

*Reunion West Community  
Development District*

*Agenda*

*January 9, 2025*

# AGENDA

# *Reunion West*

## *Community Development District*

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219 E. Livingston Street, Orlando FL, 32801

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

January 2, 2025

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, January 9, 2025 at 11:00 AM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.**

**Zoom Information for Members of the Public:**

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

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the December 12, 2024 Board of Supervisors Meeting
4. District Engineer's Debriefing on Road Maintenance Project
5. Consideration of Revised Amenity Use Policy
6. Staff Reports
  - A. Attorney
  - 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. Approval of Bond Requisition #10
    - v. Replacement and Maintenance Plan
  - E. Security Report
7. Other Business
8. Supervisor's Requests
9. Next Meeting Date: February 13, 2025
10. Adjournment

Sincerely,

Tricia L. Adams  
District Manager

# MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **December 12, 2024** at 11:00 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Graham Staley	Chairman
Sharon Harley	Vice Chair
Mark Greenstein	Assistant Secretary
William (Bill) Witcher	Assistant Secretary
Michael Barry	Assistant Secretary

Also present were:

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

*The following is a summary of the discussions and actions taken at the December 12, 2024 Reunion West Community Development District Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 11:01 a.m. and called the roll. All Supervisors were present with the exception of Ms. Harley who was not present at roll call.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

Ms. Adams welcomed back Mr. Graham Staley and Ms. Harley, who started new terms effective November 19, 2024, which would expire in November of 2028.

*Ms. Harley joined the meeting.*

**A. Administration of Oaths of Office to Newly Elected Board Members**

Ms. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Harley. She noted the Oath of Office had been administered to Mr. Staley prior to the Board Meeting.

**B. Election of Officers**

**C. Consideration of Resolution 2025-02 Electing Officers**

Ms. Adams reported that after an appointment or an election, the Board was required to reorganize its officers. Resolution 2025-02 was included in the agenda package and currently Mr. Graham Staley served as Chairman, Ms. Sharon Harley served as Vice Chair, the remaining Board Members served as Assistant Secretaries, Mr. George Flint served as Secretary, Ms. Tricia Adams served as Assistant Secretary, Ms. Jill Burns served as Treasurer, Ms. Katie Costa and Mr. Darrin Mossing, Sr. served as Assistant Treasurers, for check signing purposes. Mr. Witcher was in favor of retaining the same officers.

On MOTION by Mr. Witcher seconded by Mr. Barry with all in favor retaining the same slate of officers as evidenced by the adoption of Resolution 2025-02 was approved.

Mr. Staley appreciated the Board allowing him to continue serving as Chairman and thanked Ms. Aura Zelada for her service to the Reunion West POA. She was retiring and Ms. Grace Montanez was replacing her.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the November 14, 2024 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the November 14, 2024 Board of Supervisors meeting, which were reviewed by District Counsel and the District Manager and were included in the agenda package. Mr. Greenstein, Mr. Staley and Mr. Barry provided corrections, which would be incorporated.

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.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for Street Signs from Fausnight Stripe & Line, Inc.**

Ms. Adams presented a proposal from Fausnight Stripe & Line, Inc. (Fausnight), in the amount of \$18,400, to replace the blue signs with green ones, which was included in the agenda package for informational purposes. It would not be approved until clarification was provided by the Osceola County Sheriff's Department (OCSD), on whether they would enforce traffic, irrespective of the sign color. Mr. Scheerer pointed out that Fausnight was asked to provide a proposal, as they installed most of the signs in the community, which was \$18,400, to remove, manufacture and install signs on every street corner in the Encore Reunion West neighborhood and both sides of Old Lake Wilson Road. Ms. Harley questioned whether green signs were in most of Reunion. Mr. Greenstein confirmed that green was standard and OCSD was refusing to enforce traffic even where signs were green. He also noted there were a few blue signs around the Bears Den area, on Whitewash Way, Tradition Boulevard and Golden Bear Drive and requested further detail on the proposal, on how Fausnight came up with \$18,400. Mr. Scheerer would obtain further detail.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal for Radar Feedback Signs with Universal Signs & Accessories**

Mr. Scheerer provide a proposal from Universal Sign Accessories for 10 radar display signs in the amount of \$34,912.20, which was included in the agenda package, at the Board's request. They would be cloud-based, similar to what was purchased for the Reunion West CDD Encore neighborhood and Bluetooth controlled. \$67,531 was allocated in the budget for signage

replacement and radar display signs. The signs would be split based on the cost share Interlocal agreement between the Reunion West and Reunion East CDDs. This item was also on the agenda for Board consideration at the Reunion East CDD meeting. Mr. Staley asked if five or six signs would be installed in Reunion West. Mr. Scheerer confirmed that four signs would be placed in Reunion West, two on Tradition Boulevard and two on Grand Traverse Parkway and the remaining six would be placed in Reunion East, two on Reunion Boulevard, two on Excitement Drive and one on Euston Drive. Ms. Adams noted that the signs were portable and if there were concerns about a particular location, it could be relocated. Mr. Scheerer explained that they would be mounted on streetlights with a strap, which could be removed and affixed to a different pole in a different location. Mr. Staley questioned whether there was a service contract. Mr. Scheerer confirmed that there was a one-year warranty on the product. The current Bluetooth ones were purchased eight years ago and were still in good condition. Ms. Trucco indicated that she would prepare a contract. Mr. Staley was in favor of approving this expenditure. Mr. Barry agreed, as it was a cost-effective way to help with the safety of the roads.

On MOTION by Mr. Straley seconded by Mr. Greenstein with all in favor the proposal with Universal Signs & Accessories for 10 radar display signs in the amount of \$34,912.20 was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Data Sharing and Usage Agreement with Osceola County Property Appraiser**

Ms. Adams presented a Data Sharing and Usage Agreement between the District and the Osceola County Property Appraiser, which was included in the agenda package, exempting certain records from public records disclosure. It was an annual agreement that would be in effect from January 1, 2025 through December 31, 2025 and staff recommended approval.

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the Osceola County Property Appraiser Data Sharing and Usage Agreement was approved.

**EIGHTH ORDER OF BUSINESS**

**Acknowledgement Regarding Traffic Control Jurisdiction of Osceola County Sheriff's Office**



Ms. Trucco recalled that the Board directed her, at the last meeting, to prepare a one-page letter or Acknowledgement and Consent of the District for the Osceola County Sheriff's Department (OCSD), to acknowledge that OCSD had jurisdiction for traffic enforcement on District roadways. This was due to counsel for OCSD expressing concern, including, about tickets being challenged when officers wrote tickets and performed traffic enforcement on roads within the CDD's boundary as there could be an issue of probable cause if they did not have jurisdiction, resulting in personal liability of the officers. The Board previously discussed this service being provided for decades without an agreement being in place, as understanding was residents were paying taxes. Ms. Trucco was trying to confirm with OCSD if it was their position that such service would not be provided unless an agreement, under Chapter 316, was in place and noted this dealt with providing standard traffic enforcement services and not enhanced services but at this time there was not a response on that point. Ms. Trucco voiced concern about liability, if for example the CDD was informed by certain individuals that OCSD was not going to provide traffic enforcement services or if OCSD confirmed that they would not provide these services without an agreement being entered into by the CDD and there was an accident, she voiced concern of a potential argument being made by an injured party, that their damages could have been reduced, if the CDD had entered into an agreement, as there would have been traffic enforcement services. In an effort to limit the CDD's liability exposure, this acknowledgement would confirm in writing, in the interim, that OCSD had jurisdiction to provide traffic enforcement services on District roadways. It also made it clear that OCSD had no obligation to maintain, repair or restore the District's roadways. In addition, Ms. Trucco would include language in message that the Board could change the color of the signs.

Mr. Witcher assumed that the officers coming onto their property would follow the rules and regulations established for roadways and questioned the difference between standard and enhanced traffic enforcement services. Ms. Adams explained that there were times when a law enforcement officer needed to be hired on an hourly basis, which was considered to be enhanced traffic enforcement, as it was extraordinary to their regular position, versus routine patrol for any public roadway within Osceola County, which was considered to be standard traffic enforcement. Ms. Trucco clarified that the acknowledgement referenced the District roadways and not all roadways within the CDD boundary. Mr. Greenstein was in favor of approving the acknowledgement, as it stated the District's position and showed their commitment. The only issue

remaining was with the color of the signs. Mr. Staley agreed. Mr. Barry agreed with the Board approving the acknowledgement but not entering into an agreement. Ms. Trucco was concerned about the District's liability exposure and felt it was in the best interest of the CDD to respond in at least some way. Mr. Staley asked if the CDD acknowledged that OCSD had jurisdiction, whether the CDD was saying that they did not want any traffic enforcement. Ms. Trucco explained that a concern is an argument could be made that the CDD was put on notice that OCSD wanted an agreement to be signed and the CDD did not do so, so this at least acknowledged that OCSD had jurisdiction. Ms. Harley pointed out that the Board was not expecting them to come into the community all the time and only when requested. Mr. Greenstein pointed out that the Sheriff's Office would decide how to utilize their workforce and prioritize need. Ms. Trucco recommended sending this to OCSD to see what their response was. Mr. Greenstein would recommend the same at the Reunion East CDD meeting and if the Board had any concerns, he would bring it back to the Board.

Mr. Greenstein MOVED to approve the Acknowledgement and Consent of the District for the Osceola County Sheriff's Office to provide traffic enforcement powers and Ms. Harley seconded the motion.

Mr. Barry wanted to ensure what they were putting in writing was true today. Mr. Greenstein pointed out that it was good until amended. Ms. Trucco confirmed that the Board was acknowledging what was true today and the District's position that OCSD had jurisdiction to come into the community and provide traffic enforcement services. Ms. Harley suggested posting a sign. Mr. Staley pointed out if OCSD did not reply or chose not to sign the acknowledgement, the CDD would send it again, to demonstrate that they were trying to be responsible. Mr. Greenstein pointed out that it showed the community the CDD's position, as there was nothing in writing. Mr. Staley commended staff on the preparation of this acknowledgement.

On VOICE VOTE with all in favor the Acknowledgement and Consent of the District for the Osceola County Sheriff's Office to provide traffic enforcement powers was approved.

Ms. Trucco reported when she was researching this issue, a plat was uncovered which stated, *“The aforementioned street shall be subject to the jurisdiction of Osceola County in establishing speed limits and traffic control devices deemed necessary and appropriate by Osceola County.”* Therefore, she would include in her email to the county, that pursuant to this plat note, the CDD streets were subject to the county establishing the speed limits of traffic control devices and to contact her if they had any objection. Mr. Staley requested that Ms. Trucco just transmit the acknowledgement and not include this in her email to the OSCO. Ms. Trucco agreed to omit that per the direction.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Review of Easement Agreement for Playground with Reunion West Property Owner’s Association, Inc.**

Ms. Adams reported that Ms. Trucco and her team were finalizing the form of the Easement Agreement with the Reunion West Property Owner’s Association, Inc. (POA), for a playground in the Reunion West Encore neighborhood. Ms. Trucco indicated that the Board already reviewed a prior version and desired to discuss the proposed final version in Agenda, that acknowledged that the CDD had permission from the POA to install and construct a playground on POA’s property. After construction of the playground was completed, the CDD would provide written notice to the POA, that the CDD was not responsible for maintaining, operating or installing any other improvements on the property, including landscaping improvements. There was also the responsibility to insure the playground which belonged to the POA and not the CDD; however, the CDD at some point in the future by modification of this agreement, could elect to maintain the playground and the landscaping and include it on the CDD’s insurance but the CDD did not have an obligation to do so. All the CDD was doing was paying for and installing the playground and after notice was provided to the POA that it was installed, it would be POA's responsibility to maintain and insure it in the future. Neither of the parties could materially alter the playground without one another's consent and if the POA's development plans change and they wanted to move that playground, the CDD had to agree on the new location and the POA would be responsible for paying the CDD to move it. There were also provisions for damages and indemnifying the CDD, if a POA contractor broke something for example. The CDD could put the POA on notice that they would be responsible for making repairs within 20 days and if they failed

to do so, then the CDD could make the repair and bill the POA. Lastly, there was an acknowledgement that the playground must remain open to the public.

Ms. Zelada said that the CDD was going to pay for the playground, install and maintain it and it would be open to everyone. Mr. Staley recalled that the CDD would not maintain the landscaping or the fence. Ms. Trucco would make the changes. Mr. Scheerer confirmed that the fence would be included because it was part of the tract, but the landscaping would be maintained by the POA. Mr. Staley felt that the CDD should maintain it for safety reasons. Mr. Scheerer recommended that it be similar to the Easement Agreement with Kingwood, to construct the playground by Euston Drive, as the CDD was maintaining the equipment and insuring it. In this case, the insurance, maintenance of all the improvements, would be the responsibility of the CDD and the landscaping would be the responsibility of the POA. Ms. Hobbs agreed with Mr. Scheerer and further recommended the CDD maintain the fence. Ms. Trucco per direction would include in the agreement that the CDD would maintain the fence in perpetuity and maintain the playground for 20 years, but the CDD did not have an obligation to replace it after 20 years. Mr. Staley requested to check with staff to confirm consistency with Kingwood Easement. Ms. Zelada recommended having the agreement signed by the POA Board before construction begins.

**B. Engineer**

Mr. Curley reported that the paving would be completed today. They were supposed to complete it yesterday, but it rained. The speed tables and re-striping would be completed from December 17<sup>th</sup> to December 23<sup>rd</sup>. He was in the process of preparing a debriefing, indicating what went right or wrong with this project and what they wanted to see in the future, with other road maintenance projects. Mr. Witcher questioned whether the road must be re-milled again when they installed the speed table, so that it adhered properly. Mr. Curley was informed that they would be re-milling it or they would apply a liquid adhesive. Mr. Staley recalled that the tables would be 12 feet wide. Mr. Curley confirmed that the tables were full width. Instead of it having a hump, it would gradually go up and down, as a reminder for drivers to slow down. There would be signage on each side of the table. Mr. Staley voiced concern that a 12-foot speed table would block driveways. Mr. Curley was meeting with All County Paving on Monday, December 16<sup>th</sup>, to review the speed table locations. Ms. Hobbs questioned whether it would cause disruptions, as she was concerned about the dates that the work was taking place. Mr. Curley pointed out that there would

be a much smaller crew than what was currently onsite and it would take no more than two days to install 12 speed tables. Mr. Greenstein agreed that they needed to factor in the length of the speed table on residential roads. Mr. Staley suggested that Mr. Curley contact him, as Chairman of this Board and Mr. Greenstein, Chairman of the Reunion East CDD Board, if there were issues. Mr. Witcher questioned whether there would be re-stripping and stop bars in the entire community, even roads that were not going to be re-paved. Mr. Curley pointed out that they would be in specific areas, which were included in the bid documents. Mr. Staley questioned whether the raised pavement markers (RPMs) would be replaced. Mr. Curley confirmed that they would not be re-installed, with the exception of the hydrant RPMs.

### **C. Field Manager Updates**

Mr. Scheerer reported that some minor sidewalk repairs were completed, mostly in Encore Reunion West. There were also some ongoing irrigation repairs. In the Encore Reunion West portion of Old Lake Wilson Road, there were some heavy landscaping installations, which caused damage to the black aluminum fence. It was supposed to be repaired, but due to Hurricane Milton, the appointment was missed and it was now being repaired. The pressure washing was delayed because of the pavement work. All County Paving requested that the curbs not receive the 3% chlorine wash. The lights on the monuments were improved, by replacing the 15-watt bulbs with 35-watt bulbs. Mr. Staley noted that the light on Desert Mountain Court was not working, but the one at Castle Pines Court, was working; however, he did not know if the one at Legends Corner was working. Mr. Scheerer would look at it. Mr. Staley requested that Mr. Scheerer look at the markings that were installed on Whitemarsh Way. Mr. Greenstein questioned who was responsible for cleaning brick pavers in the crosswalk, as pavers Reunion East in crosswalks, had oil on them. Mr. Scheerer would review all of the concrete curb and gutters, crosswalks and brick pavers with Mr. Curley, after all of the work was completed and if there was oil, they would ask All County Paving to remove it.

Ms. Hobbs questioned who had jurisdiction over trash cans left on the roadside, in areas that the CDD controlled and if they could inform owners to remove them. Ms. Adams felt that this was a legal question. Mr. Greenstein pointed out that drivers did not know how to operate the trucks, as last week, one truck was 25% of the way into the roadway, versus halfway into the street and halfway on the driveway apron. Yesterday's trash pickup was okay, but they would have to

see about Wednesday. At an HOA meeting that Mr. Barry attended several months ago, Mr. Anthony Carll of Kingwood mentioned that at the beginning of next year they would have a service that follows the trash trucks, takes trash cans and pull them up to the house, which should resolve the issue. They would also clean cans once a month. Ms. Trucco could potentially send a letter but did not know how effective it would be. Board will monitor.

**D. District Manager's Report**

**i. Action Items List**

Mr. Scheerer reported that once the Easement Agreement was finalized and approved, a timeline would be provided, hopefully at the next meeting, regarding the permitting and start of the playground project. Ms. Adams reported that this week, a representative for the Old Lake Wilson Road Improvement Project, informed her that they were now at 30% of the design phase. The project would be expedited, compared to what was presented to the Board previously, because the County was taking over a portion of the improvements, in order to proceed with the Moving I-4 Forward Project. They anticipated bringing a presentation to this Board in the second quarter of 2025, as there were some anticipated impact to Reunion. In their earlier presentation, Osceola County discussed needing right-of-way acquisition from the District and at that time, the District was interested in improving one of the exits from the Reunion West Encore neighborhood, which was currently an exit only and making it an entrance exit. This was still being discussed.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register from November 1, 2024 through November 30, 2024 in the amount of \$388,840.57, which was included in the agenda package and included items from the General Fund, as well as the Repair & Maintenance (R&M) Fund, along with a detailed Check Run summary.

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

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through October 31, 2024, which was for the first month of Fiscal Year 2025. It was for informational purposes and included

the Combined Balance Sheet, showing the unassigned balance in the General Fund, in order to operate the District, until tax revenues were received. The Fiscal Year 2025 Adopted Budget and actual spending. No Board action was required. Mr. Staley noted that halfway down Page 63, there was a section for the Heritage Crossing Community Center (HCCC). Ms. Adams explained that there were two issues: the Reunion East CDD Board, made the decision to parse out the HCCC direct expenses for operating the facility, in order to understand the costs and impact to the overall budget. At the same time that the CDD took over management of HCCC, custodial services were bid out and there was a new provider selected.

**iv. Replacement and Maintenance Plan**

Ms. Adams presented the R&M Plan, which was for informational purposes. The spreadsheet was updated each month by her and Mr. Scheerer. The items in process or deferred, were at the top of the list, followed by the Fiscal Year 2025 project list. The item to be presented in December, was included on today's agenda and two proposals would be provided to the Reunion East CDD Board in February. Mr. Staley pointed out that the sidewalk that was budgeted at \$300,000, was deferred and would be explained when the Long-Range Plan was discussed. The radar signs would also be included. Ms. Adams clarified that the radar display line item, was for signage replacement and the radar display signs.

**v. Year End Review of CDD Accomplishments**

Ms. Adams reported that a suggestion was made at last month's Reunion East CDD meeting to provide residents with a review of CDD accomplishments and plans for 2025, as the Board was frustrated with the ability to openly communicate with residents outside of the meeting due the Sunshine Law. A draft letter to residents was included in the agenda package, for Board Member review, feedback and comments. Mr. Witcher felt that this was a good letter to send to all residents, as well as non-residents. Mr. Greenstein pointed out that it was excellent for a first draft and was a long-time coming and provided the following edits:

1. Change "*upgraded playground nearby Liberty Bluff*" to "*upgraded playground in Liberty Bluff.*"
2. Change "*The entrance gatehouse at Sinclair Road, Spine Road and Reunion Boulevard were replaced,*" to "*The entrance gatehouse roofs at Sinclair Road,*

*Spine Road and Reunion Boulevard were replaced and there were other renovations.”*

3. Change *“The Seven Eagles fountain near Gathering Drive was refurbished,”* to *“The Seven Eagles fountain near Gathering Drive was completely refurbished to include a new filtration and lighting system.”*
4. In the sentence, *“A resident only access control system and gates are scheduled to be installed on Spine Road between Reunion Village and Tradition Boulevard,”* include in parenthesis *“(Davenport Creek Bridge).”*

Mr. Staley was frustrated that no one contacted Board Members so that they could understand their concerns and requested in the last sentence changing *“Board members and staff stand ready,”* to *“Board members and staff, whose contact details are available on the websites, stand ready to be of service to residents and look forward to a productive New Year.”* Ms. Adams would incorporate these changes, revise the letter and distribute it to the Associations.

#### **E. Security Report**

Ms. Adams provided under separate cover, the November Security Report from Reunion Security and the Reunion West POA. No Board action was required. Mr. Victor Vargas of Reunion Security noted that everything was going well this month. Today they were busy with tournaments this weekend. In the community, there were six houses that they were monitoring. On Muirfield Loop, they had some challenges but it was under control. On resident who posted on Facebook about security, owned a large house with 10 people living there. There parking was an issue, as the homeowners had five to six vehicles and the only parking spaces, were across from the home but they did not move the vehicles or their trash cans, which made it hard for the adjoining homeowners to park there. Security worked with the guests to find parking but here were times, especially during the holidays, where parking was out of control with this specific home. This past weekend, when the Orlando Fest was held, people gathered in front of the house at a specific time but when security intervened it turned aggressive. The security team did a great job controlling it. They tagged vehicles and communicated with the guests but sometimes homeowners wanted them to tow vehicles; however, there was a process that they had to follow. This specific homeowner got aggressive and upset, not only with the guests, but also with staff. That was one of the challenges that they had, which he spoke with Ms. Adams and Mr. Staley about.



Ms. Hobbs pointed out that the homeowner did not park their own vehicles on their driveway. His mother's camper van was parked permanently in the road for the last two years and she had photographs of him placing nails underneath a guest's tires. Mr. Staley noted that trash cans were also left out 24/7 and offered to meet face-to-face with the homeowner, the person at the gate and Mr. Vargas. Ms. Trucco requested that Mr. Staley, if he chose to have such discussions, not speak on behalf of the CDD or in his capacity as Chairman but rather in a resident-to-resident capacity. Mr. Greenstein felt that it would be helpful to have a representative of the Master Association involved, as there were some POA issues. Mr. Staley would invite them. Mr. Witcher questioned whether Mr. Vargas received all of the fleet replacements. Mr. Vargas confirmed that they had all of their vehicles and new uniforms. Mr. Witcher liked the logos on them. Mr. Vargas reported on January 1<sup>st</sup>, they would be adding more patrols per shift.

**TENTH ORDER OF BUSINESS**

**Other Business**

**A. Discussion of Long-Range Plan**

Ms. Adams reported now that Fiscal Year 2024 concluded, Mr. Staley prepared some year-end numbers and a draft of a Long-Range Plan which was included in the agenda package. Mr. Staley presented the Long-Range Plan, which was for informational purposes, as it would be revisited several times before next year's budget was approved. The first section was suggested financial goals, which had not changed since a prior version was provided to the Board in September. The purpose was to break even in the General Fund, in order to have \$500,000 in the General Fund at the end of each year, to fund the expenses of the first quarter of the new fiscal year and build up to a \$1 million reserve in the R&M Fund by the end of 2030. They could do this in two ways; by transferring money from the General Fund, to make surpluses, raising assessments, lowering expenses and transferring funds to the R&M Fund or managing R&M expenditures more carefully and reducing costs by building up reserves. When the 2025 budget was prepared, it was discovered that the District spent on custodial services for the HCCC; however, \$75,000 was budgeted and an additional \$75,000 was included for 2025, for a total of \$150,000. Furthermore, if \$150,000 was the right number, with Reunion East CDD sharing 57% versus their 47% share, the total cost of running the HCCC, was over \$300,000, which needed to be refined. Ms. Adams advised the total cost for custodial services was \$11,500 per month, inclusive of HCCC. Mr. Staley questioned where the \$75,000 allocated in the budget came from. Ms. Adams explained that it was aggregated between landscaping, utilities, maintenance and any expenses related to operating the

HCCC. Mr. Staley requested a synopsis of what HCCC was costing the District, as there was \$75,000 budgeted for a facility that was not being used. Mr. Greenstein agreed that budget formulation was important and recommended scheduling a workshop to have further discussion. Mr. Staley suggested scheduling one after the new year.

Major assumptions that Mr. Staley included in the Long-Range Plan, included legal expenses of \$125,000 for 2025, under his assumptions, but it could be lower, once the litigation matters were addressed. The combined R&M Budget for 2025 was \$2.5 million, which included the paving work. In order to help reserves, they needed to reduce expenditures. Fortunately, the District saved \$300,000 on the sidewalk project and there may be savings on signage. By pushing some expenditures into next year's budget, there could be savings of \$600,000, \$750,000 in future years and \$500,000 in the remaining years. The Reserve Study would provide actual numbers and the plan was to discuss this further at the February Board meeting. In addition, if they were going to build up reserves, breaking even in the General Fund and having \$1 million at the end of every year, they must increase assessments next year. Mr. Staley preferred to split the increase next year into two pieces, 12.5% in 2026 and another 12.5% in 2027 and spreading it over a couple of years, versus hitting people with a big assessment in the first year. In the next two pages, Mr. Staley showed how the numbers were built up. The first line was the gross assessment, which was \$1.9 million for this year. Increasing it 12.5% in 2026, would increase it to \$2.1 million and another 12.5%, would increase it to \$2.4 million, which would allow them to break even on the General Fund, which was reflected in Line 18. The General Fund balance at the end of the year, as reflected in Line 22, was \$577,000. An analysis of the R&M Fund was on the last page, which would be filled in, when the Reserve Study was received in February. Ms. Adams had the Reserve Study, which assumed a 3% inflationary index. It did not include any new capital projects approved by the Board, but she had an extended spreadsheet, which she would provide to Mr. Staley. The remainder of the R&M Fund was discussed by Mr. Staley. Line 39 showed what would occur if they gradually built-up reserves from \$437,000 at the end of next year, to their target of \$1 million. The Board Members appreciated all of Mr. Staley's hard work.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Next Meeting Date: January 9, 2025**

Ms. Adams announced that the next meeting was scheduled for January 9, 2025 at 11:00 a.m. at this location.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION 4

*This item will be provided under  
separate cover*

# SECTION 5

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**Reunion East Community  
Development District and  
Reunion West Community  
Development District  
Amenity Policies & Fees**

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Adopted April 8, 2021  
Amended and Restated February 9, 2023  
and May 4, 2023  
DRAFT January 9, 2025

**CDD Offices & District Manager:**  
219 East Livingston Street, Orlando, FL 32801  
407.841.5524 ext. 138 [TAdams@gmscfl.com](mailto:TAdams@gmscfl.com)

## Definitions

**“Amenity Facilities” or “Amenity”** shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, pools, playgrounds, fitness centers, outdoor fitness centers, and dog parks, together with their appurtenant facilities and areas.

**“Amenity Facilities Policies” or “Policies”** shall mean these Amenity Facilities Policies of the Districts, as amended from time to time.

**“Amenity Manager”** shall mean the Field Manager, District Manager or that person or firm so designated by the District’s Board of Supervisor.

**“Annual User Fee”** shall mean the fee established by the Districts for any person that is not a Resident and wishes to become a Non-Resident User. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

**“Board of Supervisors” or “Board”** shall mean the District’s Board of Supervisors or the Districts’ Boards of Supervisors. The names of the current Board of Supervisors of each District are located on the Districts’ website ([www.reunioneastcdd.com](http://www.reunioneastcdd.com) or [www.reunionwestcdd.com](http://www.reunionwestcdd.com)).

**“Guest”** shall mean any person or persons who are invited by a Resident or Non-Resident User to participate in the use of Amenity Facilities.

**“District” or “Districts”** shall mean the Reunion East Community Development District and/or the Reunion West Community Development District.

**“District Manager”** shall mean the professional management company with which the Districts have contracted to provide management services to the Districts. The name of the professional management company is available on each District’s website ([www.reunioneastcdd.com](http://www.reunioneastcdd.com) or [www.reunionwestcdd.com](http://www.reunionwestcdd.com)).

**“Non-Resident User”** shall mean any person or family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

**“Patron” or “Patrons”** shall mean Residents, Guests and Non-Resident Users who are eighteen (18) years of age and older.

**“Property Owner”** shall mean that person or persons having fee simple ownership of land within the District.

**“Renter”** shall mean any tenant residing in a Property Owner’s home pursuant to a valid rental or lease agreement.

**“Resident”** shall mean any person or persons residing in a home within the District that is a Property Owner or a Renter assigned user privileges pursuant to the policies set forth herein.



## Introduction & Welcome

We are pleased to welcome you to the Reunion community, and we look forward to introducing you and your family to the wide variety of quality leisure experiences that define the exceptional lifestyle enjoyed by Residents and Guests. Our team takes great pride in providing amenities maintained to high standards of excellence and an atmosphere that is always welcoming and friendly.

This Amenity Policies document has been designed to provide the information needed to begin utilizing the Districts' facilities. The usage guidelines provided in this packet have been thoughtfully established to help maintain the proper utilization of all areas while providing Residents with a safe and enjoyable experience.

The Reunion community is split into two sections for CDD (Community Development District) purposes, specifically the Reunion East CDD and the Reunion West CDD. Even though the Reunion community is split into two separate CDDs, certain assets and amenities are accessible and maintained by both CDDs in accordance with the Interlocal Agreement between the CDDs.

Our community provides Residents with the following amenities:

- Seven Eagles: Pool, Spas, Fitness Center, Functional Fitness Center, Bocce Court and Linear Park
- Homestead: Pool, Wading Pool and Spa
- Carriage Point: Pool and Spa
- Heritage Crossings: Community Center, Pools, Wading Pool and Spa
- The Terraces: Pool, Spa, Gazebo and Pavilion
- Liberty Bluff: Dog Park and Playground
- Grand Traverse Parkway: Playground
- Grand Traverse Parkway: Outdoor Fitness Center

If you have any questions about your parks and recreation amenities, please don't hesitate to reach out to the District Management team at (407) 841-5524 extension 138 or through [TAdams@gmscfl.com](mailto:TAdams@gmscfl.com) at Governmental Management Services – Central Florida, LLC.

Sincerely,

Tricia L. Adams, District Manager  
Reunion East Community Development District  
Reunion West Community Development District

## Sunshine Law Disclosure

Under Florida law, emails to and from District officials are considered public record. If you do not want your email address released in response to a public records request, do not send electronic mail to District officials. Instead, contact the District Manager's office by phone (as per Chapter 119, *Florida Statutes*).

## District Management Offices

Other amenity questions should be directed to District Staff. Please contact District Staff with any maintenance concerns or if a special event is desired at Seven Eagles Center, Heritage Crossing Pool A, Heritage Crossing Pool B, Heritage Crossings Community Center, Homestead Pool, Carriage Point Pool, Terraces Pool, Terraces Pavilion, Grand Traverse Parkway Playground or Grand Traverse Parkway Outdoor Fitness Center. A copy of the Special Events Policy will be provided upon request.

Reunion East Community Development District  
Reunion West Community Development District  
c/o Governmental Management Services – Central Florida, LLC  
219 East Livingston Street  
Orlando, Florida 32801  
Phone: (407) 841-5524  
Fax: (407) 839-1526  
[www.reunioneastcdd.com](http://www.reunioneastcdd.com)  
[www.reunionwestcdd.com](http://www.reunionwestcdd.com)

Tricia L. Adams, District Manager, [TAdams@gmscfl.com](mailto:TAdams@gmscfl.com)  
Alan Scheerer, Field Operations Manager, [AScheerer@gmscfl.com](mailto:AScheerer@gmscfl.com)

## Security Office

Dial 911 in an emergency.  
Reunion Security Offices can be reached by calling (407) 396-3130.

## **1. Facility Access Cards**

1. Facility Access Cards may be issued to all members (aged 18 and older) of each Resident's household and/or Non-Resident Members.
2. All Patrons will be required to sign a waiver of liability before using the District amenities. A parent or legal guardian is required to sign a waiver of liability for Patrons under the age of 18.
3. Patrons and Guests may be required to present ID cards upon request by staff at any Amenity Facility.
4. Further instructions for obtaining an Amenity Access card are provided by calling Reunion Security at (407) 396-3130.

## **2. Non-Resident Annual User Fee**

1. The Annual User Fee for any Non-Resident is \$3,000.00 per fiscal year (October 1 – September 30). This payment must be paid in full at time of completion of the Non-Resident user application and the corresponding agreement. This fee includes usage for four persons total. This fee will permit the use of all Amenity Facilities for one (1) fiscal year, pro-rated if applicable. Each subsequent annual membership fee shall be paid in full by October 1. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of amenity facilities. This membership is not available for commercial purposes.

## **3. Guest Policies**

1. Guests under the age of 18 must be accompanied by an adult aged 18 or older. Guests must have a valid access card with a Resident, Non-Resident Member or Renter providing access to the District Facilities.
2. Patrons who have a Guest using the District amenities are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.
3. Each household/dwelling unit will be permitted to bring up to six (6) Guests per day to the aquatic facilities. The number of Guests per household/dwelling unit cannot exceed six (6) per day unless approved by the appropriate Amenity Manager.

## **4. Renter's Privileges**

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter is required to obtain an Access Card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

## 5. General Facility Provisions

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting.
  - a. The Amenity Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly-noticed Board meeting.
2. All Residents and Guests may be required to present their Access Cards or ID cards in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Amenity Manager.
4. Dogs or other pets (with the exception of bona fide Service Animal(s) trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public facilities including, but not limited to, amenity buildings, pools, or related facilities, with the exception of the dog park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

If the Service Animal is out of control and the handler does not take effective measures to control it;

If the Service Animal is not housebroken; or

If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. In the event of a special event or activity occurring outdoors, the Amenity Manager may allow leashed and well-behaved dogs. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to others.

5. Vehicles must be parked in designated areas. Motorized vehicles, including golf carts, are not allowed on any trails at any time. Golf cart operation on public roads must conform to Section 316.212, *Florida Statutes*.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their Access Cards and / or ID cards upon request by staff or Security Guards at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards or Access Cards should be reported immediately to the Security office. A fee will be assessed for any replacement cards.
11. Smoking and/or vaping is not permitted at any of the District facilities. This includes entrances to facilities and within parks.
12. No alcohol may be sold or served on any District Property at any time unless provided by the designated Amenity Manager as part of catering services.
13. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
14. Aquatic facility rules that are posted in appropriate areas must be observed.

15. Patrons and their Guests shall treat all staff members with courtesy and respect.
16. Off-road motorbikes and/or vehicles, excluding golf carts and bicycles, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
17. Children/Patrons under the age of 18 must be attended to at all times while utilizing Amenity Facilities. District staff will not offer childcare services.
18. Skateboards and scooters are not allowed on the Amenity Facilities property at anytime.
19. The Amenity Manager must approve performances at any Amenity Facility, including those by outside entertainers, in advance using the guidelines provided in the Special Events Policy available on the District website or from District staff.
20. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
21. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
22. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in accordance with Florida law.
23. The Amenity Manager and/or District Staff reserve the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities in accordance with the Special Events Policy and other policies established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any Amenity Facilities, and shall ensure that any Guest or minor for whom they are responsible also complies with the same.
26. There shall be no overnight parking in the Amenity Facility parking lots.
27. Please refer to Rules for Street Parking (posted on [www.reunioneastcdd.com](http://www.reunioneastcdd.com) and [www.reunionwestcdd.com](http://www.reunionwestcdd.com)) for guidelines regarding parking on District roadways.

## **6. Loss or Destruction of Property or Instances of Personal Injury**

1. Each Patron and each Guest assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron or Guest or family member(s).
3. Any Patron, Guests or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facilities' premises shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives,

District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees representatives, contractor or agents. Any Patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employee representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

## 7. General District Amenity Facility Policy

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager.

Emergencies: After contacting 9-1-1 if required, all emergencies and injuries on District property must be reported to the District Manager Tricia Adams by phone: (407) 841-5524 ext. 138 or by e-mail at [TAdams@gmscfl.com](mailto:TAdams@gmscfl.com).

District Equipment: Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guests will be responsible to the District for any cost associated with repair or replacement of that equipment.

***Please note that certain Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk.***

## 8. Aquatic Facilities Rules

### **No lifeguard on duty – swim at your own risk.**

Reunion East features neighborhood pool facilities to improve the leisure time of our residents. In order to enjoy a safe and enjoyable environment within these facilities, please adhere to the following guidelines and policies.

#### **Usage Guidelines**

1. Swim at your own risk. Lifeguards do not supervise the pool areas during operating hours.
2. Pools are open 8 am to 11 pm.
3. Children must be three years old to enter the pool.
4. No one under the age of 18 is allowed in the area alone unless accompanied by a person 18 years and older. Residents are not permitted to drop off their children/grandchildren without specific supervision from a person 18 years and older.
5. Children under the age of 10 must be directly supervised by a person 18 years or older in the water or from the deck at all times. A single individual may be responsible for supervising a maximum of four (4) children at any given time.
6. Flotation devices are permitted, but their use by non-swimmers requires direct supervision in the water by a person 18 years of age or older.
7. Persons unable to swim 25 yards without stopping and unable to handle themselves well in the water are not permitted in water above their shoulders.
8. To prevent accidental loss or damage, we recommend that personal pool toys be left at home.

9. No bicycles, scooters, roller skates, roller blades or skate boards are permitted on the pool deck or within respective amenity's gated areas.
10. Strollers are allowed on the deck, as long as they are kept a minimum of three (3) feet from the pool edge and are maintained in a locked position.
11. Glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms. This is per State regulations. Food and drink are not permitted within 3 feet of the pool. Alcohol service at Seven Eagles, Heritage Crossings Community Center and The Stables are managed by the Amenity Manager and other facilities are subject to the provisions in the District's Special Events Policy. Residents should not otherwise bring alcohol to District amenities.
12. All swimmers must shower before initially entering the pool.
13. Persons with open cuts, wounds, sores or blisters may not use the pool.
14. No person should use the pool with or suspected of having a communicable disease that could be transmitted through the use of the pool.
15. Appropriate swimming attire (swimsuits) must be worn at all times.
16. Infants/children not toilet trained and incontinent adults must wear swimsuit diapers or snug plastic pants under their swim suits. Diapers (cloth and disposable) are prohibited.
17. Animals are not permitted in the pool areas.
18. Sitting on or hanging from pool ladders is not allowed.
19. No diving is permitted.
20. Back dives, flips, back jumps or other dangerous actions from the side of the pool are prohibited.
21. Radios and other devices for music or broadcast are only allowed with personal listening devices such as earphones.
22. Only authorized staff members are allowed in the filter rooms, chemical storage rooms, first aid station and staff office area.
23. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
24. The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
25. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately when instructed to do so by the staff.
26. All swim instructors must be approved, certified and employed by the Amenity Manager.
27. All other general facility rules apply.

## **9. Seven Eagles Fitness Center and Functional Fitness Center**

1. Maximum Fitness Center capacity is 17 persons.
2. Maximum Functional Fitness Center Capacity is 6 persons.
3. Children aged 12 and under are not permitted in the Fitness Centers at any time. This applies to a restricting all strollers, baby carriers and children from sitting on the floor while a parent or guardian is exercising.
4. Teens aged 13 to 17 may use the fitness room equipment when supervised by an adult.
5. Rubber soled shoes that cover the entire foot are required to be worn at all times when using the Fitness Center.
6. Shirts must be worn at all times when using the Fitness Centers.
7. Bathing suits and jeans are not permitted in the Fitness Centers.
8. Food is not permitted in the Fitness Centers. Plastic beverage containers are allowed.
9. Please be considerate of other users. Wipe down equipment using the sanitary wipes provided by the Amenity Manager after each use. Return weight plates and dumbbells to the appropriate rack provided.
10. Circuit training has priority, please allow others to work in/share the circuit equipment

between sets.

11. Cardiovascular equipment is limited to a maximum 30 minutes when people are waiting.
12. Using a spotter when lifting weights is recommended. The Fitness Centers are not supervised and you are exercising at your own risk.
13. Reunion East Community Development District is not responsible for personal belongings lost, damaged or stolen in the facility.
14. Please limit conversations and cell phone use as a courtesy to other users.
15. Sound producing equipment is prohibited with the exception of District approved activities. Personal sound equipment may be used with personal listening devices such as headsets or ear buds only.
16. Restrict floor exercises to the back area of the exercise room which leaves the main fitness floor area clear of personal items.
17. Please report any equipment problems to the District Manager's Office Phone: (407) 841-5524, Alan Scheerer, Field Operations Manager [AScheerer@gmscfl.com](mailto:AScheerer@gmscfl.com).

## 10. Bocce Court

1. Bocce balls shall not be tossed or thrown outside of the court.
2. Common courtesy and sports etiquette required for all games.

## 11. Terraces Gazebo, Terraces Pavilion and Other Outdoor Areas

The outdoor areas of the Districts are maintained for the use of Residents of the community. The policies below adhere to all outdoor spaces including the pavilion, gazebo, and other outdoor spaces.

The Terraces Gazebo and Pavilion event lawn and patio areas are available for use by Residents and their Guests only on a first come, first serve basis.

1. Private rentals may be reserved through the District Manager's office per the Reunion East Special Events Policies. Private rentals are subject to appropriate fees as approved by the Board. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.
2. A schedule of activities will be posted in each area and updated by the staff.
3. Residents on a first-come, first-served basis may utilize the Gazebo and Pavilion.
4. No alcohol may be sold or served at any District amenity including outdoor spaces unless approved in advance by the amenity manager.
5. No one under the age of 18 is allowed in the area alone unless accompanied by a person 18 years and older. Residents are not permitted to "drop off" their children/grandchildren without specific supervision from a person 18 years or older.
6. Bikes, rollerblades, skateboards and equipment with wheels are prohibited.
7. No chalking or marking any outdoor areas.
8. Pets must be kept on leash and residents must pick up and dispose of pet waste in appropriate receptacles. Residents are encouraged to utilize the dog park.
9. Profanity, fighting or disruptive behavior will not be tolerated.
10. No smoking or vaping any substances in public spaces.
11. Residents are responsible for bringing their own equipment.
12. All instructors must be approved by the Amenity Manager.
13. All programs and services including but not limited to personal training, group exercise, and instructional programs must be approved by the Amenity Manager.
14. Amplified sound systems and DJs are prohibited unless it is an approved program, event or private rental.
15. Residents must clean up after themselves and dispose of trash in the appropriate receptacles.
16. Removal of furniture or equipment is prohibited.
17. All other general facility rules apply.



## 12. Dog Parks

Dog parks are available within the Reunion Community for the enjoyment of residents and their four-legged friends.

1. Use of Dog Park is at your own risk.
2. Owners are legally responsible for the behavior of their dogs at all times.
3. Dogs must be leashed while entering and exiting the park.
4. Dog waste must be cleaned up by their owners immediately.
5. The dog park may only be reserved for a community approved program or event. All scheduled events will be posted.
6. Owners must be within the dog park and supervising their dog with leash readily available.
7. Dog handlers must be at least 16 years of age.
8. Children must be accompanied by an adult aged 18 or older and must be supervised at all times.
9. Aggressive dogs must be removed immediately.
10. Dogs should be under voice control.
11. Human food is prohibited at the dog park.
12. Dog food and treats are prohibited at the dog park.
13. Glass containers are prohibited at the dog park.
14. Female dogs in heat are prohibited at the dog park.
15. Puppies under four months are prohibited at the dog park.
16. Owners must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.
17. All other general facility rules apply.

## 13. Liberty Bluff Playground and Grand Traverse Parkway Playground

1. Playgrounds are available dawn to dusk.
2. Recommended ages for equipment are 5 to 12.
3. Children up to age 12 must be supervised by an adult aged 18 or older at all times. The Playground is not intended to be used by children over 12 years of age.
4. Surfaces can become hot when exposed to direct sunlight.
5. Surfaces can become slippery when wet.
6. No food, alcohol, glass containers, smoking or vaping products allowed.
7. Use at your own risk.

## 14. Grand Traverse Parkway Outdoor Fitness Center

1. The Outdoor Fitness Center is available dawn to dusk.
2. Teens aged 13 to 17 can use the Outdoor Fitness Center with adult supervision.
3. Proper workout attire and footwear required at all times.
4. No food, alcohol, glass containers, smoking or vaping products allowed.
5. Use at your own risk.
6. Inspect equipment before use and report any damages to [ascheerer@gmscfl.com](mailto:ascheerer@gmscfl.com) or (407) 841-5524.

## 15. Lakes, Ponds, and Natural Areas Within District

The lakes and ponds throughout the community are designed and maintained for the enjoyment of our community.

No fishing is permitted in District-managed bodies of water. Residents shall not trespass on private property of another Resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our community. Anyone near said water bodies are there at their own risk. District waterbodies may be deep and those participating in recreational activities District waterbodies do so at their own risk. The District recommends use of appropriate safety equipment during any such activities.

No watercrafts of any kind are allowed in any other body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Osceola County and the South Florida Water Management District (SFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Osceola County and SFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Osceola County and/or SFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

## 16. Wildlife and Contacts

In the event of an emergency situation, please call 911.

Please do not disturb or agitate wildlife encountered while in the community.

For any stray domestic animals, please contact Osceola County Animal Services for assistance.

## 17. Amenity Rental Procedures

A copy of the Special Events Policy, will be provided upon request. This additional policy document details rental procedures and policies for **Heritage Crossing Pool A, Heritage Crossing Pool B, Homestead Pool, Carriage Point Pool, Terraces Pool, Terraces Pavilion, Linear Park, Seven Eagles Pool Area** and Heritage Crossings Community Center. Please contact District Management staff at Phone: (407) 841-5524 to receive a copy of the Special Events Policy that includes rental fees, capacities, procedures, application and policies.

# SECTION 6

# 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	<b>In Process</b>	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	<b>In Process</b>	Debrief on project to be presented 01.09.2025
5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer	<b>In Process</b>	Approved 07.13.2023; RFID/prox card reader installed - transponder reader installed - dataline needs troubleshooting but pending legal work to verify ownership of guard house.
6/8/23	Determine Best Use of The Stables Parcel		<b>In Process</b>	Proposal from bond counsel for tax analysis pending.

8/10/23	Seven Eagles Fitness Center Mats & Equipment	Scheerer	<b>In Process</b>	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. One treadmill needed replacement as of 12.12.2024.
10/12/23	Confirm Intersection Design and Timing for OLWR & Spine Rd Intersection Improvement with OC	Curley	<b>In Process</b>	
10/12/23	KORR petition to consider property conveyance from RE to KORR	Trucco, Boyd	<b>In Process</b>	Developer funding agreement in place, request under review.

12/14/23	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco, Boyd	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 12.12.2024
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			<a href="https://permits.osceola.org/CitizenAccess/Default.aspx">https://permits.osceola.org/CitizenAccess/Default.aspx</a> Parcel Numbers: <a href="#">282527000000600000</a> 51.02 acres <a href="#">332527000000500000</a> 52.55 acres <a href="#">3325273160000A0090</a> 19.04 acres
12/9/21	Monitor Sinclair Road Extension Project			<a href="http://www.Osceola.org/go/sinclairroad">www.Osceola.org/go/sinclairroad</a>



	Monitor Old Lake Wilson Road Improvement Project			<a href="http://www.improveoldlakewilsonroad.com">www.improveoldlakewilsonroad.com</a>
	Pavement Management & Traffic Calming	Curley	<b>In Process</b>	Debrief on project to be presented 01.09.2025
8/10/23	Traffic Enforcement Agreement with OCSO (RE and RW)	Trucco	<b>In Process</b>	Acknowledgement Regarding Traffic Control Jurisdiction of Osceola County Sheriff's Office Approved by BOS 12.12.2024.
12/14/23	Playground Project in RWCDD Encore Neighborhood	Scheerer	<b>In Process</b>	FY2025 Project. Proposal approved 11.14.2024. Legal agreement pending as of 12.06.2024. Easement agreement approved in substantial form November 2024. Board reviewed revised easement December 2024 and advised of needed changes.

# SECTION II

# Reunion West

## Community Development District

### Summary of Invoices

December 01, 2024 - December 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	12/5/24	2440-2441	\$ 16,504.82
	12/12/24	2442-2446	\$ 345,833.22
	12/13/24	2447-2452	\$ 2,086,838.44
	12/19/24	2453-2456	\$ 13,016.37
			\$ 2,462,192.85
Payroll			
	<u>December 2024</u>		
	Graham Staley	50668	\$ 184.70
	Mark Greenstein	50669	\$ 184.70
	Michael Barry	50670	\$ 184.70
	Sharon Harley	50671	\$ 184.70
			\$ 738.80
<b>TOTAL</b>			<b>\$ 2,462,931.65</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
12/05/24	00066	11/12/24	RWCDDMMD 202412 300-13100-10100 LANDSCAPE MAINT DEC24		*	8,626.00		
		11/12/24	RWCDDMMD 202412 320-53800-47300 LANDSCAPE MAINT DEC24		*	6,507.33		
		11/22/24	RWCDD071 202411 300-13100-10100 FLUSH CUT SABAL PALM/RPLC		*	396.15		
		11/22/24	RWCDD071 202411 320-53800-53100 FLUSH CUT SABAL PALM/RPLC		*	298.85		
							CREATIVE NORTH INC	15,828.33 002440
12/05/24	00036	11/01/24	2239 202410 320-53800-43000 DUKEENERGY#9100 8323 9862		*	68.08		
		11/01/24	2240 202410 320-53800-43000 DUKEENERGY#9100 8324 0443		*	568.68		
		11/01/24	2254 202410 320-53800-43100 TOHO METER#62644090 OCT24		*	39.73		
							REUNION RESORT	676.49 002441
12/12/24	00051	12/06/24	4210 202411 310-51300-31100 CDD MTG/MOT&PAVE MONITOR		*	3,150.84		
							BOYD CIVIL ENGINEERING	3,150.84 002442
12/12/24	00053	12/06/24	5699 202411 300-13100-10100 RPLC 5-ADJ.30WT-50WT LGHT		*	1,957.95		
		12/06/24	5699 202411 320-53800-47200 RPLC 5-ADJ.30WT-50WT LGHT		*	1,477.05		
							BERRY CONSTRUCTION INC.	3,435.00 002443
12/12/24	00066	12/05/24	RWCDD072 202411 300-13100-10100 RPR HUNTER PGP ROTOR/PRS		*	90.18		
		12/05/24	RWCDD072 202411 320-53800-46500 RPR HUNTER PGP ROTOR/PRS		*	68.03		
							CREATIVE NORTH INC	158.21 002444
12/12/24	00020	12/01/24	601 202412 310-51300-34000 MANAGEMENT FEES DEC24		*	4,414.42		
		12/01/24	601 202412 310-51300-35200 WEBSITE ADMIN DEC24		*	105.00		
		12/01/24	601 202412 310-51300-35100 INFORMATION TECH DEC24		*	157.50		
		12/01/24	601 202412 310-51300-31300 DISSEMINATION FEE DEC24		*	875.00		
		12/01/24	601 202412 310-51300-51000 OFFICE SUPPLIES		*	.24		
		12/01/24	601 202412 310-51300-42000 POSTAGE		*	30.32		

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
12/19/24	00053	12/15/24 5716	202412 300-13100-10100	RPLC 18SECT.FENCE/10POSTS	*	3,058.05		
		12/15/24 5716	202412 320-53800-48100	RPLC 18SECT.FENCE/10POSTS	*	2,306.95		
		12/15/24 5717	202412 300-13100-10100	RMV/STORE BROKEN SPD SGN	*	105.45		
		12/15/24 5717	202412 320-53800-53200	RMV/STORE BROKEN SPD SGN	*	79.55		
							BERRY CONSTRUCTION INC.	5,550.00 002454
12/19/24	00043	12/09/24 133039	202411 310-51300-31500	MTG/ALL CTY PAVE/TRAFFIC	*	2,218.69		
							LATHAM,LUNA,EDEN & BEAUDINE,LLP	2,218.69 002455
12/19/24	00069	12/01/24 5209060	202412 300-13100-10100	SECUIRITY COST SHARE DEC24	*	1,296.75		
		12/01/24 5209060	202412 320-53800-34500	SECUIRITY COST SHARE DEC24	*	978.25		
		12/13/24 RW202412	202410 300-13100-10100	MTHLY GATE REPAIRS OCT24	*	393.94		
		12/13/24 RW202412	202410 320-53800-57400	MTHLY GATE REPAIRS OCT24	*	297.18		
		12/13/24 RW202412	202411 300-13100-10100	MTHLY GATE REPAIRS NOV24	*	326.33		
		12/13/24 RW202412	202411 320-53800-57400	MTHLY GATE REPAIRS NOV24	*	246.17		
		12/13/24 RW202412	202412 300-13100-10100	MTHLY GATE REPAIRS DEC24	*	762.12		
		12/13/24 RW202412	202412 320-53800-57400	MTHLY GATE REPAIRS DEC24	*	574.94		
							REUNION WEST PROPERTY OWNERS INC	4,875.68 002456
						TOTAL FOR BANK A	2,462,192.85	
						TOTAL FOR REGISTER	2,462,192.85	

# SECTION III

***Reunion West***  
***Community Development District***

***Unaudited Financial Reporting***  
***November 30, 2024***





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**Reunion West**  
**Community Development District**  
**Balance Sheet**  
**November 30, 2024**

	<i>General Fund</i>	<i>Replacement &amp; Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
Cash - Truist	\$ 435,806	\$ 55,950	\$ -	\$ -	\$ 491,756
Assessment Receivable	-	-	-	-	-
Investments:					
Series 2015					
Reserve	-	-	168,857	-	168,857
Revenue	-	-	190,305	-	190,305
Series 2016					
Reserve	-	-	303,900	-	303,900
Revenue	-	-	225,475	-	225,475
Prepayment	-	-	26	-	26
Series 2017					
Reserve	-	-	281,178	-	281,178
Revenue	-	-	195,194	-	195,194
Prepayment	-	-	2,739	-	2,739
Series 2019					
Reserve	-	-	337,310	-	337,310
Revenue	-	-	135,022	-	135,022
Construction	-	-	-	114,261	114,261
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	353,747	-	353,747
Investment - Custody	3,147	-	-	-	3,147
SBA - Operating	649,225	-	-	-	649,225
SBA - Reserve	-	891,907	-	-	891,907
Due from General Fund	-	-	-	-	-
Due from Reunion East	150,222	1,064	-	-	151,286
Prepaid Expenses	562	-	-	-	562
<b>Total Assets</b>	<b>\$ 1,238,962</b>	<b>\$ 948,921</b>	<b>\$ 2,453,689</b>	<b>\$ 114,261</b>	<b>\$ 4,755,833</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 11,615	\$ -	\$ -	\$ -	\$ 11,615
Due to Reunion East	574,440	29,229	-	-	603,669
<b>Total Liabilities</b>	<b>\$ 586,055</b>	<b>\$ 29,229</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 615,284</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 359,162	\$ -	\$ 359,162
Assigned For Debt Service 2016	-	-	529,400	-	529,400
Assigned For Debt Service 2017	-	-	479,110	-	479,110
Assigned For Debt Service 2019	-	-	472,332	-	472,332
Assigned For Debt Service 2022	-	-	613,684	-	613,684
Assigned For Capital Projects 2019	-	-	-	114,261	114,261
Unassigned	652,907	919,692	-	-	1,572,599
<b>Total Fund Balances</b>	<b>\$ 652,907</b>	<b>\$ 919,692</b>	<b>\$ 2,453,688.90</b>	<b>\$ 114,261</b>	<b>\$ 4,140,549</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,238,962</b>	<b>\$ 948,921</b>	<b>\$ 2,453,689</b>	<b>\$ 114,261</b>	<b>\$ 4,755,833</b>

# Reunion West

## Community Development District

### General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 1,780,771	\$ 203,606	\$ 203,606	\$ -
Interest	37,500	6,250	5,368	(881)
Rental Income	5,714	952	2,160	1,208
<b>Total Revenues</b>	<b>\$ 1,823,985</b>	<b>\$ 210,808</b>	<b>\$ 211,134</b>	<b>\$ 326</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 600	\$ 1,400
FICA Expense	918	153	46	107
Engineering Fees	18,000	3,000	3,816	(816)
Attorney	45,000	7,500	4,375	3,125
Arbitrage	2,250	-	-	-
Dissemination Agent	10,500	1,750	1,750	-
Annual Audit	5,100	-	-	-
Trustee Fees	19,880	-	-	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	52,973	8,829	8,829	(0)
Information Technology	1,890	315	315	-
Website Maintenance	1,260	210	210	-
Telephone	100	17	-	17
Postage	1,500	250	29	221
Printing & Binding	500	83	-	83
Insurance	11,650	11,650	11,325	325
Legal Advertising	5,000	833	-	833
Other Current Charges	600	100	280	(180)
Office Supplies	250	42	1	41
Property Appraiser Fee	750	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 198,171</b>	<b>\$ 44,782</b>	<b>\$ 39,626</b>	<b>\$ 5,156</b>

# Reunion West

## Community Development District

### General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b><i>Maintenance - Shared Expenses</i></b>				
Field Maintenance	\$ 34,749	\$ 5,792	\$ 5,792	\$ -
Property Insurance	52,512	52,512	47,954	4,558
Telephone	6,450	1,075	1,148	(73)
Electric	283,800	47,300	43,433	3,867
Water & Sewer	31,128	5,188	3,189	1,999
Gas	36,550	6,092	1,643	4,448
Landscape - Contract	501,969	83,662	107,811	(24,149)
Landscape - Contingency	21,500	3,583	8,003	(4,420)
Pond Maintenance	10,750	1,792	1,458	334
Irrigation Repairs & Maintenance	15,050	2,508	911	1,598
Pool & Fountain Maintenance	154,972	25,829	29,147	(3,318)
Building Repairs & Maintenance	12,900	2,150	4,658	(2,508)
Contract Cleaning	44,978	7,496	9,130	(1,633)
Fitness Center Repairs & Maintenance	5,977	996	678	318
Gate & Gatehouse Maintenance	32,250	5,375	4,558	817
Lighting	6,450	1,075	1,763	(688)
Maintenance (Inspections)	1,505	251	987	(736)
Operating Supplies	1,075	179	-	179
Parking Violation Tags	215	36	-	36
Pest Control	-	-	36	(36)
Pressure Washing	21,500	3,583	-	3,583
Repairs & Maintenance	12,900	2,150	1,187	963
Roadways/Sidewalks/Bridge	17,200	2,867	484	2,383
Security	91,963	15,327	11,990	3,337
Signage	6,450	1,075	2,378	(1,303)
Hurricane Expense	-	-	2,671	(2,671)
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 1,404,792</b>	<b>\$ 277,892</b>	<b>\$ 291,008</b>	<b>\$ (13,116)</b>
<b><i>Heritage Crossing Community Center</i></b>				
Telephone	\$ 2,881	\$ 480	\$ -	\$ 480
Electric	17,200	2,867	1,163	1,704
Water & Sewer	860	143	109	34
Gas	387	65	24	40
Trash Services	17,200	2,867	-	2,867
Building Repairs & Maintenance	-	-	273	(273)
Contract Cleaning	17,200	2,867	746	2,121
Landscape - Contract	15,403	15,403	-	15,403
Maintenance (Inspections)	484	81	817	(736)
Operating Supplies	1,032	172	-	172
Pest Control	516	86	97	(11)
Repairs & Maintenance	2,580	430	-	430
<b>Total HC Community Center Shared</b>	<b>\$ 75,742</b>	<b>\$ 25,460</b>	<b>\$ 3,229</b>	<b>\$ 22,231</b>
<b><i>Reserves</i></b>				
Capital Reserve Transfer	\$ 379,435	\$ 379,435	\$ -	\$ 379,435
<b>Total Reserves</b>	<b>\$ 379,435</b>	<b>\$ 379,435</b>	<b>\$ -</b>	<b>\$ 379,435</b>
<b>Total Expenditures</b>	<b>\$ 2,058,140</b>	<b>\$ 727,568</b>	<b>\$ 333,863</b>	<b>\$ 393,706</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (234,156)</b>		<b>\$ (122,729)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 234,156</b>		<b>\$ 775,636</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 652,907</b>	

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 203,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203,606
Interest	2,768	2,601	-	-	-	-	-	-	-	-	-	-	5,368
Miscellaneous Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental Income	440	1,720	-	-	-	-	-	-	-	-	-	-	2,160
<b>Total Revenues</b>	<b>\$ 3,208</b>	<b>\$ 207,926</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 211,134</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Expense	-	46	-	-	-	-	-	-	-	-	-	-	46
Engineering Fees	665	3,151	-	-	-	-	-	-	-	-	-	-	3,816
Attorney	2,157	2,219	-	-	-	-	-	-	-	-	-	-	4,375
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	875	875	-	-	-	-	-	-	-	-	-	-	1,750
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	4,414	4,414	-	-	-	-	-	-	-	-	-	-	8,829
Information Technology	158	158	-	-	-	-	-	-	-	-	-	-	315
Website Maintenance	105	105	-	-	-	-	-	-	-	-	-	-	210
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	25	4	-	-	-	-	-	-	-	-	-	-	29
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	11,325	-	-	-	-	-	-	-	-	-	-	-	11,325
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	134	146	-	-	-	-	-	-	-	-	-	-	280
Office Supplies	1	0	-	-	-	-	-	-	-	-	-	-	1
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 27,908</b>	<b>\$ 11,718</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,626</b>

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b><i>Maintenance - Shared Expenses</i></b>													
Field Maintenance	\$ 2,896	\$ 2,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,792
Property Insurance	47,954	-	-	-	-	-	-	-	-	-	-	-	47,954
Telephone	739	409	-	-	-	-	-	-	-	-	-	-	1,148
Electric	21,667	21,765	-	-	-	-	-	-	-	-	-	-	43,433
Water & Sewer	1,525	1,664	-	-	-	-	-	-	-	-	-	-	3,189
Gas	769	874	-	-	-	-	-	-	-	-	-	-	1,643
Landscape - Contract	33,497	74,314	-	-	-	-	-	-	-	-	-	-	107,811
Landscape - Contingency	421	7,582	-	-	-	-	-	-	-	-	-	-	8,003
Pond Maintenance	729	729	-	-	-	-	-	-	-	-	-	-	1,458
Irrigation Repairs & Maintenance	482	429	-	-	-	-	-	-	-	-	-	-	911
Pool & Fountain Maintenance	17,601	11,546	-	-	-	-	-	-	-	-	-	-	29,147
Building Repairs & Maintenance	2,265	2,393	-	-	-	-	-	-	-	-	-	-	4,658
Contract Cleaning	4,565	4,565	-	-	-	-	-	-	-	-	-	-	9,130
Fitness Center Repairs & Maintenance	678	-	-	-	-	-	-	-	-	-	-	-	678
Gate & Gatehouse Maintenance	2,542	2,016	-	-	-	-	-	-	-	-	-	-	4,558
Lighting	-	1,763	-	-	-	-	-	-	-	-	-	-	1,763
Maintenance (Inspections)	645	342	-	-	-	-	-	-	-	-	-	-	987
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	36	-	-	-	-	-	-	-	-	-	-	-	36
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	1,187	-	-	-	-	-	-	-	-	-	-	-	1,187
Roadways/Sidewalks/Bridge	484	-	-	-	-	-	-	-	-	-	-	-	484
Security	5,995	5,995	-	-	-	-	-	-	-	-	-	-	11,990
Signage	2,212	166	-	-	-	-	-	-	-	-	-	-	2,378
Hurricane Expenses	2,372	299	-	-	-	-	-	-	-	-	-	-	2,671
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 151,262</b>	<b>\$ 139,746</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 291,008</b>
<b><i>Heritage Crossing Community Center</i></b>													
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	-	1,163	-	-	-	-	-	-	-	-	-	-	1,163
Water & Sewer	-	109	-	-	-	-	-	-	-	-	-	-	109
Gas	-	24	-	-	-	-	-	-	-	-	-	-	24
Trash Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Repairs & Maintenance	-	273	-	-	-	-	-	-	-	-	-	-	273
Contract Cleaning	373	373	-	-	-	-	-	-	-	-	-	-	746
Landscape - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance (Inspections)	228	589	-	-	-	-	-	-	-	-	-	-	817
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	97	-	-	-	-	-	-	-	-	-	-	97
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total HC Community Center Shared</b>	<b>\$ 601</b>	<b>\$ 2,628</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,229</b>
<b><i>Reserves</i></b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 179,771</b>	<b>\$ 154,092</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 333,863</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (176,563)</b>	<b>\$ 53,834</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (122,729)</b>

# Reunion West

## Community Development District Replacement & Maintenance Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b>Revenues:</b>				
Transfer In	\$ 379,435	\$ -	\$ -	\$ -
Interest	36,000	6,000	7,341	1,341
<b>Total Revenues</b>	<b>\$ 415,435</b>	<b>\$ 6,000</b>	<b>\$ 7,341</b>	<b>\$ 1,341</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 100	\$ 80	\$ 20
Capital Outlay	1,074,887	179,148	27,467	151,680
<b>Total Expenditures</b>	<b>\$ 1,075,487</b>	<b>\$ 179,248</b>	<b>\$ 27,548</b>	<b>\$ 151,700</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (660,052)</b>		<b>\$ (20,206)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 952,568</b>		<b>\$ 939,899</b>	
<b>Fund Balance - Ending</b>	<b>\$ 292,516</b>		<b>\$ 919,692</b>	

# Reunion West

## Community Development District

### Debt Service Fund - Series 2015

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 326,875	\$ 37,373	\$ 37,373	\$ -
Interest	16,000	2,667	2,997	330
<b>Total Revenues</b>	<b>\$ 342,875</b>	<b>\$ 40,040</b>	<b>\$ 40,370</b>	<b>\$ 330</b>
<b>Expenditures:</b>				
<b>Series 2015</b>				
Interest - 11/01	\$ 72,431	\$ 72,431	\$ 72,431	\$ -
Principal - 05/01	185,000	-	-	-
Interest - 05/01	72,431	-	-	-
<b>Total Expenditures</b>	<b>\$ 329,863</b>	<b>\$ 72,431</b>	<b>\$ 72,431</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 13,013</b>		<b>\$ (32,061)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 220,411</b>		<b>\$ 391,223</b>	
<b>Fund Balance - Ending</b>	<b>\$ 233,424</b>		<b>\$ 359,162</b>	



# Reunion West

## Community Development District

### Debt Service Fund - Series 2016

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 538,024	\$ 61,515	\$ 61,515	\$ -
Interest	28,500	4,750	6,285	1,535
<b>Total Revenues</b>	<b>\$ 566,524</b>	<b>\$ 66,265</b>	<b>\$ 67,800</b>	<b>\$ 1,535</b>
<b>Expenditures:</b>				
<b>Series 2016</b>				
Interest - 11/01	\$ 177,688	\$ 177,688	\$ 177,688	\$ -
Principal - 11/01	180,000	180,000	180,000	-
Interest - 05/01	173,750	-	-	-
<b>Total Expenditures</b>	<b>\$ 531,438</b>	<b>\$ 357,688</b>	<b>\$ 357,688</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 35,087</b>		<b>\$ (289,887)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 526,383</b>		<b>\$ 819,287</b>	
<b>Fund Balance - Ending</b>	<b>\$ 561,470</b>		<b>\$ 529,400</b>	

# Reunion West

## Community Development District

### Debt Service Fund - Series 2017

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 503,509	\$ 57,569	\$ 57,569	\$ -
Interest	26,500	4,417	5,742	1,325
<b>Total Revenues</b>	<b>\$ 530,009</b>	<b>\$ 61,986</b>	<b>\$ 63,311</b>	<b>\$ 1,325</b>
<b>Expenditures:</b>				
<b>Series 2017</b>				
Interest - 11/01	\$ 167,738	\$ 167,738	\$ 167,738	\$ -
Principal - 11/01	165,000	165,000	165,000	-
Interest - 05/01	164,231	-	-	-
<b>Total Expenditures</b>	<b>\$ 496,969</b>	<b>\$ 332,738</b>	<b>\$ 332,738</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 33,040</b>		<b>\$ (269,427)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 477,492</b>		<b>\$ 748,537</b>	
<b>Fund Balance - Ending</b>	<b>\$ 510,532</b>		<b>\$ 479,110</b>	

# Reunion West

## Community Development District

### Debt Service Fund - Series 2019

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 438,505	\$ 50,136	\$ 50,136	\$ -
Interest	22,500	3,750	4,338	588
<b>Total Revenues</b>	<b>\$ 461,005</b>	<b>\$ 53,886</b>	<b>\$ 54,474</b>	<b>\$ 588</b>
<b>Expenditures:</b>				
<b>Series 2019</b>				
Interest - 11/01	\$ 148,181	\$ 148,181	\$ 148,181	\$ -
Principal - 05/01	140,000	-	-	-
Interest - 05/01	148,181	-	-	-
<b>Total Expenditures</b>	<b>\$ 436,363</b>	<b>\$ 148,181</b>	<b>\$ 148,181</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 24,643</b>		<b>\$ (93,707)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 235,463</b>		<b>\$ 566,039</b>	
<b>Fund Balance - Ending</b>	<b>\$ 260,106</b>		<b>\$ 472,332</b>	

# Reunion West

## Community Development District

### Debt Service Fund - Series 2022

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,071,322	\$ 121,998	\$ 121,998	\$ -
Interest	30,500	5,083	4,894	(190)
<b>Total Revenues</b>	<b>\$ 1,101,822</b>	<b>\$ 127,081</b>	<b>\$ 126,892</b>	<b>\$ (190)</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 11/01	\$ 156,600	\$ 156,600	\$ 156,600	\$ -
Principal - 05/01	735,000	-	-	-
Interest - 05/01	156,600	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,048,200</b>	<b>\$ 156,600</b>	<b>\$ 156,600</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 53,622</b>		<b>\$ (29,708)</b>	

# Reunion West

## Community Development District

### Capital Projects Fund - Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 11/30/24	Thru 11/30/24	
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 875	\$ 875
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 875</b>	<b>\$ 875</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 875</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 113,386</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 114,261</b>	

**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	\$168,857
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$2,925,000</b>

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	\$303,900
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)
LESS: PRINCIPAL PAYMENT 11/1/24	(\$180,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$7,050,000</b>

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	\$281,178
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)
LESS: PRINCIPAL PAYMENT 11/1/24	(\$165,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,805,000</b>

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	\$337,310
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,585,000</b>

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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$10,440,000</b>

# Reunion West

## COMMUNITY DEVELOPMENT DISTRICT

### Special Assessment Receipts

#### Fiscal Year 2025

Gross Assessments	\$ 1,894,441.80	\$ 347,739.07	\$ 572,365.55	\$ 535,647.76	\$ 466,491.57	\$ 1,135,124.88	\$ 4,951,810.63
Net Assessments	\$ 1,780,775.29	\$ 326,874.73	\$ 538,023.62	\$ 503,508.89	\$ 438,502.08	\$ 1,067,017.39	\$ 4,654,701.99

#### ON ROLL ASSESSMENTS

38.26%	7.02%	11.56%	10.82%	9.42%	22.92%	100.00%
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Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015 Debt Service Asmt	2016 Debt Service Asmt	2017 Debt Service Asmt	2019 Debt Service Asmt	2022 Debt Service Asmt	Total
11/18/24	ACH	\$32,502.72	\$617.79	\$1,613.42	\$0.00	\$30,271.51	\$11,581.14	\$2,125.81	\$3,499.00	\$3,274.53	\$2,851.77	\$6,939.27	\$30,271.52
11/22/24	ACH	\$533,509.44	\$10,243.38	\$21,340.46	\$0.00	\$501,925.60	\$192,024.48	\$35,247.54	\$58,016.14	\$54,294.35	\$47,284.53	\$115,058.57	\$501,925.61
12/11/24	ACH	\$2,939,376.48	\$56,436.00	\$117,576.20	\$0.00	\$2,765,364.28	\$1,057,960.83	\$194,196.68	\$319,640.50	\$299,135.26	\$260,514.63	\$633,916.37	\$2,765,364.27
12/20/24	ACH	\$255,370.88	\$4,923.73	\$9,184.51	\$0.00	\$241,262.64	\$92,301.19	\$16,942.58	\$27,886.85	\$26,097.89	\$22,728.45	\$55,305.67	\$241,262.63
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00						

# SECTION IV



**REUNION WEST COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2019  
(ASSESSMENT AREA FIVE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Reunion West Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of April 1, 2015, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of May 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 10
- (B) Identify Assignment and Acquisition Agreement, if applicable:
- (C) Name of Payee pursuant to Assignment and Acquisition Agreement:

**Reunion West Development Partners, LLLP**

- (D) Amount Payable: **\$89,313**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Construction summarized below:

Bear's Den Phase 3	\$ 230,767.65
--------------------	---------------

- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District;
- 2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account; and
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Five Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

Date: \_\_\_\_\_

**CONSULTING ENGINEER'S APPROVAL**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two - Phase One Project and is consistent with: (i) the Assignment and Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.



\_\_\_\_\_  
Consulting Engineer

**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER Reunion West SPE, LLC  
8297 Champion Gates Blvd., Box 372  
Champions Gate, FL. 33896

PROJECT: Reunion 17th and 18th Fairway  
Phase 3

APPLICATION NO. 7

Distribution to:

OWNER  
 ARCHITECT  
 CONTRACTOR

PERIOD TO: December 31, 2019

FROM CONTRACTOR:  
JEM Equipment Corp.  
P.O. Box 2489  
Winter Park, FL. 32790

VIA ENGINEER: Dave Schmitt Engineering, Inc.  
12301 Lake Underhill Road, Suite 241  
Orlando, FL 32828

PROJECT NOS: 19-01

CONTRACT DATE: 4/4/2019

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract.  
Continuation Sheet, AIA Document G703, is attached.


1. ORIGINAL CONTRACT SUM	\$	1,322,007.24
2. Net change by Change Orders	\$	160,780.41
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	1,482,787.65
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,326,895.65
5. RETAINAGE:		
a. 10 % of Completed Work & Material	\$	132,689.57
b. _____		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	132,689.57
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$	1,194,206.08
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 less prior Certificate)	\$	963,438.43
8. CURRENT PAYMENT DUE	\$	230,767.65
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 8)	\$	288,581.57

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$157,053.41	\$11,315.00
Total approved this Month	\$15,042.00	\$0.00
<b>TOTALS</b>	<b>\$172,095.41</b>	<b>\$11,315.00</b>
NET CHANGES by Change Orders	\$160,780.41	

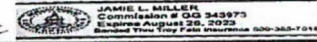
**Note**  
Gross 256,408.50  
Retainage 25,640.85  
Net 230,767.65  
paid 1/17/20

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JEM EQUIPMENT CORP.

By:  Date: 1/7/20

State of: Florida County of: Orange  
Subscribed and sworn to before me this 7th day January  
Notary Public:  
My Commission expires: 

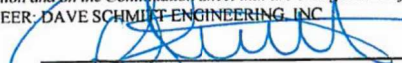


**ENGINEER'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 230,767.65

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER: DAVE SCHMITT ENGINEERING, INC.  
By:  Date: 1/14/20

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20005-5292

AIA DOCUMENT G702 APPLICATION AND CERTIFICATION FOR PAYMENT 1992 EDITION - AIA® © 2019  
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**Approved**  
Jan 16, 2020

*Rmfean*

*Check for prev payment*



	UNIT	QUANTITY	UNIT COST	ORIGINAL CONTRACT AMOUNT	CHANGE ORDERS	REVISED CONTRACT AMOUNT	PREVIOUS QUANTITY	PREVIOUS AMOUNT	QUANTITY THIS ESTIMATE	AMOUNT THIS ESTIMATE	QUANTITY TO DATE	AMOUNT TO DATE
<b>GENERAL CONDITIONS</b>												
MOBILIZATION	LS	1	\$5,500.00	\$5,500.00	\$0.00	\$5,500.00	90%	\$4,950.00	10%	\$550.00	100%	\$5,500.00
CERTIFIED AS-BUILTS	LS	1	\$6,500.00	\$6,500.00	\$0.00	\$6,500.00	20%	\$1,300.00	0%	\$0.00	20%	\$1,300.00
TESTING	LS	1	\$17,500.00	\$17,500.00	\$0.00	\$17,500.00	60%	\$10,500.00	25%	\$4,375.00	85%	\$14,875.00
MOT	LS	1	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00	55%	\$4,125.00	25%	\$1,875.00	80%	\$6,000.00
LAYOUT	LS	1	\$12,500.00	\$12,500.00	\$0.00	\$12,500.00	65%	\$8,125.00	20%	\$2,500.00	85%	\$10,625.00
<b>TOTAL GENERAL CONDITIONS</b>				<b>\$49,500.00</b>	<b>\$0.00</b>	<b>\$49,500.00</b>		<b>\$29,000.00</b>		<b>\$9,300.00</b>		<b>\$38,300.00</b>
<b>CLEARING, DEMOLITION &amp; EARTHWORK</b>												
CONSTRUCTION ENTRANCE - FABRIC & ROCK	EA	1	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	100%	\$3,500.00	0%	\$0.00	100%	\$3,500.00
CONSTRUCTION ENTRANCE - FABRIC & ROCK - STOCKPILE	EA	1	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	100%	\$3,500.00	0%	\$0.00	100%	\$3,500.00
SILT FENCE - SINGLE	LF	3,250	\$1.75	\$5,687.50	\$0.00	\$5,687.50	100%	\$5,687.50	0%	\$0.00	100%	\$5,687.50
REMOVE EXISTING STORM PIPE AND IRRIGATION PIPE	LS	1	\$9,500.00	\$9,500.00	\$0.00	\$9,500.00	100%	\$9,500.00	0%	\$0.00	100%	\$9,500.00
DISCING AND STRIPPING SITE	AC	10	\$2,000.00	\$20,000.00	\$0.00	\$20,000.00	100%	\$20,000.00	0%	\$0.00	100%	\$20,000.00
EXCAVATION	CY	1,750	\$2.85	\$4,987.50	\$0.00	\$4,987.50	100%	\$4,987.50	0%	\$0.00	100%	\$4,987.50
STABILIZED ACCESS FOR DUMPTRUCKS	SY	800	\$3.00	\$2,400.00	\$0.00	\$2,400.00	100%	\$2,400.00	0%	\$0.00	100%	\$2,400.00
IMPORTED MATERIAL - IN PLACE	CY	41,415	\$6.00	\$248,490.00	\$0.00	\$248,490.00	100%	\$248,490.00	0%	\$0.00	100%	\$248,490.00
FINE GRADE BUILDING PADS	SY	11,950	\$0.40	\$4,780.00	\$0.00	\$4,780.00	100%	\$4,780.00	0%	\$0.00	100%	\$4,780.00
FINE GRADE COMMON AREAS	SY	28,600	\$0.50	\$14,300.00	\$0.00	\$14,300.00	25%	\$3,575.00	50%	\$7,150.00	75%	\$10,725.00
MISC. EROSION CONTROL	LS	1	\$5,500.00	\$5,500.00	\$0.00	\$5,500.00	50%	\$2,750.00	25%	\$1,375.00	75%	\$4,125.00
CO#1-ADD. IMPORTED MATERIAL DUE TO DATUM CHANGE	CY	10,785	\$6.00	\$0.00	\$64,710.00	\$64,710.00	100%	\$64,710.00	0%	\$0.00	100%	\$64,710.00
CO#2-ADD IMPORTED MATERIAL - WALL RELOCATED 10' OUT FARTHER - LOTS 1,2,3 ELEVATION CHANGES	CY	7,290	\$6.00	\$0.00	\$43,740.00	\$43,740.00	100%	\$43,740.00	0%	\$0.00	100%	\$43,740.00
<b>TOTAL IMPROVEMENTS CLEARING, DEMOLITION &amp; EARTHWORK</b>				<b>\$322,646.00</b>	<b>\$108,460.00</b>	<b>\$431,096.00</b>		<b>\$417,620.00</b>		<b>\$8,626.00</b>		<b>\$426,146.00</b>
<b>IMPROVEMENTS ON-SITE:</b>												
12" STABILIZED SUBGRADE	SY	7,815	\$3.25	\$25,398.75	\$0.00	\$25,398.75	0%	\$0.00	100%	\$25,398.75	100%	\$25,398.75
6" LIMEROCK BASE	SY	7,815	\$12.25	\$95,733.75	\$0.00	\$95,733.75	0%	\$0.00	100%	\$95,733.75	100%	\$95,733.75
PRIME AND SAND	SY	7,815	\$0.65	\$5,079.75	\$0.00	\$5,079.75	0%	\$0.00	100%	\$5,079.75	100%	\$5,079.75
1" SP-9.5 ASPHALT - (FIRST LIFT - FINAL LIFT NOT INCLUDED)	SY	7,815	\$9.95	\$77,759.25	\$0.00	\$77,759.25	0%	\$0.00	100%	\$77,759.25	100%	\$77,759.25
6" STABILIZED UNDER CURB PADS - 50FBV	SY	2,160	\$4.50	\$9,720.00	\$0.00	\$9,720.00	0%	\$0.00	100%	\$9,720.00	100%	\$9,720.00
TYPE "F" CURB	LF	100	\$17.50	\$1,750.00	\$0.00	\$1,750.00	0%	\$0.00	100%	\$1,750.00	100%	\$1,750.00
TYPE "D" CURB	LF	3,125	\$13.75	\$42,968.75	\$0.00	\$42,968.75	0%	\$0.00	0%	\$0.00	0%	\$0.00
12" X 8" RIBBON CURB	LF	1,545	\$11.85	\$18,308.25	\$0.00	\$18,308.25	0%	\$0.00	0%	\$0.00	0%	\$0.00
3" VALLEY GUTTER	LF	90	\$22.50	\$2,025.00	\$0.00	\$2,025.00	0%	\$0.00	0%	\$0.00	0%	\$0.00
7' SIDEWALK AT PARKING STALLS	LF	570	\$28.75	\$16,387.50	\$0.00	\$16,387.50	0%	\$0.00	0%	\$0.00	0%	\$0.00
6' SIDEWALK COMMON AREAS	LF	1,425	\$24.50	\$34,912.50	\$0.00	\$34,912.50	0%	\$0.00	0%	\$0.00	0%	\$0.00
SIDEWALK RAMPS AT ENTRANCES	EA	2	\$1,450.00	\$2,900.00	\$0.00	\$2,900.00	0%	\$0.00	0%	\$0.00	0%	\$0.00
SOD 2" STRIP BACK OF CURB - BAHIA	SY	1,080	\$3.00	\$3,240.00	\$0.00	\$3,240.00	0%	\$0.00	0%	\$0.00	0%	\$0.00
STRIPING & SIGNAGE	LS	1	\$6,500.00	\$6,500.00	\$0.00	\$6,500.00	0%	\$0.00	0%	\$0.00	0%	\$0.00
<b>TOTAL IMPROVEMENTS ON-SITE</b>				<b>\$342,683.60</b>	<b>\$0.00</b>	<b>\$342,683.60</b>		<b>\$0.00</b>		<b>\$216,441.60</b>		<b>\$216,441.60</b>
<b>WATER DISTRIBUTION:</b>												
CONNECT TO EXISTING WATER	EA	1	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00	100%	\$1,200.00	0%	\$0.00	100%	\$1,200.00
8" x 8" TAPPING SLEEVE & VALVE	EA	1	\$4,475.00	\$4,475.00	\$0.00	\$4,475.00	100%	\$4,475.00	0%	\$0.00	100%	\$4,475.00
8" PVC	LF	2,180	\$19.50	\$42,510.00	\$0.00	\$42,510.00	100%	\$42,510.00	0%	\$0.00	100%	\$42,510.00
6" PVC	LF	280	\$12.75	\$3,570.00	\$0.00	\$3,570.00	100%	\$3,570.00	0%	\$0.00	100%	\$3,570.00
8" GATE VALVE	EA	18	\$2,175.00	\$39,150.00	\$0.00	\$39,150.00	100%	\$39,150.00	0%	\$0.00	100%	\$39,150.00
6" GATE VALVE	EA	1	\$1,490.00	\$1,490.00	\$0.00	\$1,490.00	100%	\$1,490.00	0%	\$0.00	100%	\$1,490.00
FIRE HYDRANT	EA	5	\$4,250.00	\$21,250.00	\$0.00	\$21,250.00	100%	\$21,250.00	0%	\$0.00	100%	\$21,250.00
DOUBLE SERVICES	EA	18	\$1,125.00	\$20,250.00	\$0.00	\$20,250.00	100%	\$20,250.00	0%	\$0.00	100%	\$20,250.00
SINGLE SERVICES	EA	18	\$725.00	\$13,050.00	\$0.00	\$13,050.00	100%	\$13,050.00	0%	\$0.00	100%	\$13,050.00
2" HYDRO GUARD - AUTO FLUSHING DEVICE	EA	1	\$8,325.00	\$8,325.00	\$0.00	\$8,325.00	100%	\$8,325.00	0%	\$0.00	100%	\$8,325.00
4" TEE & 4" GATE VALVE - POS	EA	10	\$1,500.00	\$15,000.00	\$0.00	\$15,000.00	100%	\$15,000.00	0%	\$0.00	100%	\$15,000.00
METER BOXES w/ SILT FENCE	EA	54	\$150.00	\$8,100.00	\$0.00	\$8,100.00	0%	\$0.00	100%	\$8,100.00	100%	\$8,100.00
MISC. FITTINGS	LS	1	\$13,500.00	\$13,500.00	\$0.00	\$13,500.00	100%	\$13,500.00	0%	\$0.00	100%	\$13,500.00
CHLORINATION & TESTING	LS	1	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	0%	\$0.00	0%	\$0.00	0%	\$0.00
TEMP. JUMPER	EA	1	\$1,750.00	\$1,750.00	\$0.00	\$1,750.00	100%	\$1,750.00	0%	\$0.00	100%	\$1,750.00
CO#3 - DUCT 4" TEE & 4" GATE VALVE POS	EA	-10	\$1,500.00	\$0.00	-\$15,000.00	-\$15,000.00	100%	-\$15,000.00	0%	\$0.00	100%	-\$15,000.00
CO#5 - EXTEND EXISTING WATER SERVICE	EA	4	\$350.00	\$0.00	\$1,400.00	\$1,400.00	0%	\$0.00	100%	\$1,400.00	100%	\$1,400.00
CO#5 - INSTALL 1" WATER SERVICE AT DUMPSTER CORRAL	EA	1	\$725.00	\$0.00	\$725.00	\$725.00	0%	\$0.00	100%	\$725.00	100%	\$725.00
<b>TOTAL WATER DISTRIBUTION</b>				<b>\$196,120.00</b>	<b>-\$12,876.00</b>	<b>\$183,244.00</b>		<b>\$170,620.00</b>		<b>\$10,226.00</b>		<b>\$180,746.00</b>

NA- to requisition

NA- to requisition

NA- to requisition

NA- to requisition



	UNIT	QUANTITY	UNIT COST	ORIGINAL CONTRACT	CHANGE ORDERS	REVISED CONTRACT	PREVIOUS QUANTITY	PREVIOUS AMOUNT	QUANTITY THIS ESTIMATE	AMOUNT THIS ESTIMATE	QUANTITY TO DATE	AMOUNT TO DATE
<b>STORM WATER:</b>												
CONNECT TO EXISTING STORM STRUCTURES	EA	4	\$1,750.00	\$7,000.00	\$0.00	\$7,000.00	100%	\$7,000.00	0%	\$0.00	100%	\$7,000.00
STORM MANHOLES	EA	6	\$3,925.00	\$23,550.00	\$0.00	\$23,550.00	100%	\$23,550.00	0%	\$0.00	100%	\$23,550.00
TYPE "C" INLET	EA	13	\$2,650.00	\$34,450.00	\$0.00	\$34,450.00	100%	\$34,450.00	0%	\$0.00	100%	\$34,450.00
18" RCP	LF	481	\$43.24	\$20,798.44	\$0.00	\$20,798.44	100%	\$20,798.44	0%	\$0.00	100%	\$20,798.44
24" RCP	LF	608	\$53.10	\$32,284.80	\$0.00	\$32,284.80	100%	\$32,284.80	0%	\$0.00	100%	\$32,284.80
30" RCP	LF	213	\$74.50	\$15,868.50	\$0.00	\$15,868.50	100%	\$15,868.50	0%	\$0.00	100%	\$15,868.50
36" RCP	LF	289	\$97.75	\$28,249.75	\$0.00	\$28,249.75	100%	\$28,249.75	0%	\$0.00	100%	\$28,249.75
36" ADS	LF	556	\$83.55	\$46,453.80	\$0.00	\$46,453.80	100%	\$46,453.80	0%	\$0.00	100%	\$46,453.80
CLEAN & LAMP STORM LINES	LS	1	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	0%	\$0.00	0%	\$0.00	0%	\$0.00
CO#1- MANHOLE D-23 - DEPTH 25 FEET	EA	1	\$6,700.00	\$0.00	\$6,700.00	\$6,700.00	100%	\$6,700.00	0%	\$0.00	100%	\$6,700.00
CO#1- TYPE C INLET D-19 - DEPTH 20 FEET	EA	1	\$4,850.00	\$0.00	\$4,850.00	\$4,850.00	100%	\$4,850.00	0%	\$0.00	100%	\$4,850.00
CO#1 - 18" RCP	LF	84	\$43.24	\$0.00	\$3,632.16	\$3,632.16	100%	\$3,632.16	0%	\$0.00	100%	\$3,632.16
CO#1 - 36" RCP	LF	35	\$97.75	\$0.00	\$3,421.25	\$3,421.25	100%	\$3,421.25	0%	\$0.00	100%	\$3,421.25
<b>TOTAL STORM WATER:</b>				<b>\$212,166.29</b>	<b>\$18,603.41</b>	<b>\$230,768.70</b>		<b>\$227,258.70</b>	<b>\$0.00</b>			<b>\$227,258.70</b>
<b>SANITARY SEWER:</b>												
CONNECT TO EXISTING	EA	1	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	100%	\$2,500.00	0%	\$0.00	100%	\$2,500.00
8" PVC 0-6'	LF	117	\$22.15	\$2,591.55	\$0.00	\$2,591.55	100%	\$2,591.55	0%	\$0.00	100%	\$2,591.55
8" PVC 6-8'	LF	173	\$26.35	\$4,558.55	\$0.00	\$4,558.55	100%	\$4,558.55	0%	\$0.00	100%	\$4,558.55
8" PVC 8-10'	LF	146	\$29.95	\$4,372.70	\$0.00	\$4,372.70	100%	\$4,372.70	0%	\$0.00	100%	\$4,372.70
8" PVC 10-12'	LF	271	\$33.50	\$9,078.50	\$0.00	\$9,078.50	100%	\$9,078.50	0%	\$0.00	100%	\$9,078.50
8" PVC 12-14'	LF	447	\$39.95	\$17,857.65	\$0.00	\$17,857.65	100%	\$17,857.65	0%	\$0.00	100%	\$17,857.65
8" PVC 14-16'	LF	602	\$48.75	\$29,347.50	\$0.00	\$29,347.50	100%	\$29,347.50	0%	\$0.00	100%	\$29,347.50
MANHOLE 0-6'	EA	3	\$4,175.00	\$12,525.00	\$0.00	\$12,525.00	100%	\$12,525.00	0%	\$0.00	100%	\$12,525.00
MANHOLE 8-10'	EA	1	\$5,055.00	\$5,055.00	\$0.00	\$5,055.00	100%	\$5,055.00	0%	\$0.00	100%	\$5,055.00
MANHOLE 10-12'	EA	2	\$5,945.00	\$11,890.00	\$0.00	\$11,890.00	100%	\$11,890.00	0%	\$0.00	100%	\$11,890.00
MANHOLE 14-16'	EA	1	\$7,800.00	\$7,800.00	\$0.00	\$7,800.00	100%	\$7,800.00	0%	\$0.00	100%	\$7,800.00
MANHOLE 0-6' - LINED	EA	1	\$10,437.00	\$10,437.00	\$0.00	\$10,437.00	100%	\$10,437.00	0%	\$0.00	100%	\$10,437.00
MANHOLE 8-10' - LINED	EA	1	\$12,750.00	\$12,750.00	\$0.00	\$12,750.00	100%	\$12,750.00	0%	\$0.00	100%	\$12,750.00
MANHOLE 14-16' - LINED	EA	2	\$17,250.00	\$34,500.00	\$0.00	\$34,500.00	100%	\$34,500.00	0%	\$0.00	100%	\$34,500.00
CLEAN & TV SANITARY LINES	LS	1	\$6,500.00	\$6,500.00	\$0.00	\$6,500.00	0%	\$0.00	0%	\$0.00	0%	\$0.00
SINGLE SERVICES	EA	4	\$785.00	\$3,140.00	\$0.00	\$3,140.00	100%	\$3,140.00	0%	\$0.00	100%	\$3,140.00
DOUBLE SERVICES	EA	25	\$960.00	\$24,000.00	\$0.00	\$24,000.00	100%	\$24,000.00	0%	\$0.00	100%	\$24,000.00
CO#1 - SANITARY MANHOLE S-1A- LINED 8/10'	EA	1	\$12,750.00	\$0.00	\$12,750.00	\$12,750.00	100%	\$12,750.00	0%	\$0.00	100%	\$12,750.00
CO#1 - DROP MANHOLE - 10 V.F.	EA	1	\$4,500.00	\$0.00	\$4,500.00	\$4,500.00	100%	\$4,500.00	0%	\$0.00	100%	\$4,500.00
CO#2 - SANITARY MANHOLE S-1B- LINED 8/10'	EA	1	\$12,750.00	\$0.00	\$12,750.00	\$12,750.00	100%	\$12,750.00	0%	\$0.00	100%	\$12,750.00
CO#3 - SANITARY MANHOLE S-1 - 48" LINED RISER EL. 123.20	EA	1	\$2,985.00	\$0.00	\$2,985.00	\$2,985.00	100%	\$2,985.00	0%	\$0.00	100%	\$2,985.00
CO#3 - RELOCATE CLEAN OUTS - BUILDINGS 10 & 11	EA	2	\$350.00	\$0.00	\$700.00	\$700.00	100%	\$700.00	0%	\$0.00	100%	\$700.00
CO#5 - EXTEND LATERAL AND INSTALL ADDITIONAL CLEANOUT	EA	4	\$450.00	\$0.00	\$1,800.00	\$1,800.00	0%	\$0.00	100%	\$1,800.00	100%	\$1,800.00
CO#5 - LINE EXISTING MANHOLE S-22 - RAVEN 405 - 15' DEEP	EA	1	\$11,117.00	\$0.00	\$11,117.00	\$11,117.00	0%	\$0.00	100%	\$11,117.00	100%	\$11,117.00
<b>TOTAL SANITARY SEWER</b>				<b>\$198,903.46</b>	<b>\$46,602.00</b>	<b>\$245,505.46</b>		<b>\$226,088.46</b>	<b>\$12,917.00</b>			<b>\$238,995.46</b>
<b>Total</b>				<b>\$1,322,007.24</b>	<b>\$160,780.41</b>	<b>\$1,482,787.65</b>		<b>\$1,070,487.15</b>	<b>\$266,408.60</b>			<b>\$1,326,895.65</b>

Requisition Amount = \$227,528.7 - \$137,945.1 = \$89,313 eligible for Requisition

NA- to requisition

TOTAL COMPLETED TO DATE: \$1,326,895.65  
 LESS PREVIOUS APPLICATIONS: \$963,438.43  
 LESS 10% RETAINAGE: \$132,889.67  
 AMOUNT DUE THIS APPLICATION: \$230,767.65

# SECTION V

### 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
<b>FY2025 Project List</b>		
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	In process
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
	<b>\$ 2,199,736.10</b>	