

*Reunion West Community
Development District*

Agenda

December 12, 2024

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

December 5, 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, December 12, 2024 at 11:00 AM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.**

Zoom Information for Members of the Public:

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

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members
 - B. Election of Officers
 - C. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the November 14, 2024 Board of Supervisors Meeting
5. Consideration of Proposal for Street Signs from Fausnight Stripe & Line, Inc.
6. Consideration of Proposal for Radar Feedback Signs from Universal Signs & Accessories
7. Consideration of Data Sharing and Usage Agreement with Osceola County Property Appraiser
8. Acknowledgement Regarding Traffic Control Jurisdiction of Osceola County Sheriff's Office
9. Staff Reports
 - A. Attorney
 - i. Review of Easement Agreement for Playground with Reunion West Property Owner's Association, Inc.
 - B. Engineer
 - C. Field Manager Updates
 - D. District Manager's Report
 - i. Action Items
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - v. Year End Review of CDD Accomplishments
 - E. Security Report
10. Other Business
 - A. Discussion of Long Range Plan 2026-2030
11. Supervisor's Requests
12. Next Meeting Date: January 9, 2025
13. Adjournment

Sincerely,

Tricia L. Adams
District Manager

SECTION 3

SECTION C

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Reunion West Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.
_____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of December, 2024.

ATTEST:

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SECTION 4

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **November 14, 2024** at 11:00 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Graham Staley	Chairman
Mark Greenstein	Assistant Secretary
Michael Barry	Assistant Secretary

Also present were:

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

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:05 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 12, 2024 Board of Supervisors Meeting

Ms. Adams presented the minutes of the September 12, 2024 Board of Supervisors meeting, which were reviewed by staff. Mr. Staley noted on Page 2, at the bottom of the page, the \$2.5 million General Fund Reserve and \$3.5 million R&M Reserve, was for Reunion East. On Page 3, under the Fifth Order of Business, the word, “*Their*” should be “*Creative North*,” but questioned whether they completed work in Reunion West. Mr. Scheerer stated that they did work for Encore. Mr. Greenstein questioned whether there was a gross assessment of \$1,000 per resident for this year, but only \$340 to \$350, would cover the General Fund and the remainder for debt service. Mr. Staley indicated that the assessment was 30% to 35% and the \$1,000, was the assessment for the operating expense. The total assessment was three times that amount; two-thirds for debt service and one-third for operating expenses. Ms. Adams would correct the minutes. On Page 5, under Item C, where he requested that FCC be included in the RFP process, he wanted Weber Environmental to be included as well, as they did work for the POA. On Page 11, Mr. Staley recalled that he wanted to show the parking maps to the Reunion West CDD Board Members, after this meeting and not the Reunion East CDD Board Members.

On MOTION by Mr. Greenstein seconded by Mr. Barry with all in favor the Minutes of the September 12, 2024 Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Playground Installation Proposals

- A. Creative Recreation Products**
- B. Playtopia**

Ms. Adams recalled that several months ago, the Board Members directed District management staff to include funding for a potential amenity at the Reunion West Encore neighborhood, as part of the Repair and Maintenance (R&M) projects. There was discussion with the Property Owners Association (POA) in Reunion West, regarding the type of amenity that they would like to see and ultimately they requested that the Reunion West CDD Board consider a playground. The Field Operations Manager, Mr. Scheerer, met with the Reunion West POA Manager, Ms. Aura Zelada, to identify available parcels in Encore Reunion West that could potentially be used for a playground and a tract owned by the POA, was selected. Proposals were

obtained from Creative Recreation Products and Playtopia. The setup was modelled after the Valhalla and Grand Traverse playgrounds, which had a separate swing set, large canopy to cover the structure and would have the same slides, same features and be suitable for the same age group. The fencing would be slightly larger, because of the larger footprint and the shade structure would be slightly larger, 40x40, than the Valhalla and Grand Traverse playgrounds, as there was a request to cover as much of the playground structure as possible. Creative Recreation Projects provided a price of \$127,400.97, versus Playtopia, which provided a price of \$113,027.52 and installed the Valhalla and Grand Traverse playgrounds. According to Ms. Zelada, the POA approved of the plan and had no preference on which company was used.

Mr. Barry did not have a preference, as long as it was the same structure as the Valhalla and Grand Traverse playgrounds, which held up well. Mr. Scheerer pointed out that the only difference would be with the colors, the fence and shade structure. Playtopia included \$850 for permitting, versus Creative Recreation Projects, which included \$2,000 for building permit fees, as the playground and the shade structure must be permitted. Mr. Staley questioned what Mr. Scheerer recommended. Mr. Scheerer preferred Playtopia, as they installed the Valhalla and Grand Traverse playgrounds, understood the process and were the lowest bidder. Mr. Staley felt comfortable with Playtopia, as they had good experience, the playground held up well and were the least expensive. Mr. Scheerer did not have a timeframe for installation, as there needed to be an agreement with the POA, which was later in the agenda for Board consideration.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the proposal with Playtopia for the installation of a playground in the amount of \$113,027.52 was approved.

Mr. Barry requested that the structure have light colors, as darker colors tended to get hot. Mr. Scheerer would coordinate with Ms. Zelada on the color scheme.

FIFTH ORDER OF BUSINESS

**Consideration of Easement Agreement for
Playground with Reunion West Property
Owner's Association, Inc.**

Ms. Adams presented an Easement Agreement with Reunion West Property Owner's Association, Inc., for the playground, which was prepared by Ms. Trucco and was included in the

agenda package. There was a similar arrangement with the Reunion East CDD for a dog park that was constructed on Reunion Resort property. Ms. Trucco explained that since the CDD would be expending public funds to construct the playground, the public must be able to access it. There was language that the POA could never restrict the public from accessing the playground and even if the POA sold this parcel in the future, the easement would run with the land. There was also a damage provision for if the POA or one of its contractors for example caused damage that there was a requirement to reimburse the CDD or pay for the repair, if they damaged the playground, as well as standard indemnity language for if the CDD was held liable or sued, as a result of actions or inaction taken by the POA. The POA would reimburse the CDD for losses that the CDD incurred and pay for legal defense, if the CDD was sued due to a negligent POA contractor for example. In addition, there was also sovereign immunity language and public records requirements, as well as an affidavit to satisfy a new statutory requirement regarding human trafficking, whereby non-governmental entities contracting with the CDD would be required to sign, generally saying that they would not engage in any human trafficking. Ms. Trucco recommended that the Board approve this form of agreement, subject to finalization by District Counsel, as she would work with the POA counsel to include any revisions.

<p>On MOTION Mr. Barry seconded by Mr. Greenstein with all in favor approval of the Easement Agreement with Reunion West Property Owner's Association, Inc. for the playground, in substantial final form, subject to final approval by District Counsel was approved.</p>
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Mr. Staley requested two benches and one trash can at this playground and one additional bench at the Valhalla playground. Mr. Scheerer cautioned that due to supply issues, it would take time to receive it. Mr. Staley questioned whether Yellowstone would mow the grass. Ms. Trucco stated that the CDD would maintain the playground and the fence, but not the entire tract. Mr. Staley requested that this be clarified in the agreement.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-01
Amending the Fiscal year 2024 Budget**

Ms. Adams presented Resolution 2025-01 Amending the Fiscal year 2024 Budget, which was provided to the Board under separate cover, along with the amended budget. This was a procedural administrative matter, in order to be in compliance with Florida Statutes. When the

Board adopted the Fiscal Year 2024 budget, there was a resolution that included a provision for a budget amendment. The Board's hands were not constrained by the adopted budget, as the Board had the ability to approve projects or expenses above and beyond the budgeted line items. Florida Statutes require this process within 60 days of the end of the fiscal year, as it memorializes actions taken by the Board throughout the fiscal year. Attached as an exhibit to the resolution, was the amended budget for Fiscal Year 2024, which along with the resolution, would be provided to the auditor, with other financial records. The amended budget reflected line items that exceeded the adopted budget. In cases where expenditures were less, there were reductions in the budget in order to balance the budget.

Mr. Staley pointed out that the first and third columns reflected Fiscal Year 2024 and the first one should be the original adopted budget. Ms. Adams would make this change. Mr. Staley understood that the budget was increased where they overspent and left as is, if they underspent and if they spent \$247,550 for Administrative Expenses, why the amended budget did not have the same amount. Ms. Adams confirmed that the accountant made some decisions in order to balance the budget. It was a Florida statutory requirement for Special Districts, to be compliant with not only Chapter 190, but Chapter 218, to amend the budget when expenses were more than what was in the adopted budget.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor Resolution 2025-01, Amending the Budget for Fiscal Year 2024 was adopted.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco reported that since the last meeting, she prepared the amendment extensions for Applied Aquatics, Yellowstone and Creative North, which the Board previously approved. There were no changes to the litigation status since the last update that they provided. Mr. Staley questioned the date of the hearing for the next phase and if it was a virtual or in-person. Ms. Trucco confirmed that a hearing was scheduled for the end of January, which was the next step, but did not know if it was virtual or in-person and could confirm this. Regarding the Traffic Enforcement Agreement with the Osceola County Sheriff's Office (OCSO), Ms. Trucco recalled that there was a draft, which was presented to the Board several months ago. She followed up with OCSO, as the

Board wanted clarification on whether OCSO was taking the position was that it was not required to provide these services without an agreement, due to there being a gate, as residents expressed they were paying taxes and understood that traffic enforcement was included. She was informed that someone at OCSO informed the Reunion West POA representative that their deputies would not provide traffic enforcement warnings or citations for traffic related incidents until the agreement was signed, as Reunion was a gated community. There was also a follow up email regarding deputy working detail was questioned about not stopping kids who were driving golf carts and arguing that they were public roads. Ms. Trucco reached out to counsel at the OCSO to discuss this matter. They requested a copy of this email chain, which she provided and reiterated the Board's concern that these were public roadways and this service was always provided for more than two decades and questioned what changed. She was told that the main issue was confirming jurisdiction. However, they offered to review the Traffic Enforcement Agreement and get back to her, but at this time, had not done so and Ms. Trucco questioned what the direction of the Board was on this matter.

Ms. Trucco proposed that the Board sign a one-page acknowledgement from the CDD, stating that the OCSO had jurisdiction. Mr. Staley felt if they did not provide OCSO with jurisdiction acknowledgment, the District was saying that they did not want OCSO on CDD property. Ms. Trucco wanted confirmation from OCSO of their position. If OCSO confirmed that their position was to not provide these services without the CDD signing the agreement, Ms. Trucco recommended that the Board sign the agreement, as she had liability concerns regarding exposure for the District being sued, for example for not taking steps to prevent a car accident. Mr. Staley recalled that Mr. Witcher's concern was with golf carts. Ms. Trucco informed counsel at the OCSO that the POA and CDD were permitted to enter into a separate agreement for off duty sheriffs, separate from this agreement, as such was to provide beyond what was required. Mr. Greenstein recalled that this discussion started, because someone started a rumor that OCSO would enter the community for a civil or criminal offense, but not traffic enforcement. The Board made it clear, that they did not want traffic enforcement within the community, unless there was a need for it, but Mr. Greenstein questioned the downside, by not signing the agreement and how to bring it to closure, as in his opinion, it was a waste of time and preferred to have a one-page document showing residents the Board's position. Ms. Adams pointed out that many law enforcement organizations in Central Florida, now required a Traffic Enforcement Agreement, but there were

no exchange of fees or compensation, as the agreement simply clarified what was already in the Florida Statutes. Law enforcement agencies were using it for training purposes, internally, due to turnover with the traffic enforcement patrols. It did not change anything, as OCSO had jurisdiction to enforce traffic laws inside and outside of the CDD, whether or not there was an agreement. The the CDD did not have police powers.

Mr. Greenstein questioned whether OCSO provided an agreement to be signed by the Board. Ms. Trucco confirmed that they provided one in, but comments were provided back to them and since then, there was no response on that. Regarding the compensation, Ms. Trucco recalled a section in the statute allowing for the Sheriff's Office to charge a fee for their services, but most CDDs did not enter into this type of agreement, as these were public roads and they must provide these services. Therefore, Ms. Trucco recommended having a one-page statement, reiterating that the OCSO had jurisdiction over all CDD roadways for traffic control enforcement services and if it was not sufficient, she would bring this matter back to the Board at the next meeting for further discussion. Mr. Barry felt that the District should go in this direction, but questioned if there was a problem, as they were increasing the safety of the roads, with flashing speed limit signs and the installation of speed bumps. Ms. Trucco recalled that staff received comments from residents and a Reunion West POA Manager, requesting traffic enforcement assistance and OCSO indicating that they would not come in and enforce traffic without an agreement. Mr. Staley was in favor of signing the one-page statement, as he wanted to resolve this matter and was concerned that by not signing it, the CDD was refusing traffic enforcement. In addition, he wanted there to be one policy and procedure between Reunion East and Reunion West. Mr. Greenstein agreed, as the CDD was not required to manage traffic enforcement, although they had taken many steps, as far as the speed tables and radar signs and Security contacted OCSO, if law enforcement was necessary. Mr. Staley requested that Ms. Trucco prepare the one-page statement between now and the next meeting and provide to both Boards at the December meeting.

Ms. Adams asked Mr. Staley if he wanted to open for audience comments, as there were attendees on Zoom, who wished to speak. Mr. Staley agreed, as this was an important topic and the Board was struggling to find the right solution. Resident Lorraine Foley of 7847 Palmilla Court felt that OCSO should have the right to come into the community, as kids were driving golf carts and if there was an accident, the CDD would be liable. Ms. Aura Zelada, Reunion West POA Manager, recalled that she requested off-duty officers from OCSO in October and was informed

that the community had blue street signs, indicating that it was a private community, but if they were green, OCSO could come into the community. It was imperative that OCSO be onsite, providing verbal warnings, as safety was important to her. There being no further comments, Ms. Adams closed the floor to public comments. Mr. Staley questioned the history of the blue versus green signs. Mr. Scheerer explained that blue signs refer to a private gated community with private roads and most signs in the Encore Reunion section were green. Ms. Trucco confirmed that was part of the Traffic Enforcement Agreement. Mr. Greenstein believed that the blue signs, were directly tied to the Encore Reunion Project. There was a gate in Bears Den and the roads were private and at one time, the signs at the intersection of Tradition Boulevard and Whitewash Way and Tradition Boulevard and Golden Bear Drive, were blue, but were changed to green. Mr. Staley was in favor of changing their signs from blue to green. Mr. Scheerer would inventory all of the signs and obtain a price to change them. Ms. Trucco voiced concern with spending the money to change the signs, as the county would likely come out to inspect all signs if the Board approved the agreement and because the issue appears to relate to the gate. Ms. Zelada was in favor of changing out the signs, no matter how long the negotiation with OCSO takes.

Mr. Staley requested clarification on the ownership of Sandy Ridge Drive, before the I-4 bridge. Mr. Scheerer stated that a portion was owned by the Reunion East CDD, but the majority were condos owned by the POA. Ms. Adams opened the floor to public comments, as an additional member of the public wished to speak. Resident Josna Samaraju, owner Unit 127 in Spectrum Building 19, noted that it was difficult to hear the Board, due to the audio and requested that the Board and staff upgrade the system. Ms. Adams would look into upgrading the current system into and reconfigure the Board tables. After further discussion, there was Board consensus for Ms. Trucco to prepare a one-page jurisdiction statement, indicating that the OCSO had jurisdiction for traffic enforcement of areas that had green signs and providing to the Reunion West and Reunion East CDD Boards at the next meeting and for Mr. Scheerer to inventory all of the signs and provide a proposal to change all signs from blue to green.

B. Engineer

Ms. Adams recalled that the milling and resurfacing project was commencing and Mr. Curley was working with the contractor, All County Paving to coordinate it. Mr. Curley reported that All County was starting the milling on Monday and was working with the Project Manager,

to mark out the areas, based on where they were starting and stopping. Mr. Curley would be onsite, when they start the paving on Tuesday, to monitor the work and then planned to be onsite, one to two times a week, to take pictures and follow up. All County would have eight flagmen to provide traffic control and keep traffic flowing as smoothly as possible during the paving. Mr. Staley asked if a notice would be sent through an email blast to the community. Ms. Adams indicated that some associations sent it out, but not the Master Association, as it was scheduled to be sent to all associations today and would follow up with the Master Association and the email distribution. There would also be door and mailed notices. Mr. Staley questioned whether Mr. Anthony Carll of Kingwood was fully briefed on what was occurring. Mr. Greenstein was meeting with him next week.

C. Field Manager Updates

Mr. Scheerer reported that the Board approved the only Reunion West action item, which was the playground and would coordinate the work with the contractor and keep the Board apprised of the step-by-step process. There was currently some concrete work on Tradition Boulevard, where there was a low spot. They were going to dig up the concrete, to find out what the problem was, by the irrigation pump on Bears Den. There was also some grinding in Encore Reunion West. A black aluminum fence panel come down, but he was not sure if it was related to the hurricane or Bougainvillea that was growing in the area. The plant material was removed, in order to make the repairs to the fence. He received an email that there was minor damage to the porte-cochere going under the guard house at Encore Reunion West, which was cleaned and repaired. There were some ongoing gate repairs. Most of the mulch was scheduled to be installed, starting the week of Thanksgiving, which was going to be a lengthy process, in order to get the entire community mulched. Then they would start pressure washing throughout the community. Once the concrete work was completed, they would replace a couple of monument lights that were out. Mr. Staley requested that they look like the lights in Eagle Estates, as their current lights were dull. Lights at Desert Mountain and Castle Pines, were not working. Mr. Scheerer had a list of lights to be installed and would have the lights changed out to brighter ones. Mr. Barry noted that the plantings around the monuments look good, but there were weeds. Mr. Scheerer pointed out that the landscape company should be detailing the monuments every three weeks, but there was a lull in services, due to the hurricane, as the contractor was focusing more on cleanup.

Mr. Scheerer reported that the District had minimal damage with the hurricane, but had many sign repairs, some of which were already made and some of which they were still making. Flex stakes were reinstalled at the Sinclair Road gate and as far as he knows, they were all up. This would continue to be monitored. Even though it was a Reunion East project, the Seven Eagles fountain was completely renovated. He met with Mr. Greenstein, several weeks ago, who suggested replacing the center tier of fountain, which was completed yesterday. It was grouted and sealed today and were hoping to fill it with water later on this afternoon or tomorrow. With the filtration of the water and the color changing lights, the fountain looked like night and day and would benefit anyone going into Linear Park. It was money well spent, in his opinion. Mr. Staley questioned whether additional No Parking signs and markings were installed on Whitmarsh Way and Muirfield Loop. Mr. Scheerer confirmed that it was not completed and notices must be sent to residents.

D. District Manager's Report

i. Action Items List

This item was discussed.

ii. Approval of Check Register

Ms. Adams presented the Check Registers from September 1, 2024 through September 30, 2024, in the amount of \$67,690.13 and from October 1, 2024 through October 31, 2024, in the amount of \$251,342.09, which were included in the agenda package, along with a detailed check run.

On MOTION by Mr. Staley seconded by Mr. Barry with all in favor the September and October Check Registers was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements and combined Balance Sheet through September 30, 2024, which were for informational purposes. The Board reviewed these documents, when they reviewed the Amended Budget. The Unassigned Balance would be utilized, until tax revenues were received, at the end of November or early December. No Board action was required.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package. At the December meeting, Mr. Scheerer would be providing proposals to the Reunion East CDD Board for radar display signs. Mr. Staley recalled that the Board would review the Capital Plan for the next five years, at the February meeting, would be updating the Long-Range Plan, as part of the final closeout for the 2024 Fiscal Year and appreciated Mr. Scheerer for his hard work.

E. Security Report

Ms. Adams provided under separate cover, the October Security Reports from Reunion Security and the Reunion West POA. No Board action was required and it was for informational purposes. Mr. Victor Vargas of Reunion Security reported that on January 1st, they would be adding an extra patrol in the community. Mr. Staley pointed out that parking and traffic violations at Reunion Resort, dropped, as prior reports were 70 pages long and it was now eight pages long and questioned what happened. Mr. Vargas confirmed that the number of violations dropped. Mr. Staley estimated that violations dropped by 90%. Ms. Adams noted that Reunion West Encore had security activity in the month of October. Ms. Zelada confirmed that there was a great deal of security activity from October 18th through October 28th, with over 600 incidents, including at least 20 incidents each night with loud parties. The Noise Ordinance established by Osceola County, was no more than 45 decibels and the noise was at 75 to 80 decibels. There were at least four sheriffs on the property at night, trying to bring the parties down, but many guests were not cooperative. It was a rough 10 days for her.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date: December 12, 2024

Ms. Adams announced that the next meeting was scheduled for December 12, 2024 at 11:00 a.m. at this location.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 5



PROPOSAL

910 Charles Street
 Longwood, FL 32750
 (407) 261-5446 * Fax (407) 261-5449

TO: Reunion West CDD
 c/o GMS

Attention: Alan
ascheerer@gmscfl.com

PHONE	DATE
	11/19/24
PROPOSAL #	
24-0870	
JOB NAME/LOCATION	
Encore at Reunion N Old Lake Wilson Rd	

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
	Remove Private (Blue) Street Name Signs and Replace with Public (Green) Osceola County Spec Street Name Signs	1	LS	\$ 18,400.00	\$ 18,400.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.	Total:	\$ 18,400.00
	Authorized Signature	Terms: Net 30
	<i>Chris Neal</i>	Proposal Valid for 90 Days

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance	Signature
CONTACTS: Estimating Department Phil Fausnight, President/Contracts Administrator John Bruce, Project Coordinator/Scheduling Cris Mercedes, Gen Admin, Insurance, Submittals	estimating@fausnight.com phil@fausnight.com john.bruce@fausnight.com cris@fausnight.com

SECTION 6



Quote
EST-010083

3001 Orange Avenue
Fort Pierce, FL 34947

Bill To
Reunion East Community Development District
9145 Narcoossee Road
Ste. A206
Orlando, FL 32827

Estimate Date : 03.18.24
Expiration Date : 04.17.24
Primary Contact : Alan Scheerer
Payment Method : To Be Paid by Credit Card
Delivery Preference : None

Ship To
9145 Narcoossee Road
Suite A206
Orlando, Florida 32827

#	Item & Description	Part Number	Qty	Rate	Amount
1	Radarsign, Value, 12" Display, Yellow DG3, Solar, 60W/30Ah SKU : TC2105	M75-012SE-0024	10.00 EA	3,396.20	33,962.00
2	Sign, R2-1 (25), 24 x 30 x 080, White DG3, UV Overlam, Vertical, DOT Holes, 1.5 in. radius SKU : ad05292430waqcdd		10.00 EA	53.90	539.00
3	FDOT Sign Mounting Kit, 4.5"OD, for 24"W Rectangle, 2 Z-Bar SKU : SMK2445.2 FITS SIGNS 24"W FROM 15" TO 30" TALL Sign Mounting Kit to Include the Following: (2) [ED00033]Z-Bar, 14" x 1-3/4", Prefabbed (2) [ED00024]U-Bolt, 4.5"OD Round Post, HDG, with (4)Nuts and Washers, FDOT (1) [EF00143]Hardware for Sign Mounting Kit, 8pc 5/16", includes (8)Bolts (8)Washers (8) Nuts (8)Nylon Washers (1) Universal Signs FDOT Dating Decal		10.00 Kit	41.12	411.20
4	Shipping and Handling Charge SKU : ZShipping ***SHIPPING COSTS TO BE DETERMINED AT TIME OF ORDER***		1.00 EA	0.00	0.00
				Sub Total	34,912.20
				Total	\$34,912.20

Notes

- ** Estimated completion is 6-7 weeks
- ** No bid foundation, installation, and additional items not listed above.

For questions with orders, please email support@universalsigns.com
For additional pricing requests, please email sales@universalsigns.com

We are looking forward to your business! If you want to reach us by phone, dial 1-800-432-0331

Terms & Conditions

FEI: 59-1053866
Universal Signs & Accessories
A Division of McCain Sales of Florida, Inc.
3001 Orange Avenue
Fort Pierce, FL 34947

- ** All shipments are Free on Board Origin
- ** All COD accounts must be paid in full prior to processing a sales order.
- ** All credit accounts must be paid within 30 days from date of invoice.
- ** All returned items will be subject to a restocking fee, which may equal the items' cost
- ** Past due invoices will accrue interest at 1.5% per month.
- ** Universal Signs and Accessories complies with all FDOT standards. Any deviations from FDOT Roadway Design Standards are at risk to the Contractor and or Installation companies, subcontractors, and others. Any deviations from Roadway Design Standards are the responsibility of parties being quoted.

Please verify all the information on this estimate is accurate before acceptance. All returned items may be subject to a restocking fee. If the seller is caused to engage in collection efforts in connection with the transaction described herein, the buyer shall compensate the seller for all costs and expenses, including reasonable attorney's fees, incurred by the seller in connection with such collection efforts whether judicial action is instituted. For additional terms and conditions governing this transaction, visit: <https://www.universalsigns.com/terms-and-conditions>

ESTIMATE ACCEPTANCE:

Printed Name: _____

Authorized Signature _____

SECTION 7



KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Reunion West CDD

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

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

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

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2025** and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

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

OSCEOLA COUNTY PROPERTY APPRAISER

Reunion West CDD

Signature: _____

Signature: _____

Print: Katrina S. Scarborough

Print: _____

Date: _____

Title: _____

Date: _____

Please return signed **original copy**, no later than **January 31, 2025**

SECTION 8

**ACKNOWLEDGEMENT AND CONSENT OF THE REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT REGARDING THE TRAFFIC CONTROL JURISDICTION
OF THE OSCEOLA COUNTY SHERIFF'S OFFICE**

This **ACKNOWLEDGEMENT AND CONSENT OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT REGARDING THE TRAFFIC CONTROL JURISDICTION OF THE OSCEOLA COUNTY SHERIFF'S OFFICE** (the "Consent") is made this ____ day of December, 2024, by the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (the "District").

WITNESSETH:

WHEREAS, the District was established by the adoption of Ordinance No. 01-32 by the Osceola County Board of Commissioners ("**County Commissioners**"), on September 24, 2001, and expanded by the adoption of Ordinance No. 05-27 by the County Commissioners, on July 18, 2005 (collectively, the "**Ordinance**");

WHEREAS, the District desires to acknowledge the jurisdiction of the Osceola County Sheriff's Office ("**OCSO**"), including OCSO's traffic control jurisdiction, over the District's roadways since the adoption of the Ordinance; and

WHEREAS, the District desires to consent to the continued exercise of jurisdiction by OCSO, including OCSO's traffic control jurisdiction, over the District's roadways.

NOW, THEREFORE, the District acknowledges, consents and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. The District hereby acknowledges and consents to the exercise of jurisdiction by OCSO, including OCSO's traffic control jurisdiction, over the District's roadways since the adoption of the Ordinance.
3. The District hereby acknowledges and consents to the continued exercise of jurisdiction by OCSO, including OCSO's traffic control jurisdiction, over the District's roadways.
4. The District hereby acknowledges and agrees that the OCSO has no duty or obligation to maintain, repair or restore the District's roadways or traffic signage.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the District has executed this Consent as of the date first written above.

WITNESSES:

By: REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government

Print Name: _____

Print Name: _____

By: _____

Name: _____

Title: Chairman of the Board of Supervisors

STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2024, by _____, as Chairman of the Board of Supervisors of the Reunion West Community Development District, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*. He has produced _____ as identification or is personally known to me.

(Notary Seal)

Notary Public, State of Florida

My Commission Expires: _____

SECTION 9

SECTION A

SECTION I

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**
Kristen E. Trucco, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32801

For Recording Purposes Only

EASEMENT AGREEMENT FOR PLAYGROUND

THIS EASEMENT AGREEMENT FOR PLAYGROUND (“Agreement”) is made as of this ____ day of December, 2024 (“**Effective Date**”), by and among the **REUNION WEST PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, whose principal address is c/o Artemis Lifestyle Services, Inc., 1631 E. Vine Street, Ste. 300, Kissimmee, Florida 34744 (the “**Grantor**”), and **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**Grantee**”).

RECITALS:

A. Grantor is the owner of the real property described in **Exhibit “A”** attached hereto (the “**Property**”).

B. Grantee desires a permanent, non-exclusive easement on the Property in order to install and access a playground on the Property for the use and benefit of the public.

C. Grantor hereby agrees to grant a permanent, non-exclusive easement on, over, through and across the Property for the purpose of permitting Grantee to install and access a playground on the Property for the use and benefit of the public.

NOW, THEREFORE, in consideration of \$10.00 and the mutual benefits to be realized by the parties, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitals.** The above recitals are true and correct and are hereby incorporated herein.

2. **Grant of Easement.** Grantor hereby gives, grants and conveys to Grantee, its successors and assigns, for the benefit of Grantee, its contractors, employees and agents, a, non-exclusive easement (“**Easement**”) on, over, through and across the Property, for purposes of permitting Grantee to install, construct and access a playground on the Property for the use and benefit of the public, as such structure is detailed in the proposal attached hereto as **Exhibit “B”** (the “**Playground**”). The term of this Agreement begins on the Effective Date. Grantor agrees that the Playground is for the benefit of the public and Grantor agrees it shall not prohibit any member of the public from using or accessing the Playground. All users shall be treated equally, regardless of status as landowners or not. Grantee bears all costs related to the construction of the Playground. After construction is completed (as evidenced by written notice from the Grantee to the Grantor), Grantee shall not be responsible for maintaining, operating or installing any other improvements on the Property including, but not limited to, landscaping improvements. Grantor, at its sole expense, shall be solely responsible for providing insurance for the Playground and Property, and maintaining and repairing the Playground and Property in a safe, structurally sound, clean, attractive and sightly condition. However, at the future election of Grantee, in Grantee’s sole discretion, Grantee may agree in writing through a modification to this Agreement, to assist Grantor in providing such maintenance, repairs and insurance for the Playground. Grantor acknowledges that the Property is suitable for the installation of and use of the Playground, that Grantor is permitted to give Grantee the right to construct the Playground on the Property and that this Easement does not interfere with any other encumbrance on the Property. Grantor and Grantee agree that neither shall change or materially alter the Playground without prior written consent from the Grantor and Grantee. Grantor agrees it shall not construct or install, or permit any third-party to construct or install, any structure, facility, wiring or other improvement that would interfere with the rights granted herein to the Grantee. If the Grantor’s future orderly development of the Property conflicts with the Playground, Grantee shall relocate the Playground to another mutually agreed upon area which allows for public access to the Playground, provided however that prior to such relocation, Grantor shall pay to Grantee the full cost of the relocation and Grantor shall execute and deliver to Grantee, at no cost, an acceptable and recordable equivalent easement for such relocation. The rights granted herein include the right for Grantee to enter upon adjacent property owned by Grantor, as needed, for the purpose of exercising the rights granted herein; the right of the public (including, but not limited to, residents, guests, non-resident users and all those entitled to access the Grantee-owned facilities) to enter the Property to fully access and enjoy the Playground; and all other rights and privileges reasonably needed for Grantee’s safe and efficient use of the Property for the purposes described herein.

3. **Damage.** In the event that the Grantor, its respective employees, agents, assignees and/or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the Playground, Grantor, at its sole cost and expense, agrees to commence and diligently pursue the restoration of the same and the improvements so damaged to the original condition and grade, including, without limitation, repair and replacement of any part of the Playground, within twenty (20) days after receiving written notice of the occurrence of any such damage. In the event the Grantor does not fully repair damages and/or fails to complete restoration under this Agreement within the twenty (20) day period specified herein, the Grantor hereby consents to the Grantee repairing such damage at the sole cost of the Grantor, including fees for administration, interest charges, as applicable; such costs may be made a lien on the Grantor’s

properties enforceable by the Grantee. Grantor agrees that any damaged or unusable equipment shall be cordoned off to prevent its use until it is repaired.

4. **Indemnity.** Other than the obligations in this Agreement, Grantor shall not interfere with the Playground or permit any third-party to interfere with the use and operation of the Playground. Grantor hereby agrees to indemnify, defend and hold harmless Grantee, its agents, successors and assigns, from and against any and all claims, suits, demands, damages, losses, costs, or expenses, including without limitation, reasonable attorney's fees, of any nature, incurred or sustained by the Grantee, arising out of or resulting from, directly or indirectly, the Playground or any interference with the Playground by Grantor or Grantor's agents, contractors, or employees.

5. **Grantor's Interest in the Property & Public Access Rights.** Grantor hereby warrants and covenants that: (a) Grantor is the legal owner of the Property in fee simple; (b) Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and (c) Grantee shall have quiet and peaceful possession, use and enjoyment of this Easement free from interruption. **Grantor shall take no actions, except as authorized in writing by the Grantee, to impede, obstruct or otherwise prevent the public from traveling over, on, upon and through the Property to utilize and enjoy the Playground. Grantor agrees that the Playground shall remain open and accessible to the public.**

6. **Notice.**

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

If to Grantee: Reunion West Community Development District
c/o Governmental Management Services- Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: Tricia Adams, District Manager
Email: tadams@gmsefl.com
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter/Kristen Trucco, Counsel
Telephone: (407) 481-5800

If to Grantor: Reunion West Property Owners Association, Inc.
8390 Champions Gate Boulevard, Suite 304
Champions Gate, Florida 33896
Attention: Association Manager
Email: management@reunionwestpoa.com
Telephone: (407) 705-2190

B. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

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

8. **Sovereign Immunity and Public Records.**

A. Nothing contained herein, or in the Agreement, shall cause or be construed as a waiver of the Grantee's immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

B. Grantor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Grantor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*.

9. **Amendment.** This Agreement shall not be amended, modified or terminated (except for termination specified in Paragraph 12 herein) unless in writing executed by Grantor and Grantee and recorded in the Public Records of Osceola County, Florida.

10. **No Waiver.** The failure of any party to exercise any right created hereunder or to insist upon strict compliance with any term, condition, or covenant specified herein shall not constitute a waiver of such right or the right to insist upon strict compliance with any such term, condition or covenant under this Agreement at any future time.

11. **Entire Agreement; Severability.** This Agreement shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable. This Agreement may be executed in counterparts. This Agreement runs with the land.

12. **Termination.** This Agreement can be terminated by Grantee upon sixty (60) day written notice to Grantor. In the event of termination, Grantee, in Grantee's sole discretion, shall determine whether Grantee will remove the Playground from the Property or transfer ownership of the Playground to a third-party by separate instrument. Grantee has no obligation to remove or

restore the Playground. Grantor is permitted to terminate this Agreement with the written consent of the Grantee.

13. **Interpretation.** This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.

14. **Governing Law and Construction of Agreement.**

A. This Agreement and all matters related hereto shall be governed by and construed in conformity with the laws of the State of Florida.

B. If this Agreement contains any provisions construed to be unenforceable or unlawful by a court of competent jurisdiction, the same shall be deemed modified to conform to applicable law, or if this would cause an illogical or unreasonable result, such provision shall be stricken from this Agreement without affecting the binding force and effect of the Agreement or any of its other provisions.

C. Grantor and Grantee shall at all times comply with all laws, ordinances, rules and regulations, if any, of governmental authorities relating to the Playground. Grantee makes no representation that applicable laws, ordinances, or regulations permit the installation or operation of the Playground on the Property or that the Property is suitable for the Playground.

D. No failure by either party to insist upon the strict performance of any covenant, duty, term or condition of this Agreement or to exercise a right or remedy upon a breach shall constitute a waiver of any breach or of any other covenant, duty, term or condition.

[Signatures provided on following page.]

IN WITNESS WHEREOF, the parties have set their hands and seals under seal as of the day and year first above written.

WITNESSED BY:

Print Name: _____

Address: _____

Print Name: _____

Address: _____

GRANTEE:

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

By: _____

Print Name: _____

Title: Chairman/Vice Chairman

Address: _____

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of December, 2024, by _____, as Chairman/Vice Chairman of the Board of Supervisors of the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, on behalf of the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**. Said person is [] personally known to me or [] has produced a valid driver's license as identification.

Notary Public; State of _____

Print Name: _____

Commission Expires: _____

Commission No.: _____

IN WITNESS WHEREOF, the parties have set their hands and seals under seal as of the day and year first above written.

WITNESSED BY:

Print Name: _____

Address: _____

Print Name: _____

Title: _____

Address: _____

Print Name: _____

Address: _____

GRANTOR:

REUNION WEST PROPERTY OWNERS ASSOCIATION, a Florida not for profit corporation

By: _____

Print Name: _____

Title: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of December, 2024, by **REUNION WEST PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not for profit corporation. Said person is personally known to me or has produced a valid driver's license as identification.

Notary Public; State of _____

Print Name: _____

Commission Expires: _____

Commission No.: _____

Exhibit "A"

Legal Description of the Property

Tract A, according to the REUNION WEST PHASE 4 plat, as recorded in Plat Book 28, Page 113, Public Records of Osceola County, Florida

(Osceola County Parcel I.D. No. 22-25-27-4937-0001-00A0)



Exhibit “B”

Description of the Playground

[See attached proposal.]



Date: 9/19/2024
 Quoted By: Playtopia Direct
 For: Governmental Management Services
 Contact: Alan Scheerer
 219 E. Livingston Street
 City, State, Zip: Orlando, FL 32801
 Email: ascheerer@gmscfl.com
 Phone: 407-398-2890
 Fax:
 Other:

Playtopia, Inc.
 FOB /Ship to: 217 Murphy Ave.
 Ferguson, KY 42533
www.goplaytopia.com
 PH:844.543.7529

Reunion Playground

Payment Terms: 50% with order. Outstanding balance is due 30 days from date of install.

Item Number	QTY	Description	MSRP	Extended
PTSKP-250	1	Custom Playtopia Structure 5-12 (no roofs)	\$34,679.40	\$34,679.40
PSW002WS	1	2 bay single post swing - 2 bucket/2 belt	\$3,499.20	\$3,499.20
ENGINEER	1	Signed and sealed engineered drawings	\$825.00	\$825.00
INSTALL	1	Installation of the above play structures	\$11,353.75	\$11,353.75
BORDERS	58	4.25'x12" Plastic Borders w/Stake	\$46.00	\$2,668.00
RAMP	1	ADA 1/2 ramp	\$702.00	\$702.00
SURFACING	1	90 CYD of IPEMA certified Engineered Wood Fiber installed at 12", installed with weed barrier	\$8,263.75	\$8,263.75
BRE06-F-19-000	1	6 foot inground slatted steel bench - color tbd	\$1,223.81	\$1,223.81
RD32-F-00-000	1	32 gallon slatted steel receptacle - inground w/lid & liner	\$1,194.51	\$1,194.51
INSTALL	1	Installation of above	\$1,473.75	\$1,473.75
SHADE	1	Custom shade - 40x30x10' - with stainless steel cable and glide elbow = SHADE WILL COVER PLAY STRUCTURE	\$15,625.50	\$15,625.50
ENGINEER	1	Signed and sealed engineered drawings	\$1,000.00	\$1,000.00
PSW120WS	1	Installation of shade	\$17,116.25	\$17,116.25
ENGINEER	1	Price to permit project: actual permit fees determined by municipality and billed on final invoice	\$850.00	\$850.00
SUBTOTAL				\$100,474.92
FREIGHT				\$4,155.80
TOTAL				\$104,630.72

Item Number	QTY	Description	MSRP	Extended
FENCE	1	5' high 3 rain aluminum fence around tot lot - 86'x38' fence with 1- 5'x5' single walk matching gate - self close/magna latch	\$8,396.80	\$8,396.80
TOTAL				\$8,396.80

GRAND TOTAL \$113,027.52

Pricing: Firm for 30 days from date on this quotation.

Taxes: State and local taxes added unless exemption certificate is provided.

Exclusions: Unless previously discussed and agreed to by all parties. Sitework and landscaping; security of of equipment (onsite at night); drainage.

Permits are not included in cost, unless specifically listed. Adding permits to job will increase it's completion length (due to permit process at municipality). It is expected that owner will provide approved site plans of the area for the permit office if required, and will help and assist in securing of all required approvals before assembly of equipment can begin.

Installation Terms: Installation shall be by Certified Installer. If playground equipment, installer will be CPSI Certified. Playtopia will be responsible scheduling and coordination with the installer, unless otherwise discussed. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor costs. Customer will be billed hourly or per job for any additional costs that were not previously included.

Freight Quotes: Are specific to the zip code specified. Changes made to the destination will likely affect the cost of the freight charges and the final balance will be adjusted accordingly. Playtopia will be happy to supply owner with a 2-day notice of the time your shipment will be ready so they may independently arrange shipping and pick up with a freight carrier of their choice. However, equipment not picked up within 5 days will be handled on a hold and bill basis. LTL rates are valid for 24 hours and dedicated rates are valid for 30 days from dated of freight quote.

Storage Fees: Materials will be ordered when the deposit is received, unless instructed differently. If the materials arrive and the permit is issued but the site is not ready for install, the customer will be responsible for a storage fee of \$250 per month.

Quotation prepared by: 
 To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF FLORIDA

COUNTY OF _____

In accordance with Section 787.06(13), *Florida Statutes*, the undersigned, on behalf of Reunion West Property Owners Association, Inc. (the “Contractor”), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled “Human Trafficking.”

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

Date: _____, 2024

**REUNION WEST PROPERTY OWNERS
ASSOCIATION, INC.**

Signed: _____
Name: _____
Title: _____

SUBSCRIBED AND SWORN TO before me by means of physical presence or online notarization, this ____ day of _____, 2024, by _____, as _____ of Reunion West Property Owners Association, Inc. Said person is (*check one*) personally known to me or has produced a valid driver's license as identification.

[Notary Seal]

Signature of person taking acknowledgment
Name (typed, printed or stamped): _____
Title or Rank: _____
Serial number (if any): _____

SECTION D

SECTION I

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Curley/Scheerer	In Process	Meyer construction portion of project completed July 2023. ACT/Guardian agreement executed. Permitting with Osceola County issued for construction. Permit for electrical work issued. Directional bore completed. Contractor on site December 2024.
	Pavement Management & Traffic Calming	Curley	In Process	In process as of 12.06.2024
1/9/23	Seven Eagles Fountain Replacement	Scheerer	Completed	BOS approved proposal March 2024 for fountain refurbishment at fountain #1. UCC Agreement executed and work started August 7 and still in progress. Estimated completion time November. Change order for new Centerpiece approved by Chair 11.04.2024. Garden redesign for fountain #2 deferred at November 2024 BOS Meeting.

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	Proposal from bond counsel for tax analysis pending.
8/10/23	Seven Eagles Fitness Center Mats & Equipment	Scheerer	In Process	Flooring proposal for \$7,690 received. Recommend to install in tandem with new equipment. Equipment proposal approved 07.11.2024; agreement fully executed 08.05.2024. Flooring completed and equipment scheduled to be installed 12.09.2024.
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 09.12.2024 and BOS delegated further communication to the Chair. New offer approved 11.14.2024. Agreement pending finalization as of 12.06.2024.
12/14/23	Review Property Ownership in Accordance with Development Plan	Trucco	In Process	
7/11/24	HC & Stables Management Transition	Adams/Scheerer	In Process	Rental Fees to be reviewed at Public Hearing January 2025.

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	Curley	In Process	In Process as of 12.06.2024.
8/10/23	Traffic Enforcement Agreement with OC (RE and RW)	Trucco	In Process	
12/14/23	Playground Project in RWCDD Encore Neighborhood	Scheerer	In Process	FY2025 Project. Proposal approved 11.14.2024. Legal agreement pending as of 12.06.2024. Easement agreement approved in substantial form 11.14.2024.

SECTION II

Reunion West

Community Development District

Summary of Invoices

November 01, 2024 - November 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	11/7/24	2421-2428	\$ 42,572.07
	11/13/24	2429-2432	\$ 12,809.03
	11/21/24	2433-2434	\$ 2,628.86
	11/23/24	2435-2439	\$ 328,591.51
			\$ 386,601.47
R&M Fund			
	11/21/24	61	\$ 1,685.00
			\$ 1,685.00
Payroll			
	<u>November 2024</u>		
	Graham Staley	50665	\$ 184.70
	Mark Greenstein	50666	\$ 184.70
	Michael Barry	50667	\$ 184.70
			\$ 554.10
TOTAL			\$ 388,840.57

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/07/24	00035	10/31/24	223452	202410	300	13100	10100			*	212.04		
			AQUATIC	2STRMWTR	PD	OCT24							
10/31/24		223452		202410	320	53800	47000			*	159.96		
			AQUATIC	2STRMWTR	PD	OCT24							
									APPLIED AQUATIC MANAGEMENT, INC.			372.00	002421
11/07/24	00053	11/02/24	5681	202410	300	13100	10100			*	1,573.20		
			RPR/RESET	FENCE	POST	HURC							
11/02/24		5681		202410	320	53800	48100			*	1,186.80		
			RPR/RESET	FENCE	POST	HURC							
									BERRY CONSTRUCTION INC.			2,760.00	002422
11/07/24	00066	11/01/24	MASTER	202411	300	13100	10100			*	8,626.00		
			LANDSCAPE	MAINT	NOV24								
11/01/24		MASTER		202411	320	53800	47300			*	6,507.33		
			LANDSCAPE	MAINT	NOV24								
									CREATIVE NORTH INC			15,133.33	002423
11/07/24	00031	11/01/24	11012024	202411	300	20700	10400			*	2,764.60		
			FY24 DEBT	SRVC	SER2015								
									REUNION WEST C/O USBANK			2,764.60	002424
11/07/24	00031	11/01/24	11012024	202411	300	20700	10500			*	4,550.43		
			FY24 DEBT	SRVC	SER2016								
									REUNION WEST C/O USBANK			4,550.43	002425
11/07/24	00031	11/01/24	11012024	202411	300	20700	10600			*	4,258.51		
			FY24 DEBT	SRVC	SER2017								
									REUNION WEST C/O USBANK			4,258.51	002426
11/07/24	00031	11/01/24	11012024	202411	300	20700	10700			*	3,708.71		
			FY24 DEBT	SRVC	SER2019								
									REUNION WEST C/O USBANK			3,708.71	002427
11/07/24	00031	11/01/24	11012024	202411	300	20700	10800			*	9,024.49		
			FY24 DEBT	SRVC	SER2022								
									REUNION WEST C/O USBANK			9,024.49	002428
11/13/24	00051	11/08/24	4167	202410	310	51300	31100			*	665.00		
			PRE CON	MTG/PAVING	COORD								
									BOYD CIVIL ENGINEERING			665.00	002429
11/13/24	00066	11/04/24	RWCDD071	202411	300	13100	10100			*	592.09		
			FLUSH CUT	2BOUGAINVILLAS									
11/04/24		RWCDD071		202411	320	53800	47400			*	446.66		
			FLUSH CUT	2BOUGAINVILLAS									

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/05/24		RWCDD072	202410	300-13100-10100			RPR ROTOR/3RAINBIRD PRS	*	215.42		
11/05/24		RWCDD072	202410	320-53800-46500			RPR ROTOR/3RAINBIRD PRS	*	162.51		
CREATIVE NORTH INC										1,416.68	002430
11/13/24	00020	11/01/24	599	202411	310-51300-34000		MANAGEMENT FEES NOV24	*	4,414.42		
11/01/24		599	202411	310-51300-35200			WEBSITE ADMIN NOV24	*	105.00		
11/01/24		599	202411	310-51300-35100			INFORMATION TECH NOV24	*	157.50		
11/01/24		599	202411	310-51300-31300			DISSEMINATION FEE NOV24	*	875.00		
11/01/24		599	202411	310-51300-51000			OFFICE SUPPLIES	*	.27		
11/01/24		599	202411	310-51300-42000			POSTAGE	*	4.41		
11/01/24		600	202411	320-53800-12000			FIELD MANAGEMENT NOV24	*	2,895.75		
GOVERNMENTAL MANAGEMENT SERVICES										8,452.35	002431
11/13/24	00069	11/01/24	5138473	202411	300-13100-10100		SECURITY COST SHARE NOV24	*	1,296.75		
11/01/24		5138473	202411	320-53800-34500			SECURITY COST SHARE NOV24	*	978.25		
REUNION WEST PROPERTY OWNERS INC										2,275.00	002432
11/21/24	00035	11/15/24	224012	202411	300-13100-10100		AQUATIC 2STRMWTR PD NOV24	*	212.04		
11/15/24		224012	202411	320-53800-47000			AQUATIC 2STRMWTR PD NOV24	*	159.96		
APPLIED AQUATIC MANAGEMENT, INC.										372.00	002433
11/21/24	00043	11/14/24	132835	202410	310-51300-31500		TRAFFIC ENFORCE AGR/PAVE	*	2,156.68		
11/14/24		132836	202409	310-51300-31500			DISBURSEMENT GEORGIA CASE	*	100.18		
LATHAM, LUNA, EDEN & BEAUDINE, LLP										2,256.86	002434
11/23/24	00031	11/22/24	11222024	202411	300-20700-10400		FY25 DEBT SERVICE SER2015	*	37,373.35		
REUNION WEST C/O USBANK										37,373.35	002435
11/23/24	00031	11/22/24	11222024	202411	300-20700-10500		FY25 DEBT SERVICE SER2016	*	61,515.14		
REUNION WEST C/O USBANK										61,515.14	002436
REUW REUNION WEST TVISCARRA											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/23/24	00031	11/22/24 11222024	202411 300-20700-10600 FY25 DEBT SERVICE SER2017	REUNION WEST C/O USBANK	*	57,568.88	57,568.88 002437
11/23/24	00031	11/22/24 11222024	202411 300-20700-10700 FY25 DEBT SERVICE SER2019	REUNION WEST C/O USBANK	*	50,136.30	50,136.30 002438
11/23/24	00031	11/22/24 11222024	202411 300-20700-10800 FY25 DEBT SERVICE SER2022	REUNION WEST C/O USBANK	*	121,997.84	121,997.84 002439
TOTAL FOR BANK A						386,601.47	
TOTAL FOR REGISTER						386,601.47	

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/21/24	00005	11/16/24 5685	202411 300-13100-10100	RPLC BRKN SDWLK-TRADITION	*	960.45	
		11/16/24 5685	202411 320-53800-53000	RPLC BRKN SDWLK-TRADITION	*	724.55	
							1,685.00 000061
TOTAL FOR BANK C						1,685.00	
TOTAL FOR REGISTER						1,685.00	

SECTION III

Reunion West
Community Development District

Unaudited Financial Reporting
October 31, 2024



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Reunion West
Community Development District
Balance Sheet
October 31, 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	\$ 310,974	\$ 57,675	\$ -	\$ -	\$ 368,649
Assessment Receivable	-	-	24,307	-	24,307
Investments:					
Series 2015					
Reserve	-	-	168,217	-	168,217
Revenue	-	-	221,755	-	221,755
Series 2016					
Reserve	-	-	302,748	-	302,748
Revenue	-	-	515,137	-	515,137
Prepayment	-	-	26	-	26
Series 2017					
Reserve	-	-	280,112	-	280,112
Revenue	-	-	464,338	-	464,338
Prepayment	-	-	2,728	-	2,728
Series 2019					
Reserve	-	-	336,032	-	336,032
Revenue	-	-	228,489	-	228,489
Construction	-	-	-	113,828	113,828
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	376,902	-	376,902
Investment - Custody	3,135	-	-	-	3,135
SBA - Operating	646,637	-	-	-	646,637
SBA - Reserve	-	888,352	-	-	888,352
Due from General Fund	-	-	-	-	-
Due from Reunion East	123,226	104	-	-	123,330
Prepaid Expenses	562	-	-	-	562
Total Assets	\$ 1,084,534	\$ 946,130	\$ 3,180,728	\$ 113,828	\$ 5,325,220
Liabilities:					
Accounts Payable	\$ 7,108	\$ -	\$ -	\$ -	\$ 7,108
Due to Debt Service 2015	2,765	-	-	-	2,765
Due to Debt Service 2016	4,550	-	-	-	4,550
Due to Debt Service 2017	4,259	-	-	-	4,259
Due to Debt Service 2019	3,709	-	-	-	3,709
Due to Debt Service 2022	9,024	-	-	-	9,024
Due to Reunion East	453,819	21,667	-	-	475,486
Total Liabilities	\$ 485,234	\$ 21,667	\$ -	\$ -	\$ 506,901
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 392,736	\$ -	\$ 392,736
Assigned For Debt Service 2016	-	-	822,461	-	822,461
Assigned For Debt Service 2017	-	-	751,437	-	751,437
Assigned For Debt Service 2019	-	-	568,230	-	568,230
Assigned For Debt Service 2022	-	-	645,864	-	645,864
Assigned For Capital Projects 2019	-	-	-	113,828	113,828
Unassigned	599,300	924,463	-	-	1,523,764
Total Fund Balances	\$ 599,300	\$ 924,463	\$ 3,180,727.80	\$ 113,828	\$ 4,818,319
Total Liabilities & Fund Equity	\$ 1,084,534	\$ 946,130	\$ 3,180,728	\$ 113,828	\$ 5,325,220

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,780,771	\$ -	\$ -	\$ -
Interest	37,500	3,125	2,768	(357)
Rental Income	5,714	476	440	(36)
Total Revenues	\$ 1,823,985	\$ 3,601	\$ 3,208	\$ (393)
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
FICA Expense	918	77	-	77
Engineering Fees	18,000	1,500	665	835
Attorney	45,000	3,750	2,157	1,593
Arbitrage	2,250	-	-	-
Dissemination Agent	10,500	875	875	-
Annual Audit	5,100	-	-	-
Trustee Fees	19,880	-	-	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	52,973	4,414	4,414	(0)
Information Technology	1,890	158	158	-
Website Maintenance	1,260	105	105	-
Telephone	100	8	-	8
Postage	1,500	125	24	101
Printing & Binding	500	42	-	42
Insurance	11,650	11,650	11,325	325
Legal Advertising	5,000	417	-	417
Other Current Charges	600	50	134	(84)
Office Supplies	250	21	1	20
Property Appraiser Fee	750	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 198,171	\$ 32,241	\$ 27,907	\$ 4,334

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
<i>Maintenance - Shared Expenses</i>				
Field Maintenance	\$ 34,749	\$ 2,896	\$ 2,896	\$ -
Management Services Agreement	-	-	582	(582)
Property Insurance	52,512	52,512	47,954	4,558
Telephone	6,450	538	739	(202)
Electric	283,800	23,650	21,667	1,983
Water & Sewer	31,128	2,594	1,525	1,069
Gas	36,550	3,046	769	2,277
Landscape - Contract	501,969	41,831	33,497	8,334
Landscape - Contingency	21,500	1,792	421	1,370
Pond Maintenance	10,750	896	729	167
Irrigation Repairs & Maintenance	15,050	1,254	482	772
Pool & Fountain Maintenance	154,972	12,914	17,601	(4,687)
Building Repairs & Maintenance	12,900	1,075	1,650	(575)
Contract Cleaning	44,978	3,748	4,938	(1,190)
Fitness Center Repairs & Maintenance	5,977	498	678	(180)
Gate & Gatehouse Maintenance	32,250	2,688	2,245	443
Lighting	6,450	538	-	538
Maintenance (Inspections)	1,505	125	873	(747)
Operating Supplies	1,075	90	-	90
Parking Violation Tags	215	18	-	18
Pressure Washing	21,500	1,792	-	1,792
Repairs & Maintenance	12,900	1,075	1,187	(112)
Roadways/Sidewalks/Bridge	17,200	1,433	484	950
Security	91,963	7,664	5,995	1,669
Signage	6,450	537	2,212	(1,675)
Hurricane Expense	-	-	2,372	(2,372)
Total Maintenance - Shared Expenses	\$ 1,404,792	\$ 165,202	\$ 151,497	\$ 13,705
<i>Heritage Crossing Community Center</i>				
Telephone	\$ 2,881	\$ 240	\$ -	\$ 240
Electric	17,200	1,433	-	1,433
Water & Sewer	860	72	-	72
Gas	387	32	-	32
Trash Services	17,200	1,433	-	1,433
Contract Cleaning	17,200	1,433	-	1,433
Maintenance (Inspections)	484	40	-	40
Pest Control	516	43	36	7
Landscape - Contract	15,403	15,403	-	15,403
Operating Supplies	1,032	86	-	86
Repairs & Maintenance	2,580	215	-	215
Total HC Community Center Shared	\$ 75,742	\$ 20,431	\$ 36	\$ 20,395
<i>Reserves</i>				
Capital Reserve Transfer	\$ 379,435	\$ 379,435	\$ -	\$ 379,435
Total Reserves	\$ 379,435	\$ 379,435	\$ -	\$ 379,435
Total Expenditures	\$ 2,058,140	\$ 597,309	\$ 179,440	\$ 417,869
Excess Revenues (Expenditures)	\$ (234,156)		\$ (176,233)	
Fund Balance - Beginning	\$ 234,156		\$ 775,533	
Fund Balance - Ending	\$ -		\$ 599,300	

Reunion West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest	2,768	-	-	-	-	-	-	-	-	-	-	-	2,768
Miscellaneous Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental Income	440	-	-	-	-	-	-	-	-	-	-	-	440
Total Revenues	\$ 3,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,208
Expenditures:													
Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering Fees	665	-	-	-	-	-	-	-	-	-	-	-	665
Attorney	2,157	-	-	-	-	-	-	-	-	-	-	-	2,157
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	875	-	-	-	-	-	-	-	-	-	-	-	875
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	4,414	-	-	-	-	-	-	-	-	-	-	-	4,414
Information Technology	158	-	-	-	-	-	-	-	-	-	-	-	158
Website Maintenance	105	-	-	-	-	-	-	-	-	-	-	-	105
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	24	-	-	-	-	-	-	-	-	-	-	-	24
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	11,325	-	-	-	-	-	-	-	-	-	-	-	11,325
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	134	-	-	-	-	-	-	-	-	-	-	-	134
Office Supplies	1	-	-	-	-	-	-	-	-	-	-	-	1
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 27,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,907

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	\$ 2,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,896
Management Services Agreement	582	-	-	-	-	-	-	-	-	-	-	-	582
Property Insurance	47,954	-	-	-	-	-	-	-	-	-	-	-	47,954
Telephone	739	-	-	-	-	-	-	-	-	-	-	-	739
Electric	21,667	-	-	-	-	-	-	-	-	-	-	-	21,667
Water & Sewer	1,525	-	-	-	-	-	-	-	-	-	-	-	1,525
Gas	769	-	-	-	-	-	-	-	-	-	-	-	769
Landscape - Contract	33,497	-	-	-	-	-	-	-	-	-	-	-	33,497
Landscape - Contingency	421	-	-	-	-	-	-	-	-	-	-	-	421
Pond Maintenance	729	-	-	-	-	-	-	-	-	-	-	-	729
Irrigation Repairs & Maintenance	482	-	-	-	-	-	-	-	-	-	-	-	482
Pool & Fountain Maintenance	17,601	-	-	-	-	-	-	-	-	-	-	-	17,601
Building Repairs & Maintenance	1,650	-	-	-	-	-	-	-	-	-	-	-	1,650
Contract Cleaning	4,938	-	-	-	-	-	-	-	-	-	-	-	4,938
Fitness Center Repairs & Maintenance	678	-	-	-	-	-	-	-	-	-	-	-	678
Gate & Gatehouse Maintenance	2,245	-	-	-	-	-	-	-	-	-	-	-	2,245
Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance (Inspections)	873	-	-	-	-	-	-	-	-	-	-	-	873
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	1,187	-	-	-	-	-	-	-	-	-	-	-	1,187
Roadways/Sidewalks/Bridge	484	-	-	-	-	-	-	-	-	-	-	-	484
Security	5,995	-	-	-	-	-	-	-	-	-	-	-	5,995
Signage	2,212	-	-	-	-	-	-	-	-	-	-	-	2,212
Hurricane Expenses	2,372	-	-	-	-	-	-	-	-	-	-	-	2,372
Total Maintenance - Shared Expenses	\$ 151,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,497
<i>Heritage Crossing Community Center</i>													
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Trash Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Contract Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance (Inspections)	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	36	-	-	-	-	-	-	-	-	-	-	-	36
Landscape - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total HC Community Center Shared	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36
<i>Reserves</i>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 179,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,440
Excess Revenues (Expenditures)	\$ (176,233)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (176,233)

Reunion West

Community Development District Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Transfer In	\$ 379,435	\$ 3,786	\$ 3,786	\$ -
Interest	36,000	3,000	-	(3,000)
Total Revenues	\$ 415,435	\$ 6,786	\$ 3,786	\$ (3,000)
Expenditures:				
Contingency	\$ 600	\$ 50	\$ 40	\$ 10
Capital Outlay	1,074,887	89,574	19,181	70,393
Total Expenditures	\$ 1,075,487	\$ 89,624	\$ 19,221	\$ 70,403
Excess Revenues (Expenditures)	\$ (660,052)		\$ (15,435)	
Fund Balance - Beginning	\$ 952,568		\$ 939,899	
Fund Balance - Ending	\$ 292,516		\$ 924,463	

Reunion West

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Special Assessments	\$ 326,875	\$ -	\$ -	\$ -
Interest	16,000	1,333	1,513	180
Total Revenues	\$ 342,875	\$ 1,333	\$ 1,513	\$ 180
Expenditures:				
Series 2015				
Interest - 11/01	\$ 72,431	\$ -	\$ -	\$ -
Principal - 05/01	185,000	-	-	-
Interest - 05/01	72,431	-	-	-
Total Expenditures	\$ 329,863	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 13,013		\$ 1,513	
Fund Balance - Beginning	\$ 220,411		\$ 391,223	
Fund Balance - Ending	\$ 233,424		\$ 392,736	

Reunion West

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Special Assessments	\$ 538,024	\$ -	\$ -	\$ -
Interest	28,500	2,375	3,174	799
Total Revenues	\$ 566,524	\$ 2,375	\$ 3,174	\$ 799
Expenditures:				
Series 2016				
Interest - 11/01	\$ 177,688	\$ -	\$ -	\$ -
Principal - 11/01	180,000	-	-	-
Interest - 05/01	173,750	-	-	-
Total Expenditures	\$ 531,438	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 35,087		\$ 3,174	
Fund Balance - Beginning	\$ 526,383		\$ 819,287	
Fund Balance - Ending	\$ 561,470		\$ 822,461	

Reunion West

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 10/31/24	Thru 10/31/24	
Revenues:				
Special Assessments	\$ 503,509	\$ -	\$ -	\$ -
Interest	26,500	2,208	2,899	691
Total Revenues	\$ 530,009	\$ 2,208	\$ 2,899	\$ 691
Expenditures:				
Series 2017				
Interest - 11/01	\$ 167,738	\$ -	\$ -	\$ -
Principal - 11/01	165,000	-	-	-
Interest - 05/01	164,231	-	-	-
Total Expenditures	\$ 496,969	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 33,040		\$ 2,899	
Fund Balance - Beginning	\$ 477,492		\$ 748,537	
Fund Balance - Ending	\$ 510,532		\$ 751,437	

Reunion West

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Special Assessments	\$ 438,505	\$ -	\$ -	\$ -
Interest	22,500	1,875	2,191	316
Total Revenues	\$ 461,005	\$ 1,875	\$ 2,191	\$ 316
Expenditures:				
Series 2019				
Interest - 11/01	\$ 148,181	\$ -	\$ -	\$ -
Principal - 05/01	140,000	-	-	-
Interest - 05/01	148,181	-	-	-
Total Expenditures	\$ 436,363	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 24,643		\$ 2,191	
Fund Balance - Beginning	\$ 235,463		\$ 566,039	
Fund Balance - Ending	\$ 260,106		\$ 568,230	

Reunion West

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Special Assessments	\$ 1,071,322	\$ -	\$ -	\$ -
Interest	30,500	2,542	2,471	(70)
Total Revenues	\$ 1,101,822	\$ 2,542	\$ 2,471	\$ (70)
Expenditures:				
Series 2022				
Interest - 11/01	\$ 156,600	\$ -	\$ -	\$ -
Principal - 05/01	735,000	-	-	-
Interest - 05/01	156,600	-	-	-
Total Expenditures	\$ 1,048,200	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 53,622		\$ 2,471	

Reunion West

Community Development District

Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 10/31/24	Thru 10/31/24	
Revenues:				
Interest Income	\$ -	\$ -	\$ 442	\$ 442
Total Revenues	\$ -	\$ -	\$ 442	\$ 442
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 442	
Fund Balance - Beginning	\$ -		\$ 113,386	
Fund Balance - Ending	\$ -		\$ 113,828	

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	\$168,217
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)
LESS: PRINCIPAL PAYMENT 05/01/24	(\$175,000)
CURRENT BONDS OUTSTANDING	\$2,925,000

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	\$302,748
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	\$280,112
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	\$336,032
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)
LESS: PRINCIPAL PAYMENT 05/01/24	(\$135,000)
CURRENT BONDS OUTSTANDING	\$6,585,000

SERIES 2022, SPECIAL ASSESSMENT REFUNDING BONDS	
INTEREST RATES:	3.000%
MATURITY DATE:	5/1/2036
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)
LESS: PRINCIPAL PAYMENT 05/01/24	(\$710,000)
CURRENT BONDS OUTSTANDING	\$10,440,000

SECTION IV

Reunion East and West R&M

Deferred Project List	Estimated Cost	Date
Seven Eagles Fountain #2 Refurbishment/Redesign	\$ 20,000.00	Defer
Seven Eagles Fitness Center Equipment + Flooring	\$ 79,280.00	in process
Milling, Resurfacing, Traffic Calming, Striping, Stop Bars	\$ 1,238,925.10	in process
Access Control System at Reunion Village Gate	\$ 20,000.00	in process
Reunion Resort/Reunion Village (Spine Road) Gate Access + Electrical	\$ 205,000.00	in process
FY2025 Project List		
Heritage Crossing Community Center, Lighting System	\$ 45,000.00	February
Seven Eagles Pool and Spa Lifts	\$ 30,000.00	In process
Signage Replacement, Radar Speed	\$ 67,531.00	December
Encore RW Playground	\$ 140,000.00	In process
Terrace Pool Renovation/Resurfacing	\$ 75,000.00	February
Pool Furniture	\$ 15,000.00	As needed
Reunion Village No Parking Signs Phase 4&5	\$ 40,000.00	TBD
Pool Heater Replacement Allowance	\$ 24,000.00	As needed
Sidewalk Replacement	\$ 75,000.00	As needed
HVAC Replacement Allowance	\$ 25,000.00	As needed
Contingency	\$ 100,000.00	As needed
	\$ 2,199,736.10	

SECTION V

Reunion East and Reunion West Community Development Districts

219 East Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 ext.138 | ReunionEastCDD.com | ReunionWestCDD.com

December 2024

Dear Reunion Residents,

The Boards of Supervisors for the Reunion East and Reunion West Community Development Districts (CDDs) send warm holiday greetings and look forward to continuing to serve the community in 2025.

2024 has been an eventful year for the CDDs. The year started with residents and guests enjoying the new playground and outdoor fitness center near Valhalla as well as the upgraded playground nearby Liberty Bluff. The Boards allocated funding for important infrastructure projects to keep Reunion in tip top condition:

- Homestead, Heritage Crossings and Seven Eagles neighborhoods had roofs replaced at the pool amenity.
- Entrance Gate Houses at Sinclair Road, Spine Road and Reunion Boulevard were replaced.
- Seven Eagles had new fitness equipment, flooring, and restroom partitions installed, and the pool and spa were refinished to revive and upgrade the facility. The Seven Eagles fountain near Gathering Drive was refurbished with a new filtration and lighting system.
- Roadwork including milling and resurfacing roadways, striping, and the addition of speed tables to calm traffic are scheduled to be completed by the end of the calendar year.
- Signage upgraded to Reunion design standards was installed where needed throughout the CDDs.

Several key projects are in process to ensure Reunion remains the safest community possible:

- An access control system is scheduled for installation at the Reunion Village Entrance Gate House.
- A resident only access control system and gates are scheduled to be installed on Spine Road between Reunion Village and Tradition Boulevard.

Planned projects for 2025 include important upgrades and continued maintenance of infrastructure:

- New playground to be installed in Encore Neighborhood of Reunion West CDD.
- New hydraulic powered handicapped lifts to be installed at Seven Eagles Pool and Spa.
- Additional radar display signs will be installed to promote voluntary compliance with speed limits.
- Pool resurfacing is scheduled at The Terraces neighborhood.

The Boards of Supervisors encourage residents to be involved by attending monthly meetings and keeping abreast of CDD news by visiting the websites ReunionEastCDD.com and ReunionWestCDD.com. Board members and staff stand ready to be of service to residents and look forward to a productive New Year.

Mark Greenstein
Reunion East CDD
Chairman of the Board

Graham Staley
Reunion West CDD
Chairman of the Board

SECTION 10

SECTION A

Suggested Long Range Financial Plan goals for the Reunion West CDD Board are as follows:

- 1 Manage gross assessments and expenditures (including transfers to the Replacement & Maintenance Fund) in order to :
 - (i) achieve an approximate annual break-even in the General Fund for all years between 2026 and 2030. This result is shown in **Line 18**
 - (ii) maintain a General Fund balance of approximately \$500,000 at the end of each year 2026-2030. This result is shown in **Line 22**. Such a balance is necessary to cover cash flow needs in the 4th quarter of the calendar year, prior to annual assessment collections
- 2 Build up the R&M Fund to at least \$1 million by the end of 2030. This result is shown in **Line 39**. This will be achieved by:
 - (i) transfers from the General Fund
 - (ii) managing R&M expenditures

The Long Range Financial Plan is an ongoing exercise:

- All assumptions in the Plan are subject to Board discussion and approval.
- The 2025 Approved Budget does not reflect the cost of additional Reunion East CDD custodial services which surfaced after approval of the budget. The Reunion West CDD bears 43% of these additional expenses. For the purposes of this Plan, a provisional adjustment has been made to the 2025 base and future years (**Line 13**).
- The 2025 Approved Budget does not reflect the potential cost of additional legal expenses associated with current legal proceedings. An assumption on additional unbudgeted Legal Expenses has been added for 2025 and 2026 (**Line 10**).
- The Reunion East and Reunion West combined 2025 R&M Budget is approximately \$2.5mm. It may prove challenging to complete all of these projects in 2025. This level of spend would also put pressure on Reunion West CDD reserves. An estimated savings and rebalancing adjustment has been made for 2025 (**Line 25**).
- A draft of a combined Reunion East and West CDD R&M Reserve Study for 2026-2030 will be reviewed at the February 2025 Board meetings. The results of this study will be reflected in the Plan in due course.
- As a reminder, gross assessments exclude debt service assessments and are currently approximately one-third of the total amount which appears on annual property tax bills.
- Given the large R&M program in 2025 and possibly 2026, as well as the increase in legal expenses and custodial services, the Reunion West CDD will need either (i) a step up in gross assessments in 2026 or (ii) smaller step ups in both 2026 and 2027. The suggested approach in this Plan is for smaller step ups in 2026 and 2027. The Plan assumes annual increases in subsequent years in line with expense increases.
- The Long Range Financial Plan is a living document and should be updated as significant changes to assumptions are identified as well as prior to, and after, the Annual Budget approval process.

Assumptions

The 2026-2030 assumptions highlighted in GREEN below are the major drivers of the General Fund and Replacement & Maintenance Fund.

Major assumptions

Gross Assessment Annual Increase (No impact on debt service assessments)
 Administrative Expenses - Direct Expenses Annual Increase (excluding Exceptional Legal Expenses)
 Administrative Expenses - Additional Unbudgeted Exceptional Legal Expenses
 Maintenance - Shared Expenses Annual Increase
 Heritage Crossing Community Center - 2025 Base Adjustment for additional custodial services
 Heritage Crossing Community Center - Annual Increase
 Transfer from Reunion West General Fund to Reunion West R&M Fund (2025 would be an adjustment to the Budget)
 Total Reunion East and West R&M Expenditures (2025 would be an adjustment to the Budget)

Adj to Budget	Long Range	Long Range	Long Range	Long Range	Long Range
2025	2026	2027	2028	2029	2030
	12.5%	12.5%	4%	4%	4%
	4%	4%	4%	4%	4%
(125,000)	(125,000)				
	4%	4%	4%	4%	4%
(75,000)	n/a	n/a	n/a	n/a	n/a
	4%	4%	4%	4%	4%
100,000	(175,000)	(350,000)	(350,000)	(400,000)	(400,000)
600,000	(750,000)	(500,000)	(500,000)	(550,000)	(550,000)

Reunion West CDD General Fund

Reunion West General Fund

Revenues

Line No.	Actual 2023	Actual 2024	Adj. Budget 2025	Long Range 2026	Long Range 2027	Long Range 2028	Long Range 2029	Long Range 2030
1			1,894,437	2,131,242	2,397,647	2,493,553	2,593,295	2,697,027
2			(113,666)	(127,874)	(143,859)	(149,613)	(155,598)	(161,822)
3	1,792,950	1,818,748	1,780,771	2,003,367	2,253,788	2,343,940	2,437,697	2,535,205
4	15,462	46,167	37,500	40,000	40,000	40,000	40,000	40,000
5	1,174	1,281	-	-	-	-	-	-
6	7,260	9,130	5,714	7,500	7,500	7,500	7,500	7,500
7		1	-	-	-	-	-	-
8	1,816,846	1,875,327	1,823,985	2,050,867	2,301,288	2,391,440	2,485,197	2,582,705

Expenditures

9	(178,526)	(247,550)	(198,171)	(206,098)	(214,342)	(222,915)	(231,832)	(241,105)
10	-	-	(125,000)	(125,000)	-	-	-	-
11	(1,280,974)	(1,379,180)	(1,404,792)	(1,460,984)	(1,519,423)	(1,580,200)	(1,643,408)	(1,709,144)
12	-	-	(75,742)	(78,772)	(81,923)	(85,199)	(88,607)	(92,152)
13			(75,000)	(78,000)	(81,120)	(84,365)	(87,739)	(91,249)
14	(294,760)	(400,000)	(379,435)	(175,000)	(350,000)	(350,000)	(400,000)	(400,000)
15			100,000					
16		1	(1)	-	-	-	-	-
17	(1,754,260)	(2,026,729)	(2,158,141)	(2,123,853)	(2,246,807)	(2,322,680)	(2,451,587)	(2,533,650)

Excess / (Deficit) of Total Revenues over Total Expenditures

18	62,586	(151,402)	(334,156)	(72,986)	54,481	68,760	33,610	49,055
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Reunion West General Fund Balance

19	869,378	929,795	778,393	444,237	371,251	425,732	494,492	528,102
20	(2,169)	-	-	-	-	-	-	-
21	62,586	(151,402)	(334,156)	(72,986)	54,481	68,760	33,610	49,055
22	929,795	778,393	444,237	371,251	425,732	494,492	528,102	577,157

Reunion West CDD Replacement & Maintenance Fund

Line No.	Actual 2023	Actual 2024	Adj. Budget 2025	Long Range 2026	Long Range 2027	Long Range 2028	Long Range 2029	Long Range 2030
Combined Reunion East and Reunion R&M West Expenditures								
Combined R&M Expenditure Recommended by 2021 Reserve Study (see Note 1)	23	(239,173)	(590,009)					
Other R&M Expenditure (2025 is the Approved Budget)	24	(421,634)	(251,577)	(2,501,133)	(750,000)	(500,000)	(500,000)	(550,000)
Savings and Rebalancing adjustment for 2025	25		600,000					
Total Reunion East and West R&M Expenditures (broad estimates only for 2026-2030)	26	(660,807)	(841,586)	(1,901,133)	(750,000)	(500,000)	(500,000)	(550,000)
Reunion West Replacement & Maintenance Fund								
<i>Revenues</i>								
Transfers In	27	294,760	400,000	279,435	175,000	350,000	350,000	400,000
Interest	28	27,961	42,584	36,000	37,000	38,000	39,000	40,000
Total Reunion West Revenues	29	322,721	442,584	315,435	212,000	388,000	389,000	440,000
<i>Expenditures</i>								
Combined Reunion East and Reunion West Expenditures (from line 26)	30	(660,807)	(841,586)	(1,901,133)	(750,000)	(500,000)	(500,000)	(550,000)
Reunion West % share of Combined R&M Expenditure (assume no change for 2026-2030)	31	44.0%	44.0%	43.0%	43.0%	43.0%	43.0%	43.0%
Reunion West Capital Outlay	32	(290,755)	(369,825)	(816,887)	(322,500)	(215,000)	(215,000)	(236,500)
Reunion West Contingency	33	-	(473)	(600)	-	-	-	-
Total Reunion West R&M Expenditures	34	(290,755)	(370,298)	(817,487)	(322,500)	(215,000)	(215,000)	(236,500)
Excess / (Deficit) of Total R&M Revenues over Total R&M Expenditures	35	31,966	72,286	(502,052)	(110,500)	173,000	174,000	203,500
Reunion West Replacement & Maintenance (R&M) Fund								
R&M Fund Balance - Beginning of Year	36	835,648	867,613	939,899	437,847	327,347	500,347	674,347
Excess / (Deficit) of Total Revenues over Total Expenditures (from line 32)	37	31,966	72,286	(502,052)	(110,500)	173,000	174,000	203,500
Rounding	38	(1)			-	-	-	-
Reunion West R&M Fund Balance - End of Year	39	867,613	939,899	437,847	327,347	500,347	674,347	877,847
Reunion West CDD Summary of Fund Balances								
Reunion West General Fund Balance at the end of the year (from line 22)	40	929,795	778,393	444,237	371,251	425,732	494,492	528,102
Reunion West R&M Fund Balance at the end of the year (from line 39)	41	867,613	939,899	437,847	327,347	500,347	674,347	877,847
Total Reunion West General Fund & R&M Fund Balances at the end of the year	42	1,797,408	1,718,292	882,084	698,598	926,079	1,168,838	1,405,949

Note 1: The 2021 Reserve Study data is now out of date and superceded by more detailed estimates for 2025. Estimates will be prepared for 2026-2030 during the course of 2025.