

*Reunion West Community  
Development District*

*Agenda*

*April 11, 2024*

# AGENDA

# *Reunion West*

## *Community Development District*

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219 E. Livingston Street, Orlando FL, 32801

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

April 4, 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, April 11, 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 March 14, 2024 Board of Supervisors Meeting
4. Review of Sidewalk Installation Locations
5. Consideration of Sign Installation Request from The Crescent at Reunion
6. Consideration of Proposal for Professional Service Rate for District Engineer
7. Staff Reports
  - A. Attorney
    - i. Memorandum – Annual Reminder on Florida Laws for Public Officers
    - ii. Sidewalk Construction Discussion
  - 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
  - E. Security Report
8. Other Business
9. Supervisor’s Requests
10. Next Meeting Date: May 9, 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, **March 14, 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
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
Garrett Huegel	Yellowstone Landscape
John Kingsley	Artemis HOA Manager
Jim Bailoni	President Reunion West Fairways 17 & 18
Residents	

*The following is a summary of the discussions and actions taken at the March 14, 2024 Reunion West Community Development District Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 11:01 a.m. and called the roll. All Supervisors were present with the exception of Ms. Harley.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February  
8, 2024 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the February 8, 2024 Board of Supervisors meeting, which were included in the agenda package. Mr. Staley requested the following corrections:

- On Page 5 of 14, he stated, “*Mr. Staley was informed that the Sheriff would not come in, if someone was perpetually speeding at 100 miles an hour*” and requested that the sentence, “*Mr. Staley believed that OCSD had no authority to come into the community,*” be deleted.
- On the bottom of Page 5 of 14, the sentence, “*Mr. Staley did not feel that the differences would confuse security or the homeowners and wanted them to be consistent,*” should be “*Mr. Staley did feel that the differences would confuse security or the homeowners and wanted them to be consistent.*”
- Under Field Manager Updates on Page 6 of 14, the second bullet, “*Grand Traverse Parkway*” should be “*Traditions Boulevard*”
- On the bottom of the Page 7 of 14, “*Mr. Scheerer replied affirmatively*” should be “*Mr. Staley replied affirmatively.*”
- On Page 11 of 14, Mr. Staley did not say that he was satisfied with the two or three towings per month. Ms. Adams would change it to say, “*Mr. Staley requested that this be monitored, as he felt that Encore had a more vigorous standard.*”
- On Page 13, the sentence, “*Mr. Staley recalled the POA agreeing that it was the homeowner’s responsibility to power wash and not the CDD’s,*” be deleted, as the POA did not agree.

Mr. Staley questioned whether Ms. Aura Zelada worked for Artemis. Ms. Adams confirmed that Ms. Zelada worked for Artemis and was the Reunion West POA Manager. Ms. Trucco requested on Page 5 of 15, “*Under the Statute, the county was allowed to require an agreement,*” be changed to, “*Ms. Trucco clarified that under the Statute, the county was arguing that they were allowed to require an agreement,*” and that the remainder of the sentence be deleted. Mr. Barry requested, “*A Resident recalled,*” be changed to “*Mr. Barry recalled.*” All corrections would be made to the minutes.

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the Minutes of the February 8, 2024 Board of Supervisors Meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Discussion of Status of Road Resurfacing Proposals**

Ms. Adams recalled that the District Engineer facilitated a bid for pavement management, based on the scope that the Board approved, which was a result of months of analysis of the current condition of the roadway and identifying priority areas for repairs. The scope also included stop bars and crosswalks as well as optional traffic calming devices, such as speed tables. Unfortunately, there were no responses to the bid and District management staff was conferring with the engineering team, to see if there was an option to potentially piggyback on another government contract in the area. In addition, the District Engineer was also appealing to proposers who received the bid package, but did not respond, to see why they chose not to. Mr. Witcher asked if this was unusual. Ms. Adams confirmed that it was not unusual in this climate, where transportation construction was a priority. She deferred to Mr. Curley, who interacted with the potential proposers. Mr. Curley stated they sent bid packages to six different companies and reminded them of the submittal date and where the proposal was to be submitted, but no one submitted a proposal. Ms. Adams advised staff would review the options the District had, as it was limited due to the public bid process. Mr. Staley felt that asking Mr. Scheerer to fill in the potholes was wise, including the one outside of the water park. Mr. Scheerer confirmed that all of the potholes in the District were filled.

**FIFTH ORDER OF BUSINESS**

**Ratification of Auditing Services Agreement with DiBartolomeo, McBee, Harley & Barnes for Fiscal Years 2024-2028**

Ms. Adams presented an agreement with DiBartolomeo, McBee, Harley & Barnes for auditing services, which was included in the agenda package. The agreement was previously reviewed by District Counsel. This was the firm that was selected by the Audit Committee and was engaged for five years of audit services. Each year, an audit engagement letter would be presented to the Board. The first year, 2024, was \$5,100, \$5,250 for 2025, \$5,475 for 2026, \$5,650 for 2027 and \$5,800 for 2028.

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the Auditing Services Agreement with DiBartolomeo, McBee, Harley & Barnes for Fiscal Years 2024-2028 was ratified.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03  
Conveyance of Real Property Tract to  
Reunion West Fairways 17 and 18  
Association, Inc.**

Ms. Adams presented Resolution 2024-03 for the Conveyance of Real Property Tract to Reunion West Fairways 17 and 18 Association, Inc., which was for an area of the Reunion West CDD, commonly known as Bears Den. When this area was being developed, there was a different intention for Bears Den neighborhood, when compared to other roadways within the District. Most roadways were public, with CDD bond funds being used for construction. Roadways were then owned and maintained by the CDD. However, for the Bears Den roads, no bond funds were used, as they were constructed by the developer and were intended to be private, to allow a stricter form of security and access control. Mr. John Kingsley from Artemis, the HOA Manager for this area, was present as well as Mr. Jim Bailoni, President of Reunion West Fairways 17 & 18. Ms. Adams noted Mr. Kingsley brought this matter to the attention of the CDD. The HOA preferred to establish ownership prior to expending funds to facilitate gate repairs and other work in the right of way. Ms. Trucco thanked Mr. Kingsley for bringing this to their attention, as it should not be owned by the CDD. According to the original plat, it was supposed to be owned and maintained by the developer; however, there was a push many years ago, for all roadways within the CDD, to be transferred to the CDD. But the Development Plan changed and it was clear that this was a private roadway, so staff was comfortable transferring it back to the HOA. Kingwood performed the title work, which was required when property was conveyed from the CDD and Ms. Trucco had no objection to conveying it to the Fairways 17 and 18 Association. Attached to the resolution, was a standard certificate of the District Engineer, certifying that it was consistent with the Development Plan for the CDD, as well as a Quit Claim Deed, deeding every and all rights that the CDD had to this roadway, to the Association. Ms. Trucco received confirmation from Mr. Boyd, that there was no objection, it was the proper conveyance and was waiting for it to be signed and requested the Board's approval of Resolution 2024-03, subject to final execution by the District Engineer.



Mr. Staley asked if it included Jack Nicklaus Court, which was parallel to Fairway 18, as the road running along Fairway 17, was already conveyed to the HOA. Ms. Trucco indicated that a map was provided to the Board, from the Property Appraiser's website. Mr. Staley questioned a small part of Bears Den Lane, that was across Grand Traverse Parkway, which was also owned by the Association, according to the Property Appraiser's website. Ms. Trucco would verify. Ms. Adams advised that the roadway that was being presented to the Board, was the only one that was identified as being currently owned by the District that needed to be conveyed to the Association. Mr. Staley thanked Ms. Trucco and Mr. Kingsley for doing all of the work. Ms. Trucco reported that she was performing a plat inventory, as there were tracts in the CDDs name that either needed to be conveyed to the CDD or another party, as in the past, cities or counties did not require the CDD to sign off on the Development Plan. Mr. Staley questioned how long the inventory would take. Ms. Trucco anticipated receiving it before the next meeting. Mr. Staley asked if it was feasible to have recommendations at the next meeting or a list of issues that they identified. Ms. Trucco stated there may be a telephone conversation or closed session prior to the next meeting. Mr. Barry asked if the roadway would become a taxable piece of property. Ms. Trucco was not aware of any exemption from property taxes for an HOA. Mr. Staley recalled when the roads were classified as public, there was a possibility of the Sheriff's Department not coming onto Bears Den roads. Ms. Trucco explained that the CDD made efforts to try to distinguish itself from an HOA and staff was trying to make that argument to the Osceola County Sheriff's Department, which she would provide an update to the Board under her report.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor Resolution 2024-03 Conveyance of Real Property Tract to Reunion West Fairways 17 and 18 Association, Inc. was adopted, subject to final execution by the District Engineer.
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**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco reported that the revised draft of the Traffic Enforcement Agreement with the Osceola County Sheriff's Office (OCSO), was received two days ago and forwarded to the Board. She had not had time to review it, but it appears a nearly new agreement, as many changes were made and once she reviewed it with Ms. Carpenter, comments would be provided back to the County. The majority of revisions, they could live with, but there are some that needed to be

clarified. Mr. Staley was happy that there was progress but understood that both Reunion East and West had to agree on the same agreement and questioned how this was facilitated. Ms. Trucco explained that any comments from this Board and the Reunion East CDD Board, would be incorporated, a revised agreement would be sent to OCSO's Legal Department for their comments and it would be brought back to the CDD Boards for approval. However, since Reunion West and Reunion East were separate entities, if one agreement was slightly different than the other, Ms. Trucco did not think that the OCSO would have an issue with it. Mr. Staley preferred to have the same agreement for both entities, since they were all one community. Mr. Greenstein agreed but questioned whether any other CDD entered into a final agreement with a police department. Ms. Adams stated that some Districts managed by GMS in the Central Florida region, entered into agreements with local law enforcement agencies. It was not required, but sometimes law enforcement agencies were more comfortable having an agreement. Ms. Trucco recalled that Lake Ashton II CDD may have a similar agreement with the Winter Haven Police Department. The Sheriff's Department here expressed wanting confirmation of jurisdiction to come in and write tickets, since the roads were owned by the CDD, as well as a request for indemnification, for any damages or lawsuits, due to the negligence of the CDD. For decades, Reunion East and Reunion West, operated without an agreement in place, based in part on the understanding, that the CDD was a government with public roads. Mr. Staley congratulated Ms. Trucco on the progress that was made.

Regarding the Security Services Agreement with the Reunion West POA, Ms. Trucco participated in a conference call with Ms. Aura Zelada, the Reunion West POA Manager, their attorney and Ms. Adams. They had some questions and requested a revision about reducing the indemnification obligation of the POA, such as if there was an issue resulting from their contractor or their own negligence, and the CDD was sued, to indemnify or reimburse the CDD up to the limits of their insurance policy. Ms. Trucco did not want this limit in there, because if there was a judgement for \$3 million against the CDD for example, people within CDD boundary could have to pay the difference of the \$2 million if the policy limit was \$1 million, instead of just those in the POA's boundary, as those services are just being provided to those within the POA. It was a productive call and as soon as Ms. Trucco had an update, she would inform the Board. Regarding the Memorandum of Understanding (MOU) with the Reunion West POA for the verge areas, revisions were provided to them, since the last Board meeting. However, there were now so many

qualifications, that it did not make sense to keep ironing out the agreement and agreed to would keep things status quo between both entities. Mr. Staley pointed out there was no other approach, as the main issue was the responsibility for cleaning the sidewalks. He made the point, that the HOA cleaned sidewalks in Reunion Resort and for consistency, the POA should clean sidewalks outside of residents' homes, which they did not agree with. However, they made so many comments, that the MOU did not make any sense. The meetings were productive and they now had a much better relationship with the POA Board. At this time, this matter was being dropped.

Mr. Greenstein agreed and noted that power washing was covered by the Master Association. Mr. Kingsley was not sure of the arrangement in the Reunion Village. Mr. Staley pointed out that Encore did not clean the sidewalks in Reunion West CDD Encore neighborhood. Mr. Greenstein felt that there should be parallel services in what the POA provided and there should be a budget, in order to put an end to all the CDD versus POA discussions. Mr. Staley agreed, as there should not be inconsistencies, but the POA did not budget for the cleaning of sidewalks and felt that it should be something that Ms. Zelada should discuss with Artemis and the POA Board. For some reason, the POA Board did not want to take on the responsibility of cleaning sidewalks, which Mr. Staley assumed was because their POA fees were high. At this time, they had a good working relationship with the POA and Mr. Staley did not believe they would come back with another draft MOU, as it was not practical. Ms. Trucco agreed and suggested that the Board could consider a formal type of Resolution delegating the responsibility of cleaning the sidewalks to an individual homeowner or associations within the community. Mr. Staley felt there was no need for any such Resolution. Mr. Staley asked if there was any progress on the eminent domain matter. Ms. Trucco indicated that she had not received any notice that an additional offer was made, but would contact Mr. Kent Hip, the head of the Eminent Domain Department. Mr. Barry asked about the inventory of residential lots where the sidewalk installation was pending on vacant lots and asked whether they needed the owner's approval to install the sidewalk. Ms. Trucco stated that they needed to know the parcel and whether it was conveyed to the CDD. Ms. Adams indicated that the assumption was if it was on the right-of-way (ROW), it would be owned by the District, but not every ROW was owned by the CDD so they would need to confirm that the pertinent ROW was owned by the CDD.

Ms. Trucco recommended contacting the owner of the lot, because believed the developer constructed the sidewalk as part of the construction of the home and included the cost with the cost

of the home and if the CDD constructed the sidewalk, the developer may object. However, if it was part of the ROW that the CDD owned, the CDD could construct the sidewalk. Mr. Greenstein felt that the builder of the lot should install the sidewalk as for normal lots, the property line ended at the sidewalk, but from the sidewalk down to the driveway, it was owned by the CDD. The CDD had an aggressive program of sidewalk maintenance when there was an intrusion of roots from trees, but for everything else, the sidewalk was the responsibility of the homeowner. However, alley lots and certain other areas are the responsibility of the Association. As far as Mr. Greenstein was concerned the question before the Board was whether to notify the property owner. Mr. Staley understood Mr. Greenstein's notion but if they received permission from the homeowner to install the sidewalk, they must also address who would be responsible to clean it, because the CDD paid to install it. Mr. Greenstein questioned the number of vacant lots, the value, cost and legalities, recalling that in the past, there were many vacant lots when this was previously considered. Now, there were not as many vacant lots. Mr. Barry questioned the difference between getting permission from property owners or informing the property owners. He preferred to inform the resident about sidewalk installation. Ms. Trucco indicated if the CDD wanted to construct a sidewalk in front of a vacant lot and the sidewalk was part of a roadway that was conveyed to or owned by the CDD, the CDD had the legal right to install the sidewalk. However, there were other liability considerations that she would have to look into, such as whether there was an HOA document that required permission and offered to prepare a document listing the liabilities and risks. The first step was to confirm the affected parcels and whether the roadway was conveyed to or owned by the CDD. Ms. Adams confirmed that Mr. Scheerer had not started the inventory and it would be completed before next month's meeting. Mr. Greenstein voiced concern about people with strollers and bicycles going into the roadway in places where there is no sidewalk and wanted to educate people about staying out of the roadway. Mr. Staley requested that the Board think about what they needed to consider such as the liabilities, trip and falls, maintenance and power washing. Ms. Trucco would provide a short one-page bullet point document on the risks and benefits of installing sidewalks at the next meeting.

**B. Engineer**

Regarding the pavement management bids, Mr. Curley would look into the option of piggybacking on another government contract.

**C. Field Manager Updates**

Mr. Scheerer was not present at the meeting at this time. Ms. Adams introduced Mr. Garrett Huegel, the Onsite Manager with Yellowstone Landscape. Mr. Staley noticed many trees that were cut down in Seven Eagles in the HOA managed properties. Mr. Huegel confirmed that the CDD did not maintain that area and did not remove the trees.

**D. District Manager's Report**

**i. Action Items List**

Ms. Adams presented the Action Items List, which was included in the agenda package and reported on the following:

1. Pavement Management & Traffic Calming, Traffic Enforcement Agreement with OC and Update Security Service Provider Agreement: Discussed.
2. Whitemarsh Mound: In Process. The Board approved the work, which would be facilitated by Kingwood Orlando Reunion Resort (KORR), but it was pending due to staffing and equipment issues. It was projected to start as early as next week. Mr. Scheerer was in contact with Mr. Anthony Carll and a pre-construction meeting was scheduled.
3. Amend Parking Rules and Implement: Rule Hearing was held in December and the Towing Service and Security Service Agreements, would need to be amended. Signage was installed. Once the agreements were updated, a courtesy email blast would be sent through the Associations to notify residents that the Parking Rules were updated. Mr. Witcher requested that it be sent to the Approved Builders List in Reunion.
4. Review of Property Ownership in Accordance with Development Plan: Discussed.
5. Inventory of Residential Lots where Sidewalk Installation: Pending. Mr. Scheerer was preparing the inventory and would provide it in advance of the next meeting.
6. Review CDD Property to Determine if a New CDD Amenity can be Constructed in RWCDD Encore Neighborhood: Mr. Scheerer met with the POA Property Manager regarding potential locations and amenities and the Board authorized Mr. Scheerer to proceed with an initial exploration. Once the Reunion West POA Board selected

the parcel and amenity, Mr. Scheerer would review on parking and permitting issues.

Ms. Adams reported that Mr. Staley provided photographs of a particular parcel, which was being contemplated by the POA for a tennis court, pickleball or playground amenity. Mr. Staley indicated that the parcel was at the corner of Fairfax Drive and Southfield Street, opposite the Clubhouse, which was owned by the POA. It was a nice corner lot, opposite of the parking lot. Ms. Adams recalled that the POA was considering three parcels and this was a top contender. Some of the parcels that were reviewed, were owned by the CDD and some by the POA. For reference, a similar scenario existed where there was a License Agreement with Reunion East CDD, where CDD amenities were placed on property owned by another organization, such as the playground and dog park placed on a parcel owned by KORR. Mr. Staley felt that the CDD Board should not get involved with selecting the location. Ms. Adams indicated that the CDD Board would approve the project, the location, and fund it as part of the Repair and Maintenance (R&M) Budget, either as an unbudgeted expense for the current year or for Fiscal Year 2025.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register from February 1, 2024 through February 29, 2024 in the amount of \$162,352.26, which was included in the agenda package.

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

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through February 29, 2024, which was included in the agenda package and were for informational purposes. No Board action was required. The Truist account balance was lower when compared to previous years because surplus funds were invested in a State Board of Administration (SBA) account, earning about 5.7% interest. When funds were needed for operations, the surplus funds would be moved back to the Truist account.

*Mr. Scheerer joined the meeting.*

Ms. Adams stated that the Board did a good job of managing expenses, as they were running under budget for the administration of the District. Maintenance and shared expenses were

on par with the Prorated Budget. Mr. Staley noted some timing issues, as landscaping was negative. Ms. Adams stated that it was not unexpected to see some bills come in for February that were not yet received when the unaudited financial were produced; however, there were certain times of the year, where mulch or extra services that were contracted and part of the overall budget, were not evenly split into 12 equal payments; for example, being billed for mulch at the time that the mulch was installed.

**iv. Replacement and Maintenance Plan**

Ms. Adams presented the Replacement and Maintenance Plan, which was included in the agenda package, that the Board approved as part of the Fiscal Year 2024 budget. Several items were upcoming. The Reunion East CDD Board already approved the roof replacements, but in April, they would be considering proposals for enhanced equipment to replace aged cardio equipment, flooring and other Seven Eagles Fitness Center enhancements, as well as signage for Reunion Village, where the District adopted Parking Rules. Lastly, there were some partition upgrades scheduled in the restrooms at Seven Eagles. Mr. Scheerer recalled that Mr. Staley had questions about some portable generators by the lift station off of Tradition Boulevard, which they were still researching. He reached out to the resort, since it was their landscape company, as well as Toho, since the lift station was maintained by Toho. Mr. Staley pointed out there was an odor, which had been there for two years, due to a failure. Mr. Scheerer confirmed that the smell was off and on. Ms. Adams pointed out that it was not a District asset. Mr. Scheerer indicated that he reached out to Toho as well as Kingwood, in an abundance of caution and as soon as he received an answer, he would provide it to Ms. Adams, so that she could circulate it to the Board. Mr. Greenstein pointed out that it was a continuous problem, which was intermittent once in a while. Regarding the Whitemarsh Mound, Mr. Scheerer reported that all of the utility locates were completed for the removal of the dirt and re-sodding.

**v. Approval of Series 2015, 2016, 2017, 2019 and 2022 Arbitrage Rebate Calculation Reports - ADDED**

Ms. Adams presented the Arbitrage Rebate Calculation Reports for 2015, 2016, 2017, 2019 and 2022, which were included in the agenda package. The Internal Revenue Service (IRS) regulated the tax exempt bonds. Arbitrage reports were required at certain intervals, to show that the bonds were not earning more interest than what the District was paying on the bonds. Based

upon the computations, the reports indicated no rebate liability existed and there were no arbitrage issues.

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the Series 2015, 2016, 2017, 2019 and 2022 Arbitrage Rebate Calculation Reports were approved.
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**E. Security Report**

Ms. Adams reported that no one from Reunion Security was able to attend this meeting. Security Reports, covering areas served by the Master Association for the Reunion East and Reunion West CDDs, as well as the Reunion West POA for the Reunion West Encore neighborhood, were provided under separate cover. Mr. Staley requested the details of an incident that occurred in Encore, where the security company, put a violation tag on a car at 11:30 p.m., but when the car was still there at 1:30 a.m., the car was towed. Mr. Staley questioned if a vehicle should be towed when people were sleeping. Ms. Adams indicated she had discussion the Reunion West CDD Encore neighborhood POA Manager. While the same Reunion West CDD Parking Rules were in effect throughout the CDD, there were varying approaches to enforcement of the same Rules. There was some level of discretion in the enforcement of the District's Parking Rules. Within the Master Association, served by Reunion Security, when a vehicle is found improperly parked, there is an attempt to contact the vehicle owner, through door knocks and telephone calls, whereas Reunion West POA, served by Curtis Security, did not have any such process to contact the vehicle owner. Any vehicle not parked in accordance with the District's Parking Rules is subject to immediate towing. Some other Districts have towing companies patrolling through the communities and towing vehicles not parked in compliance with District Rules. The CDD is not required to issue a violation notice or provide any type of warning. The security services for the Reunion Master Association, took a different approach to communicate with the vehicle owner. Ms. Adams met with the Reunion West POA Manager, as well as with a Board Member, as they were considering other enforcement strategies. Mr. Staley stated that was their choice, but the Board had the responsibility for Parking Rules. Ms. Adams noted that her office received several calls from guests at Reunion West CDD Encore neighborhood, who were not pleased with the District's Parking Rules. Mr. Staley felt that the POA was aggressively enforcing the rules, and requested that they monitor this, which Ms. Adams understood.



**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Barry understood that CDD tree trimming was being performed by Yellowstone and residential tree trimming by the HOA but did not see much tree trimming on the residential side and asked if there were standards, as people were hitting their heads on tree limbs going down the sidewalks. Ms. Adams pointed out that Mr. Kingsley was present to speak on behalf of the Master Association about the landscape standards for tree trimming, but the scope of services for the CDD, required regular tree trimming. At this time, there was structural pruning being undertaken for CDD areas, which was performed about every three years. Mr. Scheerer confirmed the CDD did not do tree trimming in front of homes. Mr. Kingsley would figure out exactly where tree trimming needed to be done, but there was a schedule for residential lots and would get clarification on the strip by the road and how it was defined. Mr. Scheerer recalled that FCC trimmed the street trees on the east side and currently they were in Seven Eagles. Mr. Barry noticed trucks at Twin Eagles Loop were hitting tree limbs and damaging the tree and requested that there be a consistent program. Mr. Kingsley offered to work with the Board, to ensure that the trimming was completed correctly. Mr. Scheerer pointed out at the back of Twin Eagles Loop, there were 10 Japanese Blueberry trees, that the CDD maintained and everything else, between the sidewalk and curb in front of the home lot, would fall within homeowner guidelines or the Master Association. Mr. Greenstein requested discussion of the spec of raising the canopy to the same level as CDD canopies, as a different approach was being taken by the residential side, compared to the commercial side, but there was no reason why there could be the same standard. Ms. Adams thanked Mr. Kingsley for communicating with staff when there were issues, in order to plan and coordinate to the best extent possible. Mr. Staley concurred, as there should be agreement on a common approach, so that there was a standard tree clearance. Mr. Scheerer recalled that the DOT tree clearance requirement was 16 feet on the road and 8 feet on the sidewalk and offered to assist with it.

Mr. Barry recalled discussion at the last meeting, about Kingwood making a presentation to the Board on the conveyance of property for a re-design of the golf club. Ms. Trucco stated there

was no update at this time, as they were going to be conferencing with bond trustee's counsel on this matter, but as soon as the legal and engineering review was completed, it would come back to the Board. It was her understanding that Kingwood had a desire to present to the Board, as well as to the Reunion West Board, if there were any impacts. Ms. Adams pointed out when the presentation was ready, the 1:00 p.m. meeting would be noticed as a Reunion West CDD workshop, so Board Members could attend and speak freely.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date – April 11<sup>th</sup>, 2024**

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

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman/Vice Chairman

# SECTION 4

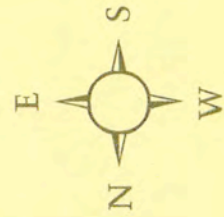


Ph 3 pars

# MASTERS' LANDING



REUNION  
RESORT & CLUB  
OF ORLANDO



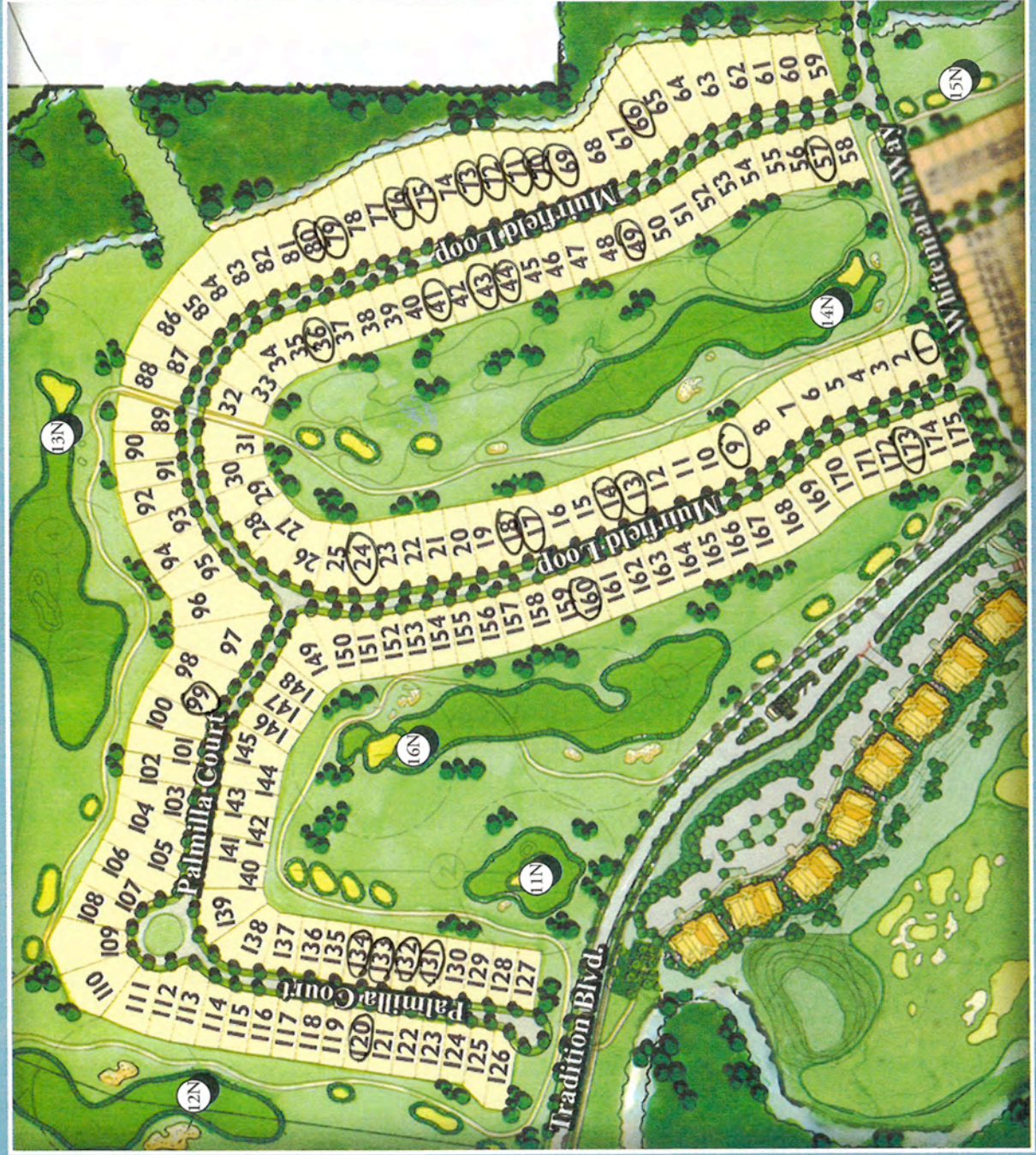
Obtain the Property Report required by Federal Law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. This is not an offering in states where prohibited by law. Prices, plans, artist's renderings, photos, land uses, dimensions, specifications, improvements, materials, amenities and availability are subject to change without notice. Developer does not guarantee the obligations of unaffiliated builders who may build and sell homes in the Development. Ownership of a residence at the Development does not grant the use of or access to any golf course or other recreational facilities ("The Club") to be located at the Development. Use of amenities is subject to Membership requirements. This is not an offering of real property and offers may only be made at the sales center for the Development. Void where prohibited by law or where there are other qualifications to advertising real estate property. Gru Real Estate Company, LLC, Licensed Real Estate Broker.





Ph 3 Par 3

# LEGENDS CORNER

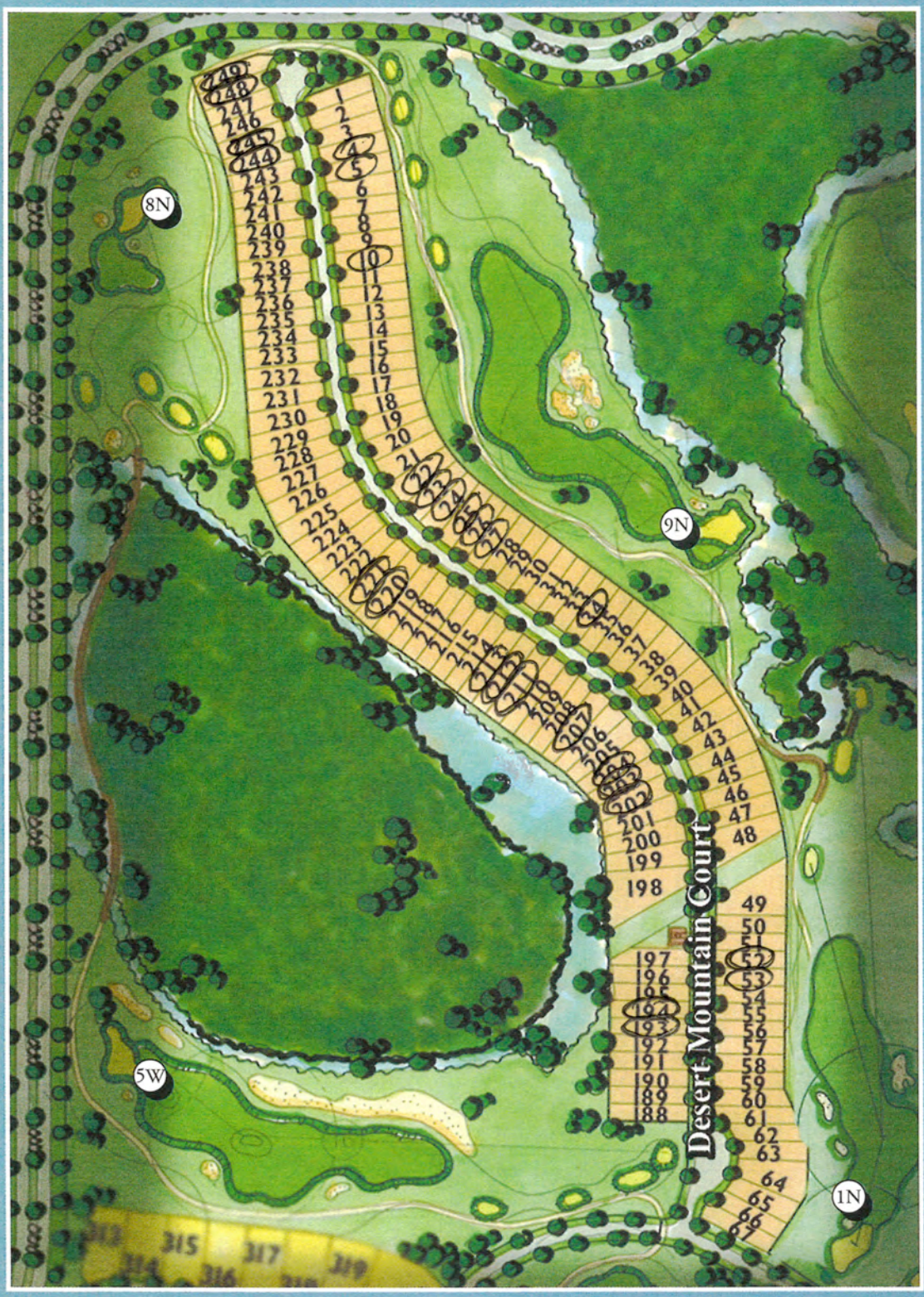



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Ph 3 Par 8  
North 18

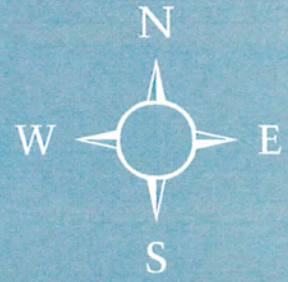
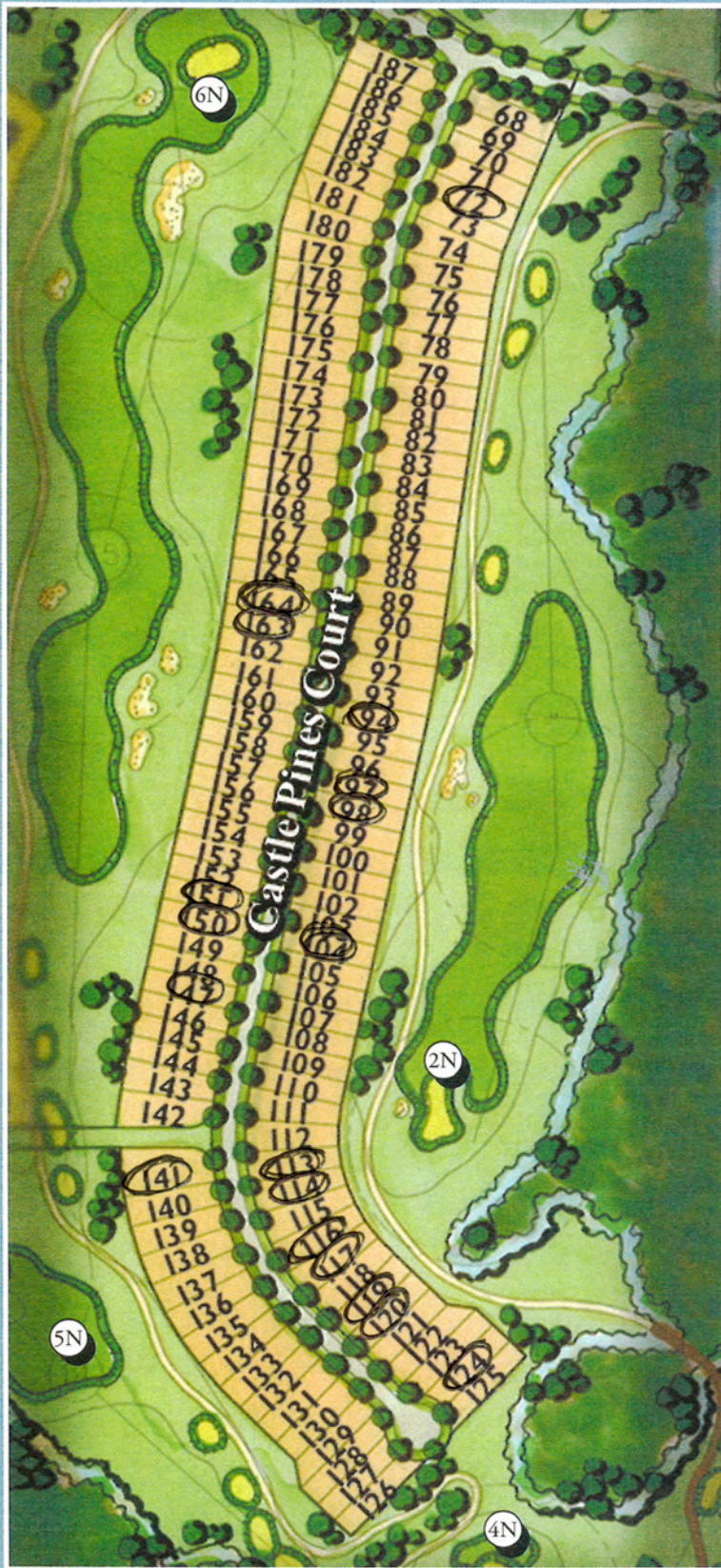
# FAIRWAY RIDGE NORTH




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# FAIRWAY RIDGE SOUTH




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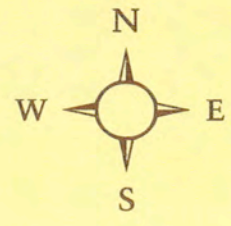
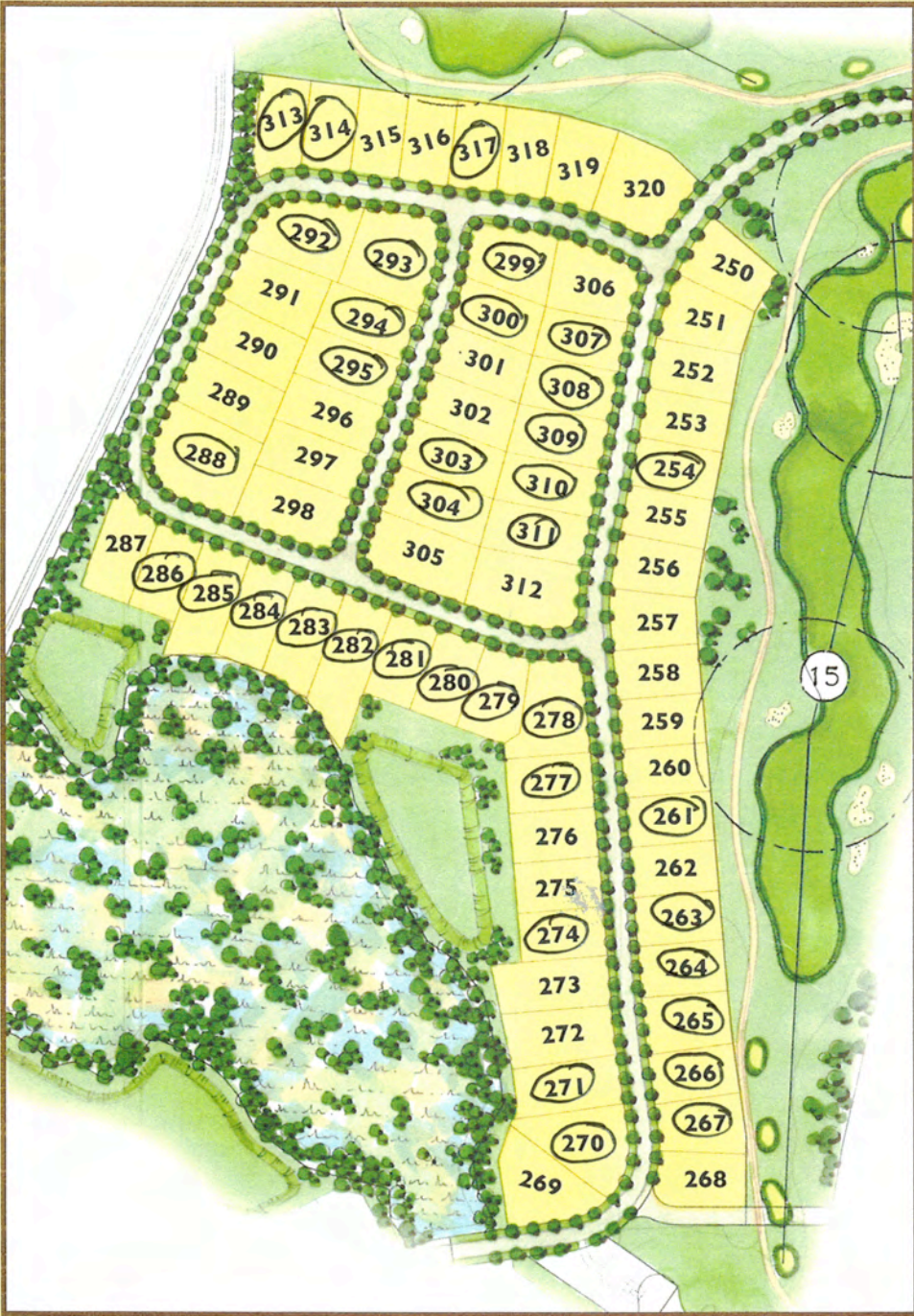


4th 2nd fl

# THE ESTATES



REUNION  
A GINN CLUB RESORT



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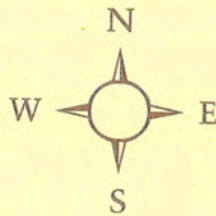
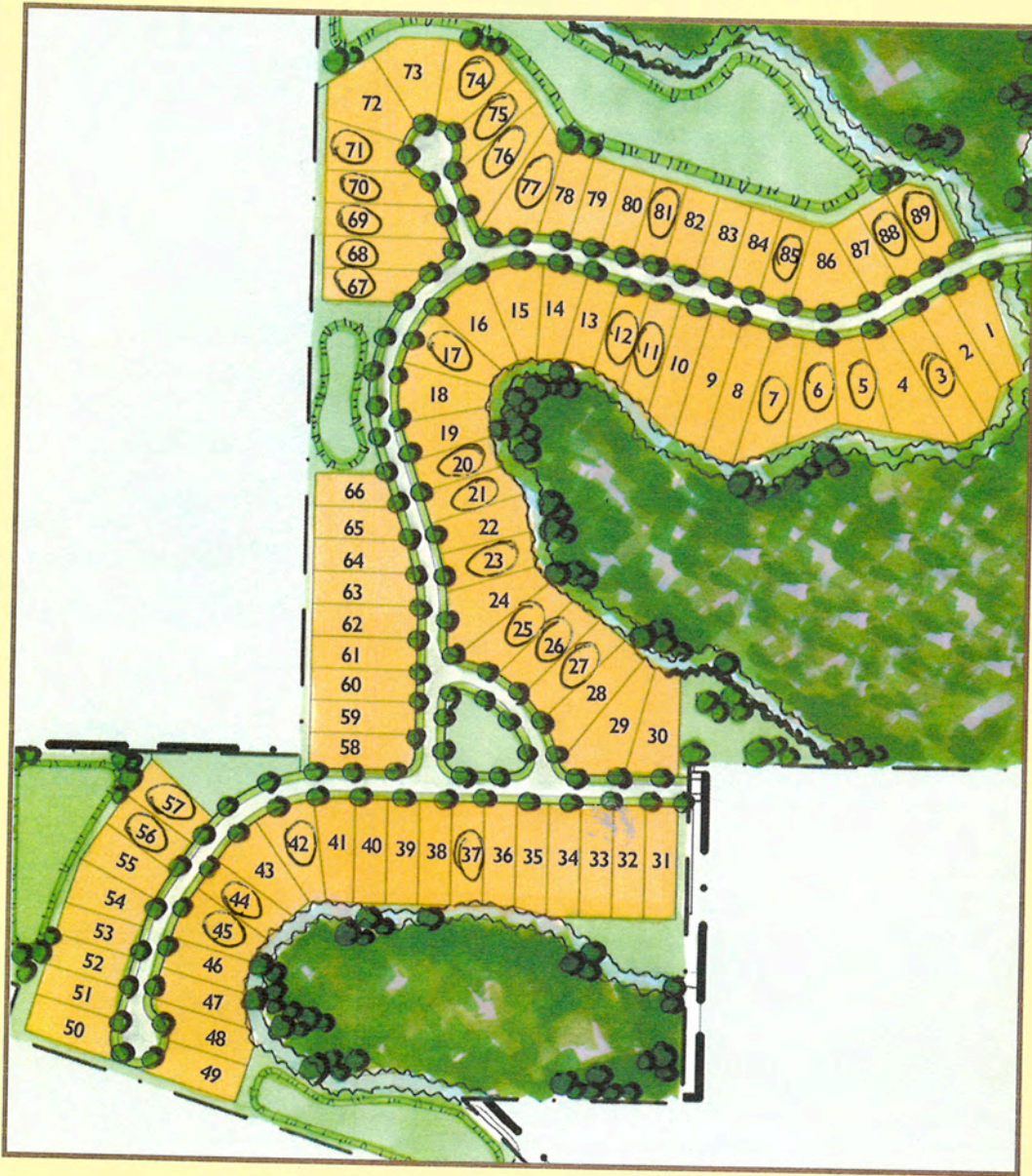
# HERITAGE PRESERVE

Ph 3 Par 4



## REUNION

A GINN CLUB RESORT



Obtain the Property Report required by Federal Law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. This is not an offering in states where prohibited by law. Prices, plans, artist's renderings, photos, land uses, dimensions, specifications, improvements, materials, amenities and availability are subject to change without notice. Developer does not guarantee the obligations of unaffiliated builders who may build and sell homes in the Development. Ownership of a residence at the Development does not grant the use of or access to any golf course or other recreational facilities ("The Club") to be located at the Development. Use of amenities is subject to Membership requirements. This is not an offering of real property and offers may only be made at the sales center for the Development. Void where prohibited by law or where there are other qualifications to advertising real estate property. Ginn Real Estate Company, LLC, Licensed Real Estate Broker.

## REUNION WEST VACANT LOT COUNT

<u>Neighborhood Name</u>	<u>Vacant Lots</u>	<u>Lot size</u>	<u>Total LF</u>
Masters Landing	33	80'	2640
Legends Corner	31	50'	1550
Fairway Ridge North (Desert Mtn)	27	35'	945
Fairway Ridge South (Castle Pines)	18	35'	630
The Estates	37	80'	2960
<u>Heritage Preserve</u>	<u>32</u>	<u>60'</u>	<u>1920</u>
TOTAL	178		10,645

Based on the estimated linear foot the estimated cost to install sidewalks is approximately \$234,190.00

Please note that the lot counts are an estimate only. The estimated cost per linear foot would be around \$22.00 LF.

Estimated cost does not include any grading work nor any sod installation.

All measurements are estimates only and a proper field survey would be needed to confirm the actual lot sizes. Not all lot sizes are the same.

# SECTION 5





Search Google Maps



Restaurants



Hotels



Things to do



Museums



### Key

- 1. Gathering Drive/ Excitement Drive
- ~~2. Excitement Drive/ Corolla Drive~~
- 3. Reunion Blvd/ Tradition Blvd-Linkside Loop
- 4. Tradition Blvd/ Grant Traverse Pkwy
- 5. Spine Rd/ Tradition Blvd.

4



5



1



3



2

REUNION

Reunion Resort Water Park

WorldMark Reunion Top rated

Banbor Lights Spectacular Top rated

Olive Garden Italian Restaurant

Dunkin'

Cold Stone Creamery

Osceola Polk Line Rd

Google

the 1990s, the number of people in the UK who are employed in the public sector has increased from 10.5 million to 12.5 million, and the number of people in the public sector who are employed in health care has increased from 2.5 million to 3.5 million (Department of Health 2000).

There are a number of reasons for the increase in the number of people employed in the public sector. One reason is that the public sector has become a more important part of the economy. Another reason is that the public sector has become a more attractive place to work. A third reason is that the public sector has become a more important part of the welfare state.

The increase in the number of people employed in the public sector has led to a number of changes in the way that the public sector is organized. One change is that the public sector has become more decentralized. Another change is that the public sector has become more market-oriented. A third change is that the public sector has become more customer-oriented.

The changes in the way that the public sector is organized have led to a number of challenges for the public sector. One challenge is that the public sector has become more complex. Another challenge is that the public sector has become more competitive. A third challenge is that the public sector has become more demanding.

The challenges that the public sector faces are a result of the changes in the way that the public sector is organized. The public sector must be able to meet these challenges in order to continue to provide the services that it is responsible for providing.


One way that the public sector can meet these challenges is by increasing the number of people employed in the public sector. Another way is by increasing the efficiency of the public sector. A third way is by increasing the quality of the services that the public sector provides.

The public sector has a long way to go in order to meet these challenges. The public sector must continue to reform itself in order to be able to provide the services that it is responsible for providing.




The public sector is a complex organization that is responsible for providing a wide range of services. The public sector must be able to meet the needs of its customers in order to be successful. The public sector must continue to reform itself in order to be able to meet these needs.

## 1. Gathering Drive/Excitement Drive

35-25-27-4846-trac-0010, Kissimmee, Osceola, Kissimmee — ✕  
FL 34747 ☆

 Owner: Reunion East Cdd  
Tax ID: 35-25-27-4846-TRAC-0010


Beds	Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A

   [Report](#)



### 3. Reunion Blvd/Tradition Blvd-Linkside Loop

Reunion Blvd, Kissimmee  
FL 34747 ☆




Owner: Reunion East Cdd  
Tax ID: 35-25-27-4857-TRAC-00A0

Beds	Baths	Sale Price	Sale Date
N/A	N/A	\$14,753,800	06/26/2000




Report

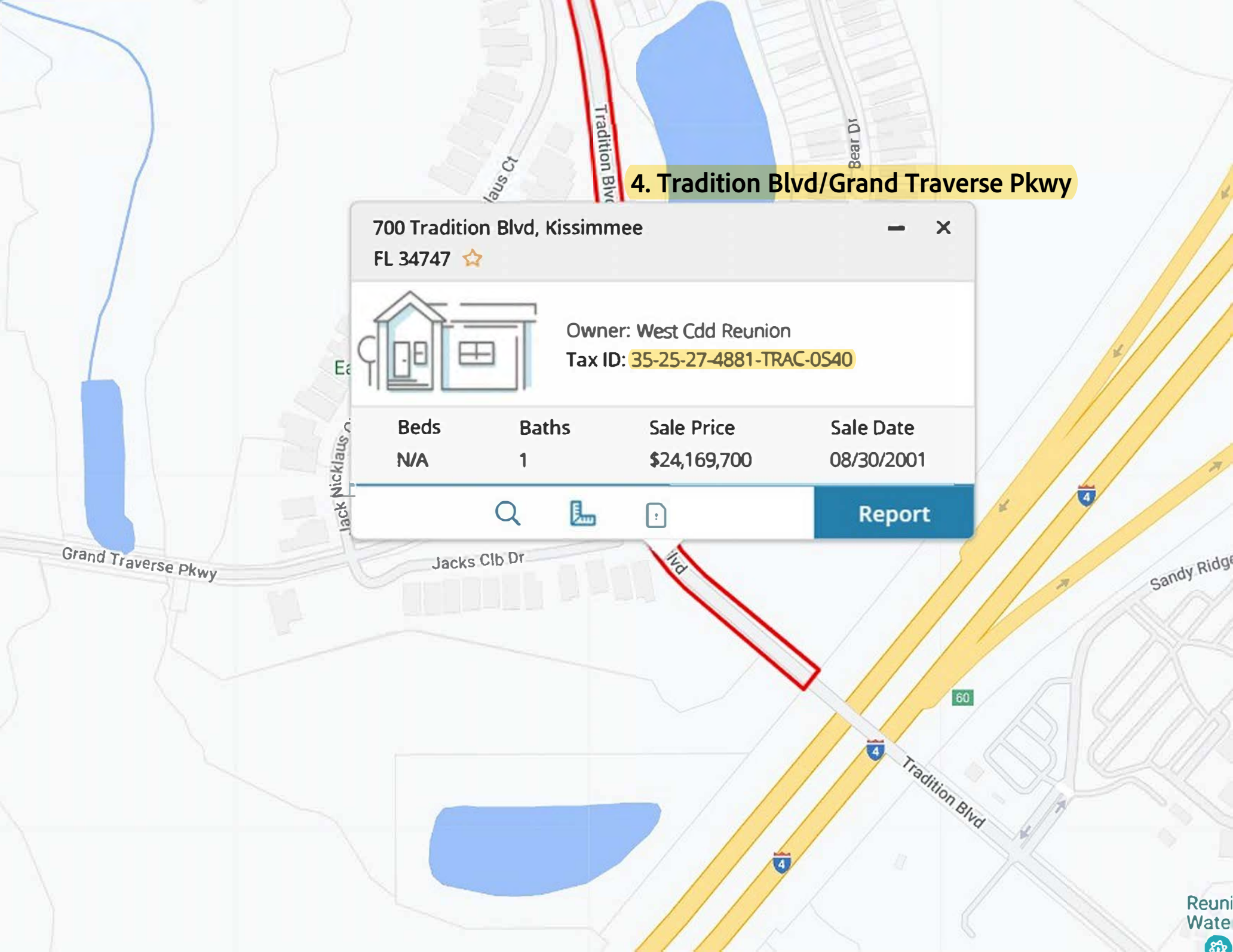
#### 4. Tradition Blvd/Grand Traverse Pkwy

700 Tradition Blvd, Kissimmee  
FL 34747 ☆

 Owner: West Cdd Reunion  
Tax ID: 35-25-27-4881-TRAC-OS40

Beds	Baths	Sale Price	Sale Date
N/A	1	\$24,169,700	08/30/2001


   [Report](#)





5. Spine Rd/Tradition Blvd

Spine Rd, Kissimmee  
FL 34747 ☆



Owner: Reunion East Cdd  
Tax ID: **27-25-27-2985-TRAC-0S10**

Beds	Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A

Report

Reunion Resort  
Water Park



Tradition Blvd

Spectrum Dr

Tradition Blvd

Spine Rd

Spine Rd

Spine Rd

Spine Rd

Spine Rd

S Old Lake Wilson Rd

S Old Lake Wilson Rd

S Old Lake Wilson Rd

S Old Lake

the 1990s, the number of people aged 65 and over in the United States is projected to increase from 20 million to 35 million, and the number of people aged 75 and over from 10 million to 15 million (U.S. Census Bureau 1996).

As the number of people aged 65 and over increases, the number of people aged 75 and over will increase at a faster rate. This is because the number of people aged 75 and over is a smaller percentage of the total population aged 65 and over than the number of people aged 65 and over is of the total population aged 65 and over.

As the number of people aged 75 and over increases, the number of people aged 85 and over will increase at a faster rate. This is because the number of people aged 85 and over is a smaller percentage of the total population aged 75 and over than the number of people aged 75 and over is of the total population aged 75 and over.

As the number of people aged 85 and over increases, the number of people aged 95 and over will increase at a faster rate. This is because the number of people aged 95 and over is a smaller percentage of the total population aged 85 and over than the number of people aged 85 and over is of the total population aged 85 and over.

As the number of people aged 95 and over increases, the number of people aged 100 and over will increase at a faster rate. This is because the number of people aged 100 and over is a smaller percentage of the total population aged 95 and over than the number of people aged 95 and over is of the total population aged 95 and over.

As the number of people aged 100 and over increases, the number of people aged 105 and over will increase at a faster rate. This is because the number of people aged 105 and over is a smaller percentage of the total population aged 100 and over than the number of people aged 100 and over is of the total population aged 100 and over.

As the number of people aged 105 and over increases, the number of people aged 110 and over will increase at a faster rate. This is because the number of people aged 110 and over is a smaller percentage of the total population aged 105 and over than the number of people aged 105 and over is of the total population aged 105 and over.

As the number of people aged 110 and over increases, the number of people aged 115 and over will increase at a faster rate. This is because the number of people aged 115 and over is a smaller percentage of the total population aged 110 and over than the number of people aged 110 and over is of the total population aged 110 and over.



# SALES GALLERY



  
THE BEAR'S DEN  
AT REUNION



  
EAGLE TRACE  
AT REUNION



  
SPECTRUM+  
AT REUNION



Golden Bear Dr

Tradition Dr



MODEL HOMES  
→  
Reunion  
RESORT & GOLF CLUB

MASTERS  
LANDING





# SECTION 6

March 28, 2024

Ms. Tricia Adams  
District Manager  
Reunion West CDD  
Governmental Management Services  
219 E. Livingston Street  
Orlando, FL 32801

Re: Proposal for Professional Service Rate Increase as District Engineer for Reunion West CDD

Dear Tricia:

The purpose of this letter is to request a rate increase for our services as District Engineer for the Reunion West CDD.

We are requesting that the Board of Supervisors consider approving an updated rate schedule that is based on our current 2024 rate schedule which reflects increased costs since 2012 and is competitive with current rates for professional engineering services.

Our proposed rates for 2024 are attached.

We appreciate the opportunity to continue serving the Board of Supervisors and the Board's consideration of this request.

Sincerely,

Steven N. Boyd, P.E.

Hourly Rate Authorization Approved by:



Reunion West CDD

Date 3/28/2024



# ATTACHMENT A

## Hourly Rate Schedule for the Reunion West CDD

Principal	\$260.00
Director of Engineering	\$250.00
Project Manager / Senior Civil Engineer	\$190.00
Project Engineer	\$160.00
Senior Civil 3D Designer	\$145.00
CAD Technician	\$120.00
Project Coordination	\$105.00
Administrative / Permit Technician	\$90.00

# SECTION 7



# SECTION A

# SECTION I



LATHAM, LUNA,  
EDEN & BEAUDINE, <sup>LLP</sup>  
ATTORNEYS AT LAW

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JAN ALBANESE CARPENTER  
DANIEL H. COULTOFF  
SARAH M. DINON  
JENNIFER S. EDEN  
DOROTHY F. GREEN  
BRUCE D. KNAPP  
PETER G. LATHAM

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MARC L. LEVINE  
JUSTIN M. LUNA  
LORI T. MILVAIN  
BENJAMIN R. TAYLOR  
CHRISTINA Y. TAYLOR  
KRISTEN E. TRUCCO  
DANIEL A. VELASQUEZ

**To:** CDD Board of Supervisors  
**From:** District Counsel (Jan Albanese Carpenter, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)  
**Regarding:** Annual Reminder on Florida Laws for Public Officials  
**Date:** April 2024

---

## **I. Code of Ethics Reminders**

### **a. "GIFTS LAW"**

**-BENEFIT TO YOU:** public officials are prohibited from accepting or asking for anything of value based upon an understanding that such thing will influence the official's vote, official action or judgment. Section 112.313(2), *Florida Statutes*.

**-BENEFIT TO SPOUSE/MINOR CHILDREN:** a public official, their spouse and minor children are prohibited from accepting anything of value when the public official knows, or under the circumstances should know, that it was given to influence a vote or other official action of the public official. Section 112.313(4), *Florida Statutes*.

**-DISCLOSURE DUTY:** a public official must disclose gifts with a value of more than \$100 to the Commission on Ethics (on Form 9) unless the gift is from a relative or unless the public official pays the donor an amount to reduce the value of the gift to \$100 or less within 90 days of receiving the gift. Section 112.3148(8)(a), *Florida Statutes*.

### **b. MISUSE OF PUBLIC POSITION**

-No public official shall corruptly<sup>1</sup> use or attempt to use his/her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit or exemption for himself/herself, or others. Section 112.313(6), *Florida Statutes*.

-Recent examples: (1) Florida Commission on Ethics found probable cause to believe that a CDD Supervisor misused her public position by using her official CDD email account to send an email

---

<sup>1</sup> "Corruptly" "means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties." See Section 112.312(9), *Florida Statutes*.

April 2024

Page 2

endorsing her preferred candidates for the upcoming homeowners association election; and (2) Florida Commission on Ethics opined that use of City business cards by City Commissioners and a City Mayor for private promotion or gain creates a prohibited conflict of interest under Section 112.313(6), *Florida Statutes*.

### c. VOTING CONFLICTS

-A public officer must **not** vote on any measure which would (1) **result in his/her special private gain or loss**; or (2) which the officer knows would result in a special private gain or loss to:

- i. a principal<sup>2</sup> by whom the officer is retained<sup>3</sup>;
- ii. a parent organization or subsidiary of a corporate principal by whom the officer is retained;
- iii. a relative (parents, children, spouse, sibling, mother/father-in-law, son/daughter-in-law); and
- iv. a business associate (pursuing common commercial/business pursuit for profit and such pursuit is current and ongoing). Example: business partner.

-If you have a voting conflict you should: (1) consult with your CDD's counsel and/or your CDD's District Manager; (2) disclose your conflict<sup>4</sup>; and (3) submit the Commission on Ethics Form 8B within 15 days after the vote occurs to your District Manager so that the form can be incorporated into the minutes.

## II. Quorum & Sunshine Law Reminders

### a. QUORUM

-A majority of the Board of Supervisors must be physically present in order for the Board to take any official action.

-Participation by telephone: Participation by physical presence at Board meetings is expected under the Sunshine law. However, when a quorum of the Board is physically present, a Supervisor may participate by telephone only if the Supervisor's absence is due to an extraordinary circumstance such as an illness. In the event a Supervisor participates by telephone, the Supervisor must vote on every action unless a voting conflict exists. Likewise, if a Supervisor is participating in person, the Supervisor must vote on every action unless a voting conflict exists.

---

<sup>2</sup> According to the Commission on Ethics, a "principal" excludes a "government agency" and includes: (1) an employer; (2) a client of a legal, accounting, insurance or other professional practice; and (3) a corporation for which the officer serves as a compensated director.

<sup>3</sup> Generally speaking, a "principal by whom retained" means for compensation, consideration or similar thing of value. See Section 112.3143(1)(a), *Florida Statutes* for the full definition.

<sup>4</sup> Although there may be a slight difference on timing and procedure for disclosure of a voting conflict for "**Elected Officers**" vs. "**Appointed Officers**," it is recommended that the conflict be disclosed prior to any discussion on the matter. Further, we caution that discussions on items on which a Supervisor has a voting conflict could potentially be challenged as a violation of the "Misuse of Public Position" rule in Section 112.313(6), *Florida Statutes*, if the discussion is seen as persuasion or an attempt to influence the Board's position to secure a special benefit for the Supervisor or others. If you have any questions, please contact counsel to discuss.

April 2024

Page 3

**b. SUNSHINE LAW**

-Outside of a Board of Supervisors meetings, two or more members of the Board **must not** discuss any matter on which foreseeable action will be taken by the Board. This applies to in-person, “liaison” and “virtual” discussions, including text messages, emails, telephone calls, online postings (social media) and any other means of communication. Failure to abide to this rule constitutes a Sunshine law violation.

**-Best practices:** (1) utilize Board meetings for discussions with other Supervisors; (2) refrain from posting about CDD business online and responding/reacting to matters online related to CDD business.

**III. Public Records Reminders**

-Chapter 119, *Florida Statutes* & the Florida Constitution (Article 1, Section 24) guarantees the public a right to access government records.

-Includes **all materials** (i.e., documents, emails, **TEXT MESSAGES**, sound recordings, films, maps, books, photographs, tapes, etc.) made or received in connection with the official business of the CDD.

-You are required to keep records for the time period set by the Division of Library Information Services of the Florida Department of State.<sup>5</sup> For example, correspondence and memoranda that are associated with administrative practices or routine issues (but do not create a policy/procedure, document the business of a particular program or act as a receipt) are required to be retained for **3 fiscal years**.<sup>6</sup> Correspondence and memoranda that document policy development, decision-making, or substantive programmatic issues, procedures or activities are required to be retained for **5 fiscal years**. For more information on the retention and disposition of records, please contact your CDD’s District Manager.

-Exceptions are very limited. Examples of exemptions: (1) materials related to security and/or fire safety of a facility (including video surveillance and security details); and (2) materials related to active criminal investigations.

**-Best Practices:** (1) in-person or telephone discussions (except with other Board members); (2) use or create a separate email account for CDD related materials; (3) avoid posting on social media about CDD business (posts can be removed/edited by users and website controller); and (4) avoid using text/social media messaging as they generally cannot be saved.

---

<sup>5</sup> The Records Schedule is accessible at the following URL: <https://files.floridados.gov/media/706717/gsl-sl-june-2023.pdf>

<sup>6</sup> October 1<sup>st</sup> through September 30<sup>th</sup>.

# 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	<b>In Process</b>	Meyer construction portion of project completed July 2023. ACT/Guardian agreement executed. Project is still in permitting with Osceola County as of 04.04.2024.
	Pavement Management & Traffic Calming	Boyd	<b>In Process</b>	District Engineering is determining piggyback opportunities.
1/9/23	Seven Eagles Fountain Replacement	Scheerer	<b>In Process</b>	BOS approved proposal March 2024 for fountain refurbishment at fountain #1. Agreement in process. Garden redesign for fountain #2 approved. Agreement being prepared.



5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer	<b>In Process</b>	Approved 07.13.2023; RFID/prox card reader installed - transponder reader installed - dataline needs troubleshooting but pending legal work to verify ownership of guard house.
6/8/23	Determine Best Use of The Stables Parcel		<b>In Process</b>	Consultative appraisal in process.
8/10/23	Seven Eagles Fitness Center Mats	Scheerer	<b>In Process</b>	Flooring proposal not yet received.
9/14/23	Bid Amenity Janitorial	Scheerer	<b>In Process</b>	Proposals to be reviewed at future meeting.
10/12/23	Confirm Intersection Design and Timing for OLWR & Spine Rd Intersection Improvement with OC	Curley	<b>In Process</b>	
10/12/23	KORR petition to consider property conveyance from RE to KORR	Trucco, Boyd	<b>In Process</b>	Developer funding agreement in place, request under review
12/14/23	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco, Boyd	<b>In Process</b>	Developer funding agreement approved. Documents to be reviewed 04.11.2024.

3/14/24	Amended and Restated Reunion East Parking Rules		<b>In Process</b>	Parking Rules Amended 03.14.2024. Finalized Rules with Updated Maps to be Posted. Amended Towing Agreement and Security Agreement Required. No Parking Signs required.
12/14/23	Review Property Ownership in Accordance with Development Plan	Trucco	<b>In Process</b>	
2/8/24	Inventory of residential lots where sidewalk installation is pending	Scheerer	<b>In Process</b>	Provided for Board review 04.11.2024.

### Reunion West Action Items

<b>Meeting Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
1/13/22	Monitor Residential/Industrial/Commercial Development Nearby Reunion			<a href="https://permits.osceola.org/CitizenAccess/Default.aspx">https://permits.osceola.org/CitizenAccess/Default.aspx</a> Parcel Numbers: <a href="#">282527000000600000</a> 51.02 acres <a href="#">332527000000500000</a> 52.55 acres <a href="#">3325273160000A0090</a> 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project			<a href="http://www.Osceola.org/go/sinclairroad">www.Osceola.org/go/sinclairroad</a>
	Monitor Old Lake Wilson Road Improvement Project			<a href="http://www.improveoldlakewilsonroad.com">www.improveoldlakewilsonroad.com</a>

	Pavement Management & Traffic Calming	Boyd	<b>In Process</b>	District Engineering is determining piggyback opportunities.
8/10/23	Traffic Enforcement Agreement with OC (RE and RW)	Trucco	<b>In Process</b>	
8/10/23	Update Security Service Provider Agreements (RE and RW)	Trucco	<b>In Process</b>	Language to include Rules for Public Access.
8/10/23	Whitemarsh Mound	Scheerer	<b>In Process</b>	BOS approved with with KORR. Agreement executed. Work estimated to begin 04.10.2024.
10/12/23	Parking Rules Amended December 2023	Adams/Trucco/Scheerer	<b>In Process</b>	Rule Hearing held 12.14.2023. Amended Rules finalized and published. Towing Service Agreement Amendment executed. Security Agreements amendment completed but needs execution. Parking Signs need to be installed.
12/14/23	Review Property Ownership in Accordance with Development Plan	Trucco	<b>In Process</b>	

12/14/23	Review CDD Property to Determine if a New CDD Amenity can be Constructed in RWCCD Encore Neighborhood	Scheerer	<b>In Process</b>	RWPOA Association Manager prefer a playground on RWPOA parcel at Fairfax and Southfield.
2/8/24	Inventory of residential lots where sidewalk installation is pending	Scheerer	<b>In Process</b>	Provided for Board review at April meeting.

# SECTION II

# Reunion West

## Community Development District

### Summary of Invoices

March 01, 2024 - March 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	3/6/24	2287-2289	\$ 17,747.33
	3/13/24	2290-2299	\$ 70,434.27
	3/20/24	2300	\$ 608.02
	3/27/24	2301-2302	\$ 3,704.50
			\$ 92,494.12
Payroll			
	<u>March 2024</u>		
	Graham Staley	50639	\$ 184.70
	Mark Greenstein	50640	\$ 184.70
	Michael Barry	50641	\$ 184.70
			\$ 554.10
<b>TOTAL</b>			<b>\$ 93,048.22</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/24	00035	2/29/24	217909	202402	300	13100	10100		AQUATIC MGMT ENCORE FEB24	*	109.20		
		2/29/24	217909	202402	320	53800	47000		AQUATIC MGMT ENCORE FEB24	*	85.80		
		2/29/24	218036	202402	300	13100	10100		AQUATIC PLANT MGMT FEB24	*	80.64		
		2/29/24	218036	202402	320	53800	47000		AQUATIC PLANT MGMT FEB24	*	63.36		
APPLIED AQUATIC MANAGEMENT, INC.												339.00	002287
3/06/24	00066	3/04/24	RWCDDMMM	202403	300	13100	10100		LANDSCAPE MAINT MAR24	*	8,474.66		
		3/04/24	RWCDDMMM	202403	320	53800	47300		LANDSCAPE MAINT MAR24	*	6,658.67		
CREATIVE NORTH INC												15,133.33	002288
3/06/24	00069	3/01/24	4440852	202403	300	13100	10100		SECURITY COST SHARE MAR24	*	1,274.00		
		3/01/24	4440852	202403	320	53800	34500		SECURITY COST SHARE MAR24	*	1,001.00		
REUNION WEST PROPERTY OWNERS INC												2,275.00	002289
3/13/24	00073	3/08/24	7478-03-	202403	310	51300	31400		ARBITRAGE SERIES 2015	*	450.00		
		3/08/24	7479-03-	202403	310	51300	31400		ARBITRAGE SERIES 2016	*	450.00		
		3/08/24	7480-03-	202403	310	51300	31400		ARBITRAGE SERIES 2017	*	450.00		
		3/08/24	7481-03-	202403	310	51300	31400		ARBITRAGE SERIES 2019	*	450.00		
		3/08/24	7482-03-	202403	310	51300	31400		ARBITRAGE SERIES 2022	*	900.00		
AMERICAN MUNICIPAL TAX-EXEMPT												2,700.00	002290
3/13/24	00051	3/07/24	3923	202402	310	51300	31100		BID PKG/NO PARK DRAW/MTG	*	2,587.27		
BOYD CIVIL ENGINEERING												2,587.27	002291
3/13/24	00020	1/31/24	582	202401	320	53800	57400		REINST.POST/RPR PAINT/GAT	*	415.01		
		3/01/24	580	202403	310	51300	34000		MANAGEMENT FEES MAR24	*	4,106.42		
		3/01/24	580	202403	310	51300	35200		WEBSITE ADMIN MAR24	*	100.00		
		3/01/24	580	202403	310	51300	35100		INFORMATION TECH MAR24	*	150.00		

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24		580	DISSEMINATION FEE MAR24	202403	310-51300	31300		*	833.33		
3/01/24		580	OFFICE SUPPLIES	202403	310-51300	51000		*	.39		
3/01/24		580	POSTAGE	202403	310-51300	42000		*	6.20		
3/01/24		580	COPIES	202403	310-51300	42500		*	.15		
3/01/24		581	FIELD MANAGEMENT MAR24	202403	320-53800	12000		*	2,822.00		
3/01/24		581A	OFFICE DEPOT-W2/W3/1096	202401	310-51300	51000		*	14.43		
3/01/24		581A	USPS-MAIL 941&944 FORMS	202401	310-51300	42000		*	.89		
3/01/24		581A	USPS-MAIL 1099 FORMS	202401	310-51300	42000		*	.66		
3/01/24		581A	USPS-MAIL W3 FORMS	202401	310-51300	42000		*	.79		
GOVERNMENTAL MANAGEMENT SERVICES										8,450.27	002292
3/13/24	00005	2/03/24	88583183 RESURFACE PROJ.OSCE 03/04	202402	310-51300	48000		*	418.18		
ORLANDO SENTINEL										418.18	002293
3/13/24	00031	3/12/24	03122024 FY24 DEBT SRVC SER2015	202403	300-20700	10400		*	6,286.43		
REUNION WEST C/O USBANK										6,286.43	002294
3/13/24	00031	3/12/24	03122024 FY24 DEBT SRVC SER2016	202403	300-20700	10500		*	10,347.23		
REUNION WEST C/O USBANK										10,347.23	002295
3/13/24	00031	3/12/24	03122024 FY24 DEBT SRVC SER2017	202403	300-20700	10600		*	9,683.44		
REUNION WEST C/O USBANK										9,683.44	002296
3/13/24	00031	3/12/24	03122024 FY24 DEBT SRVC SER2019	202403	300-20700	10700		*	8,433.24		
REUNION WEST C/O USBANK										8,433.24	002297
3/13/24	00031	3/12/24	03122024 FY24 DEBT SRVC SER2022	202403	300-20700	10800		*	20,520.80		
REUNION WEST C/O USBANK										20,520.80	002298
3/13/24	00069	3/05/24	RW202435 MTHLY GATE REPAIRS FEB24	202403	300-13100	10100		*	564.15		
REUW REUNION WEST TVISCARRA											



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/05/24	RW202435 202403 320-53800-57400	MTHLY GATE REPAIRS FEB24	*	443.26	
				REUNION WEST PROPERTY OWNERS INC			1,007.41 002299
3/20/24	00036	3/02/24	1521 202402 320-53800-43100	TOHO METER#62644090 FEB24	*	72.19	
		3/02/24	1522 202402 320-53800-43000	DUKEENERGY#9100 8323 9862	*	58.28	
		3/02/24	1523 202402 320-53800-43000	DUKEENERGY#9100 8324 0443	*	477.55	
				REUNION RESORT			608.02 002300
3/27/24	00035	3/15/24	218489 202403 300-13100-10100	AQUATIC MGMT ENCORE MAR24	*	109.20	
		3/15/24	218489 202403 320-53800-47000	AQUATIC MGMT ENCORE MAR24	*	85.80	
		3/15/24	218496 202403 300-13100-10100	AQUATIC PLANT MGMT MAR24	*	80.64	
		3/15/24	218496 202403 320-53800-47000	AQUATIC PLANT MGMT MAR24	*	63.36	
				APPLIED AQUATIC MANAGEMENT, INC.			339.00 002301
3/27/24	00043	3/18/24	124108 202402 310-51300-31500	MTG/SECURITY AGR/DEDICATE	*	3,149.50	
		3/18/24	124109 202402 310-51300-31500	PH4 PLAT/EMINENT DOMAIN	*	216.00	
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			3,365.50 002302
				TOTAL FOR BANK A		92,494.12	
				TOTAL FOR REGISTER		92,494.12	

# 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 &amp; Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
Cash - Truist	\$ 521,954	\$ 252,865	\$ -	\$ -	\$ 774,819
Investments:					
Series 2015					
Reserve	\$ -	\$ -	\$ 166,894	\$ -	\$ 166,894
Revenue	\$ -	\$ -	\$ 402,198	\$ -	\$ 402,198
Series 2016					
Reserve	\$ -	\$ -	\$ 293,064	\$ -	\$ 293,064
Revenue	\$ -	\$ -	\$ 581,154	\$ -	\$ 581,154
Prepayment	\$ -	\$ -	\$ 25	\$ -	\$ 25
Series 2017					
Reserve	\$ -	\$ -	\$ 271,152	\$ -	\$ 271,152
Revenue	\$ -	\$ -	\$ 528,119	\$ -	\$ 528,119
Prepayment	\$ -	\$ -	\$ 2,641	\$ -	\$ 2,641
Series 2019					
Reserve	\$ -	\$ -	\$ 333,388	\$ -	\$ 333,388
Revenue	\$ -	\$ -	\$ 427,615	\$ -	\$ 427,615
Construction	\$ -	\$ -	\$ -	\$ 102,081	\$ 102,081
Series 2022					
Reserve	\$ -	\$ -	\$ 259,938	\$ -	\$ 259,938
Revenue	\$ -	\$ -	\$ 1,038,684	\$ -	\$ 1,038,684
Investment - Custody	\$ 3,028	\$ -	\$ -	\$ -	\$ 3,028
SBA - Operating	\$ 989,344	\$ -	\$ -	\$ -	\$ 989,344
SBA - Reserve	\$ -	\$ 856,686	\$ -	\$ -	\$ 856,686
Due from Other	\$ 5,018	\$ -	\$ -	\$ -	\$ 5,018
Due from Reunion East	\$ 72,134	\$ -	\$ -	\$ -	\$ 72,134
Prepaid Expenses	\$ 558	\$ -	\$ -	\$ -	\$ 558
<b>Total Assets</b>	<b>\$ 1,592,036</b>	<b>\$ 1,109,551</b>	<b>\$ 4,304,872</b>	<b>\$ 102,081</b>	<b>\$ 7,108,540</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 7,750	\$ -	\$ -	\$ -	\$ 7,750
Due to Reunion East	\$ 256,870	\$ 68,493	\$ -	\$ -	\$ 325,363
<b>Total Liabilities</b>	<b>\$ 264,620</b>	<b>\$ 68,493</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 333,113</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 569,092	\$ -	\$ 569,092
Assigned For Debt Service 2016	\$ -	\$ -	\$ 874,243	\$ -	\$ 874,243
Assigned For Debt Service 2017	\$ -	\$ -	\$ 801,912	\$ -	\$ 801,912
Assigned For Debt Service 2019	\$ -	\$ -	\$ 761,003	\$ -	\$ 761,003
Assigned For Debt Service 2022	\$ -	\$ -	\$ 1,298,622	\$ -	\$ 1,298,622
Assigned For Capital Projects 2019	\$ -	\$ -	\$ -	\$ 102,081	\$ 102,081
Unassigned	\$ 1,327,416	\$ 1,041,058	\$ -	\$ -	\$ 2,368,474
<b>Total Fund Balances</b>	<b>\$ 1,327,416</b>	<b>\$ 1,041,058</b>	<b>\$ 4,304,872.46</b>	<b>\$ 102,081</b>	<b>\$ 6,775,427</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,592,036</b>	<b>\$ 1,109,551</b>	<b>\$ 4,304,872</b>	<b>\$ 102,081</b>	<b>\$ 7,108,540</b>

# 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
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,760,063	\$ 1,494,494	\$ 1,473,788	\$ (20,707)
Interest	\$ 5,000	\$ 2,083	\$ 16,535	\$ 14,452
Rental Income	\$ 2,200	\$ -	\$ 4,400	\$ 4,400
<b>Total Revenues</b>	<b>\$ 1,767,263</b>	<b>\$ 1,496,578</b>	<b>\$ 1,494,723</b>	<b>\$ (1,855)</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,400	\$ 1,600
FICA Expense	\$ 918	\$ 383	\$ 260	\$ 122
Engineering Fees	\$ 8,000	\$ 3,333	\$ 7,127	\$ (3,794)
District Counsel	\$ 35,000	\$ 14,583	\$ 19,291	\$ (4,708)
Annual Audit	\$ 9,600	\$ -	\$ -	\$ -
Arbitrage	\$ 2,250	\$ -	\$ -	\$ -
Trustee Fees	\$ 19,880	\$ -	\$ -	\$ -
Dissemination Agent	\$ 10,000	\$ 4,167	\$ 4,167	\$ 0
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 49,277	\$ 20,532	\$ 20,532	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Postage	\$ 1,500	\$ 625	\$ 192	\$ 433
Insurance	\$ 11,760	\$ 11,760	\$ 10,584	\$ 1,176
Printing & Binding	\$ 500	\$ 208	\$ 15	\$ 194
Legal Advertising	\$ 5,000	\$ 2,083	\$ 1,446	\$ 637
Other Current Charges	\$ 600	\$ 250	\$ 84	\$ 166
Office Supplies	\$ 250	\$ 104	\$ 40	\$ 64
Property Appraiser Fee	\$ 750	\$ 750	\$ 648	\$ 102
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 178,060</b>	<b>\$ 72,746</b>	<b>\$ 76,711</b>	<b>\$ (3,965)</b>

# 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
<b><u>Maintenance - Shared Expenses</u></b>				
Field Maintenance	\$ 33,864	\$ 14,110	\$ 14,110	\$ -
Management Services Agreement	\$ 7,150	\$ 2,979	\$ 2,979	\$ 0
Telephone	\$ 6,600	\$ 2,750	\$ 2,393	\$ 357
Electric	\$ 290,400	\$ 121,000	\$ 121,019	\$ (19)
Water & Sewer	\$ 31,852	\$ 13,272	\$ 11,929	\$ 1,343
Gas	\$ 37,400	\$ 15,583	\$ 14,214	\$ 1,370
Pool & Fountain Maintenance	\$ 158,576	\$ 66,073	\$ 67,382	\$ (1,309)
Pond Maintenance	\$ 11,000	\$ 4,583	\$ 3,491	\$ 1,092
Property Insurance	\$ 44,602	\$ 44,602	\$ 48,226	\$ (3,624)
Irrigation Repairs & Maintenance	\$ 11,000	\$ 4,583	\$ 6,016	\$ (1,433)
Landscape - Contract	\$ 495,042	\$ 206,268	\$ 216,338	\$ (10,070)
Landscape - Contingency	\$ 22,000	\$ 9,167	\$ 2,719	\$ 6,447
Gate & Gatehouse Maintenance	\$ 22,000	\$ 9,167	\$ 14,214	\$ (5,047)
Roadways/Sidewalks/Bridge	\$ 11,000	\$ 4,583	\$ 7,949	\$ (3,365)
Lighting	\$ 4,400	\$ 1,833	\$ 3,183	\$ (1,350)
Building Repairs & Maintenance	\$ 8,800	\$ 3,667	\$ 8,651	\$ (4,984)
Pressure Washing	\$ 22,000	\$ 9,167	\$ 19,131	\$ (9,965)
Maintenance (Inspections)	\$ 220	\$ 91	\$ 117	\$ (25)
Repairs & Maintenance	\$ 13,200	\$ 5,500	\$ 610	\$ 4,890
Contract Cleaning	\$ 46,024	\$ 19,177	\$ 11,386	\$ 7,790
Fitness Center Repairs & Maintenance	\$ 6,116	\$ 2,548	\$ 2,195	\$ 353
Operating Supplies	\$ 1,100	\$ 458	\$ -	\$ 458
Signage	\$ 4,400	\$ 1,833	\$ 7,827	\$ (5,994)
Security	\$ 94,102	\$ 39,209	\$ 30,672	\$ 8,538
Parking Violation Tags	\$ 220	\$ 92	\$ -	\$ 92
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 1,383,067</b>	<b>\$ 602,296</b>	<b>\$ 616,751</b>	<b>\$ (14,455)</b>
<b><u>Reserves</u></b>				
Capital Reserve Transfer	\$ 400,000	\$ 400,000	\$ 400,000	\$ -
<b>Total Reserves</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 1,961,127</b>	<b>\$ 1,075,041</b>	<b>\$ 1,093,462</b>	<b>\$ (18,421)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (193,864)</b>		<b>\$ 401,261</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 193,864</b>		<b>\$ 926,155</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 1,327,416</b>	

**Reunion West**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 202,262	\$ 1,154,743	\$ 59,126	\$ 57,658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,473,788
Interest	\$ 2,264	\$ 2,216	\$ 3,050	\$ 4,651	\$ 4,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,535
Rental Income	\$ 1,540	\$ 330	\$ 2,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
<b>Total Revenues</b>	<b>\$ 3,804</b>	<b>\$ 204,808</b>	<b>\$ 1,160,323</b>	<b>\$ 63,777</b>	<b>\$ 62,012</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,494,723</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 800	\$ 800	\$ 400	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
FICA Expense	\$ 61	\$ 61	\$ 31	\$ 46	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260
Engineering Fees	\$ 860	\$ 1,293	\$ 430	\$ 1,957	\$ 2,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,127
District Counsel	\$ 3,087	\$ 1,789	\$ 5,244	\$ 5,805	\$ 3,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,291
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,167
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 4,106	\$ 4,106	\$ 4,106	\$ 4,106	\$ 4,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,532
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 26	\$ 13	\$ 6	\$ 17	\$ 129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192
Insurance	\$ 10,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,584
Printing & Binding	\$ 14	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Legal Advertising	\$ -	\$ 480	\$ 548	\$ -	\$ 418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,446
Other Current Charges	\$ -	\$ 64	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84
Office Supplies	\$ 0	\$ 0	\$ 24	\$ 15	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 648
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 28,298</b>	<b>\$ 9,690</b>	<b>\$ 11,893</b>	<b>\$ 13,630</b>	<b>\$ 13,200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 76,711</b>



**Reunion West**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b><i>Maintenance - Shared Expenses</i></b>													
Field Maintenance	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,110
Management Services Agreement	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,979
Telephone	\$ 577	\$ 370	\$ 472	\$ 586	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,393
Electric	\$ 30,266	\$ 23,941	\$ 23,227	\$ 18,714	\$ 24,871	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,019
Water & Sewer	\$ 2,290	\$ 2,653	\$ 2,478	\$ 2,218	\$ 2,290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,929
Gas	\$ 555	\$ 975	\$ 1,951	\$ 3,762	\$ 6,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,214
Pool & Fountain Maintenance	\$ 13,930	\$ 14,775	\$ 14,098	\$ 12,958	\$ 11,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,382
Pond Maintenance	\$ 698	\$ 698	\$ 698	\$ 698	\$ 698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,491
Property Insurance	\$ 48,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,226
Irrigation Repairs & Maintenance	\$ 2,182	\$ 352	\$ 742	\$ 2,177	\$ 563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,016
Landscape - Contract	\$ 32,379	\$ 71,171	\$ 48,028	\$ 32,379	\$ 32,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216,338
Landscape - Contingency	\$ -	\$ 1,747	\$ 338	\$ 156	\$ 479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,719
Gate & Gatehouse Maintenance	\$ 1,680	\$ 4,038	\$ 4,712	\$ 1,983	\$ 1,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,214
Roadways/Sidewalks/Bridge	\$ 4,462	\$ 1,049	\$ 904	\$ 528	\$ 1,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,949
Lighting	\$ 689	\$ 1,258	\$ -	\$ 251	\$ 986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,183
Building Repairs & Maintenance	\$ 463	\$ 3,503	\$ 658	\$ 1,829	\$ 2,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,651
Pressure Washing	\$ -	\$ 704	\$ 431	\$ 12,465	\$ 5,531	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,131
Maintenance (Inspections)	\$ -	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610
Contract Cleaning	\$ 1,859	\$ 1,986	\$ 2,556	\$ 2,556	\$ 2,429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,386
Fitness Center Repairs & Maintenance	\$ 264	\$ 897	\$ 132	\$ 638	\$ 264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,195
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ 2,869	\$ 4,908	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,827
Security	\$ 6,134	\$ 6,134	\$ 6,134	\$ 6,134	\$ 6,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,672
Parking Violation Tags	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 152,940</b>	<b>\$ 144,694</b>	<b>\$ 110,979</b>	<b>\$ 104,112</b>	<b>\$ 104,026</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 616,751</b>
<b><i>Reserves</i></b>													
Capital Reserve Transfer	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 400,000</b>
<b>Total Expenditures</b>	<b>\$ 181,239</b>	<b>\$ 154,384</b>	<b>\$ 522,871</b>	<b>\$ 117,742</b>	<b>\$ 117,226</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,093,462</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (177,435)</b>	<b>\$ 50,424</b>	<b>\$ 637,452</b>	<b>\$ (53,966)</b>	<b>\$ (55,214)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 401,261</b>

# 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	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<b>Revenues:</b>				
Transfer In	\$ 400,000	\$ 400,000	\$ 400,000	\$ -
Interest	\$ 19,500	\$ 8,125	\$ 14,693	\$ 6,568
<b>Total Revenues</b>	<b>\$ 419,500</b>	<b>\$ 408,125</b>	<b>\$ 414,693</b>	<b>\$ 6,568</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 250	\$ 192	\$ 58
Building Improvements	\$ 24,200	\$ 10,083	\$ 23,411	\$ (13,328)
Gate/Gatehouse Improvements	\$ -	\$ -	\$ 2,743	\$ (2,743)
Pool Furniture	\$ 7,920	\$ 3,300	\$ -	\$ 3,300
Pool Repair & Replacements	\$ 41,800	\$ 17,417	\$ 48,762	\$ (31,345)
Lighting Improvements	\$ 5,539	\$ 2,308	\$ -	\$ 2,308
Landscape Improvements	\$ 19,800	\$ 8,250	\$ -	\$ 8,250
Roadway Improvements	\$ 214,478	\$ 89,366	\$ 59,267	\$ 30,099
Signage	\$ 44,000	\$ 18,333	\$ 22,211	\$ (3,878)
Stormwater Improvements	\$ -	\$ -	\$ 6,833	\$ (6,833)
Capital Outlay	\$ 71,500	\$ 29,792	\$ 77,828	\$ (48,036)
<b>Total Expenditures</b>	<b>\$ 429,837</b>	<b>\$ 179,099</b>	<b>\$ 241,248</b>	<b>\$ (62,149)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (10,337)</b>		<b>\$ 173,445</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 561,081</b>		<b>\$ 867,613</b>	
<b>Fund Balance - Ending</b>	<b>\$ 550,744</b>		<b>\$ 1,041,058</b>	

# 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
<b>Revenues:</b>				
Special Assessments	\$ 326,875	\$ 273,707	\$ 273,707	\$ -
Interest	\$ 10,000	\$ 4,167	\$ 8,104	\$ 3,938
<b>Total Revenues</b>	<b>\$ 336,875</b>	<b>\$ 277,874</b>	<b>\$ 281,812</b>	<b>\$ 3,938</b>
<b>Expenditures:</b>				
<b>Series 2015</b>				
Interest - 11/01	\$ 76,150	\$ 76,150	\$ 76,150	\$ -
Principal - 05/01	\$ 175,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 76,150	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 327,300</b>	<b>\$ 76,150</b>	<b>\$ 76,150</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 9,575</b>		<b>\$ 205,662</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 195,622</b>		<b>\$ 363,430</b>	
<b>Fund Balance - Ending</b>	<b>\$ 205,197</b>		<b>\$ 569,092</b>	

# 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
<b>Revenues:</b>				
Special Assessments	\$ 538,024	\$ 450,512	\$ 450,512	\$ -
Interest	\$ 16,050	\$ 6,688	\$ 13,914	\$ 7,227
<b>Total Revenues</b>	<b>\$ 554,074</b>	<b>\$ 457,200</b>	<b>\$ 464,427</b>	<b>\$ 7,227</b>
<b>Expenditures:</b>				
<b>Series 2016</b>				
Interest - 11/01	\$ 181,406	\$ 181,406	\$ 181,406	\$ -
Principal - 11/01	\$ 170,000	\$ 170,000	\$ 170,000	\$ -
Interest - 05/01	\$ 177,688	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 529,094</b>	<b>\$ 351,406</b>	<b>\$ 351,406</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 24,980</b>		<b>\$ 113,020</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 476,566</b>		<b>\$ 761,223</b>	
<b>Fund Balance - Ending</b>	<b>\$ 501,546</b>		<b>\$ 874,243</b>	

# 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
<b>Revenues:</b>				
Special Assessments	\$ 503,509	\$ 421,612	\$ 421,612	\$ -
Interest	\$ 14,750	\$ 6,146	\$ 12,707	\$ 6,561
<b>Total Revenues</b>	<b>\$ 518,259</b>	<b>\$ 427,757</b>	<b>\$ 434,319</b>	<b>\$ 6,561</b>
<b>Expenditures:</b>				
<b>Series 2017</b>				
Interest - 11/01	\$ 171,138	\$ 171,138	\$ 171,138	\$ -
Principal - 11/01	\$ 160,000	\$ 160,000	\$ 160,000	\$ -
Interest - 05/01	\$ 167,738	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 498,875</b>	<b>\$ 331,138</b>	<b>\$ 331,138</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 19,384</b>		<b>\$ 103,181</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 435,351</b>		<b>\$ 698,731</b>	
<b>Fund Balance - Ending</b>	<b>\$ 454,735</b>		<b>\$ 801,912</b>	



# 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
<b>Revenues:</b>				
Special Assessments	\$ 438,505	\$ 367,178	\$ 367,178	\$ -
Interest	\$ 13,580	\$ 5,658	\$ 11,285	\$ 5,626
<b>Total Revenues</b>	<b>\$ 452,085</b>	<b>\$ 372,837</b>	<b>\$ 378,463</b>	<b>\$ 5,626</b>
<b>Expenditures:</b>				
<b>Series 2019</b>				
Interest - 11/01	\$ 153,150	\$ 153,150	\$ 150,713	\$ 2,438
Principal - 05/01	\$ 130,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 153,150	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 436,300</b>	<b>\$ 153,150</b>	<b>\$ 150,713</b>	<b>\$ 2,438</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (7,655)	\$ 7,655
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (7,655)</b>	<b>\$ 7,655</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 15,785</b>		<b>\$ 220,095</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 207,515</b>		<b>\$ 540,908</b>	
<b>Fund Balance - Ending</b>	<b>\$ 223,300</b>		<b>\$ 761,003</b>	

# 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
<b>Revenues:</b>				
Special Assessments	\$ 1,071,322	\$ 893,464	\$ 893,464	\$ -
Interest	\$ 19,660	\$ 8,192	\$ 14,319	\$ 6,128
<b>Total Revenues</b>	<b>\$ 1,090,982</b>	<b>\$ 901,655</b>	<b>\$ 907,783</b>	<b>\$ 6,128</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 11/01	\$ 167,250	\$ 167,250	\$ 167,250	\$ -
Principal - 05/01	\$ 710,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 167,250	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,044,500</b>	<b>\$ 167,250</b>	<b>\$ 167,250</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 46,482</b>		<b>\$ 740,533</b>	

# 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	Variance
	Budget	Thru 02/29/24	Thru 02/29/24	
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 2,043	\$ 2,043
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,043</b>	<b>\$ 2,043</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 7,655	\$ (7,655)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,655</b>	<b>\$ (7,655)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 9,698</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 92,383</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 102,081</b>	

**Reunion West**  
**Community Development District**  
**Long Term Debt Report**

<b>SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS</b>	
<b>ASSESSMENT AREA TWO - PHASE ONE</b>	
INTEREST RATES:	3.500%, 4.250%, 5.000%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$163,438
RESERVE FUND BALANCE	\$166,894
BONDS OUTSTANDING - 9/30/20	\$3,585,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$155,000)
LESS: PRINCIPAL PAYMENT 05/01/22	(\$160,000)
LESS: PRINCIPAL PAYMENT 05/01/23	(\$170,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,100,000</b>

<b>SERIES 2016, SPECIAL ASSESSMENT BONDS</b>	
<b>ASSESSMENT AREA THREE PROJECT</b>	
INTEREST RATES:	3.625%, 4.375%, 5.000%
MATURITY DATE:	11/1/2046
RESERVE FUND REQUIREMENT	\$274,875
RESERVE FUND BALANCE	\$293,064
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$7,230,000</b>

<b>SERIES 2017, SPECIAL ASSESSMENT BONDS</b>	
<b>ASSESSMENT AREA FOUR PROJECT</b>	
INTEREST RATES:	3.500%, 4.250%, 4.750%, 5.000%
MATURITY DATE:	11/1/2047
RESERVE FUND REQUIREMENT	\$254,625
RESERVE FUND BALANCE	\$271,152
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,970,000</b>

<b>SERIES 2019, SPECIAL ASSESSMENT BONDS</b>	
<b>ASSESSMENT AREA FIVE PROJECT</b>	
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%
MATURITY DATE:	5/1/2050
RESERVE FUND REQUIREMENT	\$326,484
RESERVE FUND BALANCE	\$333,388
BONDS OUTSTANDING - 9/30/20	\$7,095,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$120,000)
LESS: PRINCIPAL PAYMENT 05/01/22	(\$125,000)
LESS: PRINCIPAL PAYMENT 05/01/23	(\$130,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,720,000</b>

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



# SECTION IV



**Reunion East and West R&M**

<b>FY2024 Project List</b>	<b>Estimated Cost</b>	<b>RE 56%</b>	<b>RW 44%</b>	<b>Estimated Date</b>	<b>Projected Total</b>
Roof 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	May (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	Completed	
Signage, New Reunion Village No Parking & Replacement	\$ 100,000.00	\$ 53,000.00	\$ 47,000.00	In Process	
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	In Process	
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			In Process	\$ -
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