club Master Association	\$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
Total		\$213,868

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
Amended 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	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024
Revenues							
Transfer In	\$294,760	\$294,760	\$0	\$294,760	\$400,000	\$20,707	\$420,707
Interest	\$3,500	\$21,853	\$4,500	\$26,353	\$19,500	\$0	\$19,500
Total Revenues	\$298,260	\$316,613	\$4,500	\$321,113	\$419,500	\$20,707	\$440,207
Expenditures							
Contingency	\$500	\$3,440	\$120	\$3,560	\$600	\$0	\$600
Building Improvements	\$138,399	\$23,627	\$114,773	\$138,399	\$24,200	\$0	\$24,200 ¹
Fountain Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$197,769	\$12,976	\$197,769	\$210,744	\$0	\$0	\$0
Monument Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Furniture	\$6,600	\$8,582	\$0	\$8,582	\$7,920	\$0	\$7,920 ²
Pool Repair & Replacements	\$0	\$9,807	\$0	\$9,807	\$41,800	\$0	\$41,800 ³
Lighting Improvements	\$0	\$0	\$0	\$0	\$5,539	\$0	\$5,539 ⁴
Landscape Improvements	\$0	\$0	\$0	\$0	\$19,800	\$0	\$19,800 ⁵
Irrigation Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roadway Improvements	\$48,972	\$66,992	\$48,972	\$115,964	\$214,478	\$0	\$214,478 ⁶
Signage	\$22,000	\$11,669	\$0	\$11,669	\$44,000	\$0	\$44,000 ⁷
Stormwater Improvements	\$22,000	\$4,356	\$0	\$4,356	\$0	\$0	\$0
Capital Outlay	\$4,400	\$92,597	\$0	\$92,597	\$71,500	\$0	\$71,500 ⁸
Total Expenditures	\$440,640	\$234,045	\$361,633	\$595,679	\$429,837	\$0	\$429,837
Excess Revenues/(Expenditures)	(\$142,380)	\$82,568	(\$357,133)	(\$274,566)	(\$10,337)	\$20,707	\$10,370
Fund Balance - Beginning	\$853,096	\$835,647	\$0	\$835,647	\$561,081		\$561,081
Fund Balance - Ending	\$710,716	\$918,215	(\$357,133)	\$561,081	\$550,744		\$571,451

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 Adopted 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
TOTAL	\$1,000,318	\$1,345,725	\$975,539	\$546,302	\$429,237

Reunion West
Community Development District
Adopted 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	Adopted 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
Total Revenue	\$503,943	\$522,031	\$3,116	\$525,147	\$532,497

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
Total Expenses	\$329,525	\$329,525	\$0	\$329,525	\$327,300
Excess Revenues (Expenditures)	\$174,418	\$192,506	\$3,116	\$195,622	\$205,197

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
		\$3,100,000	\$1,187,912.50	\$4,287,912.50

Reunion West
Community Development District
Adopted 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	Adopted 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

Total Revenue	\$973,070	\$1,003,125	\$4,862	\$1,007,987	\$1,030,639
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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

Total Expenses	\$531,422	\$531,422	\$0	\$531,422	\$529,094
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Excess Revenues (Expenditures)	\$441,648	\$471,704	\$4,862	\$476,566	\$501,545
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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
		\$7,400,000	\$5,250,968.75	\$12,650,968.75

Reunion West
Community Development District
Adopted 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	Adopted 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
Total Revenue	\$903,061	\$930,867	\$4,471	\$935,338	\$953,610

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

Total Expenses	\$499,988	\$499,988	\$0	\$499,988	\$498,875
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Excess Revenues (Expenditures)	\$403,074	\$430,880	\$4,471	\$435,351	\$454,735
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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
		\$7,130,000	\$5,199,712.50	\$12,329,712.50

Reunion West
Community Development District
Adopted 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	Adopted 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

Total Revenue	\$621,406	\$645,953	\$4,114	\$650,067	\$659,600
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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

Total Expenses	\$436,300	\$442,552	\$0	\$442,552	\$436,300
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Excess Revenues (Expenditures)	\$185,106	\$203,401	\$4,114	\$207,515	\$223,300
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11/1/2024 Interest	\$150,713
	<u>\$150,713</u>

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

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

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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
		\$6,850,000	\$5,426,218.75	\$12,276,218.75

Reunion West
Community Development District
Adopted 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	Adopted 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
Total Revenue	\$1,361,017	\$1,403,361	\$5,956	\$1,409,317	\$1,380,112

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
Total Expenses	\$1,120,187	\$1,120,187	\$0	\$1,120,187	\$1,044,500
Excess Revenues (Expenditures)	\$240,830	\$283,175	\$5,956	\$289,131	\$335,612

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
Total	735			\$1,071,322	\$1,139,704

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
			\$11,150,000	\$2,480,550.00	\$13,630,550.00

Exhibit “B”

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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Exhibit “C”

Description of the “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.

SECTION V

RESOLUTION 2023-12

A RESOLUTION AMENDING THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR FISCAL YEAR 2024 TO REFLECT ADDITIONAL COLLECTION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Reunion West Community Development District (the “**District**”), adopted a General Fund Budget for Fiscal Year 2024 by the adoption of Resolution 2023-08 on August 10, 2023 (the “**Budget**”);

WHEREAS, the Board approved the imposition of certain Operations and Maintenance Special Assessments (the “**O&M**”) on property located within the District by Resolution 2023-10 on August 10, 2023 and Resolution 2023-11 on September 14, 2023;

WHEREAS, the Board desires to amend the Budget to reflect an amended revenue amount caused by the imposition of the of O&M pursuant to Resolution 2023-11; and

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

1. The Budget is hereby amended in accordance with **Exhibit “A”** attached hereto.
2. This Resolution shall become effective this 14th day of September, 2023 and be reflected in the monthly and Fiscal Year Financial Statements and Audit Report of the District.

Adopted this 14th day of September, 2023.

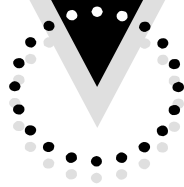
Chairman/Vice Chairman

Secretary/Assistant Secretary

Exhibit “A”

**Amended General Fund Budget
Fiscal Year 2024**

(See attached.)



Reunion West
Community Development
District
Amended Budget
FY 2024



Table of Contents

1-2	<hr/>	General Fund
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3	<hr/>	Replacement & Maintenance Fund
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Reunion West
Community Development District
Amended Budget
General Fund
Fiscal Year 2024

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024
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Revenues

Special Assessments - Tax Collector	\$1,760,063	\$1,778,303	\$0	\$1,778,303	\$1,760,063	\$20,707	\$1,780,770
Interest	\$0	\$8,911	\$4,500	\$13,411	\$5,000	\$0	\$5,000
Rental Income	\$1,760	\$6,380	\$880	\$7,260	\$2,200	\$0	\$2,200
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$193,864	\$0	\$193,864
Total Revenues	\$1,761,823	\$1,793,594	\$5,380	\$1,798,974	\$1,961,127	\$20,707	\$1,981,834

Expenditures

Administrative

Supervisor Fees	\$12,000	\$6,000	\$2,400	\$8,400	\$12,000	\$0	\$12,000
FICA Expense	\$918	\$459	\$184	\$643	\$918	\$0	\$918
Engineering	\$8,000	\$7,861	\$6,500	\$14,361	\$8,000	\$0	\$8,000
Attorney	\$20,000	\$25,528	\$7,500	\$33,028	\$35,000	\$0	\$35,000
Trustee Fees	\$21,000	\$16,163	\$4,837	\$21,000	\$19,880	\$0	\$19,880
Arbitrage	\$3,000	\$0	\$2,250	\$2,250	\$2,250	\$0	\$2,250
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$7,500	\$0	\$7,500
Dissemination	\$10,000	\$7,500	\$2,500	\$10,000	\$10,000	\$0	\$10,000
Annual Audit	\$7,500	\$9,500	\$0	\$9,500	\$9,600	\$0	\$9,600
Management Fees	\$46,488	\$34,866	\$11,622	\$46,488	\$49,277	\$0	\$49,277
Information Technology	\$1,600	\$1,200	\$400	\$1,600	\$1,800	\$0	\$1,800
Website Maintenance	\$1,000	\$750	\$250	\$1,000	\$1,200	\$0	\$1,200
Telephone	\$100	\$0	\$25	\$25	\$100	\$0	\$100
Postage	\$1,500	\$424	\$76	\$500	\$1,500	\$0	\$1,500
Printing & Copies	\$500	\$427	\$73	\$500	\$500	\$0	\$500
General Liability Insurance	\$11,416	\$10,226	\$0	\$10,226	\$11,760	\$0	\$11,760
Legal Advertising	\$5,000	\$2,000	\$500	\$2,500	\$5,000	\$0	\$5,000
Other Current Charges	\$350	\$30	\$35	\$65	\$600	\$0	\$600
Office Supplies	\$300	\$4	\$2	\$6	\$250	\$0	\$250
Property Appraiser Fee	\$700	\$739	\$0	\$739	\$750	\$0	\$750
Travel Per Diem	\$250	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0	\$175
Administrative Expenses	\$159,297	\$131,351	\$39,153	\$170,504	\$178,060	\$0	\$178,060

Maintenance - Shared Expenses

Field Management	\$32,877	\$24,658	\$8,219	\$32,877	\$33,864	\$0	\$33,864 ¹
Management Services Agreement	\$14,300	\$5,363	\$1,787	\$7,150	\$7,150	\$0	\$7,150 ²
Telephone	\$6,600	\$4,217	\$1,414	\$5,631	\$6,600	\$0	\$6,600 ³
Electric	\$259,446	\$206,187	\$81,639	\$287,826	\$290,400	\$0	\$290,400 ⁴
Water & Sewer	\$31,852	\$21,250	\$6,609	\$27,859	\$31,852	\$0	\$31,852 ⁵
Gas	\$35,992	\$30,691	\$2,813	\$33,504	\$37,400	\$0	\$37,400 ⁶
Pool and Fountain Maintenance	\$129,800	\$122,619	\$33,000	\$155,619	\$158,576	\$0	\$158,576 ⁷
Pond Maintenance	\$7,040	\$8,102	\$2,095	\$10,197	\$11,000	\$0	\$11,000 ⁸
Property Insurance	\$32,571	\$29,735	\$0	\$29,735	\$44,602	\$0	\$44,602 ⁹
Irrigation Repairs & Maintenance	\$7,150	\$8,746	\$2,918	\$11,664	\$11,000	\$0	\$11,000 ¹⁰
Landscape Contract	\$515,490	\$347,891	\$102,674	\$450,565	\$495,042	\$0	\$495,042 ¹¹
Landscape Contingency	\$22,000	\$8,520	\$3,662	\$12,181	\$22,000	\$0	\$22,000 ¹²
Gate & Gatehouse Expenses	\$22,000	\$21,573	\$1,862	\$23,435	\$22,000	\$0	\$22,000 ¹³
Roadways/Sidewalks/Bridge	\$11,000	\$6,448	\$4,853	\$11,302	\$11,000	\$0	\$11,000 ¹⁴
Lighting	\$4,400	\$4,403	\$0	\$4,403	\$4,400	\$0	\$4,400 ¹⁵
Building Repairs & Maintenance	\$8,800	\$675	\$4,400	\$5,075	\$8,800	\$0	\$8,800 ¹⁶
Pressure Washing	\$15,400	\$20,293	\$0	\$20,293	\$22,000	\$0	\$22,000 ¹⁷
Maintenance (Inspections)	\$220	\$0	\$220	\$220	\$220	\$0	\$220 ¹⁸
Repairs & Maintenance	\$11,000	\$13,811	\$1,258	\$15,070	\$13,200	\$0	\$13,200 ¹⁹
Contract Cleaning	\$28,600	\$21,110	\$7,341	\$28,451	\$46,024	\$0	\$46,024 ²⁰
Fitness Center & Repairs & Maintenance	\$2,200	\$4,540	\$396	\$4,936	\$6,116	\$0	\$6,116 ²¹
Operating Supplies	\$2,200	\$0	\$143	\$143	\$1,100	\$0	\$1,100 ²²
Signage	\$4,400	\$9,932	\$1,320	\$11,252	\$4,400	\$0	\$4,400 ²³
Security	\$87,208	\$55,210	\$18,573	\$73,783	\$94,102	\$0	\$94,102 ²⁴
Parking Violation Tags	\$220	\$0	\$220	\$220	\$220	\$0	\$220 ²⁵
Total Shared Maintenance	\$1,292,766	\$975,974	\$287,417	\$1,263,390	\$1,383,067	\$0	\$1,383,067

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

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024
<u>Maintenance - Direct Expenses</u>							
Irrigation System Operations	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$294,760	\$294,760	\$0	\$294,760	\$400,000	\$20,707	\$420,707
Total Maintenance Expenses	\$309,760	\$294,760	\$0	\$294,760	\$400,000	\$20,707	\$420,707
Total Expenses	\$1,761,823	\$1,402,085	\$326,570	\$1,728,655	\$1,961,127	\$20,707	\$1,981,834
Excess Revenues (Expenditures)	\$0	\$391,509	(\$321,190)	\$70,319	\$0		\$0

Net Assessments \$1,780,770
Add: Discounts & Collections \$113,666
Gross Assessments \$1,894,436

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 Adopted 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	\$12,799	\$15,000	\$8,400	\$6,600
5 Electric	\$589,650	\$650,326	\$660,000	\$369,600	\$290,400
6 Water & Sewer	\$72,390	\$63,419	\$72,390	\$40,538	\$31,852
7 Gas	\$81,800	\$80,722	\$85,000	\$47,600	\$37,400
8 Pool & Fountain Maintenance	\$295,000	\$353,660	\$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	\$26,510	\$25,000	\$14,000	\$11,000
12 Landscape Contract	\$1,171,569	\$1,024,011	\$1,125,095	\$630,053	\$495,042
13 Landscape Contingency	\$50,000	\$27,684	\$50,000	\$28,000	\$22,000
14 Gate and Gatehouse Expenses	\$50,000	\$52,601	\$50,000	\$28,000	\$22,000
15 Roadways/Sidewalks/Bridge	\$25,000	\$25,302	\$25,000	\$14,000	\$11,000
16 Lighting	\$10,000	\$10,006	\$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	\$34,249	\$30,000	\$16,800	\$13,200
21 Contract Cleaning	\$65,000	\$64,661	\$104,600	\$58,576	\$46,024
22 Fitness Center & Repairs & Maintenance	\$5,000	\$11,217	\$13,900	\$7,784	\$6,116
23 Operating Supplies	\$5,000	\$1,543	\$2,500	\$1,400	\$1,100
24 Signage	\$10,000	\$24,076	\$10,000	\$5,600	\$4,400
25 Security	\$198,200	\$168,734	\$213,868	\$119,766	\$94,102
26 Parking Violation Tags	\$500	\$687	\$500	\$280	\$220
TOTAL	\$2,938,105	\$2,872,086	\$3,143,334	\$1,760,267	\$1,383,067

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	15.78%	\$298,886.06	\$750.97
Single-Family	2.00	1,581	3,162.00	83.56%	\$1,583,033.96	\$1,001.29
Golf	1.00	25	25.00	0.66%	\$12,516.00	\$500.64
		2,004	3,784.00	100.00%	\$1,894,436.02	

FISCAL YEAR 2023

Reunion West Projected EAU Administrative & Maintenance Calculation

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

Reunion West
Community Development District
Amended 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	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024
Revenues							
Transfer In	\$294,760	\$294,760	\$0	\$294,760	\$400,000	\$20,707	\$420,707
Interest	\$3,500	\$21,853	\$4,500	\$26,353	\$19,500	\$0	\$19,500
Total Revenues	\$298,260	\$316,613	\$4,500	\$321,113	\$419,500	\$20,707	\$440,207
Expenditures							
Contingency	\$500	\$3,440	\$120	\$3,560	\$600	\$0	\$600
Building Improvements	\$138,399	\$23,627	\$114,773	\$138,399	\$24,200	\$0	\$24,200 ¹
Fountain Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$197,769	\$12,976	\$197,769	\$210,744	\$0	\$0	\$0
Monument Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Furniture	\$6,600	\$8,582	\$0	\$8,582	\$7,920	\$0	\$7,920 ²
Pool Repair & Replacements	\$0	\$9,807	\$0	\$9,807	\$41,800	\$0	\$41,800 ³
Lighting Improvements	\$0	\$0	\$0	\$0	\$5,539	\$0	\$5,539 ⁴
Landscape Improvements	\$0	\$0	\$0	\$0	\$19,800	\$0	\$19,800 ⁵
Irrigation Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roadway Improvements	\$48,972	\$66,992	\$48,972	\$115,964	\$214,478	\$0	\$214,478 ⁶
Signage	\$22,000	\$11,669	\$0	\$11,669	\$44,000	\$0	\$44,000 ⁷
Stormwater Improvements	\$22,000	\$4,356	\$0	\$4,356	\$0	\$0	\$0
Capital Outlay	\$4,400	\$92,597	\$0	\$92,597	\$71,500	\$0	\$71,500 ⁸
Total Expenditures	\$440,640	\$234,045	\$361,633	\$595,679	\$429,837	\$0	\$429,837
Excess Revenues/(Expenditures)	(\$142,380)	\$82,568	(\$357,133)	(\$274,566)	(\$10,337)	\$20,707	\$10,370
Fund Balance - Beginning	\$853,096	\$835,647	\$0	\$835,647	\$561,081		\$561,081
Fund Balance - Ending	\$710,716	\$918,215	(\$357,133)	\$561,081	\$550,744		\$571,451

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.

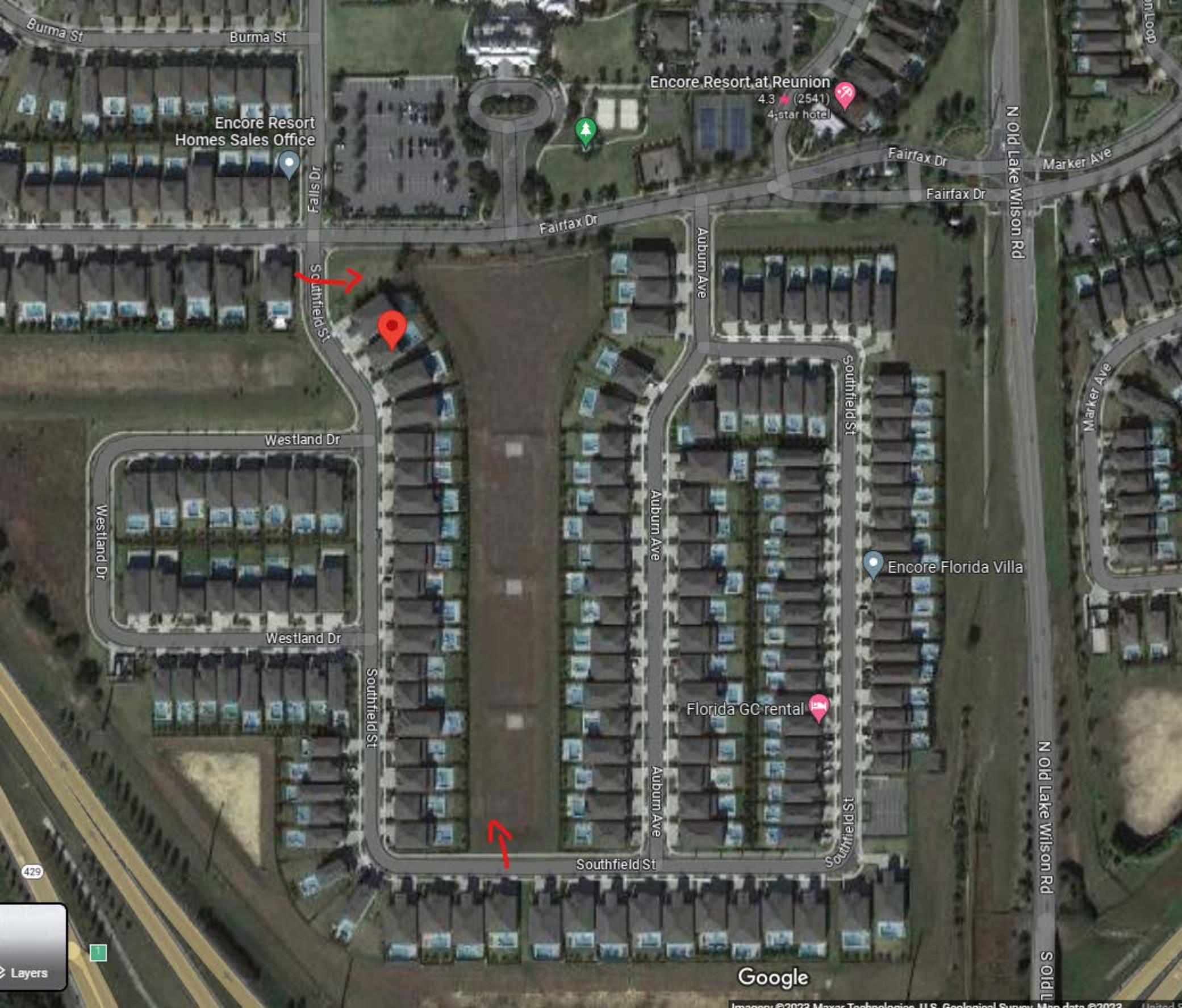
Shared Costs					
	FY 2023 Budget	FY 2023 Projections	Total Adopted 2024 Budget	Reunion East 56%	Reunion West 44%
1 Building Improvements	\$314,544	\$314,544	\$55,000	\$30,800	\$24,200
Fountain Improvements	\$0	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$449,474	\$478,965	\$0	\$0	\$0
Monument Improvements	\$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
TOTAL	\$1,000,318	\$1,345,725	\$975,539	\$546,302	\$429,237

SECTION VI



Osceola County Property Appraiser





429

Layers

Google

Imagery ©2023 Maxar Technologies, U.S. Geological Survey, Map data ©2023

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE REUNION WEST COMMUNITY DEVELOPMENT
DISTRICT AND EDUARDO RODRIGUES DIAS**

This **Temporary Access Easement Agreement** (“**Easement Agreement**”) is made and entered into this ___ day of _____, 2023, by and between:

Reunion West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida, and whose mailing address is c/o Governmental Management Services – Central Florida, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter referred to as the “**District**”); and

HGGM LLC, a Florida limited liability company, whose mailing address is 5401 S. Kirkman Road, Suite 135, Orlando Florida 32819, as owner of 209 Southfield Street, Kissimmee, Florida 34747 (hereinafter the “**Homeowner**”).

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “**Act**”), and is validly existing under the Constitution and laws of the State of Florida;

WHEREAS, the District is the owner of certain lands in Osceola County, Florida more particularly described as Tract J, REUNION WEST PHASE 1 AND AMENITIES CENTER, A REPLAT, according to the Plat thereof, as recorded in Plat Book 24, Page 75, of the Public Records of Osceola County, Florida, and Tract A, REUNION WEST PHASE 2A WEST, according to the Plat thereof, as recorded in Plat Book 25, Page 88, of the Public Records of Osceola County, Florida (collectively, the “**District’s Property**”);

WHEREAS, Homeowner is the owner of property within the District having the address of 209 Southfield Street, Kissimmee, Florida 34747, with a legal description of Lot 2, of REUNION WEST PHASE 4, according to the Plat thereof, as recorded in Plat Book 28, Page 113 of the Public Records of Osceola County, Florida (the “**Homeowner’s Property**”);

WHEREAS, Homeowner has requested that the District grant to them a temporary, nonexclusive easement over a portion of the District’s Property for the purpose of gaining access to the rear of Homeowner’s Property for the construction activities, and the District is agreeable to granting such an easement on the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **GRANT OF EASEMENT.** The District hereby grants to Homeowner a temporary, non-exclusive easement over, upon, under, through, and across the District's Property for the sole purpose of Homeowner (and its contractors) gaining access to the Homeowner's Property for construction activities in the rear of the lot of Homeowner's Property (the "**Easement**"). Homeowner agrees that the Easement will only be used for access to the rear portion of their property for construction purposes. No dump trucks, pickups or other vehicles will be parked or left overnight on the District's Property. No materials shall be placed or stored on the District's Property. The Homeowner agrees and acknowledges that, while the District grants access across the District's Property, the District makes no representations or warranties of any kind that the District's Property is suitable for Homeowner's construction; the Homeowner's use of the District's Property is solely at its own risk. Homeowner shall be responsible for securing all required HOA approvals, utility approvals, if any, and permits from the City of Kissimmee and/or Osceola County, or any other governmental entity or agency having jurisdiction thereof in connection with Homeowner's activities related to this Easement. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the District's Property for the purposes stated herein.

3. **TERM.** Homeowner shall be permitted to use the Easement until the earlier of the completion of the construction in the rear yard at Homeowner's Property or ninety (90) days from the date of this Easement Agreement, at which time the Easement shall automatically terminate.

4. **INDEMNIFICATION.**

a. Homeowner agrees to indemnify and hold the District (which shall, for the purpose of this section include the District's agents, employees, contractors, managers, etc.) harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the District's Property (or any adjacent or neighboring property) by Homeowner, their employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).

b. Homeowner agrees that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

5. **DAMAGE AND PRE-USE AND POST-USE INSPECTIONS.** Homeowner agrees to participate in the District's pre-use and post-use inspections in order to complete restoration of the District's Property to its original condition (as such is determined by the District in the District's sole discretion, and at Homeowner's sole cost and expense. In the event that Homeowner, their respective employees, agents, assignees and/ or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the District's Property or any of the improvements located within the District's Property or causes

damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowner, at Homeowner's sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowner shall allow no lien to attach to the District's Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowner. In the event the Homeowner does not fully repair damages under this Easement Agreement within the thirty (30) day period specified herein, the Homeowner hereby consents to the District repairing such damage at the sole cost of the Homeowner, including fees for administration, interest charges, as applicable; such costs may be made a lien on the Homeowner's Property enforceable by the District.

6. INSURANCE. The Homeowner agrees that they have current property and liability insurance and they shall insure all contractors retained for their construction activities are insured and licensed, as applicable.

7. DEFAULT. A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

8. ENFORCEMENT OF AGREEMENT. In the event that either the District or Homeowner seek to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

9. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner:

HGGM LLC
5401 S. Kirkman Road, Suite 135
Orlando, Florida 32819
Attention: _____

To the District:

Reunion West Community Development District
c/o Governmental Management Services – Central
Florida, LLC

219 E. Livingston Street
Orlando, Florida 32801
Attention: Tricia Adams, District Manager

With a copy to:

Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

10. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

11. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

12. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. PUBLIC RECORDS. Homeowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

14. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

15. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

16. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

17. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

18. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

[Signatures Provided on Following Page.]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT:**

GRAHAM STALEY, CHAIRMAN

Date: _____, 2023

HOMEOWNER:

HGGM LLC

NAME: _____

TITLE: _____

Date: _____, 2023

SECTION VII

SECTION C

SECTION 1

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Management	Kingwood/ Trucco	Completed	Approved in substantial form by BOS 08.10.2023
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 in conjunction with road repairs.
	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	In Process	Proposals to be reviewed at October meeting.
5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer	In Process	Approved 07.13.2023; installation pending.
8/10/23	Signage on S Curve at Excitement	Scheerer	In Process	Dangerous Curve or S Curve sign to be installed near Radiant

7/13/23	Seven Eagles & Guard House Roof Replacements	Scheerer		Seven Eagles proposal approved 07.13.2023. Guard House proposals approved 08.10.2023. October 16 - Seven Eagles closed up to two weeks.
8/10/23	Seven Eagles Fitness Center Signs	Scheerer	In Process	Update signs in accordance with CDD Policies in English and Spanish
8/10/23	Update License Agreements for Dumpsters at The Stables	Trucco/Adams	In Process	language to address pest control, cleanliness, managed access, etc.

Reunion West Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
1/13/22	Monitor Residential/Industrial/Commercial Development Nearby Reunion	Adams		https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 33252731600000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project	Adams		www.Osceola.org/go/sinclairroad
	Monitor Old Lake Wilson Road Improvement Project	Adams		www.improveoldlakewilsonroad.com

	Traffic Calming		Completed	Radar Display Signs approved for RW/Encore neighborhood 02.09.2023. Signs received and installation completed.
	Pavement Management Plan	Boyd	Completed	Report accepted 08.10.2023.
1/9/23	Sign Upgrades to Reunion Standard (RE and RW)	Scheerer	In Process	Approved 08.10.2023 Installation Pending.
8/10/23	Traffic Enforcement Agreement with OC (RE and RW)	Trucco	In Process	
8/10/23	Update Security Service Provider Agreements (RE and RW)	Trucco	In Process	Language to include Rules for Public Access
8/10/23	Monument Plantings	Scheerer	In Process	Approved 08.10.2023. Installation pending.
8/10/23	Whitemarsh Mound	Scheerer	In Process	Gas line/utility easement - reviewing options for lowering

SECTION 2

Reunion West

Community Development District

Summary of Check Register

August 1, 2023 to August 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	8/1/23	2161	\$ 2,680.00
	8/2/23	2162	\$ 1,914.75
	8/9/23	2163-2168	\$ 31,208.52
	8/16/23	2169-2173	\$ 7,196.04
	8/22/23	2174-2182	\$ 21,087.30
			<hr/>
			\$ 64,086.61
Payroll	<u>August 2023</u>		
	Graham Staley	50615	\$ 184.70
	Mark Greenstein	50616	\$ 184.70
	Michael Barry	50617	\$ 184.70
			<hr/>
			\$ 554.10
			<hr/>
		\$	64,640.71

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/01/23	00053	7/20/23 5330	202307 300-13100-10100		*	1,092.00	
		INST.6 COMM.SPEED SIGNS					
		7/20/23 5330	202307 320-53800-53200		*	858.00	
		INST.6 COMM.SPEED SIGNS					
		7/21/23 5338	202307 300-13100-10100		*	408.80	
		SGN RPR OLD LAKE-MRKR AVE					
		7/21/23 5338	202307 320-53800-53200		*	321.20	
		SGN RPR OLD LAKE-MRKR AVE					
BERRY CONSTRUCTION INC.						2,680.00	002161
8/02/23	00067	5/11/23 80970252	202305 300-13100-10100		*	1,072.26	
		CLN BLWR ASSEMBLY/CTRLBRD					
		5/11/23 80970252	202305 320-53800-57400		*	842.49	
		CLN BLWR ASSEMBLY/CTRLBRD					
FRANK'S AIR CONDITIONING, INC.						1,914.75	002162
8/09/23	00035	7/31/23 212976	202307 300-13100-10100		*	109.20	
		AQUATIC MGMT ENCORE JUL23					
		7/31/23 212976	202307 320-53800-47000		*	85.80	
		AQUATIC MGMT ENCORE JUL23					
APPLIED AQUATIC MANAGEMENT, INC.						195.00	002163
8/09/23	00051	8/02/23 3758	202307 310-51300-31100		*	345.43	
		ATTEND CDD MEETING/REIMB.					
		8/02/23 3759	202307 310-51300-31100		*	5,197.82	
		SITE INSPECT/FINAL REPORT					
BOYD CIVIL ENGINEERING						5,543.25	002164
8/09/23	00053	7/29/23 5340	202307 300-13100-10100		*	210.00	
		REINST.NO PARKING SIGN					
		7/29/23 5340	202307 320-53800-53200		*	165.00	
		REINST.NO PARKING SIGN					
BERRY CONSTRUCTION INC.						375.00	002165
8/09/23	00066	7/31/23 RWCDDJUL	202307 300-13100-10100		*	8,474.66	
		LANDSCAPE MAINT JUL23					
		7/31/23 RWCDDJUL	202307 320-53800-47300		*	6,658.67	
		LANDSCAPE MAINT JUL23					
CREATIVE NORTH INC						15,133.33	002166
8/09/23	00020	8/01/23 562	202308 310-51300-34000		*	3,874.00	
		MANAGEMENT FEES AUG23					
		8/01/23 562	202308 310-51300-35200		*	83.33	
		WEBSITE ADMIN AUG23					
		8/01/23 562	202308 310-51300-35100		*	133.33	
		INFORMATION TECH AUG23					

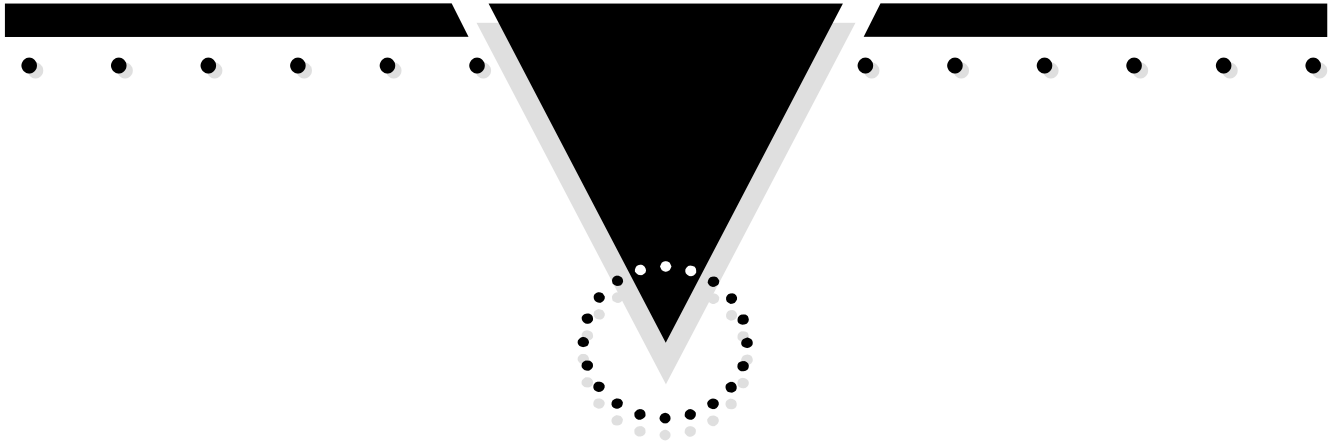
REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/01/23 562	202308 310-51300-31300		*	833.33	
			DISSEMINATION FEE AUG23				
		8/01/23 562	202308 310-51300-51000		*	.45	
			OFFICE SUPPLIES				
		8/01/23 562	202308 310-51300-42000		*	22.60	
			POSTAGE				
		8/01/23 562	202308 310-51300-42500		*	.15	
			COPIES				
		8/01/23 563	202308 320-53800-12000		*	2,739.75	
			FIELD MANAGEMENT AUG23				
				GOVERNMENTAL MANAGEMENT SERVICES			7,686.94 002167
8/09/23 00069		8/01/23 3884751	202308 300-13100-10100		*	1,274.00	
			SECURITY COST SHARE AUG23				
		8/01/23 3884751	202308 320-53800-34500		*	1,001.00	
			SECURITY COST SHARE AUG23				
				REUNION WEST PROPERTY OWNERS INC			2,275.00 002168
8/16/23 00053		8/04/23 5351	202308 300-13100-10100		*	159.60	
			101 LASSA-SDWLK GRND DOWN				
		8/04/23 5351	202308 320-53800-53000		*	125.40	
			101 LASSA-SDWLK GRND DOWN				
				BERRY CONSTRUCTION INC.			285.00 002169
8/16/23 00066		8/07/23 RWCH0807	202308 300-13100-10100		*	326.32	
			RPR MAINLINE-EAST OF ENTR				
		8/07/23 RWCH0807	202308 320-53800-46500		*	256.40	
			RPR MAINLINE-EAST OF ENTR				
				CREATIVE NORTH INC			582.72 002170
8/16/23 00020		6/30/23 598	202306 320-53800-57400		*	711.59	
			MOUNT HEIGHT POST/GYMDOOR				
				GOVERNMENTAL MANAGEMENT SERVICES			711.59 002171
8/16/23 00005		7/27/23 77076491	202307 310-51300-48000		*	586.86	
			NOT.FY24BDGT/MTG 08/10/23				
				ORLANDO SENTINEL			586.86 002172
8/16/23 00069		7/31/23 RW202307	202306 300-13100-10100		*	879.36	
			MONTHLY GATE REPAIR JUN23				
		7/31/23 RW202307	202306 320-53800-34500		*	690.92	
			MONTHLY GATE REPAIR JUN23				
		7/31/23 RW202307	202307 300-13100-10100		*	1,937.37	
			MONTHLY GATE REPAIR JUL23				
		7/31/23 RW202307	202307 320-53800-34500		*	1,522.22	
			MONTHLY GATE REPAIR JUL23				
				REUNION WEST PROPERTY OWNERS INC			5,029.87 002173
				REUW REUNION WEST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/22/23	00035	8/15/23 213567	202308 300-13100-10100	AQUATIC MGMT ENCORE AUG23	*	109.20	
		8/15/23 213567	202308 320-53800-47000	AQUATIC MGMT ENCORE AUG23	*	85.80	
		8/15/23 213579	202308 300-13100-10100	AQUATIC PLANT MGMT AUG23	*	80.64	
		8/15/23 213579	202308 320-53800-47000	AQUATIC PLANT MGMT AUG23	*	63.36	
				APPLIED AQUATIC MANAGEMENT, INC.			339.00 002174
8/22/23	00066	8/21/23 RWCDDAUG	202308 300-13100-10100	LANDSCAPE MAINT AUG23	*	8,474.66	
		8/21/23 RWCDDAUG	202308 320-53800-47300	LANDSCAPE MAINT AUG23	*	6,658.67	
				CREATIVE NORTH INC			15,133.33 002175
8/22/23	00043	8/04/23 119855	202307 310-51300-31500	MTG/REV.REQ/ROADWAY AGR	*	4,354.43	
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			4,354.43 002176
8/22/23	00031	8/22/23 08222023	202308 300-20700-10400	FY23 DEBT SRVC SER2015	*	34.94	
				REUNION WEST C/O USBANK			34.94 002177
8/22/23	00031	8/22/23 08222023	202308 300-20700-10500	FY23 DEBT SRVC SER2016	*	57.51	
				REUNION WEST C/O USBANK			57.51 002178
8/22/23	00031	8/22/23 08222023	202308 300-20700-10600	FY23 DEBT SRVC SER2017	*	53.82	
				REUNION WEST C/O USBANK			53.82 002179
8/22/23	00031	8/22/23 08222023	202308 300-20700-10700	FY23 DEBT SRVC SER2019	*	46.87	
				REUNION WEST C/O USBANK			46.87 002180
8/22/23	00031	8/22/23 08222023	202308 300-20700-10800	FY23 DEBT SRVC SER2022	*	110.68	
				REUNION WEST C/O USBANK			110.68 002181
8/22/23	00036	8/17/23 974	202307 320-53800-43000	DUKEENERGY#9100 8323 9862	*	114.65	
		8/17/23 975	202307 320-53800-43000	DUKEENERGY#9100 8324 0443	*	758.22	
		8/17/23 976	202307 320-53800-43100	TOHO METER#62644090 JUL23	*	83.85	
				REUNION RESORT			956.72 002182
				TOTAL FOR BANK A		64,086.61	
				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									64,086.61	

SECTION 3



Reunion West

Community Development District

Unaudited Financial Reporting

July 31, 2023



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

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2023
<u>ASSETS:</u>					
CASH	\$1,031,687	\$603,700	---	---	\$1,635,387
CUSTODY ACCOUNT	\$2,937	---	---	---	\$2,937
STATE BOARD OF ADMINISTRATION	\$468,493	\$437,917	---	---	\$906,411
DUE FROM GENERAL FUND	---	---	\$304	---	\$304
DUE FROM OTHER	\$4,852	---	---	---	\$4,852
DUE FROM REUNION EAST	\$150,920	\$13,143	---	---	\$164,063
PREPAID EXPENSES	\$558	---	---	---	\$558
INVESTMENTS					
SERIES 2015					
Reserve	---	---	\$165,905	---	\$165,905
Revenue	---	---	\$191,862	---	\$191,862
SERIES 2016					
Reserve	---	---	\$284,709	---	\$284,709
Revenue	---	---	\$465,837	---	\$465,837
Prepayment	---	---	\$24	---	\$24
SERIES 2017					
Reserve	---	---	\$263,422	---	\$263,422
Revenue	---	---	\$422,886	---	\$422,886
Prepayment	---	---	\$2,566	---	\$2,566
SERIES 2019					
Reserve	---	---	\$331,413	---	\$331,413
Revenue	---	---	\$201,462	---	\$201,462
Construction	---	---	---	\$95,100	\$95,100
SERIES 2022					
Reserve	---	---	\$259,938	---	\$259,938
Revenue	---	---	\$285,051	---	\$285,051
TOTAL ASSETS	\$1,659,449	\$1,054,760	\$2,875,378	\$95,100	\$5,684,688
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$37,481	---	---	---	\$37,481
DUE TO REUNION EAST	\$474,240	\$141,483	---	---	\$615,723
DUE TO DEBT 2015	\$35	---	---	---	\$35
DUE TO DEBT 2016	\$58	---	---	---	\$58
DUE TO DEBT 2017	\$54	---	---	---	\$54
DUE TO DEBT 2019	\$47	---	---	---	\$47
DUE TO DEBT 2022	\$111	---	---	---	\$111
<u>FUND EQUITY:</u>					
FUND BALANCES:					
ASSIGNED	---	\$913,277	---	---	\$913,277
UNASSIGNED	\$1,147,424	---	---	---	\$1,147,424
RESTRICTED FOR DEBT 2004-1	---	---	\$0	---	\$0
RESTRICTED FOR DEBT 2015	---	---	\$357,802	---	\$357,802
RESTRICTED FOR DEBT 2016	---	---	\$750,628	---	\$750,628
RESTRICTED FOR DEBT 2017	---	---	\$688,928	---	\$688,928
RESTRICTED FOR DEBT 2019	---	---	\$532,922	---	\$532,922
RESTRICTED FOR DEBT 2022	---	---	\$545,099	---	\$545,099
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$95,100	\$95,100
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,659,449	\$1,054,760	\$2,875,378	\$95,100	\$5,684,688

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/23	ACTUAL THRU 7/31/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,760,063	\$1,760,063	\$1,778,491	\$18,428
Interest	\$0	\$0	\$11,056	\$11,056
Rental Income	\$1,760	\$1,467	\$7,182	\$5,716
TOTAL REVENUES	\$1,761,823	\$1,761,530	\$1,796,730	\$35,200
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$10,000	\$6,800	\$3,200
FICA	\$918	\$765	\$520	\$245
Engineering	\$8,000	\$6,667	\$13,404	(\$6,738)
Attorney	\$20,000	\$16,667	\$29,882	(\$13,215)
Trustee Fee	\$21,000	\$16,163	\$16,163	\$0
Dissemination	\$10,000	\$8,333	\$8,333	\$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	\$38,740	\$38,740	\$0
Information Technology	\$1,600	\$1,333	\$1,333	\$0
Website Maintenance	\$1,000	\$833	\$833	\$0
Telephone	\$100	\$83	\$0	\$83
Postage	\$1,500	\$1,250	\$439	\$811
Printing & Binding	\$500	\$417	\$427	(\$10)
Insurance	\$11,416	\$11,416	\$10,226	\$1,190
Legal Advertising	\$5,000	\$4,167	\$2,587	\$1,580
Other Current Charges	\$350	\$292	\$30	\$261
Office Supplies	\$300	\$250	\$5	\$245
Travel Per Diem	\$250	\$208	\$0	\$208
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$159,297	\$133,497	\$147,636	(\$14,139)
<u>MAINTENANCE-SHARED EXPENSES:</u>				
Field Management	\$32,877	\$27,398	\$27,398	\$0
Management Services Agreement	\$14,300	\$11,917	\$5,958	\$5,958
Telephone	\$6,600	\$5,500	\$4,743	\$757
Electric	\$259,446	\$216,205	\$229,625	(\$13,420)
Water & Sewer	\$31,852	\$26,543	\$23,751	\$2,792
Gas	\$35,992	\$29,993	\$31,894	(\$1,900)
Pool and Fountain Maintenance	\$129,800	\$108,167	\$137,228	(\$29,061)
Environmental	\$7,040	\$5,867	\$8,800	(\$2,933)
Property Insurance	\$32,571	\$32,571	\$29,735	\$2,836
Irrigation Repairs	\$7,150	\$5,958	\$12,106	(\$6,148)
Landscape Contract	\$515,490	\$429,575	\$380,041	\$49,534
Landscape Contingency	\$22,000	\$18,333	\$8,520	\$9,814
Gate and Gatehouse Expenses	\$22,000	\$18,333	\$23,012	(\$4,678)
Roadways/Sidewalks	\$11,000	\$9,167	\$6,448	\$2,718
Lighting	\$4,400	\$3,667	\$4,607	(\$941)
Building Repairs & Maintenance	\$8,800	\$7,333	\$675	\$6,658
Pressure Washing	\$15,400	\$12,833	\$20,546	(\$7,712)
Maintenance (Inspections)	\$220	\$183	\$0	\$183
Repairs & Maintenance	\$11,000	\$9,167	\$15,153	(\$5,987)
Contract Cleaning	\$28,600	\$23,833	\$23,557	\$276
Fitness Center Repairs & Maintenance	\$2,200	\$1,833	\$5,345	(\$3,512)
Operating Supplies	\$2,200	\$1,833	\$0	\$1,833
Signage	\$4,400	\$3,667	\$11,420	(\$7,753)
Security	\$87,208	\$72,673	\$63,557	\$9,116
Parking Violation Tags	\$220	\$183	\$0	\$183
<u>MAINTENANCE-DIRECT EXPENSES:</u>				
Irrigation System Operations	\$15,000	\$12,500	\$0	\$12,500
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$294,760	\$294,760	\$294,760	\$0
TOTAL MAINTENANCE	\$1,602,526	\$1,389,994	\$1,368,879	\$21,115
TOTAL EXPENDITURES	\$1,761,823	\$1,523,491	\$1,516,515	\$6,976
EXCESS REVENUES (EXPENDITURES)	\$0	\$280,215		
FUND BALANCE - Beginning	\$0	\$867,209		
FUND BALANCE - Ending	\$0	\$1,147,424		

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending July 31, 2023

REVENUES:

Transfer In	\$294,760	\$294,760	\$294,760	\$0
Interest	\$3,500	\$2,917	\$23,855	\$20,938

TOTAL REVENUES

ADOPTED BUDGET	PRORATED THRU 7/31/23	ACTUAL THRU 7/31/23	VARIANCE
\$298,260	\$297,677	\$318,615	\$20,938

EXPENDITURES:

Contingency	\$500	\$417	\$3,478	(\$3,061)
Building Improvements	\$138,399	\$115,333	\$23,627	\$91,706
Fountain Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$197,769	\$164,808	\$12,976	\$151,832
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	\$5,500	\$8,582	(\$3,082)
Pool Repair & Replacements	\$0	\$0	\$9,807	(\$9,807)
Roadways/Sidewalks Improvements	\$48,972	\$40,810	\$66,992	(\$26,182)
Signage	\$22,000	\$18,333	\$11,669	\$6,665
Stormwater Improvement	\$22,000	\$18,333	\$4,356	\$13,977
Capital Outlay	\$4,400	\$3,667	\$99,499	(\$95,832)

TOTAL EXPENDITURES

EXCESS REVENUES (EXPENDITURES)

FUND BALANCE - Beginning

FUND BALANCE - Ending

\$440,640	\$367,200	\$240,985	\$126,215
(\$142,380)		\$77,630	
\$795,325		\$835,647	
\$652,945		\$913,277	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending July 31, 2023

	ADOPTED BUDGET	PRORATED THRU 7/31/23	ACTUAL THRU 7/31/23	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Other Debt Service	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Other Sources/(Uses)				
Transfer In/(Out)	\$0	\$0	(\$10,811)	\$10,811
TOTAL OTHER	\$0	\$0	(\$10,811)	\$10,811
EXCESS REVENUES (EXPENDITURES)	\$0		(\$10,811)	
FUND BALANCE - Beginning	\$0		\$10,811	
FUND BALANCE - Ending	\$0		\$0	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending July 31, 2023

	ADOPTED BUDGET	PRORATED THRU 7/31/23	ACTUAL THRU 7/31/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$326,875	\$330,296	\$3,421
Interest	\$200	\$167	\$13,188	\$13,021
TOTAL REVENUES	\$327,075	\$327,042	\$343,484	\$16,442
<u>EXPENDITURES:</u>				
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
TOTAL EXPENDITURES	\$329,525	\$329,525	\$329,525	\$0
EXCESS REVENUES (EXPENDITURES)	(\$2,450)		\$13,959	
FUND BALANCE - Beginning	\$176,868		\$343,843	
FUND BALANCE - Ending	\$174,418		\$357,802	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending July 31, 2023

	ADOPTED BUDGET	PRORATED THRU 7/31/23	ACTUAL THRU 7/31/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$538,024	\$538,024	\$543,655	\$5,631
Interest	\$350	\$292	\$22,213	\$21,922
TOTAL REVENUES	\$538,374	\$538,316	\$565,868	\$27,553
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$185,016	\$185,016	\$185,016	\$0
Principal Expense 11/01	\$165,000	\$165,000	\$165,000	\$0
Interest Expense 05/01	\$181,406	\$181,406	\$181,406	\$0
TOTAL EXPENDITURES	\$531,422	\$531,422	\$531,422	\$0
EXCESS REVENUES (EXPENDITURES)	\$6,952		\$34,447	
FUND BALANCE - Beginning	\$434,696		\$716,181	
FUND BALANCE - Ending	\$441,648		\$750,628	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending July 31, 2023

	ADOPTED BUDGET	PRORATED THRU 7/31/23	ACTUAL THRU 7/31/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$503,509	\$503,509	\$508,779	\$5,270
Interest	\$300	\$250	\$20,415	\$20,165
TOTAL REVENUES	\$503,809	\$503,759	\$529,194	\$25,435
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$173,850	\$173,850	\$173,850	\$0
Principal Expense 11/01	\$155,000	\$155,000	\$155,000	\$0
Interest Expense 05/01	\$171,138	\$171,138	\$171,138	\$0
TOTAL EXPENDITURES	\$499,988	\$499,988	\$499,988	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,822		\$29,206	
FUND BALANCE - Beginning	\$399,252		\$659,721	
FUND BALANCE - Ending	\$403,074		\$688,928	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending July 31, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 7/31/23	ACTUAL THRU 7/31/23	VARIANCE
Special Assessments - Tax Collector	\$438,505	\$438,505	\$443,092	\$4,587
Interest	\$300	\$250	\$18,412	\$18,162

TOTAL REVENUES	\$438,805	\$438,755	\$461,504	\$22,749
-----------------------	------------------	------------------	------------------	-----------------

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

TOTAL EXPENDITURES	\$436,300	\$436,300	\$436,300	\$0
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Transfer In/(Out)	\$0	\$0	(\$6,252)	\$6,252
-------------------	-----	-----	-----------	---------

TOTAL OTHER	\$0	\$0	(\$6,252)	\$6,252
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EXCESS REVENUES (EXPENDITURES)	\$2,505		\$18,952	
---------------------------------------	----------------	--	-----------------	--

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

FUND BALANCE - Ending	\$185,106		\$532,922	
------------------------------	------------------	--	------------------	--

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2022

Statement of Revenues & Expenditures

For The Period Ending July 31, 2023

	ADOPTED BUDGET	PRORATED THRU 7/31/23	ACTUAL THRU 7/31/23	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$1,039,749	\$1,039,749	\$1,046,282	\$6,533
Interest	\$250	\$208	\$25,710	\$25,501
TOTAL REVENUES	\$1,039,999	\$1,039,957	\$1,071,992	\$32,035
<u>EXPENDITURES:</u>				
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
TOTAL EXPENDITURES	\$1,120,187	\$1,120,187	\$1,120,187	\$0
Transfer In/(Out)	\$0	\$0	\$10,811	(\$10,811)
TOTAL OTHER	\$0	\$0	\$10,811	(\$10,811)
EXCESS REVENUES (EXPENDITURES)	(\$80,188)		(\$37,384)	
FUND BALANCE - Beginning	\$321,018		\$582,483	
FUND BALANCE - Ending	\$240,830		\$545,099	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending July 31, 2023

	ADOPTED BUDGET	PRORATED THRU 7/31/23	ACTUAL THRU 7/31/23	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$2,752	\$2,752
TOTAL REVENUES	\$0	\$0	\$2,752	\$2,752
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	\$6,252	\$6,252
TOTAL OTHER	\$0	\$0	\$6,252	\$6,252
EXCESS REVENUES (EXPENDITURES)	\$0		\$9,003	
FUND BALANCE - Beginning	\$0		\$86,097	
FUND BALANCE - Ending	\$0		\$95,100	

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$239,757	\$1,153,137	\$78,531	\$58,032	\$35,298	\$76,734	\$29,453	\$107,361	\$188	\$0	\$0	\$1,778,491
Interest Income	\$4	\$4	\$5	\$5	\$6	\$2,860	\$1,922	\$2,062	\$2,043	\$2,145	\$0	\$0	\$11,056
Rental Income	\$1,760	\$1,650	\$0	\$0	\$220	\$770	\$440	\$0	\$1,540	\$802	\$0	\$0	\$7,182
Total Revenues	\$1,764	\$241,411	\$1,153,142	\$78,536	\$58,258	\$38,928	\$79,096	\$31,515	\$110,944	\$3,136	\$0	\$0	\$1,796,730
Expenses													
Supervisor Fees	\$600	\$0	\$800	\$800	\$800	\$800	\$800	\$800	\$600	\$800	\$0	\$0	\$6,800
FICA	\$46	\$0	\$61	\$61	\$61	\$61	\$61	\$61	\$46	\$61	\$0	\$0	\$520
Engineering	\$323	\$0	\$0	\$722	\$323	\$323	\$430	\$376	\$5,365	\$5,543	\$0	\$0	\$13,404
Attorney	\$1,802	\$1,084	\$2,508	\$7,294	\$2,923	\$2,637	\$2,642	\$2,131	\$2,507	\$4,354	\$0	\$0	\$29,882
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	\$833	\$0	\$0	\$8,333
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	\$3,874	\$0	\$0	\$38,740
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$1,333
Website Maintenance	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$58	\$9	\$5	\$9	\$73	\$164	\$63	\$27	\$15	\$15	\$0	\$0	\$439
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	\$587	\$0	\$0	\$2,587
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	\$5
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$26,345	\$6,731	\$11,309	\$14,200	\$13,983	\$14,994	\$9,035	\$12,810	\$21,944	\$16,285	\$0	\$0	\$147,636

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance-Shared Expenses:													
Field Management	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$0	\$0	\$27,398
Management Services Agreement	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$0	\$0	\$5,958
Telephone	\$468	\$468	\$442	\$588	\$369	\$471	\$471	\$571	\$370	\$526	\$0	\$0	\$4,743
Electric	\$21,878	\$24,214	\$21,197	\$21,702	\$22,408	\$24,853	\$23,626	\$22,289	\$24,020	\$23,438	\$0	\$0	\$229,625
Water & Sewer	\$2,549	\$1,965	\$1,526	\$2,406	\$2,334	\$1,820	\$2,474	\$2,637	\$3,538	\$2,501	\$0	\$0	\$23,751
Gas	\$840	\$1,657	\$2,268	\$5,105	\$7,616	\$5,654	\$3,242	\$1,980	\$2,330	\$1,203	\$0	\$0	\$31,894
Pool and Fountain Maintenance	\$11,715	\$14,104	\$12,718	\$14,455	\$15,300	\$10,302	\$13,200	\$15,566	\$15,260	\$14,608	\$0	\$0	\$137,228
Environmental	\$1,939	\$1,917	\$377	\$377	\$698	\$698	\$698	\$698	\$698	\$698	\$0	\$0	\$8,800
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	\$3,360	\$0	\$0	\$12,106
Landscape Contract	\$28,181	\$57,413	\$46,168	\$32,151	\$32,151	\$41,358	\$32,151	\$32,151	\$46,168	\$32,151	\$0	\$0	\$380,041
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	\$1,217	\$1,200	\$0	\$0	\$23,012
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	\$205	\$0	\$0	\$4,607
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	\$253	\$0	\$0	\$20,546
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	\$363	\$1,258	\$0	\$0	\$15,153
Contract Cleaning	\$2,243	\$2,243	\$2,302	\$2,447	\$2,267	\$2,447	\$2,387	\$2,387	\$2,387	\$2,447	\$0	\$0	\$23,557
Fitness Center Repairs & Maintenance	\$0	\$498	\$0	\$0	\$0	\$132	\$1,444	\$188	\$2,819	\$264	\$0	\$0	\$5,345
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	\$1,487	\$0	\$0	\$11,420
Security	\$6,078	\$6,191	\$6,135	\$6,134	\$6,134	\$6,134	\$6,134	\$6,134	\$6,825	\$7,657	\$0	\$0	\$63,557
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance - Direct:													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$0	\$0	\$0	\$100,000	\$194,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$294,760
Total Maintenance	\$125,392	\$128,341	\$114,887	\$199,858	\$299,456	\$100,742	\$92,493	\$96,056	\$115,063	\$96,591	\$0	\$0	\$1,368,879
Total Expenses	\$151,737	\$135,072	\$126,195	\$214,058	\$313,439	\$115,736	\$101,529	\$108,866	\$137,007	\$112,876	\$0	\$0	\$1,516,515
Excess Revenues (Expenditures)	(\$149,974)	\$106,339	\$1,026,947	(\$135,521)	(\$255,181)	(\$76,807)	(\$22,432)	(\$77,351)	(\$26,063)	(\$109,740)	\$0	\$0	\$280,215

Reunion West
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS	
ASSESSMENT AREA TWO - PHASE ONE	
INTEREST RATES:	3.500%, 4.250%, 5.000%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$163,438
RESERVE FUND BALANCE	\$165,905
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)
CURRENT BONDS OUTSTANDING	\$3,100,000

SERIES 2016, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA THREE PROJECT	
INTEREST RATES:	3.625%, 4.375%, 5.000%
MATURITY DATE:	11/1/2046
RESERVE FUND REQUIREMENT	\$274,875
RESERVE FUND BALANCE	\$284,709
BONDS OUTSTANDING - 9/30/20	\$7,880,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$160,000)
LESS: PRINCIPAL PAYMENT 11/1/22	(\$165,000)
CURRENT BONDS OUTSTANDING	\$7,400,000

SERIES 2017, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA FOUR PROJECT	
INTEREST RATES:	3.500%, 4.250%, 4.750%, 5.000%
MATURITY DATE:	11/1/2047
RESERVE FUND REQUIREMENT	\$254,625
RESERVE FUND BALANCE	\$263,422
BONDS OUTSTANDING - 9/30/20	\$7,575,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/22	(\$155,000)
CURRENT BONDS OUTSTANDING	\$7,130,000

SERIES 2019, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA FIVE PROJECT	
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%
MATURITY DATE:	5/1/2050
RESERVE FUND REQUIREMENT	\$326,484
RESERVE FUND BALANCE	\$331,413
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)
CURRENT BONDS OUTSTANDING	\$6,720,000

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

**REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

							Gross Assessments	\$	4,896,194	\$	1,872,413	\$	347,739	\$	572,366	\$	535,648	\$	466,492	\$	1,101,537		
							Net Assessments	\$	4,602,423	\$	1,760,069	\$	326,875	\$	538,024	\$	503,509	\$	438,502	\$	1,035,445		
												2015	2016	2017	2019	2022							
Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 38.24%	Debt Svc Fund 7.10%	Debt Svc Fund 11.69%	Debt Svc Fund 10.94%	Debt Svs Fund 9.53%	Debt Svs Fund 22.50%	Total 100%										
11/18/22	ACH	\$ 23,482.61	\$ 1,207.65	\$ 445.50	\$ -	\$ 21,829.46	\$ 8,348.07	\$ 1,550.38	\$ 2,551.87	\$ 2,388.16	\$ 2,079.83	\$ 4,911.15	\$ 21,829.46										
11/22/22	ACH	\$ 643,189.52	\$ 25,727.86	\$ 12,349.23	\$ -	\$ 605,112.43	\$ 231,408.44	\$ 42,976.49	\$ 70,737.70	\$ 66,199.81	\$ 57,652.91	\$ 136,137.08	\$ 605,112.43										
12/9/22	ACH	\$ 2,740,871.06	\$ 109,636.24	\$ 52,624.70	\$ -	\$ 2,578,610.12	\$ 986,117.80	\$ 183,138.87	\$ 301,439.76	\$ 282,102.12	\$ 245,680.59	\$ 580,130.98	\$ 2,578,610.12										
12/9/22	ACH	\$ 3,581.45	\$ 42.75	\$ 70.77	\$ -	\$ 3,467.93	\$ 1,326.21	\$ 246.30	\$ 405.40	\$ 379.39	\$ 330.41	\$ 780.21	\$ 3,467.93										
12/22/22	ACH	\$ 459,728.64	\$ 17,613.22	\$ 8,842.32	\$ -	\$ 433,273.10	\$ 165,693.26	\$ 30,772.06	\$ 50,649.67	\$ 47,400.44	\$ 41,280.69	\$ 97,476.99	\$ 433,273.10										
1/10/23	ACH	\$ 203,052.59	\$ 6,116.83	\$ 3,938.73	\$ -	\$ 192,997.03	\$ 73,806.35	\$ 13,707.10	\$ 22,561.37	\$ 21,114.04	\$ 18,388.06	\$ 43,420.12	\$ 192,997.03										
1/10/23	ACH	\$ 10,407.28	\$ 312.22	\$ 201.88	\$ -	\$ 9,893.18	\$ 3,783.37	\$ 702.64	\$ 1,156.51	\$ 1,082.32	\$ 942.59	\$ 2,225.75	\$ 9,893.18										
1/24/23	ACH	\$ -	\$ -	\$ -	\$ 2,461.38	\$ 2,461.38	\$ 941.29	\$ 174.81	\$ 287.74	\$ 269.28	\$ 234.51	\$ 553.76	\$ 2,461.38										
2/9/23	ACH	\$ 1,601.64	\$ -	\$ 32.04	\$ -	\$ 1,569.60	\$ 600.25	\$ 111.48	\$ 183.49	\$ 171.72	\$ 149.55	\$ 353.13	\$ 1,569.60										
2/9/23	ACH	\$ 156,615.74	\$ 3,372.43	\$ 3,064.86	\$ -	\$ 150,178.45	\$ 57,431.58	\$ 10,666.02	\$ 17,555.87	\$ 16,429.65	\$ 14,308.46	\$ 33,786.87	\$ 150,178.45										
3/10/23	ACH	\$ 95,129.60	\$ 944.94	\$ 1,883.69	\$ -	\$ 92,300.97	\$ 35,297.94	\$ 6,555.43	\$ 10,789.99	\$ 10,097.80	\$ 8,794.10	\$ 20,765.70	\$ 92,300.97										
4/11/23	ACH	\$ 191,580.67	\$ 50.56	\$ 3,830.60	\$ -	\$ 187,699.51	\$ 71,780.46	\$ 13,330.85	\$ 21,942.09	\$ 20,534.48	\$ 17,883.33	\$ 42,228.29	\$ 187,699.51										
4/11/23	ACH	\$ 12,527.56	\$ -	\$ 250.55	\$ -	\$ 12,277.01	\$ 4,695.00	\$ 871.94	\$ 1,435.18	\$ 1,343.12	\$ 1,169.71	\$ 2,762.06	\$ 12,277.01										
4/24/23	ACH	\$ -	\$ -	\$ -	\$ 677.13	\$ 677.13	\$ 258.95	\$ 48.09	\$ 79.16	\$ 74.08	\$ 64.51	\$ 152.34	\$ 677.13										
5/10/23	ACH	\$ 77,699.04	\$ 0.01	\$ 1,553.98	\$ -	\$ 76,145.05	\$ 29,119.56	\$ 5,408.00	\$ 8,901.36	\$ 8,330.33	\$ 7,254.82	\$ 17,130.97	\$ 76,145.05										
5/10/23	ACH	\$ 889.73	\$ -	\$ 17.80	\$ -	\$ 871.93	\$ 333.45	\$ 61.93	\$ 101.93	\$ 95.39	\$ 83.07	\$ 196.17	\$ 871.93										
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										
7/27/23	ACH	\$ -	\$ -	\$ -	\$ 491.98	\$ 491.98	\$ 188.14	\$ 34.94	\$ 57.51	\$ 53.82	\$ 46.87	\$ 110.68	\$ 491.98										
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -										
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -										
Totals		\$ 4,906,825.77	\$ 165,024.71	\$ 94,836.02	\$ 3,630.49	\$ 4,650,595.53	\$ 1,778,491.05	\$ 330,296.09	\$ 543,655.05	\$ 508,779.06	\$ 443,091.83	\$ 1,046,282.45	\$ 4,650,595.53										

SECTION 4

Reunion East and West R&M					
FY2023 Budgeted Projects	Budget Amount	RE 56%	RW 44%	Estimated Date	Projected Total
Gate House Roof Replacement (Sinclair, Spine, Reunion Blvd)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	September	\$ 45,000.00
HVAC Replacement (Heritage Crossings Community Center)	\$ 132,862.00	\$ 74,402.72	\$ 58,459.28	September	\$ 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	\$ -
				Completed & DEFER	\$ 8,302.00
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00		\$ 40,000.00
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	\$ 160,000.00
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
Subtotal Budgeted R&M	\$ 1,000,318.00	\$ 560,178.08	\$ 440,139.92		
	Estimated Amount	RE 56%	RW 44%	Estimated Date	
FY2023 Not Budgeted - Under Consideration					
RE Playground Enhancement - Swing Set	\$ 14,931.05	\$ 8,361.39	\$ 6,569.66	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			In Process	\$ 47,500.00
Seven Eagles Fountain Replacement	\$ 45,000.00			DEFER	\$ -
Access Control System at Reunion Village Gate	\$ 20,000.00			In Process	\$ 20,000.00
Subtotal Not Budgeted R&M	\$ 133,881.05	\$ 74,973.39	\$ 9,627.66		
Other R&M Work					
sidewalk/building					\$ 50,607.40
playground/outdoor fitness area					\$ 31,699.00
pool					\$ 9,810.00
Total R&M	\$ 1,134,199.05	\$ 635,151.47	\$ 449,767.58		\$ 999,540.40