

*Reunion West Community
Development District*

Agenda

April 10, 2025

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

April 3, 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, April 10, 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 March 13, 2025 Board of Supervisors Meeting
4. Public Hearing to Amend and Restate Parking Rules
 - A. Open Public Hearing
 - B. Public Comment
 - C. Consideration of Resolution 2025-05 Adopting the Amended and Restated Parking Rules
 - D. Close Public Hearing
5. 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. Replacement and Maintenance Plan
 - E. Security Report
6. Other Business
7. Supervisor's Requests
8. Next Meeting Date: May 8, 2025
9. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **March 13, 2025** 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 <i>by Zoom</i>	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
Katie O'Rourke	District Manager
Shaianne Berry	Reunion West POA
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 March 13, 2025 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:03 a.m. and called the roll. All five Supervisors were in attendance and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the February
13, 2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the February 13, 2024 Board of Supervisors meeting, which were reviewed by District Counsel and the District Manager and were included in the agenda package. Mr. Staley noted on Page 3 of 17, “*White Marshall*” should be, “*Whitemarsh Way*.” Ms. Adams would incorporate this change.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the Minutes of the February 13, 2025 Board of Supervisors Meeting were approved as amended.
--

Ms. Adams pointed out that adjustments were made to your regular agenda; in order to accommodate today’s workshop, such as moving staff reports to this portion of the meeting.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Curley reported that speed bump warning signs had not moved, but they were looking at the striping, as the reflectiveness was not correct, which he spoke to All County Paving about. They agreed it was not correct and were working on a resolution. Mr. Staley asked if this meant that they did not need to do the progressive striping discussed at the last meeting. Mr. Curley did not believe that it would solve the issue, as the warning striping was still at the speed table, at this point, but if the Board wanted more advance warning, they could have progressive striping, on the regular road, prior to the speed bump. Ms. Adams pointed out that a schematic was included in the agenda package for advanced warning markings for speed humps, which Mr. Curley distributed to the Board at the last meeting. A proposal for this type of warning striping would be considered by the Board later in the meeting. Mr. Staley preferred reflective paint on all of them, to have a consistent approach to those markings. Ms. Witcher, who was on vacation in Hawaii, noticed

speed humps throughout resort community, having reflective paint prior to the speed humps, which looked good and worked well and felt that was something that the Board should be considering. Mr. Greenstein recalled that the original scope did not include warning markings for the humps, which was something that they needed to think about prior to the project and they could not hold the contractor accountable for.

Mr. Greenstein felt that Mr. Witcher had a good point, as they were considered graduated markers and that it was a good idea to lock on what they wanted. Ms. Adams pointed out that there was a proposal from Fausnight for this type of speed hump warning striping. The Field Operations Manager took the scope provided by the District Engineer and submitted it to Fausnight, the vendor that the District previously used. Mr. Greenstein hoped to discuss items like this jointly with the Reunion East CDD Board at a workshop meeting. Mr. Staley suggested having a one-hour Reunion West CDD Board meeting, joint meeting and Reunion East CDD Board meeting. Ms. Adams indicated instead of adjourning this meeting, the Board would make a motion to continue the meeting after the joint workshop and then call this meeting back to order after adjourning the joint workshop, in order to take Board action on items discussed at the workshop. Ms. Adams reported that the proposal from Fausnight, which was included in the agenda package, was for the warning striping, which the Board requested and included upgraded sign posts. The current warning sign post, was galvanized U-Channel, which was not the typical of design standards throughout Reunion. Typically round black power coated posts were used for speed limit and stop signs. Mr. Greenstein recalled that the back of their parking signs was not powder coated and most traffic signs were stainless or galvanized steel on the back. Mr. Scheerer pointed out that it would cost another \$300 to \$400 to produce a black back plate and offered to spray paint them. This item would be discussed after the joint meeting. Mr. Staley noted that there were only 11 markings and signs on the proposal, when there were actually 12 speed table locations, six in Reunion East and six in Reunion West. This would be discussed at the workshop.

C. Field Manager Updates

Mr. Scheerer reported that they were monitoring the monument sign lights in Reunion West. They were upgraded to a 30-watt light and were making minor adjustments when needed. He was happy that the Supervisors liked them. They were also doing some maintenance on the

guardhouse, changing filters and doing some work on the gates, as closed loops needed to be installed. At this time, staff was working hard to prepare the budgets and for the hurricane seasons.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the Check Register from February 1, 2025 through February 28, 2025 in the amount of \$181,799.64, which was included in the agenda package, along with a detailed check run.

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

ii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through January 31, 2025, which were included in the agenda package. No Board action was required, as this was for informational purposes and included the Combined Balance Sheet. The District was 85% collected as of the end of January. On the administrative portion of the budget, pro-rated expenses were at \$70,614 and the actual spending was \$76,445. Some line items may be adjusted going into Fiscal Year 2026, based on the current environment. For field expenses, some of the overage in landscaping was based on the application of mulch being billed one time a year and the Heritage Crossings Community Center (HCCC) landscape contract was being billed under field expenses. Moving forward into Fiscal Year 2026, the HCCC expense would be budgeted with the general expenses. Mr. Staley pointed out that the landscaping line item was favorable by \$15,000, with no expenses and asked if this was the only line item that needed clarification for the Heritage Crossings expenses. Ms. Adams explained that staff was conservative when the budget was adopted and there was an allowance in case the Board wanted to have a dumpster at this location; however, it was deemed not necessary. Therefore, the \$17,200 expense would not need to be accounted for next fiscal year, as well as the cleaning contract, as the selected vendor was under budget. The capital reserve transfer for this current year, of \$379,435, from the General Fund to the Capital Reserve Fund, had taken place.

Mr. Staley asked if it would cost \$35,000 to \$36,000 to maintain HCCC; \$7,000 year to date, which was spent for HCCC, times three, which equated to \$21,000, plus \$15,000 for

landscaping. Ms. Adams replied affirmatively, but could not guarantee it, until they were through the entire year. Mr. Staley pointed out it was a big difference from the \$75,000 budgeted amount and since the CDD was paying 43%, the HCCC would be less than originally thought. Ms. Adams confirmed that there would be less maintenance budget impact than originally contemplated, but it did not include any capital projects or significant replacements, that might need to be considered. Regarding the budget, Ms. Adams did not have anything to bring to the Board's attention and advised staff monitored the month-to-month revenue and spending.

iii. Presentation of Series 2022 Arbitrage Rebate Calculation Report

Ms. Adams presented the Arbitrage Rebate Calculation Report prepared by AMTEC for the Series 2022 tax exempt bond, due to a regulation by the Internal Revenue Service, to determine if the District was earning more interest than what they were paying. If there was an arbitrage issue, the IRS could impose a financial penalty. These reports were run annually, to understand if there was an issue. No rebate liability existed.

On MOTION by Mr. Greenstein seconded by Mr. Barry with all in favor the Series 2022 Arbitrage Rebate Calculation Report was accepted.

E. Security Report

Ms. Adams reported that the February Security Reports from Reunion Security and the Reunion West POA, were provided to the Board under separate cover. No Board action was required and the report was for informational purposes. Mr. Victor Vargas, Director of Reunion Security and Ms. Grace Montanez, Association Manager of the Reunion West POA, were present.

FIFTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Staley recalled at the last meeting, the Bears Den conveyance was discussed, but not finalized, because further work was needed from the District Engineer and asked if the matter was resolved. Ms. Trucco confirmed that it was not yet resolved and it was being worked on. The last requisition that was prepared, included a portion of the stormwater system. Her office had drafted conveyance documents, but the Board requested documentation showing the location of the stormwater improvements that would be conveyed to the CDD. The District Engineer was

supposed to provide a map or plans with highlighting to indicate the location of the improvements being requisitioned, in order to process the request and she would send a follow up email. Ms. Adams confirmed that GMS was holding the requisition until all documents were received. Mr. Staley questioned whether there would be 11 or 12 speed table sign posts and markings. Mr. Scheerer believed that there were 11 speed bumps. Mr. Staley indicated that there were 12 speed tables; one by the Terraces, two by the S-Curve, one outside of the water park and two on Reunion Boulevard, along with six on the west side. Mr. Curley agreed. Mr. Scheerer would email the contractor the corrected number.

Mr. Staley asked if there was a public hearing in April on the parking rules. Ms. Adams confirmed that there was a public hearing in April to amend and restate the parking rules, with the goal of keeping them the same as the Reunion East parking rules and address any other parking zones necessary. Mr. Barry asked if there could be one big CDD, versus two separate CDDs. Ms. Adams recalled that there was statutory provision to merge two CDDs into one CDD and GMS worked with Districts who successfully merged. There were legal memorandums provided by District Counsel that provided an overview of the process. The benefit was to have efficiency and provide cost savings with professional fees, but the downside would be less representation, as there were currently 10 elected officials and if they were merged, there would only be five elected officials. Mr. Staley recalled that this matter was discussed two or three years ago and a proposal was presented to both Boards. The Reunion West CDD Board was in favor of merging, but the Reunion East CDD Board Members felt that the issues were different and were concerned that Board Members would lose their position. Mr. Staley felt that this was a good suggestion, as he preferred to have one CDD and there would be joint issues, as development was completed on both sides. Ms. Adams pointed out that the Reunion East CDD Board composition had changed between that time and now and this was perhaps the time to reintroduce the topic, to see if there was interest. However, in order to merge, there must be complete interest by both Boards and it was an expensive process, estimated around \$140,000, but after a merger, there were administrative cost savings each year.

Ms. Trucco explained that Chapter 190 provided a process where two or more Districts could merge, by filing a petition with a county for the merger of two Community Development Districts and that certain criteria is required to be met, such as that the existing debt must be assumed by each CDD; however, the debt service was already in place related to the bonds. There

would then be a hearing process through the county, whereby the petition would likely first be placed on a consent agenda and then there would be a public hearing. If approved, two Board Members would be elected from each District and one Member at large. Mr. Staley noted the benefit that there would be more interest from the community, as there would be less confusion and only be one proposal from a vendor, versus two and cost savings of \$40,000 to \$50,000 in professional fees. Ms. Adams confirmed from a business perspective, there were cost savings and efficiencies that would be realized from merging. Mr. Barry voiced concern about the impact to residents. Ms. Adams indicated that due to the spirit and cooperation of this CDD and a current cost share arrangement through an Interlocal Agreement, there would be no impact to residents, other than some cost savings. Mr. Staley suggested that this matter be discussed at the joint workshop under Other Business. Ms. Adams would make note of it. Mr. Greenstein recalled when this issue was discussed, he was the Chairman of both CDD Boards. The feedback that he received from the Reunion East CDD Board, was not to merge and consider at a later date, as Reunion West was just accomplishing public election representation. However, he was in favor of merging then and now, as administratively, there was much to be gained by it. On the debt service side, the obligation would remain with one CDD, but it was a bookkeeping item and the question was whether there was an option to change their Assessment Methodology or a simple rollover of the Assessment Methodology. There was also a difference in reserves between the Reunion East and West CDDs, as some people felt that the Reunion East CDD was financially stronger than the Reunion West CDD. In addition, there was a possibility to curtail or forestall any assessment changes for the west side, if they merge with the east.

Ms. Adams clarified that the debt assessment was established when the bond was issued and could not be changed, as the assessment areas would remain the same, but the Boards could consider the methodology for the maintenance assessment, which could change, as it was currently established by an Equivalent Residential Unit (ERU). The methodology that was used for maintenance of the District, was the same methodology used for the debt assessment. Probably 90% of Districts use the same methodology for the maintenance fee assessment as the debt assessment, but sometimes it was an equalized assessment, depending on the District. Mr. Staley pointed out that it would be difficult to keep the Assessment Methodologies separate with the two CDDs, as there must be bookkeeping to understand the needs. Mr. Staley felt that it was useful to have a conversation, to see if there was any interest in spending time considering all of the

ramifications over the next six 12 months. Ms. Adams cautioned that this was not a quick process, as filing the petition with the county and the county reviewing it, was at least a 12-month process.

SIXTH ORDER OF BUSINESS

**Motion to Continue Meeting Following
Workshop**

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor continuing the Board of Supervisors meeting following the workshop was approved.

**The meeting was recessed at 11:55 a.m.*

**The meeting was reconvened at 1:27 p.m.*

SEVENTH ORDER OF BUSINESS

**Consideration of Speed Bump Warning
Striping and Upgraded Sign Posts**

This item was previously discussed.

On MOTION by Ms. Harley seconded by Mr. Barry with all in favor the proposal for speed bump warning striping and an upgrade sign posts in the amount of \$25,000 as amended, to include 12 locations was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Request for Proposals for
Landscape Services**

This item was discussed at the workshop.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the Request for Proposal for landscape services in substantial form was approved.

On MOTION by Ms. Harley seconded by Mr. Barry with all in favor the appointment of Mr. Bill Witcher to the Landscape Evaluation Committee for the purpose of evaluating the submittals for landscape services was approved.

NINTH ORDER OF BUSINESS

Next Meeting Date: April 10, 2025

The next meeting was scheduled for April 10, 2025 at 11:00 a.m. at this location.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION C

RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE REUNION WEST COMMUNITY DEVELOPMENT
DISTRICT ADOPTING AMENDED CHAPTER V PARKING
AND TOWING RULES; PROVIDING A SEVERABILITY
CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Amended Parking and Towing Rules, attached hereto as **Exhibit "A"** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Amended Parking and Towing Rules are hereby adopted. These Amended Parking and Towing Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*, and the Amended Parking and Towing Rules shall replace and supersede any previously adopted Parking and Towing Rules. Statutory authority for the Amended Parking and Towing Rules includes Section 190.011, *Florida Statutes*, Section 190.012, *Florida Statutes*, and Section 120.54, *Florida Statutes*.

SECTION 2. In the event any section or part of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of this Resolution is wholly or necessarily dependent upon the section or part so held to be invalid or unconstitutional.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 10th day of April, 2025.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: Tricia Adams
Assistant Secretary

Chairman/Vice Chairman

Exhibit “A”

Chapter V - Revised Parking and Towing Rules

[See attached.]

RULES OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

CHAPTER V

PARKING AND TOWING RULES

Adopted August 13, 2020 (Resolution 2020-04); Revised April 8, 2021 (Resolution 2021-06);
Revised December 14, 2023 (Resolution 2024-01) and Revised Month, Date, Year (Resolution
XXXX-XX)

Deleted: and

Deleted: XXXXXXXXXXXXXXXXXXXX

5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted
by the Reunion West Community Development District (the "District") and shall be
referred to as the "District Parking and Towing Rules."

5.1 Applicability. The District Parking and Towing Rules shall be applicable on,
over, or within those (a) designated paved parking or stalls owned by or dedicated
to the District (the "Parking Areas"), (b) District rights-of-way, including but not
limited to the roads, streets, thoroughfares, verge areas (space between sidewalk
and roadway) swales, and sidewalks owned by or dedicated to the District or
which the District is responsible for maintaining (the "District Right- of -Way"),
as generally depicted on the parking and towing maps shown in Appendix 5.0
(the "Parking and Towing Maps"), which is attached to these Rules and is
specifically made a part hereof, as well as (c) any other property owned by
or which the District is responsible for maintaining. For purposes of these District
Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or
motorized means of transport.

Deleted: swales

Deleted: ,

5.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise
prohibited from parking on District Right-of-Way or Parking Areas are permitted
to park within designated District parking lots or parking areas, which includes
the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the
community on District property. Parking within the Heritage Crossing Clubhouse
parking lot shall be on a first come, first served basis for individuals utilizing the
Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating
hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot
or any of the defined Parking Areas of the District. Should the trailer be attached
or hooked up to a vehicle and parked in violation of these Rules, the trailer and the
vehicle are each subject to towing.

5.3 On-Street Parking and Mailbox and Playground Parking.

Deleted: ,

5.3.1 On-street parking in the District is limited to one designated side of the
street in those areas as marked in the District Parking and Towing Maps Revised
Month, Day, Year, attached hereto as Appendix 5.0, parking in the non-designated
side of the street shall be prohibited, in addition the following prohibitions apply
through the District:

(a) Guests and visitors shall follow all parking rules and regulations, including those of Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate [at a public Board of Supervisors meeting](#).

Formatted: Font: 12 pt

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale and verge area (space between the sidewalk and roadway).

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

5.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 5.2 above. No portion of any vehicle shall be parked on the District Right- of-Way in a manner that blocks access to any mailboxes. [Parking in the parking spaces located in front of the playground and /or mailbox kiosks, is restricted unless the individual parked in such spaces during their use](#)

of the playground and /or mail kiosk. Parking for mailbox kiosks is restricted to no more than fifteen (15) minutes and parking for playground use is restricted to no more than sixty (60) minutes. Any cars parked in the mail kiosk and/or playground parking spaces for extended periods of time, including overnight, shall be subject to towing at owner's expense.

Deleted: ¶

5.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas.

Formatted: Font: 12 pt, Font color: Custom Color(RGB(22,22,22))

Formatted: Font: 12 pt, Font color: Custom Color(RGB(22,22,22))

Formatted: Font: 12 pt, Font color: Custom Color(RGB(22,22,22))

Formatted: Font: 12 pt, Font color: Custom Color(RGB(22,22,22))

Formatted: Font: 12 pt

Formatted: Font: 12 pt, Font color: Custom Color(RGB(22,22,22))

Formatted: Font: 12 pt

5.3.4 Vehicles temporarily parked in accordance with Section 5.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 5.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.
- (f) Shall not park within fifteen (15') on either side of a fire hydrant.

Formatted: Font color: Auto, Not Expanded by / Condensed by

5.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area and shall immediately be removed. Abandoned and/or broken down vehicles are not permitted to be parked on-street at any time and are subject to towing at the owner's expense. Any vehicle that has not moved for a period of five (5) days is considered abandoned and subject to being towed at the owner's expense.

Formatted: Font: 12 pt, Font color: Custom Color(RGB(22,22,22))

Formatted: Font: 12 pt

5.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas.

Formatted: Font: 12 pt, Font color: Custom Color(RGB(22,22,22))

Formatted: Font: 12 pt, Font color: Custom Color(RGB(22,22,22))

Formatted: Font: 12 pt, Font color: Custom Color(RGB(22,22,22))

Formatted: Indent: Left: 1"

5.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area shall be used as a domicile or residence either temporarily or permanently.

5.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 5.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to,

landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

5.5 Enforcement

5.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Nothing herein shall be interpreted to prevent the District from issuing warnings or from implementing an administrative grace period.

Deleted: Vehicles

5.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

5.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

5.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

5.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lots or Parking Areas, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

5.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

Effective : [xxxxxxxxxxxxxx](#)

Statutory authority: Sections 190.011, 190.012, 120.45, *Florida Statutes*

Deleted: <#>Playground and Mail Kiosk Use. Parking in the parking spaces located in front of the playground and mail kiosks, as depicted in Appendix 5.1 attached hereto, is restricted unless the individual is parked in such parking spaces during their use of the playground and/or mail kiosk

Deleted: <#>.¶

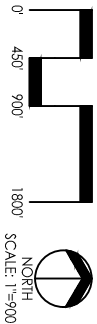
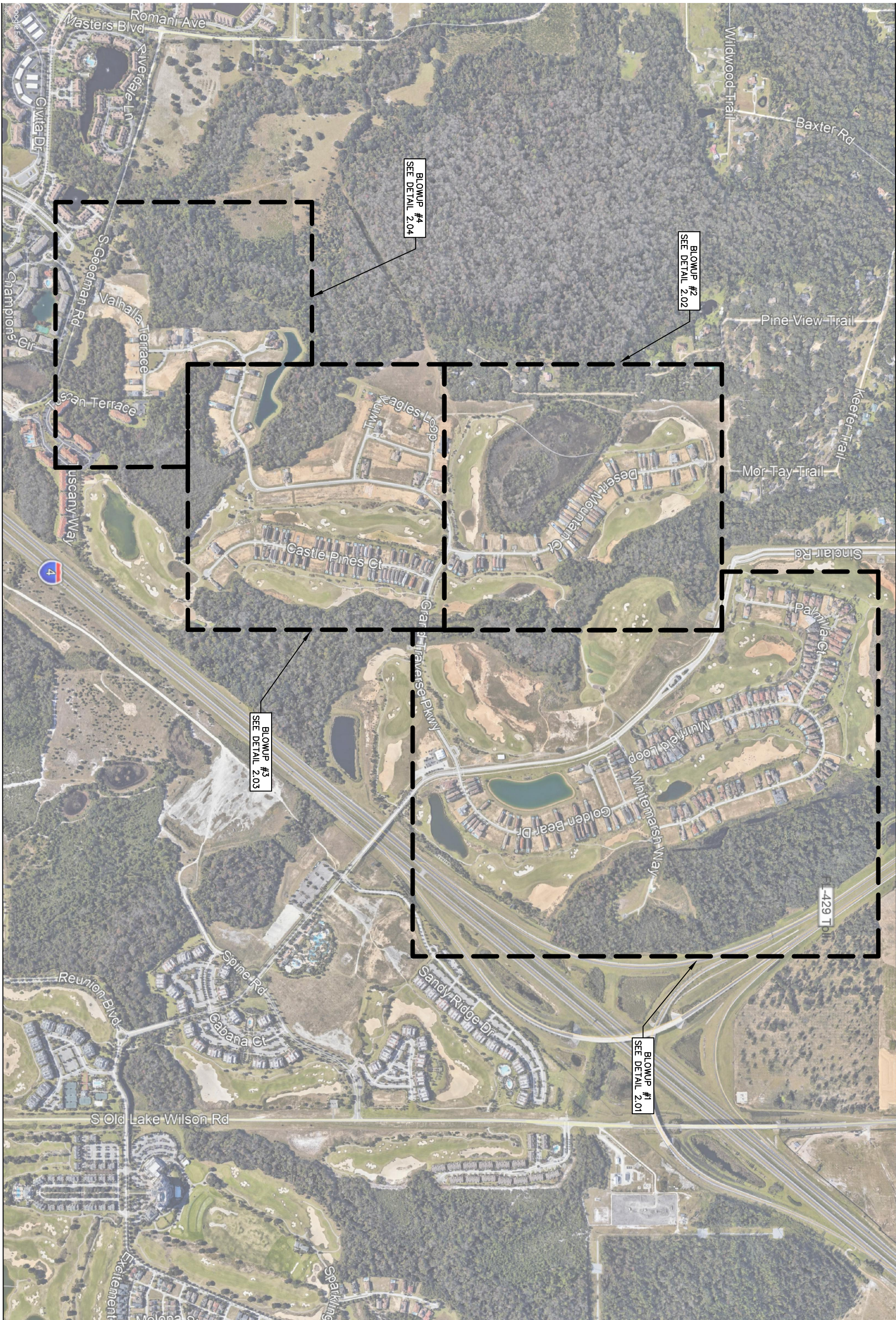
Deleted: December 14, 2023

Appendix 5.0

District Parking and Towing Maps – Revised Month, Date, Year

[ATTACHED ON FOLLOWING PAGE(S)]

Deleted: [ATTACHED ON FOLLOWING PAGE(S)]*



REUNION WEST CDD


REUNION CDD
ORANGE COUNTY, FLORIDA

AREAS OF NO PARKING OVERALL

Rev.	Date	Description	Chk By

Civil Engineer
STEVEN N. BOYD, P.E.

License No. 43225

**BOYD CIVIL**
ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791

SHEET NO.
2.00

Date: 5/6/2021

Scale: AS SHOWN

Project No: 1003.001

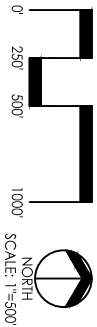
Drawn By: CDB

Designed By: CDB

Checked By: SNB



LEGEND
— AREAS OF NO PARKING



REUNION WEST CDD

REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 1 OF 4

Rev.	Date	Description	Chk By

Civil Engineer
STEVEN N. BOYD, P.E.

License No. 43225

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

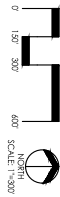
2.01

SHEET NO.

Date:	4/3/2025
Scale:	AS SHOWN
Project No.:	1003.001
Drawn by:	CDB
Designed by:	CDB
Checked by:	SNB



LEGEND
— AREAS OF NO PARKING



2.02

SHEET NO.

DATE	7/15/2020
DESIGNED BY	SCOTT AS SHOWN
PROJECT NO.	1000.001
ISSUED BY	COB
ISSUED DATE	7/15/2020
ISSUED BY	SNB

REUNION WEST CDD

REUNION CDD
ORANGE COUNTY, FLORIDA

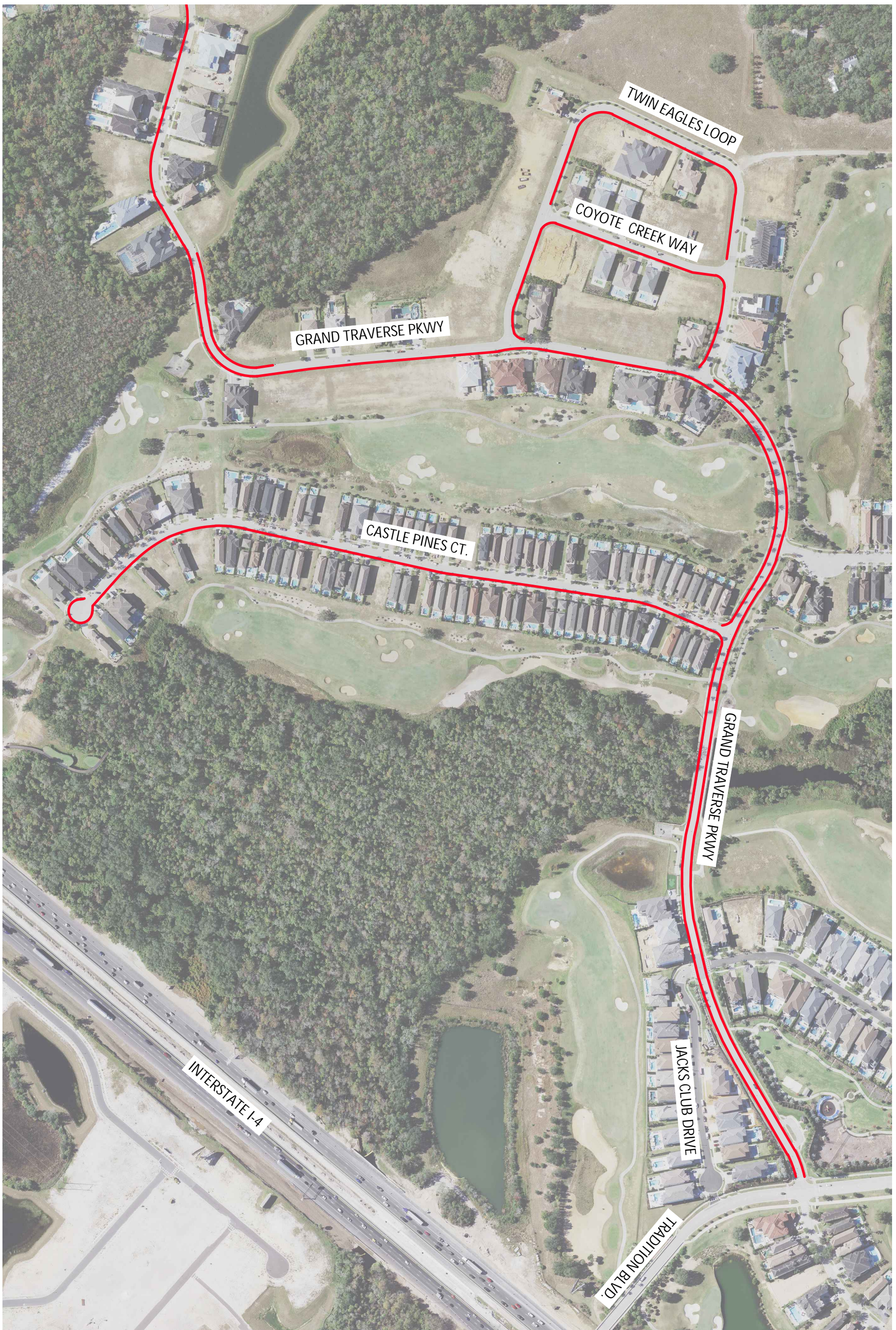
NO PARKING DETAIL 2 OF 4

Rev.	Date	Description	CHK BY

Chief Engineer
STEVEN N. BOYD, P.E.

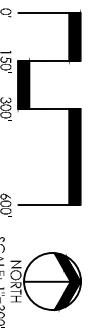
License No. 43325

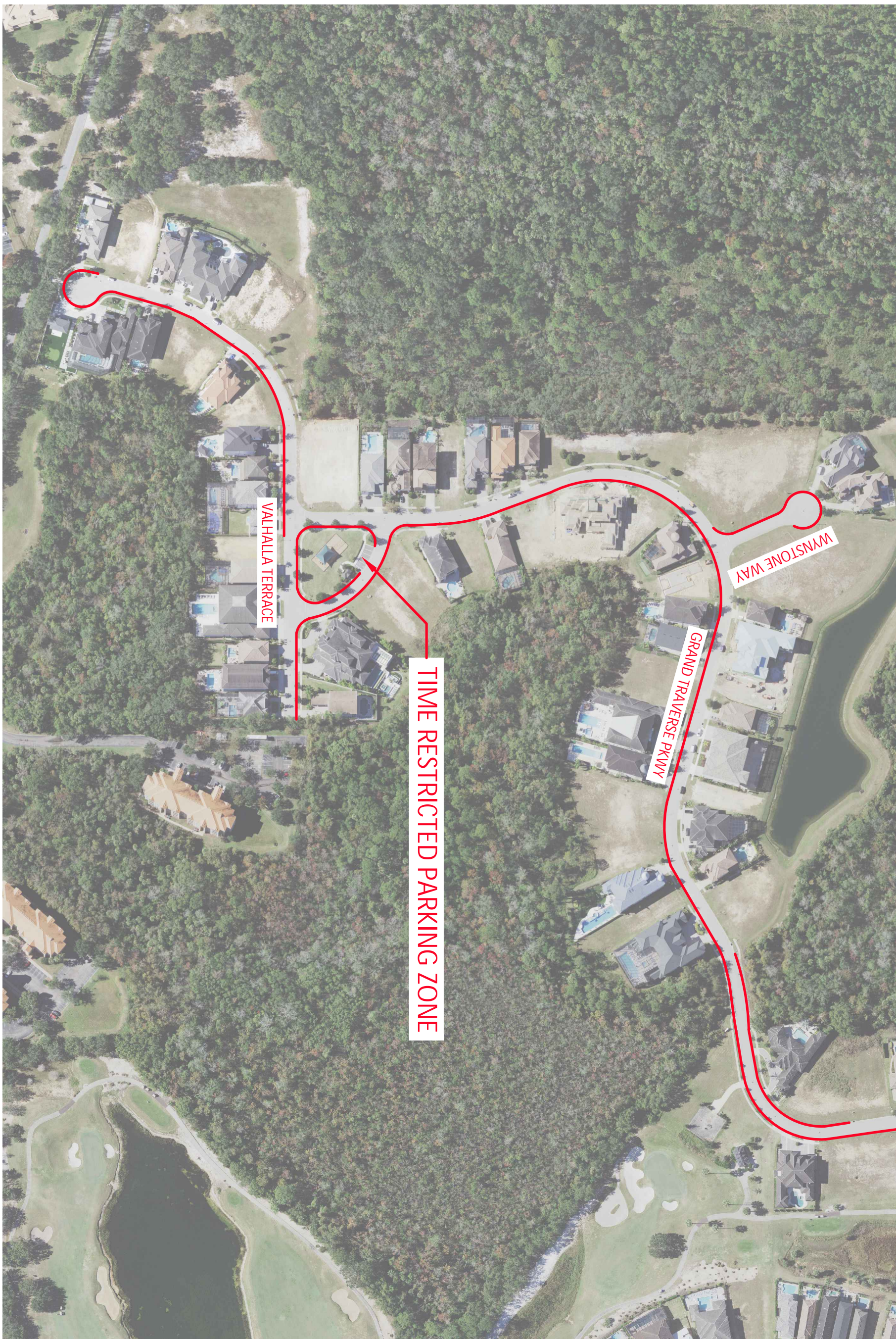




LEGEND

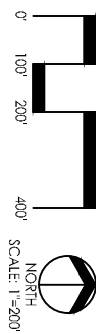
— AREAS OF NO PARKING

[illegible]



LEGEND

— AREAS OF NO PARKING



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

Civil Engineer
STEVEN N. BOYD, P.E.

License No. 43225

Rev.	Date	Description	Chk By

REUNION WEST CDD

REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 4 OF 4

Date: 4/10/2024

Scale:

Project No.:

1003:001

Drawn By:

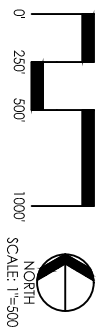
CDB
Dorianod Bu.

CDB

SNB

SHEET NO.

2.04



				Civil Engineer STEVEN N. BOYD, P.E.
Rev.	Date	Description	Chk By	License No. 43225

Civil Engineer
STEVEN N. BOYD, P.E.

License No. 43225



ENCORE AT REUNION WEST CDD

REUNION CDD
ORANGE COUNTY, FLORIDA

PROPOSED T SIDE STREET PARKING OPTION

Date: 7/1/2007

5/6/2021

Scale:

AS SHOW

Project No.: 1003.001

Drawn By:

RF

Designed By:

CDB
Checked By:

SHEET NO.

2.05

SECTION 5

SECTION D

SECTION I

Reunion East Action Items

Meeting Assigned	Item	Assigned To	Status	Comments
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Curley/Scheerer	In Process	<p>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. Infrastructure gates and equipment installed.</p> <p>Wiring completed March 2025. Meter application and installation pending as of 04.03.2025.</p>
	Pavement Management & Traffic Calming	Curley	In Process	<p>Debrief on project presented 01.09.2025. Punchlist items in process.</p>

5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer/Trucco	In Process	Approved 07.13.2023; RFID/prox card reader installed - transponder reader installed - dataline needs troubleshooting but pending legal work to verify ownership of guard house.
6/8/23	Determine Best Use of The Stables Parcel	Trucco	In Process	Appraisal completed. District Engineer analysis of bond funds used completed. Proposal from bond counsel for tax analysis approved 01.09.2025 and analysis is pending.

10/12/23	KORR petition to consider property conveyance from RE to KORR		On Hold	Developer funding agreement in place, request under review.
12/14/23	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco	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 01.09.2025. Alternative access approved by BOS 03.13.2025

12/14/23	Review Property Ownership in Accordance with Development Plan	Trucco	In Process	
3/13/25	Mailbox Kiosk License Agreement or Addendum	Trucco	In Process	02.18.2025 District Manager provided District Counsel with parcel details for two mailbox kiosk locations at Reunion Village. License agreement to be considered at a future meeting.
3/13/25	Mailbox Parking Modification	Curley	In Process	Reunion Village Boulevard and Poplin Street Intersection. Determine if Parking Improvements are feasible.

3/13/25	Reunion East Rentals - Heritage Crossings Community Center	Adams	In Process	District Manager met with Reunion Resort rental
Reunion West Action Items				
Meeting Assigned	Action Item	Assigned To	Status	Comments
1/13/22	Monitor Residential/ Industrial/Comme rcial Development Nearby Reunion			https://permits.osceola.org/CitizenAccess/Default.aspx Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres 3325273160000A0090 19.04 acres

12/9/21	Monitor Sinclair Road Extension Project			www.Osceola.org/go/sinclairroad
	Monitor Old Lake Wilson Road Improvement Project			South Old Lake Wilson Road improvement (CR 532 intersection to Assembly Ct) expedited due to I-4 planned improvements. Impact to CDD property being evaluated. North Old Lake Wilson Road improvements to be facilitated by FDOT.

8/10/23	Traffic Enforcement Agreement with OCSO (RE and RW)	Trucco	In Process	Acknowledgement Regarding Traffic Control Jurisdiction of Osceola County Sheriff's Office Approved by BOS 12.12.2024. 01.06.2025 Acknowledgement sent to OSCO. Response received.
---------	---	--------	-------------------	---

12/14/23	Playground Project in RWCDD Encore Neighborhood	Scheerer	In Process	<p>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.</p> <p>Legal Agreement Pending Association signature 01.27.2025. Association's legal and other comments provided to District Counsel and her feedback is under consideration at Association Meeting 04.09.2025.</p>
1/9/25	Feasibility of Additional Parking on White Marsh Way	Scheerer/Curley	On Hold	<p>Preliminary site plan and budget prepared by District Engineer.</p>

1/9/25	Identify S-Curves for center striping and bring back recommended locations to the Board	Curley	In Process	Excitement Dr. & Grand Traverse Parkway.
--------	--	--------	-------------------	--

SECTION II

Reunion West

Community Development District

Summary of Invoices

March 01, 2025 - March 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	3/5/25	2492-2493	\$ 17,699.29
	3/13/25	2494-2502	\$ 90,150.41
	3/20/25	2503-2506	\$ 3,367.59
			<hr/>
			\$ 111,217.29
R&M Fund			
	3/3/25	64	\$ 213,660.68
	3/25/25	65	\$ 312,912.87
			<hr/>
			\$ 526,573.55
Payroll			
	<u>March 2025</u>		
	Graham Staley	50678	\$ 184.70
	Mark Greenstein	50679	\$ 184.70
	Michael Barry	50680	\$ 184.70
	Sharon Harley	50681	\$ 184.70
			<hr/>
			\$ 738.80
TOTAL			\$ 638,529.64

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/05/25	00066	2/28/25 02RWCD	202502 300-13100-10100	LANDSCAPE MAINT FEB25	*	8,626.00	
		2/28/25 02RWCD	202502 320-53800-47300	LANDSCAPE MAINT FEB25	*	6,507.33	
		3/03/25 RWCD	202502 300-13100-10100	RPR 3 RNBRD/2NOZZ/SPRNKLR	*	165.85	
		3/03/25 RWCD	202502 320-53800-46500	RPR 3 RNBRD/2NOZZ/SPRNKLR	*	125.11	
CREATIVE NORTH INC							15,424.29 002492
3/05/25	00069	3/01/25 5504734	202503 300-13100-10100	SECURITY COST SHARE MAR25	*	1,296.75	
		3/01/25 5504734	202503 320-53800-34500	SECURITY COST SHARE MAR25	*	978.25	
REUNION WEST PROPERTY OWNERS INC							2,275.00 002493
3/13/25	00035	2/28/25 226407	202502 300-13100-10100	AQUATIC 2 STRMWTR FEB25	*	212.04	
		2/28/25 226407	202502 320-53800-47000	AQUATIC 2 STRMWTR FEB25	*	159.96	
APPLIED AQUATIC MANAGEMENT, INC.							372.00 002494
3/13/25	00051	3/07/25 4315	202502 310-51300-31100	PARK SITE UPDT/MTG/PLYGRD	*	5,411.25	
BOYD CIVIL ENGINEERING INC							5,411.25 002495
3/13/25	00066	3/05/25 03RWCD	202503 300-13100-10100	LANDSCAPE MAINT MAR25	*	8,626.00	
		3/05/25 03RWCD	202503 320-53800-47300	LANDSCAPE MAINT MAR25	*	6,507.33	
CREATIVE NORTH INC							15,133.33 002496
3/13/25	00020	3/01/25 608	202503 310-51300-34000	MANAGEMENT FEES MAR25	*	4,414.42	
		3/01/25 608	202503 310-51300-35200	WEBSITE ADMIN MAR25	*	105.00	
		3/01/25 608	202503 310-51300-35100	INFORMAITON TECH MAR25	*	157.50	
		3/01/25 608	202503 310-51300-31300	DISSEMINATION FEE MAR25	*	875.00	
		3/01/25 608	202503 310-51300-51000	OFFICE SUPPLIES	*	.33	
		3/01/25 608	202503 310-51300-42000	POSTAGE	*	110.46	
		3/01/25 609	202503 320-53800-12000	FILED MANAGEMENT MAR25	*	2,895.75	

REUW REUNION WEST TVISCARRA

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	3/31/25	PAGE	2
*** CHECK DATES 03/01/2025 - 03/31/2025 ***														
REUNION WEST-GENERAL FUND														
BANK A GENERAL FUND														
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #						
		3/01/25 609A	202501 310-51300-51000		*	5.69								
		OFFICE DEPOT-W2/1099 ENVL												
		3/01/25 609A	202501 310-51300-42000		*	1.85								
		USPS-MAIL 941 FORMS												
				GOVERNMENTAL MANAGEMENT SERVICES			8,566.00	002497						
3/13/25 00031		3/11/25 03112025	202503 300-20700-10400		*	6,900.24								
		FY25 DEBT SRVC SER2015												
				REUNION WEST C/O USBANK			6,900.24	002498						
3/13/25 00031		3/11/25 03112025	202503 300-20700-10500		*	11,357.54								
		FY25 DEBT SRVC SER2016												
				REUNION WEST C/O USBANK			11,357.54	002499						
3/13/25 00031		3/11/25 03112025	202503 300-20700-10600		*	10,628.94								
		FY25 DEBT SRVC SER2017												
				REUNION WEST C/O USBANK			10,628.94	002500						
3/13/25 00031		3/11/25 03112025	202503 300-20700-10700		*	9,256.66								
		FY25 DEBT SRVC SER2019												
				REUNION WEST C/O USBANK			9,256.66	002501						
3/13/25 00031		3/11/25 03112025	202503 300-20700-10800		*	22,524.45								
		FY25 DEBT SRVC SER2022												
				REUNION WEST C/O USBANK			22,524.45	002502						
3/20/25 00053		3/15/25 5772	202503 300-13100-10100		*	270.75								
		RPLC BRKN FENCE-FAIRFAX												
		3/15/25 5772	202503 320-53800-48100		*	204.25								
		RPLC BRKN FENCE-FAIRFAX												
		3/15/25 5773	202503 300-13100-10100		*	436.05								
		RMV ASPHALT/PTCH WTR LEAK												
		3/15/25 5773	202503 320-53800-53000		*	328.95								
		RMV ASPHALT/PTCH WTR LEAK												
				BERRY CONSTRUCTION INC.			1,240.00	002503						
3/20/25 00036		3/01/25 2560	202502 320-53800-43000		*	4.09								
		DUKEENERGY#9100 8323 9862												
		3/01/25 2561	202502 320-53800-43000		*	482.11								
		DUKEENERGY#9100 8324 0443												
				KINGWOOD ORLANDO REUNION RESORT LLC			486.20	002504						
3/20/25 00043		3/11/25 138047	202502 310-51300-31500		*	1,242.69								
		MTG/2019 BOND/AGNDA/REQ#9												
		3/11/25 138048	202502 310-51300-31500		*	33.50								
		REV.INSPECTION NOTICES												
				LATHAM LUNA EDEN & BEAUDINE LLP			1,276.19	002505						
				REUW REUNION WEST TVISCARRA										

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/20/25	00069	3/12/25	RW202522 202502 300-13100-10100 MTHLY GATE REPAIRS FEB25		*	208.16	
		3/12/25	RW202522 202502 320-53800-34500 MTHLY GATE REPAIRS FEB25		*	157.04	
REUNION WEST PROPERTY OWNERS INC							365.20 002506

TOTAL FOR BANK A						111,217.29	
TOTAL FOR REGISTER						111,217.29	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/03/25	00012	12/12/24 APP#1	202411 300-13100-10100		*	6,086.75	
		TRAFFIC MNT/RESURF/SPDTBL					
		12/12/24 APP#1	202411 320-53800-60000		*	4,591.75	
		TRAFFIC MNT/RESURF/SPDTBL					
		12/23/24 APP#2.1	202412 300-13100-10100		*	115,699.84	
		RESURF/SPDTBL/RESTRE/STRP					
		12/23/24 APP#2.1	202412 320-53800-60000		*	87,282.34	
		RESURF/SPDTBL/RESTRE/STRP					
M&M ASPHALT MAINTENANCE INC						213,660.68	000064

3/25/25	00001	3/25/25 03252025	202503 300-20700-10100		*	500,189.19	
		R&M EXP DUE TO RE - FEB25					
		3/25/25 03252025	202503 300-13100-10100		*	187,276.32-	
		R&M EXP DUE FROM RE-FEB25					
REUNION EAST CDD						312,912.87	000065

TOTAL FOR BANK C						526,573.55	
TOTAL FOR REGISTER						526,573.55	

REUW REUNION WEST TVISCARRA

SECTION III

Reunion West
Community Development District

Unaudited Financial Reporting
February 28, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4-5	<u>Month to Month</u>
6	<u>Replacement & Maintenance Income Statement</u>
7	<u>Debt Service Series 2015 Income Statement</u>
8	<u>Debt Service Series 2016 Income Statement</u>
9	<u>Debt Service Series 2017 Income Statement</u>
10	<u>Debt Service Series 2019 Income Statement</u>
11	<u>Debt Service Series 2022 Income Statement</u>
12	<u>Capital Projects Series 2019 Income Statement</u>
13	<u>Long Term Debt</u>
14	<u>FY25 Assessment Receipt Schedule</u>

Reunion West
Community Development District
Balance Sheet
February 28, 2025

	<i>General Fund</i>	<i>Replacement & Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 856,673	\$ 520,994	\$ -	\$ -	\$ 1,377,667
Assessment Receivable	-	-	-	-	-
Investments:					
Series 2015					
Reserve	-	-	166,480	-	166,480
Revenue	-	-	436,484	-	436,484
Series 2016					
Reserve	-	-	307,099	-	307,099
Revenue	-	-	622,914	-	622,914
Prepayment	-	-	26	-	26
Series 2017					
Reserve	-	-	284,139	-	284,139
Revenue	-	-	566,971	-	566,971
Prepayment	-	-	2,768	-	2,768
Series 2019					
Reserve	-	-	332,563	-	332,563
Revenue	-	-	458,432	-	458,432
Construction	-	-	-	123,763	123,763
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	1,143,709	-	1,143,709
Investment - Custody	3,182	-	-	-	3,182
SBA - Operating	656,623	-	-	-	656,623
SBA - Reserve	-	759,217	-	-	759,217
Due from Reunion East	98,670	187,276	-	-	285,946
Prepaid Expenses	562	-	-	-	562
Total Assets	\$ 1,615,710	\$ 1,467,487	\$ 4,581,522	\$ 123,763	\$ 7,788,481
Liabilities:					
Accounts Payable	\$ 23,343	\$ 270,174	\$ -	\$ -	\$ 293,517
Due to Reunion East	392,829	500,189	-	-	893,018
Total Liabilities	\$ 416,171	\$ 770,364	\$ -	\$ -	\$ 1,186,535
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 602,964	\$ -	\$ 602,964
Assigned For Debt Service 2016	-	-	930,040	-	930,040
Assigned For Debt Service 2017	-	-	853,877	-	853,877
Assigned For Debt Service 2019	-	-	790,994	-	790,994
Assigned For Debt Service 2022	-	-	1,403,647	-	1,403,647
Assigned For Capital Projects 2019	-	-	-	123,763	123,763
Unassigned	1,199,538	697,123	-	-	1,896,661
Total Fund Balances	\$ 1,199,538	\$ 697,123	\$ 4,581,522.00	\$ 123,763	\$ 6,601,946
Total Liabilities & Fund Equity	\$ 1,615,710	\$ 1,467,487	\$ 4,581,522	\$ 123,763	\$ 7,788,481

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,780,771	\$ 1,506,504	\$ 1,506,504	\$ -
Interest	37,500	15,625	12,801	(2,824)
Rental Income	5,714	2,381	3,880	1,499
Total Revenues	\$ 1,823,985	\$ 1,524,509	\$ 1,523,185	\$ (1,324)
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,600	\$ 2,400
FICA Expense	918	383	199	184
Engineering Fees	18,000	7,500	14,469	(6,969)
Attorney	45,000	18,750	23,748	(4,998)
Arbitrage	2,250	450	450	-
Dissemination Agent	10,500	4,375	4,375	-
Annual Audit	5,100	-	-	-
Trustee Fees	19,880	-	-	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	52,973	22,072	22,072	(0)
Information Technology	1,890	788	788	-
Website Maintenance	1,260	525	525	-
Telephone	100	42	-	42
Postage	1,500	625	188	437
Printing & Binding	500	208	132	76
Insurance	11,650	11,650	11,325	325
Legal Advertising	5,000	2,083	-	2,083
Other Current Charges	600	250	488	(238)
Office Supplies	250	104	7	97
Property Appraiser Fee	750	750	479	271
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 198,171	\$ 83,605	\$ 89,895	\$ (6,290)

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 34,749	\$ 14,479	\$ 14,479	\$ -
Property Insurance	52,512	52,512	48,011	4,501
Telephone	6,450	2,688	5,110	(2,423)
Electric	283,800	118,250	101,969	16,281
Water & Sewer	31,128	12,970	10,681	2,289
Gas	36,550	15,229	17,424	(2,195)
Landscape - Contract	501,969	209,154	224,053	(14,899)
Landscape - Contingency	21,500	8,958	8,646	312
Pond Maintenance	10,750	4,479	3,644	835
Irrigation Repairs & Maintenance	15,050	6,271	2,607	3,664
Pool & Fountain Maintenance	154,972	64,572	67,773	(3,201)
Building Repairs & Maintenance	12,900	5,375	8,296	(2,921)
Contract Cleaning	44,978	18,741	22,824	(4,084)
Fitness Center Repairs & Maintenance	5,977	2,490	1,389	1,101
Gate & Gatehouse Maintenance	32,250	13,438	20,168	(6,730)
Lighting	6,450	2,688	4,367	(1,679)
Maintenance (Inspections)	1,505	627	2,543	(1,916)
Operating Supplies	1,075	448	-	448
Parking Violation Tags	215	90	-	90
Pest Control	-	-	-	-
Pressure Washing	21,500	8,958	9,611	(652)
Repairs & Maintenance	12,900	5,375	5,256	119
Roadways/Sidewalks/Bridge	17,200	7,167	3,627	3,540
Security	91,963	38,318	30,132	8,186
Signage	6,450	2,687	4,430	(1,743)
Hurricane Expense	-	-	2,671	(2,671)
Total Maintenance - Shared Expenses	\$ 1,404,792	\$ 615,962	\$ 619,711	\$ (3,749)
<u>Heritage Crossing Community Center</u>				
Telephone	\$ 2,881	\$ 1,200	\$ 779	\$ 421
Electric	17,200	7,167	2,566	4,601
Water & Sewer	860	358	346	13
Gas	387	161	84	77
Trash Services	17,200	7,167	-	7,167
Building Repairs & Maintenance	-	-	273	(273)
Contract Cleaning	17,200	7,167	2,574	4,592
Landscape - Contract	15,403	15,403	-	15,403
Maintenance (Inspections)	484	202	817	(615)
Operating Supplies	1,032	430	-	430
Pest Control	516	215	302	(87)
Repairs & Maintenance	2,580	1,075	-	1,075
Total HC Community Center Shared	\$ 75,742	\$ 40,544	\$ 7,742	\$ 32,803
<u>Reserves</u>				
Capital Reserve Transfer	\$ 379,435	\$ 379,435	\$ 379,435	\$ -
Total Reserves	\$ 379,435	\$ 379,435	\$ 379,435	\$ -
Total Expenditures	\$ 2,058,140	\$ 1,119,546	\$ 1,096,782	\$ 22,764
Excess Revenues (Expenditures)	\$ (234,156)		\$ 426,403	
Fund Balance - Beginning	\$ 234,156		\$ 773,136	
Fund Balance - Ending	\$ -		\$ 1,199,538	

Reunion West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 203,606	\$ 1,150,262	\$ 74,796	\$ 77,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,506,504
Interest	2,768	2,601	2,604	2,541	2,288	-	-	-	-	-	-	-	12,801
Miscellaneous Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental Income	440	1,720	430	1,290	-	-	-	-	-	-	-	-	3,880
Total Revenues	\$ 3,208	\$ 207,926	\$ 1,153,296	\$ 78,627	\$ 80,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,523,185
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ -	\$ 600	\$ 800	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,600
FICA Expense	-	46	61	46	46	-	-	-	-	-	-	-	199
Engineering Fees	665	3,151	2,084	3,158	5,411	-	-	-	-	-	-	-	14,469
Attorney	2,157	2,219	2,618	15,479	1,276	-	-	-	-	-	-	-	23,748
Arbitrage	-	-	-	-	450	-	-	-	-	-	-	-	450
Dissemination Agent	875	875	875	875	875	-	-	-	-	-	-	-	4,375
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	4,414	4,414	4,414	4,414	4,414	-	-	-	-	-	-	-	22,072
Information Technology	158	158	158	158	158	-	-	-	-	-	-	-	788
Website Maintenance	105	105	105	105	105	-	-	-	-	-	-	-	525
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	25	4	30	25	103	-	-	-	-	-	-	-	188
Printing & Binding	-	-	128	0	4	-	-	-	-	-	-	-	132
Insurance	11,325	-	-	-	-	-	-	-	-	-	-	-	11,325
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	134	146	138	70	-	-	-	-	-	-	-	-	488
Office Supplies	1	0	0	6	0	-	-	-	-	-	-	-	7
Property Appraiser Fee	-	-	-	479	-	-	-	-	-	-	-	-	479
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 27,908	\$ 11,718	\$ 11,412	\$ 25,414	\$ 13,442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,895

Reunion West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Maintenance - Shared Expenses</u>													
Field Maintenance	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,479
Property Insurance	48,011	-	-	-	-	-	-	-	-	-	-	-	48,011
Telephone	1,223	823	1,129	891	1,044	-	-	-	-	-	-	-	5,110
Electric	21,667	22,270	20,454	23,134	14,444	-	-	-	-	-	-	-	101,969
Water & Sewer	1,525	1,704	2,113	2,733	2,607	-	-	-	-	-	-	-	10,681
Gas	769	874	3,137	4,998	7,646	-	-	-	-	-	-	-	17,424
Landscape - Contract	33,497	74,314	49,249	33,497	33,497	-	-	-	-	-	-	-	224,053
Landscape - Contingency	421	7,582	643	-	-	-	-	-	-	-	-	-	8,646
Pond Maintenance	729	729	729	729	729	-	-	-	-	-	-	-	3,644
Irrigation Repairs & Maintenance	482	429	-	661	1,035	-	-	-	-	-	-	-	2,607
Pool & Fountain Maintenance	18,501	12,237	10,915	12,117	14,004	-	-	-	-	-	-	-	67,773
Building Repairs & Maintenance	2,265	2,393	344	847	2,447	-	-	-	-	-	-	-	8,296
Contract Cleaning	4,565	4,565	4,565	4,565	4,565	-	-	-	-	-	-	-	22,824
Fitness Center Repairs & Maintenance	678	-	677	34	-	-	-	-	-	-	-	-	1,389
Gate & Gatehouse Maintenance	2,542	2,122	9,092	3,785	2,627	-	-	-	-	-	-	-	20,168
Lighting	-	1,763	1,989	615	-	-	-	-	-	-	-	-	4,367
Maintenance (Inspections)	645	516	-	1,006	376	-	-	-	-	-	-	-	2,543
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	2,193	4,988	2,430	-	-	-	-	-	-	-	9,611
Repairs & Maintenance	1,187	-	2,307	1,762	-	-	-	-	-	-	-	-	5,256
Roadways/Sidewalks/Bridge	484	-	3,143	-	-	-	-	-	-	-	-	-	3,627
Security	5,995	5,995	5,995	5,995	6,152	-	-	-	-	-	-	-	30,132
Signage	2,212	166	80	1,972	-	-	-	-	-	-	-	-	4,430
Hurricane Expenses	2,372	299	-	-	-	-	-	-	-	-	-	-	2,671
Total Maintenance - Shared Expenses	\$ 152,666	\$ 141,675	\$ 121,647	\$ 107,224	\$ 96,498	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 619,711
<u>Heritage Crossing Community Center</u>													
Telephone	\$ 172	\$ 135	\$ 169	\$ 169	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	779
Electric	-	1,163	760	643	-	-	-	-	-	-	-	-	2,566
Water & Sewer	-	109	110	127	-	-	-	-	-	-	-	-	346
Gas	-	24	20	20	20	-	-	-	-	-	-	-	84
Trash Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Repairs & Maintenance	-	273	-	-	-	-	-	-	-	-	-	-	273
Contract Cleaning	373	373	1,083	373	373	-	-	-	-	-	-	-	2,574
Landscape - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance (Inspections)	228	589	-	-	-	-	-	-	-	-	-	-	817
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	36	97	36	36	97	-	-	-	-	-	-	-	302
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total HC Community Center Shared	\$ 809	\$ 2,763	\$ 2,177	\$ 1,368	\$ 624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,742
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 379,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	379,435
Total Reserves	\$ -	\$ -	\$ 379,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379,435
Total Expenditures	\$ 181,384	\$ 156,156	\$ 514,671	\$ 134,007	\$ 110,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,096,782
Excess Revenues (Expenditures)	\$ (178,176)	\$ 51,770	\$ 638,625	\$ (55,379)	\$ (30,437)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 426,403

Reunion West

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Transfer In	\$ 379,435	\$ 379,435	\$ 379,435	\$ -
Interest	36,000	15,000	20,218	5,218
Total Revenues	\$ 415,435	\$ 394,435	\$ 399,653	\$ 5,218
Expenditures:				
Contingency	\$ 600	\$ 250	\$ 218	\$ 32
Capital Outlay	1,074,887	447,870	642,210	(194,341)
Total Expenditures	\$ 1,075,487	\$ 448,120	\$ 642,429	\$ (194,309)
Excess Revenues (Expenditures)	\$ (660,052)		\$ (242,776)	
Fund Balance - Beginning	\$ 952,568		\$ 939,899	
Fund Balance - Ending	\$ 292,516		\$ 697,123	

Reunion West

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments	\$ 326,875	\$ 276,530	\$ 276,530	\$ -
Interest	16,000	6,667	7,643	976
Total Revenues	\$ 342,875	\$ 283,197	\$ 284,173	\$ 976
Expenditures:				
Series 2015				
Interest - 11/01	\$ 72,431	\$ 72,431	\$ 72,431	\$ -
Principal - 05/01	185,000	-	-	-
Interest - 05/01	72,431	-	-	-
Total Expenditures	\$ 329,863	\$ 72,431	\$ 72,431	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 13,013		\$ 211,741	
Fund Balance - Beginning	\$ 220,411		\$ 391,223	
Fund Balance - Ending	\$ 233,424		\$ 602,964	

Reunion West

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments	\$ 538,024	\$ 455,158	\$ 455,158	\$ -
Interest	28,500	11,875	13,282	1,407
Total Revenues	\$ 566,524	\$ 467,033	\$ 468,440	\$ 1,407
Expenditures:				
Series 2016				
Interest - 11/01	\$ 177,688	\$ 177,688	\$ 177,688	\$ -
Principal - 11/01	180,000	180,000	180,000	-
Interest - 05/01	173,750	-	-	-
Total Expenditures	\$ 531,438	\$ 357,688	\$ 357,688	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 35,087		\$ 110,753	
Fund Balance - Beginning	\$ 526,383		\$ 819,287	
Fund Balance - Ending	\$ 561,470		\$ 930,040	

Reunion West

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments	\$ 503,509	\$ 425,959	\$ 425,959	\$ -
Interest	26,500	11,042	12,118	1,076
Total Revenues	\$ 530,009	\$ 437,001	\$ 438,077	\$ 1,076
Expenditures:				
Series 2017				
Interest - 11/01	\$ 167,738	\$ 167,738	\$ 167,738	\$ -
Principal - 11/01	165,000	165,000	165,000	-
Interest - 05/01	164,231	-	-	-
Total Expenditures	\$ 496,969	\$ 332,738	\$ 332,738	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 33,040		\$ 105,339	
Fund Balance - Beginning	\$ 477,492		\$ 748,537	
Fund Balance - Ending	\$ 510,532		\$ 853,877	

Reunion West

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments	\$ 438,505	\$ 370,965	\$ 370,965	\$ -
Interest	22,500	9,375	10,415	1,040
Total Revenues	\$ 461,005	\$ 380,340	\$ 381,380	\$ 1,040
Expenditures:				
Series 2019				
Interest - 11/01	\$ 148,181	\$ 148,181	\$ 148,181	\$ -
Principal - 05/01	140,000	-	-	-
Interest - 05/01	148,181	-	-	-
Total Expenditures	\$ 436,363	\$ 148,181	\$ 148,181	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (8,243)	\$ 8,243
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (8,243)	\$ 8,243
Excess Revenues (Expenditures)	\$ 24,643		\$ 224,955	
Fund Balance - Beginning	\$ 235,463		\$ 566,039	
Fund Balance - Ending	\$ 260,106		\$ 790,994	

Reunion West

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments	\$ 1,071,322	\$ 902,677	\$ 902,677	\$ -
Interest	30,500	12,708	14,176	1,468
Total Revenues	\$ 1,101,822	\$ 915,386	\$ 916,854	\$ 1,468
Expenditures:				
Series 2022				
Interest - 11/01	\$ 156,600	\$ 156,600	\$ 156,600	\$ -
Principal - 05/01	735,000	-	-	-
Interest - 05/01	156,600	-	-	-
Total Expenditures	\$ 1,048,200	\$ 156,600	\$ 156,600	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 53,622		\$ 760,254	

Reunion West

Community Development District

Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 2,133	\$ 2,133
Total Revenues	\$ -	\$ -	\$ 2,133	\$ 2,133
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 8,243	\$ (8,243)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 8,243	\$ (8,243)
Excess Revenues (Expenditures)	\$ -		\$ 10,377	
Fund Balance - Beginning	\$ -		\$ 113,386	
Fund Balance - Ending	\$ -		\$ 123,763	

Reunion West
Community Development District
Long Term Debt Report

SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS	
ASSESSMENT AREA TWO - PHASE ONE	
INTEREST RATES:	3.500%, 4.250%, 5.000%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$163,438
RESERVE FUND BALANCE	\$166,480
BONDS OUTSTANDING - 9/30/20	\$3,585,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$155,000)
LESS: PRINCIPAL PAYMENT 05/01/22	(\$160,000)
LESS: PRINCIPAL PAYMENT 05/01/23	(\$170,000)
LESS: PRINCIPAL PAYMENT 05/01/24	(\$175,000)
CURRENT BONDS OUTSTANDING	\$2,925,000

SERIES 2016, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA THREE PROJECT	
INTEREST RATES:	3.625%, 4.375%, 5.000%
MATURITY DATE:	11/1/2046
RESERVE FUND REQUIREMENT	\$274,875
RESERVE FUND BALANCE	\$307,099
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)
CURRENT BONDS OUTSTANDING	\$7,050,000

SERIES 2017, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA FOUR PROJECT	
INTEREST RATES:	3.500%, 4.250%, 4.750%, 5.000%
MATURITY DATE:	11/1/2047
RESERVE FUND REQUIREMENT	\$254,625
RESERVE FUND BALANCE	\$284,139
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)
CURRENT BONDS OUTSTANDING	\$6,805,000

SERIES 2019, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA FIVE PROJECT	
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%
MATURITY DATE:	5/1/2050
RESERVE FUND REQUIREMENT	\$326,484
RESERVE FUND BALANCE	\$332,563
BONDS OUTSTANDING - 9/30/20	\$7,095,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$120,000)
LESS: PRINCIPAL PAYMENT 05/01/22	(\$125,000)
LESS: PRINCIPAL PAYMENT 05/01/23	(\$130,000)
LESS: PRINCIPAL PAYMENT 05/01/24	(\$135,000)
CURRENT BONDS OUTSTANDING	\$6,585,000

SERIES 2022, SPECIAL ASSESSMENT REFUNDING BONDS	
INTEREST RATES:	3.000%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$259,938
RESERVE FUND BALANCE	\$259,938
BONDS OUTSTANDING - 02/15/22	\$11,840,000
LESS: PRINCIPAL PAYMENT 05/01/23	(\$690,000)
LESS: PRINCIPAL PAYMENT 05/01/24	(\$710,000)
CURRENT BONDS OUTSTANDING	\$10,440,000

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

38.26%	7.02%	11.56%	10.82%	9.42%	22.92%	100.00%
--------	-------	--------	--------	-------	--------	---------

86.71%	Net Percent Collected
\$ 618,649.15	Balance Remaining to Collect

SECTION IV

Reunion East and West R&M

Deferred Project List	Estimated Cost	Date
Seven Eagles Fountain #2 Refurbishment/Redesign	\$ 20,000.00	Defer
Seven Eagles Fitness Center Equipment + Flooring	\$ 79,280.00	Completed
Milling, Resurfacing, Traffic Calming, Striping, Stop Bars	\$ 1,238,925.10	In process - punchlist
Access Control System at Reunion Village Gate	\$ 20,000.00	In process
Reunion Resort/Reunion Village (Spine Road) Gate Access + Electrical	\$ 205,000.00	In process
FY2025 Project List		
Heritage Crossing Community Center, Lighting System	\$ 45,000.00	Proposals 04.10.2025
Seven Eagles Pool and Spa Lifts	\$ 30,000.00	Completed
Signage Replacement, Radar Speed	\$ 67,531.00	In process
Encore RW Playground	\$ 140,000.00	In process
Terrace Pool Renovation/Resurfacing	\$ 75,000.00	Tentative April 14
Pool Furniture	\$ 15,000.00	Completed
Reunion Village No Parking Signs Phase 4&5	\$ 40,000.00	TBD
Pool Heater Replacement Allowance	\$ 24,000.00	As needed
Sidewalk Replacement	\$ 75,000.00	As needed
HVAC Replacement Allowance	\$ 25,000.00	As needed
Contingency	\$ 100,000.00	As needed
	\$ 2,199,736.10	