

*Reunion West Community
Development District*

Agenda

March 14, 2024

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 7, 2024

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, March 14, 2024 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 Minutes of the February 8, 2024 Board of Supervisors Meeting
4. Discussion of Status of Road Resurfacing Proposals
5. Ratification of Auditing Services Agreement with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Years 2024-2028
6. Consideration of Resolution 2024-03 Conveyance of Real Property Tract to Reunion West Fairways 17 and 18 Association, Inc.
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager Updates
 - D. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - v. Presentation of Series 2015, 2016, 2017, 2019 and 2022 Arbitrage Rebate Calculation Reports — **ADDED**
 - E. Security Report
8. Other Business
9. Supervisor's Requests
10. Next Meeting Date: April 11, 2024
11. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **February 8, 2024** 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	Chairman
Sharon Harley	Vice Chair
Mark Greenstein	Assistant Secretary
William (Bill) Witcher	Assistant Secretary
Michael Barry	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Garrett Huegel	Yellowstone Landscape
Aura Zelada	Artemis Lifestyles
Residents	

The following is a summary of the discussions and actions taken at the February 8, 2024 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:00 a.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the January
11, 2024 Audit Committee Meeting and
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the January 11, 2024 Audit Committee and Board of Supervisors meetings, which were reviewed by District management staff and District Counsel and were included in the agenda package. Mr. Barry recalled on Page 9, it was not Ms. Harley stating that the monuments were dark at night and the lettering on the monuments were faded in several places.

On MOTION by Mr. Barry seconded by Ms. Harley with all in favor the Minutes of the January 11, 2024 Board of Supervisors Meeting were approved as amended.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the Minutes of the January 11, 2024 Audit Committee Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Engagement of Gray
Robinson as Eminent Domain Counsel**

Ms. Trucco recalled that several months ago, Osceola County presented their plans to the Reunion East and Reunion West CDD Boards and the Reunion West CDD Board hired Gray Robinson to serve as their Eminent Domain Counsel on the I-4 expansion project. Mr. Kent Hip was the head of the Eminent Domain Department and was used by Ms. Jan Carpenter for all of their CDDs. They were put on notice regarding an eminent domain proceeding that was initiated by the Florida Department of Transportation (FDOT) for the Old Lake Wilson Road expansion project and in response, submitted a representative authorization, which Ms. Trucco recommended that the Board approve. It was early in the process, but as the proceeding gets closer, additional specifics, such as the acreage that the State was going to take from the CDD, value of the property and amount of damage to surrounding property, would be presented to the Board, along with an analysis that Gray Robinson would perform. At that time, the Board would decide whether or not to accept the offer or provide a counter offer and if the parties could not agree on the final number, the State would initiate an eminent domain proceeding.

Mr. Witcher questioned the potential cost for Gray Robinson to perform an analysis. Ms. Trucco stated that per the Florida Statutes, the State must pay for any CDD expenses related to the condemnation proceeding and as a result, Gray Robinson agreed to accept the statutory fee that the State must pay for all of the experts. Mr. Witcher asked if the Old Lake Wilson Road expansion was still in the project development and environmental planning stage. Ms. Trucco did not know what stage this project was in but would find out. Mr. Greenstein believed that it was in the evaluation stage and that they would not be moving in this direction if there was no impetus to proceed with the project. Mr. Witcher asked if they planned to install sound barriers, since it was close to the community. Ms. Trucco indicated when Gray Robinson was completed with the analysis, the Board would receive a summary of the parcel that they were looking at. Mr. Staley recalled with the I-4 project, they were specific about needing 3 feet in one location and 5 feet in the other, but with this project there was no specificity. Ms. Trucco confirmed that the images of the parcels that would be impacted by this project, were obtained from the Property Appraiser's website and not by FDOT and agreed that there needed to be specificity. Mr. Staley pointed out that they were not coming onto their roads and in Reunion East, there was more of an eminent domain issue towards 532. Mr. Greenstein indicated that more of the Reunion East side was parallel to the roadway than the west side. Ms. Harley felt that there was no reason not to approve this request as it was not costing the District any money.

On MOTION by Mr. Staley seconded by Ms. Harley with all in favor the Engagement Letter with Gray Robinson as Eminent Domain Counsel for the Old Lake Wilson Road expansion project was approved.
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FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco reported that the revisions to the Security Services Agreement renewal with the Reunion West POA, which was approved at the last meeting, were provided to the attorney for the Reunion West POA. They requested an extension of one month, until the end of February as they need additional time to work through this with their Board and since the Board delegated authority to the Chairman to provide the final sign off and assistance in negotiating the terms of that document, Ms. Adams and the Chairman granted this request. Ms. Trucco had no objection to the extension, as the CDD Board was happy with the services that the POA provided and wished

to continue with them. The Reunion West POA attorney submitted responses to their revisions to her, which she would review and by the next meeting, would have further information on the final terms.

Ms. Trucco was also working with the Reunion West POA on the Memorandum of Understanding (MOU) for the verge areas. Revisions were provided to them and once an agreement was reached, it would be brought back to the Board for final approval. Mr. Staley pointed out that the MOU was non-binding, there was consensus between the two parties and questioned when the MOU would come back to the Board. Ms. Trucco did not know, but the Security Services Agreement renewal was more time sensitive, but she would try to get some feedback on the MOU before the next meeting. Regarding the alleged encroachment on Grand Traverse Parkway with the bocce ball court, Ms. Trucco reported that an associate in her office was performing an inventory of every plat and deed within the CDD boundaries and would try to reach out to the Board before the next meeting. Mr. Witcher asked if the inventory was for the Reunion Encore West POA, Reunion Village, Reunion West and Reunion East. Ms. Trucco explained that they were pulling all of the plats within the Reunion West boundary, including all property that was still being developed, which could be used to address the bocce ball court issue. Mr. Staley recalled two months ago, Ms. Trucco stating that Kingwood's attorney contacted her. Ms. Trucco confirmed that Kingwood's attorney contacted her regarding this matter. Mr. Staley pointed out that this issue has been ongoing for two years and wanted to ensure that there was clarity on who owned what property and was not concerned about any encroachments, as long as it was valid and legal encroachment, but preferred to discuss the options privately. Ms. Trucco stated there could be a shade meeting to discuss private matters, but only for current litigation or administrative proceedings, would try to reduce costs on completing the inventory and speak with the Chair and District Manager on how to present this moving forward. Mr. Greenstein appreciated it.

Ms. Trucco reported that she participated in a telephone conference call with the Osceola County Sheriff's Department (OCSD) Legal Department yesterday, regarding the Traffic Enforcement Agreement. They apologized for the delay as there were some personnel changes and their concern was with the gates and private verses public status of the roads. She informed them that the CDD could not infer, imply or in any way concede that these roadways were private, because the CDD was a governmental entity and the financing of those roadways was through

public funds. The roads are public. Since an officer was allegedly turned away for not providing their license, the Legal Department was including language in the agreement, to ensure that this never happens again. It was a productive conversation and Ms. Trucco was waiting for their revisions to the agreement. Mr. Staley believed that OCSD had no authority to come into the community and stop someone from driving 100 miles-per-hour (mph) down Grand Traverse Parkway, if their roads were private. Ms. Trucco clarified that under the Statute, the County was allowed to require an agreement with a provision that they had the right to ask for compensation for those services. It was explained to them that HOAs had private roadways and the CDD's roads were public and could not be made private, even if they wanted to and the gate was a soft gate. The CDD was not allowed to restrict any member of the public from entering their roadways. Mr. Staley suspected that this issue went beyond Reunion and covered other properties in Osceola County. Ms. Trucco confirmed that it implicated every CDD that they represented in Osceola County.

B. Engineer

Mr. Curley reported that the pavement management bids were made public and they were receiving responses. Bid packages were being sent to all responders as well as their preferred vendors. In addition, the no parking diagrams were updated with new aerials. Ms. Adams indicated that the Parking Rules that were posted on the Reunion West CDD website, were updated; however, they would not be distributing the new Parking Rules by email, until all of the new signage was installed and the rules could be fully enforced. Once the rules were updated, the agreements with the towing service provider, the Reunion West POA and Master Association would be updated. Mr. Staley recalled in last month's Reunion East CDD minutes, that there was going to be a public hearing next month to discuss the Parking Rules and voiced concern that there would be two sets of Parking Rules. Ms. Adams explained that the Reunion East CDD rules were updated for Board discussion and consideration at today's meeting, using parallel language with Reunion West CDD. Mr. Staley did not feel that the differences would confuse security or the homeowners and wanted them to be consistent. Mr. Witcher agreed as several large houses were under construction and there may be parking issues with contractors and subcontractors. Ms. Adams noted that the purpose of the public hearing in Reunion East was to set a definition and timeline for abandoned vehicles. Mr. Staley asked if there was an update on the speed tables. Mr.

Curley worked with Mr. Scheerer on locations as part of the Request for Proposal (RFP) for road maintenance, there would be two speed tables on Tradition Boulevard between Golden Bear Drive and the guardhouse and at least two along Grand Traverse Parkway. Mr. Greenstein recalled that vendors were supposed to provide a separate cost for the speed tables. Mr. Barry questioned when the bids were expected to be received. Ms. Adams stated that the Board would review the bids at the March meeting.

C. Field Manager Updates

Mr. Scheerer distributed data collected from the radar display signs, which were Bluetooth and collected vehicle and speed data from all locations, with the exception of Encore Reunion Resort. He was planning to purchase ones that were Cloud based, as data could not be obtained from two signs. The following data was collected:

- In December, at 1121 Grand Traverse Parkway, a total of 13,956 vehicles were recorded. The average speed was 23 mph and 85% of the vehicles were traveling at or below 29 mph. The average daily weekly speed was within the posted 25 mph speed limit. In January, 8,392 vehicles were recorded, the daily and weekly speed was between 22 mph and 23 mph and 85% of the vehicles were traveling at or below 28 mph.
- In December, on Grand Traverse Parkway, between Golden Bear Drive and the Sinclair Road guard gate, a total of 67,746 vehicles were recorded; however, the posted speed limit was 25 mph and the average speed was 30 mph to 31 mph, with 85% of the vehicles traveling at or below 36 mph. In January, 58,070 vehicles were recorded, with an average speed of 31 mph and 85% of the vehicles traveling at or below 36 mph.
- There were no speeding problems in Encore Reunion West, as the average speed on Lasso Drive was 16 mph, with 85% of the vehicles traveling at or below 21 mph. A total of 6,296 vehicles were recorded in January and 7,700 in December. 7,635 vehicles were recorded on Southfield Street and 27,848 vehicles were recorded on Fairfax Drive. The average speed was 20 mph, with 85% of the vehicles were traveling at or below 25 mph.

The Board Members were appreciative of this information as it was helpful. Mr. Scheerer would continue to provide these reports at the Board's request. Mr. Staley pointed out that this proved that there was no way to build up speed on the roads in Encore Reunion West, which was what the Board suspected, but there was speeding on Grand Traverse Parkway and Traditions Boulevard. Mr. Scheerer pointed out that driving from west to east, the highest speed was on Sandy Ridge Drive past the water park and there was discussion about adding one or two speed tables in this location. Mr. Staley believed that speed tables would irritate the community and may not deter speeding. Mr. Scheerer recalled a study showing that speed tables helped to lower the speed. Ms. Adams would include this report a part of the record of proceeding for this meeting and email copies to Ms. Aura Zelada at the Reunion West POA and Reunion Security for informational purposes. Mr. Greenstein was in favor of purchasing radar display signs that were Cloud based. Mr. Scheerer pointed out that the cost to upgrade the sign was \$3,145 each, as there was no easy way to remove the Bluetooth card and include a Cloud based one, but it could be included in the budget for next year. In the meantime, Mr. Scheerer would continue to retrieve the information manually. Mr. Witcher agreed with purchasing the Cloud based ones and seeing what the data looked like after the speed bumps were installed. Mr. Scheerer would obtain prices and provide at an upcoming meeting.

Mr. Scheerer reported that a generous offer was received from Kingwood Orlando Reunion Resort (Kingwood) to remove the Whitemarsh Mound on Muirfield Loop and was working with Mr. Anthony Carll on the locates. He would work with the contractor prior to the work being completed. Ms. Adams reported that Kingwood signed the agreement and the work would be completed at no cost to the District. Mr. Scheerer was invited to participate in a Zoom meeting with the POA on February 14th, regarding the amenity locations in Encore Reunion West and provided three locations to Ms. Zelada, which were discussed at the last meeting. Ms. Zelada was meeting with her constituents to determine the area, what type of amenity they would like to see and the parking. The tree trimming program commenced, which would encompass mostly Reunion East, but some trees would be trimmed in Reunion West. Mr. Staley pointed out that they were only talking about trimming trees adjacent to CDD property, because there was always an issue about who was responsible for trimming the trees. Mr. Scheerer confirmed that it was only for areas maintained by the CDD. Mr. Scheerer asked if the HOA was trimming the other trees. Mr. Scheerer replied affirmatively. Mr. Greenstein asked if there was any activity on the sidewalks in

Reunion West. Mr. Scheerer recalled that there were some emergency sidewalk repairs, but most of the sidewalks in Reunion West were completed. Most of the activity was in Reunion East and the grinding portion of the work was now commencing. There was a portion of sidewalk at the traffic circle on the Centercourt Ridge side, that had to be re-poured because the contractor hit an irrigation line. Mr. Greenstein pointed out that a number of trees along a cart path coming off of Palmer 14, going up Reunion Boulevard towards the 15th tee box, popped out the sidewalk. Mr. Scheerer felt that it should be handled by Kingwood who was the owner of the golf course. Mr. Greenstein would speak to Mr. Carll about it. Mr. Scheerer predicted spending more money each year on the sidewalks. Mr. Staley asked if the roots were chopped off. Mr. Scheerer confirmed that they cut the roots, which were typically 12 to 14 inches, especially on Gathering Court. They were also addressing truncated domes, the handicapped mats at the end of each pedestrian crosswalk and fixing pavers to bring them to grade. Mr. Staley noted that even if there was a raised sidewalk outside of a home, the CDD would repair it, as it was a public safety issue.

A Resident recalled when they called Duke Energy regarding a streetlight, they were responsive within 48 hours; however, an ornament on the top of a light was missing and asked if the CDD owned the streetlight. Mr. Scheerer explained that the CDD leased the streetlights through Duke Energy and OUC and the utility companies were responsible to repair the poles and light fixtures. A report could either be sent to the providers or staff would report it. Mr. Greenstein asked if staff left it up to security to report lights that were out. Mr. Scheerer stated that security did a good job over the last few years, reporting them. Mr. Staley recalled discussion six weeks ago, about the potholes and requesting that the more dangerous ones be filled in until the main roads throughout the community were re-paved. Someone was filling them, but not everywhere. There were some big potholes outside of the water park and crossing Spine Road. Mr. Scheerer heard that part of the road was going to be resurfaced in the next six months, but the Board did not want to spend excess funds to fill potholes. Mr. Staley requested that the potholes be filled. Mr. Greenstein requested a cold patch. Mr. Witcher agreed, as the ones in front of a water park would get larger over the next six months. Mr. Staley questioned the cost for a cold patch. Mr. Scheerer stated that the materials were inexpensive, but not the labor, as they must saw cut it out. Mr. Greenstein believed that it was a minor cost. Mr. Staley was in favor of approving a not-to-exceed amount. Mr. Scheerer would complete the work, using the funds in the budget. Mr. Staley pointed out that there was large pothole outside of the Sinclair Road exit. Mr. Scheerer indicated that the

road was owned by Osceola County. Mr. Greenstein questioned the plan for the roadway delineator sticks. Mr. Scheerer confirmed that he met with the contractor when reviewing the Grand Traverse Parkway parking signs and they were gathering all of the material. Mr. Greenstein was surprised at how many were knocked down in the middle of a lane. Mr. Scheerer extended them closer towards Sinclair Road. Mr. Staley picked up four yesterday that were lying in the road. Each stick cost \$60 to \$70 each, but they did work.. Mr. Scheerer reported that the Capital Improvement Plan was upcoming and Ms. Adams would provide explanations on some roofing projects that were starting in Reunion East.

D. District Manager's Report

i. Action Items List

Ms. Adams presented the Reunion East CDD and Reunion West Action Items List, which was provided for informational purposes. All items were addressed under the Field Manager's Report.

ii. Approval of Check Register

Ms. Adams presented the Check Register from January 1, 2024 through January 31, 2024 in the amount of \$1,172,977.63. Board Members were aware of the process of receiving tax revenues from the Osceola County Tax Collector. The portion for CDD maintenance fees, stays in the General Fund and the portion or the debt service fee, was transmitted to the trustee.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through December 31, 2023, which were for informational purposes. No Board action was required. As of the end of December, there was a large balance in the Unassigned Fund. Staff was cognizant of managing the cash and all Surplus and Replacement and Maintenance (R&M) Funds, were moved to the State Board of Administration (SBA) account, as it was earning 5.5% interest. According to the Statement of Revenues, Expenditures and Changes in Fund Balance for the General Fund, a significant portion of the Tax Roll was received. The Board does a very good job of controlling expenses. Regarding

a question of why there was such a large variance between the beginning Fund Balance and the actuals for the Debt Service Funds, Ms. Adams explained that when the budget was adopted, there was a maximum annual debt service reserve requirement in the financials, but not in the budget, except as a budget note stating that it did not include reserves. Mr. Staley questioned why they did not change the practice so that the budget was meaningful. Ms. Adams indicated this was the practice in all CDDs that they managed but would speak to the accountant. Mr. Greenstein asked if there was a statutory reason why it was presented this way. Ms. Adams assumed that the budget note did not carry forward on all of the unaudited financials. They could either carry that note each month or align the practice so they were always recognizing it. In the Adopted Budget, all funds had to be recognized. Mr. Staley did not want to budget for it and to make it uniform, as the budget should predict what the actuals would be. Ms. Adams pointed out that it was not a meaningful number in terms of budgeting, as the Board did not have any ability to direct these funds and recalled mentioning a few months ago, that the interest rate with US Bank had increased to slightly over 5%.

iv. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan, which had the Project List for Fiscal Year 2024 and the items deferred from 2023. The Reunion East and Reunion East CDDs had a R&M Fund, which was cost shared between the two CDDs. The Project List was reviewed by Mr. Scheerer each month and Ms. Adams would receive an update on when proposals would be presented to the Boards. Mr. Staley questioned how quickly the roads would be re-stripped after the pavement replacement. Ms. Adams indicated that striping was included in the scope, along with the stop bars.

E. Security Report

Mr. Vargas provided the January Security Report for areas served by the Master Association for the Reunion East and Reunion West CDDs, as well as a report from the Reunion West POA for the Reunion West Encore neighborhood, which were all provided under separate cover. Mr. Staley noted three or four towings per month for all of Reunion, excluding Encore, but for December, Encore towed 54 vehicles and 21 vehicles in January and questioned why. Ms. Adams explained that some drivers did not comply with parking rules, and as a result, their vehicles were towed. Mr. Vargas pointed out that before they tow a vehicle, they knock on doors, to give

the owners a chance to move their car before it was towed. Mr. Staley requested that this be monitored, as he felt that Encore had a different standard and were eager to tow vehicles and was not satisfied with the two or three towings per month. Ms. Adams felt that there were differences in the composition of certain neighborhoods being more geared towards short term rentals, which created additional parking issues that might need to be addressed more aggressively. Mr. Staley asked if any vehicles were ever towed off of the sidewalk. Mr. Vargas confirmed that they towed vehicles from sidewalks, but they always gave the owner a chance to move the vehicle and most of the time they complied. As long as everyone was happy with how it worked on this side of Sinclair Road, Mr. Staley was satisfied. However, he requested that security monitor what was taking place down Grand Traverse Parkway and Valhalla Terrace, due to the large amount of construction vehicles parked down both sides of the road. Mr. Vargas pointed out that on the west side, Landmark was allowed to park in a lot across the street, so they did not block the street. Mr. Greenstein noted on Golden Bear Drive, there were signs stating that it was private property, meaning owners did not want construction vehicle on those lots. Ms. Harley pointed out that there were no sidewalks.

Mr. Staley recalled at an HOA meeting held last year or the year before, the HOA indicated that they did not have the authority to enforce homeowners to install a sidewalk. Mr. Greenstein was surprised that they said that, because it was not their property. Ms. Harley knew of a community that was fully developed and had gaps in their sidewalk. Mr. Staley believed that either Kingwood or the HOA would address this. Ms. Harley recalled that the construction on Grand Traverse Parkway would be completed by February 15th. Mr. Staley noted 50 vehicles parked there because they were rushing to complete the work and thanked Mr. Vargas and his staff for trying to get people to move their cars. Mr. Vargas reported an incident occurring on the east side this morning, where someone was speeding and fell asleep behind the wheel, crashing into a tree. They were able to clear the area by 4:00 a.m. Mr. Staley felt that there was much improvement in the past three years, but questioned why the Reunion West POA were eager to tow vehicles. Ms. Aura Zelada of the Reunion West POA, explained that they take the CDD Parking Rules seriously and were diligent in their enforcement. They were not sympathetic to owners parking the wrong way on a street at 2:00 a.m. or parking underneath a No Parking sign. Their process was to first tag with a yellow tag and then a couple of hours later with a red tag, before contacting the towing company. They were familiar with cars parked blocking the sidewalk. They only tow 5% of the time, because

the other 95% is spent tagging cars. When people see them, they argue with the guards, but they immediately move their car. In Osceola County, parking against traffic was not permitted. This was a work in progress, but they were working with the vendor and were pleased with the results thus far.

SIXTH ORDER OF BUSINESS

Other Business

Ms. Adams reported that Kingwood approached the Reunion East CDD, with a request to convey a wooded area from the District to Kingwood, for the purpose of re-designing the golf club and constructing residential housing. However, before staff provided a recommendation to the Reunion East CDD Board Members, staff requested that Kingwood make a presentation to the Board. Ms. Adams wanted to make this Board aware of it, in case they were ready to present to the Board at the March 14th meeting, but it will not be until the April or May meeting. As a result, they would notice the 1:00 p.m. Reunion East CDD meeting as a workshop, in order for Reunion West CDD Board Members to attend. At this time the Bond Trustee was reviewing legal information. Ms. Harley asked if the wooded area was in back of Twin Eagle Loop. Mr. Greenstein indicated that it was on the east side, off of Watson 17. Ms. Adams confirmed that 100% of the project was within the Reunion East CDD boundaries and there was no direct impact to Reunion West, other than as a stakeholder. Mr. Staley asked if they were taking away a CDD wooded area to build homes. Ms. Adams was not privy to the details and did not want to speak to it, as it was under review with District Counsel, the District Engineer and the Water Management District, but understood that the plan was to redesign the golf course and move the first hole which is why the CDD property was needed. When it looked like the project was feasible, it would be presented to the Board. Mr. Staley compared this to the Crystal Lagoon project, where they removed Hole 1 and built a parking lot. Mr. Witcher noted that it was a huge deal as it would be a massive project, changing Hole 1 and including a lagoon, amphitheater and beach area. There was also an expansion for another high rise.

Mr. Greenstein requested that District Counsel briefly explain the document that was entered into with Kingwood, as the Board did not receive any details, noting that the property that would impact the Reunion East CDD, was to add a par 3 that would parallel the fairway of what was currently Watson 17. The Carriage Pointe houses would end at the tee boxes, and there would be a desert area and conservation area at the tree line. At the back of this tree line, they were putting

the par 3, which would be parallel to the 17th fairway and would become the 18th hole. It was a small piece of property, the majority of which would occur on property that the golf course already had control over. Ms. Trucco explained that the Board approved a Funding Agreement, that was requested by District staff, in order to pay for CDD staff's time to complete the review of what was being proposed, which Kingwood agreed to enter into and pay for. Staff was currently reviewing the documents, to determine whether there were any issues from an engineering and legal standpoint. Kingwood may be ready to present a formal proposal to the Board at an upcoming meeting. *There was consensus from the Board to schedule a workshop.*

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Barry questioned whether the CDD could construct a sidewalk in front of a lot that was not yet built, if it was for the betterment of the community and there was agreement from the Board. Ms. Adams noted that this is a budgetary issue, because the builder included the installation of the sidewalk in the cost of the home construction and the CDD did not dedicate funds to sidewalk construction. Mr. Greenstein stated they needed to evaluate the feasibility of installing a sidewalk, as it was unclear whether the CDD was responsible for the sidewalk, as it was discussed at the HOA meeting, that the driveway pad/apron was the responsibility of the homeowner and was considered a sidewalk. Mr. Staley recalled that the HOA was responsible for cleaning sidewalks. Mr. Greenstein agreed, as the CDD was responsible for maintaining sidewalks when they were broken, since it was a safety issue. Ms. Harley recalled that a homeowner in Reunion West was served a violation to clean their sidewalk, but no owners in Encore were power washing their sidewalks. Mr. Greenstein noticed homeowners power washing their sidewalks, in order to sell their home. Mr. Staley recalled the POA agreeing that it was the homeowner's responsibility to power wash and not the CDD's. Mr. Greenstein preferred to take an inventory of the vacant lots involved in Reunion East and Reunion West that did not have sidewalks and coming up with an estimate. Mr. Staley estimated 150 vacant lots without a sidewalk and with the price of concrete, a sidewalk could not be installed for less than \$10,000. Mr. Scheerer would obtain the locations and provide a rough estimate but felt that \$5,000 was reasonable. Ms. Harley suggested identifying ones that had been fenced or utilized by adjacent property. Mr. Scheerer would include all vacant lots, whether or not they had a fence. Ms. Trucco wanted to look at the parcels, because they may

not have been conveyed by the developer and if someone owned the lot, they may have legal rights which would inhibit the CDD's ability to install sidewalks.

- **Public Comment Period**

Ms. Adams received a public comment from a Zoom attendee who was not present at the start of the meeting. Resident Kelsey Jenson of Seven Eagles noted that sidewalks were uneven and needed to be power washed; however, the HOA was saying that it was the CDD's responsibility and vice versa. Mr. Scheerer noted that in Seven Eagles, the sidewalks were the responsibility of the Seven Eagles Condo Association. Mr. Jenson questioned who was responsible for maintaining the park. Mr. Scheerer confirmed that the CDD was responsible for pressure washing the park and the monuments at Seven Eagles Linear Park. Mr. Staley clarified that the CDD power washed the pathways in Linear Park. Mr. Jenson hoped that Reunion would pay for more, as the CDD charged for upkeep of the tennis courts. Ms. Adams pointed out that the CDD did not own the tennis courts nor was the CDD expending funds for tennis court maintenance. Mr. Jenson indicated that guests get to use the tennis courts and their assessments were being increased, which was not fair. Mr. Staley explained that anything owned by the CDD was a public property and could be used by any member of the public. Ms. Adams noted three classifications of users: property owners within the District, registered guests and nonresident member users. Nonresident member users must apply and pay an annual fee in order to enjoy the amenities as CDD amenities were not open to the general public.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – March 14th, 2024

Ms. Adams stated that the next meeting was scheduled for March 14, 2024 at 11:00 a.m.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 5

AGREEMENT FOR AUDITING SERVICES

(Reunion West CDD and DiBartolomeo, McBee, Hartley & Barnes, P.A.)

THIS AGREEMENT FOR AUDITING SERVICES (“Agreement”), effective as of the 7th day of February, 2024 (the “Effective Date”), between the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “District”), and **DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.**, a Florida corporation, whose mailing address is 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950 (the “Contractor”).

W I T N E S S E T H:

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. DEFINITIONS.

(a) Agreement. The Agreement consists of this: (i) Agreement for Auditing Services; and (ii) the Contractor’s proposal for services, dated January 19, 2024, attached hereto as Exhibit “A” (the “Proposal”). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 14. In the event of any conflict between the terms herein and term(s) in the Proposal, the terms herein shall prevail.

(b) Services. The term “Services” as used in this Agreement shall be construed to include all activities and services set forth in the Proposal, and all obligations of Contractor under this Agreement, including any addenda or special conditions. If an addendum or additional work is agreed upon by the parties, the Contractor shall be subject to the terms of this Agreement.

2. SCOPE OF SERVICES.

(a) A description of the nature, scope and schedule of the Services to be performed by Contractor under this Agreement shall be as described in the Proposal. The tasks to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. COMMENCEMENT OF SERVICES AND TERM. Contractor shall commence the Services on the Effective Date and shall perform same in accordance with the terms of the Proposal for the fiscal year ending on September 30, 2024 through the fiscal year ending on September 30, 2028, until completion and as determined by the sole satisfaction of the District which shall be evidenced by the District’s payment to the Contractor.

4. DISTRICT MANAGER.

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 East Livingston Street, Orlando, Florida 32801, Attention: Tricia Adams; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay the Contractor the following amounts annually for the Services: not to exceed \$5,100 for the fiscal year ending on September 30, 2024; \$5,250 for the fiscal year ending on September 30, 2025; \$5,475 for the fiscal year ending on September 30, 2026; and \$5,650 for the fiscal year ending on September 30, 2027; and \$5,800 for the fiscal year ending on September 30, 2028, after the Services are completed and have been inspected by the District's Manager upon request.

(b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District's sole discretion. Contractor shall not be entitled to compensation for Services outside the scope of Article 2 unless Contractor has obtained prior written authorization of District to perform the same.

(c) District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2. Should this occur, a revised Scope of Services will be agreed upon in writing by both District and Contractor.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its

part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions, and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents.

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 18.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for the Services.

(b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services described

herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

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

9. WORKPLACE ENVIRONMENT.

(a) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(b) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Services.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

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

(i) Keep and maintain public records required by District to perform services;

(ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

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

11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder;

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of \$100,000 per occurrence; and

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

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing

any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

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

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all items used for the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(b) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

16. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon

thirty (30) days prior written notice to Contractor.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such a manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Services furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. COMPLIANCE WITH E-VERIFY SYSTEM.

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an

affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. NOTICE.

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

If to District:	Reunion West Community Development District c/o Governmental Management Services – Central Florida, LLC 219 East Livingston Street Orlando, Florida 32801 Attention: Tricia Adams, District Manager Telephone: (407) 841-5524
Copy to:	Latham, Luna, Eden & Beaudine, LLP 201 S. Orange Ave., Suite 1400 Orlando, Florida 32801 Attention: Jan Albanese Carpenter, District Counsel Telephone: (407) 481-5800
If to Contractor:	DiBartolomeo, McBee, Hartley & Barnes, P.A. 2222 Colonial Road, Suite 200 Fort Pierce, Florida 34950 Attention: Jim Hartley Telephone: (772) 461-8833

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the

notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN OSCEOLA COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

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

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

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the Services to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any

error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

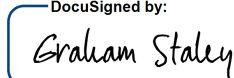
[Space intentionally left blank – signature pages provided on following page.]

**SIGNATURE PAGE TO
AGREEMENT FOR AUDITING SERVICES**

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed
affective as of the day and year first above written.

DISTRICT:

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

DocuSigned by:

By: _____
Name: Graham Staley
Chairman/Vice-Chair, Board of Supervisors

CONTRACTOR:

**DIBARTOLOMEO, MCBEE,
HARTLEY & BARNES, P.A.**, a Florida
corporation

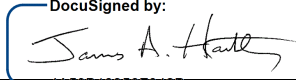
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By: _____
Print: Jim Hartley
Title: partner

EXHIBIT “A”

PROPOSAL

[See attached.]

**DIBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.****CERTIFIED PUBLIC ACCOUNTANTS**

January 19, 2024

Reunion West Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Reunion West Community Development District, ("the District") for the fiscal year ended September 30, 2024 and with an option for four (4) additional annual renewals for fiscal years ended 2025, 2026, 2027 and 2028.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the years ended September 30, 2024, 2025, 2026, 2027 and 2028. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Reunion West Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fees for these services are not to exceed \$5,100 for the year ending 2024, \$5,250 for year ending 2025, \$5,475 for year ending 2026, \$5,650 for year ending 2027 and \$5,800 for the year ending, 2028, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.

- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Reunion West Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

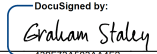
We appreciate the opportunity to be of service to Reunion West Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Reunion West Community Development District.

Signature:  _____
DocuSigned by: Graham Staley 439F73A503A04F2...

Title: Chairman

Date: 2/7/2024

SECTION 6

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF A REAL PROPERTY TRACT TO REUNION WEST FAIRWAYS 17 AND 18 ASSOCIATION, INC.; 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 also 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 Fairways 17 and 18 Association, Inc., a Florida not-for-profit corporation (the “Association”), has requested the transfer of a real property tract from the District to the Association, as more particularly described in the Quit Claim Deed and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), for consistency with the current development plan(s) for the land within the District; and

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

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 the Transfer of the Real Property Tract. The Board hereby approves the transfer of the real property described in Exhibit “A,” from the District to the Association, and the Board hereby approves and accepts the Conveyance Documents evidencing such conveyance.

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 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 March, 2024.

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT “A”

CONVEYANCE DOCUMENTS

1. Quit Claim Deed
2. Certificate of District Engineer

[See attached.]

**PREPARED BY AND UPON RECORDING
PLEASE RETURN TO:**

James E. Olsen, Esq.
Di Masi // Burton, P.A.
801 N. Orange Avenue, Suite 500
Orlando, FL 32801

Osceola County Parcel No.: 2725274927000100A0

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and executed as of the ____ day of March, 2024, by **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“**Grantor**”), to **REUNION WEST FAIRWAYS 17 AND 18 ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 1631 E. Vine Street, Suite 300, Kissimmee, Florida 32744 (“**Grantee**”).

Wherever used herein the terms “Grantor” and “Grantee” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH, that the said Grantor for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand that the said Grantor has in and to the property situate, lying and being in the County of Osceola, State of Florida and described on **Exhibit “A”** attached hereto (“**Property**”).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

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

WITNESSES:

Print Name:_____

Address:_____

Print Name:_____

Address:_____

GRANTOR:

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

By:_____

Graham Staley

Title: Chairman

Address:_____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of March, 2024, by Graham Staley, as the Chairman of the Reunion West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity. Said person is [] personally known to me or [] has produced a valid driver's license as identification.

Notary Public State of Florida

EXHIBIT “A”

Tract A, REUNION WEST FAIRWAYS 17 AND 18, A REPLAT, according to the plat thereof, as recorded in Plat Book 25, Pages 71-75, Public Records of Osceola County, Florida.

CERTIFICATE OF DISTRICT ENGINEER
Reunion West Community Development District
(REUNION WEST FAIRWAYS 17 AND 18 REPLAT)

I, **Steven N. Boyd, P.E.**, as a professional engineer of Boyd Civil Engineering, Inc., a Florida corporation, licensed to provide professional services to the public in the State of Florida under Florida Certificate of Authorization No. 29791, with offices located at 6816 Hanging Moss Road, Orlando, Florida 32807 (“BCE”), 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 BCE, currently serve as District Engineer to the Reunion West Community Development District (the “District”).

2. That the District proposes to convey to Reunion West Fairways 17 and 18 Association, Inc., a Florida not-for-profit corporation (the “Grantee”), certain real property described in Exhibit “A” attached hereto and incorporated herein (the “Property”) for ownership, operation and maintenance. The conveyance of the Property is being completed for consistency with the current development plans/approvals for the land within the District.

3. The Property being conveyed from the District is being transferred at only nominal cost, if any, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

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

5. That the Property is in a condition acceptable for conveyance by the District and that such conveyance is consistent with the current development plans for the District.

6. That copies of the applicable plans, specifications and permits relating to the Property, if any, that have actually been provided to BCE are being held by BCE as records of the District on its behalf.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Reunion West Community Development District
(REUNION WEST FAIRWAYS 17 AND 18 REPLAT)

DATED: _____, 2024

Witness: _____

Print: _____

Steven N. 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 _____, 2024 by **STEVEN N. BOYD** of Boyd Civil Engineering, Inc., a Florida corporation 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

Tract A, REUNION WEST FAIRWAYS 17 AND 18, A REPLAT, according to the plat thereof, as recorded in Plat Book 25, Pages 71-75, Public Records of Osceola County, Florida.



SECTION 7

SECTION D

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/Guardian agreement executed. Project is in permitting.
	Pavement Management & Traffic Calming	Boyd	In Process	Proposals to be reviewed March 2024. No proposals received as of 03.07.2024.
1/9/23	Seven Eagles Fountain Replacement	Scheerer	In Process	BOS to consider proposals March 2024 for fountain refurbishment at fountain #1 and garden redesign for fountain #2.
5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer	In Process	Approved 07.13.2023; RFID/prox card reader installed - transponder reader installed - dataline needs troubleshooting but pending legal work.
6/8/23	Determine Best Use of The Stables Parcel	Boyd	In Process	Purchase feasibility and price TBD based on bond fund use and market value.
8/10/23	Seven Eagles Fitness Center Mats	Scheerer	In Process	Flooring proposal not yet received.

9/14/23	Bid Amenity Janitorial	Scheerer	In Process	Proposals to be reviewed at future meeting.
10/12/23	Confirm Intersection Design and Timing for OLWR & Spine Rd Intersection Improvement with OC	Curley	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
12/14/23	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco, Boyd	In Process	Developer funding agreement approved. Documents to be reviewed pending receipt from Vertical Bridge.
12/14/23	Review Property Ownership in Accordance with Development Plan	Trucco	In Process	
2/8/24	Inventory of residential lots where sidewalk installation is pending	Scheerer	In Process	District Counsel to review parcel ownership to confirm legal feasibility.

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?ParcelNumbers: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
	Pavement Management & Traffic Calming	Boyd	In Process	Proposals to be reviewed March 2024. No proposals received as of 03.07.2024.
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	BOS approved with with KORR. Agreement executed. Work schedule pending.

10/12/23	Amend Parking Rules and Implement	Adams/Trucco/Scheerer	In Process	Rule Hearing held 12.14.2023. Amended Rules finalized and published. Towing Service Agreement will need Amendment. Security Agreements need amendment. Parking Signs need to be installed.
12/14/23	Review Property Ownership in Accordance with Development Plan	Trucco	In Process	
12/14/23	Review CDD Property to Determine if a New CDD Amenity can be Constructed in RWCDD Encore Neighborhood	Scheerer	In Process	CDD Field Operations met with RWPOA Association Manager and reviewed locations.
2/8/24	Inventory of residential lots where sidewalk installation is pending	Scheerer	In Process	District Counsel to review parcel ownership to confirm legal feasibility.

SECTION II

Reunion West

Community Development District

Summary of Invoices

February 01, 2024 - February 29, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	2/1/24	2266-2267	\$ 6,109.49
	2/8/24	2268-2270	\$ 4,571.27
	2/15/24	2271-2280	\$ 115,001.42
	2/22/24	2281-2284	\$ 34,513.44
	2/29/24	2285-2286	\$ 1,417.84
			<hr/>
			\$ 161,613.46
Payroll			
	<u>February 2024</u>		
	Graham Staley	50635	\$ 184.70
	Mark Greenstein	50636	\$ 184.70
	Michael Barry	50637	\$ 184.70
	Sharon Harley	50638	\$ 184.70
			<hr/>
			\$ 738.80
TOTAL			\$ 162,352.26

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/01/24	00053	1/20/24 5448	202401 320-53800-48100		*	484.40	
			INST.GATE-KID PLYGRD-FNCE				
		1/20/24 5448	202401 300-13100-10100		*	380.60	
			INST.GATE-KID PLYGRD-FNCE				
BERRY CONSTRUCTION INC.							865.00 002266
2/01/24	00043	1/22/24 123153	202312 310-51300-31500		*	5,244.49	
			PH4 PLAT/SECURITY/TOW/PRK				
LATHAM,LUNA,EDEN & BEAUDINE,LLP							5,244.49 002267
2/08/24	00035	1/31/24 217274	202401 300-13100-10100		*	109.20	
			AQUATIC MGMT ENCORE JAN24				
		1/31/24 217274	202401 320-53800-47000		*	85.80	
			AQUATIC MGMT ENCORE JAN24				
		1/31/24 217285	202401 300-13100-10100		*	80.64	
			AQUATIC PLANT MGMT JAN24				
		1/31/24 217285	202401 320-53800-47000		*	63.36	
			AQUATIC PLANT MGMT JAN24				
APPLIED AQUATIC MANAGEMENT, INC.							339.00 002268
2/08/24	00051	2/01/24 3896	202401 310-51300-31100		*	1,957.27	
			MTG/RDWH IMPROV/SPEED HMP				
BOYD CIVIL ENGINEERING							1,957.27 002269
2/08/24	00069	2/01/24 4361700	202402 300-13100-10100		*	1,274.00	
			SECURITY COST SHARE FEB24				
		2/01/24 4361700	202402 320-53800-34500		*	1,001.00	
			SECURITY COST SHARE FEB24				
REUNION WEST PROPERTY OWNERS INC							2,275.00 002270
2/15/24	00020	2/01/24 578	202402 310-51300-34000		*	4,106.42	
			MANAGEMENT FEES FEB24				
		2/01/24 578	202402 310-51300-35200		*	100.00	
			WEBSITE ADMIN FEB24				
		2/01/24 578	202402 310-51300-35100		*	150.00	
			INFORMATION TECH FEB24				
		2/01/24 578	202402 310-51300-31300		*	833.33	
			DISSEMINATION FEE FEB24				
		2/01/24 578	202402 310-51300-51000		*	.54	
			OFFICE SUPPLIES				
		2/01/24 578	202402 310-51300-42000		*	129.17	
			POSTAGE				
		2/01/24 578	202402 310-51300-42500		*	.30	
			COPIES				
		2/01/24 579	202402 320-53800-12000		*	2,822.00	
			FIELD MANAGEMENT FEB24				

REUW REUNION WEST TVISCARRA

*** CHECK DATES 02/01/2024 - 02/29/2024 ***

REUNION WEST-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/01/24 579A	202312 310-51300-51000		*	23.69	
			STAPLES-2REPOSIT/LTTR C&N				
				GOVERNMENTAL MANAGEMENT SERVICES			8,165.45 002271
2/15/24	00043	2/14/24 123653	202401 310-51300-31500		*	217.50	
			2023EMINENT(I-4 WIDENING)				
		2/14/24 123671	202401 310-51300-31500		*	5,587.98	
			FAIRWAY17&18 PH2 PLT/KGWD				
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			5,805.48 002272
2/15/24	00056	2/01/24 2018800	202402 310-51300-49300		*	647.60	
			2023 TAX ROLL ADMIN FEE				
				OSCEOLA COUNTY PROPERTY APPRAISER			647.60 002273
2/15/24	00031	2/08/24 02082024	202402 300-20700-10400		*	10,954.55	
			FY24 DEBT SRVC SER2015				
				REUNION WEST C/O USBANK			10,954.55 002274
2/15/24	00031	2/08/24 02082024	202402 300-20700-10500		*	18,030.78	
			FY24 DEBT SRVC SER2016				
				REUNION WEST C/O USBANK			18,030.78 002275
2/15/24	00031	2/08/24 02082024	202402 300-20700-10600		*	16,874.09	
			FY24 DEBT SRVC SER2017				
				REUNION WEST C/O USBANK			16,874.09 002276
2/15/24	00031	2/08/24 02082024	202402 300-20700-10700		*	14,695.52	
			FY24 DEBT SRVC SER2019				
				REUNION WEST C/O USBANK			14,695.52 002277
2/15/24	00031	2/08/24 02082024	202402 300-20700-10800		*	35,758.95	
			FY24 DEBT SRVC SER2022				
				REUNION WEST C/O USBANK			35,758.95 002278
2/15/24	00069	1/31/24 RW202413	202312 300-13100-10100		*	210.00	
			MTHLY GATE REPAIR DEC23				
		1/31/24 RW202413	202312 320-53800-57400		*	165.00	
			MTHLY GATE REPAIR DEC23				
				REUNION WEST PROPERTY OWNERS INC			375.00 002279
2/15/24	00072	12/07/23 57247	202312 300-13100-10100		*	2,068.64	
			INST.8MOTOR BRSH/4BACKUP				
		12/07/23 57247	202312 320-53800-57400		*	1,625.36	
			INST.8MOTOR BRSH/4BACKUP				
				RAMCO PROTECTIVE OF FLORIDA INC			3,694.00 002280
				REUW REUNION WEST TVISCARRA			

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	3/08/24	PAGE	3
*** CHECK DATES 02/01/2024 - 02/29/2024 ***														
REUNION WEST-GENERAL FUND														
BANK A GENERAL FUND														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	.....CHECK.....		
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT		#	
2/22/24	00053	2/16/24	5460	202402	300	13100	10100		*		1,254.40			
			RPLC ENTR.SIGN LGHTS/LED											
		2/16/24	5460	202402	320	53800	47200		*		985.60			
			RPLC ENTR.SIGN LGHTS/LED											
		2/16/24	5461	202402	300	13100	10100		*		607.60			
			RPLC 2ADA MATS-WHTMRSH/TR											
		2/16/24	5461	202402	320	53800	53000		*		477.40			
			RPLC 2ADA MATS-WHTMRSH/TR											
BERRY CONSTRUCTION INC.											3,325.00	002281		

2/22/24	00066	1/31/24	RWCDDMMJ	202401	300	13100	10100		*		8,474.66			
			LANDSCAPE MAINT JAN24											
		1/31/24	RWCDDMMJ	202401	320	53800	47300		*		6,658.67			
			LANDSCAPE MAINT JAN24											
		2/19/24	RWCDDMMF	202402	300	13100	10100		*		8,474.66			
			LANDSCAPE MAINT FEB24											
		2/19/24	RWCDDMMF	202402	320	53800	47300		*		6,658.67			
			LANDSCAPE MAINT FEB24											
CREATIVE NORTH INC											30,266.66	002282		

2/22/24	00036	2/01/24	1456	202401	320	53800	43000		*		43.09			
			DUKEENERGY#9100 8323 9862											
		2/01/24	1457	202401	320	53800	43000		*		371.50			
			DUKEENERGY#9100 8324 0443											
		2/01/24	1458	202401	320	53800	43100		*		72.19			
			TOHO METER#62644090 JAN24											
REUNION RESORT											486.78	002283		

2/22/24	00072	2/14/24	58579	202401	300	13100	10100		*		243.60			
			REMOUNT BARRIER ARMS #1-5											
		2/14/24	58579	202401	320	53800	57400		*		191.40			
			REMOUNT BARRIER ARMS #1-5											
RAMCO PROTECTIVE OF FLORIDA INC											435.00	002284		

2/29/24	00066	2/21/24	RWCDD022	202402	300	13100	10100		*		230.31			
			RPR 5RCLM PIPE/2COUP/SFIX											
		2/21/24	RWCDD022	202402	320	53800	46500		*		180.96			
			RPR 5RCLM PIPE/2COUP/SFIX											
CREATIVE NORTH INC											411.27	002285		

2/29/24	00069	2/22/24	RW202422	202401	300	13100	10100		*		563.68			
			MTHLY GATE REPAIRS JAN24											
		2/22/24	RW202422	202401	320	53800	57400		*		442.89			
			MTHLY GATE REPAIRS JAN24											
REUNION WEST PROPERTY OWNERS INC											1,006.57	002286		

TOTAL FOR BANK A										161,613.46				
REUW REUNION WEST TVISCARRA														

CHECK	VEND#	.....INVOICE.....		...EXPENSED TO...				VENDOR NAME	STATUS	AMOUNT	....CHECK.....
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT	#
TOTAL FOR REGISTER										161,613.46		

SECTION III

Reunion West
Community Development District

Unaudited Financial Reporting
February 29, 2024



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Reunion West
Community Development District
Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Replacement & Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 554,900	\$ 252,903	\$ -	\$ -	\$ 807,803
Investments:					
Series 2015					
Reserve	\$ -	\$ -	\$ 166,195	\$ -	\$ 166,195
Revenue	\$ -	\$ -	\$ 389,661	\$ -	\$ 389,661
Series 2016					
Reserve	\$ -	\$ -	\$ 291,837	\$ -	\$ 291,837
Revenue	\$ -	\$ -	\$ 560,856	\$ -	\$ 560,856
Prepayment	\$ -	\$ -	\$ 25	\$ -	\$ 25
Series 2017					
Reserve	\$ -	\$ -	\$ 270,017	\$ -	\$ 270,017
Revenue	\$ -	\$ -	\$ 509,189	\$ -	\$ 509,189
Prepayment	\$ -	\$ -	\$ 2,630	\$ -	\$ 2,630
Series 2019					
Reserve	\$ -	\$ -	\$ 331,993	\$ -	\$ 331,993
Revenue	\$ -	\$ -	\$ 411,264	\$ -	\$ 411,264
Construction	\$ -	\$ -	\$ -	\$ 101,654	\$ 101,654
Series 2022					
Reserve	\$ -	\$ -	\$ 259,938	\$ -	\$ 259,938
Revenue	\$ -	\$ -	\$ 997,817	\$ -	\$ 997,817
Investment - Custody	\$ 3,015	\$ -	\$ -	\$ -	\$ 3,015
SBA - Operating	\$ 985,003	\$ -	\$ -	\$ -	\$ 985,003
SBA - Reserve	\$ -	\$ 852,927	\$ -	\$ -	\$ 852,927
Due from General Fund	\$ -	\$ -	\$ 2,168	\$ -	\$ 2,168
Due from Other	\$ 5,018	\$ -	\$ -	\$ -	\$ 5,018
Due from Reunion East	\$ 47,629	\$ -	\$ -	\$ -	\$ 47,629
Prepaid Expenses	\$ 558	\$ -	\$ -	\$ -	\$ 558
Total Assets	\$ 1,596,123	\$ 1,105,830	\$ 4,193,589	\$ 101,654	\$ 6,997,196
Liabilities:					
Accounts Payable	\$ 35,366	\$ -	\$ -	\$ -	\$ 35,366
Due to Debt Service 2015	\$ 247	\$ -	\$ -	\$ -	\$ 247
Due to Debt Service 2016	\$ 406	\$ -	\$ -	\$ -	\$ 406
Due to Debt Service 2017	\$ 380	\$ -	\$ -	\$ -	\$ 380
Due to Debt Service 2019	\$ 331	\$ -	\$ -	\$ -	\$ 331
Due to Debt Service 2022	\$ 805	\$ -	\$ -	\$ -	\$ 805
Due to Reunion East	\$ 173,454	\$ 54,072	\$ -	\$ -	\$ 227,526
Total Liabilities	\$ 210,987	\$ 54,072	\$ -	\$ -	\$ 265,060
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 556,102	\$ -	\$ 556,102
Assigned For Debt Service 2016	\$ -	\$ -	\$ 853,124	\$ -	\$ 853,124
Assigned For Debt Service 2017	\$ -	\$ -	\$ 782,216	\$ -	\$ 782,216
Assigned For Debt Service 2019	\$ -	\$ -	\$ 743,588	\$ -	\$ 743,588
Assigned For Debt Service 2022	\$ -	\$ -	\$ 1,258,559	\$ -	\$ 1,258,559
Assigned For Capital Projects 2019	\$ -	\$ -	\$ -	\$ 101,654	\$ 101,654
Unassigned	\$ 1,385,136	\$ 1,051,758	\$ -	\$ -	\$ 2,436,894
Total Fund Balances	\$ 1,385,136	\$ 1,051,758	\$ 4,193,589.38	\$ 101,654	\$ 6,732,137
Total Liabilities & Fund Equity	\$ 1,596,123	\$ 1,105,830	\$ 4,193,589	\$ 101,654	\$ 6,997,196

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,760,063	\$ 1,416,130	\$ 1,416,130	\$ -
Interest	\$ 5,000	\$ 1,667	\$ 12,181	\$ 10,515
Rental Income	\$ 2,200	\$ -	\$ 4,400	\$ 4,400
Total Revenues	\$ 1,767,263	\$ 1,417,797	\$ 1,432,711	\$ 14,915
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,600	\$ 1,400
FICA Expense	\$ 918	\$ 306	\$ 199	\$ 107
Engineering Fees	\$ 8,000	\$ 2,667	\$ 4,540	\$ (1,873)
District Counsel	\$ 35,000	\$ 11,667	\$ 15,926	\$ (4,259)
Annual Audit	\$ 9,600	\$ -	\$ -	\$ -
Arbitrage	\$ 2,250	\$ -	\$ -	\$ -
Trustee Fees	\$ 19,880	\$ 6,627	\$ -	\$ 6,627
Dissemination Agent	\$ 10,000	\$ 3,333	\$ 3,333	\$ -
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 49,277	\$ 16,426	\$ 16,426	\$ (0)
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Telephone	\$ 100	\$ 33	\$ -	\$ 33
Postage	\$ 1,500	\$ 500	\$ 61	\$ 439
Insurance	\$ 11,760	\$ 11,760	\$ 10,584	\$ 1,176
Printing & Binding	\$ 500	\$ 167	\$ 14	\$ 152
Legal Advertising	\$ 5,000	\$ 1,667	\$ 1,028	\$ 639
Other Current Charges	\$ 600	\$ 200	\$ 84	\$ 116
Office Supplies	\$ 250	\$ 83	\$ 25	\$ 58
Property Appraiser Fee	\$ 750	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 58	\$ 175	\$ (117)
Total Administrative:	\$ 178,060	\$ 67,993	\$ 63,495	\$ 4,499

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 33,864	\$ 11,288	\$ 11,288	\$ -
Management Services Agreement	\$ 7,150	\$ 2,383	\$ 2,383	\$ 0
Telephone	\$ 6,600	\$ 6,600	\$ 2,005	\$ 4,595
Electric	\$ 290,400	\$ 96,800	\$ 96,148	\$ 652
Water & Sewer	\$ 31,852	\$ 10,617	\$ 9,639	\$ 978
Gas	\$ 37,400	\$ 12,467	\$ 7,242	\$ 5,225
Pool & Fountain Maintenance	\$ 158,576	\$ 52,859	\$ 53,687	\$ (828)
Pond Maintenance	\$ 11,000	\$ 3,667	\$ 2,793	\$ 874
Property Insurance	\$ 44,602	\$ 44,602	\$ 48,226	\$ (3,624)
Irrigation Repairs & Maintenance	\$ 11,000	\$ 11,000	\$ 5,453	\$ 5,547
Landscape - Contract	\$ 495,042	\$ 165,014	\$ 183,958	\$ (18,944)
Landscape - Contingency	\$ 22,000	\$ 7,333	\$ 2,241	\$ 5,093
Gate & Gatehouse Maintenance	\$ 22,000	\$ 7,333	\$ 11,998	\$ (4,665)
Roadways/Sidewalks/Bridge	\$ 11,000	\$ 11,000	\$ 6,943	\$ 4,057
Lighting	\$ 4,400	\$ 1,467	\$ 2,198	\$ (731)
Building Repairs & Maintenance	\$ 8,800	\$ 2,933	\$ 6,453	\$ (3,520)
Pressure Washing	\$ 22,000	\$ 7,333	\$ 13,600	\$ (6,267)
Maintenance (Inspections)	\$ 220	\$ 73	\$ 117	\$ (43)
Repairs & Maintenance	\$ 13,200	\$ 4,400	\$ 610	\$ 3,790
Contract Cleaning	\$ 46,024	\$ 15,341	\$ 8,957	\$ 6,384
Fitness Center Repairs & Maintenance	\$ 6,116	\$ 2,039	\$ 1,931	\$ 108
Operating Supplies	\$ 1,100	\$ 367	\$ -	\$ 367
Signage	\$ 4,400	\$ 1,467	\$ 7,827	\$ (6,360)
Security	\$ 94,102	\$ 31,367	\$ 24,537	\$ 6,830
Parking Violation Tags	\$ 220	\$ 73	\$ -	\$ 73
Total Maintenance - Shared Expenses	\$ 1,383,067	\$ 509,824	\$ 510,236	\$ (412)
<u>Reserves</u>				
Capital Reserve Transfer	\$ 400,000	\$ 400,000	\$ 400,000	\$ -
Total Reserves	\$ 400,000	\$ 400,000	\$ 400,000	\$ -
Total Expenditures	\$ 1,961,127	\$ 977,817	\$ 973,730	\$ 4,087
Excess Revenues (Expenditures)	\$ (193,864)		\$ 458,981	
Fund Balance - Beginning	\$ 193,864		\$ 926,155	
Fund Balance - Ending	\$ (0)		\$ 1,385,136	

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	\$ -	\$ 202,262	\$ 1,154,743	\$ 59,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,416,130
Interest	\$ 2,264	\$ 2,216	\$ 3,050	\$ 4,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,181
Rental Income	\$ 1,540	\$ 330	\$ 2,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
Total Revenues	\$ 3,804	\$ 204,808	\$ 1,160,323	\$ 63,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,432,711
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 400	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
FICA Expense	\$ 61	\$ 61	\$ 31	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199
Engineering Fees	\$ 860	\$ 1,293	\$ 430	\$ 1,957	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,540
District Counsel	\$ 3,087	\$ 1,789	\$ 5,244	\$ 5,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,926
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 4,106	\$ 4,106	\$ 4,106	\$ 4,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,426
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 26	\$ 13	\$ 6	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Insurance	\$ 10,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,584
Printing & Binding	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14
Legal Advertising	\$ -	\$ 480	\$ 548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,028
Other Current Charges	\$ -	\$ 64	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84
Office Supplies	\$ 0	\$ 0	\$ 24	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 28,298	\$ 9,690	\$ 11,893	\$ 13,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,495

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	\$ 2,822	\$ 2,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,288
Management Services Agreement	\$ 596	\$ 596	\$ 596	\$ 596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,383
Telephone	\$ 577	\$ 370	\$ 472	\$ 586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,005
Electric	\$ 30,266	\$ 23,941	\$ 23,227	\$ 18,714	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	96,148
Water & Sewer	\$ 2,290	\$ 2,653	\$ 2,478	\$ 2,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,639
Gas	\$ 555	\$ 975	\$ 1,951	\$ 3,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,242
Pool & Fountain Maintenance	\$ 13,930	\$ 14,775	\$ 12,023	\$ 12,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	53,687
Pond Maintenance	\$ 698	\$ 698	\$ 698	\$ 698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,793
Property Insurance	\$ 48,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48,226
Irrigation Repairs & Maintenance	\$ 2,182	\$ 352	\$ 742	\$ 2,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,453
Landscape - Contract	\$ 32,379	\$ 71,171	\$ 48,028	\$ 32,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	183,958
Landscape - Contingency	\$ -	\$ 1,747	\$ 338	\$ 156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,241
Gate & Gatehouse Maintenance	\$ 1,680	\$ 4,038	\$ 4,712	\$ 1,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,998
Roadways/Sidewalks/Bridge	\$ 4,462	\$ 1,049	\$ 904	\$ 528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,943
Lighting	\$ 689	\$ 1,258	\$ -	\$ 251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,198
Building Repairs & Maintenance	\$ 463	\$ 3,503	\$ 658	\$ 1,829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,453
Pressure Washing	\$ -	\$ 704	\$ 431	\$ 12,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,600
Maintenance (Inspections)	\$ -	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	117
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	610
Contract Cleaning	\$ 1,859	\$ 1,986	\$ 2,556	\$ 2,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,957
Fitness Center Repairs & Maintenance	\$ 264	\$ 897	\$ 132	\$ 638	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,931
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Signage	\$ 2,869	\$ 4,908	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,827
Security	\$ 6,134	\$ 6,134	\$ 6,134	\$ 6,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,537
Parking Violation Tags	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Maintenance - Shared Expenses	\$ 152,940	\$ 144,694	\$ 108,904	\$ 103,697	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	510,236
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400,000
Total Reserves	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400,000
Total Expenditures	\$ 181,239	\$ 154,384	\$ 520,797	\$ 117,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	973,730
Excess Revenues (Expenditures)	\$ (177,435)	\$ 50,424	\$ 639,526	\$ (53,534)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	458,981

Reunion West

Community Development District Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Transfer In	\$ 400,000	\$ 400,000	\$ 400,000	\$ -
Interest	\$ 19,500	\$ 6,500	\$ 10,933	\$ 4,433
Total Revenues	\$ 419,500	\$ 406,500	\$ 410,933	\$ 4,433
Expenditures:				
Contingency	\$ 600	\$ 200	\$ 152	\$ 48
Building Improvements	\$ 24,200	\$ 8,067	\$ 23,411	\$ (15,344)
Pool Furniture	\$ 7,920	\$ 2,640	\$ -	\$ 2,640
Pool Repair & Replacements	\$ 41,800	\$ 13,933	\$ 45,776	\$ (31,843)
Lighting Improvements	\$ 5,539	\$ 1,846	\$ -	\$ 1,846
Landscape Improvements	\$ 19,800	\$ 6,600	\$ -	\$ 6,600
Roadway Improvements	\$ 214,478	\$ 71,493	\$ 52,008	\$ 19,485
Signage	\$ 44,000	\$ 14,667	\$ 20,779	\$ (6,112)
Stormwater Improvements	\$ -	\$ -	\$ 6,833	\$ (6,833)
Capital Outlay	\$ 71,500	\$ 23,833	\$ 77,828	\$ (53,995)
Total Expenditures	\$ 429,837	\$ 143,279	\$ 226,788	\$ (83,509)
Excess Revenues (Expenditures)	\$ (10,337)		\$ 184,145	
Fund Balance - Beginning	\$ 561,081		\$ 867,613	
Fund Balance - Ending	\$ 550,744		\$ 1,051,758	

Reunion West

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 326,875	\$ 262,999	\$ 262,999	\$ -
Interest	\$ 10,000	\$ 3,333	\$ 5,823	\$ 2,489
Total Revenues	\$ 336,875	\$ 266,333	\$ 268,822	\$ 2,489
Expenditures:				
Series 2015				
Interest - 11/01	\$ 76,150	\$ 76,150	\$ 76,150	\$ -
Principal - 05/01	\$ 175,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 76,150	\$ -	\$ -	\$ -
Total Expenditures	\$ 327,300	\$ 76,150	\$ 76,150	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 9,575		\$ 192,672	
Fund Balance - Beginning	\$ 195,622		\$ 363,430	
Fund Balance - Ending	\$ 205,197		\$ 556,102	

Reunion West

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 538,024	\$ 432,887	\$ 432,887	\$ -
Interest	\$ 16,050	\$ 5,350	\$ 10,420	\$ 5,070
Total Revenues	\$ 554,074	\$ 438,237	\$ 443,307	\$ 5,070
Expenditures:				
Series 2016				
Interest - 11/01	\$ 181,406	\$ 181,406	\$ 181,406	\$ -
Principal - 11/01	\$ 170,000	\$ 170,000	\$ 170,000	\$ -
Interest - 05/01	\$ 177,688	\$ -	\$ -	\$ -
Total Expenditures	\$ 529,094	\$ 351,406	\$ 351,406	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 24,980		\$ 91,901	
Fund Balance - Beginning	\$ 476,566		\$ 761,223	
Fund Balance - Ending	\$ 501,546		\$ 853,124	

Reunion West

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 503,509	\$ 405,117	\$ 405,117	\$ -
Interest	\$ 14,750	\$ 4,917	\$ 9,505	\$ 4,588
Total Revenues	\$ 518,259	\$ 410,034	\$ 414,622	\$ 4,588
Expenditures:				
Series 2017				
Interest - 11/01	\$ 171,138	\$ 171,138	\$ 171,138	\$ -
Principal - 11/01	\$ 160,000	\$ 160,000	\$ 160,000	\$ -
Interest - 05/01	\$ 167,738	\$ -	\$ -	\$ -
Total Expenditures	\$ 498,875	\$ 331,138	\$ 331,138	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 19,384		\$ 83,485	
Fund Balance - Beginning	\$ 435,351		\$ 698,731	
Fund Balance - Ending	\$ 454,735		\$ 782,216	

Reunion West

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 438,505	\$ 352,814	\$ 352,814	\$ -
Interest	\$ 13,580	\$ 4,527	\$ 8,234	\$ 3,707
Total Revenues	\$ 452,085	\$ 357,340	\$ 361,047	\$ 3,707
Expenditures:				
Series 2019				
Interest - 11/01	\$ 153,150	\$ 153,150	\$ 150,713	\$ 2,438
Principal - 05/01	\$ 130,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 153,150	\$ -	\$ -	\$ -
Total Expenditures	\$ 436,300	\$ 153,150	\$ 150,713	\$ 2,438
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (7,655)	\$ 7,655
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (7,655)	\$ 7,655
Excess Revenues (Expenditures)	\$ 15,785		\$ 202,680	
Fund Balance - Beginning	\$ 207,515		\$ 540,908	
Fund Balance - Ending	\$ 223,300		\$ 743,588	

Reunion West

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 1,071,322	\$ 858,509	\$ 858,509	\$ -
Interest	\$ 19,660	\$ 6,553	\$ 9,211	\$ 2,658
Total Revenues	\$ 1,090,982	\$ 865,063	\$ 867,720	\$ 2,658
Expenditures:				
Series 2022				
Interest - 11/01	\$ 167,250	\$ 167,250	\$ 167,250	\$ -
Principal - 05/01	\$ 710,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 167,250	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,044,500	\$ 167,250	\$ 167,250	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 46,482		\$ 700,470	

Reunion West

Community Development District

Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,616	\$ 1,616
Total Revenues	\$ -	\$ -	\$ 1,616	\$ 1,616
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 7,655	\$ (7,655)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 7,655	\$ (7,655)
Excess Revenues (Expenditures)	\$ -		\$ 9,271	
Fund Balance - Beginning	\$ -		\$ 92,383	
Fund Balance - Ending	\$ -		\$ 101,654	

Reunion West
Community Development District
Long Term Debt Report

SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS	
ASSESSMENT AREA TWO - PHASE ONE	
INTEREST RATES:	3.500%, 4.250%, 5.000%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$163,438
RESERVE FUND BALANCE	\$166,195
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	\$291,837
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)
LESS: PRINCIPAL PAYMENT 11/1/23	(\$170,000)
CURRENT BONDS OUTSTANDING	\$7,230,000

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	\$270,017
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)
LESS: PRINCIPAL PAYMENT 11/1/23	(\$160,000)
CURRENT BONDS OUTSTANDING	\$6,970,000

SERIES 2019, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA FIVE PROJECT	
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%
MATURITY DATE:	5/1/2050
RESERVE FUND REQUIREMENT	\$326,484
RESERVE FUND BALANCE	\$331,993
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%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2015 Debt Service Asmt</i>	<i>2016 Debt Service Asmt</i>	<i>2017 Debt Service Asmt</i>	<i>2019 Debt Service Asmt</i>	<i>2022 Debt Service Asmt</i>	<i>Total</i>
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	\$6,396.03	\$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	\$116,222.30	\$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	\$663,666.58	\$2,882,265.91
12/22/23	ACH	\$166,709.66	\$3,224.45	\$5,487.90	\$0.00	\$157,997.31	\$60,010.01	\$11,144.88	\$18,344.06	\$17,167.27	\$14,950.85	\$36,380.24	\$157,997.31
01/10/24	ACH	\$150,121.98	\$2,912.37	\$4,503.64	\$0.00	\$142,705.97	\$54,202.10	\$10,066.25	\$16,568.68	\$15,505.78	\$13,503.87	\$32,859.28	\$142,705.96
01/10/24	ACH	\$9,960.35	\$193.23	\$298.81	\$0.00	\$9,468.31	\$3,596.22	\$667.88	\$1,099.31	\$1,028.78	\$895.96	\$2,180.16	\$9,468.31
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$3,495.06	\$3,495.06	\$1,327.48	\$246.54	\$405.79	\$379.76	\$330.73	\$804.77	\$3,495.07
02/08/24	ACH	\$155,187.10	\$3,038.01	\$3,286.96	\$0.00	\$148,862.13	\$56,540.32	\$10,500.50	\$17,283.43	\$16,174.68	\$14,086.41	\$34,276.79	\$148,862.13
02/08/24	ACH	\$3,041.84	\$60.02	\$39.96	\$0.00	\$2,941.86	\$1,117.37	\$207.51	\$341.56	\$319.65	\$278.38	\$677.39	\$2,941.86
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 4,114,949.64	\$ 79,117.67	\$ 159,066.11	\$ 3,495.06	\$ 3,880,260.92	\$ 1,473,787.74	\$ 273,707.48	\$ 450,512.34	\$ 421,611.53	\$ 367,178.30	\$ 893,463.54	\$ 3,880,260.93

83.73%	Net Percent Collected
\$ 753,734.39	Balance Remaining to Collect

DIRECT BILLED ASSESSMENTS

Orlando Reunion Development LLC	\$20,706.68	\$20,706.68
---------------------------------	-------------	-------------

<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	In Process	
Seven Eagles, Exercise Equipment & Fitness Center Improvements	\$ 55,000.00	\$ 30,800.00	\$ 24,200.00	April (proposal)	
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	In Process	
Signage, New Reunion Village No Parking & Replacement	\$ 100,000.00	\$ 53,000.00	\$ 47,000.00	March (proposal)	
Pool Equipment Allowance	\$ 18,000.00	\$ 9,540.00	\$ 8,460.00	Completed	
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	April (proposal)	
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			March (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

Overall Pavement Management/Improvements + Traffic Calming \$ 504,498.00

SECTION V

REBATE REPORT

\$4,285,000

Reunion West Community Development District

(Osceola County, Florida)

**Special Assessment Refunding and Improvement Bonds,
Series 2015**

(Assessment Area Two – Phase One Project)

Dated: May 19, 2015

Delivered: May 19, 2015

Rebate Report to the Computation Date

May 19, 2025

Reflecting Activity To

April 30, 2023



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

March 8, 2024

Reunion West Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$4,285,000 Reunion West Community Development District (Osceola County, Florida),
Special Assessment Refunding and Improvement Bonds, Series 2015
(Assessment Area Two – Phase One Project)

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Reunion West Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of April 30, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

David G. Mancuso, CPA, MBA
Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the May 19, 2025 Computation Date
Reflecting Activity from May 19, 2015 through April 30, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Debt Service Reserve Fund	2.626238%	4,313.70	(4,036.74)
Totals	2.626238%	\$4,313.70	\$(4,036.74)
Bond Yield	4.828139%		
4/30/22 Rebate Liability			(235,249.54)
Rebate Computation Credit			(2,111.59)
Net Rebatable Arbitrage			\$(241,397.87)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from May 19, 2015, the date of the closing, to April 30, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 19, 2025. The activity from May 19, 2015 through April 30, 2022 was taken from the prior consultant's rebate report dated June 4, 2022, which included:
 - Cumulative rebate liability of \$(203,365.61) as of April 30, 2022.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between May 19, 2015 and April 30, 2023, the District made periodic payments into the Interest and Sinking Funds that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Interest and Sinking Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

May 19, 2025.

7. Computation Period

The period beginning on May 19, 2015, the date of the closing, and ending on April 30, 2023.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund/ Account	Account Number
Interest	235112000
Revenue	235112001
Sinking Fund	235112002
Prepayment	235112006
Debt Service Reserve	235112010

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of April 30, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 19, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 19, 2025, is the Rebatable Arbitrage.

\$4,285,000
Reunion West Community Development District
(Osceola County, Florida)
Special Assessment Refunding and Improvement Bonds, Series 2015
(Assessment Area Two – Phase One Project)
Delivered: May 19, 2015

Sources of Funds

Par Amount	\$4,285,000.00
2004-2 Prior Issue Funds	<u>4,695,000.00</u>
Totals	\$8,980,000.00

Uses of Funds

Escrow Fund	\$4,418,333.33
Acquisition & Construction Fund	4,025,000.00
Debt Service Reserve Fund	163,437.50
Capitalized Interest Fund	89,341.88
Costs of Issuance Account	198,187.29
Underwriter's Discount	<u>85,700.00</u>
Total	\$8,980,000.00

PROOF OF ARBITRAGE YIELD

\$4,285,000

Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding and Improvement Bonds, Series 2015
 (Assessment Area Two - Phase One Project)

Date	Debt Service	Present Value to 05/19/2015 @ 4.8281394747%
11/01/2015	89,341.88	87,444.28
05/01/2016	229,268.75	219,109.69
11/01/2016	96,993.75	90,510.89
05/01/2017	231,993.75	211,384.80
11/01/2017	94,631.25	84,192.31
05/01/2018	234,631.25	203,828.11
11/01/2018	92,181.25	78,191.80
05/01/2019	237,181.25	196,444.25
11/01/2019	89,643.75	72,496.89
05/01/2020	239,643.75	189,236.90
11/01/2020	86,456.25	66,661.72
05/01/2021	241,456.25	181,785.37
11/01/2021	83,162.50	61,134.78
05/01/2022	243,162.50	174,541.14
11/01/2022	79,762.50	55,903.67
05/01/2023	249,762.50	170,926.42
11/01/2023	76,150.00	50,885.29
05/01/2024	251,150.00	163,868.66
11/01/2024	72,431.25	46,145.47
05/01/2025	257,431.25	160,141.81
11/01/2025	68,500.00	41,607.77
05/01/2026	258,500.00	153,315.04
11/01/2026	63,750.00	36,918.56
05/01/2027	263,750.00	149,141.13
11/01/2027	58,750.00	32,437.94
05/01/2028	268,750.00	144,888.59
11/01/2028	53,500.00	28,163.06
05/01/2029	278,500.00	143,150.11
11/01/2029	47,875.00	24,027.89
05/01/2030	282,875.00	138,625.08
11/01/2030	42,000.00	20,097.26
05/01/2031	287,000.00	134,094.16
11/01/2031	35,875.00	16,366.67
05/01/2032	295,875.00	131,800.48
11/01/2032	29,375.00	12,776.94
05/01/2033	304,375.00	129,270.21
11/01/2033	22,500.00	9,330.66
05/01/2034	307,500.00	124,513.19
11/01/2034	15,375.00	6,078.91
05/01/2035	315,375.00	121,752.60
11/01/2035	7,875.00	2,968.53
05/01/2036	322,875.00	118,840.96
	6,907,185.63	4,285,000.00

Proceeds Summary

Delivery date	05/19/2015
Par Value	4,285,000.00
Target for yield calculation	4,285,000.00

BOND DEBT SERVICE

\$4,285,000

Reunion West Community Development District
(Osceola County, Florida)
Special Assessment Refunding and Improvement Bonds, Series 2015
(Assessment Area Two - Phase One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/19/2015					
11/01/2015			89,341.88	89,341.88	
05/01/2016	130,000	3.500%	99,268.75	229,268.75	318,610.63
11/01/2016			96,993.75	96,993.75	
05/01/2017	135,000	3.500%	96,993.75	231,993.75	328,987.50
11/01/2017			94,631.25	94,631.25	
05/01/2018	140,000	3.500%	94,631.25	234,631.25	329,262.50
11/01/2018			92,181.25	92,181.25	
05/01/2019	145,000	3.500%	92,181.25	237,181.25	329,362.50
11/01/2019			89,643.75	89,643.75	
05/01/2020	150,000	4.250%	89,643.75	239,643.75	329,287.50
11/01/2020			86,456.25	86,456.25	
05/01/2021	155,000	4.250%	86,456.25	241,456.25	327,912.50
11/01/2021			83,162.50	83,162.50	
05/01/2022	160,000	4.250%	83,162.50	243,162.50	326,325.00
11/01/2022			79,762.50	79,762.50	
05/01/2023	170,000	4.250%	79,762.50	249,762.50	329,525.00
11/01/2023			76,150.00	76,150.00	
05/01/2024	175,000	4.250%	76,150.00	251,150.00	327,300.00
11/01/2024			72,431.25	72,431.25	
05/01/2025	185,000	4.250%	72,431.25	257,431.25	329,862.50
11/01/2025			68,500.00	68,500.00	
05/01/2026	190,000	5.000%	68,500.00	258,500.00	327,000.00
11/01/2026			63,750.00	63,750.00	
05/01/2027	200,000	5.000%	63,750.00	263,750.00	327,500.00
11/01/2027			58,750.00	58,750.00	
05/01/2028	210,000	5.000%	58,750.00	268,750.00	327,500.00
11/01/2028			53,500.00	53,500.00	
05/01/2029	225,000	5.000%	53,500.00	278,500.00	332,000.00
11/01/2029			47,875.00	47,875.00	
05/01/2030	235,000	5.000%	47,875.00	282,875.00	330,750.00
11/01/2030			42,000.00	42,000.00	
05/01/2031	245,000	5.000%	42,000.00	287,000.00	329,000.00
11/01/2031			35,875.00	35,875.00	
05/01/2032	260,000	5.000%	35,875.00	295,875.00	331,750.00
11/01/2032			29,375.00	29,375.00	
05/01/2033	275,000	5.000%	29,375.00	304,375.00	333,750.00
11/01/2033			22,500.00	22,500.00	
05/01/2034	285,000	5.000%	22,500.00	307,500.00	330,000.00
11/01/2034			15,375.00	15,375.00	
05/01/2035	300,000	5.000%	15,375.00	315,375.00	330,750.00
11/01/2035			7,875.00	7,875.00	
05/01/2036	315,000	5.000%	7,875.00	322,875.00	330,750.00
	4,285,000		2,622,185.63	6,907,185.63	6,907,185.63

\$4,285,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding and Improvement Bonds, Series 2015
 (Assessment Area Two - Phase One Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.828139%)
04/30/22	Bal	-163,443.76	-189,068.69
04/30/22	Acc	-0.80	-0.93
05/04/22		5.43	6.28
11/01/22		519.49	586.69
04/30/23	MMkt Bal	166,633.03	183,777.82
04/30/23	MMkt Acc	600.31	662.08

05/19/25	TOTALS:	4,313.70	-4,036.74

ISSUE DATE:	05/19/15	REBATABLE ARBITRAGE:	-4,036.74
COMP DATE:	05/19/25	NET INCOME:	4,313.70
BOND YIELD:	4.828139%	TAX INV YIELD:	2.626238%

\$4,285,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding and Improvement Bonds, Series 2015
 (Assessment Area Two - Phase One Project)
 4/30/22 Rebate Liability

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.828139%)
04/30/22		-203,365.61	-235,249.54

05/19/25	TOTALS:	-203,365.61	-235,249.54

ISSUE DATE: 05/19/15 REBATABLE ARBITRAGE: -235,249.54
 COMP DATE: 05/19/25
 BOND YIELD: 4.828139%

\$4,285,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding and Improvement Bonds, Series 2015
 (Assessment Area Two - Phase One Project)
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.828139%)
05/19/22		-1,830.00	-2,111.59

05/19/25	TOTALS:	-1,830.00	-2,111.59

ISSUE DATE: 05/19/15 REBATABLE ARBITRAGE: -2,111.59
 COMP DATE: 05/19/25
 BOND YIELD: 4.828139%

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 12.5 million, and the number of people aged 75 and over has increased from 4.5 million to 6.5 million (Office of National Statistics 2000).

There is a growing awareness of the need to develop services to meet the needs of older people, and the importance of the role of the community in providing such services. The Department of Health (1999) has identified the need for a 'new paradigm' in the way that health services are delivered, and the importance of the role of the community in providing such services.

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REBATE REPORT

\$8,500,000

Reunion West Community Development District

(Osceola County, Florida)

Special Assessment Bonds, Series 2016

(Assessment Area Three Project)

Dated: May 31, 2016

Delivered: May 31, 2016

Rebate Report to the Computation Date

May 31, 2026

Reflecting Activity To

May 31, 2023



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

March 8, 2024

Reunion West Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$8,500,000 Reunion West Community Development District (Osceola County, Florida), Special Assessment Bonds, Series 2016 (Assessment Area Three Project)

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Reunion West Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of May 31, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

David G. Mancuso, CPA, MBA
Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the May 31, 2026 Computation Date
Reflecting Activity from May 31, 2016 through May 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Debt Service Reserve Fund	2.790653%	8,388.54	(7,530.96)
Totals	2.790653%	\$8,388.54	\$(7,530.96)
Bond Yield	4.913260%		
4/30/22 Rebate Liability			(210,431.60)
Rebate Computation Credits			(4,489.38)
		Net Rebatable Arbitrage	\$(222,451.94)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from May 31, 2016, the date of the closing, to May 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 31, 2026. The activity from May 31, 2016 through April 30, 2022 was taken from the prior consultant's rebate report dated June 4, 2022, which included:
 - Cumulative rebate liability of \$(172,573.93) as of April 30, 2022.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between May 31, 2016 and May 31, 2023, the District made periodic payments into the Interest and Sinking Funds that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Interest and Sinking Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

May 31, 2026.

7. Computation Period

The period beginning on May 31, 2016, the date of the closing, and ending on May 31, 2023.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund/ Account	Account Number
Interest	241156000
Sinking Fund	241156001
Revenue	241156002
Debt Service Reserve	241156003
Prepayment	241156004

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of May 31, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 31, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 31, 2026, is the Rebatable Arbitrage.

\$8,500,000
Reunion West Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Three Project)
Delivered: May 31, 2016

Sources of Funds

Par Amount	\$8,500,000.00
Original Issue Discount	<u>-3,639.10</u>
Totals	\$8,496,360.90

Uses of Funds

Acquisition & Construction Fund	\$7,687,713.26
Debt Service Reserve Fund	274,875.00
Capitalized Interest Fund	170,902.64
Costs of Issuance Account	178,250.00
Underwriter's Discount	<u>184,620.00</u>
Total	\$8,496,360.90

PROOF OF ARBITRAGE YIELD

\$8,500,000

Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)

Date	Debt Service	Present Value to 05/31/2016 @ 4.9132602568%
11/01/2016	170,902.64	167,458.36
05/01/2017	203,725.00	194,832.91
11/01/2017	343,725.00	320,840.39
05/01/2018	201,187.50	183,290.03
11/01/2018	346,187.50	307,828.74
05/01/2019	198,559.38	172,324.94
11/01/2019	348,559.38	295,253.07
05/01/2020	195,840.63	161,912.50
11/01/2020	350,840.63	283,104.91
05/01/2021	193,031.25	152,028.52
11/01/2021	353,031.25	271,375.43
05/01/2022	189,531.25	142,199.52
11/01/2022	359,531.25	263,277.59
05/01/2023	185,812.50	132,804.29
11/01/2023	360,812.50	251,697.37
05/01/2024	181,984.38	123,905.66
11/01/2024	366,984.38	243,873.47
05/01/2025	177,937.50	115,410.25
11/01/2025	367,937.50	232,922.20
05/01/2026	173,781.25	107,374.14
11/01/2026	373,781.25	225,410.54
05/01/2027	169,406.25	99,711.69
11/01/2027	379,406.25	217,962.13
05/01/2028	164,812.50	92,411.63
11/01/2028	384,812.50	210,593.81
05/01/2029	160,000.00	85,462.65
11/01/2029	385,000.00	200,713.71
05/01/2030	154,375.00	78,551.27
11/01/2030	394,375.00	195,859.91
05/01/2031	148,375.00	71,921.18
11/01/2031	398,375.00	188,472.55
05/01/2032	142,125.00	65,627.59
11/01/2032	407,125.00	183,486.31
05/01/2033	135,500.00	59,603.96
11/01/2033	410,500.00	176,241.80
05/01/2034	128,625.00	53,899.05
11/01/2034	418,625.00	171,214.60
05/01/2035	121,375.00	48,451.23
11/01/2035	426,375.00	166,122.03
05/01/2036	113,750.00	43,256.05
11/01/2036	433,750.00	160,988.50
05/01/2037	105,750.00	38,308.55
11/01/2037	440,750.00	155,835.91
05/01/2038	97,375.00	33,603.35
11/01/2038	452,375.00	152,367.97
05/01/2039	88,500.00	29,093.66
11/01/2039	458,500.00	147,114.10
05/01/2040	79,250.00	24,818.42
11/01/2040	469,250.00	143,429.70
05/01/2041	69,500.00	20,733.83
11/01/2041	479,500.00	139,618.60
05/01/2042	59,250.00	16,838.48
11/01/2042	489,250.00	135,707.98
05/01/2043	48,500.00	13,130.35
11/01/2043	498,500.00	131,722.38
05/01/2044	37,250.00	9,606.84
11/01/2044	512,250.00	128,942.55

PROOF OF ARBITRAGE YIELD

\$8,500,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)

Date	Debt Service	Present Value to 05/31/2016 @ 4.9132602568%
05/01/2045	25,375.00	6,234.19
11/01/2045	520,375.00	124,781.60
05/01/2046	13,000.00	3,042.55
11/01/2046	533,000.00	121,753.43
	16,597,871.42	8,496,360.90

Proceeds Summary

Delivery date	05/31/2016
Par Value	8,500,000.00
Premium (Discount)	-3,639.10
Target for yield calculation	8,496,360.90

BOND DEBT SERVICE

\$8,500,000

Reunion West Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Three Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/31/2016					
11/01/2016			170,902.64	170,902.64	170,902.64
05/01/2017			203,725.00	203,725.00	
11/01/2017	140,000	3.625%	203,725.00	343,725.00	547,450.00
05/01/2018			201,187.50	201,187.50	
11/01/2018	145,000	3.625%	201,187.50	346,187.50	547,375.00
05/01/2019			198,559.38	198,559.38	
11/01/2019	150,000	3.625%	198,559.38	348,559.38	547,118.76
05/01/2020			195,840.63	195,840.63	
11/01/2020	155,000	3.625%	195,840.63	350,840.63	546,681.26
05/01/2021			193,031.25	193,031.25	
11/01/2021	160,000	4.375%	193,031.25	353,031.25	546,062.50
05/01/2022			189,531.25	189,531.25	
11/01/2022	170,000	4.375%	189,531.25	359,531.25	549,062.50
05/01/2023			185,812.50	185,812.50	
11/01/2023	175,000	4.375%	185,812.50	360,812.50	546,625.00
05/01/2024			181,984.38	181,984.38	
11/01/2024	185,000	4.375%	181,984.38	366,984.38	548,968.76
05/01/2025			177,937.50	177,937.50	
11/01/2025	190,000	4.375%	177,937.50	367,937.50	545,875.00
05/01/2026			173,781.25	173,781.25	
11/01/2026	200,000	4.375%	173,781.25	373,781.25	547,562.50
05/01/2027			169,406.25	169,406.25	
11/01/2027	210,000	4.375%	169,406.25	379,406.25	548,812.50
05/01/2028			164,812.50	164,812.50	
11/01/2028	220,000	4.375%	164,812.50	384,812.50	549,625.00
05/01/2029			160,000.00	160,000.00	
11/01/2029	225,000	5.000%	160,000.00	385,000.00	545,000.00
05/01/2030			154,375.00	154,375.00	
11/01/2030	240,000	5.000%	154,375.00	394,375.00	548,750.00
05/01/2031			148,375.00	148,375.00	
11/01/2031	250,000	5.000%	148,375.00	398,375.00	546,750.00
05/01/2032			142,125.00	142,125.00	
11/01/2032	265,000	5.000%	142,125.00	407,125.00	549,250.00
05/01/2033			135,500.00	135,500.00	
11/01/2033	275,000	5.000%	135,500.00	410,500.00	546,000.00
05/01/2034			128,625.00	128,625.00	
11/01/2034	290,000	5.000%	128,625.00	418,625.00	547,250.00
05/01/2035			121,375.00	121,375.00	
11/01/2035	305,000	5.000%	121,375.00	426,375.00	547,750.00
05/01/2036			113,750.00	113,750.00	
11/01/2036	320,000	5.000%	113,750.00	433,750.00	547,500.00
05/01/2037			105,750.00	105,750.00	
11/01/2037	335,000	5.000%	105,750.00	440,750.00	546,500.00
05/01/2038			97,375.00	97,375.00	
11/01/2038	355,000	5.000%	97,375.00	452,375.00	549,750.00
05/01/2039			88,500.00	88,500.00	
11/01/2039	370,000	5.000%	88,500.00	458,500.00	547,000.00
05/01/2040			79,250.00	79,250.00	
11/01/2040	390,000	5.000%	79,250.00	469,250.00	548,500.00
05/01/2041			69,500.00	69,500.00	
11/01/2041	410,000	5.000%	69,500.00	479,500.00	549,000.00
05/01/2042			59,250.00	59,250.00	
11/01/2042	430,000	5.000%	59,250.00	489,250.00	548,500.00
05/01/2043			48,500.00	48,500.00	
11/01/2043	450,000	5.000%	48,500.00	498,500.00	547,000.00
05/01/2044			37,250.00	37,250.00	
11/01/2044	475,000	5.000%	37,250.00	512,250.00	549,500.00

BOND DEBT SERVICE

\$8,500,000

Reunion West Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Three Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2045			25,375.00	25,375.00	
11/01/2045	495,000	5.000%	25,375.00	520,375.00	545,750.00
05/01/2046			13,000.00	13,000.00	
11/01/2046	520,000	5.000%	13,000.00	533,000.00	546,000.00
	8,500,000		8,097,871.42	16,597,871.42	16,597,871.42

\$8,500,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.913260%)
04/30/22	Bal	-275,228.25	-335,605.28
04/30/22	Acc	-1.35	-1.65
05/31/23	MMkt Bal	282,510.74	326,794.97
05/31/23	MMkt Acc	1,107.40	1,280.99

05/31/26	TOTALS:	8,388.54	-7,530.96

ISSUE DATE:	05/31/16	REBATABLE ARBITRAGE:	-7,530.96
COMP DATE:	05/31/26	NET INCOME:	8,388.54
BOND YIELD:	4.913260%	TAX INV YIELD:	2.790653%

\$8,500,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 4/30/22 Rebate Liability

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.913260%)
04/30/22		-172,573.93	-210,431.60

05/31/26	TOTALS:	-172,573.93	-210,431.60

ISSUE DATE: 05/31/16 REBATABL ARBITRAGE: -210,431.60
 COMP DATE: 05/31/26
 BOND YIELD: 4.913260%

\$8,500,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.913260%)
05/31/22		-1,830.00	-2,222.14
05/31/23		-1,960.00	-2,267.23

05/31/26	TOTALS:	-3,790.00	-4,489.38

ISSUE DATE: 05/31/16 REBATABLE ARBITRAGE: -4,489.38
 COMP DATE: 05/31/26
 BOND YIELD: 4.913260%

the 1990s, the number of people in the UK who are aged 65 and over has increased by 1.5 million (1990–1999).

There is a growing awareness of the need to address the needs of older people in the community. The Department of Health (1999) has published a strategy for older people, which sets out the government's commitment to improve the lives of older people.

The strategy is based on the following principles: older people should be able to live independently, safely and comfortably; older people should be able to participate in the community; and older people should be able to access the services they need.

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REBATE REPORT

\$7,945,000

Reunion West Community Development District

(Osceola County, Florida)

Special Assessment Bonds, Series 2017

(Assessment Area Four Project)

Dated: July 31, 2017

Delivered: July 31, 2017

Rebate Report to the Computation Date

July 31, 2027

Reflecting Activity To

July 31, 2023



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

March 8, 2024

Reunion West Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$7,945,000 Reunion West Community Development District (Osceola County, Florida),
Special Assessment Bonds, Series 2017 (Assessment Area Four Project)

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Reunion West Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of July 31, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

David G. Mancuso, CPA, MBA
Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the July 31, 2027 Computation Date
Reflecting Activity from July 31, 2017 through July 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Debt Service Reserve Fund	3.452933%	9,629.33	(4,737.79)
Totals	3.452933%	\$9,629.33	\$(4,737.79)
Bond Yield	4.824956%		
6/30/22 Rebate Liability			(134,248.67)
Rebate Computation Credits			(4,694.43)
		Net Rebatable Arbitrage	\$(143,680.89)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from July 31, 2017, the date of the closing, to July 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of July 31, 2027. The activity from July 31, 2017 through June 30, 2022 was taken from the prior consultant's rebate report dated July 29, 2022, which included:
 - Cumulative rebate liability of \$(105,341.20) as of June 30, 2022.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between July 31, 2017 and July 31, 2023, the District made periodic payments into the Interest and Sinking Funds that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Interest and Sinking Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

July 31, 2027.

7. Computation Period

The period beginning on July 31, 2017, the date of the closing, and ending on July 31, 2023.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund/ Account	Account Number
Revenue	229891000
Interest	229891001
Sinking Fund	229891002
Debt Service Reserve	229891003
Prepayment	229891004

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to July 31, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on July 31, 2027, is the Rebatable Arbitrage.

\$7,945,000
Reunion West Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2017
(Assessment Area Four Project)
Delivered: July 31, 2017

Sources of Funds

Par Amount	\$7,945,000.00
Totals	\$7,945,000.00

Uses of Funds

Acquisition & Construction Fund	\$7,256,688.51
Debt Service Reserve Fund	254,625.00
Capitalized Interest Fund	94,036.49
Costs of Issuance Account	180,750.00
Underwriter's Discount	158,900.00
Total	\$7,945,000.00

PROOF OF ARBITRAGE YIELD

\$7,945,000

Reunion West Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2017
(Assessment Area Four Project)

Date	Debt Service	Present Value to 07/31/2017 @ 4.8249562520%
11/01/2017	94,036.49	92,910.00
05/01/2018	186,006.25	179,448.86
11/01/2018	321,006.25	302,394.43
05/01/2019	183,643.75	168,920.97
11/01/2019	323,643.75	290,684.43
05/01/2020	181,193.75	158,907.68
11/01/2020	326,193.75	279,334.41
05/01/2021	178,656.25	149,387.46
11/01/2021	328,656.25	268,339.71
05/01/2022	176,031.25	140,339.51
11/01/2022	331,031.25	257,695.18
05/01/2023	173,318.75	131,743.73
11/01/2023	333,318.75	247,395.21
05/01/2024	169,918.75	123,145.90
11/01/2024	334,918.75	237,009.23
05/01/2025	166,412.50	114,989.68
11/01/2025	341,412.50	230,355.96
05/01/2026	162,693.75	107,185.99
11/01/2026	342,693.75	220,455.27
05/01/2027	158,868.75	99,792.96
11/01/2027	348,868.75	213,978.73
05/01/2028	154,831.25	92,728.73
11/01/2028	349,831.25	204,579.16
05/01/2029	150,687.50	86,045.30
11/01/2029	355,687.50	198,319.60
05/01/2030	145,818.75	79,388.49
11/01/2030	360,818.75	191,814.04
05/01/2031	140,712.50	73,041.74
11/01/2031	365,712.50	185,363.98
05/01/2032	135,368.75	66,996.34
11/01/2032	370,368.75	178,983.97
05/01/2033	129,787.50	61,243.47
11/01/2033	374,787.50	172,686.80
05/01/2034	123,968.75	55,774.21
11/01/2034	383,968.75	168,680.23
05/01/2035	117,793.75	50,528.65
11/01/2035	387,793.75	162,428.92
05/01/2036	111,381.25	45,553.50
11/01/2036	396,381.25	158,295.98
05/01/2037	104,612.50	40,793.17
11/01/2037	404,612.50	154,060.16
05/01/2038	97,487.50	36,244.92
11/01/2038	407,487.50	147,931.13
05/01/2039	90,125.00	31,947.56
11/01/2039	415,125.00	143,687.32
05/01/2040	82,000.00	27,714.08
11/01/2040	427,000.00	140,916.44
05/01/2041	73,375.00	23,644.44
11/01/2041	433,375.00	136,361.54
05/01/2042	64,375.00	19,778.46
11/01/2042	444,375.00	133,312.82
05/01/2043	54,875.00	16,074.74
11/01/2043	449,875.00	128,679.21
05/01/2044	45,000.00	12,568.29
11/01/2044	460,000.00	125,449.41
05/01/2045	34,625.00	9,220.36
11/01/2045	474,625.00	123,411.51

PROOF OF ARBITRAGE YIELD

\$7,945,000

Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Four Project)

Date	Debt Service	Present Value to 07/31/2017 @ 4.8249562520%
05/01/2046	23,625.00	5,998.24
11/01/2046	483,625.00	119,896.92
05/01/2047	12,125.00	2,935.14
11/01/2047	497,125.00	117,505.76
	15,297,673.99	7,945,000.00

Proceeds Summary

Delivery date	07/31/2017
Par Value	7,945,000.00
Target for yield calculation	7,945,000.00

BOND DEBT SERVICE

\$7,945,000

Reunion West Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2017
(Assessment Area Four Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
07/31/2017					
11/01/2017			94,036.49	94,036.49	94,036.49
05/01/2018			186,006.25	186,006.25	
11/01/2018	135,000	3.500%	186,006.25	321,006.25	507,012.50
05/01/2019			183,643.75	183,643.75	
11/01/2019	140,000	3.500%	183,643.75	323,643.75	507,287.50
05/01/2020			181,193.75	181,193.75	
11/01/2020	145,000	3.500%	181,193.75	326,193.75	507,387.50
05/01/2021			178,656.25	178,656.25	
11/01/2021	150,000	3.500%	178,656.25	328,656.25	507,312.50
05/01/2022			176,031.25	176,031.25	
11/01/2022	155,000	3.500%	176,031.25	331,031.25	507,062.50
05/01/2023			173,318.75	173,318.75	
11/01/2023	160,000	4.250%	173,318.75	333,318.75	506,637.50
05/01/2024			169,918.75	169,918.75	
11/01/2024	165,000	4.250%	169,918.75	334,918.75	504,837.50
05/01/2025			166,412.50	166,412.50	
11/01/2025	175,000	4.250%	166,412.50	341,412.50	507,825.00
05/01/2026			162,693.75	162,693.75	
11/01/2026	180,000	4.250%	162,693.75	342,693.75	505,387.50
05/01/2027			158,868.75	158,868.75	
11/01/2027	190,000	4.250%	158,868.75	348,868.75	507,737.50
05/01/2028			154,831.25	154,831.25	
11/01/2028	195,000	4.250%	154,831.25	349,831.25	504,662.50
05/01/2029			150,687.50	150,687.50	
11/01/2029	205,000	4.750%	150,687.50	355,687.50	506,375.00
05/01/2030			145,818.75	145,818.75	
11/01/2030	215,000	4.750%	145,818.75	360,818.75	506,637.50
05/01/2031			140,712.50	140,712.50	
11/01/2031	225,000	4.750%	140,712.50	365,712.50	506,425.00
05/01/2032			135,368.75	135,368.75	
11/01/2032	235,000	4.750%	135,368.75	370,368.75	505,737.50
05/01/2033			129,787.50	129,787.50	
11/01/2033	245,000	4.750%	129,787.50	374,787.50	504,575.00
05/01/2034			123,968.75	123,968.75	
11/01/2034	260,000	4.750%	123,968.75	383,968.75	507,937.50
05/01/2035			117,793.75	117,793.75	
11/01/2035	270,000	4.750%	117,793.75	387,793.75	505,587.50
05/01/2036			111,381.25	111,381.25	
11/01/2036	285,000	4.750%	111,381.25	396,381.25	507,762.50
05/01/2037			104,612.50	104,612.50	
11/01/2037	300,000	4.750%	104,612.50	404,612.50	509,225.00
05/01/2038			97,487.50	97,487.50	
11/01/2038	310,000	4.750%	97,487.50	407,487.50	504,975.00
05/01/2039			90,125.00	90,125.00	
11/01/2039	325,000	5.000%	90,125.00	415,125.00	505,250.00
05/01/2040			82,000.00	82,000.00	
11/01/2040	345,000	5.000%	82,000.00	427,000.00	509,000.00
05/01/2041			73,375.00	73,375.00	
11/01/2041	360,000	5.000%	73,375.00	433,375.00	506,750.00
05/01/2042			64,375.00	64,375.00	
11/01/2042	380,000	5.000%	64,375.00	444,375.00	508,750.00
05/01/2043			54,875.00	54,875.00	
11/01/2043	395,000	5.000%	54,875.00	449,875.00	504,750.00
05/01/2044			45,000.00	45,000.00	
11/01/2044	415,000	5.000%	45,000.00	460,000.00	505,000.00
05/01/2045			34,625.00	34,625.00	
11/01/2045	440,000	5.000%	34,625.00	474,625.00	509,250.00

BOND DEBT SERVICE

\$7,945,000

Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Four Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2046			23,625.00	23,625.00	
11/01/2046	460,000	5.000%	23,625.00	483,625.00	507,250.00
05/01/2047			12,125.00	12,125.00	
11/01/2047	485,000	5.000%	12,125.00	497,125.00	509,250.00
	7,945,000		7,352,673.99	15,297,673.99	15,297,673.99

\$7,945,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Four Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.824956%)
06/30/22	Bal	-254,714.22	-324,612.27
06/30/22	Acc	-138.81	-176.90
07/31/23	MMkt Bal	263,421.93	318,768.15
07/31/23	MMkt Acc	1,060.43	1,283.23

07/31/27	TOTALS:	9,629.33	-4,737.79

ISSUE DATE:	07/31/17	REBATABLE ARBITRAGE:	-4,737.79
COMP DATE:	07/31/27	NET INCOME:	9,629.33
BOND YIELD:	4.824956%	TAX INV YIELD:	3.452933%

\$7,945,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Four Project)
 6/30/22 Rebate Liability

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.824956%)
06/30/22		-105,341.20	-134,248.67

07/31/27	TOTALS:	-105,341.20	-134,248.67

ISSUE DATE: 07/31/17 REBATABLE ARBITRAGE: -134,248.67
 COMP DATE: 07/31/27
 BOND YIELD: 4.824956%

\$7,945,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2017
 (Assessment Area Four Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.824956%)
07/31/22		-1,830.00	-2,322.63
07/31/23		-1,960.00	-2,371.81

07/31/27	TOTALS:	-3,790.00	-4,694.43

ISSUE DATE: 07/31/17 REBATABLE ARBITRAGE: -4,694.43
 COMP DATE: 07/31/27
 BOND YIELD: 4.824956%

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has also become an important employer of women, with 5.5 million women employed in the public sector in 1995, compared with 4.5 million in 1980.

There are a number of reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of women in its workforce. In 1995, 88% of the public sector workforce were women, compared with 78% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

Another reason why the public sector has become an important employer of women is that it has a high proportion of jobs that are part-time or flexible. In 1995, 22% of the public sector workforce were employed on part-time or flexible contracts, compared with 12% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

A third reason why the public sector has become an important employer of women is that it has a high proportion of jobs that are well paid. In 1995, the average salary of a public sector employee was £18,000, compared with £15,000 in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

There are a number of other reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of jobs that are secure. In 1995, 88% of the public sector workforce were employed on permanent contracts, compared with 78% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

Another reason why the public sector has become an important employer of women is that it has a high proportion of jobs that are well located. In 1995, 22% of the public sector workforce were employed in London, compared with 12% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

A third reason why the public sector has become an important employer of women is that it has a high proportion of jobs that are well matched to the skills of women. In 1995, 88% of the public sector workforce were employed in jobs that required a degree or higher qualification, compared with 78% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

There are a number of other reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of jobs that are well paid. In 1995, the average salary of a public sector employee was £18,000, compared with £15,000 in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

Another reason why the public sector has become an important employer of women is that it has a high proportion of jobs that are part-time or flexible. In 1995, 22% of the public sector workforce were employed on part-time or flexible contracts, compared with 12% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

REBATE REPORT

\$7,095,000

Reunion West Community Development District

(Osceola County, Florida)

Special Assessment Bonds, Series 2019

(Assessment Area Five Project)

Dated: May 30, 2019

Delivered: May 30, 2019

Rebate Report to the Computation Date

May 30, 2024

Reflecting Activity To

May 31, 2023



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

March 8, 2024

Reunion West Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$7,095,000 Reunion West Community Development District (Osceola County, Florida),
Special Assessment Bonds, Series 2019 (Assessment Area Five Project)

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Reunion West Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of May 30, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

David G. Mancuso, CPA, MBA
Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the May 30, 2024 Computation Date
Reflecting Activity from May 30, 2019 through May 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	2.799447%	2,659.20	(1,808.75)
Debt Service Reserve Fund	2.779211%	9,907.42	(6,869.29)
Totals	2.783468%	\$12,566.62	\$(8,678.04)
Bond Yield	4.607687%		
4/30/22 Rebate Liability			(145,603.49)
Rebate Computation Credits			(4,055.91)
		Net Rebatable Arbitrage	\$(158,337.44)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from May 30, 2019, the date of the closing, to May 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 30, 2024. The activity from May 30, 2019 through April 30, 2022 was taken from the prior consultant's rebate report dated July 26, 2022, which included:
 - Rebate liability of \$(132,420.53) as of April 30, 2022.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between May 30, 2019 and May 31, 2023, the District made periodic payments into the Interest and Sinking Funds that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Interest and Sinking Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

May 30, 2024.

7. Computation Period

The period beginning on May 30, 2019, the date of the closing, and ending on May 31, 2023.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund/ Account	Account Number
Revenue	263966000
Interest	263966001
Sinking Fund	263966002
Debt Service Reserve	263966003
Prepayment	263966004
Acquisition & Construction	263966005

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of May 31, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 30, 2024. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 30, 2024, is the Rebatable Arbitrage.

\$7,095,000
Reunion West Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area Five Project)
Delivered: May 30, 2019

Sources of Funds

Par Amount	\$7,095,000.00
Original Issue Discount	<u>-66,231.20</u>
Totals	\$7,028,768.80

Uses of Funds

Acquisition & Construction Fund	\$6,057,286.19
Debt Service Reserve Fund	326,484.38
Capitalized Interest Fund	290,073.23
Costs of Issuance Account	213,025.00
Underwriter's Discount	<u>141,900.00</u>
Total	\$7,028,768.80

PROOF OF ARBITRAGE YIELD

\$7,095,000

Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area Five Project)

Date	Debt Service	Present Value to 05/30/2019 @ 4.6076871145%
11/01/2019	132,329.48	129,825.01
05/01/2020	157,743.75	151,273.19
11/01/2020	157,743.75	147,866.57
05/01/2021	277,743.75	254,489.69
11/01/2021	155,493.75	139,266.57
05/01/2022	280,493.75	245,564.28
11/01/2022	153,150.00	131,059.06
05/01/2023	283,150.00	236,850.70
11/01/2023	150,712.50	123,229.71
05/01/2024	285,712.50	228,351.27
11/01/2024	148,181.25	115,764.53
05/01/2025	288,181.25	220,067.55
11/01/2025	145,381.25	108,519.24
05/01/2026	290,381.25	211,872.68
11/01/2026	142,481.25	101,618.36
05/01/2027	292,481.25	203,901.55
11/01/2027	139,481.25	95,048.74
05/01/2028	294,481.25	196,153.58
11/01/2028	136,381.25	88,797.62
05/01/2029	301,381.25	191,809.86
11/01/2029	133,081.25	82,790.33
05/01/2030	303,081.25	184,301.92
11/01/2030	129,681.25	77,082.54
05/01/2031	309,681.25	179,929.26
11/01/2031	125,631.25	71,349.78
05/01/2032	310,631.25	172,444.02
11/01/2032	121,468.75	65,913.69
05/01/2033	316,468.75	167,861.04
11/01/2033	117,081.25	60,703.61
05/01/2034	322,081.25	163,230.24
11/01/2034	112,468.75	55,715.38
05/01/2035	322,468.75	156,148.90
11/01/2035	107,743.75	50,997.80
05/01/2036	327,743.75	151,635.82
11/01/2036	102,793.75	46,488.14
05/01/2037	337,793.75	149,325.88
11/01/2037	97,506.25	42,133.16
05/01/2038	342,506.25	144,666.54
11/01/2038	91,993.75	37,980.96
05/01/2039	346,993.75	140,035.24
11/01/2039	86,256.25	34,026.27
05/01/2040	351,256.25	135,442.78
11/01/2040	80,128.13	30,201.24
05/01/2041	360,128.13	132,679.84
11/01/2041	73,653.13	26,524.50
05/01/2042	363,653.13	128,012.19
11/01/2042	66,946.88	23,035.75
05/01/2043	371,946.88	125,101.06
11/01/2043	59,893.75	19,691.08
05/01/2044	379,893.75	122,083.88
11/01/2044	52,493.75	16,489.66
05/01/2045	387,493.75	118,980.83
11/01/2045	44,746.88	13,430.22
05/01/2046	394,746.88	115,810.27
11/01/2046	36,653.13	10,511.08
05/01/2047	406,653.13	113,990.48
11/01/2047	28,096.88	7,698.58
05/01/2048	413,096.88	110,640.08

PROOF OF ARBITRAGE YIELD

\$7,095,000

Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area Five Project)

Date	Debt Service	Present Value to 05/30/2019 @ 4.6076871145%
11/01/2048	19,193.75	5,024.91
05/01/2049	424,193.75	108,552.78
11/01/2049	9,828.13	2,458.42
05/01/2050	434,828.13	106,318.88
	13,437,767.05	7,028,768.80

Proceeds Summary

Delivery date	05/30/2019
Par Value	7,095,000.00
Premium (Discount)	-66,231.20
Target for yield calculation	7,028,768.80

BOND DEBT SERVICE

\$7,095,000

Reunion West Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area Five Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/30/2019					
11/01/2019			132,329.48	132,329.48	
05/01/2020			157,743.75	157,743.75	290,073.23
11/01/2020			157,743.75	157,743.75	
05/01/2021	120,000	3.750%	157,743.75	277,743.75	435,487.50
11/01/2021			155,493.75	155,493.75	
05/01/2022	125,000	3.750%	155,493.75	280,493.75	435,987.50
11/01/2022			153,150.00	153,150.00	
05/01/2023	130,000	3.750%	153,150.00	283,150.00	436,300.00
11/01/2023			150,712.50	150,712.50	
05/01/2024	135,000	3.750%	150,712.50	285,712.50	436,425.00
11/01/2024			148,181.25	148,181.25	
05/01/2025	140,000	4.000%	148,181.25	288,181.25	436,362.50
11/01/2025			145,381.25	145,381.25	
05/01/2026	145,000	4.000%	145,381.25	290,381.25	435,762.50
11/01/2026			142,481.25	142,481.25	
05/01/2027	150,000	4.000%	142,481.25	292,481.25	434,962.50
11/01/2027			139,481.25	139,481.25	
05/01/2028	155,000	4.000%	139,481.25	294,481.25	433,962.50
11/01/2028			136,381.25	136,381.25	
05/01/2029	165,000	4.000%	136,381.25	301,381.25	437,762.50
11/01/2029			133,081.25	133,081.25	
05/01/2030	170,000	4.000%	133,081.25	303,081.25	436,162.50
11/01/2030			129,681.25	129,681.25	
05/01/2031	180,000	4.500%	129,681.25	309,681.25	439,362.50
11/01/2031			125,631.25	125,631.25	
05/01/2032	185,000	4.500%	125,631.25	310,631.25	436,262.50
11/01/2032			121,468.75	121,468.75	
05/01/2033	195,000	4.500%	121,468.75	316,468.75	437,937.50
11/01/2033			117,081.25	117,081.25	
05/01/2034	205,000	4.500%	117,081.25	322,081.25	439,162.50
11/01/2034			112,468.75	112,468.75	
05/01/2035	210,000	4.500%	112,468.75	322,468.75	434,937.50
11/01/2035			107,743.75	107,743.75	
05/01/2036	220,000	4.500%	107,743.75	327,743.75	435,487.50
11/01/2036			102,793.75	102,793.75	
05/01/2037	235,000	4.500%	102,793.75	337,793.75	440,587.50
11/01/2037			97,506.25	97,506.25	
05/01/2038	245,000	4.500%	97,506.25	342,506.25	440,012.50
11/01/2038			91,993.75	91,993.75	
05/01/2039	255,000	4.500%	91,993.75	346,993.75	438,987.50
11/01/2039			86,256.25	86,256.25	
05/01/2040	265,000	4.625%	86,256.25	351,256.25	437,512.50
11/01/2040			80,128.13	80,128.13	
05/01/2041	280,000	4.625%	80,128.13	360,128.13	440,256.26
11/01/2041			73,653.13	73,653.13	
05/01/2042	290,000	4.625%	73,653.13	363,653.13	437,306.26
11/01/2042			66,946.88	66,946.88	
05/01/2043	305,000	4.625%	66,946.88	371,946.88	438,893.76
11/01/2043			59,893.75	59,893.75	
05/01/2044	320,000	4.625%	59,893.75	379,893.75	439,787.50
11/01/2044			52,493.75	52,493.75	
05/01/2045	335,000	4.625%	52,493.75	387,493.75	439,987.50
11/01/2045			44,746.88	44,746.88	
05/01/2046	350,000	4.625%	44,746.88	394,746.88	439,493.76
11/01/2046			36,653.13	36,653.13	
05/01/2047	370,000	4.625%	36,653.13	406,653.13	443,306.26
11/01/2047			28,096.88	28,096.88	
05/01/2048	385,000	4.625%	28,096.88	413,096.88	441,193.76

BOND DEBT SERVICE

\$7,095,000

Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area Five Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2048			19,193.75	19,193.75	
05/01/2049	405,000	4.625%	19,193.75	424,193.75	443,387.50
11/01/2049			9,828.13	9,828.13	
05/01/2050	425,000	4.625%	9,828.13	434,828.13	444,656.26
	7,095,000		6,342,767.05	13,437,767.05	13,437,767.05

\$7,095,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area Five Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.607687%)
04/30/22	Bal	-85,813.96	-94,357.06
04/30/22	Acc	-0.42	-0.46
05/04/22		-10.87	-11.95
11/01/22		-1,037.74	-1,115.21
05/03/23		-5,213.88	-5,475.56
05/31/23	MMkt Bal	94,367.42	98,765.66
05/31/23	MMkt Acc	368.65	385.83

05/30/24	TOTALS:	2,659.20	-1,808.75

ISSUE DATE:	05/30/19	REBATABLE ARBITRAGE:	-1,808.75
COMP DATE:	05/30/24	NET INCOME:	2,659.20
BOND YIELD:	4.607687%	TAX INV YIELD:	2.799447%

\$7,095,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area Five Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.607687%)
04/30/22	Bal	-326,496.91	-359,000.90
04/30/22	Acc	-1.61	-1.77
05/04/22		10.87	11.95
11/01/22		1,037.74	1,115.21
05/03/23		5,213.88	5,475.56
05/31/23	MMkt Bal	328,853.14	344,180.21
05/31/23	MMkt Acc	1,290.31	1,350.45

05/30/24	TOTALS:	9,907.42	-6,869.29

ISSUE DATE:	05/30/19	REBATABLE ARBITRAGE:	-6,869.29
COMP DATE:	05/30/24	NET INCOME:	9,907.42
BOND YIELD:	4.607687%	TAX INV YIELD:	2.779211%

\$7,095,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area Five Project)
 4/30/22 Rebate Liability

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.607687%)
04/30/22		-132,420.53	-145,603.49

05/30/24	TOTALS:	-132,420.53	-145,603.49

ISSUE DATE: 05/30/19 REBATABLE ARBITRAGE: -145,603.49
 COMP DATE: 05/30/24
 BOND YIELD: 4.607687%

\$7,095,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area Five Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.607687%)
05/30/22		-1,830.00	-2,004.56
05/30/23		-1,960.00	-2,051.35

05/30/24	TOTALS:	-3,790.00	-4,055.91

ISSUE DATE: 05/30/19 REBATABLE ARBITRAGE: -4,055.91
 COMP DATE: 05/30/24
 BOND YIELD: 4.607687%

the 1990s, the number of people in the UK with a mental health problem has increased by 50% (Mental Health Act 1983).

There is a growing awareness of the need to improve the lives of people with mental health problems. The Department of Health (1999) has set out a vision of a new mental health system, which will be based on the following principles: (1) people with mental health problems should be treated as individuals, with their own needs and wishes; (2) people should be given the opportunity to participate in decisions about their care; (3) people should be given the opportunity to live in their own homes; (4) people should be given the opportunity to work and to study; (5) people should be given the opportunity to live a full and active life.

The Department of Health (1999) has also set out a vision of a new mental health system, which will be based on the following principles: (1) people with mental health problems should be treated as individuals, with their own needs and wishes; (2) people should be given the opportunity to participate in decisions about their care; (3) people should be given the opportunity to live in their own homes; (4) people should be given the opportunity to work and to study; (5) people should be given the opportunity to live a full and active life.

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REBATE REPORT

\$11,840,000

Reunion West Community Development District

(Osceola County, Florida)

Special Assessment Refunding Bonds, Series 2022

Dated: February 15, 2022

Delivered: February 15, 2022

Rebate Report to the Computation Date

February 15, 2027

Reflecting Activity To

January 31, 2024



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

March 8, 2024

Reunion West Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$11,840,000 Reunion West Community Development District (Osceola County, Florida),
Special Assessment Refunding Bonds, Series 2022

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Reunion West Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of January 31, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

David G. Mancuso, CPA, MBA
Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the February 15, 2027 Computation Date
Reflecting Activity from February 15, 2022 through January 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Escrow Fund	0.048669%	1,172.14	(74,772.84)
Costs of Issuance Fund	0.341006%	6.45	(52.24)
Debt Service Reserve Fund	3.198687%	16,360.26	2,399.65
Totals	0.597922%	\$17,538.85	\$(72,425.43)
Bond Yield	2.779778%		
Rebate Computation Credit			(2,188.84)
Net Rebatable Arbitrage			\$(74,614.27)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from February 15, 2022, the date of the closing, to January 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 15, 2027.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between February 15, 2022 and January 31, 2024, the District made periodic payments into the Interest and Sinking Funds that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Interest and Sinking Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. The Bonds were issued, in part, for the purpose of refunding the District's Special Assessment Bond Series 2004-1 (the "Refunded Bonds") on May 1, 2022 (the "Redemption Date").

DEFINITIONS

7. Computation Date

February 15, 2027.

8. Computation Period

The period beginning on February 15, 2022, the date of the closing, and ending on January 31, 2024.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund/ Account	Account Number
Revenue	226783000
Interest	226783001
Sinking Fund	226783002
Debt Service Reserve	226783003
Prepayment	226783004
Costs of Issuance	226783005

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of January 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 15, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 15, 2027, is the Rebatable Arbitrage.

\$11,840,000
Reunion West Community Development District
(Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2022
Delivered: February 15, 2022

SOURCES	Bond Proceeds	Non-Bond Proceeds	Totals
Par Amount	\$11,840,000.00		\$11,840,000.00
Net Original Issue Premium	184,559.40		184,559.40
2004-1 Revenue Fund		\$1,320,040.35	1,320,040.35
2004-1 Reserve Fund		665,235.85	665,235.85
2004-1 Redemption Fund		394.17	394.17
Totals	\$12,024,559.40	\$1,985,670.37	\$14,010,229.77

USES	Bond Proceeds	Non-Bond Proceeds	Totals
Escrow Fund	\$11,408,890.63	\$1,985,670.37	\$13,394,561.00
- Initial Cash Deposit	0.35		0.35
Costs of Issuance Fund	178,130.92		178,130.92
Debt Service Reserve Fund	259,937.50		259,937.50
Underwriter's Discount	177,600.00		177,600.00
Totals	\$12,024,559.40	\$1,985,670.37	\$14,010,229.77

PROOF OF ARBITRAGE YIELD

\$11,840,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding Bonds, Series 2022

Date	Debt Service	Present Value to 02/15/2022 @ 2.7797782855%
11/01/2022	252,586.67	247,676.45
05/01/2023	867,600.00	839,071.89
11/01/2023	167,250.00	159,533.21
05/01/2024	877,250.00	825,303.54
11/01/2024	156,600.00	145,307.30
05/01/2025	891,600.00	815,964.19
11/01/2025	145,575.00	131,399.34
05/01/2026	905,575.00	806,187.70
11/01/2026	134,175.00	117,811.77
05/01/2027	914,175.00	791,683.85
11/01/2027	122,475.00	104,610.49
05/01/2028	927,475.00	781,331.55
11/01/2028	110,400.00	91,729.19
05/01/2029	935,400.00	766,551.29
11/01/2029	98,025.00	79,229.34
05/01/2030	953,025.00	759,729.25
11/01/2030	85,200.00	66,988.38
05/01/2031	960,200.00	744,606.74
11/01/2031	72,075.00	55,125.85
05/01/2032	977,075.00	737,061.73
11/01/2032	58,500.00	43,524.84
05/01/2033	988,500.00	725,376.26
11/01/2033	44,550.00	32,243.32
05/01/2034	1,004,550.00	717,082.18
11/01/2034	30,150.00	21,227.07
05/01/2035	1,020,150.00	708,389.49
11/01/2035	15,300.00	10,478.64
05/01/2036	1,035,300.00	699,334.56
	14,750,736.67	12,024,559.40

Proceeds Summary

Delivery date	02/15/2022
Par Value	11,840,000.00
Premium (Discount)	184,559.40
Target for yield calculation	12,024,559.40

BOND DEBT SERVICE

\$11,840,000

Reunion West Community Development District

(Osceola County, Florida)

Special Assessment Refunding Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022					
11/01/2022			252,586.67	252,586.67	
05/01/2023	690,000	3.000%	177,600.00	867,600.00	1,120,186.67
11/01/2023			167,250.00	167,250.00	
05/01/2024	710,000	3.000%	167,250.00	877,250.00	1,044,500.00
11/01/2024			156,600.00	156,600.00	
05/01/2025	735,000	3.000%	156,600.00	891,600.00	1,048,200.00
11/01/2025			145,575.00	145,575.00	
05/01/2026	760,000	3.000%	145,575.00	905,575.00	1,051,150.00
11/01/2026			134,175.00	134,175.00	
05/01/2027	780,000	3.000%	134,175.00	914,175.00	1,048,350.00
11/01/2027			122,475.00	122,475.00	
05/01/2028	805,000	3.000%	122,475.00	927,475.00	1,049,950.00
11/01/2028			110,400.00	110,400.00	
05/01/2029	825,000	3.000%	110,400.00	935,400.00	1,045,800.00
11/01/2029			98,025.00	98,025.00	
05/01/2030	855,000	3.000%	98,025.00	953,025.00	1,051,050.00
11/01/2030			85,200.00	85,200.00	
05/01/2031	875,000	3.000%	85,200.00	960,200.00	1,045,400.00
11/01/2031			72,075.00	72,075.00	
05/01/2032	905,000	3.000%	72,075.00	977,075.00	1,049,150.00
11/01/2032			58,500.00	58,500.00	
05/01/2033	930,000	3.000%	58,500.00	988,500.00	1,047,000.00
11/01/2033			44,550.00	44,550.00	
05/01/2034	960,000	3.000%	44,550.00	1,004,550.00	1,049,100.00
11/01/2034			30,150.00	30,150.00	
05/01/2035	990,000	3.000%	30,150.00	1,020,150.00	1,050,300.00
11/01/2035			15,300.00	15,300.00	
05/01/2036	1,020,000	3.000%	15,300.00	1,035,300.00	1,050,600.00
	11,840,000		2,910,736.67	14,750,736.67	14,750,736.67

\$11,840,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding Bonds, Series 2022
 Escrow Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	%	ADJUSTED RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (2.779778%)
02/15/22	Beg Bal	-13,394,561.00	85.18	-11,408,890.63	-13,097,544.99
05/01/22		13,395,937.15	85.18	11,410,062.77	13,022,772.15

02/15/27	TOTALS:	1,376.15		1,172.14	-74,772.84

ISSUE DATE:	02/15/22	REBATABLE ARBITRAGE:	-74,772.84
COMP DATE:	02/15/27	NET INCOME:	1,172.14
BOND YIELD:	2.779778%	TAX INV YIELD:	0.048669%

\$11,840,000
 Reunion West Community Development District
 (Osceola County, Florida)
 Special Assessment Refunding Bonds, Series 2022
 Costs of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (2.779778%)
02/15/22	Beg Bal	-178,130.92	-204,496.46
02/15/22		55,000.00	63,140.67
02/15/22		32,750.00	37,597.40
02/15/22		1,750.00	2,009.02
02/15/22		2,500.00	2,870.03
02/15/22		42,500.00	48,790.52
02/15/22		27,500.00	31,570.33
02/15/22		6,000.00	6,888.07
02/17/22		5,425.00	6,227.01
02/18/22		1,000.00	1,147.75
08/15/22		3,712.37	4,203.42

02/15/27	TOTALS:	6.45	-52.24

ISSUE DATE:	02/15/22	REBATABLE ARBITRAGE:	-52.24
COMP DATE:	02/15/27	NET INCOME:	6.45
BOND YIELD:	2.779778%	TAX INV YIELD:	0.341006%

\$11,840,000
Reunion West Community Development District
(Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2022
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (2.779778%)
02/15/22	Beg Bal	-259,937.50	-298,411.41
03/02/22		0.61	0.70
04/02/22		1.32	1.51
05/03/22		1.28	1.46
06/02/22		64.00	72.87
07/05/22		141.66	160.89
08/02/22		243.55	276.04
09/02/22		373.56	422.42
10/04/22		424.06	478.35
11/02/22		564.82	635.77
12/02/22		695.48	781.04
12/22/22		0.32	0.36
01/04/23		791.85	887.09
02/02/23		840.55	939.62
03/02/23		804.35	897.09
04/04/23		916.63	1,019.81
05/02/23		936.78	1,039.99
06/02/23		1,019.03	1,128.71
07/05/23		999.65	1,104.44
08/02/23		1,046.91	1,154.26
09/05/23		1,087.79	1,196.30
10/03/23		1,054.98	1,157.73
11/02/23		1,093.99	1,197.88
12/04/23		1,062.43	1,160.47
01/03/24		1,097.33	1,195.92
01/31/24	MMkt Bal	259,937.50	282,706.88
01/31/24	MMkt Acc	1,097.33	1,193.45

02/15/27	TOTALS:	16,360.26	2,399.65

ISSUE DATE:	02/15/22	REBATABLE ARBITRAGE:	2,399.65
COMP DATE:	02/15/27	NET INCOME:	16,360.26
BOND YIELD:	2.779778%	TAX INV YIELD:	3.198687%

\$11,840,000
Reunion West Community Development District
(Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2022
Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (2.779778%)
02/15/23		-1,960.00	-2,188.84

02/15/27	TOTALS:	-1,960.00	-2,188.84

ISSUE DATE: 02/15/22 REBATABLE ARBITRAGE: -2,188.84
COMP DATE: 02/15/27
BOND YIELD: 2.779778%