

*Reunion West Community
Development District*

Agenda

June 6, 2024

AGENDA

Reunion West

Community Development District

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

May 30, 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, June 6, 2024 at 1:00 PM 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 May 9, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-05 Approving Entering into a Contract with All County Paving, Inc. to Provide Paving and Related Services
5. Consideration of Resolution 2024-06 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
6. Consideration of Resolution 2024-07 Approving the Filing of Court Action to Clarify Title– **ADDED**
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager Updates
 - D. District Manager's Report
 - i. Review of Sidewalk Project
 - ii. Action Items List
 - iii. Approval of Check Register
 - iv. Balance Sheet and Income Statement
 - v. Replacement and Maintenance Plan
 - vi. Reminder of Form 1 Filing Requirement Deadline – July 1, 2024
 - E. Security Report
8. Other Business
9. Supervisor's Requests
10. Next Meeting Date: July 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, **May 9, 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
Pete Whitman	Yellowstone Landscape
Aura Zelada	Artemis Lifestyles, Reunion West POA
Residents	

The following is a summary of the discussions and actions taken at the May 9, 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.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Residents were asked to state their name and limit their comments to three minutes. Resident Randall Zapata of 450 Burma Street requested that the Board to consider looking at acquiring more amenities for members and private entities like different clubhouses, issuing a bond and having a third-party manage the entities on behalf of the members. Ms. Adams asked if the Board wanted this item to be addressed under action items. Mr. Staley felt that it was worth pursuing and requested that it be discussed under Other Business. There being no further comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the April 11,
2024 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the April 11, 2024 Board of Supervisors meeting, which were included in the agenda package. Mr. Staley stated on Page 5 of 14, he suggested that a member of Reunion West CDD Board meet with Mr. Anthony Carll and not the Reunion East CDD Board. Ms. Adams would make this change.

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

FOURTH ORDER OF BUSINESS

**Consideration of Policy for Signage in
District Property and Rights of Way**

Ms. Adams presented a draft Policy for Signage on District Property and Rights-of-Way (ROW) pertaining to requests that come before the Board for the installation of signage on CDD ROW. The Reunion East CDD adopted a similar policy, but in order to have community cohesiveness, Reunion West performed an audit of property and any signage that had previously been installed, but not in compliance with Reunion East's policy, was removed at that time. The purpose of this item was for sign requests, such as the one that was being considered in the next agenda item. The concept that was introduced last month is that any signage must be approved by the Board of Supervisors and were limited to approving directional and informational signage. The policy was reviewed by District Counsel and there were no substantive changes to what was distributed at the last meeting. Ms. Adams asked if District Counsel had any comments regarding political signs. Ms. Trucco confirmed that there was a code in Osceola County, stating that political

signs could not be installed on public property, including road ROW and recommended including additional language in the policy, that any signage comply with all Osceola County Laws, Code Requirements and Florida Statutes. Mr. Staley agreed and recalled under Section 1.7, there were options to restrict the use of signage and felt that the Board should be able to act on any signage that was inappropriate and requested that language be included in Section 1.7. Mr. Staley questioned whether this was consistent with the policy that was adopted by the Reunion East CDD Board. Ms. Adams confirmed that it was consistent and updated by District Counsel to include language regarding compliance with State and Local Laws. Mr. Witcher felt that it was important to have this policy, because they were a single community that was divided into two separate entities.

Mr. Barry MOVED to approve a policy for signage on District property and rights-of-way, subject to including language restricting political signs and Ms. Harley seconded the motion.

Mr. Greenstein noted from an administrative standpoint, when it comes to signage, the Reunion East CDD Board adopted what the Master Association approved relative to featured builders and other signage, to have uniformity within the community on the design of the signs. Ms. Adams felt that was a good point and following last month's meeting, contacted the Master Association and requested that they provide their signage standards and policy. However, she was informed by the Master Association that they did not adopt a formal policy or standards. Mr. Greenstein explained if the sign was on CDD property, they could control it.

On VOICE VOTE with all in favor adopting a policy for signage on District property and rights-of-way, subject to including language restricting political signs was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Sign Installation Request
from The Crescent at Reunion**

Ms. Adams received a request from the developer of The Crescent at Reunion, to install signage. The request was to install directional signage in Parcel 4 at Tradition Boulevard and Grand Traverse Parkway, which was in Reunion West CDD. The request, parcel identification for each District and a graphic along with a depiction of the signage, were included in the agenda package.

Ms. Harley was against installing the signage, because it did not conform to other Reunion signage standards. Mr. Greenstein agreed. Ms. Adams stated that a sign standard handout was provided to the Board at the last meeting. The key elements on the depiction, were the white posts with the caps, the Reunion motif with the three palm trees. She questioned whether the Reunion West CDD Board wanted the same design standard. Ms. Harley recalled that the Featured Builder signs when advertising for Bears Den, had the Bears Den logo, but it still had the Reunion logo, which confirmed with their signage. Mr. Witcher pointed out that all of their signage had black at the top with gold lettering. Ms. Harley felt that the design of the proposed signs looked tacky. Ms. Trucco agreed with the Board direction to go back to the requestor, as this was public property financed with bond funds for a private benefit and would check from a historical standpoint, on how the CDD handled marketing signage requests. Mr. Staley agreed with the signs not having pricing or QR codes. Mr. Staley believed that the sign would be placed before the I-4 bridge into the west side, but the way the sign was facing, it was leaving the resort and not entering it. Ms. Adams clarified that the sign would have a logo, directional arrow and an address. Ms. Adams would provide feedback to the developer regarding the posts with the end caps, arch at the top with the Reunion Palm logo, request that they remove the pricing and QR Codes and clarify the exact location. This item was deferred until the next meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-04
Relating to the 2024 General Election and
Qualifying Procedure**

Ms. Adams presented Resolution 2024-04, memorializing that there was a General Election in November of 2024 for Seat 1, currently held by Ms. Sharon Harley and Seat 2, currently held by Mr. Graham Staley. The CDD was required to announce on the record, the qualifying period, which was from Noon on June 10, 2024 through Noon on June 14, 2024. The election was administered by the Osceola County Supervisor of Elections office.

On MOTION by Mr. Witcher seconded by Mr. Greenstein with all in favor Resolution 2024-04 Relating to the 2024 General Election and Qualifying Procedure was approved.

Mr. Staley voiced concern that the minutes would not be published until June 6th and the qualifying period was on June 10th and requested that an email blast be sent out to residents. Mr.

Barry asked if there was a General Election in Reunion East. Ms. Adams explained that once CDDs transitioned to the qualified elector process, every time there was a General Election, which was every two years, there would be CDD seats listed on the ballot. They were all four-year terms and the seats were staggered. In one General Election cycle, there would be three seats and the next one, two seats would be on the ballot. In 2026, three seats would be up for General Election. Mr. Barry asked if Reunion East followed a similar approach of advertising. Mr. Staley recalled that it was discussed by the Reunion East CDD Board two years ago, but they voted not to do it. Mr. Barry felt that it should be consistent. Ms. Harley asked if residents voted at the General Election for these seats. Ms. Adams explained if there was more than one candidate who qualified for a seat, a citizen who was registered to vote in Osceola County and lived within the Reunion West CDD boundaries, would be able to vote in the General Election for whichever seat was contested. However, if only one person qualified, they would be considered a Board Member elect and would be seated the second Tuesday following the election, which would likely be in December, since Reunion West CDD meetings fall early in the month. Mr. Staley recalled that anyone who wanted to qualify, had to declare which seat they were running for, according to the Supervisor of Elections.

Mr. Barry asked if the process was mandated by the State. Ms. Adams explained that because the CDD was a government, the entire election process was facilitated by the Osceola County Elections Office. Districts follow Chapter 190 of Florida Statutes, which has information about the initial Landowners Election and what triggered a transition to the General Election process. Under the District Manager's Report, there was a report on the number of registered voters. This information was important because two conditions must be met in order to transition to the General Election process; the District must be established for at least six years and have at least 250 registered voters. However, even though this Board was now fully transitioned to the General Election process, this information was still required to be reported every year, because the Florida Statutes did not have any provision to stop reporting the number of registered voters. Mr. Barry asked if someone could select both seats. Mr. Staley would contact the Supervisor of Elections to find out. Ms. Harley asked if there was only this four-day period to qualify. Mr. Staley confirmed that there was only the four days and the best way to qualify, according to the Supervisor of Elections, was to physically go to their office and provide their Form 1, Financial Disclosure and Driver's License. Ms. Harley indicated that she would be in Africa during the qualification

period. Ms. Adams recommended that Ms. Harley contact the Supervisor of Elections office for guidance on this matter.

Mr. Greenstein hoped that anyone applying for these seats, had interest and knowledge of the current Board Members. Ms. Adams pointed out that the nature of the announcement did not have any specificity to the incumbent elected Board Members. It would only state that the Reunion West CDD had two seats on the Board that would be included with the General Election process for November 2024, list the qualifying period and that information could be obtained from the Osceola County Elections office. Mr. Barry preferred to include information on whether Mr. Staley and Ms. Harley were running for re-election, so a resident could make an informed decision on whether or not to run against them. Mr. Greenstein agreed. Ms. Trucco pointed out that there would be a Sunshine Law issue and preferred that Mr. Staley and Ms. Harley declare whether they were running again at a public meeting, versus including it in a public notice. Mr. Staley agreed and declared his intention to re-run for his seat. Ms. Harley declared her intention to run. Mr. Staley preferred that the announcement be basic, including the open seats and the qualification period. Ms. Adams asked if Board Members wanted the announcement to state that Mr. Staley and Ms. Harley announced their intention at a duly noticed public meeting, to run for Seats 2 and 1, respectively. Mr. Staley was in favor for transparency purposes. Ms. Trucco requested the proposed language be sent to her for final approval. There was Board consensus to direct District management staff to prepare an announcement as stated above.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-05
Approving Entering into a Contract with
All County Paving Inc. to Provide Paving
and Related Services**

Ms. Adams presented Resolution 2024-05 Approving Entering into a Contract with All County Paving Inc. (All County), to provide paving and related services, which was included in the agenda package, due to wear and tear issues on the District's roadways, as the District set aside some funding for the current fiscal year, in order to engage in milling and resurfacing. There was also the potential of including some traffic calming devices. Mr. Curley worked hard to secure a proposal for the Board of Supervisors. There was a public bid through a public procurement process, but because they did not receive any bids, staff had the flexibility to look at different options for entering into an agreement. District Counsel provided guidance for the District

Engineer and the District management team regarding options and ultimately, the Board can consider a resolution. Mr. Curly pointed out that there was repeated documentation, as it was bid out in sections. The unit cost was the same, but the quantities changed within each section. There was a cost of \$7,500 for mobilization and \$3,800 for message boards. There would be a Maintenance of Traffic (MOT), to keep everything organized within the community. Ms. Adams explained that the MOT program, consisted of communication, before the start of the project, people stationed at the project site, flagging and directing traffic, opening and closing roads and signs to caution people that construction was imminent. In comparison to prior bids, the MOT was much larger, but the mill and resurface, were at the estimated cost, which was \$5 per linear feet for the mill and \$13 for the resurface, as well as pavement markings for an additional \$1 per linear foot.

Mr. Greenstein asked if Fausnight Stripe & Line (Fausnight) would do the markings. Mr. Scheerer stated it would be completed as needed. Mr. Scheerer felt that that the amounts were reasonable. Ms. Trucco advised that the District's Rules of Procedure, allow the CDD to take whatever steps were reasonably necessary, to procure the services or a contract, since no bids were received and, in this instance, the District was not required under the current rules to piggyback, but the contractor was honoring the prices, based on another government contract. Mr. Witcher asked if the proposal covered everything that was in the Inspection Report. Ms. Adams confirmed that it covered everything that was identified as a priority repair and this was the first five years of what had been identified in the Pavement Management Plan as critical. Mr. Staley asked if they needed to make a decision on the speed tables at this time, as there were three on Traditions Boulevard and two on Grand Traverse Parkway. Ms. Adams felt that there should be an explicit discussion about the speed tables. Traffic calming devices were a controversial issue, as some residents within the community would be opposed to speed bumps. They were not required, but the Board had the discretion to include traffic calming in the final scope.

Mr. Staley proposed having further discussion about speed tables at a later date, when they had pictures and specific locations. Ms. Curley would bring back additional information at the next meeting for Board discussion. Mr. Staley felt that it should be brought back to the Board, as it was a controversial subject and wanted to see what the Reunion East CDD Board would do, so there was consistency. Mr. Witcher preferred to have speed tables. Ms. Harley agreed with having speed tables, especially on Grand Traverse Parkway. Mr. Staley indicated that the area that needed speed

tables was at the water park, as it was a cut through to the resort. Mr. Barry questioned the timing for starting this process. Ms. Adams confirmed that it was several months out. Ms. Harley asked if All County Paving was willing to hold their prices. Mr. Curley would confirm and stated that it included the following segments of roadway: 1) Outbound Lane of Tradition Boulevard, Sections 1, 2 and 3; 2) Grand Traverse Parkway – Section 4; 3) Desert Mountain Court; 4) 1.06W – Golf cart crossing on Grand Traverse Parkway and 5) 1.07W. The purpose of the location for the speed tables was to protect the golf cart crossings and slow people down at other locations. Ms. Adams clarified that speed tables were recommended at golf cart crossings or straightaways where people build up speed. The traffic calming locations were prepared with the assistance of the security team, based on speeding complaints. Mr. Staley understood the logic, but voiced concern about driving over five speed tables on Grand Traverse Parkway.

Ms. Trucco asked if there was the ability to move the speed tables. Ms. Adams stated the Board could eliminate one or all speed bumps including the ones at golf cart crossings. Mr. Barry questioned why speed tables were needed at the golf cart crossings. Mr. Staley believed that the logic was to slow people down before the golf cart crossings. Ms. Adams pointed out that it was not required nor was a recommendation from the District Engineer, but there was feedback from Board Members that this was an area of concern. Mr. Scheerer indicated that the golf cart crossing at Bears Den, was where traffic built up speed relatively quickly, but questioned where the three speed tables were. Mr. Witcher stated one was before the bridge, one was the other side of the bridge, going from Holes 1 to 2 and the third one was from Holes 6 to 7. Mr. Barry noted the third one was before the Eagles Estate sign. Mr. Scheerer pointed out that the speed tables could be manipulated any way the Board desired, as these were only recommendations. Ms. Adams asked if the Board wanted to see an exhibit with the locations recommended by the District Engineer where traffic was building up speed. Mr. Witcher preferred to see one before the next meeting, so that he had an opportunity to speak to residents about it. Mr. Barry pointed out that there was no law for people to stop at golf cart crossings. Mr. Staley indicated that there may be different signage or road markings that could be used for the golf cart crossings that draw, in order to get people to stop, versus a speed table. Mr. Scheerer noted that there were not stop signs at any of the golf cart crossings.

Mr. Greenstein wanted to know the value that they were getting for the road resurfacing, due to the size of the contract and how it compared to the budget. Mr. Witcher recalled that there

was a placeholder in the budget and the amount of the contract was lower than the placeholder amount. Mr. Staley noted that \$400,000 was for both CDDs. Ms. Adams explained that the amount for the Reunion West CDD would be lower than the proposed amount of \$235,838.39, if the number of speed tables was reduced. However, the work based on the bid scope for the Reunion East, was \$903,086.71, including the speed tables. Funding was available in the Repair and Maintenance (R&M) Fund, but it would be more than what the Board had specified for this fiscal year; however, funding is available if this is a priority for the Board. Ms. Adams pointed out that the direction of staff was to prepare and exhibit on the exact speed table locations and bring that back to the Board at the next meeting. Mr. Staley asked if Mr. Curley could provide Mr. Staley questioned the value of the contract by piggybacking, as it was relevant for comparison purposes. Ms. Trucco pointed out that the District could use any vendor and did not have to piggyback on any contracts, due to a loophole in the District's Rules of Procedure. Ms. Adams indicated that Mr. Curley received feedback from prospective bidders about why they chose not to bid on this project, which was due to the challenges with accessing this location and the time spent in traffic going to and from where the materials were being fabricated. Mr. Curley pointed out that All County Paving provided amounts that were close to the engineering estimates for the milling and yardage of asphalt. The MOT was larger, because All County Paving wanted to ensure that everyone in the community was happy and was not a huge disruption. They would use many flaggers and signage and ensure that everything was organized well for construction.

There was Board consensus to defer this item and for Mr. Curley to provide an exhibit at the next meeting on the precise locations for the speed tables for long stretches of ROWs, using the amount recommended by the District Engineer.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco received the Traffic Enforcement Agreement, provided some comments and returned it back to the Osceola County Sheriff's Office. As soon as they approved it, she would provide a draft to the Board. Mr. Barry indicated that he spoke Mr. Anthony Carll, the Chairman of the HOA and was under the impression that Mr. Carll would attend a CDD meeting to discuss this matter, as there were some points of view to consider. Ms. Trucco welcomed any comments from residents and if they could not attend in person, they could email their comments to Ms. Adams to be read during the Public Comments Period. Mr. Staley requested that Mr. Barry provide

Mr. Carll's comments to Ms. Adams. Mr. Barry felt that it was valuable for Mr. Carll to provide his comments versus him and for Supervisors to get Mr. Carll's views. Mr. Staley asked if someone could contact Mr. Carll to hear his comments. Ms. Trucco indicated that she could not contact Mr. Carll, as there were Florida Bar Ethics Rules that govern lawyers and requested that staff reach out to Mr. Carll. Ms. Adams would continue to monitor this discussion and at the time that the agreement would be presented at a duly noticed public meeting for the Board of Supervisors, would ensure that Mr. Carll was aware of it and had an opportunity to attend and make comments during the Public Comment Period or provide his comments in writing, if he was unable to attend. Mr. Staley recommended that Mr. Carll for his views now, as it would influence Mr. Barry's comments and requested that Ms. Adams contact Mr. Carll to share his views with her or come to the next meeting.

Mr. Witcher understood that Mr. Staley was trying to shorten the process, but at the same time, he was perplexed that Mr. Carll had issues with it, because all the Board was trying to do was to get the Sheriff's Department to be onsite periodically for traffic enforcement, like any other Osceola County roadway. Ms. Harley believed that Mr. Carll's concern was once the Sheriff's Department was in the community and enforcing the law, they would enforce every single law. Ms. Trucco recalled that the Board's position had always been that the Osceola County Sheriff's Office always had traffic control jurisdiction on CDD roadways and this was the first CDD that the Sheriff's Office requested an agreement to confirm that they have jurisdiction on these roadways for liability purposes and defense lawyers trying to throw out tickets. Therefore, the Board directed staff to proceed with getting an agreement in place; however, it has not been signed and encouraged the public to submit comments. Mr. Barry questioned what they were trying to solve. Ms. Harley pointed out one of their biggest issues was trying to control speeding and having speed bumps, would alleviate most of the issues. Ms. Trucco indicated that the CDD did not have police powers, such as issuing tickets, but did have the authority to adopt parking and towing rules. Mr. Greenstein believed that the purpose of the agreement was so that residents were not informed by the Sheriff's Department that they would not respond to violations of law and criminal activity, not for traffic enforcement. Mr. Staley understood that the agreement was in order for the Sheriff's Office to perform their responsibilities for traffic enforcement as it was not being performed because their assumption was that it was a private community. The question was how to get Mr. Carll's feedback because it was important and was in favor of having the agreement finalized, have

public discussion, make sure that Mr. Carll reviewed it in advance and approach him or staff with his comments. Ms. Trucco would provide a draft to the Board when she received the agreement from the county.

Ms. Trucco was also working on the extension of the Security Services Provider Agreement with the Reunion West POA, which was provided to their counsel for execution and there were the same revisions that were discussed and the Chairman was delegated authority to sign off on that final version, but there were a few extensions. Hopefully, the CDD Board would be happy with that final version. Ms. Aura Zelada at the Reunion West POA, was appreciative of the extension, as everything stayed the same, with some minor tweaks, which would be considered by the POA Board tomorrow, as well as final approval of the under updated parking rules and the License Agreement regarding the kiosks. Ms. Trucco would keep the Board updated. The Inventory Review Project was proceeding and requested a motion to allow staff to research that project on some related issues.

Mr. Greenstein MOVED to authorize staff to provide additional research on the Inventory Review Project and Mr. Witcher seconded the motion.

Mr. Witcher was in favor of proceeding quickly, as this issue was ongoing for quite some time and they needed to find a way to shift gears, in order to have a faster approach on this particular topic, as he felt that the Reunion West POA took advantage of the CDD, due to their attorney's slow response. Ms. Trucco indicated that this was their highest priority.

On VOICE VOTE with all in favor authorizing staff to provide additional research on the Inventory Review Project was approved.

B. Engineer

Mr. Curley did not have any business to report on, other than the proposal review.

C. Field Manager Updates

Mr. Scheerer met with Ms. Aura Zelada regarding the playground design and there was agreement that the design would be similar to the Grand Traverse playground. A proposal was provided by a vendor in the amount of \$127,000. Their vendor offered to install it for \$100,000.

but did not include the fence. They would continue to obtain information and include it in the budget for 2025. Mr. Witcher pointed out that the Grand Traverse playground was used all the time. Mr. Staley questioned the total cost of the Grand Traverse playground. Mr. Scheerer believed that it was \$85,000 but would confirm. Now the county was requiring permits for playgrounds and shade structures. He met with Mr. Barry regarding the No Parking signs that were modified and were still in the adopted policy for parking enforcement. The Whitemarsh Mound was leveled and pallets of sod were delivered. Mr. Scheerer was grateful for Mr. Carll doing the work within the timely fashion, as it looked good and there was no damage to utilities. The sod should be installed this week and he would speak with him about a watering schedule. Mr. Scheerer met with Fausnight, yesterday, regarding the Reunion Village sign in Reunion East and installed stakes at the entrance to the Sinclair gate, in order to make repairs. Regarding the Action Items List, the inventory of the vacant lots was completed. Mr. Staley asked if staff was satisfied about the parking and safety of the POA playground, as it was on a corner lot. Mr. Scheerer confirmed that there was designated street parking on a POA tract of properties. There may need to be an agreement similar to the one in Reunion East when the dog park was constructed. Mr. Staley asked if people could park at the Encore Club. Ms. Adams indicated that the CDD could not give permission. Ms. Zelada stated that the expectation was that people would be walking to the parking lot. Mr. Staley requested a bench at the Valhalla playground as people were sitting on the floor. Mr. Scheerer would provide one. An updated R&M List was provided to the Board. Most of the sidewalk work was completed. Staff would continue to monitor them, as most of the damage was caused by tree roots.

Ms. Adams recalled at last month's meeting, Mr. Barry was delegated to interface with a representative of Kingwood Orlando Reunion Resort (KORR), the HOA Master association and the Preferred Builder Program, to get feedback regarding the potential of the CDD undertaking the installation of sidewalks adjacent to empty lots. Mr. Barry reported that he and Ms. Hobbs met with Mr. Carll to discuss this matter. In general, Mr. Carll, was in favor of the concept of what the CDD was trying to accomplish, with the CDD paying for the sidewalks, but the builders and owners pay for damages to the sidewalks and for the construction of new sidewalks. Mr. Carll also saw no issues from the east side but was concerned about the number of lots in Reunion West and the conveyance issue. However, for the good of the community, Mr. Carll supported the general concept and requested that Reunion West continue planning and then go back to him. On his part,

there was an agreement with the builders, which was reviewed every November and in the next one, Mr. Carll would include language stating that builders and owners pay for damages to the sidewalks and for the construction of new sidewalks. Ms. Adams asked if there was discussion related to the position of the Master HOA regarding enforcement of their declarations requiring residential properties to be constructed within a certain timeframe. Mr. Barry stated it was briefly discussed, but the impression was there would be no enforcement of the declarations and the next step was to proceed to discuss where to install the sidewalks in Reunion West.

Ms. Trucco felt this was good progress, especially with the agreement with the Builders Association and requested a copy of the agreement. Mr. Staley agreed Mr. Barry on identifying where they wanted to build the sidewalks, as time was of the essence, since they only had five months to decide, so they could present it to Mr. Carll in order to negotiate with the builders. Ms. Adams recommended that Mr. Barry and Ms. Hobbs continue working on this matter and bring back an exhibit next month to identify strategic locations of sidewalks in Reunion East and West and include in the agenda package. Mr. Witcher felt there needed to be better understanding of the maintenance issue before proceeding with the sidewalks. Ms. Trucco agreed with the maintenance issue and having the exhibit of the sidewalk locations for Board review. Mr. Greenstein pointed out that the conveyance had to do with sidewalks behind residential lots, not from the street to the sidewalk, but they could not do anything until there was clarity. Mr. Staley appreciated the work of Mr. Barry and Ms. Hobbs, as it was a huge move forward for the community and felt that they did a great job. Ms. Harley wanted to find out which lots were due to be developed soon. Ms. Adams would include the sidewalk project as a placeholder in the proposed Fiscal Year 2025 project R&M List. There was Board consensus for Mr. Barry and Ms. Hobbs to bring back an exhibit next month to identify strategic locations of sidewalks in Reunion East and West and include in the agenda package, if it was a week prior to the meeting.

D. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List, which was included in the agenda package. Most items were addressed by Mr. Scheerer, District Counsel and the District Engineer. It was provided for informational purposes and no Board action was required. Mr. Greenstein pointed out that now that the Whitemarsh Mound was leveled and re-sodded, whether anything could be done to enhance it, such as including landscaping. Mr. Scheerer pointed out that it was a gas line

easement. Ms. Trucco suggested pulling the Easement Agreement to review the terms. Ms. Adams explained that anything installed in an easement was considered an encroachment, but permission could possibly be granted for an easement variance after further review. Ms. Trucco recommended confirming whether a separate Easement Agreement was recorded or on a plat, before the easement holder was contacted. Mr. Staley mentioned to Mr. Scheerer earlier, that leveling the mound revealed a huge drop off down to the golf cart path, which Mr. Scheerer was going to look at to see if a fence could be installed.

ii. Approval of Check Register

Ms. Adams presented the Check Register from April 1, 2024 through April 30, 2024 in the amount of \$416,309.67, which was included in the agenda package.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through March 31, 2024, which was included in the agenda package and were for informational purposes. No Board action was required.

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. It was a project list that was reviewed by field management staff each month and updated in accordance with the projects that have been completed or are still in process. The only anticipated to be before the Board before the end of the fiscal year, was an Equipment List that Mr. Scheerer was working on for Reunion East, for older cardio equipment and older weighted equipment at Seven Eagles to be traded in and to acquire new equipment. Mr. Staley requested that Ms. Adams include a projected expense column when the Proposed Budget for next year was presented, to determine the amount of carryforward surplus.

v. Presentation of Number of Registered Voters: 555

Ms. Adams stated that the District was required annually to present each year on the record, the number of registered voters to the Board. A letter was provided by the Osceola County Supervisor of Elections, confirming as of April 15, 2023, the Reunion West CDD had 555 registered voters Supervisor of Elections. No Board action was required. Mr. Witcher pointed out that the number of registered voters was down from last year. Ms. Adams recalled that on May 11, 2023, the recorded number of registered voters was 567, so there was a difference of 12.

E. Security Report

Ms. Adams provided under separate cover, the April Security Reports; one from Reunion Security on behalf of the Master Association and the other from the Reunion West POA. No Board action was required and it was for informational purposes. The Reunion Security Director, Mr. Victor Vargas was present to answer questions.

NINTH ORDER OF BUSINESS

Other Business

Ms. Adams recalled at the beginning of the meeting; the Chairman requested that the item that a resident discussed about additional amenities be discussed under this item. Mr. Staley stated Mr. Randall Zapata contacted him weeks ago about whether the CDD, as a benefit to the community, take on existing assets in the community, such as the Encore Clubhouse, Encore water park, golf course and Reunion Resort water park. Mr. Staley informed the resident that they would need willing sellers for those assets, as they were fundamental to the Encore and Kingwood business models, but requested that the Board think about it, as they needed a willing seller. However, if there was one, there would be a competitive competition for those assets and the CDD did not have the skills or expertise or the financial resources. Mr. Staley would discuss this item at the next meeting under Other Business, to see if other Board Members had any thoughts. It was a good idea, because it would add value to the community and get those assets under the control of the community, as opposed to a third party; however, Encore or Kingwood would most likely not be willing sellers of any of those assets.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – June 13, 2024

Ms. Adams stated that the next meeting was scheduled for June 13, 2024 at 11:00 a.m.; however, she requested a quorum check, as this was the presentation of the Proposed Budget, which must be adopted by June 15th. Ms. Hobbs asked if she could attend by phone. Ms. Adams explained she could attend via phone and participate, but it did not count towards the quorum. Mr. Barry had a conflict but would try to attend. Ms. Trucco pointed out if a different date was selected, it must be advertised as soon as possible. Ms. Harley would not return until June 17th. Ms. Adams recommended moving the meeting to June 6th, as there were 60 days between June 6th and the August Public Hearing date. Discussion ensued and there was Board consensus to move the meeting to June 6th at 1:00 p.m.

On MOTION by Ms. Hobbs seconded by Mr. Staley with all in favor moving the June 13, 2024 meeting to June 6, 2024 at 1:00 p.m. at this location.

A Resident asked if the sidewalk apron was CDD property. Ms. Adams explained that the CDD did not install sidewalk aprons. The Resident questioned who owned the landscaping between the sidewalk and the road. Ms. Adams confirmed that the property was owned by the District, but there were maintenance assignments in the declarations to the abutting residential property owner. The Resident asked if residents were permitted to do anything to that piece of property. Ms. Adams pointed out that the HOA enforced the declarations. Mr. Staley clarified that someone built a circle around a tree. Mr. Barry confirmed that it was discussed with Mr. Kingsley.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING ENTERING INTO A CONTRACT WITH ALL COUNTY PAVING, INC. TO PROVIDE PAVING AND RELATED SERVICES; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, Chapter 190, *Florida Statutes*, and the District's previously adopted Rules of Procedure (collectively referred to herein as the "Rules") require the District to follow a procedure, which includes satisfying an advertising requirement, in order to procure contracts for certain services;

WHEREAS, the District is seeking paving services for a number of roadways within the District's boundaries ("Paving Services");

WHEREAS, after completing the requirements set forth in the Rules to procure bids from companies to complete the Paving Services, the District received zero responsive bids;

WHEREAS, the Rules permit the District to take whatever steps are reasonably necessary in order to proceed with the procurement of a contract for services in the event the District receives no responsive bids after completing the procurement requirements set forth in the Rules;

WHEREAS, the District's Board of Supervisors (the "Board") deems it to be in the best interests of the District to approve the District entering into a contract with All County Paving, Inc. to complete the Pavement Services.

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

SECTION 1. The Board acknowledges that the District received no responsive bids after completing the procurement process set forth in the Rules for obtaining bids for a contract for the Pavement Services. The Board deems it to be in the best interests of the District to approve the District entering into a contract with All County Paving, Inc. to complete the Pavement Services.

SECTION 2. The Board authorizes the District's Staff to take the measures necessary to effectuate the contract with All County Paving, Inc. for completion of the Pavement Services, and authorizes the Board's Chairman or Vice Chairman to execute such contract.

SECTION 3. In the event any section or part of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of this Resolution shall not thereby

be affected or impaired unless it clearly appears that such other section or part of this Resolution is wholly or necessarily dependent upon the section or part so held to be invalid or unconstitutional.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6th day of June, 2024.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: Tricia Adams
Secretary

Chairman/Vice Chairman

**Reunion West CDD
Road Resurfacing Project
Bid Instructions and Bid Form
Prepared November 1, 2023**

Instructions:

1. Included Bid Documents

- a. Maps showing Extent of Pavement Resurfacing
- b. Limited Pavement Evaluation Report prepared by UES, Dated Sept. 5, 2023

2. Bid Instructions

- a. Complete Bid Form

- b. Return Completed bid form to Reunion West CDD District Manger no later than 5PM on _____, 2023.
- c. Where provided quantities are provided for information, however bidders shall be responsible for including adequate qauntites to complete the project.

Bid Form:

Bidder Company: M&M Asphalt Maintenance Inc. DBA All County Paving

Representative and Contact Information: Aidan O'Boyle 407-473-9206 aoboyle@allcountypaving.com

Date Submitted: 8/5/24

General Conditions

Scope of Work	Quantity	Units	Unit Price	Total
Mobilization:	1	LS	\$ 7,500.00	\$ 7,500.00
Other: Message Boards	1	LS	\$ 3,800.00	\$ 3,800.00
Sub Total				\$ 11,300.00

Road Section: Tradition Blvd - Outbound Lane - Section 1

Sheet Number: 1.01W

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS	\$ 4,800.00	\$ 4,800.00
Mill 1 1/2" Asphalt	1,348	SY	\$ 4.85	\$ 6,536.18
Resurface with 1 1/2" SP9.5 Asphalt	1,348	SY	\$ 13.35	\$ 17,991.35
Restore Pavement Markings- Double Yellow Center	850	LF	\$ 5.95	\$ 5,057.50
Restore Gore Area and Directional Arrows	1	LS	\$ 4,850.00	\$ 4,850.00
Sub Total				\$ 39,235.03

Road Section: Tradition Blvd - Outbound Lane - Section 2

Sheet Number: 1.02W and 1.04W

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS	\$ 4,900.00	\$ 4,900.00
Mill 1 1/2" Asphalt	3,276	SY	\$ 4.85	\$ 15,886.44
Resurface with 1 1/2" SP9.5 Asphalt	3,276	SY	\$ 13.35	\$ 43,728.67
Restore Pavement Markings- Double Yellow Center	1,160	LF	\$ 5.95	\$ 6,902.00
Sub Total				\$ 71,417.11

Road Section: Tradition Blvd - Section 3

Sheet Number: 1.02W and 1.03W

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS	\$ 3,800.00	\$ 3,800.00
Restore Double Yellow Center Line	2,430	LF	\$ 5.95	\$ 14,458.50
Restore Existing Pavement Markings	1	LS	\$ 3,800.00	\$ 3,800.00
Replace Crosswalk and Stop Bar	2	EA	\$ 406.00	\$ 812.00
Speed Table	3	EA	\$ 9,800.00	\$ 29,400.00
Sub Total				\$ 52,270.50

Road Section: Grand Traverse Parkway - Section 4

Sheet Number: 1.03

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS	\$ 3,800.00	\$ 3,800.00
Restore Double Yellow Center Line	1,245	LF	\$ 5.95	\$ 7,407.75
Install Striping for Golf Cart Crossing	1	LS	\$ 1,800.00	\$ 1,800.00
Replace Crosswalk and Stop Bar	2	EA	\$ 406.00	\$ 812.00
Speed Table	2	EA	\$ 9,800.00	\$ 19,600.00
Sub Total				\$ 33,419.75

Road Section: Desert Mountain Cr.

Sheet Number: 1.05W

Scope of Work	Quantity	Units	Unit Price	Total
Maintenance of Traffic	1	LS	\$ 1,800.00	\$ 1,800.00
Patch Potholes with SP9.5 Asphale Min 1 1/2 depth	1	LS	\$ 2,500.00	\$ 2,500.00
Sub Total				\$ 4,300.00

Sheet Number: 1.06W

Scope of Work	Quantity	Units	Unit Price	Total
Replace Crosswalk and Stop Bar	6	EA	\$ 406.00	\$ 2,436.00
Replace Stop Bar	2	EA	\$ 118.00	\$ 236.00
Speed Table	2	EA	\$ 9,800.00	\$ 19,600.00
Sub Total				\$ 22,272.00

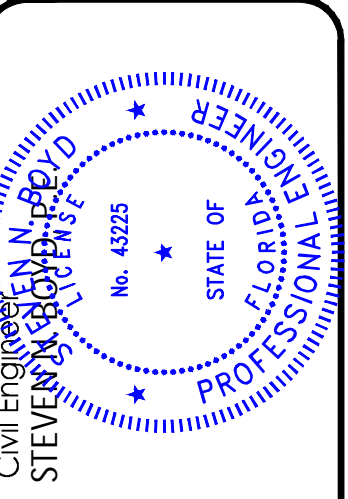
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Scope of Work	Quantity	Units	Unit Price	Total
Replace Crosswalk and Stop Bar	4	EA	\$ 406.00	\$ 1,624.00
Sub Total				\$ 1,624.00

GRAND TOTAL				\$ 235,838.39
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BOYD CIVIL
 ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407)494-2693
 Certificate of Auth. 29791



Rev.	Date	Description	Chk By

REUNION WEST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA
 OVERALL MAP

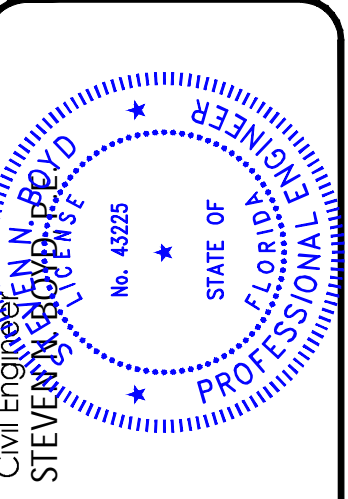
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 Designed By: JRC
 Checked By: SNB

SHEET NO.
 1

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Rev.	Date	Description	Chk By

REUNION WEST CDD
REUNION CDD
 ORANGE COUNTY, FLORIDA
OVERALL MAP

Date: 5/28/2024
 Scale: AS SHOWN
 Project No.: 1004.000
 Drawn By: JRC
 Designed By: JRC
 Checked By: SNB

SHEET NO.
2

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SECTION 5

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Reunion West Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 8, 2024

HOUR: 11:00 a.m.

LOCATION: Heritage Crossing Community Center
7715 Heritage Crossing Way
Reunion, FL 34747

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget

on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF JUNE, 2024.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Reunion West
Community Development District

Proposed Budget
FY2025

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15	<u>Debt Service Fund Series 2016</u>
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Reunion West
Community Development District
Proposed Budget
FY2025
General Fund

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 1,780,770	\$ 1,603,783	\$ 176,993	\$ 1,780,775	\$ 1,780,771
Interest	\$ 5,000	\$ 25,712	\$ 17,500	\$ 43,212	\$ 32,625
Miscellaneous Income	\$ -	\$ 1,035	\$ -	\$ 1,035	\$ -
Rental Income	\$ 2,200	\$ 6,270	\$ 1,320	\$ 7,590	\$ 5,714
Carry Forward Surplus	\$ 193,864	\$ 390,686	\$ -	\$ 390,686	\$ 258,921
Total Revenues	\$ 1,981,834	\$ 2,027,486	\$ 195,813	\$ 2,223,299	\$ 2,078,031
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 4,800	\$ 4,000	\$ 8,800	\$ 12,000
FIGA Expense	\$ 918	\$ 367	\$ 306	\$ 673	\$ 918
Engineering Fees	\$ 8,000	\$ 9,695	\$ 8,305	\$ 18,000	\$ 18,000
Attorney	\$ 35,000	\$ 32,146	\$ 16,084	\$ 48,230	\$ 45,000
Arbitrage	\$ 2,250	\$ 2,700	\$ -	\$ 2,700	\$ 2,250
Dissemination	\$ 10,000	\$ 5,833	\$ 4,167	\$ 10,000	\$ 10,500
Annual Audit	\$ 9,600	\$ -	\$ 9,600	\$ 9,600	\$ 9,600
Trustee Fees	\$ 19,880	\$ 3,717	\$ 16,163	\$ 19,880	\$ 19,880
Assessment Administration	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ 7,875
Management Fees	\$ 49,277	\$ 28,745	\$ 20,532	\$ 49,277	\$ 52,973
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 1,260
Telephone	\$ 100	\$ -	\$ 50	\$ 50	\$ 100
Postage	\$ 1,500	\$ 242	\$ 258	\$ 500	\$ 1,500
Printing & Copies	\$ 500	\$ 15	\$ 15	\$ 30	\$ 500
Insurance	\$ 11,760	\$ 10,584	\$ -	\$ 10,584	\$ 11,650
Legal Advertising	\$ 5,000	\$ 1,639	\$ 3,361	\$ 5,000	\$ 5,000
Other Current Charges	\$ 600	\$ 101	\$ 200	\$ 301	\$ 600
Office Supplies	\$ 250	\$ 41	\$ 34	\$ 75	\$ 250
Property Appraiser Fee	\$ 750	\$ 648	\$ -	\$ 648	\$ 750
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 178,060	\$ 110,698	\$ 84,324	\$ 195,022	\$ 202,671
Maintenance - Shared Expenses					
Field Services	\$ 33,864	\$ 19,754	\$ 14,110	\$ 33,864	\$ 34,749
Management Services Agreement	\$ 7,150	\$ 4,171	\$ 2,979	\$ 7,150	\$ 6,988
Property Insurance	\$ 44,602	\$ 48,226	\$ -	\$ 48,226	\$ 52,512
Telephone	\$ 6,600	\$ 3,387	\$ 2,485	\$ 5,872	\$ 6,450
Electric	\$ 290,400	\$ 167,089	\$ 116,313	\$ 283,402	\$ 283,800
Water & Sewer	\$ 31,852	\$ 16,674	\$ 11,167	\$ 27,841	\$ 31,128
Gas	\$ 37,400	\$ 25,162	\$ 6,207	\$ 31,369	\$ 36,550
Landscape Maintenance	\$ 495,042	\$ 291,636	\$ 188,987	\$ 480,623	\$ 501,969
Landscape Contingency	\$ 22,000	\$ 21,664	\$ -	\$ 21,664	\$ 21,500
Pond Maintenance	\$ 11,000	\$ 7,000	\$ 3,491	\$ 10,491	\$ 10,750
Irrigation Repairs	\$ 11,000	\$ 8,544	\$ 5,500	\$ 14,044	\$ 15,050
Pool & Fountain Maintenance	\$ 158,576	\$ 89,163	\$ 61,480	\$ 150,643	\$ 154,972
Building Repairs & Maintenance	\$ 8,800	\$ 11,715	\$ 1,527	\$ 13,242	\$ 12,900
Contract Cleaning	\$ 46,024	\$ 26,599	\$ 18,525	\$ 45,124	\$ 44,978
Fitness Center Repairs & Maintenance	\$ 6,116	\$ 2,919	\$ 3,275	\$ 6,194	\$ 5,977
Gate & Gatehouse Repairs & Maintenance	\$ 22,000	\$ 26,257	\$ 7,857	\$ 34,114	\$ 32,250
Lighting	\$ 4,400	\$ 4,363	\$ 1,571	\$ 5,934	\$ 6,450
Maintenance (Inspections)	\$ 220	\$ 684	\$ -	\$ 684	\$ 860
Operating Supplies	\$ 1,100	\$ -	\$ 550	\$ 550	\$ 1,075
Parking Violation Tags	\$ 220	\$ -	\$ 147	\$ 147	\$ 215
Pressure Washing	\$ 22,000	\$ 19,131	\$ 2,200	\$ 21,331	\$ 21,500
Repairs & Maintenance	\$ 13,200	\$ 779	\$ 7,857	\$ 8,636	\$ 12,900
Roadways/Sidewalks/Bridge	\$ 11,000	\$ 7,949	\$ 7,857	\$ 15,806	\$ 17,200
Security	\$ 94,102	\$ 42,940	\$ 30,672	\$ 73,612	\$ 91,963
Signage	\$ 4,400	\$ 8,085	\$ -	\$ 8,085	\$ 6,450
Total Operations & Maintenance:	\$ 1,383,067	\$ 853,891	\$ 494,758	\$ 1,348,649	\$ 1,411,135
Reserves					
Transfer Out - R&M Fund	\$ 420,707	\$ 400,000	\$ 20,707	\$ 420,707	\$ 464,225
Total Reserves	\$ 420,707	\$ 400,000	\$ 20,707	\$ 420,707	\$ 464,225
Total Expenditures	\$ 1,981,834	\$ 1,364,589	\$ 599,789	\$ 1,964,378	\$ 2,078,031
Excess Revenues (Expenditures)	\$ -	\$ 662,897	\$ (403,976)	\$ 258,921	\$ -

Net Assessment	\$1,780,771
Collection Cost (6%)	\$113,666
Gross Assessment	\$1,894,437

Notes:

(1 thru 25) is 44% of the shared costs with the remaining 56% allocated to Reunion East for FY24. For FY25, (1 thru 25) the proposed allocation will be 43% of the shared costs for Reunion West with the remaining 57% allocated to Reunion East.

Reunion West

Community Development District

Gross Per Unit Assessment Comparison Chart

Fiscal Year 2025

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	0	0.00	0.00%	\$0	\$0
Hotel/Condo	1.00	0	0.00	0.00%	\$0	\$0
Multi-Family	1.50	398	597.00	15.78%	\$298,885	\$750.97
Single Family	2.00	1581	3162.00	83.56%	\$1,583,037	\$1,001.29
Golf	1.00	25	25.00	0.66%	\$12,516	\$500.64
Total		2004	3784.00	100.00%	\$1,894,437	

Fiscal Year 2024

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	0	0.00	0.00%	\$0	\$0
Hotel/Condo	1.00	0	0.00	0.00%	\$0	\$0
Multi-Family	1.50	398	597.00	15.78%	\$298,886	\$750.97
Single Family	2.00	1581	3162.00	83.56%	\$1,583,034	\$1,001.29
Golf	1.00	25	25.00	0.66%	\$12,516	\$500.64
Total		2004	3784.00	100.00%	\$1,894,436	

Variance Chart

Property Type	Units	% Increase	Gross Per Unit	Gross Total
Commercial	0	0%	\$0.00	\$0
Hotel/Condo	0	0%	\$0.00	\$0
Multi-Family	398	0%	\$0.00	-\$2
Single Family	1581	0%	\$0.00	\$3
Golf	25	0%	\$0.00	\$0
Total	2004			\$1

Shared Costs

Operations & Maintenance Descriptions	FY2024 Budget	FY2024 Projections	Total Proposed 2025 Budget	RE CDD 57%	RW CDD 43%
1 Field Services	\$76,963	\$76,963	\$80,812	\$46,063	\$34,749
2 Management Services Agreement	\$16,250	\$16,250	\$16,250	\$9,263	\$6,988
3 Property Insurance	\$101,369	\$109,604	\$122,120	\$69,608	\$52,512
4 Telephone	\$15,000	\$13,346	\$15,000	\$8,550	\$6,450
5 Electric	\$660,000	\$644,886	\$660,000	\$376,200	\$283,800
6 Water & Sewer	\$72,390	\$63,359	\$72,390	\$41,262	\$31,128
7 Gas	\$85,000	\$71,293	\$85,000	\$48,450	\$36,550
8 Landscape Maintenance	\$1,125,095	\$1,092,325	\$1,167,369	\$665,400	\$501,969
9 Landscape Contingency	\$50,000	\$49,237	\$50,000	\$28,500	\$21,500
10 Pond Maintenance	\$25,000	\$23,844	\$25,000	\$14,250	\$10,750
11 Irrigation Repairs	\$25,000	\$31,919	\$35,000	\$19,950	\$15,050
12 Pool & Fountain Maintenance	\$360,400	\$342,370	\$360,400	\$205,428	\$154,972
13 Building Repairs & Maintenance	\$20,000	\$30,094	\$30,000	\$17,100	\$12,900
14 Contract Cleaning	\$104,600	\$102,555	\$104,600	\$59,622	\$44,978
15 Fitness Center Repairs & Maintenance	\$13,900	\$14,077	\$13,900	\$7,923	\$5,977
16 Gate & Gatehouse Repairs & Maintenance	\$50,000	\$77,533	\$75,000	\$42,750	\$32,250
17 Lighting	\$10,000	\$13,486	\$15,000	\$8,550	\$6,450
18 Maintenance (Inspections)	\$500	\$1,555	\$2,000	\$1,140	\$860
19 Operating Supplies	\$2,500	\$1,250	\$2,500	\$1,425	\$1,075
20 Parking Violation Tags	\$500	\$334	\$500	\$285	\$215
21 Pressure Washing	\$50,000	\$48,480	\$50,000	\$28,500	\$21,500
22 Repairs & Maintenance	\$30,000	\$19,392	\$30,000	\$17,100	\$12,900
23 Roadways/Sidewalks/Bridge	\$25,000	\$35,922	\$40,000	\$22,800	\$17,200
24 Security	\$213,868	\$167,300	\$213,868	\$121,905	\$91,963
25 Signage	\$10,000	\$18,374	\$15,000	\$8,550	\$6,450
Total	\$3,143,334	\$3,065,746	\$3,281,709	\$1,870,574	\$1,411,135

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2025

REVENUES:

Special Assessments – Tax Collector

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

Interest

The District generates funds from invested funds.

Rental Income

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Attorney

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

Arbitrage

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2025

Dissemination

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

Annual Audit

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

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Copies

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2025

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Property Appraiser Fee

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

Dues, Licenses & Subscriptions

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

Maintenance:

44% of the maintenance costs are allocated to Reunion West and 56% are allocated to Reunion East during Fiscal Year 2024. The District has proposed the split of 43% of the maintenance costs to Reunion West and 57% to Reunion East during Fiscal Year 2025. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management

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

Management Service Agreement

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

Property Insurance

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

Reunion West

Community Development District

General Fund Budget
Fiscal Year 2025

Telephone

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

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

Electric

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

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

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2025

Account #	Duke Energy Service Address
9100 8652 1441	7300 Mourning Dove Cir, Irrigation (Terraces)
9100 8652 1673	7421 Devereaux St Spkl
9100 8652 1912	7600 Tradition Blvd, Irrigation Meter A
9100 8652 2145	7477 Gathering Dr Spkl
9100 8652 2377	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)
9100 8656 3079	7600 Heritage Crossing Way Pump
9100 8656 3590	7500 Seven Eagles Way Spkl
9100 8656 3847	7693 Heritage Cross. Way Poolhouse
9100 8656 4096	1400 Reunion Blvd Spkl, Irrigation
9100 8656 4319	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
9100 8656 4583	7585 Assembly Ln, Pool (Carriage Pointe)
9100 8656 4781	7500 Mourning Dove Cir Irrig (Terraces)
9100 8656 5047	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
9100 8656 5302	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)
9100 8656 5534	1300 Seven Eagles Ct., Fountain
9100 8656 5766	0 Old Lake Wilson Rd Lite PH1 Parcel 1 (112-Homestead St. Lights)
9100 8656 6220	7427 Sparkling Ct. Spkl
9100 8656 6444	7700 Linkside Loop Spkl
9100 8656 6957	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
9100 8659 9170	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
9100 8659 9378	7600 Tradition Blvd, Irrigation Meter C
9101 2363 2152	1491 Reunion Village Blvd., Gatehouse
9101 4491 5914	13201 Reunion Village Blvd., Irrigation
9100 8562 9753	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
9100 8562 8736	84401 Golden Bear Drive Fountain
9100 8562 8976	700 Tradition Blvd Guardhouse (Westside Gatehouse)
9100 8562 9224	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)
9100 8562 9480	7615 Fairfax Rd. Gate
9100 8562 9993	7800 Tradition Blvd Irrig Meter B
9100 8568 0095	97201 Golden Bear Dr., Monument
9100 8563 0269	300 Sinclair Rd Irrig Meter A
9100 8563 0508	7800 Tradition Blvd Irrig Meter A

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

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2025

Water & Sewer

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

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

Gas

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

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

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

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2025

Landscape Contract

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

Description	Monthly	Annual
Landscape Contract		
Common Area - Yellowstone Landscape	\$50,918	\$611,017
Reunion Village 1-3 - Yellowstone Landscape	\$6,322	\$75,866
Reunion Village 4-5 - Yellowstone Landscape	\$2,969	\$35,634
Reunion Village 4-5 - Yellowstone Landscape (Future)	\$3,403	\$40,836
Bedding Plants/Bed Dressing/Palm Trimming		\$215,531
Bed Dressing -Reunion Village 4-5 (Future)		\$1,438
Encore Area - Creative North Inc.	\$15,133	\$181,600
Contingency		\$5,448
Total		\$1,167,369

Landscape Contingency

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

Pond Maintenance

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

Description	Monthly	Annual
Aquatic Plant Management		
1 Pond - Patriots Landing	\$141	\$1,692
10 Stormwater Retention Ponds Reunion Village	\$1,115	\$13,380
1 Stormwater Retention Pond - Encore Reunion	\$219	\$2,628
1 Stormwater Retention Pond - Grand Traverse	\$153	\$1,836
Contingency		\$5,464
Total		\$25,000

Irrigation Repairs

Represents the District expense for maintenance of the irrigation system.

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2025

Pool & Fountain Maintenance

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

Description	Monthly	Annual
Pool Maintenance - Roberts Pool	\$8,500	\$102,000
Pool Chemicals - Spies Pool		\$180,000
Annual Fees - Kings III of America		\$3,000
Annual Permit Fees - Fl. Dept. of Health		\$3,550
Contingency - Misc. Repairs		\$71,850
Total		\$360,400

Building Repairs & Maintenance

Repairs for properties covered under the Management Services Agreement.

Contract Cleaning

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

Fitness Center Repairs & Maintenance

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

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

Gate & Gatehouse Repairs & Maintenance

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

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Maintenance (Inspections)

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

Operating Supplies

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

Parking Violation Tags

Represents estimated costs for purchase of parking violation tags.

Pressure Washing

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

Reunion West
Community Development District

General Fund Budget
Fiscal Year 2025

Repairs & Maintenance

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

Roadways/Sidewalks/Bridge

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

Security

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

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

Signage

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

Maintenance - Direct Expenses

Transfer Out - R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion West
Community Development District
Proposed Budget
FY2025
Replacement & Maintenance Fund

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Transfer In	\$ 420,707	\$ 400,000	\$ 20,707	\$ 420,707	\$ 464,225
Interest	\$ 19,500	\$ 22,621	\$ 18,750	\$ 41,371	\$ 36,000
Total Revenues	\$ 440,207	\$ 422,621	\$ 39,457	\$ 462,078	\$ 500,225
Expenditures:					
Contingency	\$ 600	\$ 272	\$ 200	\$ 472	\$ 600
Capital Outlay	\$ 429,237	\$ 304,044	\$ 125,193	\$ 429,237	\$ 111,555
Total Expenditures	\$ 429,837	\$ 304,316	\$ 125,393	\$ 429,709	\$ 112,155
Excess Revenues (Expenditures)	\$ 10,370	\$ 118,305	\$ (85,936)	\$ 32,369	\$ 388,070
Fund Balance - Beginning	\$ 561,081	\$ 867,613	\$ -	\$ 867,613	\$ 899,981
Fund Balance - Ending	\$ 571,451	\$ 985,917	\$ (85,936)	\$ 899,981	\$ 1,288,051

Reunion West
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2015

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 326,875	\$ 294,004	\$ 32,871	\$ 326,875	\$ 326,875
Interest	\$ 10,000	\$ 12,689	\$ 8,495	\$ 21,184	\$ 16,000
Carry Forward Surplus	\$ 195,622	\$ 196,161	\$ -	\$ 196,161	\$ 216,920
Total Revenues	\$ 532,497	\$ 502,854	\$ 41,366	\$ 544,220	\$ 559,795
Expenditures:					
Series 2015					
Interest - 11/01	\$ 76,150	\$ 76,150	\$ -	\$ 76,150	\$ 72,431
Principal - 05/01	\$ 175,000	\$ -	\$ 175,000	\$ 175,000	\$ 185,000
Interest - 05/01	\$ 76,150	\$ -	\$ 76,150	\$ 76,150	\$ 72,431
Total Expenditures	\$ 327,300	\$ 76,150	\$ 251,150	\$ 327,300	\$ 329,863
Excess Revenues (Expenditures)	\$ 205,197	\$ 426,704	\$ (209,784)	\$ 216,920	\$ 229,932

Interest - 11/1/2025	<u>\$68,500</u>
Total	<u><u>\$68,500</u></u>
Net Assessment	\$326,875
Collection Cost (6%)	<u>\$20,864</u>
Gross Assessment	<u><u>\$347,739</u></u>

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	161	\$2,160	\$347,739
	161		\$347,739

Reunion West
Community Development District
Series 2015 Special Assessment Refunding & Improvement Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
05/01/24	\$3,100,000.00	\$175,000	\$76,150.00	
11/01/24	\$2,925,000.00	\$0	\$72,431.25	\$323,581.25
05/01/25	\$2,925,000.00	\$185,000	\$72,431.25	
11/01/25	\$2,740,000.00	\$0	\$68,500.00	\$325,931.25
05/01/26	\$2,740,000.00	\$190,000	\$68,500.00	
11/01/26	\$2,550,000.00	\$0	\$63,750.00	\$322,250.00
05/01/27	\$2,550,000.00	\$200,000	\$63,750.00	
11/01/27	\$2,350,000.00	\$0	\$58,750.00	\$322,500.00
05/01/28	\$2,350,000.00	\$210,000	\$58,750.00	
11/01/28	\$2,140,000.00	\$0	\$53,500.00	\$322,250.00
05/01/29	\$2,140,000.00	\$225,000	\$53,500.00	
11/01/29	\$1,915,000.00	\$0	\$47,875.00	\$326,375.00
05/01/30	\$1,915,000.00	\$235,000	\$47,875.00	
11/01/30	\$1,680,000.00	\$0	\$42,000.00	\$324,875.00
05/01/31	\$1,680,000.00	\$245,000	\$42,000.00	
11/01/31	\$1,435,000.00	\$0	\$35,875.00	\$322,875.00
05/01/32	\$1,435,000.00	\$260,000	\$35,875.00	
11/01/32	\$1,175,000.00	\$0	\$29,375.00	\$325,250.00
05/01/33	\$1,175,000.00	\$275,000	\$29,375.00	
11/01/33	\$900,000.00	\$0	\$22,500.00	\$326,875.00
05/01/34	\$900,000.00	\$285,000	\$22,500.00	
11/01/34	\$615,000.00	\$0	\$15,375.00	\$322,875.00
05/01/35	\$615,000.00	\$300,000	\$15,375.00	
11/01/35	\$315,000.00	\$0	\$7,875.00	\$323,250.00
05/01/36	\$315,000.00	\$315,000	\$7,875.00	\$322,875.00
Totals		\$3,100,000	\$1,111,762.50	\$4,211,762.50

Reunion West
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2016

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 538,024	\$ 483,920	\$ 54,104	\$ 538,024	\$ 538,024
Interest	\$ 16,050	\$ 20,955	\$ 16,000	\$ 36,955	\$ 28,000
Carry Forward Surplus	\$ 476,566	\$ 474,172	\$ -	\$ 474,172	\$ 520,057
Total Revenues	\$ 1,030,640	\$ 979,047	\$ 70,104	\$ 1,049,151	\$ 1,086,081
Expenditures:					
Series 2016					
Interest - 11/01	\$ 181,406	\$ 181,406	\$ -	\$ 181,406	\$ 177,688
Principal - 11/01	\$ 170,000	\$ 170,000	\$ -	\$ 170,000	\$ 180,000
Interest - 05/01	\$ 177,688	\$ -	\$ 177,688	\$ 177,688	\$ 173,750
Total Expenditures	\$ 529,094	\$ 351,406	\$ 177,688	\$ 529,094	\$ 531,438
Excess Revenues (Expenditures)	\$ 501,546	\$ 627,641	\$ (107,584)	\$ 520,057	\$ 554,644

Principal - 11/1/2025	\$185,000
Interest - 11/1/2025	\$173,750
Total	\$358,750
Net Assessment	\$538,024
Collection Cost (6%)	\$34,342
Gross Assessment	\$572,366

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	265	\$2,160	\$572,366
	265		\$572,366

Reunion West
Community Development District
 Series 2016 Special Assessment Bonds
 Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
05/01/24	\$7,230,000.00	\$0	\$177,687.50	
11/01/24	\$7,230,000.00	\$180,000	\$177,687.50	\$535,375.00
05/01/25	\$7,050,000.00	\$0	\$173,750.00	
11/01/25	\$7,050,000.00	\$185,000	\$173,750.00	\$532,500.00
05/01/26	\$6,865,000.00	\$0	\$169,703.13	
11/01/26	\$6,865,000.00	\$195,000	\$169,703.13	\$534,406.25
05/01/27	\$6,670,000.00	\$0	\$165,437.50	
11/01/27	\$6,670,000.00	\$205,000	\$165,437.50	\$535,875.00
05/01/28	\$6,465,000.00	\$0	\$160,953.13	
11/01/28	\$6,465,000.00	\$215,000	\$160,953.13	\$536,906.25
05/01/29	\$6,250,000.00	\$0	\$156,250.00	
11/01/29	\$6,250,000.00	\$220,000	\$156,250.00	\$532,500.00
05/01/30	\$6,030,000.00	\$0	\$150,750.00	
11/01/30	\$6,030,000.00	\$235,000	\$150,750.00	\$536,500.00
05/01/31	\$5,795,000.00	\$0	\$144,875.00	
11/01/31	\$5,795,000.00	\$245,000	\$144,875.00	\$534,750.00
05/01/32	\$5,550,000.00	\$0	\$138,750.00	
11/01/32	\$5,550,000.00	\$255,000	\$138,750.00	\$532,500.00
05/01/33	\$5,295,000.00	\$0	\$132,375.00	
11/01/33	\$5,295,000.00	\$270,000	\$132,375.00	\$534,750.00
05/01/34	\$5,025,000.00	\$0	\$125,625.00	
11/01/34	\$5,025,000.00	\$285,000	\$125,625.00	\$536,250.00
05/01/35	\$4,740,000.00	\$0	\$118,500.00	
11/01/35	\$4,740,000.00	\$300,000	\$118,500.00	\$537,000.00
05/01/36	\$4,440,000.00	\$0	\$111,000.00	
11/01/36	\$4,440,000.00	\$310,000	\$111,000.00	\$532,000.00
05/01/37	\$4,130,000.00	\$0	\$103,250.00	
11/01/37	\$4,130,000.00	\$330,000	\$103,250.00	\$536,500.00
05/01/38	\$3,800,000.00	\$0	\$95,000.00	
11/01/38	\$3,800,000.00	\$345,000	\$95,000.00	\$535,000.00
05/01/39	\$3,455,000.00	\$0	\$86,375.00	
11/01/39	\$3,455,000.00	\$360,000	\$86,375.00	\$532,750.00
05/01/40	\$3,095,000.00	\$0	\$77,375.00	
05/01/43	\$1,895,000.00	\$0	\$47,375.00	
11/01/43	\$1,895,000.00	\$440,000	\$47,375.00	\$534,750.00
05/01/44	\$1,455,000.00	\$0	\$36,375.00	
11/01/44	\$1,455,000.00	\$460,000	\$36,375.00	\$532,750.00
05/01/45	\$995,000.00	\$0	\$24,875.00	
11/01/45	\$995,000.00	\$485,000	\$24,875.00	\$534,750.00
05/01/46	\$510,000.00	\$0	\$12,750.00	
11/01/46	\$510,000.00	\$510,000	\$12,750.00	\$535,500.00
Totals		\$7,230,000	\$5,069,562.50	\$12,299,562.50

Reunion West
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2017

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 503,509	\$ 452,876	\$ 50,633	\$ 503,509	\$ 503,509
Interest	\$ 14,750	\$ 19,165	\$ 15,000	\$ 34,165	\$ 26,000
Carry Forward Surplus	\$ 435,351	\$ 433,142	\$ -	\$ 433,142	\$ 471,941
Total Revenues	\$ 953,610	\$ 905,183	\$ 65,633	\$ 970,816	\$ 1,001,450
Expenditures:					
Series 2017					
Interest - 11/01	\$ 171,138	\$ 171,138	\$ -	\$ 171,138	\$ 167,738
Principal - 11/01	\$ 160,000	\$ 160,000	\$ -	\$ 160,000	\$ 165,000
Interest - 05/01	\$ 167,738	\$ -	\$ 167,738	\$ 167,738	\$ 164,231
Total Expenditures	\$ 498,875	\$ 331,138	\$ 167,738	\$ 498,875	\$ 496,969
Excess Revenues (Expenditures)	\$ 454,735	\$ 574,046	\$ (102,105)	\$ 471,941	\$ 504,481

Principal - 11/1/2025	\$170,000
Interest - 11/1/2025	\$164,231
Total	\$334,231
Net Assessment	\$503,509
Collection Cost (6%)	\$32,139
Gross Assessment	\$535,648

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	248	\$2,160	\$535,648
	248		\$535,648

Reunion West
Community Development District
Series 2017 Special Assessment Bonds (Assessment Area 4)
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
05/01/24	\$6,970,000.00	\$0	\$167,737.50	
11/01/24	\$6,970,000.00	\$165,000	\$167,737.50	\$500,475.00
05/01/25	\$6,805,000.00	\$0	\$164,231.25	
11/01/25	\$6,805,000.00	\$170,000	\$164,231.25	\$498,462.50
05/01/26	\$6,635,000.00	\$0	\$160,618.75	
11/01/26	\$6,635,000.00	\$180,000	\$160,618.75	\$501,237.50
05/01/27	\$6,455,000.00	\$0	\$156,793.75	
11/01/27	\$6,455,000.00	\$185,000	\$156,793.75	\$498,587.50
05/01/28	\$6,270,000.00	\$0	\$152,862.50	
11/01/28	\$6,270,000.00	\$195,000	\$152,862.50	\$500,725.00
05/01/29	\$6,075,000.00	\$0	\$148,718.75	
11/01/29	\$6,075,000.00	\$205,000	\$148,718.75	\$502,437.50
05/01/30	\$5,870,000.00	\$0	\$143,850.00	
11/01/30	\$5,870,000.00	\$210,000	\$143,850.00	\$497,700.00
05/01/31	\$5,660,000.00	\$0	\$138,862.50	
11/01/31	\$5,660,000.00	\$220,000	\$138,862.50	\$497,725.00
05/01/32	\$5,440,000.00	\$0	\$133,637.50	
11/01/32	\$5,440,000.00	\$235,000	\$133,637.50	\$502,275.00
05/01/33	\$5,205,000.00	\$0	\$128,056.25	
11/01/33	\$5,205,000.00	\$245,000	\$128,056.25	\$501,112.50
05/01/34	\$4,960,000.00	\$0	\$122,237.50	
11/01/34	\$4,960,000.00	\$255,000	\$122,237.50	\$499,475.00
05/01/35	\$4,705,000.00	\$0	\$116,181.25	
11/01/35	\$4,705,000.00	\$270,000	\$116,181.25	\$502,362.50
05/01/36	\$4,435,000.00	\$0	\$109,768.75	
11/01/36	\$4,435,000.00	\$280,000	\$109,768.75	\$499,537.50
05/01/37	\$4,155,000.00	\$0	\$103,118.75	
11/01/37	\$4,155,000.00	\$295,000	\$103,118.75	\$501,237.50
05/01/38	\$3,860,000.00	\$0	\$96,112.50	
11/01/38	\$3,860,000.00	\$310,000	\$96,112.50	\$502,225.00
05/01/39	\$3,550,000.00	\$0	\$88,750.00	
11/01/39	\$3,550,000.00	\$325,000	\$88,750.00	\$502,500.00
05/01/40	\$3,225,000.00	\$0	\$80,625.00	
11/01/40	\$3,225,000.00	\$340,000	\$80,625.00	\$501,250.00
05/01/41	\$2,885,000.00	\$0	\$72,125.00	
11/01/41	\$2,885,000.00	\$355,000	\$72,125.00	\$499,250.00
05/01/42	\$2,530,000.00	\$0	\$63,250.00	
11/01/42	\$2,530,000.00	\$375,000	\$63,250.00	\$501,500.00
05/01/43	\$2,155,000.00	\$0	\$53,875.00	
11/01/43	\$2,155,000.00	\$390,000	\$53,875.00	\$497,750.00
05/01/44	\$1,765,000.00	\$0	\$44,125.00	
11/01/44	\$1,765,000.00	\$410,000	\$44,125.00	\$498,250.00
05/01/45	\$1,355,000.00	\$0	\$33,875.00	
11/01/45	\$1,355,000.00	\$430,000	\$33,875.00	\$497,750.00
05/01/46	\$925,000.00	\$0	\$23,125.00	
11/01/46	\$925,000.00	\$455,000	\$23,125.00	\$501,250.00
05/01/47	\$470,000.00	\$0	\$11,750.00	
11/01/47	\$470,000.00	\$470,000	\$11,750.00	\$493,500.00
Totals		\$6,970,000	\$5,028,575.00	\$11,998,575.00

Reunion West
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2019

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 438,505	\$ 394,406	\$ 44,096	\$ 438,502	\$ 438,505
Interest	\$ 13,580	\$ 17,416	\$ 10,500	\$ 27,916	\$ 21,000
Carry Forward Surplus	\$ 207,515	\$ 206,769	\$ -	\$ 206,769	\$ 229,104
Total Revenues	\$ 659,600	\$ 618,591	\$ 54,596	\$ 673,187	\$ 688,609
Expenditures:					
Series 2019					
Interest - 11/01	\$ 150,713	\$ 150,716	\$ -	\$ 150,716	\$ 148,181
Principal - 05/01	\$ 135,000	\$ -	\$ 135,000	\$ 135,000	\$ 140,000
Interest - 05/01	\$ 150,713	\$ -	\$ 150,713	\$ 150,713	\$ 148,181
Total Expenditures	\$ 436,425	\$ 150,716	\$ 285,713	\$ 436,428	\$ 436,363
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (7,655)	\$ -	\$ (7,655)	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ (7,655)	\$ -	\$ (7,655)	\$ -
Excess Revenues (Expenditures)	\$ 223,175	\$ 460,220	\$ (231,117)	\$ 229,104	\$ 252,246

Interest - 11/1/2025	<u>\$145,381</u>
Total	<u><u>\$145,381</u></u>
Net Assessment	\$438,505
Collection Cost (6%)	<u>\$27,990</u>
Gross Assessment	<u><u>\$466,495</u></u>

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	174	\$2,160	\$375,817
Townhomes	56	\$1,619	\$90,677
	230		\$466,495

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

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
05/01/24	\$6,720,000.00	\$135,000	\$150,712.50	\$0.00
11/01/24	\$6,585,000.00	\$0	\$148,181.25	\$433,893.75
05/01/25	\$6,585,000.00	\$140,000	\$148,181.25	\$0.00
11/01/25	\$6,445,000.00	\$0	\$145,381.25	\$433,562.50
05/01/26	\$6,445,000.00	\$145,000	\$145,381.25	\$0.00
11/01/26	\$6,300,000.00	\$0	\$142,481.25	\$432,862.50
05/01/27	\$6,300,000.00	\$150,000	\$142,481.25	\$0.00
11/01/27	\$6,150,000.00	\$0	\$139,481.25	\$431,962.50
05/01/28	\$6,150,000.00	\$155,000	\$139,481.25	\$0.00
11/01/28	\$5,995,000.00	\$0	\$136,381.25	\$430,862.50
05/01/29	\$5,995,000.00	\$165,000	\$136,381.25	\$0.00
11/01/29	\$5,830,000.00	\$0	\$133,081.25	\$434,462.50
05/01/30	\$5,830,000.00	\$170,000	\$133,081.25	\$0.00
11/01/30	\$5,660,000.00	\$0	\$129,681.25	\$432,762.50
05/01/31	\$5,660,000.00	\$180,000	\$129,681.25	\$0.00
11/01/31	\$5,480,000.00	\$0	\$125,631.25	\$435,312.50
05/01/32	\$5,480,000.00	\$185,000	\$125,631.25	\$0.00
11/01/32	\$5,295,000.00	\$0	\$121,468.75	\$432,100.00
05/01/33	\$5,295,000.00	\$195,000	\$121,468.75	\$0.00
11/01/33	\$5,100,000.00	\$0	\$117,081.25	\$433,550.00
05/01/34	\$5,100,000.00	\$205,000	\$117,081.25	\$0.00
11/01/34	\$4,895,000.00	\$0	\$112,468.75	\$434,550.00
05/01/35	\$4,895,000.00	\$210,000	\$112,468.75	\$0.00
11/01/35	\$4,685,000.00	\$0	\$107,743.75	\$430,212.50
05/01/36	\$4,685,000.00	\$220,000	\$107,743.75	\$0.00
11/01/36	\$4,465,000.00	\$0	\$102,793.75	\$430,537.50
05/01/37	\$4,465,000.00	\$235,000	\$102,793.75	\$0.00
11/01/37	\$4,230,000.00	\$0	\$97,506.25	\$435,300.00
05/01/38	\$4,230,000.00	\$245,000	\$97,506.25	\$0.00
11/01/38	\$3,985,000.00	\$0	\$91,993.75	\$434,500.00
05/01/39	\$3,985,000.00	\$255,000	\$91,993.75	\$0.00
11/01/39	\$3,730,000.00	\$0	\$86,256.25	\$433,250.00
05/01/40	\$3,730,000.00	\$265,000	\$86,256.25	\$0.00
11/01/40	\$3,465,000.00	\$0	\$80,128.13	\$431,384.38
05/01/41	\$3,465,000.00	\$280,000	\$80,128.13	\$0.00
11/01/41	\$3,185,000.00	\$0	\$73,653.13	\$433,781.25
05/01/42	\$3,185,000.00	\$290,000	\$73,653.13	\$0.00
11/01/42	\$2,895,000.00	\$0	\$66,946.88	\$430,600.00
05/01/43	\$2,895,000.00	\$305,000	\$66,946.88	\$0.00
11/01/43	\$2,590,000.00	\$0	\$59,893.75	\$431,840.63
05/01/44	\$2,590,000.00	\$320,000	\$59,893.75	\$0.00
11/01/44	\$2,270,000.00	\$0	\$52,493.75	\$432,387.50
05/01/45	\$2,270,000.00	\$335,000	\$52,493.75	\$0.00
11/01/45	\$1,935,000.00	\$0	\$44,746.88	\$432,240.63
05/01/46	\$1,935,000.00	\$350,000	\$44,746.88	\$0.00
11/01/46	\$1,585,000.00	\$0	\$36,653.13	\$431,400.00
05/01/47	\$1,585,000.00	\$370,000	\$36,653.13	\$0.00
11/01/47	\$1,215,000.00	\$0	\$28,096.88	\$434,750.00
05/01/48	\$1,215,000.00	\$385,000	\$28,096.88	\$0.00
11/01/48	\$830,000.00	\$0	\$19,193.75	\$432,290.63
05/01/49	\$830,000.00	\$405,000	\$19,193.75	\$0.00
11/01/49	\$425,000.00	\$0	\$9,828.13	\$434,021.88
05/01/50	\$425,000.00	\$425,000	\$9,828.13	\$434,828.13
Totals		\$6,720,000	\$4,969,206.25	\$11,689,206.25

Reunion West
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2022

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 1,071,322	\$ 959,718	\$ 107,299	\$ 1,067,017	\$ 1,071,322
Interest	\$ 19,660	\$ 24,759	\$ 9,500	\$ 34,259	\$ 26,000
Carry Forward Surplus	\$ 289,131	\$ 298,151	\$ -	\$ 298,151	\$ 354,927
Total Revenues	\$ 1,380,113	\$ 1,282,628	\$ 116,799	\$ 1,399,427	\$ 1,452,249
Expenditures:					
Series 2022					
Interest - 11/01	\$ 167,250	\$ 167,250	\$ -	\$ 167,250	\$ 156,600
Principal - 05/01	\$ 710,000	\$ -	\$ 710,000	\$ 710,000	\$ 735,000
Interest - 05/01	\$ 167,250	\$ -	\$ 167,250	\$ 167,250	\$ 156,600
Total Expenditures	\$ 1,044,500	\$ 167,250	\$ 877,250	\$ 1,044,500	\$ 1,048,200
Excess Revenues (Expenditures)	\$ 335,613	\$ 1,115,378	\$ (760,451)	\$ 354,927	\$ 404,049

Interest - 11/1/2025	<u>\$145,575</u>
Total	<u><u>\$145,575</u></u>
Net Assessment	\$1,071,322
Collection Cost (6%)	<u>\$68,382</u>
Gross Assessment	<u><u>\$1,139,704</u></u>

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	734	\$1,527	\$1,120,620
Golf Course	1	\$19,084	\$19,084
	735		\$1,139,704

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

AMORTIZATION SCHEDULE

Date	Balance	Rate	Principal	Interest	Total
05/01/24	\$11,150,000.00	3.000%	\$710,000	\$167,250.00	
11/01/24	\$10,440,000.00	3.000%	\$0	\$156,600.00	\$1,033,850.00
05/01/25	\$10,440,000.00	3.000%	\$735,000	\$156,600.00	
11/01/25	\$9,705,000.00	3.000%	\$0	\$145,575.00	\$1,037,175.00
05/01/26	\$9,705,000.00	3.000%	\$760,000	\$145,575.00	
11/01/26	\$8,945,000.00	3.000%	\$0	\$134,175.00	\$1,039,750.00
05/01/27	\$8,945,000.00	3.000%	\$780,000	\$134,175.00	
11/01/27	\$8,165,000.00	3.000%	\$0	\$122,475.00	\$1,036,650.00
05/01/28	\$8,165,000.00	3.000%	\$805,000	\$122,475.00	
11/01/28	\$7,360,000.00	3.000%	\$0	\$110,400.00	\$1,037,875.00
05/01/29	\$7,360,000.00	3.000%	\$825,000	\$110,400.00	
11/01/29	\$6,535,000.00	3.000%	\$0	\$98,025.00	\$1,033,425.00
05/01/30	\$6,535,000.00	3.000%	\$855,000	\$98,025.00	
11/01/30	\$5,680,000.00	3.000%	\$0	\$85,200.00	\$1,038,225.00
05/01/31	\$5,680,000.00	3.000%	\$875,000	\$85,200.00	
11/01/31	\$4,805,000.00	3.000%	\$0	\$72,075.00	\$1,032,275.00
05/01/32	\$4,805,000.00	3.000%	\$905,000	\$72,075.00	
11/01/32	\$3,900,000.00	3.000%	\$0	\$58,500.00	\$1,035,575.00
05/01/33	\$3,900,000.00	3.000%	\$930,000	\$58,500.00	
11/01/33	\$2,970,000.00	3.000%	\$0	\$44,550.00	\$1,033,050.00
05/01/34	\$2,970,000.00	3.000%	\$960,000	\$44,550.00	
11/01/34	\$2,010,000.00	3.000%	\$0	\$30,150.00	\$1,034,700.00
05/01/35	\$2,010,000.00	3.000%	\$990,000	\$30,150.00	
11/01/35	\$1,020,000.00	3.000%	\$0	\$15,300.00	\$1,035,450.00
05/01/36	\$1,020,000.00	3.000%	\$1,020,000	\$15,300.00	\$1,035,300.00
Totals			\$11,150,000	\$2,313,300.00	\$13,463,300.00

SECTION 6

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FILING OF A COURT ACTION TO CLARIFY TITLE TO REAL PROPERTY TRACTS; DIRECTING DISTRICT STAFF TO TAKE APPROPRIATE ACTIONS TO FILE COURT ACTION; DELEGATING AUTHORIZATION TO THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE FILING OF SUCH COURT ACTION; RATIFYING PAST ACTIONS RELATED TO FILING OF COURT ACTION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, a quitclaim deed including real property tracts owned and maintained by the District and on which District improvements are located was recorded by Kingwood Orlando Reunion Resort LLC to Orlando Reunion Development LLC, on April 15, 2024, in Official Records Book 6582, Page 1954, of the Public Records of Osceola County; and

WHEREAS, the District's Board of Supervisors finds that it is in the best interests of the District to approve by Resolution the filing of a court action in order to clarify title to real property tracts located within the boundary of the District.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the above recitals are recognized as accurate and are incorporated into this Resolution.

SECTION 2. APPROVAL OF FILING COURT ACTION. The District hereby approves the filing of a court action in order to clarify title to real property tracts located within the boundary of the District and pursue remedies related to such issue, as may be applicable under Florida law.

SECTION 3. DIRECTION TO DISTRICT STAFF. The District Manager, District Counsel, District Engineer and any other District staff deemed necessary, are hereby authorized and directed to: (1) prepare and file the court action in a timely manner; and (ii) take all appropriate actions and make all necessary filings to effectuate the court action, consistent with the terms of this Resolution and applicable Florida law.

SECTION 4. FURTHER OFFICIAL ACTION; RATIFICATION OF PRIOR AND SUBSEQUENT ACTIONS. The Chairman, the Secretary and each member of the Board and any other proper official of the District are each hereby authorized and directed to approve final forms, execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transaction contemplated by this Resolution. In the event that the Chairman or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District. Execution by the Chairman or a designated member of such document shall be deemed to be conclusive evidence of approval by the District. All of the acts and doings of such members of the Board, the officers of the District, and the staff, attorneys, agents and employees of the District, which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

SECTION 5. SEVERABILITY. Should any court of competent jurisdiction find or hold any one or more provisions of this Resolution to be invalid or unenforceable, then such provision or provisions, as the case may be, shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 6th day of June, 2024.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: Tricia Adams
Secretary

Chairman/Vice Chairman

SECTION 7

SECTION D

SECTION I

Subject: Reunion West CDD sidewalk evaluation

From: Michael Barry

To: Reunion West CDD Board of Supervisors

Date: May 30, 2024

Overview

At the April Reunion West CDD meeting, Chairman Staley asked me to evaluate the vacant lot situation in Reunion West and provide some thoughts to the Board on what selective lots we could add sidewalks to add the most value.

Goals Of Selectively Adding Sidewalks

- (1) **Safety.** Currently there are numerous vacant lots that do not allow a continuous walking path for people walking through the community. Therefore people tend to walk in the streets frequently which is a safety issue especially in the more crowded street areas.
- (2) **Improvement in Life Style.** Many people like to walk throughout Reunion given the beautiful community we live in. People are not permitted to walk on golf cart paths so sidewalks are the most common mechanisms to walk throughout the community. Given that the west side has many vacant lots, this can cause a poorer quality of walk as well as safety issues given the person either has to walk on the vacant lot which can be uneven or go into the street which can be unsafe due to traffic.
- (3) **Selective Lots.** Given there are over 170 vacant lots in Reunion West, it would be very expensive to put sidewalks on all of them. The purpose of this exercise was to look at where selective lots can have sidewalks installed to help meet the two goals above and get the most “bang for the buck”

General Guidelines that were considered

- (1) Concentrate on areas where there are busy streets and where safety is a larger issue. This puts greater emphasis on streets such as Muirfield, Golden Bear, Grand Traverse, Castle Pines and Desert Mountain. It is also puts less emphasis on areas such as Twin Eagles, Coyote Creek, Loxahatchee, Valhalla Terrace, and Wynstone Way.
- (2) Try to optimize and limit the number of sidewalks added but still provide a complete walking stretch on one side of the street for the busy streets mentioned above or at least long stretches of continuous sidewalks if a total side cannot be economically completed.
- (3) During my touring of the areas, there were several lots that had fenced in lots that were landscaped but no sidewalks. At a minimum, these should have sidewalks installed and it would be good to investigate if this cost could be on the current homeowner.

Recommendations By Section (Color Coded Maps Attached)

Legends Corner (Muirfield and Pamilla)

- (1) High Priority – Lots 57, 53,44,43, 41, 36 give a complete walkway on side of the street for the east side of Muirfield. Lots 160 and 173 would give a complete walkway on one side of the street on west side of Muirfield. Lots 99 and 121 would give a complete walkway for one side of the street for Pamilla. This is a total of 10 lots for this section or approximately 550 linear feet of sidewalks. Please note that two lots (Lots 53 and 121) are combined lots which may be a cost for the owner (TBD).
- (2) Medium Priority – Lots 1, 9, 13, 14, 17, 18, 24, 66, 69, 70, 71,72,73,75,76,79,80 would enable sidewalks on both side of Muirfield to have sidewalks. Lots 131, 132,133, 134 would enable both sides of Pamilla to have sidewalks. This is a total of 20 lots or approximately 1100 linear feet of sidewalks. Please note that Lot 24 is a combined lot with a house which may be a cost for the owner (TBD).

Masters Landing (Golden Bear)

- (1) High Priority – Lots 181,182,184,188,196,197,221 provide one continuous stretch along Golden Bear on one side of the street. These 7 lots would total approximately 245 linear ft of sidewalks
- (2) Medium Priority – Lots 237,249,250, 253, 254, 255,256,258,259,260, 261, 290, 291, 292, 293, 297. These 16 lots would give a continuous walking path on the other side of Golden Bear as well as Whitemarsh. The total linear ft of sidewalks to be added would be approximately 600 ft.
- (3) Low Priority – Don't do anything on Loxahatchee although there is one lot (281) which is a combined lot and maybe something we can pursue with the owner.

Fairway Ridge South (Castle Pines)

- (1) High Priority – Lots 141,147,150,151, 163, 164 provide one continuous stretch along the west side of the street on Castle Pines . These 6 lots would be approximately 210 linear feet of sidewalk.
- (2) Medium Priority – Lots 72, 94, 97,98,102,113,114,116,117,119,120. These 11 lots would be approximately 385 linear ft of sidewalks and provide a continuous walking path on the east side of Castle Pines. Please note that lot 72 is a combined lot and the cost may be on the owner (TBD).

Fairway Ridge North (Desert Mountain)

- (1) High Priority – Lots 4,5,22,23,24,25,26,27,34,52,53. These 11 lots would total approximately 385 ft. Six of these lots (22-27) are in a row and could be moved to medium priority if too cost prohibitive. This would provide one continuous walk path on the east side of Desert Mountain.
- (2) Medium Priority – Lots 193,194, 202,203,204,207,211, 212,213,220,221, 244,245,248,249. These 15 lost would provide a continuous walking stretch on the west side of Desert Mountain and would require approximately 525 linear ft of sidewalks. Please note lots 207 and 248 are combined lots that need sidewalks.

The Estates

- (1) High Priority – Lot 254. This lot is approximately 80 linear ft of sidewalk. Putting in this sidewalk on this one lot would allow a very long and continuous stretch from Traditions Blvd to nearly the end of the estates on the east side of Grand Traverse. There are numerous builds going on which will lengthen this stretch in the future.
- (2) Medium Priority – None
- (3) Low Priority – everything else. There are many vacant lots in this section and with the bulk of them on Twin Eagles and Coyote Creek, there is very little traffic and walking in the street is typically not an issue.

Heritage Preserve

- (1) High Priority – Lots 56,57, Lot by exercise area, 67, 68, 77, 81,85, 88,89. These 10 Lots would provide a continuous walkway on the west side of Grand Traverse and Valhalla and would be approximately 600 linear ft.
- (2) Medium Priority – Lots 3,5,6,7,11,12,17,20,21,23,25,26,27,37,42,44,45. These 17 lots would be approximately 1020 linear ft of sidewalk and complete the other side of Grand Traverse and Valhalla.
- (3) Low Priority – The remaining lots of Wynstone

Summary

The high priority sidewalks would be approximately 2070 linear ft of sidewalk and provide long continuous stretches of sidewalk to walk on in each section.

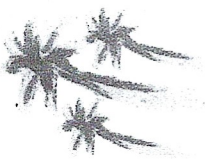
The medium priority sidewalks would generally give additional walkways on the other side of the streets and would total 3630 linear ft.

The low priority sidewalks would total approximately 5000 linear ft.

Next Steps To Be Discussed At Meeting

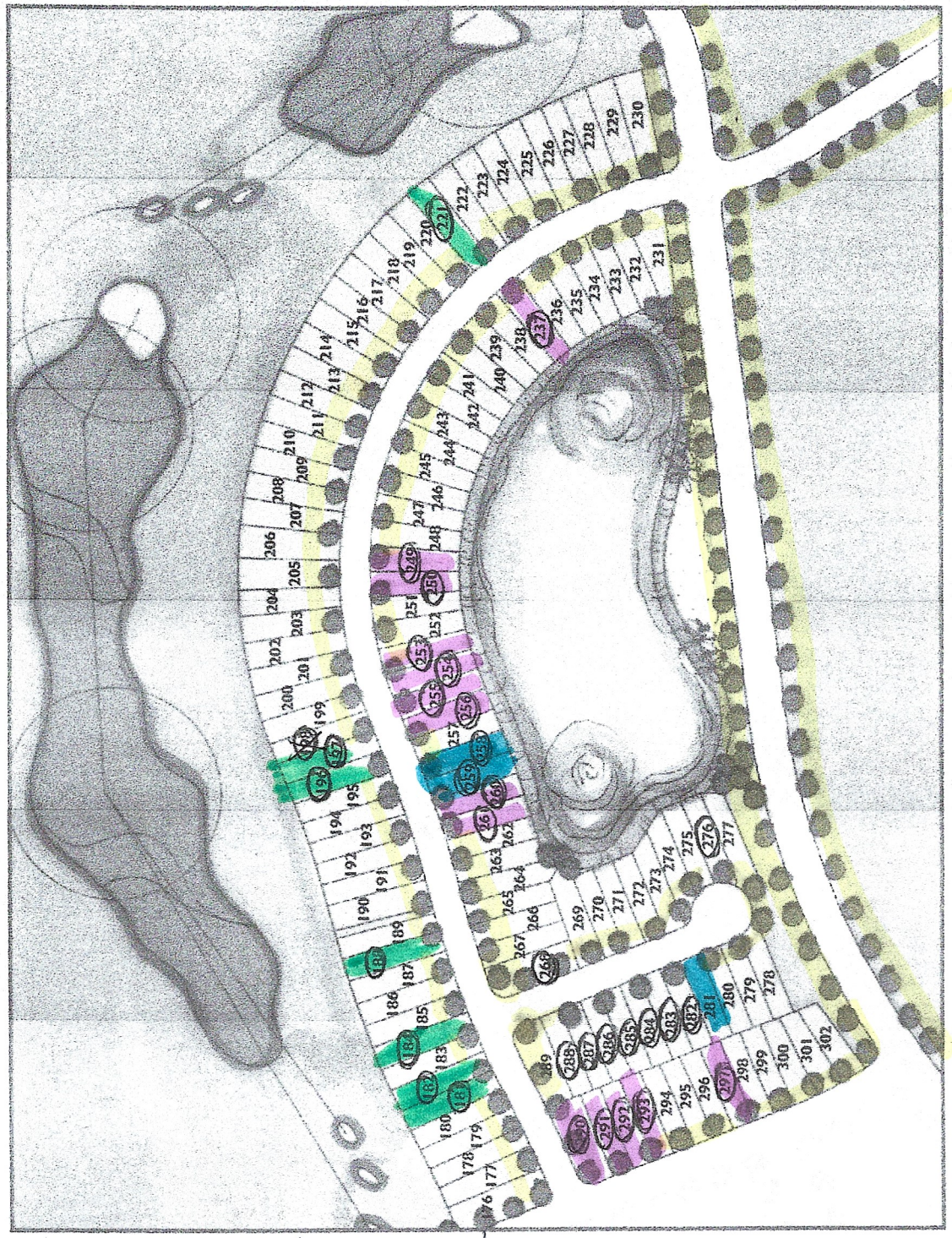
- (1) Decide if the Board would recommend proceeding with the high priority sidewalk additions. Maybe the Board can look at this work and come back with any suggested changes by the July meeting. This was just one approach and members of the board may have different perspectives on what is high priority.
- (2) Refine the cost estimate per linear ft by the July meeting. At the May meeting, it was estimated that the sidewalk would cost \$22 per linear ft but did not include any grading or sod installation (if any). What is the all in cost we should use per linear ft so we can budget better?
- (3) Evaluate if we can make owners of combined lots pay for the sidewalks by the July meeting. If so, we should do a more holistic search of the combined lots throughout the resort and not just the ones that are landscaped and obvious.
- (4) Once we have a recommended approach (July or August), we need to get back together with Anthony Caryl to discuss our approach and see if he is in agreement before proceeding. We probably also need to evaluate what we need to do from a permitting/survey perspective.

Ph 3 Plan S MASTERS' LANDING



REUNION
RESORT & CLUB

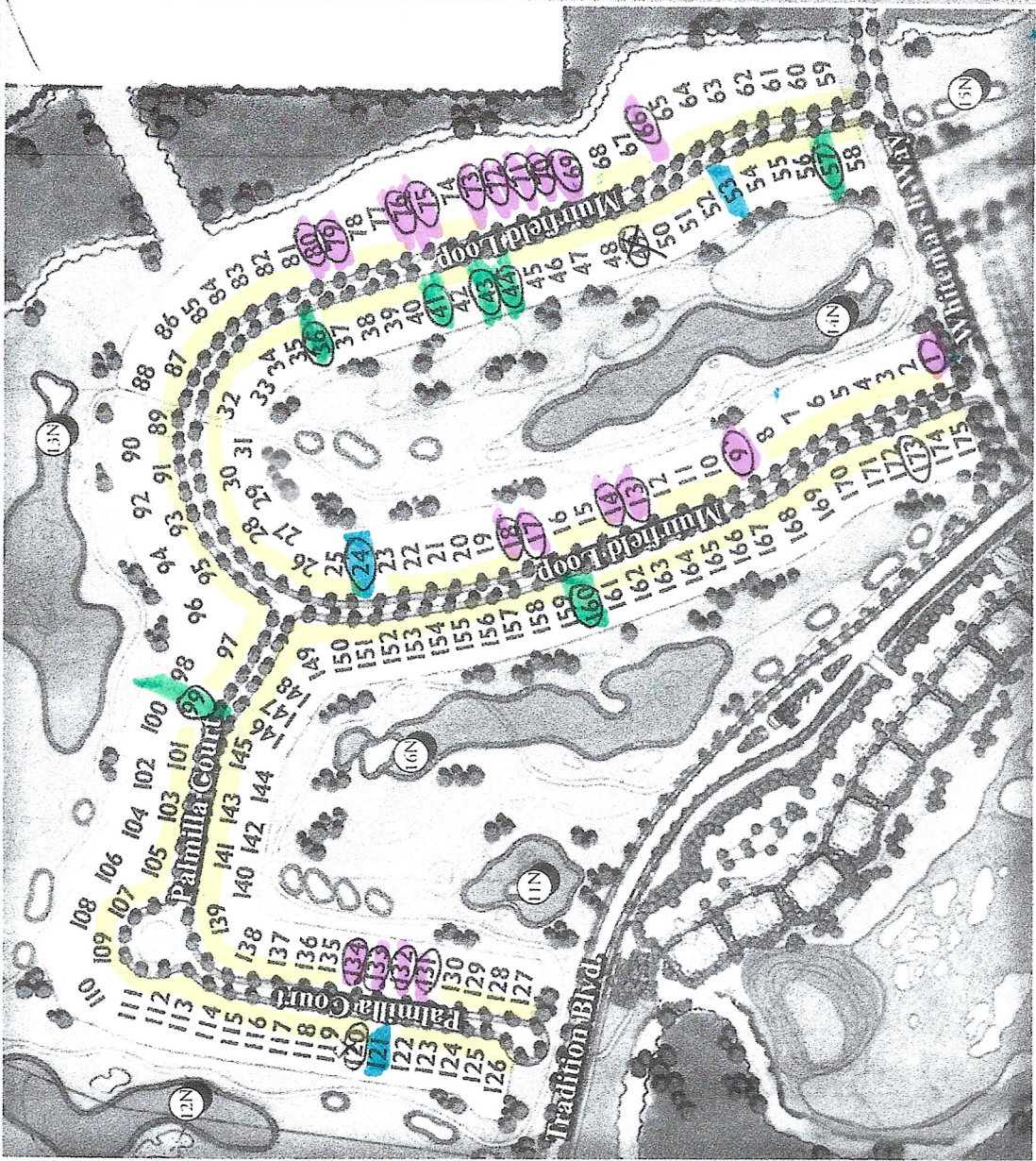
- EXISTING SIDEWALK
- HIGH PRIORITY
- MEDIUM PRIORITY
- COMBINED LOT WITH NO EXISTING SIDEWALK



Warning: Property boundaries shown on this plan are based on the latest available information. The information shown on this plan is for informational purposes only and should not be used as a basis for any legal action. The information shown on this plan is subject to change without notice. The information shown on this plan is not intended to constitute an offer of any financial product or service. The information shown on this plan is not intended to constitute an offer of any financial product or service. The information shown on this plan is not intended to constitute an offer of any financial product or service.

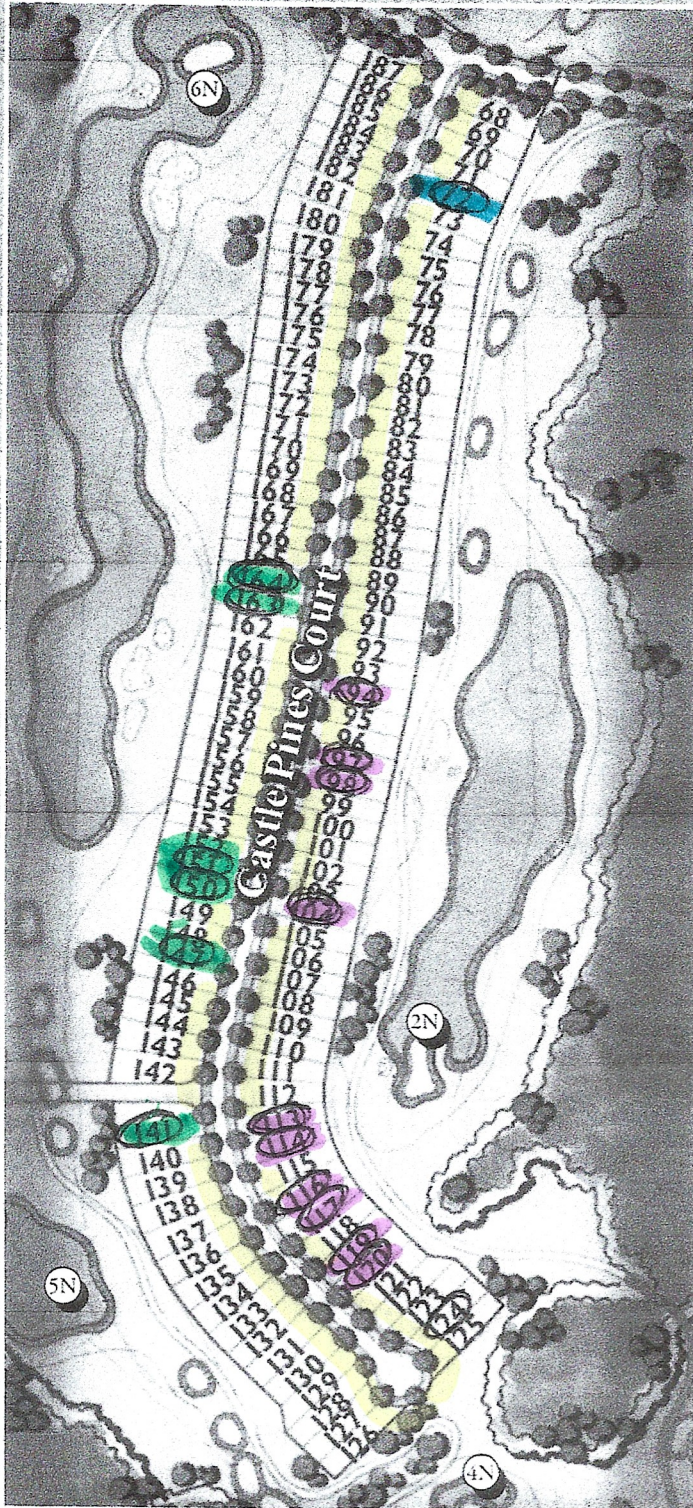
Ph 3 Part 3

- EXISTING SIDEWALKS
- HIGH PRIORITY
- MEDIUM PRIORITY
- COMBINED LOT WITH NO SIDEWALK



McGinn

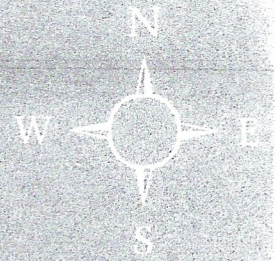
FAIRWAY RIDGE SOUTH



- N
- CURRENT SIDEWALK EXISTING
 - HIGH PRIORITY
 - MEDIUM PRIORITY
 - COMBINED LOT WITH NO EXISTING SIDEWALK

FAIRWAY RIDGE NORTH

Ph 3 Par 8
North 1/8



- EXISTING SIDEWALKS
- HIGH PRIORITY
- MED PRIORITY
- COMBINED LOTS WITH NO SIDEWALKS



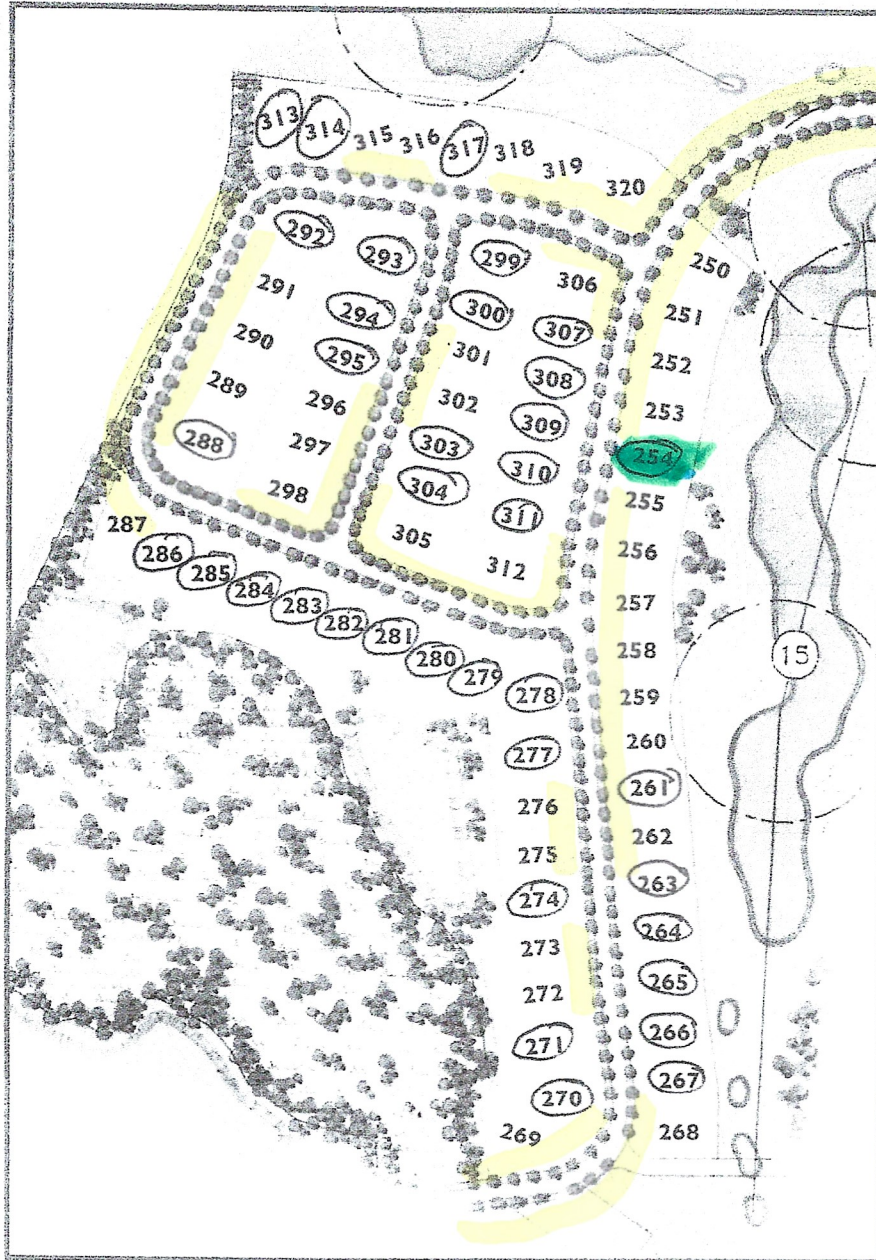
Obtain the Property Map as required by Federal Law and state regulations. No other agency law, local ordinances or other laws apply to this property. The information on this map is for informational purposes only. It is not intended to be used as a legal document. The information on this map is for informational purposes only. It is not intended to be used as a legal document. The information on this map is for informational purposes only. It is not intended to be used as a legal document.

THE ESTATES



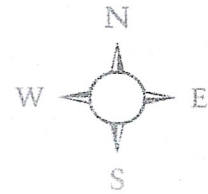
REUNION

A GOLF CLUB RESORT



EXISTING SIDEWALKS
(INCLUDING CURRENT BUILDINGS)

HIGH PRIORITY



Obtain the Property Report required by Federal Law and read it before signing anything. No real estate agent 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 rendering, photos, and floor dimensions, specifications, improvements, and other features or conditions are subject to change without notice. Developer does not guarantee the obligations of installment builders who may build and sell homes in the Development. No cash sale by residents of the Development does not grant the use of or access to any public or other recreational facilities ("The Club") to be located at the Development. Use of an internet is subject to Membership requirements. This is not an offering of real property and other items may 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. Call Real Estate Company, LLC. For more Real Estate News.

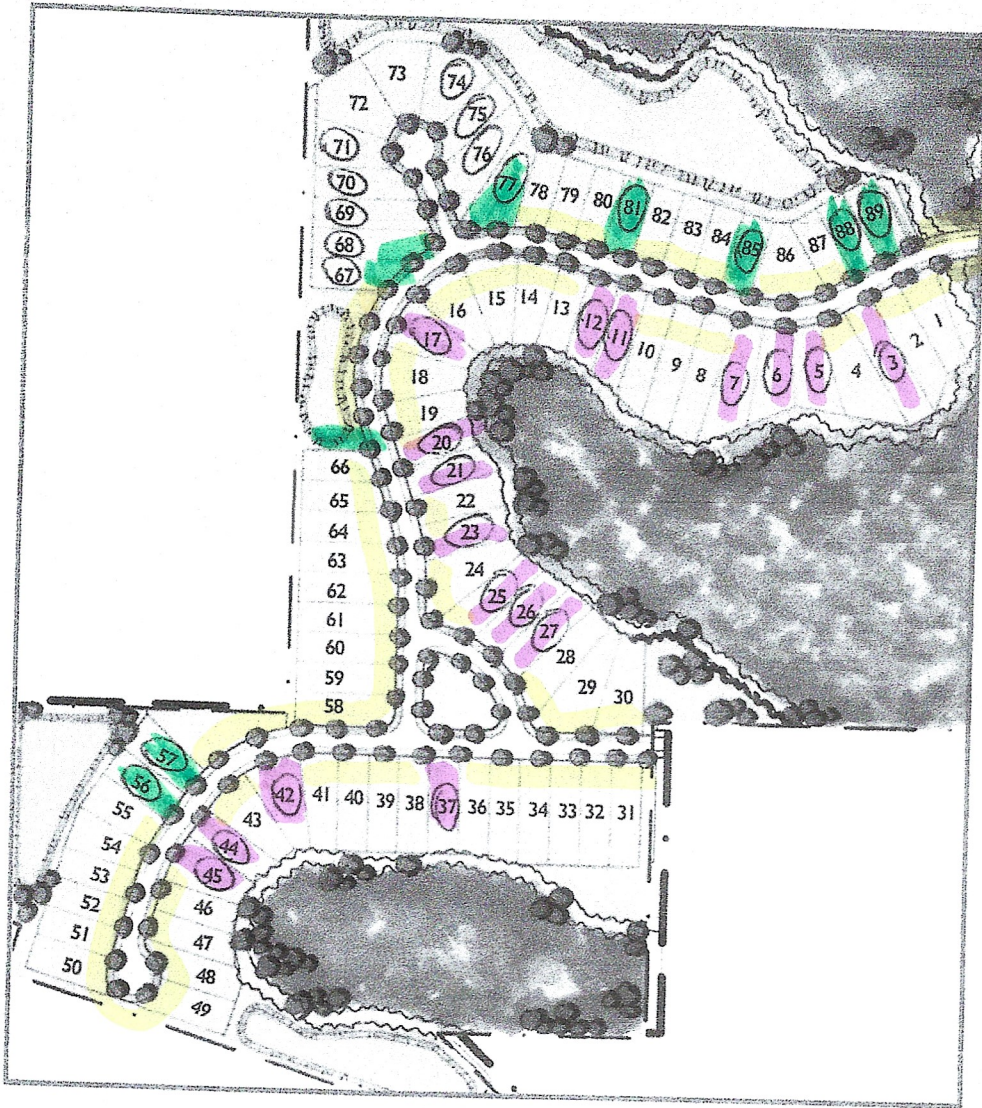
HERITAGE PRESERVE

Ph 3 Par 4

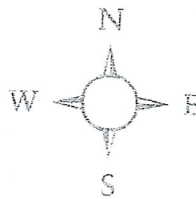


REUNION

A GOLF CLUB RESORT



- EXISTING SIDEWALKS
- HIGH PRIORITY
- MEDIUM PRIORITY



Obtain the Property Report required by local law and read it before signing anything. Licensed agents may suggest the purchase of one or more of the property. This is not an offering of real estate. The seller, who may build and sell lots in the Development, does not guarantee the obligations of any third-party entities. The seller's obligations are subject to the terms and conditions of the Development. Ownership of a residence in the Development does not grant the owner any access to any golf course or other recreational facilities. The seller's obligations are subject to the terms and conditions of the Development. This is not an offering of real property. It is a preliminary plan and is subject to change without notice. All other information is subject to the terms and conditions of the Development. Call when prohibited. This is not an offering of real estate. Call when prohibited. This is not an offering of real estate. Call when prohibited.

SECTION II

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 still in permitting with Osceola County as of 06.05.2024.
	Pavement Management & Traffic Calming	Boyd	In Process	Traffic calming locations to be presented to BOS 06.13.2024.
1/9/23	Seven Eagles Fountain Replacement	Scheerer	In Process	BOS approved proposal March 2024 for fountain refurbishment at fountain #1. UCC Agreement executed and work is pending scheduling. Garden redesign for fountain #2 approved. Agreement cancelled by KORR.

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 to verify ownership of guard house.
6/8/23	Determine Best Use of The Stables Parcel		In Process	Consultative appraisal in process.
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. Offer reviewed 04.11.2024.

3/14/24	Amended and Restated Reunion East Parking Rules		In Process	Parking Rules Amended 03.14.2024. Finalized Rules with Updated Maps to be Posted. Amended Towing Agreement executed 04.24.2024 and Security Agreement pending execution. No Parking Signs required.
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	Provided for Board review 04.11.2024.

Reunion West Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
1/13/22	Monitor Residential/Industrial/Commercial Development Nearby Reunion			https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project			www.Osceola.org/go/sinclairroad

	Monitor Old Lake Wilson Road Improvement Project			www.improveoldlakewilsonroad.com
	Pavement Management & Traffic Calming	Boyd	In Process	Agreement to be presented to BOS 05.02.2024
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	Pending execution.
8/10/23	Whitemarsh Mound	Scheerer	Completed	Site work completed sod pending 05.03.2024; determine feasibility of improvements.
10/12/23	Parking Rules Amended December 2023	Adams/Trucco/Scheerer	In Process	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	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	RWPOA Association Manager prefer a playground on RWPOA parcel at Fairfax and Southfield. Budgeted in R & M for FY2025.
2/8/24	Inventory of residential lots where sidewalk installation is pending	Scheerer	In Process	Provided for Board review at April meeting.

SECTION III

Reunion West

Community Development District

Summary of Invoices

May 01, 2024 - May 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	5/8/24	2317-2327	\$ 32,559.42
	5/15/24	2328-2335	\$ 101,446.93
	5/23/24	2336-2339	\$ 8,937.77
			\$ 142,944.12
R&M Fund			
	5/15/24	55	\$ 4,675.00
			\$ 4,675.00
Payroll			
	<u>May 2024</u>		
	Graham Staley	50646	\$ 184.70
	Mark Greenstein	50647	\$ 184.70
	Michael Barry	50648	\$ 184.70
	Sharon Harley	50649	\$ 184.70
			\$ 738.80
TOTAL			\$ 148,357.92

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/24	00053	3/21/24	5488	202403	300	13100	10100			*	411.60		
			RPLC GH LED CEILING LIGHT										
		3/21/24	5488	202403	320	53800	57400			*	323.40		
			RPLC GH LED CEILING LIGHT										
		5/02/24	5528	202404	300	13100	10100			*	131.60		
			RPLC FLUSH VALVE HDL/FLAP										
		5/02/24	5528	202404	320	53800	57400			*	103.40		
			RPLC FLUSH VALVE HDL/FLAP										
									BERRY CONSTRUCTION INC.			970.00	002317
5/08/24	00066	5/01/24	RWCDDMMM	202405	300	13100	10100			*	8,474.66		
			LANDSCAPE MAINT MAY24										
		5/01/24	RWCDDMMM	202405	320	53800	47300			*	6,658.67		
			LANDSCAPE MAINT MAY24										
									CREATIVE NORTH INC			15,133.33	002318
5/08/24	00067	4/23/24	95463716	202404	300	13100	10100			*	119.04		
			SVC CALL-RPLC CONDUCTOR										
		4/23/24	95463716	202404	320	53800	57400			*	93.53		
			SVC CALL-RPLC CONDUCTOR										
									FRANK'S AIR CONDITIONING, INC.			212.57	002319
5/08/24	00043	4/15/24	124586	202403	310	51300	31500			*	4,787.49		
			MTG/PROPERTY DISPUTE/PLAT										
		4/15/24	124587	202403	310	51300	31500			*	422.50		
			EMINENT DOMAIN PRCD/DOCS										
									LATHAM,LUNA,EDEN & BEAUDINE,LLP			5,209.99	002320
5/08/24	00031	5/01/24	05012024	202405	300	20700	10400			*	63.61		
			FY24 DEBT SRVC SER2015										
									REUNION WEST C/O USBANK			63.61	002321
5/08/24	00031	5/01/24	05012024	202405	300	20700	10500			*	104.70		
			FY24 DEBT SRVC SER2016										
									REUNION WEST C/O USBANK			104.70	002322
5/08/24	00031	5/01/24	05012024	202405	300	20700	10600			*	97.98		
			FY24 DEBT SRVC SER2017										
									REUNION WEST C/O USBANK			97.98	002323
5/08/24	00031	5/01/24	05012024	202405	300	20700	10700			*	85.33		
			FY24 DEBT SRVC SER2019										
									REUNION WEST C/O USBANK			85.33	002324
5/08/24	00031	5/01/24	05012024	202405	300	20700	10800			*	207.63		
			FY24 DEBT SRVC SER2022										
									REUNION WEST C/O USBANK			207.63	002325
									REUW REUNION WEST TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/24	00069	4/30/24	RW202443	202404 300-13100-10100	MTHLY GATE REPAIRS APR24	*	1,735.60		
		4/30/24	RW202443	202404 320-53800-57400	MTHLY GATE REPAIRS APR24	*	1,363.68		
		5/01/24	4629704	202405 300-13100-10100	SECURITY COST SHARE MAY24	*	1,274.00		
		5/01/24	4629704	202405 320-53800-34500	SECURITY COST SHARE MAY24	*	1,001.00		
								5,374.28	002326
5/08/24	00074	4/23/24	SIN24741	202405 300-13100-10100	ANNUAL-RADAR SPEED LIMIT	*	2,856.00		
		4/23/24	SIN24741	202405 320-53800-53200	ANNUAL-RADAR SPEED LIMIT	*	2,244.00		
								5,100.00	002327
5/15/24	00051	5/14/24	4004	202404 310-51300-31100	MTG/RDWY GRADE/UPDT MAP	*	2,005.28		
								2,005.28	002328
5/15/24	00020	5/01/24	585	202405 310-51300-34000	MANAGEMENT FEES MAY24	*	4,106.42		
		5/01/24	585	202405 310-51300-35200	WEBSITE ADMIN MAY24	*	100.00		
		5/01/24	585	202405 310-51300-35100	INFORMATION TECH MAY24	*	150.00		
		5/01/24	585	202405 310-51300-31300	DISSEMINATION FEE MAY24	*	833.33		
		5/01/24	585	202405 310-51300-51000	OFFICE SUPPLIES	*	.15		
		5/01/24	585	202405 310-51300-42000	POSTAGE	*	33.47		
		5/01/24	585	202405 310-51300-42500	COPIES	*	1.35		
		5/01/24	586	202405 320-53800-12000	FIELD MANAGEMENT MAY24	*	2,822.00		
								8,046.72	002329
5/15/24	00005	4/10/24	92117188	202404 310-51300-48000	NOT.OF QUALIFY 06/14/24	*	193.17		
								193.17	002330
5/15/24	00031	5/08/24	05082024	202405 300-20700-10400	FY24 DEBT SRVC SER2015	*	10,373.11		
								10,373.11	002331
REUW REUNION WEST TVISCARRA									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/15/24	00031	5/08/24	05082024	202405	300-20700-10500			REUNION WEST C/O USBANK	*	17,073.75	17,073.75	002332
5/15/24	00031	5/08/24	05082024	202405	300-20700-10600			REUNION WEST C/O USBANK	*	15,978.45	15,978.45	002333
5/15/24	00031	5/08/24	05082024	202405	300-20700-10700			REUNION WEST C/O USBANK	*	13,915.51	13,915.51	002334
5/15/24	00031	5/08/24	05082024	202405	300-20700-10800			REUNION WEST C/O USBANK	*	33,860.94	33,860.94	002335
5/23/24	00035	5/15/24	219958	202405	300-13100-10100			APPLIED AQUATIC MANAGEMENT, INC.	*	109.20	109.20	002336
		5/15/24	219958	202405	320-53800-47000				*	85.80	85.80	
		5/15/24	219959	202405	300-13100-10100				*	80.64	80.64	
		5/15/24	219959	202405	320-53800-47000				*	63.36	63.36	
5/23/24	00067	5/13/24	95920068	202405	300-13100-10100			FRANK'S AIR CONDITIONING, INC.	*	61.04	61.04	002337
		5/13/24	95920068	202405	320-53800-57400				*	47.96	47.96	
5/23/24	00043	5/15/24	129001	202404	310-51300-31500			LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	7,644.86	7,644.86	002338
5/23/24	00036	5/01/24	1677	202404	320-53800-43000			REUNION RESORT	*	60.43	60.43	002339
		5/01/24	1678	202404	320-53800-43000				*	712.25	712.25	
		5/01/24	1680	202404	320-53800-43100				*	72.23	72.23	
TOTAL FOR BANK A										142,944.12		

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						142,944.12	

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/15/24	00005	5/10/24 5538	202404 300-13100-10100	187 SIDEWALK GRINDS COMM.	*	2,618.00	
		5/10/24 5538	202404 320-53800-53000	187 SIDEWALK GRINDS COMM.	*	2,057.00	
							4,675.00 000055
TOTAL FOR BANK C						4,675.00	
TOTAL FOR REGISTER						4,675.00	

SECTION IV

Reunion West
Community Development District

Unaudited Financial Reporting
April 30, 2024



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1	<u>Balance Sheet</u>
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8	<u>Debt Service Series 2016 Income Statement</u>
9	<u>Debt Service Series 2017 Income Statement</u>
10	<u>Debt Service Series 2019 Income Statement</u>
11	<u>Debt Service Series 2022 Income Statement</u>
12	<u>Capital Projects Series 2019 Income Statement</u>
13	<u>Long Term Debt</u>
14	<u>FY24 Assessment Receipt Schedule</u>

Reunion West
Community Development District
Balance Sheet
April 30, 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	\$ 358,188	\$ 176,371	\$ -	\$ -	\$ 534,559
Investments:					
Series 2015					
Reserve	\$ -	\$ -	\$ 168,245	\$ -	\$ 168,245
Revenue	\$ -	\$ -	\$ 425,665	\$ -	\$ 425,665
Series 2016					
Reserve	\$ -	\$ -	\$ 295,437	\$ -	\$ 295,437
Revenue	\$ -	\$ -	\$ 619,125	\$ -	\$ 619,125
Prepayment	\$ -	\$ -	\$ 25	\$ -	\$ 25
Series 2017					
Reserve	\$ -	\$ -	\$ 273,348	\$ -	\$ 273,348
Revenue	\$ -	\$ -	\$ 563,526	\$ -	\$ 563,526
Prepayment	\$ -	\$ -	\$ 2,662	\$ -	\$ 2,662
Series 2019					
Reserve	\$ -	\$ -	\$ 336,089	\$ -	\$ 336,089
Revenue	\$ -	\$ -	\$ 458,189	\$ -	\$ 458,189
Construction	\$ -	\$ -	\$ -	\$ 102,908	\$ 102,908
Series 2022					
Reserve	\$ -	\$ -	\$ 259,938	\$ -	\$ 259,938
Revenue	\$ -	\$ -	\$ 1,115,170	\$ -	\$ 1,115,170
Investment - Custody	\$ 3,054	\$ -	\$ -	\$ -	\$ 3,054
SBA - Operating	\$ 998,494	\$ -	\$ -	\$ -	\$ 998,494
SBA - Reserve	\$ -	\$ 864,609	\$ -	\$ -	\$ 864,609
Due from General Fund	\$ -	\$ -	\$ 559	\$ -	\$ 559
Due from Other	\$ 5,018	\$ -	\$ -	\$ -	\$ 5,018
Due from Reunion East	\$ 48,639	\$ 7,056	\$ -	\$ -	\$ 55,695
Prepaid Expenses	\$ 575	\$ -	\$ -	\$ -	\$ 575
Total Assets	\$ 1,413,968	\$ 1,048,036	\$ 4,517,979	\$ 102,908	\$ 7,082,891
Liabilities:					
Accounts Payable	\$ 20,180	\$ 4,675	\$ -	\$ -	\$ 24,855
Due to Debt Service 2015	\$ 64	\$ -	\$ -	\$ -	\$ 64
Due to Debt Service 2016	\$ 105	\$ -	\$ -	\$ -	\$ 105
Due to Debt Service 2017	\$ 98	\$ -	\$ -	\$ -	\$ 98
Due to Debt Service 2019	\$ 85	\$ -	\$ -	\$ -	\$ 85
Due to Debt Service 2022	\$ 208	\$ -	\$ -	\$ -	\$ 208
Due to Reunion East	\$ 193,983	\$ 57,444	\$ -	\$ -	\$ 251,427
Total Liabilities	\$ 214,722	\$ 62,119	\$ -	\$ -	\$ 276,841
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 593,974	\$ -	\$ 593,974
Assigned For Debt Service 2016	\$ -	\$ -	\$ 914,692	\$ -	\$ 914,692
Assigned For Debt Service 2017	\$ -	\$ -	\$ 839,635	\$ -	\$ 839,635
Assigned For Debt Service 2019	\$ -	\$ -	\$ 794,363	\$ -	\$ 794,363
Assigned For Debt Service 2022	\$ -	\$ -	\$ 1,375,316	\$ -	\$ 1,375,316
Assigned For Capital Projects 2019	\$ -	\$ -	\$ -	\$ 102,908	\$ 102,908
Unassigned	\$ 1,199,246	\$ 985,917	\$ -	\$ -	\$ 2,185,164
Total Fund Balances	\$ 1,199,246	\$ 985,917	\$ 4,517,978.56	\$ 102,908	\$ 6,806,050
Total Liabilities & Fund Equity	\$ 1,413,968	\$ 1,048,036	\$ 4,517,979	\$ 102,908	\$ 7,082,891

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,760,063	\$ 1,624,489	\$ 1,603,783	\$ (20,707)
Interest	\$ 5,000	\$ 2,917	\$ 25,712	\$ 22,795
Miscellaneous Revenues	\$ -	\$ -	\$ 1,035	\$ 1,035
Rental Income	\$ 2,200	\$ 1,283	\$ 6,270	\$ 4,987
Total Revenues	\$ 1,767,263	\$ 1,628,689	\$ 1,636,800	\$ 8,111
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,800	\$ 2,200
FICA Expense	\$ 918	\$ 536	\$ 367	\$ 168
Engineering Fees	\$ 8,000	\$ 4,667	\$ 9,695	\$ (5,028)
District Counsel	\$ 35,000	\$ 20,417	\$ 32,146	\$ (11,730)
Annual Audit	\$ 9,600	\$ -	\$ -	\$ -
Arbitrage	\$ 2,250	\$ 2,250	\$ 2,700	\$ (450)
Trustee Fees	\$ 19,880	\$ 3,717	\$ 3,717	\$ -
Dissemination Agent	\$ 10,000	\$ 5,833	\$ 5,833	\$ 0
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 49,277	\$ 28,745	\$ 28,745	\$ (0)
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Telephone	\$ 100	\$ 58	\$ -	\$ 58
Postage	\$ 1,500	\$ 875	\$ 242	\$ 633
Insurance	\$ 11,760	\$ 11,760	\$ 10,584	\$ 1,176
Printing & Binding	\$ 500	\$ 292	\$ 15	\$ 277
Legal Advertising	\$ 5,000	\$ 2,917	\$ 1,639	\$ 1,278
Other Current Charges	\$ 600	\$ 350	\$ 101	\$ 249
Office Supplies	\$ 250	\$ 146	\$ 41	\$ 105
Property Appraiser Fee	\$ 750	\$ 750	\$ 648	\$ 102
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 178,060	\$ 99,737	\$ 110,698	\$ (10,960)

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
<i>Maintenance - Shared Expenses</i>				
Field Maintenance	\$ 33,864	\$ 19,754	\$ 19,754	\$ -
Management Services Agreement	\$ 7,150	\$ 4,171	\$ 4,171	\$ 0
Telephone	\$ 6,600	\$ 3,850	\$ 3,387	\$ 463
Electric	\$ 290,400	\$ 169,400	\$ 167,089	\$ 2,311
Water & Sewer	\$ 31,852	\$ 18,580	\$ 16,674	\$ 1,906
Gas	\$ 37,400	\$ 21,817	\$ 25,162	\$ (3,345)
Pool & Fountain Maintenance	\$ 158,576	\$ 92,503	\$ 89,163	\$ 3,340
Pond Maintenance	\$ 11,000	\$ 6,417	\$ 7,000	\$ (583)
Property Insurance	\$ 44,602	\$ 44,602	\$ 48,226	\$ (3,624)
Irrigation Repairs & Maintenance	\$ 11,000	\$ 6,417	\$ 8,544	\$ (2,128)
Landscape - Contract	\$ 495,042	\$ 288,775	\$ 291,636	\$ (2,861)
Landscape - Contingency	\$ 22,000	\$ 12,833	\$ 21,664	\$ (8,831)
Gate & Gatehouse Maintenance	\$ 22,000	\$ 12,833	\$ 26,257	\$ (13,424)
Roadways/Sidewalks/Bridge	\$ 11,000	\$ 6,417	\$ 7,949	\$ (1,532)
Lighting	\$ 4,400	\$ 2,567	\$ 4,363	\$ (1,796)
Building Repairs & Maintenance	\$ 8,800	\$ 5,133	\$ 11,715	\$ (6,582)
Pressure Washing	\$ 22,000	\$ 12,833	\$ 19,131	\$ (6,298)
Maintenance (Inspections)	\$ 220	\$ 128	\$ 684	\$ (556)
Repairs & Maintenance	\$ 13,200	\$ 7,700	\$ 779	\$ 6,921
Contract Cleaning	\$ 46,024	\$ 26,847	\$ 26,599	\$ 248
Fitness Center Repairs & Maintenance	\$ 6,116	\$ 3,568	\$ 2,919	\$ 649
Operating Supplies	\$ 1,100	\$ 641	\$ -	\$ 641
Signage	\$ 4,400	\$ 2,567	\$ 8,085	\$ (5,518)
Security	\$ 94,102	\$ 54,893	\$ 42,940	\$ 11,953
Parking Violation Tags	\$ 220	\$ 128	\$ -	\$ 128
Total Maintenance - Shared Expenses	\$ 1,383,067	\$ 825,373	\$ 853,891	\$ (28,518)
<i>Reserves</i>				
Capital Reserve Transfer	\$ 400,000	\$ 400,000	\$ 400,000	\$ -
Total Reserves	\$ 400,000	\$ 400,000	\$ 400,000	\$ -
Total Expenditures	\$ 1,961,127	\$ 1,325,110	\$ 1,364,589	\$ (39,478)
Excess Revenues (Expenditures)	\$ (193,864)		\$ 272,211	
Fund Balance - Beginning	\$ 193,864		\$ 927,035	
Fund Balance - Ending	\$ (0)		\$ 1,199,246	

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	\$ 57,658	\$ 33,850	\$ 96,145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,603,783
Interest	\$ 2,264	\$ 2,216	\$ 3,050	\$ 4,651	\$ 4,354	\$ 4,652	\$ 4,524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,712
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035
Rental Income	\$ 1,540	\$ 330	\$ 2,530	\$ -	\$ -	\$ -	\$ 1,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,270
Total Revenues	\$ 3,804	\$ 204,808	\$ 1,160,323	\$ 63,777	\$ 62,012	\$ 38,502	\$ 103,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,636,800
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 400	\$ 600	\$ 800	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
FICA Expense	\$ 61	\$ 61	\$ 31	\$ 46	\$ 61	\$ 46	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367
Engineering Fees	\$ 860	\$ 1,293	\$ 430	\$ 1,957	\$ 2,587	\$ 562	\$ 2,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,695
District Counsel	\$ 3,087	\$ 1,789	\$ 5,244	\$ 5,805	\$ 3,366	\$ 5,210	\$ 7,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,146
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,717
Dissemination Agent	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,833
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 4,106	\$ 4,106	\$ 4,106	\$ 4,106	\$ 4,106	\$ 4,106	\$ 4,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,745
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 26	\$ 13	\$ 6	\$ 17	\$ 129	\$ 6	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242
Insurance	\$ 10,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,584
Printing & Binding	\$ 14	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Legal Advertising	\$ -	\$ 480	\$ 548	\$ -	\$ 418	\$ -	\$ 193	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,639
Other Current Charges	\$ -	\$ 64	\$ 20	\$ -	\$ -	\$ -	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101
Office Supplies	\$ 0	\$ 0	\$ 24	\$ 15	\$ 1	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 648
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 28,298	\$ 9,690	\$ 11,893	\$ 13,630	\$ 13,200	\$ 18,032	\$ 15,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,698

Reunion West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<i>Maintenance - Shared Expenses</i>													
Field Maintenance	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ 2,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,754
Management Services Agreement	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ 596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,171
Telephone	\$ 577	\$ 370	\$ 472	\$ 586	\$ 388	\$ 497	\$ 497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,387
Electric	\$ 30,266	\$ 23,941	\$ 23,227	\$ 18,714	\$ 24,871	\$ 22,807	\$ 23,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167,089
Water & Sewer	\$ 2,290	\$ 2,653	\$ 2,478	\$ 2,218	\$ 2,290	\$ 2,512	\$ 2,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,674
Gas	\$ 555	\$ 975	\$ 1,951	\$ 3,762	\$ 6,972	\$ 6,196	\$ 4,752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,162
Pool & Fountain Maintenance	\$ 12,478	\$ 13,323	\$ 12,646	\$ 11,506	\$ 10,169	\$ 15,038	\$ 14,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,163
Pond Maintenance	\$ 698	\$ 698	\$ 698	\$ 698	\$ 698	\$ 698	\$ 2,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Property Insurance	\$ 48,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,226
Irrigation Repairs & Maintenance	\$ 2,182	\$ 352	\$ 742	\$ 2,177	\$ 563	\$ 974	\$ 1,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,544
Landscape - Contract	\$ 32,379	\$ 71,171	\$ 48,028	\$ 32,379	\$ 32,379	\$ 42,919	\$ 32,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291,636
Landscape - Contingency	\$ -	\$ 1,747	\$ 338	\$ 156	\$ 479	\$ 18,667	\$ 278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,664
Gate & Gatehouse Maintenance	\$ 1,680	\$ 4,038	\$ 4,712	\$ 1,983	\$ 1,801	\$ 2,815	\$ 9,229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,257
Roadways/Sidewalks/Bridge	\$ 4,462	\$ 1,049	\$ 904	\$ 528	\$ 1,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,949
Lighting	\$ 689	\$ 1,258	\$ -	\$ 251	\$ 986	\$ 396	\$ 783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,363
Building Repairs & Maintenance	\$ 463	\$ 3,503	\$ 658	\$ 1,829	\$ 2,198	\$ 2,462	\$ 602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,715
Pressure Washing	\$ -	\$ 704	\$ 431	\$ 12,465	\$ 5,531	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,131
Maintenance (Inspections)	\$ -	\$ 117	\$ -	\$ -	\$ 29	\$ -	\$ 539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 684
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 610	\$ -	\$ 169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 779
Contract Cleaning	\$ 3,311	\$ 3,438	\$ 4,008	\$ 4,008	\$ 3,881	\$ 4,008	\$ 3,945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,599
Fitness Center Repairs & Maintenance	\$ 264	\$ 897	\$ 132	\$ 638	\$ 264	\$ 724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,919
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ 2,869	\$ 4,908	\$ -	\$ 50	\$ -	\$ -	\$ 257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,085
Security	\$ 6,134	\$ 6,134	\$ 6,134	\$ 6,134	\$ 6,134	\$ 6,134	\$ 6,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,940
Parking Violation Tags	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Maintenance - Shared Expenses	\$ 152,940	\$ 144,694	\$ 110,979	\$ 104,112	\$ 104,055	\$ 130,434	\$ 106,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 853,891
<i>Reserves</i>													
Capital Reserve Transfer	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Total Reserves	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Total Expenditures	\$ 181,239	\$ 154,384	\$ 522,871	\$ 117,742	\$ 117,254	\$ 148,466	\$ 122,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,364,589
Excess Revenues (Expenditures)	\$ (177,435)	\$ 50,424	\$ 637,452	\$ (53,966)	\$ (55,243)	\$ (109,964)	\$ (19,057)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,211

Reunion West

Community Development District Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Transfer In	\$ 400,000	\$ 400,000	\$ 400,000	\$ -
Interest	\$ 19,500	\$ 11,375	\$ 22,621	\$ 11,246
Total Revenues	\$ 419,500	\$ 411,375	\$ 422,621	\$ 11,246
Expenditures:				
Contingency	\$ 600	\$ 350	\$ 272	\$ 78
Building Improvements	\$ 24,200	\$ 14,117	\$ 23,411	\$ (9,294)
Gate/Gatehouse Improvements	\$ -	\$ -	\$ 12,981	\$ (12,981)
Pool Furniture	\$ 7,920	\$ 4,620	\$ -	\$ 4,620
Pool Repair & Replacements	\$ 41,800	\$ 24,383	\$ 53,800	\$ (29,416)
Lighting Improvements	\$ 5,539	\$ 3,231	\$ -	\$ 3,231
Landscape Improvements	\$ 19,800	\$ 11,550	\$ 6,148	\$ 5,402
Roadway Improvements	\$ 214,478	\$ 125,112	\$ 92,762	\$ 32,350
Signage	\$ 44,000	\$ 25,667	\$ 30,281	\$ (4,614)
Stormwater Improvements	\$ -	\$ -	\$ 6,833	\$ (6,833)
Capital Outlay	\$ 71,500	\$ 41,708	\$ 77,828	\$ (36,120)
Total Expenditures	\$ 429,837	\$ 250,738	\$ 304,316	\$ (53,578)
Excess Revenues (Expenditures)	\$ (10,337)		\$ 118,305	
Fund Balance - Beginning	\$ 561,081		\$ 867,613	
Fund Balance - Ending	\$ 550,744		\$ 985,917	

Reunion West

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 326,875	\$ 294,004	\$ 294,004	\$ -
Interest	\$ 10,000	\$ 5,833	\$ 12,689	\$ 6,856
Total Revenues	\$ 336,875	\$ 299,837	\$ 306,694	\$ 6,856
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		\$ 230,544	
Fund Balance - Beginning	\$ 195,622		\$ 363,430	
Fund Balance - Ending	\$ 205,197		\$ 593,974	

Reunion West

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 538,024	\$ 483,920	\$ 483,920	\$ -
Interest	\$ 16,050	\$ 9,363	\$ 20,955	\$ 11,593
Total Revenues	\$ 554,074	\$ 493,282	\$ 504,875	\$ 11,593
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		\$ 153,469	
Fund Balance - Beginning	\$ 476,566		\$ 761,223	
Fund Balance - Ending	\$ 501,546		\$ 914,692	

Reunion West

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 04/30/24	Thru 04/30/24	
Revenues:				
Special Assessments	\$ 503,509	\$ 452,876	\$ 452,876	\$ -
Interest	\$ 14,750	\$ 8,604	\$ 19,165	\$ 10,561
Total Revenues	\$ 518,259	\$ 461,480	\$ 472,041	\$ 10,561
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		\$ 140,903	
Fund Balance - Beginning	\$ 435,351		\$ 698,731	
Fund Balance - Ending	\$ 454,735		\$ 839,635	

Reunion West

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 438,505	\$ 394,406	\$ 394,406	\$ -
Interest	\$ 13,580	\$ 7,922	\$ 17,416	\$ 9,494
Total Revenues	\$ 452,085	\$ 402,328	\$ 411,822	\$ 9,494
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		\$ 253,455	
Fund Balance - Beginning	\$ 207,515		\$ 540,908	
Fund Balance - Ending	\$ 223,300		\$ 794,363	

Reunion West

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 1,071,322	\$ 959,718	\$ 959,718	\$ -
Interest	\$ 19,660	\$ 11,468	\$ 24,759	\$ 13,290
Total Revenues	\$ 1,090,982	\$ 971,186	\$ 984,477	\$ 13,290
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		\$ 817,227	

Reunion West

Community Development District

Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 04/30/24	Thru 04/30/24	
Revenues:				
Interest Income	\$ -	\$ -	\$ 2,870	\$ 2,870
Total Revenues	\$ -	\$ -	\$ 2,870	\$ 2,870
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)	\$ -		\$ 10,525	
Fund Balance - Beginning	\$ -		\$ 92,383	
Fund Balance - Ending	\$ -		\$ 102,908	

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	\$168,245
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	\$295,437
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	\$273,348
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	\$336,089
BONDS OUTSTANDING - 9/30/20	\$7,095,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$120,000)
LESS: PRINCIPAL PAYMENT 05/01/22	(\$125,000)
LESS: PRINCIPAL PAYMENT 05/01/23	(\$130,000)
CURRENT BONDS OUTSTANDING	\$6,720,000

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

Reunion West
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

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

ON ROLL ASSESSMENTS

37.98% 7.05% 11.61% 10.87% 9.46% 23.03% 100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015 Debt Service Asmt	2016 Debt Service Asmt	2017 Debt Service Asmt	2019 Debt Service Asmt	2022 Debt Service Asmt	Total
11/10/23	ACH	\$29,785.99	\$566.89	\$1,441.51	\$0.00	\$27,777.59	\$10,550.39	\$1,959.39	\$3,225.08	\$3,018.19	\$2,628.52	\$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
03/08/24	ACH	\$90,235.92	\$1,787.18	\$877.05	\$0.00	\$87,571.69	\$33,261.19	\$6,177.17	\$10,167.39	\$9,515.14	\$8,286.67	\$20,164.14	\$87,571.70
03/08/24	ACH	\$1,580.58	\$31.61	\$0.00	\$0.00	\$1,548.97	\$588.32	\$109.26	\$179.84	\$168.30	\$146.57	\$356.66	\$1,548.95
04/08/24	ACH	\$182,101.73	\$3,641.33	\$35.29	\$0.00	\$178,425.11	\$67,768.83	\$12,585.83	\$20,715.80	\$19,386.86	\$16,883.87	\$41,083.92	\$178,425.11
04/08/24	ACH	\$19,685.52	\$393.71	\$0.00	\$0.00	\$19,291.81	\$7,327.35	\$1,360.81	\$2,239.85	\$2,096.16	\$1,825.53	\$4,442.11	\$19,291.81
04/19/24	ACH	\$0.00	\$0.00	\$0.00	\$901.74	\$901.74	\$342.50	\$63.61	\$104.70	\$97.98	\$85.33	\$207.63	\$901.75
05/08/24	ACH	\$150,057.25	\$3,001.14	\$0.00	\$0.00	\$147,056.11	\$55,854.36	\$10,373.11	\$17,073.75	\$15,978.45	\$13,915.51	\$33,860.94	\$147,056.12
TOTAL		\$ 4,558,610.64	\$ 87,972.64	\$ 159,978.45	\$ 4,396.80	\$ 4,315,056.35	\$ 1,638,930.29	\$ 304,377.27	\$ 500,993.67	\$ 468,854.42	\$ 408,321.78	\$ 993,578.94	\$ 4,315,056.37

93.12%	Net Percent Collected
\$ 318,938.96	Balance Remaining to Collect

DIRECT BILLED ASSESSMENTS

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

Date Received	Due Date	Check No.	Net Assessed	Amount Received	General Fund
4/1/24	11/1/23	150251	\$20,706.68	\$20,706.68	\$20,706.68
			\$20,706.68	\$20,706.68	\$20,706.68

SECTION V

Reunion East and West R&M

FY2024 Project List	Estimated Cost	Estimated Date
Roof Replacement, 3 Pool Houses (Homestead & Heritage Crossings)	\$ 35,000.00	Completed
Seven Eagles, Exercise Equipment & Fitness Center Improvements	\$ 55,000.00	July (proposal)
Pavement Replacement and Maintenance	\$ 400,000.00	
Pavement Markings (stop bars, crosswalks, etc.)	\$ 35,000.00	
Concrete Sidewalk Replacement and Maintenance	\$ 52,451.00	Completed
Tree Trimming (Structural Pruning)	\$ 45,000.00	Completed
Signage, New Reunion Village No Parking & Replacement	\$ 100,000.00	In Process
Pool Equipment Allowance	\$ 18,000.00	Completed
Seven Eagles Linear Park Bollard Lighting	\$ 12,588.00	Under Review
Seven Eagles Restroom Partitions	\$ 20,000.00	Completed
Seven Eagles Pool & Spa Resurfacing	\$ 95,000.00	Completed
Benches and Concrete Pads	\$ 7,500.00	Under Review
Contingency	\$ 100,000.00	
	\$ 975,539.00	

Items Deferred from FY2023

Roadway Improvements (Restriping Reunion West Tradition Circle to Sinclair Gate)	\$ 27,800.00	Deferred
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$ 50,000.00	Signs Completed & Speed Tables with Road Maintenance
Upgrade Sign Posts	\$ 47,000.00	Completed
Seven Eagles Fountain Replacement	\$ 45,000.00	In Process
Access Control System at Reunion Village Gate	\$ 20,000.00	In Process
Gate House Roof Replacement (Sinclair, Spine, Reunion Blvd)	\$ 50,000.00	Completed
Seven Eagles Roof Replacement	\$ 172,010.00	Completed

\$ 411,810.00

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