

*Reunion West Community
Development District*

Agenda

December 14, 2023

AGENDA

Reunion West

Community Development District

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

December 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, December 14, 2023 at 11:00 AM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.**

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the November 9, 2023 Board of Supervisors Meeting
4. Public Hearing to Amend and Restate Parking Rules
 - A. Open Public Hearing
 - B. Public Comment
 - C. Consideration of Resolution 2024-01 Adopting Amended and Restated Parking Rules
 - D. Close Public Hearing
5. Consideration of Osceola County Property Appraiser Data Sharing and Usage Agreement
6. Consideration of Resolution 2024-02 Approving Conveyances from Encore Phase 4
7. Appointment of Audit Committee
8. 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
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date: January 11, 2024
12. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
 - a. Approval of Request for Proposals and Selection Criteria
 - b. Approval of Notice of Request for Proposals for Audit Services
 - c. Public Announcement of Opportunity to Provide Audit Services
4. 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, **November 9, 2023** at 11:00 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

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

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
Steve Boyd *by Zoom*
James Curley *by Zoom*
Alan Scheerer
Victor Vargas
Aura Zelada
Garrett Huegel
Pete Wittman
Residents

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

The following is a summary of the discussions and actions taken at the November 9, 2023 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:05 a.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Resident Dorothy Reynolds of 7606 Sandy Ridge Drive, Unit 304 read on Facebook where many individuals inquired about the opening of the Fitness Center and pool area at Seven Eagles. Mr. Staley requested an update from Mr. Scheerer regarding Seven Eagles. Mr. Scheerer reported that the Seven Eagles pool and Fitness Center was currently scheduled to be open on Saturday morning. The pool looked great and there would be minor touchups, housekeeping and pressure washing today and tomorrow. Ms. Reynolds questioned the status of the surveying to change the Watson Golf Course, which was discussed at the last Reunion East CDD meeting; however, the Board did not have enough information. Mr. Staley noted that the Board did not have any information on the Watson Golf Course. Mr. Greenstein pointed out that all expenses the CDD incurred, regarding the potential change of golf course property into residential and any other use, were reimbursed by Kingwood under an agreement that the Reunion East CDD entered into with Kingwood. The impact on the CDD should be limited, when Kingwood moved out of the project. Ms. Adams recalled a request from the Reunion East CDD Board, that the developer make a presentation at a joint meeting or invite the Reunion West CDD Board Members to the Reunion East CDD meeting so the public could attend and learn about the re-design of the Watson Golf Course and the development of residential property. Mr. Staley pointed out that two years ago, the Board was informed that the developer was proposing to change the Watson Golf Course hole number 1 into a parking lot area, as part of the addition of new facilities to the Resort and redesign of the Watson Golf Course.

Resident Kelsey Jensen of 1338 Seven Eagles Court, Unit 102 questioned how Kingwood was associated with the CDD. Ms. Adams explained that the CDD was a special purpose local government and property owned by the CDD is public property. However, there is also private property within the CDD boundaries. This similar to other governments such as Osceola County where county parks, roads, recreational facilities and administrative buildings, that were owned and maintained by the County but there is also private property within the County boundaries. The CDD maintained CDD property and private owners maintained private property. Mr. Jensen questioned who owned the Gym. Mr. Staley confirmed that Reunion East CDD owned the Gym, except for the bar area. The CDD paid for maintenance of the pool, park and fountain. Ms. Trucco clarified that there were multiple owners within Reunion East and West, which was confusing. The CDD was responsible for operating and maintaining CDD property and Kingwood was an

additional property owner within the CDD boundary and could make their own rules regarding their property. Mr. Jenson questioned why the gate required a card to open it and how non-members would receive a key. Ms. Trucco explained that the gate must remain open to the public. A member of the public wanting to use a Gym owned by the CDD could do so if they paid the non-resident user fee. Ms. Adams offered to address any further questions that Mr. Jenson had after the meeting. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 12,
2023 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the October 12, 2023 Board of Supervisors meeting. On Page 12, Mr. Staley requested that the statement, *"If it turned out that Reunion East had an interest in the Reunion West irrigation system, they would follow suit,"* be changed to, *"If it turned out that Reunion West had an interest in the Reunion West irrigation system."* Ms. Trucco agreed with this revision. Mr. Staley stated if the Reunion West CDD had an interest in the west side irrigation system, this would make more sense. Ms. Adams recommended deleting this statement.

On MOTION by Mr. Greenstein seconded by Mr. Barry with all in favor the Minutes of the September 14, 2023 Board of Supervisors Meeting were approved as amended.
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FOURTH ORDER OF BUSINESS

**Consideration of Application Process and
Fee for Temporary Access Agreement**

Ms. Adams stated from time-to-time, staff presented petitions from property owners within the District boundaries who wanted to make improvements to their private property, for example, someone installing a pool. In some cases builders would need to access a CDD parcel. Property owners would request a Temporary Access Agreement to mobilize equipment or materials on CDD property. The agreement would provide protections for the District and allowed for inspections before and after construction activities. There was discussion by the Board regarding the professional fees the CDD was incurring as a result of the agreement preparation and a suggestion was made for an application process and procedure, whereby residents would pay a fee. A sample of a recent Temporary Access Agreement and draft application process, with a suggested fee of \$150 to offset any legal and administrative expenses, were included in the agenda package. However, the implementation required a rulemaking hearing to be held, in order to collect the fee.

Ms. Trucco recommended waiting until there were other items to hold a rule hearing for, as she had not reviewed the application that was provided to the Board. Mr. Staley suggested having a nominal fee and agreed to wait until a public hearing was scheduled.

Mr. Greenstein would bring up this issue at the Reunion East CDD meeting to obtain input, proposed bringing it back to this Board at the December meeting for further discussion, as the purpose of the \$150 fee was to separate the “*window shoppers*” from serious buyers and questioned the cost to publish the rule hearing. Ms. Adams would provide the cost for the required 28- and 29-day notice. Ms. Trucco recommended that the rule include the applicant paying for staff’s time and/or fees that the CDD incurred, due to the complexity of the request. Mr. Staley recalled that there was an upcoming public hearing for the Parking Rule. Ms. Adams confirmed that the Parking Rule was already noticed. If the Board wanted to move forward, she recommended a joint rule hearing between the Reunion West and Reunion East CDDs, to implement the fee. Mr. Greenstein did not feel it was fiscally responsible for the District to spend thousands of dollars on advertising and preferred dealing with requests on a case-by-case basis. Ms. Adams pointed out that an application fee would reimburse the CDD for any legal, engineering and administrative fees, which would be collected before the agreement was entered into, versus a bill for reimbursement, which would be paid after the work was completed. Mr. Staley questioned why Kingwood signed a developer funding agreement without a rule hearing. Ms. Trucco explained that staff requested that Kingwood reimburse the CDD for performing the review and could do the same with a homeowner building a pool in their backyard; however, she preferred that there be a provision in the rule so it was applied equally. After further discussion, Mr. Staley was not in favor of having a rule hearing and there was Board consensus to table this matter.

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2023 Audit Engagement Letter

Ms. Adams presented an Audit Engagement Letter with Grau & Associates (Grau) to perform the audit for Fiscal Year 2023 in the amount of \$9,600. Because the CDD is a Florida Government, an annual independent audit was required. Florida Statutes prescribed the process for undergoing an audit, including the Board appointing an Audit Committee, the form of the notice and the solicitation of proposals. An Audit Committee meeting would be held in order for the proposals to be evaluated by the Audit Committee, who would then make a recommendation to the Board. The last time that the Board had an Audit Committee meeting was in 2019 and four

different proposals were received. Grau was ranked the number one firm by the Audit Committee, because they had the lowest fee, the Board accepted the ranking and directed staff to enter into a five-year agreement. The agreement allowed for an increase in the fee, if there were changes within the financial picture of the District. When this District refunded the Series 2022 bonds, it triggered a change in the audit fee. Last year's audit was \$9,500 and it increased to \$9,600 for this audit, which was in accordance with the budgeted amount.

Mr. Staley questioned why the fees were higher for this District versus the Reunion East CDD as he believed that the audit for Reunion East was more complicated than Reunion West with Reunion Village and the bond issues. Ms. Adams explained that it was based on the proposals that were received, the refunding of the bond and the complexity of the financials as there were audit findings. Mr. Greenstein felt that the fees were reasonable. Ms. Adams pointed out that Grau does more audits for CDDs than any other auditor in the State of Florida. Mr. Staley felt that the Reunion East and Reunion West audits should be completed at the same time for cost savings. Ms. Adams stated in order to start the Fiscal Year 2023 audit, which was required to be submitted to the Auditor General by June 30th, staff recommended that the Board approve the Audit Engagement Letter with Grau.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the Audit Engagement Letter with Grau & Associates for Fiscal Year 2023 in the amount of \$9,600 was approved.

SIXTH ORDER OF BUSINESS

Review of Revised Parking Map -Valhalla

Ms. Adams stated that staff reviewed the existing parking maps at the request of the Board, after Ms. Harley reported that vehicles were parking on both sides of road at the children's playground on Valhalla Terrace. The maps showing the tow away zones were included in the agenda package. The maps are included in the current Parking Rules. Next month, a rule hearing would be held to amend and restate the Parking Rules. Upon review by the District Engineer and Mr. Scheerer, what made the most sense was to restrict parking around the playground; however, five parking spaces would not be marked in red. Mr. Barry felt that no parking on one side of the street was fine as emergency vehicles needed to have access, but not to restrict parking on both sides. Ms. Adams agreed as there was an additional safety issue because this was a playground parcel. Ms. Harley proposed that the 'No Parking' zone be eliminated in a small area from the

bottom of Valhalla Terrace to the junction. Mr. Witcher did not want to allow parking around the cul-de-sac where there were houses. Mr. Staley requested that the 'No Parking' zone be removed on the left-hand side of Valhalla Terrace to the corner of the T-junction. *There was Board consensus for Ms. Adams to bring back a revised map with the amended and restated Parking Rules at the next meeting.*

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Eminent Domain Proceeding (I-4 Expansion)

Ms. Trucco provided an update on the eminent domain proceeding with the CDD. The CDD Board agreed to retain Gray Robinson to serve as their eminent domain counsel because she and Ms. Jan Carpenter did not specialize in this area. Under Florida Law, the State was required to pay for any experts that the CDD retains as part of their review. What prompted the Board to engage Gray Robinson was the CDD being put on notice that the Florida Department of Transportation (FDOT) was interested in acquiring by fee simple deed, a sliver of parcels along I-4 and Old Lake Wilson Road, as a part of the I-4 expansion. The map that was included in the agenda package, highlighted the parcels, which were identified as Parcels 130, 131 and 134. The next step in the process, was the State sending out their experts and appraisal team to perform an appraisal and then they would send the CDD an offer for the portion that they were interested in taking to complete their project. The CDD would then review the appraisal and staff would consult with an appraiser and an engineer with experience in this matter. Gray Robinson would come back to the CDD with their offer and a recommendation to the Board. If the CDD Board rejected the State's offer, the State would initiate a formal eminent domain lawsuit against the CDD in order to retain that property. The CDD was entitled to the reasonable fair market value on the property that would be taken and compensable damage to the CDD property not being taken. Last night, Gray Robinson received an offer of \$8,900 for Parcel 134 for the fee simple acquisition of 547 square feet, between Old Lake Wilson Road and Encore Resort. The State was still undergoing their review of Parcels 130 and 131 and once the appraisal summaries were received, staff would review them and bring it back to the Board for discussion. Ms. Harley favored the CDD allowing FDOT to take Parcel 134 as most of it was in red, but questioned why they needed the other two parcels since only a sliver was in red. Ms. Trucco did not know the specifics. Mr. Staley felt that they owed it to residents to know exactly what FDOT was taking before they settled and was happy

to meet with the appraiser the day they come out. Ms. Trucco would provide a copy of the appraisal summaries to the Board. Ms. Trucco would provide this feedback to the Gray Robinson.

Regarding the ongoing discussions with the Reunion West POA about the verge maintenance responsibilities, Ms. Trucco reported since the last Board meeting, a conference call was held with the Reunion West POA team, including their attorney, which was positive, as the parties decided not to change maintenance obligations at this time. However, these were matters that still needed to be discussed and agreed to by the Reunion West POA Board and Ms. Trucco requested that Board Members that attended the POA meetings, try to explain the situation from the Board's standpoint. At the conference call, there was a request to have some type of Memorandum of Understanding between the CDD and the Reunion West POA, a one-page summary of the discussions and everyone's understanding of the maintenance obligations, which Ms. Trucco could provide. She thanked Mr. Staley for volunteering his time to be part of the discussions and negotiations with the Reunion West POA Board, as it was beneficial and also thanked Ms. Aura Zelada from the POA management team for serving as an intermediary between both parties in order to facilitate a good result. Mr. Staley felt that it was a good educational session, but it was subject to full agreement from the POA Board.

Regarding the Traffic Enforcement Agreement with the Osceola County Sheriff's Office (OCSO), Ms. Trucco received a response from their attorney that the agreement was being reviewed by the County Engineer and their project team. As soon as she received their comments, she would respond and report back to the Board for approval. Mr. Staley asked if there was any feedback from her weekly letter to them. Ms. Trucco indicated there was no other response. Mr. Staley pointed out that other than corresponding to them in writing once a week, there was not much more that the CDD could do, as there was something going on behind the scenes between the county and the OCSO, which they were not privy to; however, this needed to be their number one priority. Ms. Harley pointed out that she was on the Solterra Resort CDD and OCSO attended every meeting. Mr. Staley recalled the county stating that these were public roads and the officers must enforce traffic within the community, but the gates seemed to be an issue for the OCSO and at some point, they must request a physical meeting because they were getting nowhere. Ms. Trucco pointed out that it was an important document, as it had impacts and was going to set a precedent for all CDDs in Osceola County. It may be taking time some time to get it approved, but they were remaining firm on their position that the CDD roads were public, residents were paying

taxes for these services and the services should be provided within the CDD boundaries. Mr. Staley requested a discussion on the blue and green signs. Ms. Trucco would bring this back to the Board for further discussion upon the agreement with OCSO being resolved.

B. Engineer

Mr. Boyd introduced Mr. James Curley with his firm who was a Professional Engineer who recently joined his firm and would be assisting Mr. Boyd to provide an increased level of service, since the District matured and required more active tasks. Mr. Curley had 10 years of experience and previously worked for Encore but was now independent of Encore. The bidding of the pavement repairs would be lumped together with Reunion East, which they were currently working with Ms. Adams on, due to some issues with the anticipated dollar amount, as Reunion East was not under the threshold for public bidding, but Reunion West was under it. Mr. Staley questioned the public bidding threshold. Ms. Adams explained that the Florida Statutes require, when there was a certain dollar threshold, a sealed bid public notice, publication and sealed bid opening. She was working with the District Engineer's office regarding the notice and location for the sealed bid opening and would be keeping the Board apprised of the status of this document. Mr. Staley asked if the public was aware of the threshold limit. Ms. Adams stated it was prescribed in the Florida Statutes that the threshold was \$195,000 for maintenance service contracts.

Mr. Boyd and Mr. Curley left the meeting.

C. District Manager's Report

Regarding earlier questions on when the Reunion East CDD bid out their audit services and the cost for publishing the rule notices, Ms. Adams confirmed that the audit for Reunion East was entered into in 2019, which was in tandem with the Reunion West CDD and the last engagement under the five-year engagement would be in 2023. The cost to publish the December rule hearing to amend and restate the Parking Rules was \$509 for both notices.

i. Action Items List

Ms. Adams presented the Action Items List, which was provided for informational purposes. Regarding the Whitemarsh mound, Mr. Scheerer was trying to engage with various contractors to reduce the size of the mound and hoped to have positive feedback by the next meeting. Mr. Staley felt that the sale of The Stables parcel, which was on the Reunion East CDD

Action Items List, was pertinent to this Board and questioned the status. Mr. Greenstein stated that CDD funds were used to build The Stables, but it was under-utilized and the desired outcome was to cut it loose. Mr. Boyd was identifying the bond issues that were associated with the construction of this project as the funds must be recouped before the transfer of the title. A decision must be made as to whether the building should be repurposed or disposed of, but no decision had been made at this time. Ms. Adams recalled there being a preference among the Reunion East CDD Board Member to sell the parcel versus structuring a Management Service Agreement (MSA) to develop it into a useful amenity under the operation of the CDD. Mr. Greenstein believed that a decision could be made once they had the appraised value. Ms. Harley asked if there was a provision for it to be sold to Kingwood. Ms. Trucco noted a statutory process for selling property that a governmental entity owned, but they were not yet at that point as the District Engineer was currently reviewing all of the requisitions to see what bond funds were used to finance it. Then Bond Counsel needed to perform a tax analysis to determine the amount of bonds outstanding and the amount needed to be redeemed in order for there to be a private use of The Stables. If the ultimate decision of the Board was to sell it, they must go through the statutory process of putting the public on notice. Mr. Staley asked if the dumpster agreement was completed. Ms. Adams stated that staff was waiting for comments from the Master Association.

ii. Approval of Check Register

Ms. Adams presented the Check Register from October 1, 2023 through October 31, 2023 in the amount of \$41,371.08.

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

Ms. Adams presented the Unaudited Financial Statements through September 30, 2023, which were for informational purposes. Mr. Barry noted a large difference between the beginning and ending fund balance on the Debt Service Fund. Ms. Adams explained that when they collect the assessments, they were collecting for the November and May principal and interest payments, but some of the payment collected was outside of the budget cycle. When they collected in November, they were collecting for the current fiscal year principal and interest payments and for

the next November payment. When the budget was presented, they identified the bond payments that they were collecting for outside of the budget cycle. Mr. Staley pointed out when residents received their property tax bills, they paid them in November or December and part of the assessment was the principal and interest payment for November of 2024 and there needed to be cash on hand to handle to pay this November's interest and debt. Mr. Barry questioned why the budget was different than the actual, such as for 2015, \$176,868 was budgeted, but the actual was \$343,430. Ms. Adams stated the actual accounted for the interest earnings but would confirm with the accountant on why the adopted fund balance was different from the actuals. Mr. Staley congratulated GMS for managing the revenue budget.

iv. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan for Fiscal Year 2024, which was their project list. There was also a list of the Fiscal Year 2023 projects that were currently in process or deferred until 2024. It was for informational purposes.

D. Security Report

Ms. Adams reported that the October Security Report was provided to the Board under separate cover, as well as Security Reports for the Reunion West Encore neighborhood, which were requested by the Board. Mr. Staley noted the challenges that the POA had, as there were 21 tows during the month of October whereas the most he could recall in Reunion Resort in a single month was four.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Staley requested that the Reunion East CDD Board revisit the rental fee charged for weddings to pay for the fountains at the entrance to Linear Park. Mr. Greenstein would share this information with the Board, but at the last meeting, the Board wanted to focus on the fountain closest to Gathering Drive, which was opposite the hotel, because it was the fountain that people see when driving by the resort.

TENTH ORDER OF BUSINESS

Next Meeting Date – December 14th, 2023

Ms. Adams stated the next meeting was scheduled for December 14, 2023 at 11:00 a.m., which would be the rule hearing to amend and restate the Parking Rules.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Harley seconded by Mr. Greenstein with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

RULES OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

CHAPTER V

PARKING AND TOWING RULES

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

Revised April 8, 2021 (Resolution 2021-06)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.5 Enforcement

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

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

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

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

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

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

Effective : August 13, 2020

Appendix 5.0

District Parking and Towing Maps

[ATTACHED ON FOLLOWING PAGE(S)]

SHEET NO.
2.00

Date:	5/6/2021
Section:	AS SHOWN
Project No.:	1003.001
Design By:	CD
Designed By:	CD
Checked By:	SN

REUNION CDD
ORANGE COUNTY, FLORIDA

AREAS OF NO PARKING OVERALL

[illegible]

Civil Engineer
STEVEN N. BOYD, P.E.

License No. 43225





LEGEND
 AREAS OF NO PARKING



SHEET NO.
2.01

Title: 5/6/2021
 Scale: AS SHOWN
 Project No.: 1003.001
 Drawn: CDB
 Checked: JY
 Date: 5/6

REUNION WEST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA
NO PARKING DETAIL 1 OF 4

Rev.	Date	Description	Drawn By	License No.

Civil Engineer
STEVEN N. BOYD, P.E.
 License No. 43325

BOYD CIVIL
 ENGINEERING
 6016 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407)994-3693
 Certificate of Audit: 29791



LEGEND
 — AREAS OF NO PARKING



SHEET NO.
2.02

DATE: 7/15/2020
 DRAWN BY: AS SHOWN
 CHECKED BY: JON D. GARDNER
 C:\Users\jondg\OneDrive - Boyd Civil Engineering, Inc\Desktop\REUNION WEST NO PARKING.dwg

REUNION WEST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA
NO PARKING DETAIL 2 OF 4

Rev.	Date	Description

DESIGNED BY:
STEVEN K. BOYD, P.E.
 CHECKED BY:
 License No. 43225

BOYD CIVIL
 ENGINEERING
 6016 Hanging Moss Road
 Orlando, Florida 32827
 Office: (407) 494-2493
 Cell: (407) 494-2493
 Fax: (407) 494-2493



LEGEND
 — MEAS OR NO PARKING



SHEET NO.
 2.03

REUNION WEST CDD

REUNION CDD
 ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 3 OF 4

Rev.	Date	Description	Drawn By

City Engineer
 STEVEN H. BOYD, P.E.

License No. 43225

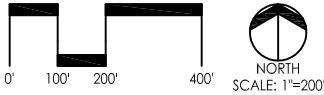
BOYD CIVIL
 ENGINEERING
 4616 Herring House Road
 Orlando, Florida 32807
 Office: (407) 994-3493
 Certificate of Auth. 101791

Z:\PROJECTS\1003.001 Street Parking Maps\Plans\REUNION WEST NO PARKING.dwg Plotted By:James R. Curley Plotted:December 1, 2023, 3:53:13 PM



LEGEND

AREAS OF NO PARKING



Civil Engineer
STEVEN N. BOYD, P.E.

Rev.	Date	Description	Chk By

REUNION WEST CDD

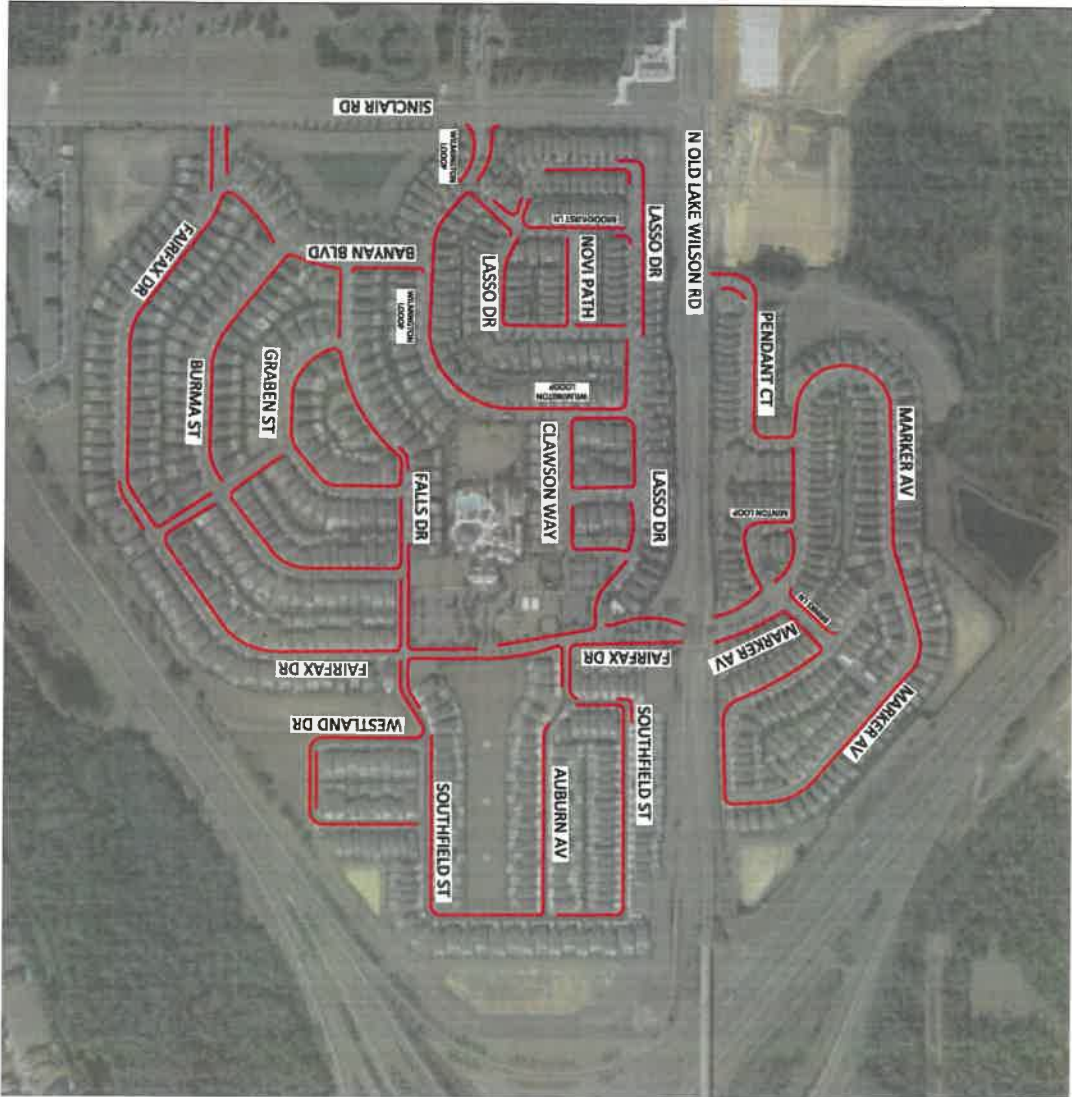
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 4 OF 4

Date: 12/1/2023
Scale: AS SHOWN
Project No.: 1003.001
Drawn By: CDB
Designed By: CDB
Checked By: SNB

SHEET NO.
2.04

BOYD CIVIL
ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)994-2693
Certificate of Auth: 29791



LEGEND
 AREAS OF NO PARKING



SHEET NO.
2.05

Date: 5/17/2021
 Drawn By: AS SHOWN
 Project No.: 1003.001
 Title: REUNION WEST CDD
 Drawing: CDD
 Checked By: SNB

ENCORE AT REUNION WEST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA
**PROPOSED 1 SIDE STREET
 PARKING OPTION**

Rev.	Date	Description	Chk By

Civil Engineer
STEVEN N. BOYD, P.E.
 License No. 43325

BOYD CIVIL
 ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407) 494-2693
 Certificate of Auth. 79791

Grand Traverse



Katrina S. Scarborough
Osceola County Property Appraiser

Search: ☐ Address ☐ Owner ☐ PIN

Clear Results

Search

Home

Base Maps

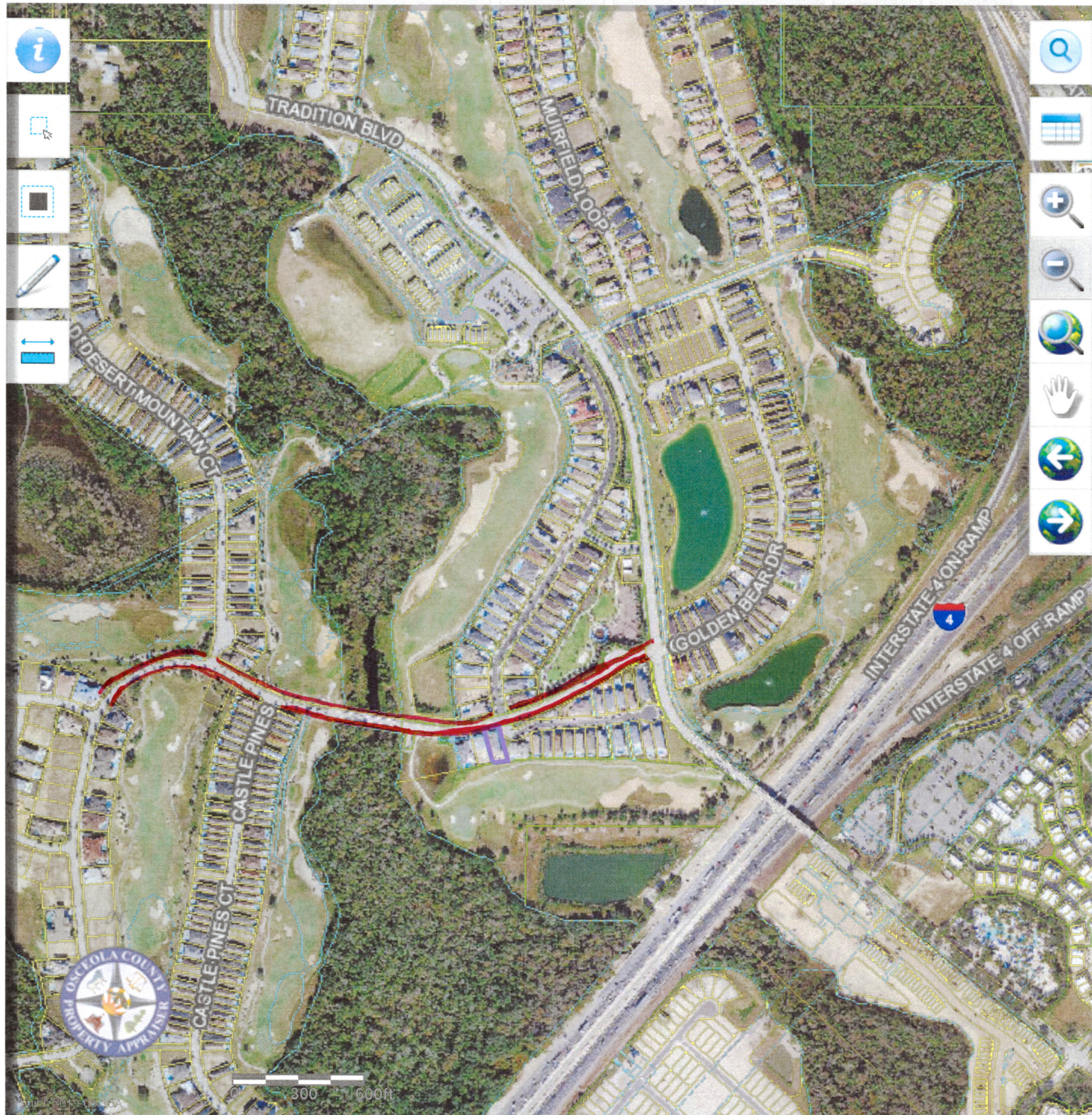
Layers

Sales

Identify

Tools

Print



SECTION C

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED CHAPTER V PARKING AND TOWING RULES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Amended Parking and Towing Rules, attached hereto as **Exhibit "A"** for immediate use and application; and

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

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

SECTION 1. The attached Amended Parking and Towing Rules are hereby adopted. These Amended Parking and Towing Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*, and the Amended Parking and Towing Rules shall replace and supersede any previously adopted Parking and Towing Rules. Statutory authority for the Amended Parking and Towing Rules includes Section 190.011, *Florida Statutes*, Section 190.012, *Florida Statutes*, and Section 120.54, *Florida Statutes*.

SECTION 2. In the event any section or part of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of this Resolution is wholly or necessarily dependent upon the section or part so held to be invalid or unconstitutional.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

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

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: Tricia Adams
Secretary

Chairman/Vice Chairman

Exhibit “A”

Chapter V - Revised Parking and Towing Rules

[See attached.]

RULES OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

CHAPTER V

PARKING AND TOWING RULES

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

Revised April 8, 2021 (Resolution 2021-06)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.5 Enforcement

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

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

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

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

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

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

Effective : August 13, 2020

Appendix 5.0

District Parking and Towing Maps

[ATTACHED ON FOLLOWING PAGE(S)]

Date:	5/5/2021
Status:	AS SHOWN
Project No.:	1003.001
Drawn By:	CDB
Designed By:	CDB
Checked By:	SNB

REUNION CDD
ORANGE COUNTY, FLORIDA

AREAS OF NO PARKING OVERALL

[illegible]

License No. 43225





SHEET NO.
2.01

Title: 5/6/2021
Scale: AS SHOWN
Project No.: 1003.001
Drawn: CDB
Checked: JY
SIB

REUNION WEST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA
NO PARKING DETAIL 1 OF 4

Rev.	Date	Description	Drawn By	License No.

Civil Engineer
STEVEN N. BOYD, P.E.
License No. 43325

BOYD CIVIL
ENGINEERING
6016 Hanging Moss Road
Orlando, Florida 32807
Office: (407)994-3693
Certificate of Audit: 29791



LEGEND
 AREAS OF NO PARKING



DATE: 7/15/2020
 DRAWN BY: AS SHOWN
 CHECKED BY: JON D. GARDNER
 C:\Users\jondg\OneDrive - Boyd Civil Engineering, Inc\Desktop\REUNION WEST NO PARKING.dwg

REUNION WEST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA
NO PARKING DETAIL 2 OF 4

Rev.	Date	Description

DESIGNED BY:
STEVEN K. BOYD, P.E.
 CHECKED BY:
 LICENSE NO. 43225

BOYD CIVIL
 ENGINEERING
 6016 Hanging Moss Road
 Orlando, Florida 32827
 Office: (407) 494-2493
 Cell: (407) 494-2493



LEGEND
 MEAS OR NO PARKING



SHEET NO.
2.03

Project: 71157200
 Title: REUNION WEST
 Author: ASH-COWEN
 Date: 10/03/00
 Drawn by: CB
 Designed by: ASH-COWEN
 Checked by: ASH
 Scale: 1\"/>

REUNION WEST CDD

REUNION CDD
 ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 3 OF 4

Rev.	Date	Description	Drawn By

City Engineer
 STEVEN H. BOYD, P.E.

License No. 43225

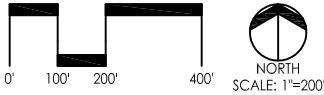
BOYD CIVIL
 ENGINEERING
 4616 Herring House Road
 Orlando, Florida 32807
 Office: (407) 994-3493
 Certificate of Auth. 101791

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LEGEND

AREAS OF NO PARKING



REUNION WEST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 4 OF 4

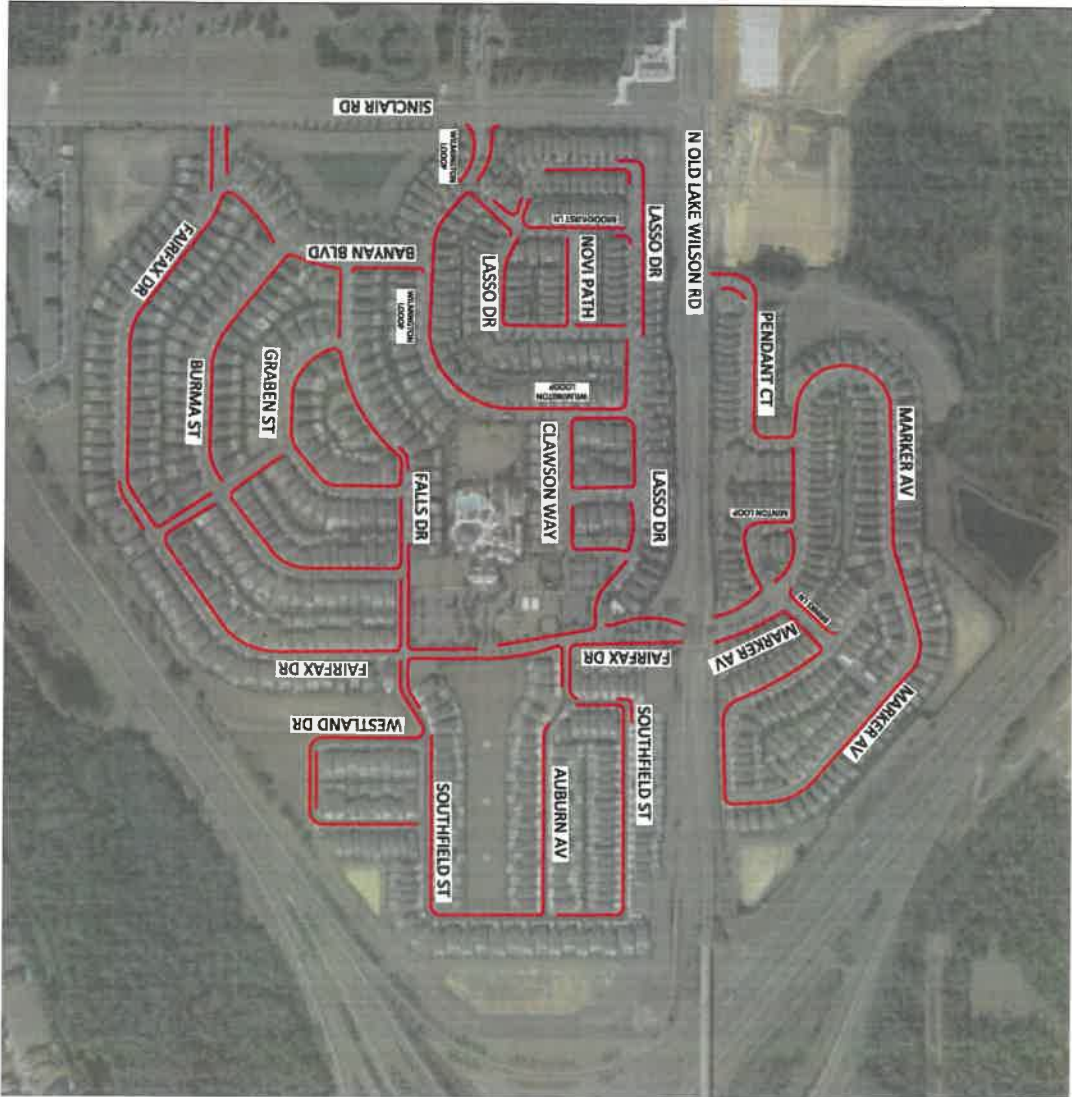
Date: 12/1/2023
Scale: AS SHOWN
Project No.: 1003.001
Drawn By: CDB
Designed By: CDB
Checked By: SNB

Rev.	Date	Description	Chk By

SHEET NO.
2.04

Civil Engineer
STEVEN N. BOYD, P.E.
License No. 43225

BOYD CIVIL
ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)994-2693
Certificate of Auth: 29791



LEGEND
 AREAS OF NO PARKING



SHEET NO.
2.05

Date: 5/17/2021
 Author: AS SHOWN
 Project No.: 1003.001
 Title: RE
 Drawing: CDD
 Checked By: SNB

ENCORE AT REUNION WEST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA
**PROPOSED 1 SIDE STREET
 PARKING OPTION**

Rev.	Date	Description	Chk By

Civil Engineer
STEVEN N. BOYD, P.E.
 License No. 43325

BOYD CIVIL
 ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407) 494-2693
 Certificate of Auth. 79791

Grand Traverse



Katrina S. Scarborough
Osceola County Property Appraiser

Search: ☐ Address ☐ Owner ☐ PIN

Clear Results

Search

Home

Base Maps

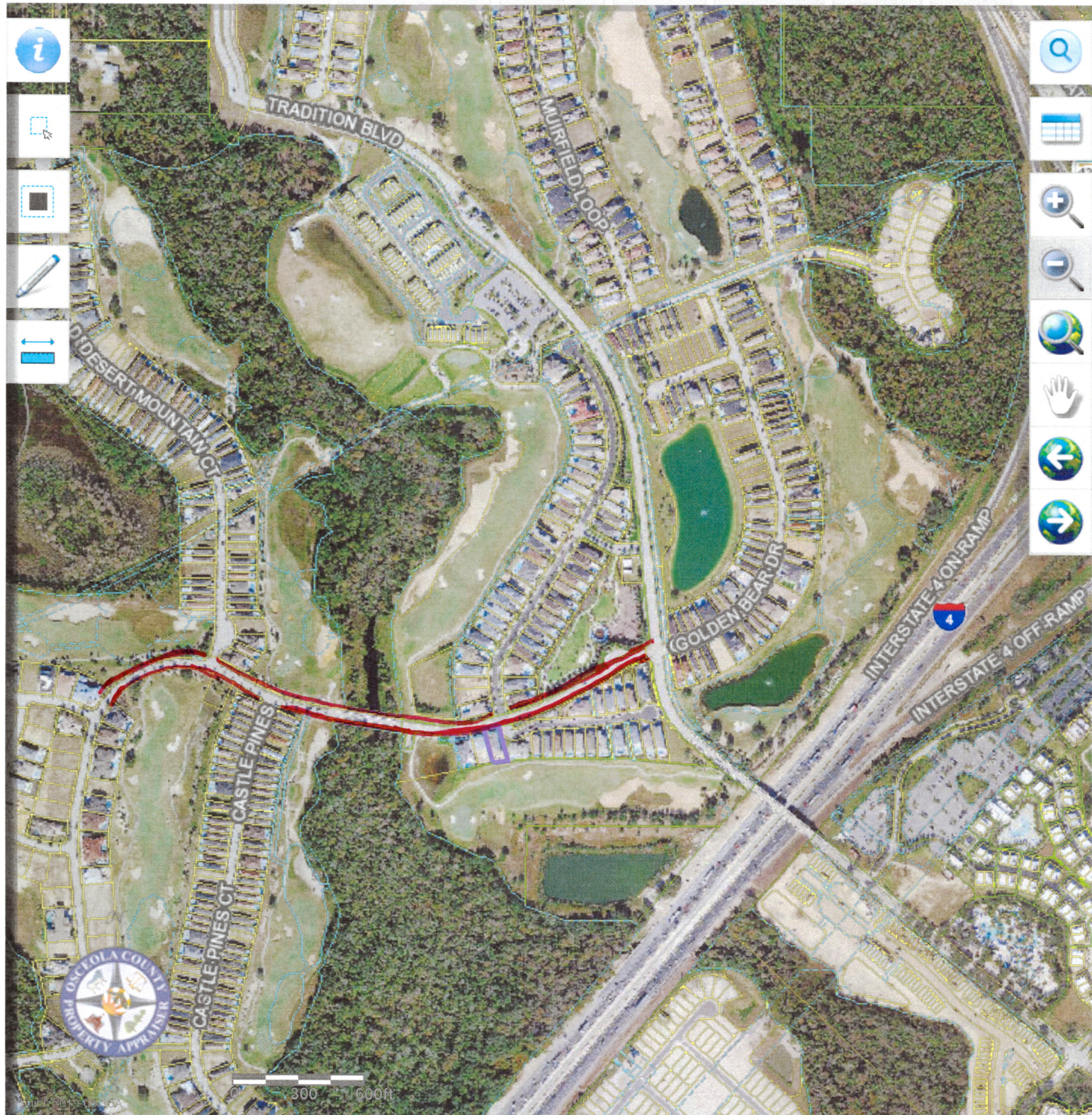
Layers

Sales

Identify

Tools

Print



EXCITEMENT DRIVE



Katrina S. Scarborough
Osceola County Property Appraiser

Search: ☐ Address ☐ Owner ☐ PIN

Clear Results

Search

Home

Base Maps

Layers

Sales

Identify

Tools

Print



SECTION 5



KATRINA S. SCARBOROUGH, CFA, CCF, MCF

OSCEOLA COUNTY PROPERTY APPRAISER

Reunion West CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Reunion West CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2024** and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Reunion West CDD

Signature: _____

Signature: _____

Print: Katrina S. Scarborough

Print: _____

Date: _____

Title: _____

Date: _____

Please return signed **original copy**, no later than January 31, 2024

2505 E IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34744
(407) 742-5000
INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION 6

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS IN THE REUNION WEST PHASE 4 PLAT AND THE REUNION WEST 17th & 18th FAIRWAYS PHASE 2 PLAT FROM REUNION WEST DEVELOPMENT PARTNERS LLLP; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Reunion West Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District;

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District;

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District;

WHEREAS, Reunion West Development Partners LLLP, a Florida limited liability limited partnership (hereinafter “Developer”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from the Developer to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from the Developer, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the “Board”), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit "A," from the Developer to the District, and approves and accepts the documents evidencing such conveyances in Exhibit "A."

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit "A," and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Reunion West Community Development District, this 14th day of December, 2023.

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT “A”

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner’s Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

PREPARED BY AND UPON RECORDING

PLEASE RETURN TO:

Zelica M. Quigley, Esq.
Nelson Mullins Riley & Scarborough LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, Florida 33431

Parcel No.: 2225274937000100G0; 2225274937000100C0
2225274937000100E0; 22252749370001RW10; and 272527493500010RW0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the ____ day of _____, 2023, by **REUNION WEST DEVELOPMENT PARTNERS LLLP**, a Florida limited liability limited partnership, whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 (“**Grantor**”), and **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, whose address is c/o Governmental Management Services Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**Grantee**”).

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain property located in Osceola County, Florida which is more particularly described on **Exhibit A** attached hereto (“**Property**”).

TOGETHER with all the tenements, hereditaments, appurtenances and easements thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby specially warrants that title to the Property is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2024 and subsequent years, and that the Grantor will defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed as of the date set forth above.

WITNESSES:

Print Name: _____

Print Name: _____

GRANTOR:

**REUNION WEST DEVELOPMENT
PARTNERS LLLP,**
a Florida limited liability limited
partnership

By: Reunion West Homebuilders, LLC,
a Florida limited liability company,
its general partner

By: _____
Arthur J. Falcone, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2023, by Arthur J. Falcone, as President of Reunion West Homebuilders, LLC, a Florida limited liability company, the general partner of Reunion West Development Partners LLLP, a Florida limited liability limited partnership, who is personally known to me.

Notary Public State of Florida

EXHIBIT "A"

TRACT C (STORM WATER RETENTION), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT E (STORM WATER RETENTION), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT G (OPEN SPACE), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT RW-1 (RIGHT OF WAY), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT RW, REUNION WEST 17TH AND 18TH FAIRWAYS PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 12 THROUGH 13, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

BILL OF SALE ABSOLUTE AND AGREEMENT

Reunion West Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this _____ day of _____, 2023, by and between **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **REUNION WEST DEVELOPMENT PARTNERS LLLP**, a Florida limited liability limited partnership (hereinafter referred to as “Developer”), whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486.

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and

agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered

(Signature)

(Print Name)

(Signature)

(Print Name)

**REUNION WEST DEVELOPMENT
PARTNERS LLLP,**
a Florida limited liability limited partnership

By: Reunion West Homebuilders, LLC,
a Florida limited liability company,
its general partner

By: _____
Arthur J. Falcone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this _____ day of _____, 2023, by Arthur J. Falcone, as Manager of Reunion West Homebuilders, LLC, a Florida limited liability company, the general partner of Reunion West Development Partners LLLP, a Florida limited liability limited partnership. He ☐ is personally known to me, or ☐ has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE

Reunion West Community Development District

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: Graham Staley

Title: Chairman

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by _____, as Chairman of the Board of Supervisors, of the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

EXHIBIT “A”

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. [Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Professional Design, County, Legal & Bond Fees]

The foregoing Improvements are located on the following real property tracts:

TRACT C (STORM WATER RETENTION), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT E (STORM WATER RETENTION), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT G (OPEN SPACE), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT RW-1 (RIGHT OF WAY), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT RW, REUNION WEST 17TH AND 18TH FAIRWAYS PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 12 THROUGH 13, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

OWNER'S AFFIDAVIT

Reunion West Community Development District

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared Arthur J. Falcone ("Affiant"), as President of Reunion West Homebuilders, LLC, a Florida limited liability company, the general partner of Reunion West Development Partners LLLP, a Florida limited liability limited partnership, whose principal address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Osceola County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant is President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the Reunion West Phase 4 Plat, as recorded in Plat Book 28, Pages 113 through 118, of the Public Records of Osceola County, Florida, and the Reunion West 17th and 18th Fairways Phase 2 Plat, as recorded in Plat Bok 27, Pages 12 through 13, of the Public Records of Osceola County, Florida (collectively, the "Plat").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting

the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Reunion West Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 84-3641210; (v) has a mailing address of One Town Center Road, Suite 600, Boca Raton, Florida 33486. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, **2023**

Signed, sealed and delivered in our presence:

**REUNION WEST DEVELOPMENT
PARTNERS LLLP,**
a Florida limited liability limited partnership

(Signature)

(Print Name)

(Signature)

(Print Name)

By: Reunion West Homebuilders, LLC,
a Florida limited liability company,
its general partner

By: _____
Arthur J. Falcone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this _____ day of _____, 2023, by Arthur J. Falcone, as President of Reunion West Homebuilders, LLC a Florida limited liability company, the general partner of Reunion West Development Partners, LLLP, a Florida limited liability limited partnership. He [___] is personally known to me.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

TRACT C (STORM WATER RETENTION), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT E (STORM WATER RETENTION), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT G (OPEN SPACE), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT RW-1 (RIGHT OF WAY), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

TRACT RW, REUNION WEST 17TH AND 18TH FAIRWAYS PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 12 THROUGH 13, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

IMPROVEMENTS

1. [Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Professional Design, County, Legal & Bond Fees]

AGREEMENT REGARDING TAXES
Reunion West Community Development District

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this _____ day of _____, 2023, by and between **REUNION WEST DEVELOPMENT PARTNERS LLLP**, a Florida limited liability limited partnership, whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 (the “Developer”), and the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

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

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2023 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2024.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2023, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Reunion West Community Development District

WITNESSES:

X _____

Print: _____

X _____

Print: _____

**REUNION WEST DEVELOPMENT
PARTNERS LLLP,**
a Florida limited liability limited partnership

By: Reunion West Homebuilders, LLC,
a Florida limited liability company,
its general partner

By: _____
Arthur J. Falcone, President

ATTEST

X _____

Print: _____
Secretary/Asst. Secretary

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

By: _____

Print: Graham Staley
Title: Chairman

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

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IMPROVEMENTS

1. [Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Professional Design, County, Legal & Bond Fees]

CERTIFICATE OF DISTRICT ENGINEER
Reunion West Community Development District

I, **Steve Boyd, P.E. of Boyd Civil Engineering, Inc.**, a Florida limited liability company, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 43225, with offices located at 6816 Hanging Moss Road, Orlando, Florida 32807 (“Boyd”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Boyd, currently serve as District Engineer to the Reunion West Community Development District (the “District”).

2. That the District proposes to accept from **REUNION WEST DEVELOPMENT PARTNERS LLLP**, a Florida limited liability limited partnership (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. The approximate value of the Property and Improvements is _____.

5. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. Infrastructure construction required by the plans and permits has been completed.

6. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Boyd are being held by Boyd as records of the District on its behalf, and the conveyance of the Property and Improvements to the District is consistent with the development plans for the District.

7. That the District shall pay no more than the actual cost incurred for the Improvements built or constructed by or at the direction of the Developer, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signatures provided on the following page.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Reunion West Community Development District

DATED: December _____, 2023

Witness: _____

Print: _____

Steve Boyd, P.E.

State of Florida License No.: **43225**

on behalf of the company,

Boyd Civil Engineering, Inc.

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of December, 2023 by **STEVE BOYD** of Boyd Civil Engineering, Inc., a Florida limited liability company authorized to transact business in Florida, on behalf of said corporation. Said person is ☐ personally known to me or ☐ has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

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IMPROVEMENTS

1. [Mass Grading
2. Public Roadways
3. Landscape, Hardscape & Irrigation
4. Professional Design, County, Legal & Bond Fees]

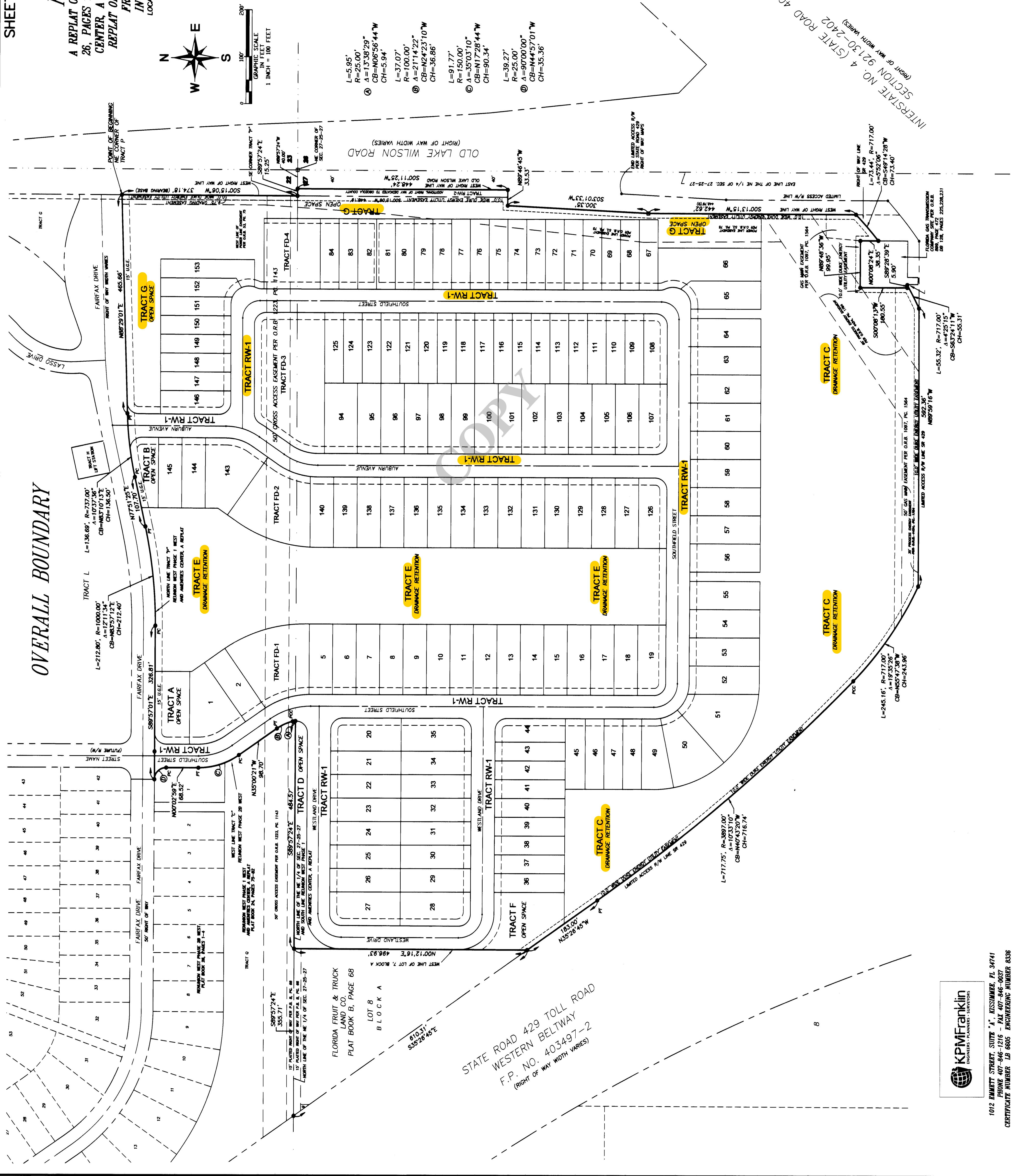
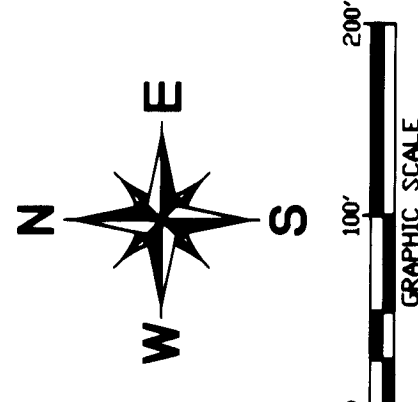
OVERALL BOUNDARY

REUNION WEST PHASE 4

A REPLAT OF TRACT C, REUNION WEST PHASE 2B WEST, PER PLAT BOOK 26, PAGES 1-4, TRACT P, REUNION WEST PHASE 1 WEST AND ADJACENT CENTER, A REPLAT, PER PLAT BOOK 24, PAGES 75 THROUGH 82, AND A REPLAT OF A PORTION OF LOTS 3, 4, 5, 6, AND 7, BLOCK A, FLORIDA FRUIT & TRUCK LAND CO., PER PLAT BOOK B, PAGE 68, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LOCATED IN SECTIONS 22 & 27, TOWNSHIP 25 SOUTH, RANGE 27 EAST OSCEOLA COUNTY, FLORIDA

PLAT NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING REFERENCE OF S00°15'N6°W ALONG THE WEST RIGHT OF WAY LINE OF OLD LAKE WILSON ROAD AS SHOWN ON THE PLAT OF REUNION WEST PHASE 1 WEST AND ADJACENT CENTER, A REPLAT AS RECORDED IN PLAT BOOK 24, PAGES 75-82 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
- TRACT RW-1 IS A RIGHT OF WAY TRACT AND SHALL BE OWNED AND MAINTAINED BY THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE EASEMENT FOR THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, SHALL BE GRANTED TO EACH INDIVIDUAL UTILITY PROVIDER SHALL MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES LIVING WITHIN SUCH TRACT RW-1. A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT RW-1 IS HEREBY GRANTED TO THE OWNER, SUCCESSORS AND/OR ASSIGNS, OF THE PORTION OF LOT 8 & 9, BLOCK "A," IN SECTION 27, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OF FLORIDA FRUIT & TRUCK LAND CO., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B," PAGE 68, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LOCATED EAST OF STATE ROAD 429, WHICH IS ADJACENT TO THE LANDS WITHIN THIS PLAT.**
- TRACTS A, B, D AND E ARE OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE FLORIDA FRUIT & TRUCK LAND CO., ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACTS B AND E ARE OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE CONVEYED BY SEPARATE INSTRUMENT.**
- TRACTS C AND E ARE STORM WATER RETENTION TRACTS, AND SHALL BE OWNED AND MAINTAINED BY THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS. TRACT E SHALL BE CONVEYED BY SEPARATE INSTRUMENT.**
- THERE SHALL BE A 15.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL STREET RIGHT OF WAY LINES ON THIS PLAT, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO (A) THE PUBLIC FOR THE INSTALLATION, MAINTENANCE AND USE OF UTILITIES; AND (B) DUE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DUEA DUE ENERGY, ITS SUCCESSORS OR ASSIGNS FOR THE INSTALLATION, MAINTENANCE AND USE OF ELECTRIC UTILITY FACILITIES; AND (C) PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR THE INSTALLATION, MAINTENANCE AND USE OF NATURAL GAS LINES AND/OR GAS LINES. EACH INDIVIDUAL UTILITY PROVIDER SHALL MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES LIVING WITHIN SUCH DRAINAGE AND UTILITY EASEMENTS.
- THERE SHALL BE A 5.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES OF ALL PLATTED LOTS ON THIS PLAT.
- THERE SHALL BE A 10.00 FOOT WIDE DRAINAGE EASEMENT ALONG THE REAR LOT LINES OF LOTS 78 THROUGH 87, ON THIS PLAT.
- ALL LOT LINES INTERSECTING CURVED RIGHT OF WAY LINES ARE RADIAL, UNLESS OTHERWISE SHOWN AS (NM) NON-RADIAL.
- OSCEOLA COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR CAUSE TO BE CARED FOR, TRACTS C AND E, INCLUDING WITHOUT LIMITATION, THE DRAINAGE SYSTEM CONSTRUCTED THEREON, AND THE UNDERGROUND STORMWATER COLLECTION SYSTEM CONSTRUCTED THEREON, AND THE DRAINAGE EASEMENTS CONSTRUCTED OR ON TRACT RW-1, AND THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, A MARKET VALUE EASEMENT IS GRANTED IN FAVOR OF OSCEOLA COUNTY FOR SAID PURPOSE OVER SAID TRACTS C AND E, AND THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF ANY EXISTING, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY OR OTHER PUBLIC UTILITY PROVIDER SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF ANY EXISTING, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, THE CABLE TELEVISION COMPANY OR OTHER PUBLIC UTILITY PROVIDER SHALL BE RESPONSIBLE FOR THE COST OF SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- NON-EXCLUSIVE UTILITY EASEMENTS OVER, UNDER AND THROUGH TRACT RW-1 AND THE DUEA DUE ENERGY UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO DUE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DUEA DUE ENERGY, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, MAINTENANCE AND USE OF ELECTRIC UTILITY FACILITIES.
- ALL STREET LIGHTS ARE TO BE OWNED AND MAINTAINED BY THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, OR THE UTILITY PROVIDER, WHICHEVER MAY APPLY.
- NON-EXCLUSIVE DRAINAGE AND UTILITY EASEMENTS OVER ALL DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF DRAINAGE, ACCESS, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE IMPROVEMENTS CONSTRUCTED THEREIN. THE DRAINAGE STRUCTURES LIVING WITHIN SUCH DRAINAGE AND UTILITY EASEMENTS SHALL BE MAINTAINED BY THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
- NON-EXCLUSIVE DRAINAGE EASEMENTS OVER ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT, ARE HEREBY GRANTED TO THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF DRAINAGE, ACCESS, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE IMPROVEMENTS CONSTRUCTED THEREIN. THE DRAINAGE STRUCTURES LIVING WITHIN SUCH DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.
- TRACT RW-2 (RIGHT OF WAY DEDICATION) IS HEREBY DEDICATED TO OSCEOLA COUNTY, FOR ADDITIONAL RIGHT OF WAY FOR OLD LAKE WILSON ROAD.
- ALL LANDSCAPING ELEMENTS WITHIN THIS DEVELOPMENT, INCLUDING TREES IN THE RIGHT OF WAY DESIGNATED AS TRACT RW-1, SHALL BE MAINTAINED BY THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
- THE PUBLIC USE RIGHTS OVER AND ACROSS TRACT RW-1 INCLUDE A PERPETUAL EASEMENT AND RIGHT OF INGRESS, EGRESS TO AND FOR THE BENEFIT OF DELIVERY AND PICKUP SERVICES, FIRE PROTECTION SERVICES, AMBULANCE SERVICES, AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL CARRIERS, AND REPRESENTATIVES OF UTILITIES. THE STREETS WITHIN TRACT RW-1 SHALL BE SUBJECT TO THE JURISDICTION OF OSCEOLA COUNTY IN ESTABLISHING SPEED LIMITS AND TRAFFIC CONTROL DEVICES DEEMED NECESSARY AND APPROPRIATE BY OSCEOLA COUNTY.
- BY EXECUTION OF THIS PLAT, OSCEOLA COUNTY HEREBY RELEASES ITS RIGHTS TO THE BLANCKET EASEMENT EASEMENT OVER TRACT P (STORMWATER RETENTION AREAL, REUNION WEST PHASE 1 WEST AND ADJACENT CENTER, A REPLAT, RECORDED IN PLAT BOOK 24, PAGES 75 THROUGH 82, PROPERTY WITHIN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (CCRE) RECORDED IN PLAT BOOK 24, PAGES 75 THROUGH 82, OFFICIAL RECORDS BOOK 4770, PAGE 437, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
- LOTS 3, 4, 65-93, 141 & 142 ARE NOT PART OF THIS PLAT.
- A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT RW-1 IS HEREBY DEDICATED TO THE OWNER, SUCCESSORS AND/OR ASSIGNS, OF THE PORTION OF LOT 8, BLOCK "A," OF FLORIDA FRUIT & TRUCK LAND CO., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B," PAGE 68, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LOCATED EAST OF STATE ROAD 429, WHICH IS ADJACENT TO THE LANDS WITHIN THIS PLAT.
- TRACTS FD-1, FD-2, FD-3 AND FD-4 ARE FUTURE DEVELOPMENT TRACTS AND SHALL BE OWNED AND MAINTAINED BY REUNION WEST DEVELOPMENT PARTNERS, LLP, ITS SUCCESSORS AND/OR ASSIGNS.



1012 EMERY STREET, SUITE 201, KISSIMEE, FL 34741
PHONE 352-445-1216 FAX 352-445-0000
CERTIFICATE NUMBER LA 6665 ENGINEERING NUMBER 8336

STATE ROAD 429 TOLL ROAD
WESTERN BELTWAY
F.P. NO. 403497-2
(RIGHT OF WAY WIDTH VARIES)

TRACT C (STORM WATER RETENTION), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



TRACT E (STORM WATER RETENTION), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



TRACT G (OPEN SPACE), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



TRACT RW-1 (RIGHT OF WAY), REUNION WEST PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 113 THROUGH 118, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



SECTION 8

SECTION C

SECTION I

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
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.
	Road Replacement and Maintenance & Traffic Calming	Boyd	In Process	Scope for repairs approved 10.12.2023. Bid notice and documents pending release. Suggested speed table locations need to be determined in conjunction with road repairs.
1/9/23	Seven Eagles Fountain Replacement	Scheerer	In Process	Proposals to be reviewed 11.09.2023.
5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer	In Process	Approved 07.13.2023; RFID/prox card reader installed - transponder reader still pending.

6/8/23	Determine best use of The Stables parcel	Boyd	In Process	Confirm bond requisitions to determine amount of bond funds used to improve the parcel and construct The Stables. Tentative amount \$530 to \$600K reported 11.09.2023. Purchase price TBD based on bond fund use and market value.
8/10/23	Seven Eagles Fitness Center Signs & Fitness Center Mats	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	Completed	MA executed agreement and returned to RECDD 11.10.2023.
9/14/23	Bid Amenity Janitorial	Scheerer	In Process	Proposals to be reviewed at January meeting.
10/12/23	Confirm Intersection Design and Timing for OLWR & Spine Rd Intersection Improvement with OC	Boyd	In Process	
10/12/23	KORR petition to consider property conveyance from RE to KORR	Trucco, Boyd	In Process	Developer funding agreement in place, request under review

Reunion West Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
1/13/22	Monitor Residential/Industrial/Commercial Development Nearby Reunion			https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project			www.Osceola.org/go/sinclairroad
	Monitor Old Lake Wilson Road Improvement Project			www.improveoldlakewilsonroad.com
	Traffic Calming			Suggested speed table locations need to be determined in conjunction with road repairs.
	Pavement Management Plan	Boyd	Completed	Report accepted 08.10.2023.
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	Whitemarsh Mound	Scheerer	In Process	Gas line/utility easement - reviewing options and costs for lowering.
10/12/23	Amend parking rules to restrict parking nearby Valhalla playground	Adams	In Process	Rule Hearing scheduled 12.14.2023.
10/12/23	Collect vehicle and speed data from radar display signs - report to BOS	Scheerer	In Process	
10/12/23	Send letters to rental management company to ask they include the Reunion speed limit with rental information.	Adams	Completed	Letters mailed 12.08.2023 Florida Vacations, Magical Vacations, Ask Jeeves, Reunion Resort and Rentlyl.

SECTION II

Reunion West

Community Development District

Summary of Invoices

November 01, 2023 - November 30, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	11/1/23	2209-2216	\$ 42,609.52
	11/8/23	2217-2219	-
	11/15/23	2220	8,315.31
	11/20/23	2221-2223	8,978.10
	11/30/23	2224-2225	16,786.59
			<hr/>
			\$ 76,689.52
R&M Fund			
	11/1/23	51	\$ 5,006.43
			<hr/>
			\$ 5,006.43
Payroll			
	<u>November 2023</u>		
	Graham Staley	50626	\$ 184.70
	Mark Greenstein	50627	\$ 184.70
	Michael Barry	50628	\$ 184.70
	Sharon Harley	50629	\$ 184.70
			<hr/>
			\$ 738.80
TOTAL			\$ 82,434.75

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/08/23	00053	11/02/23 5403	202310 300-13100-10100		*	1,736.00	
		RPLC 3SECT.CONCRT/GRINDS					
11/02/23	5403	202310 320-53800-53000			*	1,364.00	
		RPLC 3SECT.CONCRT/GRINDS					
11/02/23	5403	202310 300-13100-10100			V	1,736.00-	
		RPLC 3SECT.CONCRT/GRINDS					
11/02/23	5403	202310 320-53800-53000			V	1,364.00-	
		RPLC 3SECT.CONCRT/GRINDS					
BERRY CONSTRUCTION INC.							.00 002218
11/08/23	00069	10/01/23 4016035	202310 300-13100-10100		*	1,274.00	
		SECURITY COST SHARE OCT23					
10/01/23	4016035	202310 320-53800-34500			*	1,001.00	
		SECURITY COST SHARE OCT23					
10/31/23	RW202310	202310 300-13100-10100			*	262.14	
		MONTHLY GATE REPAIR OCT23					
10/31/23	RW202310	202310 320-53800-57400			*	205.96	
		MONTHLY GATE REPAIR OCT23					
11/01/23	12910777	202311 300-13100-10100			*	1,274.00	
		SECURITY COST SHARE NOV23					
11/01/23	12910777	202311 320-53800-34500			*	1,001.00	
		SECURITY COST SHARE NOV23					
10/01/23	4016035	202310 300-13100-10100			V	1,274.00-	
		SECURITY COST SHARE OCT23					
10/01/23	4016035	202310 320-53800-34500			V	1,001.00-	
		SECURITY COST SHARE OCT23					
10/31/23	RW202310	202310 300-13100-10100			V	262.14-	
		MONTHLY GATE REPAIR OCT23					
10/31/23	RW202310	202310 320-53800-57400			V	205.96-	
		MONTHLY GATE REPAIR OCT23					
11/01/23	12910777	202311 300-13100-10100			V	1,274.00-	
		SECURITY COST SHARE NOV23					
11/01/23	12910777	202311 320-53800-34500			V	1,001.00-	
		SECURITY COST SHARE NOV23					
REUNION WEST PROPERTY OWNERS INC							.00 002219
11/15/23	00020	11/01/23 572	202311 310-51300-34000		*	4,106.42	
		MANAGEMENT FEES NOV23					
11/01/23	572	202311 310-51300-35200			*	100.00	
		WEBSITE ADMIN NOV23					
11/01/23	572	202311 310-51300-35100			*	150.00	
		INFORMATION TECH NOV23					
11/01/23	572	202311 310-51300-31300			*	833.33	
		DISSEMINATION FEE NOV23					
11/01/23	572	202311 310-51300-51000			*	.42	
		OFFICE SUPPLIES					

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		11/01/23 572	202311 310-51300-42000		*	13.31	
		POSTAGE					
		11/01/23 573	202311 320-53800-12000		*	2,822.00	
		FIELD MANAGEMENT NOV23					
		11/01/23 573A	202309 310-51300-42000		*	282.75	
		FEDEX-MAIL PARK VIOLT NOT					
		11/01/23 573B	202310 320-53800-57400		*	7.08	
		PUBLIX-GRD HS AIR FILTERS					
				GOVERNMENTAL MANAGEMENT SERVICES			8,315.31 002220
11/20/23 00051	11/01/23	3825A	202310 310-51300-31100		*	860.00	
		MTG/BID FOLLOW UP PAVEMNT					
				BOYD CIVIL ENGINEERING			860.00 002221
11/20/23 00053	11/02/23	5403A	202310 300-13100-10100		*	1,736.00	
		RPLC 3SECT.OF CNCRT/GRIND					
	11/02/23	5403A	202310 320-53800-53000		*	1,364.00	
		RPLC 3SECT.OF CNCRT/GRIND					
				BERRY CONSTRUCTION INC.			3,100.00 002222
11/20/23 00069	10/01/23	4016035A	202310 300-13100-10100		*	1,274.00	
		SECURITY COST SHARE OCT23					
	10/01/23	4016035A	202310 320-53800-34500		*	1,001.00	
		SECURITY COST SHARE OCT23					
	10/31/23	RE202310	202310 300-13100-10100		*	262.14	
		MONTHLY GATE REPAIR OCT23					
	10/31/23	RE202310	202310 320-53800-57400		*	205.96	
		MONTHLY GATE REPAIR OCT23					
	11/01/23	4112260	202311 300-13100-10100		*	1,274.00	
		SECURITY COST SHARE NOV23					
	11/01/23	4112260	202311 320-53800-34500		*	1,001.00	
		SECURITY COST SHARE NOV23					
				REUNION WEST PROPERTY OWNERS INC			5,018.10 002223
11/30/23 00066	11/08/23	RWCDD101	202311 300-13100-10100		*	448.00	
		RELOCATE IRRG FOR PAVERS					
	11/08/23	RWCDD101	202311 320-53800-46500		*	352.00	
		RELOCATE IRRG FOR PAVERS					
	11/16/23	RWCDDNOV	202311 300-13100-10100		*	8,474.66	
		LANDSCAPE MAINT NOV23					
	11/16/23	RWCDDNOV	202311 320-53800-47300		*	6,658.67	
		LANDSCAPE MAINT NOV23					
				CREATIVE NORTH INC			15,933.33 002224
11/30/23 00036	11/01/23	1248	202310 320-53800-43000		*	65.40	
		DUKEENERGY#9100 8323 9862					
				REUW REUNION WEST TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/23	1249		202310 320-53800-43000		*	704.02	
			DUKEENERGY#9100 8324 0443				
11/01/23	1254		202310 320-53800-43100		*	83.84	
			TOHO METER#62644090 OCT23				
				REUNION RESORT			853.26 002225

						TOTAL FOR BANK A	76,689.52
						TOTAL FOR REGISTER	76,689.52

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/23	00010	9/30/23 571	202309 320-53800-53300	RPR SKIMMER/OUTFALL/GRATE	*	5,006.43	
GOVERNMENTAL MANAGEMENT SERVICES							5,006.43 000051

TOTAL FOR BANK C						5,006.43	
TOTAL FOR REGISTER						5,006.43	

SECTION III

Reunion West
Community Development District

Unaudited Financial Reporting
October 31, 2023



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Reunion West
Community Development District
Balance Sheet
October 31, 2023

	General Fund	Replacement & Maintenance Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist	\$ 849,585	\$ 603,601	\$ -	\$ -	\$ 1,453,186
Investments:					
Series 2015					
Reserve	\$ -	\$ -	\$ 167,948	\$ -	\$ 167,948
Revenue	\$ -	\$ -	\$ 194,260	\$ -	\$ 194,260
Series 2016					
Reserve	\$ -	\$ -	\$ 288,215	\$ -	\$ 288,215
Revenue	\$ -	\$ -	\$ 471,633	\$ -	\$ 471,633
Prepayment	\$ -	\$ -	\$ 25	\$ -	\$ 25
Series 2017					
Reserve	\$ -	\$ -	\$ 266,666	\$ -	\$ 266,666
Revenue	\$ -	\$ -	\$ 428,149	\$ -	\$ 428,149
Prepayment	\$ -	\$ -	\$ 2,597	\$ -	\$ 2,597
Series 2019					
Reserve	\$ -	\$ -	\$ 335,495	\$ -	\$ 335,495
Revenue	\$ -	\$ -	\$ 203,991	\$ -	\$ 203,991
Construction	\$ -	\$ -	\$ -	\$ 92,770	\$ 92,770
Series 2022					
Reserve	\$ -	\$ -	\$ 259,938	\$ -	\$ 259,938
Revenue	\$ -	\$ -	\$ 291,874	\$ -	\$ 291,874
Investment - Custody	\$ 2,975	\$ -	\$ -	\$ -	\$ 2,975
SBA - Operating	\$ 475,126	\$ -	\$ -	\$ -	\$ 475,126
SBA - Reserve	\$ -	\$ 444,117	\$ -	\$ -	\$ 444,117
Due from General Fund	\$ -	\$ -	\$ 23,350	\$ -	\$ 23,350
Due from Reunion East	\$ 234,694	\$ 13,143	\$ -	\$ -	\$ 247,838
Prepaid Expenses	\$ 558	\$ -	\$ -	\$ -	\$ 558
Total Assets	\$ 1,562,938	\$ 1,060,861	\$ 2,934,141	\$ 92,770	\$ 5,650,710
Liabilities:					
Accounts Payable	\$ 30,630	\$ 5,006	\$ -	\$ -	\$ 35,636
Due to Debt Service 2015	\$ 2,685	\$ -	\$ -	\$ -	\$ 2,685
Due to Debt Service 2016	\$ 4,420	\$ -	\$ -	\$ -	\$ 4,420
Due to Debt Service 2017	\$ 4,136	\$ -	\$ -	\$ -	\$ 4,136
Due to Debt Service 2019	\$ 3,602	\$ -	\$ -	\$ -	\$ 3,602
Due to Debt Service 2022	\$ 8,506	\$ -	\$ -	\$ -	\$ 8,506
Due to Reunion East	\$ 757,035	\$ 259,518	\$ -	\$ -	\$ 1,016,553
Total Liabilities	\$ 811,015	\$ 264,525	\$ -	\$ -	\$ 1,075,540
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 364,894	\$ -	\$ 364,894
Assigned For Debt Service 2016	\$ -	\$ -	\$ 764,293	\$ -	\$ 764,293
Assigned For Debt Service 2017	\$ -	\$ -	\$ 701,549	\$ -	\$ 701,549
Assigned For Debt Service 2019	\$ -	\$ -	\$ 543,088	\$ -	\$ 543,088
Assigned For Debt Service 2022	\$ -	\$ -	\$ 560,318	\$ -	\$ 560,318
Assigned For Capital Projects 2019	\$ -	\$ -	\$ -	\$ 92,770	\$ 92,770
Unassigned	\$ 751,923	\$ 796,336	\$ -	\$ -	\$ 1,548,259
Total Fund Balances	\$ 751,923	\$ 796,336	\$ 2,934,140.78	\$ 92,770	\$ 4,575,170
Total Liabilities & Fund Equity	\$ 1,562,938	\$ 1,060,861	\$ 2,934,141	\$ 92,770	\$ 5,650,710

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,760,063	\$ -	\$ -	\$ -
Interest	\$ 5,000	\$ 417	\$ 2,264	\$ 1,847
Rental Income	\$ 2,200	\$ -	\$ 1,540	\$ 1,540
Total Revenues	\$ 1,767,263	\$ 417	\$ 3,804	\$ 3,387
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 800	\$ 200
FICA Expense	\$ 918	\$ 77	\$ 61	\$ 15
Engineering Fees	\$ 8,000	\$ 667	\$ 860	\$ (193)
District Counsel	\$ 35,000	\$ 2,917	\$ 3,087	\$ (170)
Annual Audit	\$ 9,600	\$ -	\$ -	\$ -
Arbitrage	\$ 2,250	\$ -	\$ -	\$ -
Trustee Fees	\$ 19,880	\$ 1,657	\$ -	\$ 1,657
Dissemination Agent	\$ 10,000	\$ 833	\$ 833	\$ -
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 49,277	\$ 4,106	\$ 4,106	\$ (0)
Information Technology	\$ 1,800	\$ 150	\$ 150	\$ -
Website Maintenance	\$ 1,200	\$ 100	\$ 100	\$ -
Telephone	\$ 100	\$ 8	\$ -	\$ 8
Postage	\$ 1,500	\$ 125	\$ 26	\$ 99
Insurance	\$ 11,760	\$ 11,760	\$ 10,584	\$ 1,176
Printing & Binding	\$ 500	\$ 42	\$ 14	\$ 27
Legal Advertising	\$ 5,000	\$ 417	\$ -	\$ 417
Other Current Charges	\$ 600	\$ 50	\$ -	\$ 50
Office Supplies	\$ 250	\$ 21	\$ 0	\$ 20
Property Appraiser Fee	\$ 750	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 15	\$ 175	\$ (160)
Total Administrative:	\$ 178,060	\$ 31,443	\$ 28,298	\$ 3,146

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 33,864	\$ 2,822	\$ 2,822	\$ -
Management Services Agreement	\$ 7,150	\$ 596	\$ 596	\$ 0
Telephone	\$ 6,600	\$ 6,600	\$ 577	\$ 6,023
Electric	\$ 290,400	\$ 24,200	\$ 30,266	\$ (6,066)
Water & Sewer	\$ 31,852	\$ 2,654	\$ 2,290	\$ 364
Gas	\$ 37,400	\$ 3,117	\$ 555	\$ 2,562
Pool & Fountain Maintenance	\$ 158,576	\$ 13,215	\$ 13,930	\$ (716)
Pond Maintenance	\$ 11,000	\$ 917	\$ 698	\$ 218
Property Insurance	\$ 44,602	\$ 44,602	\$ 48,226	\$ (3,624)
Irrigation Repairs & Maintenance	\$ 11,000	\$ 11,000	\$ 2,182	\$ 8,818
Landscape - Contract	\$ 495,042	\$ 41,254	\$ 32,379	\$ 8,874
Landscape - Contingency	\$ 22,000	\$ 1,833	\$ -	\$ 1,833
Gate & Gatehouse Maintenance	\$ 22,000	\$ 1,833	\$ 1,342	\$ 491
Roadways/Sidewalks/Bridge	\$ 11,000	\$ 11,000	\$ 4,462	\$ 6,538
Lighting	\$ 4,400	\$ 367	\$ 689	\$ (322)
Building Repairs & Maintenance	\$ 8,800	\$ 733	\$ 243	\$ 490
Pressure Washing	\$ 22,000	\$ 1,833	\$ -	\$ 1,833
Maintenance (Inspections)	\$ 220	\$ 18	\$ -	\$ 18
Repairs & Maintenance	\$ 13,200	\$ 1,100	\$ -	\$ 1,100
Contract Cleaning	\$ 46,024	\$ 3,835	\$ 1,859	\$ 1,976
Fitness Center Repairs & Maintenance	\$ 6,116	\$ 510	\$ 264	\$ 246
Operating Supplies	\$ 1,100	\$ 92	\$ -	\$ 92
Signage	\$ 4,400	\$ 367	\$ 2,869	\$ (2,502)
Security	\$ 94,102	\$ 7,842	\$ 6,134	\$ 1,708
Parking Violation Tags	\$ 220	\$ 18	\$ -	\$ 18
Total Maintenance - Shared Expenses	\$ 1,383,067	\$ 182,357	\$ 152,383	\$ 29,975
<u>Reserves</u>				
Capital Reserve Transfer	\$ 400,000	\$ -	\$ -	\$ -
Total Reserves	\$ 400,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,961,127	\$ 213,801	\$ 180,680	\$ 33,120
Excess Revenues (Expenditures)	\$ (193,864)		\$ (176,877)	
Fund Balance - Beginning	\$ 193,864		\$ 928,800	
Fund Balance - Ending	\$ (0)		\$ 751,923	

Reunion West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest	\$ 2,264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,264
Rental Income	\$ 1,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,540
Total Revenues	\$ 3,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,804
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
FICA Expense	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61
Engineering Fees	\$ 860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	860
District Counsel	\$ 3,087	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,087
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Agent	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	833
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Management Fees	\$ 4,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,106
Information Technology	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Website Maintenance	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26
Insurance	\$ 10,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,584
Printing & Binding	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total Administrative:	\$ 28,298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,298

Reunion West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Maintenance - Shared Expenses</u>													
Field Maintenance	\$ 2,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,822
Management Services Agreement	\$ 596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	596
Telephone	\$ 577	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	577
Electric	\$ 30,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30,266
Water & Sewer	\$ 2,290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,290
Gas	\$ 555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	555
Pool & Fountain Maintenance	\$ 13,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,930
Pond Maintenance	\$ 698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	698
Property Insurance	\$ 48,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48,226
Irrigation Repairs & Maintenance	\$ 2,182	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,182
Landscape - Contract	\$ 32,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,379
Landscape - Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate & Gatehouse Maintenance	\$ 1,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,342
Roadways/Sidewalks/Bridge	\$ 4,462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,462
Lighting	\$ 689	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	689
Building Repairs & Maintenance	\$ 243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	243
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Maintenance (Inspections)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contract Cleaning	\$ 1,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,859
Fitness Center Repairs & Maintenance	\$ 264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	264
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Signage	\$ 2,869	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,869
Security	\$ 6,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,134
Parking Violation Tags	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Maintenance - Shared Expenses	\$ 152,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	152,383
Total Expenditures	\$ 180,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	180,680
Excess Revenues (Expenditures)	\$ (176,877)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(176,877)

Reunion West

Community Development District Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Transfer In	\$ 400,000	\$ -	\$ -	\$ -
Interest	\$ 19,500	\$ 1,625	\$ 2,109	\$ 484
Total Revenues	\$ 419,500	\$ 1,625	\$ 2,109	\$ 484
Expenditures:				
Contingency	\$ 600	\$ 50	\$ 38	\$ 12
Building Improvements	\$ 24,200	\$ 2,017	\$ 23,411	\$ (21,394)
Pool Furniture	\$ 7,920	\$ 660	\$ -	\$ 660
Pool Repair & Replacements	\$ 41,800	\$ 3,483	\$ 43,103	\$ (39,620)
Lighting Improvements	\$ 5,539	\$ 462	\$ -	\$ 462
Landscape Improvements	\$ 19,800	\$ 1,650	\$ -	\$ 1,650
Roadway Improvements	\$ 214,478	\$ 17,873	\$ -	\$ 17,873
Signage	\$ 44,000	\$ 3,667	\$ -	\$ 3,667
Stormwater Improvements	\$ -	\$ -	\$ 6,833	\$ (6,833)
Capital Outlay	\$ 71,500	\$ 5,958	\$ -	\$ 5,958
Total Expenditures	\$ 429,837	\$ 35,820	\$ 73,385	\$ (37,566)
Excess Revenues (Expenditures)	\$ (10,337)		\$ (71,276)	
Fund Balance - Beginning	\$ 561,081		\$ 867,613	
Fund Balance - Ending	\$ 550,744		\$ 796,336	

Reunion West

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Special Assessments	\$ 326,875	\$ -	\$ -	\$ -
Interest	\$ 10,000	\$ 833	\$ 1,463	\$ 630
Total Revenues	\$ 336,875	\$ 833	\$ 1,463	\$ 630
Expenditures:				
Series 2015				
Interest - 11/01	\$ 76,150	\$ -	\$ -	\$ -
Principal - 05/01	\$ 175,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 76,150	\$ -	\$ -	\$ -
Total Expenditures	\$ 327,300	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 9,575		\$ 1,463	
Fund Balance - Beginning	\$ 195,622		\$ 363,430	
Fund Balance - Ending	\$ 205,197		\$ 364,894	

Reunion West

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Special Assessments	\$ 538,024	\$ -	\$ -	\$ -
Interest	\$ 16,050	\$ 1,338	\$ 3,070	\$ 1,732
Total Revenues	\$ 554,074	\$ 1,338	\$ 3,070	\$ 1,732
Expenditures:				
Series 2016				
Interest - 11/01	\$ 181,406	\$ -	\$ -	\$ -
Principal - 11/01	\$ 170,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 177,688	\$ -	\$ -	\$ -
Total Expenditures	\$ 529,094	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 24,980		\$ 3,070	
Fund Balance - Beginning	\$ 476,566		\$ 761,223	
Fund Balance - Ending	\$ 501,546		\$ 764,293	

Reunion West

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Special Assessments	\$ 503,509	\$ -	\$ -	\$ -
Interest	\$ 14,750	\$ 1,229	\$ 2,818	\$ 1,588
Total Revenues	\$ 518,259	\$ 1,229	\$ 2,818	\$ 1,588
Expenditures:				
Series 2017				
Interest - 11/01	\$ 171,138	\$ -	\$ -	\$ -
Principal - 11/01	\$ 160,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 167,738	\$ -	\$ -	\$ -
Total Expenditures	\$ 498,875	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 19,384		\$ 2,818	
Fund Balance - Beginning	\$ 435,351		\$ 698,731	
Fund Balance - Ending	\$ 454,735		\$ 701,549	

Reunion West

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Special Assessments	\$ 438,505	\$ -	\$ -	\$ -
Interest	\$ 13,580	\$ 1,132	\$ 2,179	\$ 1,048
Total Revenues	\$ 452,085	\$ 1,132	\$ 2,179	\$ 1,048
Expenditures:				
Series 2019				
Interest - 11/01	\$ 153,150	\$ -	\$ -	\$ -
Principal - 05/01	\$ 130,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 153,150	\$ -	\$ -	\$ -
Total Expenditures	\$ 436,300	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 15,785		\$ 2,179	
Fund Balance - Beginning	\$ 207,515		\$ 540,908	
Fund Balance - Ending	\$ 223,300		\$ 543,088	

Reunion West

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Special Assessments	\$ 1,071,322	\$ -	\$ -	\$ -
Interest	\$ 19,660	\$ 1,638	\$ 2,229	\$ 591
Total Revenues	\$ 1,090,982	\$ 1,638	\$ 2,229	\$ 591
Expenditures:				
Series 2022				
Interest - 11/01	\$ 167,250	\$ -	\$ -	\$ -
Principal - 05/01	\$ 710,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 167,250	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,044,500	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 46,482		\$ 2,229	

Reunion West

Community Development District

Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 388	\$ 388
Total Revenues	\$ -	\$ -	\$ 388	\$ 388
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 388	
Fund Balance - Beginning	\$ -		\$ 92,383	
Fund Balance - Ending	\$ -		\$ 92,770	

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	\$167,948
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	\$288,215
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	\$266,666
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	\$335,495
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 REQUIREMENT	\$259,938
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
Fiscal Year 2024

Gross Assessments	\$ 1,872,413.42	\$ 347,739.07	\$ 572,365.55	\$ 535,647.76	\$ 466,491.57	\$ 1,135,124.88	\$ 4,929,782.25
Net Assessments	\$ 1,760,068.61	\$ 326,874.73	\$ 538,023.62	\$ 503,508.89	\$ 438,502.08	\$ 1,067,017.39	\$ 4,633,995.32

ON ROLL ASSESSMENTS

							37.98%	7.05%	11.61%	10.87%	9.46%	23.03%	100.00%
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	2015 Debt Service Asmt	2016 Debt Service Asmt	2017 Debt Service Asmt	2019 Debt Service Asmt	2022 Debt Service Asmt	Total	
11/10/23	ACH	\$29,785.99	\$566.89	\$1,441.51	\$0.00	\$27,777.59	\$10,550.39	\$1,959.39	\$3,225.08	\$3,018.19	\$2,628.52	\$27,777.60	
11/24/23	ACH	\$536,508.24	\$10,300.95	\$21,460.51	\$0.00	\$504,746.78	\$191,711.24	\$35,604.04	\$58,602.93	\$54,843.49	\$47,762.78	\$504,746.78	
12/11/23	ACH	\$3,063,634.48	\$58,821.75	\$122,546.82	\$0.00	\$2,882,265.91	\$1,094,732.61	\$203,310.49	\$334,641.50	\$313,173.93	\$272,740.80	\$2,882,265.91	
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

73.69%	Net Percent Collected
\$ 1,219,205.04	Balance Remaining to Collect

DIRECT BILLED ASSESSMENTS

Orlando Reunion Development LLC	\$20,706.68	\$20,706.68
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<i>Date Received</i>	<i>Due Date</i>	<i>Check No.</i>	<i>Net Assessed</i>	<i>Amount Received</i>	<i>General Fund</i>
	11/1/23		\$20,706.68	\$0.00	\$0.00
			\$20,706.68	\$0.00	\$0.00

SECTION IV

Reunion East and West R&M

FY2024 Project List	Estimated Cost	RE 56%	RW 44%	Estimated Date	Projected Total
Rooft Replacement, 3 Pool Houses (Homestead & Heritage Crossings)	\$ 35,000.00	\$ 19,600.00	\$ 15,400.00	January (proposal)	
Seven Eagles, Exercise Equipment & Fitness Center Improvements	\$ 55,000.00	\$ 30,800.00	\$ 24,200.00	April	
Pavement Replacement and Maintenance	\$ 400,000.00	\$ 224,000.00	\$ 176,000.00		
Pavement Markings (stop bars, crosswalks, etc.)	\$ 35,000.00	\$ 19,600.00	\$ 15,400.00		
Concrete Sidewalk Replacement and Maintenance	\$ 52,451.00	\$ 27,799.03	\$ 24,651.97	In Process	
Tree Trimming (Structural Pruning)	\$ 45,000.00	\$ 23,850.00	\$ 21,150.00	February	
Signage, New Reunion Village No Parking & Replacement	\$ 100,000.00	\$ 53,000.00	\$ 47,000.00	Under Review	
Pool Equipment Allowance	\$ 18,000.00	\$ 9,540.00	\$ 8,460.00		
Seven Eagles Linear Park Bollard Lighting	\$ 12,588.00	\$ 6,671.64	\$ 5,916.36	Under Review	
Seven Eagles Restroom Partitions	\$ 20,000.00	\$ 10,600.00	\$ 9,400.00	March	
Seven Eagles Pool & Spa Resurfacing	\$ 95,000.00	\$ 50,350.00	\$ 44,650.00	Completed	
Benches and Concrete Pads	\$ 7,500.00	\$ 3,975.00	\$ 3,525.00	Under Review	
Contingency	\$ 100,000.00	\$ 53,000.00	\$ 47,000.00		
	\$ 975,539.00	\$ 414,860.67	\$ 338,178.33		

Items Deferred from FY2023

Roadway Improvements (Restriping Reunion West Tradition Circle to Sinclair Gate)	\$ 27,800.00	\$ 15,568.00	\$ 12,232.00	Deferred	\$ -
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	Signs Completed & Speed Tables with Road Maintenance	\$ 8,302.00
Upgrade Sign Posts	\$ 47,000.00			Completed	\$ 47,500.00
Seven Eagles Fountain Replacement	\$ 45,000.00			December (proposal)	\$ -
Access Control System at Reunion Village Gate	\$ 20,000.00			In Process	\$ 20,000.00
Gate House Roof Replacement (Sinclair, Spine, Reunion Blvd)	\$ 50,000.00	\$ 28,000.00	\$ 22,000.00	Completed	\$ 45,000.00
Seven Eagles Roof Replacement	\$ 172,010.00	\$ 96,325.60	\$ 75,684.40	Completed	\$ 160,000.00

Audit Committee Meeting

SECTION 3

SECTION I

**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2024
Osceola County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Thursday, January 4, 2024 at 5:00 p.m.**, at the offices of Governmental Management Services – Central Florida, LLC, Attn: Tricia Adams/Monica Virgen, District Manager, 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – Reunion West Community Development District**” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for Fiscal Year 2024, plus the lump sum cost of four (4) annual renewals.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

TOTAL **(100 Points)**

SECTION II

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Reunion West Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the Osceola County, Florida. The District currently has an operating budget of approximately \$1,981,834. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 1, 2025.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: George Flint/Monica Virgen, District Manager/Staff, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Reunion West Community Development District.**"

Proposals must be received by **5:00 PM on Thursday, January 24, 2024**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

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