

*Reunion West Community
Development District*

Agenda

February 12, 2026

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

February 5, 2026

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, February 12, 2026 at 10:30 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 January 8, 2026 Board of Supervisors Meeting
4. Approval of Settlement Agreement with Kingwood Orlando Reunion Resort
5. Review of Eminent Domain Status
- 6. Consideration of Signage on CDD Property at Reunion West Encore Neighborhood – ADDED**
7. Ratification of Data Sharing and Usage Agreement with Ocala County Property Appraiser
8. 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
 - v. E-Mail Subscribers
 - E. Security Report
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date: March 12, 2026
12. 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, **January 8, 2026** at 10:30 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
Garrett Huegel	Yellowstone Landscape
Victor Vargas	Reunion Security
Grace Montanez	Reunion West POA
Shaianne Berry	Reunion West POA

The following is a summary of the discussions and actions taken at the January 8, 2026 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 10:30 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 13, 2025 and December 11, 2025 Board of Supervisors Meetings

Ms. Adams presented the minutes of the November 13, 2025 Board of Supervisors meeting, a draft of which were reviewed by the District Manager and District Counsel and were included in the agenda package. Meeting corrections were provided from both the Reunion West and Reunion East CDD Boards. Mr. Greenstein clarified that Mr. Jack Gaskins was staff with the Special Districts Accountability Program.

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

Ms. Adams presented the minutes of the December 11, 2025 Board of Supervisors meeting, a draft of which were reviewed by the District Manager and District Counsel and were included in the agenda package. Mr. Staley recalled that Mr. Witcher stated that residents on the Reunion West side were paying 47% of those expenses, but it should be 43%.

On MOTION by Mr. Staley seconded by Mr. Witcher with all in favor the Minutes of the December 11, 2025 Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Public Hearing to Amend and Restate Parking Rules

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the public hearing to amend and restate the Parking Rules was opened.

B. Public Comment

Ms. Adams reported that the proposed Parking Rules were reviewed at two separate meetings. The Board was making an effort to stay in tandem with the Parking Rules at Reunion East. The Reunion West CDD Board also wanted to capture language that restricts parking nearby speed bumps and a general liability statement was added by District Counsel. Other than that, there were no changes to the parking maps or any other changes to the Parking Rules. They were mainly

administrative updates. The CDD was required to take public comments at this time. There were no public comments.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the public hearing to amend and restate the Parking Rules was closed.

C. Consideration of Resolution 2026-01 Adopting Amended and Restated Parking Rules

Ms. Adams presented Resolution 2026-01 Adopting Amended and Restated Parking Rules, which were included in the agenda package.

On MOTION by Mr. Witcher seconded by Mr. Greenstein with all in favor Resolution 2026-01 Adopting the Amended and Restated Parking Rules was adopted.

Mr. Staley pointed out that the Board did not change the rules often, but if either CDD makes a change he hoped that it could be coordinated so the rules could be aligned. Mr. Greenstein agreed, as long as it was on both agendas at the same time. Ms. Adams reported that the Reunion East CDD Board was scheduled to review their Parking Rules today and the only change that they were contemplating was to have time restricted parking near a playground. This would not affect Reunion West CDD, as there was already time restricted parking at their playground.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco recalled discussion at last month's meeting regarding joint meetings. She spoke with the Reunion East CDD Board to see if there was a desire to hold more meetings before she did additional work on that topic and incurred fees for the CDDs. At this time, the Reunion East CDD Board was not interested in having joint meetings. Therefore, she would no longer research this topic. Mr. Staley asked if there was a unanimous decision. Mr. Greenstein pointed out that they voted on it when Ms. Hobbs was not present and a majority approved the motion. Mr. Staley questioned whether GMS wanted to know for their other CDDs if joint meetings were allowed, as he would like to know, if at some point in the future, this CDD Board decided to have joint meetings. Otherwise, they would have to get the lawyers to review it to see whether it was possible.

Mr. Witcher felt that something needed to be resolved as the Interlocal Agreement referred to joint meetings at any point in time and they represented citizens that were paying 43% of costs. Furthermore, the Interlocal Agreement stated that they were supposed to be involved in any decisions related to the expense of maintenance and operations.

Mr. Greenstein pointed out that it was a sensitive subject, whether the reasons were substantive or not, as the perception caused pushback on "*joint meeting*." However, he did not like using the word, "*joint*," until they knew the legal opinion and therefore, there was a need for information sharing. In addition, he did not recall there being a Reunion East vote on the concept of having a joint meeting; although, he did solicit input from the Supervisors. However, he did not give his own opinion, as he only talked about the benefits of having a combined meeting. Mr. Staley recalled that Mr. Greenstein favored the concept, but one Board Member did not. Mr. Greenstein noted that Ms. Hobbs was not present but felt that it was important that Mr. Jack Gaskins provide an opinion that they should not have combined meetings. Therefore, it was a good idea to come up with a definitive opinion as to how they should conduct concurrent meetings, so that information could be shared and decisions could be made more efficiently. As a result, they modified their procedures to address some of the issues that were being presented. Ms. Trucco reported that she spoke with Mr. Gaskins. He was not a lawyer, but he had a great deal of experience because they wanted to be in the right as much as possible and not take any risk at all, as there were severe penalties. Therefore, she would always err on the side of caution and advise that the Board stay as legal and ethical as they possibly could, but there was statute language that was sometimes ambiguous.

Ms. Trucco felt that they needed to look at how they were interpreting the language and precedent cases that have been decided and adjudicated before that have interpreted that same language to those particular facts, but it depends on the facts of each situation and how the language was being interpreted. Mr. Gaskins felt strongly that joint meetings were not permitted for Special Districts, of which the CDD was a Special District and she requested the statute that was the basis of that opinion, which he provided and Ms. Trucco reviewed. She did not see anything that expressly prohibited joint meetings, but it could be interpreted that way. This individual had a great deal of experience in Special Districts and she wanted to not take any risk, which was why she wanted to speak to the Board first to see if they wanted her to do an analysis into that specific statute to see if there was any case law. She looked through Attorney General Opinions and did

not see anything, but her firm had experience doing memorandums showing the gray area and areas of interpretation. The lawyers that Ms. Trucco spoke to were in agreement with her, but that was not to say that may be correct and deserved their attention. However, if the Board was interested in doing joint meetings, she was not comfortable saying there was no risk and recommended looking into it deeper and bringing back information to the Board. Mr. Witcher wanted to investigate this further and look into the Interlocal Agreement, as it referenced that it was perfectly acceptable to have joint meetings for the purpose of dealing with maintenance and operations of the two CDDs. Ms. Trucco recalled when this Interlocal Agreement was adopted joint meetings were perfectly legal, but now there were interpretations by the Attorney General or a judge that provided the correct interpretation and would look into that. Mr. Staley proposed asking Ms. Trucco to perform a thorough professional review into the legality of holding any form of joint or concurrent meetings between the two CDDs.

On MOTION by Mr. Staley seconded by Mr. Witcher with all in favor authorizing District Counsel to perform a thorough professional review into the legality of holding any joint or concurrent meetings between the two CDDs was approved.

Mr. Greenstein pointed out that he had been through these kinds of issues many times in his career and there were certain procedures that must be respected, but some of the points that came up in discussion about the meeting were practical every day operational matters, but not statutory matters. At the last meeting, they stated if it was an east only item it should be voted on by the Reunion East CDD Board, but if it was a west only item it should be voted on only by the Reunion West CDD Board because it would not be on the agenda of the other Board if it was strictly unique to that Board. However, because they were all one community and there was an Interlocal Agreement, they needed to ensure that there was effective communication on the same day so that the Boards could make proper decisions and everyone would feel like their input was being heard. Furthermore, Mr. Greenstein was sure about what the outcome was going to be and they just needed it to be in writing. If they needed to have legal review, that was fine but they needed to be as pragmatic as they could be, as there were Districts in Florida that only operate with concurrent or joint meetings. Therefore, they needed to adjudicate this quickly and move on.

Ms. Harley joined the meeting.

Ms. Trucco felt that Mr. Gaskins was qualified and had a great deal of experience. She appreciated his insight, as they needed to ensure that they were compliant with the laws. Mr. Greenstein indicated that if he had to testify in court regarding this issue, he would say that he did not personally research where Mr. Gaskins was employed. Ms. Adams confirmed that Mr. Gaskins was associated with the Special District resources and contacts for the State of Florida. Ms. Trucco offered to look into it but pointed out that Mr. Gaskins felt strongly that this was the correct interpretation of the law and believed that he had some experience with the State, respected his opinion and would provide the Board with an answer. Ms. Harley asked if the Reunion East CDD Board questioned the legality of joint meetings or an individual. Ms. Trucco recalled that an individual brought up the issue.

Mr. Staley asked if GMS had Special Districts that also have joint meetings or if this was the only Special District. Ms. Trucco pointed out that all CDDs were Special Districts. Mr. Staley voiced concern as an elected official that they were responsible to the taxpayers, as they entrusted the Board with their money and to be spending money through the 57%/43% cost sharing split, without having much visibility to that split, applied to both Boards. It was more of an issue for Reunion West because most of the assets were on the east side, which was why the Reunion East CDD had more contracts to review for the buildings and pool. Therefore, to discharge their responsibility to the taxpayers, they must be well versed and understanding of what was being done. They never approve any overspend or unbudgeted items either on the operating side or the capital maintenance side and if the Reunion West CDD Board decided to spend \$1 million on a project, the Reunion East CDD Board would have no say and vice versa. In that case, Mr. Greenstein was right in that they have to find a way of working together, by having joint or concurrent meetings or some other vehicle. In his opinion, Mr. Staley felt that having joint meetings was a brilliant way of getting around all of that, as they had an opportunity to express their views and Mr. Greenstein has been an invaluable asset to the west because he knows what was occurring in the east. However, Mr. Greenstein's term was up at the end of November and he could no longer run, as he was not a resident of Reunion West. Therefore, they needed a way to work together so they could find a more practical way of discharging their responsibilities in both CDDs.

Mr. Greenstein was confident that they would get to where they needed to be and believed that this community, as large as it was, takes the input of 10 Supervisors to finalize an issue and it

was not just a Reunion East or West item. Years ago, the idea of consolidating meetings came up again and again in the last two years, but they would straighten this out. Mr. Staley noted that it would get straightened out step by step and felt that Mr. Witcher made some good comments on the Interlocal Agreement. It mentioned that joint operation and maintenance would be through one interconnected community, but each CDD would be responsible separately for costs. Some contracts had to be executed jointly, but Mr. Staley never signed a contract alongside Mr. Greenstein's signature; however, the agreement provides for all of this and that there must be approval by both Districts. They could get there a different way, but they must find a way as there would be an instance where something would come up and they would wonder why they were approving it. They were not approving it but simply having to pay for it. Therefore, they should be ahead of the curve. Ms. Trucco offered to revisit the Interlocal Agreement, if the Boards wanted to. Mr. Greenstein pointed out that the document was 16 years old when the Boards were developer controlled.

Ms. Adams explained that the purpose was to function as one community, which was important when they talked about the access between the communities and how residents enter the community and what access credentials could be used at each respective gate. Mr. Staley noted that Reunion Village and Encore Reunion West were only ideas in those days, which makes it even more important that they discharge their responsibilities as elected officials. Mr. Barry was happy that the Interlocal Agreement was circulated, as it brought to mind whether it was appropriate to have one and whether one side versus the other was getting value out of that. Mr. Staley felt if they took a poll of people that used Seven Eagles, the vast majority of people would be from the east side as he could not see anyone from Encore going over to Seven Eagles. However, Mr. Barry raised a good point, if they did not pay for these facilities, because the split was raised on units not on usage. Mr. Barry did not realize until he read the document that there was an out, as he believed that it was more hardwired in. Mr. Staley pointed out that the operating costs that they pay on a lot in the west was \$1,000 per year. It would make a huge difference if they did not have to pay towards the operation and maintenance expenses of the east side assets, but it would not change anyone's lifestyle. However, there may be issues with the capital costs. Therefore, it was worth keeping it in the back of their minds as they review this document in the future. His focus was on making it workable because if the east Board wanted a \$1 million project that the west did not

think was an appropriate project, there was no way of preventing what was happening today. They needed to find a way to have input without any conflict.

Mr. Greenstein recalled that they existed as a resort community since 2003, which was over 20 years. This was his third term on the Board and they rarely had anything that was so contentious that it was an east versus west thing. The reason why they had the agreement, besides the fiduciary and administrative things, was because everybody in the west could use any of the amenities in the east. Mr. Staley agreed, as they have only been an independent taxpayer-controlled Board since 2020. Prior to that, those positions were filled by two Kingwood representatives and an HOA Member. Mr. Greenstein recalled that he was on the Master Association and had to resign when Encore came in because Encore wanted representation on the Master Association Board. Mr. Staley felt that Mr. Greenstein's point was valid and that this was a good discussion. Mr. Staley preferred to have an answer from Ms. Trucco within four to six weeks. Ms. Trucco offered to aim for four to six weeks and would have an associate of her firm, who made less per hour, to start doing the research. Mr. Greenstein preferred to have a concurrent but separate meeting and felt that it should not take that much research to get an opinion from in-house counsel as to how they can conduct concurrent meetings because GMS supports Districts that only operate that way. To answer Mr. Barry's question, Mr. Staley preferred to get an answer from District Counsel and then try to organize as many joint concurrent meetings as possible. During those meetings, they would discuss the Interlocal Agreement as it was out of date.

Mr. Barry questioned whether property owners would want this or was it better for them to not have this. Mr. Staley felt that they needed to do a review and wanted to split the costs, as it leads a long way towards knowing if they were paying for all of those assets on the west side and whether it made a difference of \$70 per year in operating costs. If so, Mr. Staley did not feel that was a good use of their time and residents, particularly those in the Encore community would feel the same. In addition, he spoke to the Reunion East CDD Board about why they had to pay for Seven Eagles, as well as playgrounds and pools that they would not use, since they were paying the same assessment. Ms. Harley felt that was a valid question but believed that the Board was totally ignorant to the number of guests that stay at Encore to use those Reunion East amenities because that was what they promoted to short term guests. Mr. Staley pointed out that Mr. Barry raised a good point on what their taxpayers want in this cost sharing arrangement and whether they would want access to those facilities. Ms. Harley was sad that they were in this position when at

the end of the day, it was all one resort and cared about what the east, the village and Encore looked like because it was part of the west. Mr. Greenstein wanted uniformity, because it was the most efficient, economical way of getting some amenities in place before the club was established and The Grand was built. Hopefully, property owners would see that the actual unit cost of contributing to assets that were in another District was minuscule in comparison to the benefit. Mr. Staley questioned whether they were doing the right thing for all of their constituents.

Ms. Harley pointed out that it was more than the financial aspect, it was the community aspect, regardless of which side elected them to the position, which was why they should be involved together so they were all equally informed in order to answer people when they were asked questions. Mr. Staley agreed and requested that this item be included on the agenda for the next meeting in order to discuss it more in-depth, but questioned whether the Reunion East Board would proceed with having concurrent or joint meetings if Mr. Gaskins stated that they could have them. Mr. Greenstein would promote it and make it clear for the Board what the benefits were, as he believed that they were going to come out of this review with guidance on how to legally proceed. Mr. Barry preferred to discuss this item more in March, as he was not going to be available in February. Ms. Trucco reported that she reached out to eminent domain counsel and they provided an update on all of the parcels that were subject to the eminent domain proceedings, which she forwarded to the Board. It was a slightly more complicated situation due to the repeated changes made by the Florida Department of Transportation (FDOT) and eminent domain counsel could bring counter offers to the Board for review for each parcel. Mr. Witcher asked if it was standard practice to file suit, as it seemed odd to him that the CDD was filing lawsuits without talking to someone and negotiating a price. Ms. Trucco recalled that the State provided initial notice and the Board approved the engagement of Gray Robinson, who were excellent in her opinion. They went through this process and the State filed suit. At the Reunion East CDD Board, eminent domain counsel would introduce himself to the Reunion East CDD Board. At the request of Mr. Staley, Ms. Trucco would provide screenshots of each parcel.

Mr. Greenstein recalled that the list was more extensive than what they were initially shown, which was why he liked Mr. Witcher's question on why a lawsuit was filed when the CDD was a subunit of county government. Instead of a lawsuit, there should be an administrative procedure to acquire it with mediation or third-party review in order to ensure that they were getting fair value for the property. Ms. Trucco explained that a CDD could not file suit and

therefore the State brings the suit against property that it wants to acquire. Furthermore, as part of the Statute, the State must pay all of the CDD attorney's fees and costs. To answer Mr. Witcher's question, Ms. Trucco pointed out that there was nothing to suggest that this has not gone through a regular course of action. Mr. Greenstein indicated that laws were written without regard to the entities that may be impacted by it and when it comes to a governmental entity, there should be a provision that allowed them to avoid that process but it involves acquiring through eminent domain, private property, which becomes a legal battle. Ms. Trucco would ask if there was a meeting that the Board could call into to ask for specific information. Mr. Staley preferred to include this item on the agenda and hear from eminent domain counsel at the February meeting and at the same time get information about the parcels. Regarding the pending litigation, Ms. Trucco reported that the litigators requested a Shade Session the week of January 26th, with the best days being January 26th and January 27th. Discussion ensued and there was Board consensus to hold the Shade Session on January 27th. Mr. Barry requested that Mr. Daniel Baker, be in attendance, in case they had any clarifying questions. Before Christmas, he sent some comments on his reaction to the meeting and suggested when they made their reply, they state their rationale for the request. Ms. Trucco forwarded those comments to the litigators.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor scheduling a Shade Session for January 27, 2026 to discuss the pending litigation was approved.

B. Engineer

Mr. Curley reported that it was the new year and new stormwater rules have come into effect. It would not affect the CDD this year and would go into effect next year. As an entity, they had to prepare a schedule and have the inspection checklist ready for when that time comes. They would look at the different stormwater facilities and when they would be inspected, which would be reported to the South Florida Water Management District.

C. Field Manager Updates

Mr. Scheerer reported that right before the holidays, the flex stakes at the entry gate were fixed. However, seven were damaged and would be replaced next week, as he acquired 12 additional stakes that were placed into The Stables. Irrigation inspection and repairs were ongoing.

They had some minor gate repairs at the Sinclair gate. Some no parking signs were reinstalled, as Encore had some issues with drivers over the holidays. They planned to relocate the speed hump sign on Grand Traverse Parkway next week. He would install the no pets on the playground sign as quickly as he could and was waiting on the overall striping proposal from Fausnight. There would be a great deal of legwork from them to do all the linear footage and come up with those costs, but he was in communication with them and met with them right before the holiday. On Monday, he spoke with the manager to see where they were and they hoped to have that soon so that it could be presented at the February meeting. Mr. Staley asked if this was for striping the curbs on all of the tables. Mr. Scheerer replied affirmatively as there were some no parking zones that were being created on the east side, as well as Phases 4 and 5 in Reunion Village, even though the signs were not going in there until construction was completed which would be tied to the 2027 budget. He just received an email from security that the exit gate at Sinclair was not parallel. It has been called into service.

Regarding the Action Items List, the Sinclair gates were ready. There was internet and everything was good to go. They were waiting on Guardian Access to come out, initiate the gates, have security and staff go through all of the testing and ensure that the readers were functioning. At that time, they would discuss when they would be put into service with all of the construction taking place. Other than that, things were moving along. They were currently doing maintenance work at the various entities. Mr. Witcher noticed that weed barrier material that was exposed at the playground on Grand Traverse Parkway and Valhalla Terrace, which could become a trip hazard. Mr. Scheerer would get with Yellowstone. They were currently installing mulch throughout the community and would have them refill the mulch at this location. Mr. Staley pointed out that they did not have any damage during the holidays. Mr. Scheerer agreed that things went smoothly and there were no major issues. Mr. Staley reported that someone ran into the no parking sign outside of Bears Den. Signs were put up quickly, but they used galvanized posts. Mr. Scheerer explained that they used galvanized because they did not have any of the 3-inch black posts, which was his decision, so people knew during the holidays that it was a no parking zone. Fausnight was working on providing extra 3-inch black powder coated poles that they would keep in stock at The Stables. Mr. Greenstein agreed, as they had to follow safety first. Mr. Staley asked if they were reimbursed by the person that hit the no parking sign. Mr. Scheerer would forward the invoice once he received it. Ms. Adams was holding the invoice until she received the resident's

contact information from Reunion Security. Ms. Adams announced that Ms. Grace Montanez, the Property Manager for Reunion West Property Owners Association was present but had no information to report to the Board.

Ms. Adams reported that during the COVID pandemic, the Governor authorized that Florida governments could meet virtually and during that time the CDD had Zoom meetings, but once they went back to in-person meetings, staff was asked to continue offering Zoom services as a convenience for residents. They were not required to offer it, but Board Members felt if it was more convenient for residents to attend via Zoom, they wanted to offer it when possible. She tried different kinds of audio and video to see what worked well for Zoom attendees. There were now two speaker/microphones spread throughout the room. According to Zoom attendees last month, the audio quality was fine. At the request of the Board, she solicited a proposal for enhanced audio and video support. The proposal was distributed to Board members. In order to allow for enhanced audio at the Board meetings, for each Board Member to have their own handheld microphones and a microphone for members of the public to speak into, the cost would be approximately \$900 to \$1,000 per meeting. However, if both CDDs wanted to participate, that cost could be split.

Ms. Harley questioned whether it would bring in more attendance. Mr. Barry liked this idea. Mr. Greenstein preferred purchasing basic equipment for \$200 to \$500 and a PA system. Mr. Staley believed that the \$900 to \$1,000 per meeting would be to pay someone from The Grand to set up the equipment at each meeting. Ms. Adams pointed out that once they had six microphones, they needed a mixing board and other equipment, which they did not have. Mr. Staley pointed out that they were spending residents' money and \$6,000 per year seemed like a great deal of money. Ms. Adams recalled that because of the comments about audio during the recent Reunion East CDD meeting, one of the attendees emailed her after the meeting to indicate that the audio was good. Mr. Staley suggested placing a chair next to the microphone when a member of the public was speaking. Mr. Greenstein pointed out that they moved the seats which may mitigate the problem as the seating was closer to the microphone, but if it becomes a problem they will look at it again. Mr. Greenstein recommended investing in a system that had six microphones, speakers and a mixing board. This item was tabled.

D. District Manager's Report

i. Action Items

The Action Items List was included in the agenda package for Reunion East and West CDDs. It included items that were being tracked and was provided to Board Members a week in advance of the meeting.

ii. Approval of Check Register

Ms. Adams presented the Check Register from December 1, 2025 through December 31, 2025 in the amount of \$2,682,231.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the December Check Register was approved.
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iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through November 30, 2025, which were included in the agenda package. Mr. Staley asked if they phased the landscape expense into a 12-month period. Ms. Adams indicated that landscape was tricky because it accounted for the installation of mulch and other items that occur once a year, but they could look at that. Mr. Staley pointed out that he did not want to see a variance of \$67,000. Ms. Adams explained basic landscape services were billed on a 1:12 basis, but the other special services were billed only when they occurred and when approved by the Operations Manager. However, they could separate out the billables for mulch, quarterly annuals, tree trimming, etc. and include them as a separate line item in future budget years. All of the debt service payments that were due in November were completed.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package.

v. Consideration of Revised Fiscal Year 2026 Meeting Schedule

Ms. Adams recalled that there was prior discussion about the meeting schedule and included in the agenda package was a schedule for the remainder of the calendar year with meetings on the second Thursday of the month through September at 10:30 a.m.

On MOTION by Mr. Witcher seconded by Mr. Greenstein with all in favor the revised Fiscal Year 2026 meeting schedule was approved.

vi. E-Mail Subscribers

Ms. Adams presented the number of active email subscribers for the CDD's email, which were included in the agenda package. As of the end of December, there were 160 active subscribers for Reunion West and 125 active subscribers for Reunion East. An update was sent regarding the updated parking policies, amenity center closure and a traffic advisory. Mr. Staley pointed out that he did not want to know who was clicking or not clicking but wanted to know how many people were registered. Ms. Adams would report on the number of subscribers in future reports.

vii. Security Report

Ms. Adams reported that the November Security Reports from Reunion Security and the Reunion West POA were provided to the Board under separate cover. No Board action was required and was for informational purposes. Mr. Victor Vargas of Reunion Security was present to answer any questions. He reported that last month was quiet. Mr. Staley read on Facebook that young kids were causing issues in Patriots Landing. Mr. Vargas indicated that they were keeping an eye on them. This was when there was no school. Ms. Harley heard yesterday that Rolling Loud, the largest hip hop festival in the world, was going to take place in Orlando at Camping World from May 8th to 10th.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Harley noted that she and Mr. Barry would not be attending the February meeting. Ms. Adams pointed out if there were no time sensitive items, the Chair had the discretion to defer agenda items to the next meeting and cancel the February meeting. Mr. Staley did not want to cancel the February meeting, as the Board would be reviewing Ms. Trucco's findings.

EIGHTH ORDER OF BUSINESS

Next Meeting Date: February 12, 2026

The next meeting was scheduled for February 12, 2026 at 10:30 a.m. at this location.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This SETTLEMENT AGREEMENT AND MUTUAL RELEASE (this “**Agreement**”) is entered into as of the 31st day of January, 2026 (the “**Effective Date**”) between the REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida (the “**District**”) and KINGWOOD ORLANDO REUNION RESORT LLC, a Florida limited liability company, ORLANDO REUNION DEVELOPMENT LLC, a Florida limited liability company, and KINGWOOD RESIDENT CLUB AT REUNION ORLANDO CORP., a Florida corporation (collectively, the “**Defendants**”) and the District and the Defendants are hereinafter collectively referred to as the “**Parties**” and may be referred to individually as a “**Party**”), as follows:

RECITALS

A. An action among the Parties is pending in the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida (the “**Court**”), Case No. 2024-CA-001969 (the “**Action**”) and concerns disputes regarding ownership and interests in certain parcels and tracts located within the boundary of the District.

B. The parcels and tracts at issue are more particularly described in **Exhibit “A”** attached hereto (the “**Subject Tracts**”).

C. The Parties desire to resolve all claims asserted or that could have been asserted in the Action, subject to the terms herein, and deem this Agreement to be in their mutual interest.

D. The Board of Supervisors of the District (the “**Board**”) has reviewed and discussed the material terms of this Agreement and, pursuant to Chapter 190, *Florida Statutes*, has determined that this Agreement is in the best interest of the District and the landowners located within its boundaries.

E. As specified, pursuant to Florida law, including Section 286.011(1), *Florida Statutes*, the District’s approval of this Agreement is subject to, and expressly conditioned upon, approval by its Board at a public meeting.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties expressly, knowingly, and voluntarily agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and are incorporated herein by reference.

2. **STATUTORY RECOMMENDATION AND CONDITION PRECEDENT.**

2.1. **Statutory Authority.** The District was established pursuant to Chapter 190, *Florida Statutes* (the “**Act**”), and is limited to the performance of those specialized functions authorized by the Act and by the County Ordinance establishing the District. Pursuant to the Ordinance and the Act, the District is authorized to acquire, by purchase, gift, devise or otherwise,

and to dispose of, real and personal property, or any estate therein, and to make and execute contracts and other instruments necessary or convenient to the exercise of the District's powers. Pursuant to the Act, the District is governed by the provisions of Chapter 286, *Florida Statutes* (commonly referred to as the Sunshine Law).

Pursuant to Section 286.011(1), *Florida Statutes*, no resolution, rule or formal action shall be considered binding except as taken or made at a public meeting of the Board.

2.2 Board Recommendation. The Board hereby recommends acceptance of this Agreement as a reasonable and prudent resolution of the Action, consistent with the Board's obligations under Chapter 190, *Florida Statutes*, and deems this Agreement to be in its best interest.

2.3 Open-Meeting Approval Required. Notwithstanding execution of this Agreement, this Agreement shall not become effective, binding or enforceable unless and until it is approved by formal action of the Board at a duly noticed public meeting, in compliance with Florida law, including Chapter 190, *Florida Statutes*, and Section 286.011, *Florida Statutes*.

3. DISMISSAL WITH PREJUDICE AND NOTICE OF SETTLEMENT. Upon full execution of this Agreement, the Parties shall immediately file a Notice of Settlement with the Court informing the Court that the Parties have reached a settlement subject to final Board approval (in accordance with the terms herein), that the Parties anticipate dismissing the Action within 30 days and requesting that the Action be removed from the trial docket. Upon approval of this Agreement at a duly noticed public meeting, in accordance with Paragraph 2.3 herein, and satisfaction of the conveyance obligations described herein, the Parties shall jointly file a stipulation of dismissal with prejudice of the Action, with the Court maintaining jurisdiction to enforce the terms of this Agreement.

4. ATTORNEYS' FEES AND COSTS. Each Party shall bear its own attorneys' fees and costs incurred in connection with the Action.

5. QUITCLAIM CONVEYANCE TO THE DISTRICT. Defendants shall execute and deliver quitclaim deeds conveying any and all right, title and interest of the Defendants in the Subject Tracts to the District, except as expressly provided in Paragraph 6 herein. The District will order an ownership and encumbrance report from a title company for the property subject to this Paragraph within 3 days of the Effective Date. Within 30 days of receipt of the ownership and encumbrance report from the District, Defendants agree to release (or cause the release of) any and all instruments recorded by Defendants against the property subject to this Paragraph recorded in the public records on or after February 4, 2022, until the date of the recording of the quitclaim deed contemplated by this Paragraph, except for (a) instruments granted by or agreed to by the District, or subsequently agreed to by the District within 30 days of receipt of the ownership and encumbrance report; (b) the Easement between Kingwood Orlando Reunion Resort LLC and Duke Energy Florida, LLC, dated April 29, 2022, recorded in Osceola County Official Records Book 6220, Page 2406; and (c) the Easement between Orlando Reunion Resort Development LLC, Kingwood Orlando Reunion Resort LLC and Duke Energy Florida, LLC, dated April 29, 2022, recorded in Osceola County Official Records Book 6325, Page 1590. The quitclaim deed

contemplated by this Paragraph will include an “Exceptions” Exhibit to indicate that instruments/encumbrances granted to the Defendants by the District, or by the respective plats listed in the Action, as applicable, or for which the District has no objection to including therein, will remain unaffected by the quitclaim deed contemplated by this Paragraph.

6. SPECIFIC TRACT DETERMINATIONS.

6.1. Tracts S-5 and O-2, Reunion West Villages North Plat.

a. In the Action, the District claimed an interest in the following property, due to the District’s interest in Tracts O-2 and S-5, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida:

A portion of Lot 1 and Tracts C-1, C-2, E-1 and a portion of Tract RW-1, WHITEMARSH COVE, according to the plat thereof, as recorded in Plat Book 32, Page 194, Public Records of Osceola County, Florida.

and

Tract O-2, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

b. The District shall execute and deliver a quitclaim deed conveying any and all right, title and interest of the District to ORLANDO REUNION DEVELOPMENT LLC in the following property, within 30 days of execution of this Agreement:

Lot 1 and Tracts C-1, C-2, E-1 and Tract RW-1, WHITEMARSH COVE, according to the plat thereof, as recorded in Plat Book 32, Page 194, Public Records of Osceola County, Florida.

and

Remaining portion of Tract O-2, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.**

c. After the conveyance specified in Paragraph 6.1., b., ORLANDO REUNION DEVELOPMENT LLC shall be responsible for all maintenance and drainage within the property specified in Paragraph 6.1., b. herein.

6.2. Tract R-2, Reunion West Village 3A Plat.

a. In the Action, the District claimed an interest in Tract R-2, REUNION WEST VILLAGE

** Property shall be depicted in legal description and sketch prepared by a Florida licensed surveyor for the quitclaim Deed.

3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

b. The District shall execute and deliver a quitclaim deed conveying any and all right, title and interest of the District to ORLANDO REUNION DEVELOPMENT LLC in the following property, within 30 days of execution of this Agreement:

A portion of Tract R-2, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida, as depicted in the sketch attached hereto as **Exhibit "B"**.**

c. After the conveyance specified in Paragraph 6.2.,b., the District shall have no responsibility for maintenance and drainage within the property specified in Paragraph 6.2., b. herein.

7. **ENGINEER CONFIRMATION AND BOND COUNSEL CONDITION.** All releases of the District's interests in property, as described in Paragraph 6.2.b. herein, are expressly conditioned upon the following: (i) confirmation by the District's licensed engineer that no bond proceeds were expended on such property; and (ii) if bond proceeds were expended on such property, written approval by bond counsel for the District. The District shall have no obligation to proceed absent satisfaction of these conditions.

9. **TIMING OF CONVEYANCES.** The quitclaim deeds described in Paragraphs 5. and 6.1.b. herein will be held in escrow and simultaneously recorded within 30 days after receipt of the ownership and encumbrance report described in Paragraph 2.3 herein.

8. **COSTS AND FEES FOR RELEASES AND CONVEYANCES.** Defendants shall pay any and all reasonable costs and reasonable fees incurred by Defendants and the District to effectuate the conveyances and releases contemplated by this Agreement, including, but not limited to, all fees and costs related to surveying, replatting, obtaining approvals from governmental entities/agencies, recording fees, documentary stamps and professional fees. The District agrees to provide reasonable cooperation and any necessary consents, as permissible under Florida law, subject to District staff and Board approval as required.

9. **GOOD-FAITH DISCUSSIONS REGARDING REMAINING PARCELS.** Following completion of the conveyances contemplated by this Agreement, the District agrees to engage in good-faith discussions with Defendants regarding the property that the District has not agreed to release under this Agreement. Nothing herein shall be construed as obligating the District to convey additional property and/or interests in property to the Defendants.

10. **MUTUAL RELEASES.** Upon Board approval, as described herein, the Parties mutually release all claims asserted or that could have been asserted in the Action, except obligations arising under this Agreement.

11. **NO ADMISSION OF LIABILITY.** This Agreement is a compromise of disputed claims and shall not be construed as an admission of liability.

12. NO WAIVER OF STATUTORY AUTHORITY NOR SOVEREIGN IMMUNITY. Nothing in this Agreement shall cause or be construed as a waiver of the District's immunity or limitations on liability, to the extent applicable, granted pursuant to section 768.28, *Florida Statutes*, or other law, nor as an attempt to bind the District absent compliance with Florida law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. GOVERNING LAW AND VENUE. This Agreement shall be subject to the laws of the State of Florida and is to be construed in accordance with the laws of the State of Florida, without respect to principles of conflicts of law. The Parties agree that venue for any action arising out of or related to the enforcement of this Agreement shall be in Osceola County, Florida.

14. ENTIRE AGREEMENT FULLY READ AND UNDERSTOOD. This Agreement constitutes the entire agreement and understanding between the Parties, and no other promises or agreements are binding unless in writing and signed by all of the Parties. All prior representations regarding this Agreement are expressly disclaimed by all Parties unless incorporated herein. Each Party to this Agreement (a) is not relying upon any representation made by any Party or its counsel which is not set forth in this Agreement; (b) represents that it is signing this Agreement voluntarily and of its own free will and with the advice of its attorneys (or with the opportunity to obtain the advice of its attorneys); and (c) expressly acknowledges and warrants that it has read carefully and understands fully all of the provisions of this Agreement.

15. RECORDING. All conveyance documents contemplated by this Agreement shall be recorded in the Official Records of Osceola County, Florida.

16. INDEMNIFICATION. To the extent either Party is required to bring a court action against another Party in order to effectuate the conveyances contemplated by this Agreement or any other term in this Agreement or to enforce this Agreement, the non-prevailing party in such action shall be responsible for paying all reasonable attorney fees and costs incurred by the prevailing Party.

17. COMPLIANCE WITH LAWS, REGULATIONS AND CODES. The Parties shall operate in accordance with all applicable laws, statutes, rules, ordinances, code requirements, policies, permits and orders in their performance of the duties and obligations contemplated by this Agreement. Defendants are responsible for obtaining all permits, surveys, replats and/or any other governmental approvals, excluding District approvals, required for the conveyances contemplated by this Agreement.

18. AUTHORITY. Each of the Parties warrants and represents that this Agreement has been duly authorized, executed, and delivered by it, that this Agreement constitutes valid and binding obligations enforceable against it in accordance with the terms contained herein.

19. MUTUAL DRAFTING. The Parties affirm this Agreement is the product of negotiation and mutual drafting and agree the Agreement will not be construed for or against any party on the basis of authorship.

20. **PUBLIC RECORDS.** Defendants acknowledge and understand that the District is subject to the public records laws described in Chapter 119, *Florida Statutes*, and agrees to comply as needed in accordance with Florida law.

21. **SEVERABILITY.** If any part or provision of this Agreement is held to be invalid or unenforceable, the Agreement will be construed as if not containing such part or provision.

22. **COUNTERPARTS.** This Agreement may be signed in counterparts by the Parties.

23. **NO WAIVER.** The failure of a party to insist upon strict adherence to any term of this Agreement on any occasion is not a waiver thereof and does not deprive that party of the right thereafter to insist upon strict adherence to that term or any other term of the Agreement.

24. **HEADINGS.** The headings of the sections, paragraphs, and subdivisions of this Agreement are for the convenience of reference only and do not limit or otherwise affect any of the terms of this Agreement.

[Remainder of page intentionally left blank.]

SIGNATURE PAGE TO SETTLEMENT AGREEMENT AND MUTUAL RELEASE

IN WITNESS WHEREOF, the Parties have made and executed this Agreement as of the date and year first written above.

**KINGWOOD ORLANDO REUNION RESORT
LLC**

By: _____
Print Name: _____
Title: _____

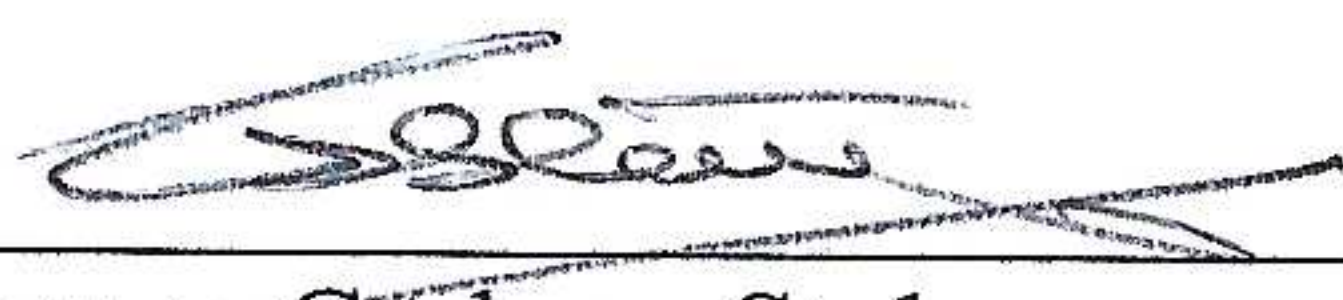
ORLANDO REUNION DEVELOPMENT LLC

By: _____
Print Name: _____
Title: _____

**KINGWOOD RESIDENT CLUB AT REUNION
ORLANDO CORP.**

By: _____
Print Name: _____
Title: _____

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

By:  _____
Print Name: Graham Staley
Title: Chairman

SIGNATURE PAGE TO SETTLEMENT AGREEMENT AND MUTUAL RELEASE

IN WITNESS WHEREOF, the Parties have made and executed this Agreement as of the date and year first written above.

**KINGWOOD ORLANDO REUNION RESORT
LLC**

Signed by:
By: Anthony Carll
654E9E0968D2470...
Print Name: Anthony Carll
Title: President of Operations

ORLANDO REUNION DEVELOPMENT LLC

Signed by:
By: Anthony Carll
654E9E0968D2470...
Print Name: Anthony Carll
Title: President of Operations

**KINGWOOD RESIDENT CLUB AT REUNION
ORLANDO CORP.**

Signed by:
By: Anthony Carll
654E9E0968D2470...
Print Name: Anthony Carll
Title: President of Operations

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Print Name: Graham Staley
Title: Chairman

EXHIBIT “A”

Tract LD-1, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract LD-2, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract LD-3, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract LD-4, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract LD-5, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract LD-6, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract LD-7, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract LD-8, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract LD-9, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract O-1, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract C-1 and a portion of Lot 1, WHITEMARSH COVE, according to the plat thereof, as recorded in Plat Book 32, Page 194, Public Records of Osceola County, Florida. (Formerly described as Tract O-2, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.)

Tract O-3, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract R-1, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract S-2, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract S-3, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract S-4, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tracts C-2 and E-1, and a portion of Tract RW-1, WHITEMARSH COVE, according to the plat thereof, as recorded in Plat Book 32, Page 194, Public Records of Osceola County, Florida. (Formerly described as Tract S-5, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.)

Tract S-6, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract S-7, REUNION WEST VILLAGES NORTH, according to the plat thereof, as recorded in Plat Book 16, Page 23, Public Records of Osceola County, Florida.

Tract LD-1, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract LD-2, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract LD-3, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract LD-4, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract A-1, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract A-2, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract A-3, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract R-1, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract R-2, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract AU-1, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract AU-2, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract S-1, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract S-2, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract S-3, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract S-4, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract S-5, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract S-6, REUNION WEST VILLAGE 3A, according to the plat thereof, as recorded in Plat Book 16, Page 136, Public Records of Osceola County, Florida.

Tract LD-1, REUNION WEST VILLAGE 3B, according to the plat thereof, as recorded in Plat Book 16, Page 180, Public Records of Osceola County, Florida.

Tract LD-2, REUNION WEST VILLAGE 3B, according to the plat thereof, as recorded in Plat Book 16, Page 180, Public Records of Osceola County, Florida.

Tract O-1, REUNION WEST VILLAGE 3B, according to the plat thereof, as recorded in Plat Book 16, Page 180, Public Records of Osceola County, Florida.

Tract O-2, REUNION WEST VILLAGE 3B, according to the plat thereof, as recorded in Plat Book 16, Page 180, Public Records of Osceola County, Florida.

Tract O-3, REUNION WEST VILLAGE 3B, according to the plat thereof, as recorded in Plat Book 16, Page 180, Public Records of Osceola County, Florida.

Tract O-4, REUNION WEST VILLAGE 3B, according to the plat thereof, as recorded in Plat Book 16, Page 180, Public Records of Osceola County, Florida.

Tract O-5, REUNION WEST VILLAGE 3B, according to the plat thereof, as recorded in Plat Book 16, Page 180, Public Records of Osceola County, Florida.

Tract PD-1, REUNION WEST VILLAGE 3B, according to the plat thereof, as recorded in Plat Book 16, Page 180, Public Records of Osceola County, Florida.

Tract PD-2, REUNION WEST VILLAGE 3B, according to the plat thereof, as recorded in Plat Book 16, Page 180, Public Records of Osceola County, Florida.

Tract R-1, REUNION WEST VILLAGE 3B, according to the plat thereof, as recorded in Plat Book 16, Page 180, Public Records of Osceola County, Florida.

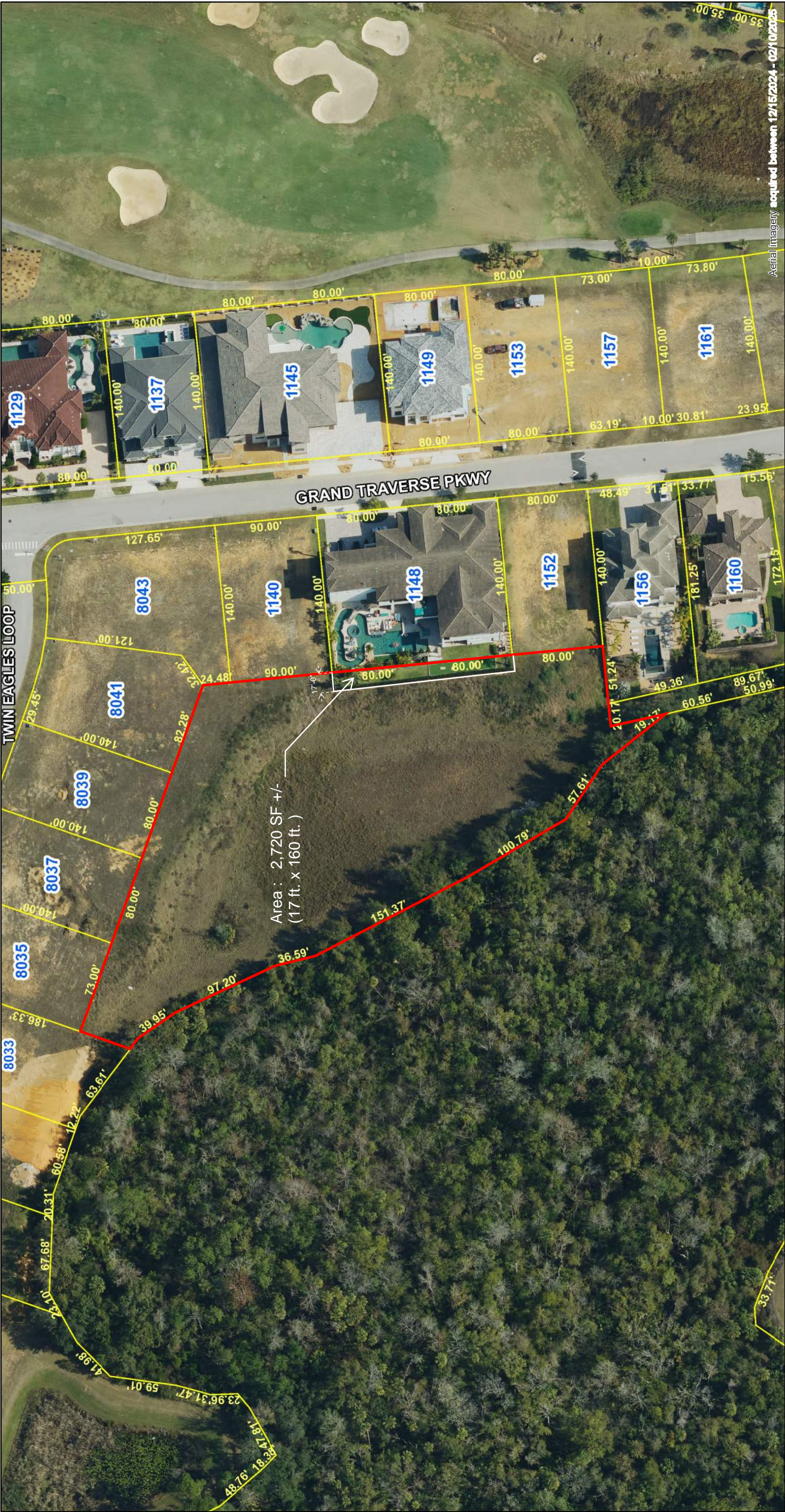
Tract S-1, REUNION WEST VILLAGE 3B, according to the plat thereof, as recorded in Plat Book 16, Page 180, Public Records of Osceola County, Florida.

Tract S-2, REUNION WEST VILLAGE 3B, according to the plat thereof, as recorded in Plat Book 16, Page 180, Public Records of Osceola County, Florida.

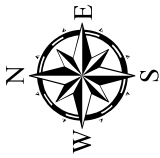
Tract S-3, REUNION WEST VILLAGE 3B, according to the plat thereof, as recorded in Plat Book 16, Page 180, Public Records of Osceola County, Florida.

EXHIBIT “B”

[SEE ATTACHED]

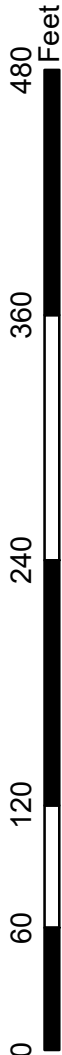


Aerial Imagery acquired between 12/15/2024 - 02/10/2025



Portion of Tract R-2, PID 35-25-27-4892-TRAC-0R20

Date Generated: 1/29/2026



This map was prepared for the Osceola CountyProperty Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

SECTION 5

PARCEL	PROPERTY OWNER	AERIAL SHEET
163	REUNION EAST COMMUNITY DEVELOPMENT DISTRICT	1
138	KINGWOOD ORLANDO REUNION RESORT, LLC	1
109	REUNION EAST COMMUNITY DEVELOPMENT DISTRICT	2
107	REUNION WEST COMMUNITY DEVELOPMENT DISTRICT	2
110	KINGWOOD ORLANDO REUNION RESORT, LLC	3
702	KINGWOOD ORLANDO REUNION RESORT, LLC	Goes with 110
111	REUNION WEST COMMUNITY DEVELOPMENT DISTRICT	3
140	REUNION EAST CDD	3
112	KINGWOOD ORLANDO REUNION RESORT LLC	4
701	KINGWOOD ORLANDO REUNION RESORT, LLC	4
142	ORLANDO REUNION DEVELOPMENT LLC	4
153	REUNION EAST CDD	5
154	KINGWOOD ORLANDO REUNION RESORT LLC	5
114	KINGWOOD ORLANDO REUNION RESORT, LLC	6
125	KINGWOOD ORLANDO REUNION RESORT, LLC	6
126	CENTEX HOMES	6
127	REUNION EAST COMMUNITY DEVELOPMENT DISTRICT	6
149	REUNION RESORT AND CLUB OMA INC	6
150	ORLANDO REUNION DEVELOPMENT LLC	6
151	REUNION EAST CDD	6
152	ORLANDO REUNION DEVELOPMENT LLC	6
113	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION TURNPIKE ENTERPRISES	6
115	OSCEOLA COUNTY	7
130	REUNION WEST COMMUNITY DEVELOPMENT DISTRICT	7
131	REUNION WEST COMMUNITY DEVELOPMENT DISTRICT	7
134	REUNION WEST DEVELOPMENT PARTNERS, LLLP	7
155	REUNION WEST CDD	8
144	REUNION WEST CDD	9
146	REUNION CLUB PROPERTY OWNERS ASSOC	10
147	DHIC REUNION CLUB LLC	10

Kingwood Orlando
Reunion Resort, LLC

138

163

Reunion East CDD



109

Reunion East CDD

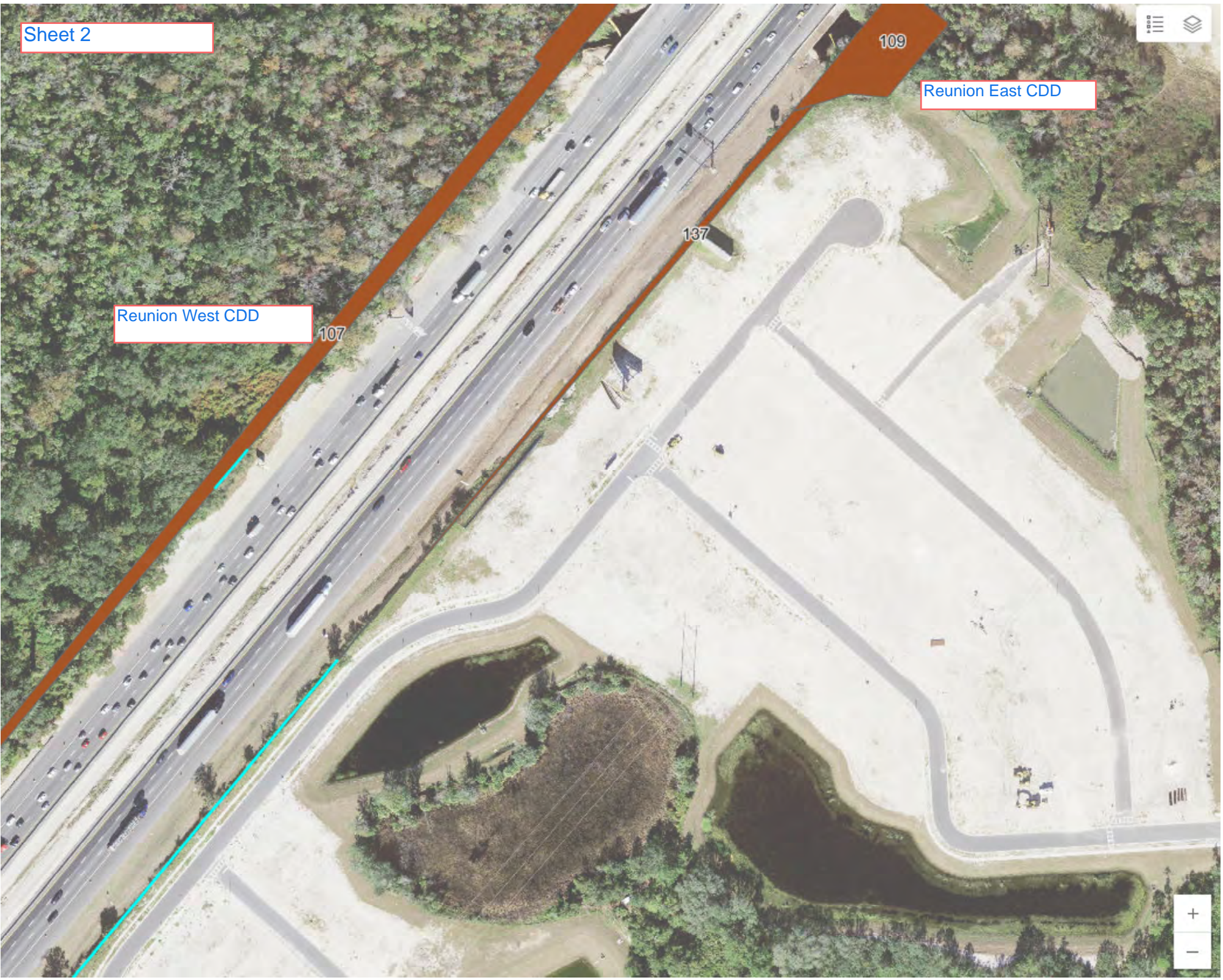
137

Reunion West CDD

107

+

-



Reunion West CDD

Kingwood
Orlando Reunion
Resort LLC

Reunion East CDD

111

110

141

700

140

139

109



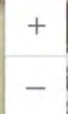
Orlando Reunion
Development, LLC

Kingwood Orlando
Reunion Resort, LLC

142

701

112





Kingwood Orlando
Reunion Resort, LLC

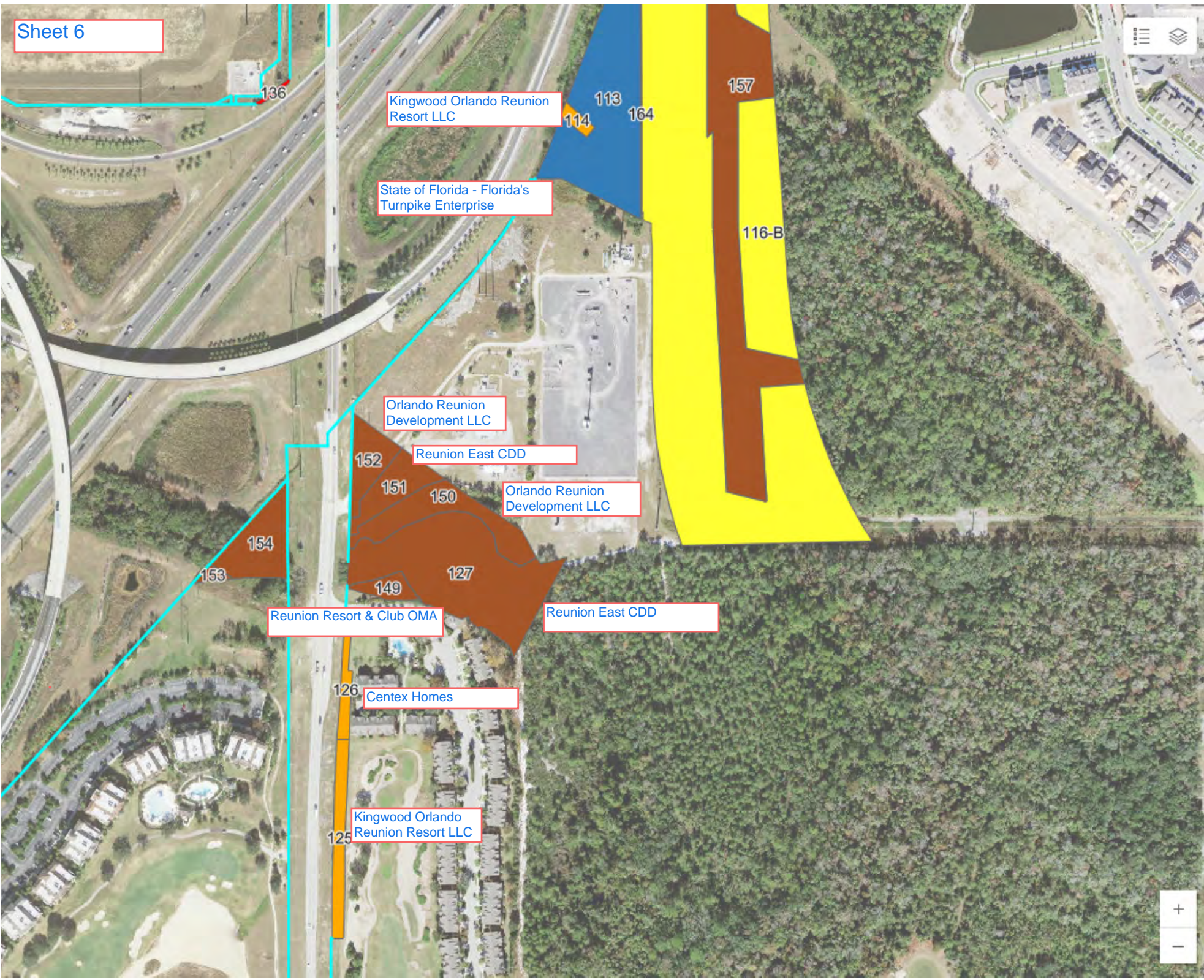
154

153

Reunion East CDD

142





Kingwood Orlando Reunion
Resort LLC

State of Florida - Florida's
Turnpike Enterprise

Orlando Reunion
Development LLC

Reunion East CDD

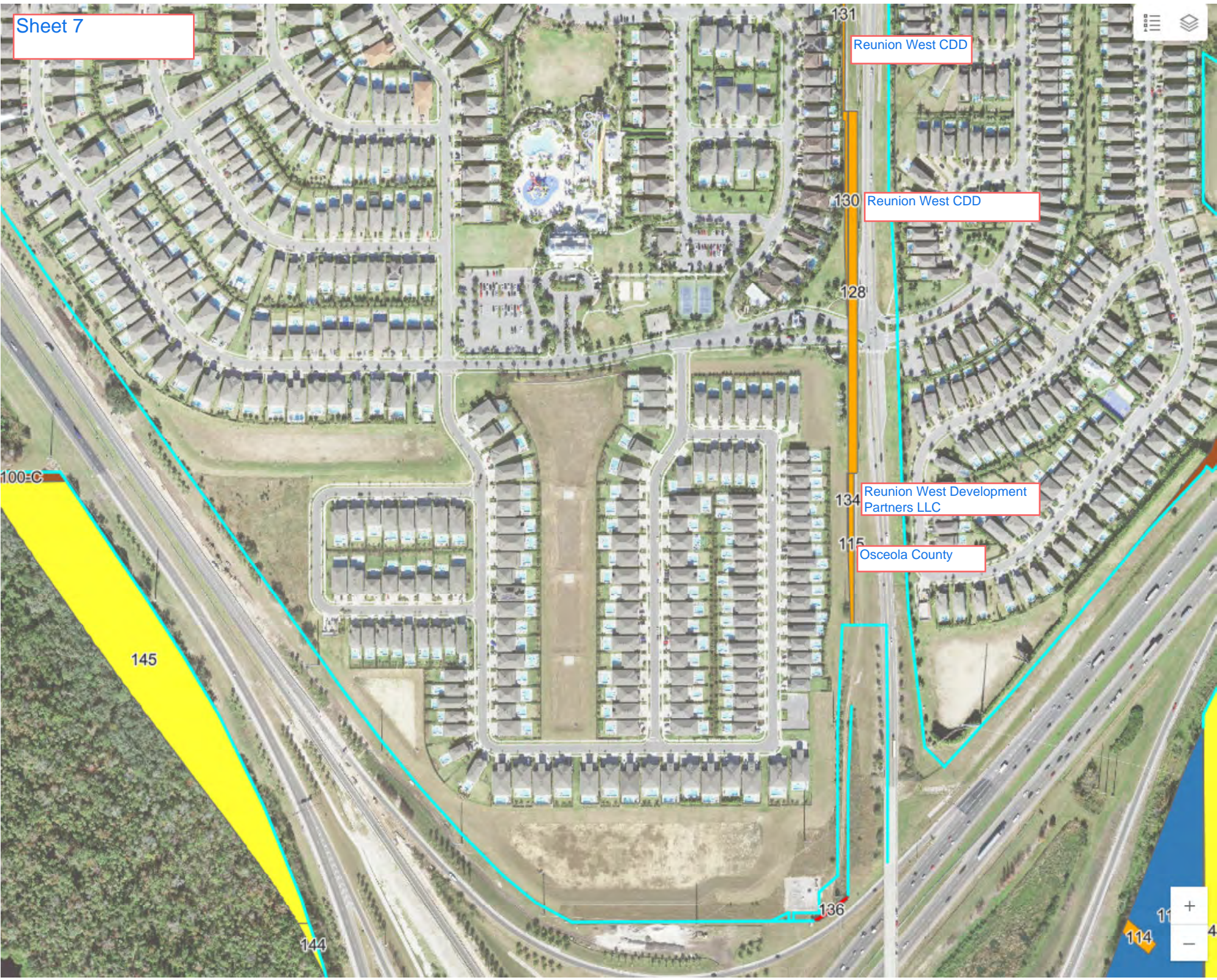
Orlando Reunion
Development LLC

Reunion Resort & Club OMA

Reunion East CDD

Centex Homes

Kingwood Orlando
Reunion Resort LLC



Reunion West CDD

Reunion West CDD

Reunion West Development Partners LLC

Osceola County

100-C

145

144

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128

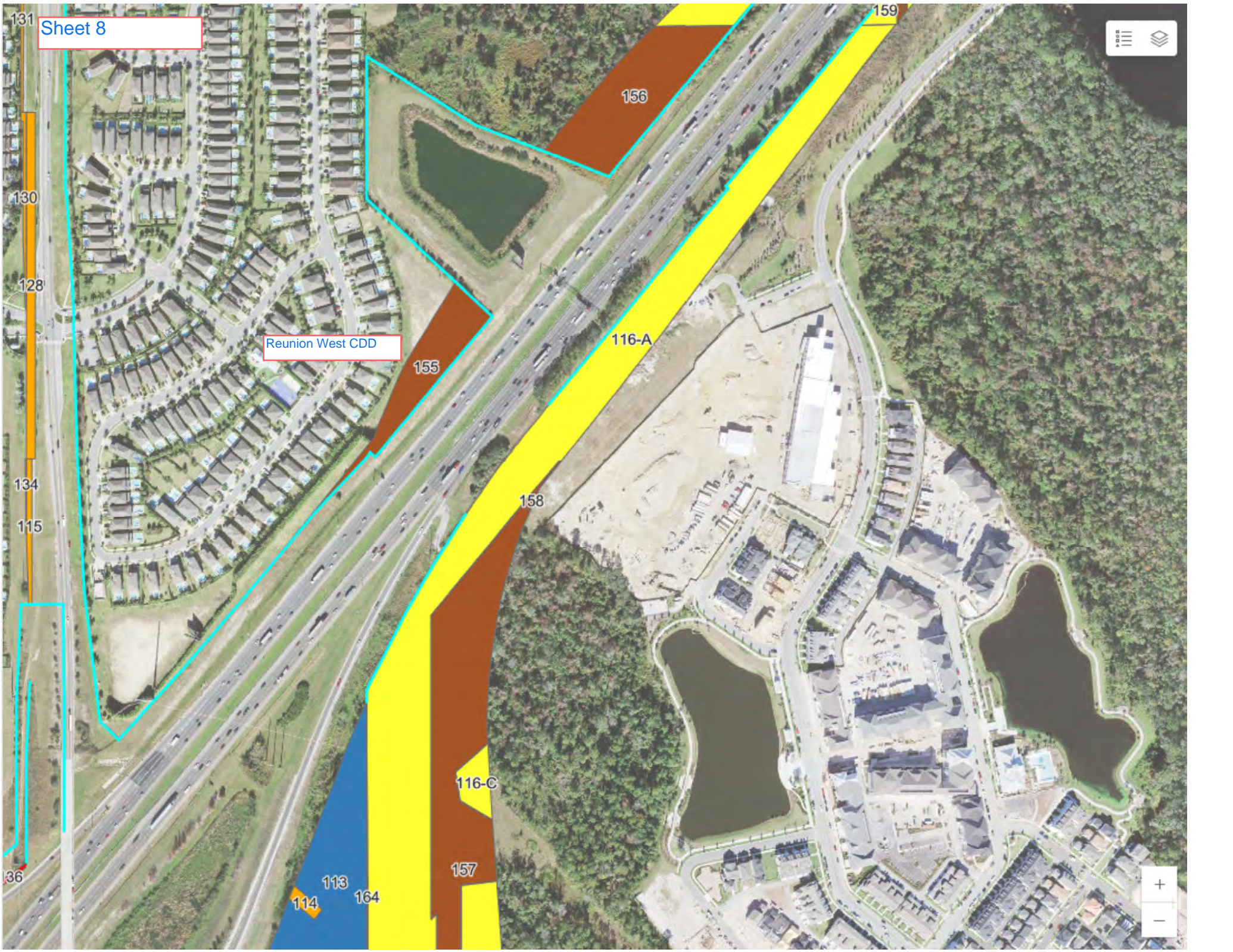
134

115

136

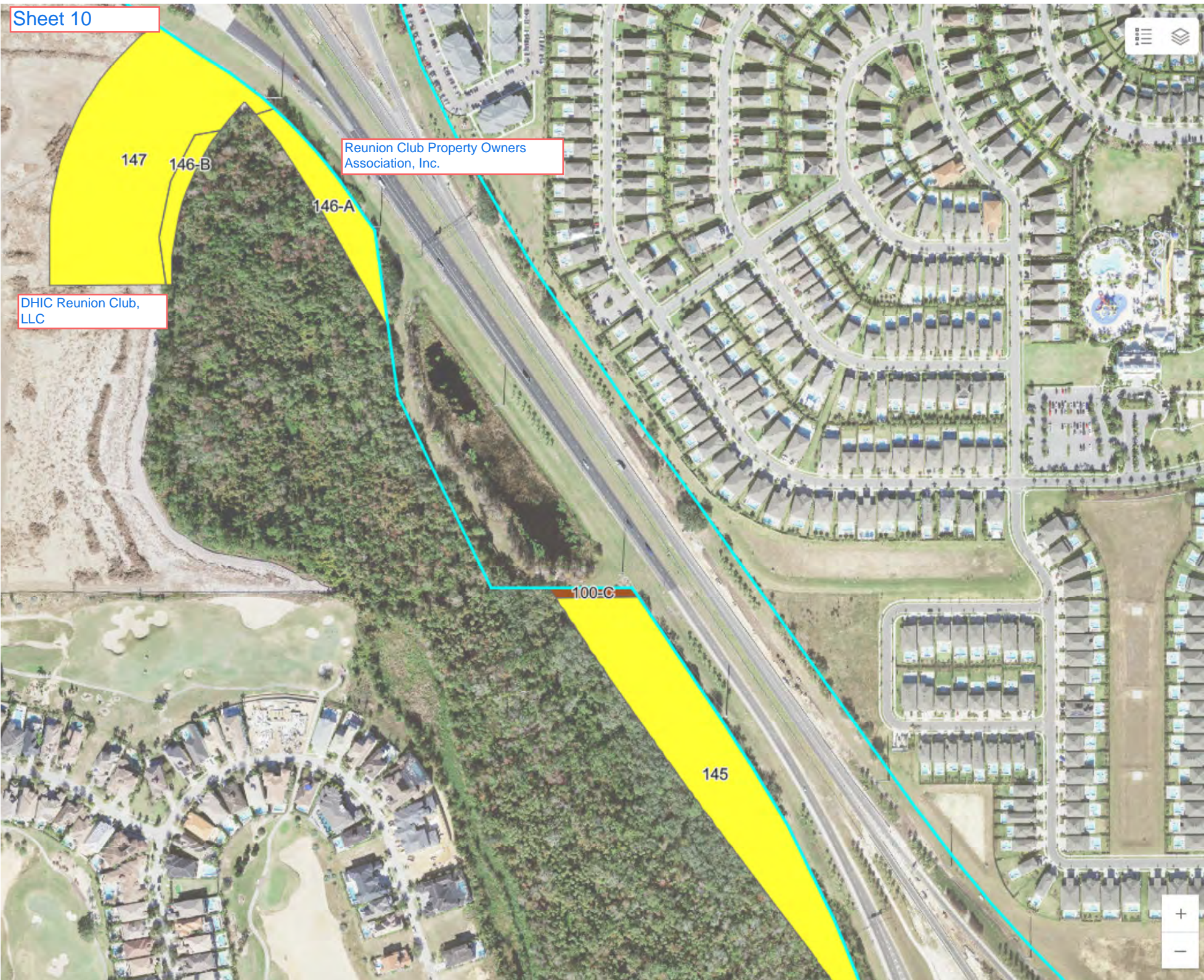
114





Reunion West CDD

144




Reunion Club Property Owners
Association, Inc.

DHIC Reunion Club,
LLC



SECTION 6

From: Tricia Adams tadams@gmscfl.com 
Subject: Fwd: No Soliciting Sign - Reunion West POA
Date: February 11, 2026 at 10:36 AM
To: Syanne Hall shall@gmscfl.com



----- Forwarded message -----

From: **Grace Montanez** <manager@reunionwestpoa.com>
Date: Fri, Dec 19, 2025 at 7:44 PM
Subject: No Soliciting Sign - Reunion West POA
To: Tricia Adams <tadams@gmscfl.com>
Cc: Shaienne Berry <admin@reunionwestpoa.com>, William Barber <supervisor@reunionwestpoa.com>

Good evening Tricia,

Following up on our recent phone conversation, the Association would like to formally request the CDD's approval to install "No Soliciting" signs at all community gates.

We are making this request due to ongoing issues with a Cannabis Dispensary truck entering the community and distributing flyers and business cards to homes. This has resulted in homeowner complaints and calls to the Osceola Sheriff's office and to the business itself, requesting that the distribution cease.

We propose the sign language be "No Soliciting on Private Property."

Please let us know if you require any additional information or details to process this request.

Kind regards,

Grace Montanez, LCAM

Manager - Reunion West Property Owners Association

Cell: (407) 785-9578

manager@reunionwestpoa.com

Website: Reunion West POA



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POLICY OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

POLICY FOR SIGNAGE ON DISTRICT PROPERTY AND RIGHTS-OF-WAY

PURPOSE. The purpose of this Policy of the Reunion East Community Development District (the “District”) is to establish a policy regulating signage on property and rights-of-way owned by and within the boundaries of the District (“District Property”), provide definitions; and provide an effective date.

SECTION 1 – SIGNAGE ON DISTRICT PROPERTY AND RIGHTS-OF-WAY. The Reunion East Community Development District does hereby establish a policy regulating signage on District Property.

1.1 Pursuant to §190.012(d), *Florida Statutes*, the District has specific authority over: “District roads equal to or exceeding the applicable specifications of the county in which such district roads are located; roads and improvements to existing public roads that are owned by or conveyed to the local general-purpose government, the state, or the Federal Government; street lights; alleys; landscaping; hardscaping; and the undergrounding of electric utility lines.”

1.2 It is found and declared that the purpose of District Property, including rights-of-way, Public Streets, roads, alleys, and sidewalks, is for vehicular and pedestrian traffic. Obstructions on District Property, Public Streets, and rights-of-way create safety hazards for both pedestrians and motorists. Reasonable regulation of the use of Public Streets, rights-of-way and other District Property is necessary to protect the public’s health, safety and welfare.

1.3 No signage shall be placed on any District Property, except for Signage installed with the written authorization of the District or as required by federal, state or local law, permit, regulation or requirement.

1.4 Any Signage placed in violation of this provision may be removed immediately by any authorized personnel or agent of the District. Any sign so removed shall be disposed of without notice or compensation.

1.5 All such Signage, other than those required by law, shall meet or exceed any standards for Signage imposed by Osceola County and shall meet or exceed any Signage standards imposed by the Reunion East Property Owners Association (unless such standards

conflict with Osceola County standards, in which case Osceola County standards shall prevail). Signage shall be made of quality materials that do not easily warp, fade or degrade due to exterior use and the following Signage materials are expressly prohibited: paper, fabric, plywood, unfinished metal or any other material that easily warps, fades or degrades in quality due to exterior use.

1.6 All such Signage shall be for the purpose of providing direction and wayfinding information and will not be for the purpose of marketing and/or advertisement.

1.7 All flyers, posters and other similar temporary Signage, which is placed on existing light pole fixtures and installed for the purpose of notifying Residents of upcoming community events or information, shall be exempted from this Policy. However, the District retains the right to remove any Signage if it endangers the health, safety, welfare of District residents or in any way prevents or obstructs the maintenance of District Property or District Improvements.

1.8 Upon enactment of this Policy by the District, there shall be a sixty (60) day grace period for owners of existing Signage on District Property to seek the written authorization of the District. The District may remove any unauthorized existing Signage remaining following the sixty (60) day grace period.

SECTION 2 - DEFINITIONS.

The following definitions apply to this Chapter:

2.1 “Alley” - means a narrow service way dedicated to public use providing a secondary means of access to abutting properties and not intended for general traffic circulation.

2.2 “District” - means the Reunion East Community Development District, a political subdivision of the State of Florida, created pursuant to Chapter 190, *Florida Statutes*.

2.3 “District Property” - means property and rights-of-way owned by and within the boundaries of the District, including, but not limited to, any District right-of-way, open space, Public Street, road, alley or sidewalk owned by the District.

2.4 “Reunion East Community Development District” - means a political subdivision of the State of Florida, created pursuant to Chapter 190, *Florida Statutes*.

2.5 “Public Street” - means a street that has been dedicated to the public by the approval of an appropriate government agency and by the recordation of a plat, deed or other document in the public records.

2.6 “Signage” - means any device designed to inform or attract the attention of persons by the display of characters, letters, illustrations or any ornamentation. The term signage, as used herein, does not include any such device installed by the District, its assignees, contractors, licensees, or any governmental authority exercising jurisdiction over the District.

2.7 “Street” - means a public thoroughfare owned by the District, including avenue, road, lane, drive or other such terms.

2.8 Terms “may” and “shall” - As used herein, the word “may” is permissive, and the word “shall” is mandatory.

Specific Authority: Chapter 190.011, 190.012(3), 120.54, *Florida Statutes*
Law Implemented: Chapter 190.012, 190.012(1), 190.012(3), *Florida Statutes*

SECTION 7



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

Reunion West CDD

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

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

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

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

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

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Reunion West CDD

Signature: Tricia L. Adams

Print: Tricia Adams

Title: District Manager

Date: 1/12/26

Please return this signed **original copy** no later than January 31, 2026

SECTION 8

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	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. Wiring completed March 2025. One Meter installed at west gate as of 06.26.2025. Meter for east gate installed 09.23.2025. Final Inspection Completed 10.15.2025. Gates tested. Internet completed. Equipment installed and being tested. Access gate scheduled to be operational February 23, 2026.
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 confirmed no bonds would need to be paid down. Board evaluated annual maintenance expenses 01.08.2026. DM to prepare memorandum reviewing lease option.
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. Easement agreement executed.

3/13/25	Mailbox Kiosk License Agreement or Addendum	Trucco	On Hold	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	Adams/Curley	In Process	Reunion Village Boulevard and Poplin Street Intersection. Tentative designs provided by District Engineer. Determined Parking Improvements are feasible with USPS. Reviewed site plan 10.09.2025. DE to bring back options and estimated costs. Legal discussion regarding context for current location being conducted.
7/10/25	Determine Feasibility of Association Tree Planting Guidelines	Supervisor Davis	In Process	Meeting with Master Association 10.06.2025 to determine feasibility of requiring tree guards for replacement trees. Yellowstone to provided options for street tree varieties 01.08.2026. Proposal for inventory of street trees pending. Board to review HOA guidelines and Yellowstone recommended varieties 02.12.2026.

11/13/25	Proposal for Curb Striping	Scheerer	In Process	Alan met with Fausnight. Proposal under review by Field Manager.
Reunion West Action Items				
Meeting Assigned	Action Item	Assigned To	Status	Comments
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 separate project.

SECTION II

Reunion West

Community Development District

Summary of Invoices

January 01, 2026 - January 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	1/8/26	2653-2661	\$ 349,586.56
	1/14/26	2662-2669	135,703.15
	1/22/26	2670-2671	1,108.78
			<hr/>
			\$ 486,398.49
Payroll			
	<u>January 8, 2026</u>		
	Graham Staley	50726	\$ 184.70
	Mark Greenstein	50727	\$ 184.70
	Michael Barry	50728	\$ 184.70
	Sharon Harley	50729	\$ 184.70
			<hr/>
			\$ 738.80
	<u>January 23, 2026</u>		
	Graham Staley	50730	\$ 184.70
	Mark Greenstein	50731	\$ 184.70
	Michael Barry	50732	\$ 184.70
			<hr/>
			\$ 554.10
	<u>January 27, 2026</u>		
	Graham Staley	50733	\$ 184.70
	Mark Greenstein	50734	\$ 184.70
	Michael Barry	50735'	\$ 184.70
	Sharon Harley	50736	\$ 184.70
			<hr/>
			\$ 738.80
TOTAL			<hr/> \$ 488,430.19

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/08/26	00035	12/31/25 233458	202512 300-13100-10100	AQUATIC PLANT MGMT DEC25	*	218.31	
		12/31/25 233458	202512 320-53800-47000	AQUATIC PLANT MGMT DEC25	*	164.69	
				APPLIED AQUATIC MANAGEMENT INC			383.00 002653
1/08/26	00053	1/02/26 5979	202512 300-13100-10100	RPR/INST.2 PARKING SIGNS	*	242.25	
		1/02/26 5979	202512 320-53800-53200	RPR/INST.2 PARKING SIGNS	*	182.75	
		1/02/26 5980	202512 300-13100-10100	REINST.NO PARKING SIGN	*	213.75	
		1/02/26 5980	202512 320-53800-53200	REINST.NO PARKING SIGN	*	161.25	
				BERRY CONSTRUCTION INC.			800.00 002654
1/08/26	00036	12/01/25 3249	202510 320-53800-43100	TOHO METER#62644090 OCT25	*	.96	
		12/01/25 3267	202511 320-53800-43000	DUKEENERGY#9100 8323 9862	*	65.43	
		12/01/25 3268	202511 320-53800-43000	DUKEENERGY#9100 8324 0443	*	561.30	
				KINGWOOD ORLANDO REUNION RESORT LLC			627.69 002655
1/08/26	00031	1/01/26 01012026	202601 300-20700-10400	FY26 DEBT SRVC SER2015	*	39,050.96	
				REUNION WEST C/O USBANK			39,050.96 002656
1/08/26	00031	1/01/26 01012026	202601 300-20700-10500	FY26 DEBT SRVC SER2016	*	64,276.43	
				REUNION WEST C/O USBANK			64,276.43 002657
1/08/26	00031	1/01/26 01012026	202601 300-20700-10600	FY26 DEBT SRVC SER2017	*	60,153.04	
				REUNION WEST C/O USBANK			60,153.04 002658
1/08/26	00031	1/01/26 01012026	202601 300-20700-10700	FY26 DEBT SRVC SER2019	*	52,386.82	
				REUNION WEST C/O USBANK			52,386.82 002659
1/08/26	00031	1/01/26 01012026	202601 300-20700-10800	FY26 DEBT SRVC SER2022	*	127,474.09	
				REUNION WEST C/O USBANK			127,474.09 002660
1/08/26	00069	12/01/25 RW202506	202506 300-13100-10100	MTHLY GATE REPAIRS JUN25	*	519.50	

REUW REUNION WEST TVISCARRA

REUNION WEST-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
		12/01/25	RW202506	202506	320	53800	57400			*	391.90		
			MTHLY GATE REPAIRS JUN25										
		12/01/25	RW202512	202512	300	13100	10100			*	711.43		
			MTHLY GATE REPAIRS DEC25										
		12/01/25	RW202512	202512	320	53800	57400			*	536.70		
			MTHLY GATE REPAIRS DEC25										
		1/01/26	6453159	202601	300	13100	10100			*	1,296.75		
			SECURITY COST SHARE JAN26										
		1/01/26	6453159	202601	320	53800	34500			*	978.25		
			SECURITY COST SHARE JAN26										
									REUNION WEST PROPERTY OWNERS INC			4,434.53	002661
1/14/26	00051	1/08/26	4602	202512	310	51300	31100			*	544.90		
			PARKING RULE MAP UPDT/MTG										
									BOYD CIVIL ENGINEERING INC			544.90	002662
1/14/26	00020	1/01/26	635	202601	320	53800	12000			*	2,895.75		
			FIELD MANAGEMENT JAN26										
		1/01/26	636	202601	310	51300	34000			*	4,414.42		
			MANAGEMENT FEES JAN26										
		1/01/26	636	202601	310	51300	35200			*	108.17		
			WEBSITE ADMIN JAN26										
		1/01/26	636	202601	310	51300	35100			*	162.25		
			INFORMATION TECH JAN26										
		1/01/26	636	202601	310	51300	31300			*	901.25		
			DISSEMINATION FEE JAN26										
		1/01/26	636	202601	310	51300	51000			*	.06		
			OFFICE SUPPLIES										
		1/01/26	636	202601	310	51300	42000			*	31.36		
			POSTAGE										
		1/01/26	636	202601	310	51300	42500			*	.75		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES			8,514.01	002663
1/14/26	00043	1/13/26	149288	202512	310	51300	31500			*	4,599.90		
			MTG/MEDIATOR FEE/TRNSCRPT										
		1/13/26	149289	202512	310	51300	31500			*	100.00		
			COMPLIE PDF TRACTS-UPDATE										
		1/13/26	149290	202512	310	51300	31500			*	12,040.30		
			TRACT OWNRSHP-MEDIAT/LITI										
									LATHAM LUNA EDEN AND BEAUDINE LLP			16,740.20	002664
1/14/26	00031	1/12/26	01122026	202601	300	20700	10400			*	12,500.27		
			FY26 DEBT SRVC SER2015										
									REUNION WEST C/O USBANK			12,500.27	002665
									REUW REUNION WEST				
									TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/14/26	00031	1/12/26 01122026	202601 300-20700-10500 FY26 DEBT SRVC SER2016	REUNION WEST C/O USBANK	*	20,574.97	20,574.97 002666
1/14/26	00031	1/12/26 01122026	202601 300-20700-10600 FY26 DEBT SRVC SER2017	REUNION WEST C/O USBANK	*	19,255.07	19,255.07 002667
1/14/26	00031	1/12/26 01122026	202601 300-20700-10700 FY26 DEBT SRVC SER2019	REUNION WEST C/O USBANK	*	16,769.09	16,769.09 002668
1/14/26	00031	1/12/26 01122026	202601 300-20700-10800 FY26 DEBT SRVC SER2022	REUNION WEST C/O USBANK	*	40,804.64	40,804.64 002669
1/22/26	00035	1/15/26 233832	202601 300-13100-10100 AQUATIC PLANT MGMT JAN26	APPLIED AQUATIC MANAGEMENT INC	*	218.31	383.00 002670
		1/15/26 233832	202601 320-53800-47000 AQUATIC PLANT MGMT JAN26		*	164.69	
1/22/26	00005	12/08/25 13015687	202512 310-51300-48000 NOT.OF RULE DVLP 01/08/26		*	174.42	
		12/08/25 13015687	202512 310-51300-48000 NOT.PARK/TOW ENF 01/08/26		*	339.43	
		12/08/25 13015687	202512 310-51300-48000 NOT.OF MEETING 12/11/25	ORLANDO SENTINEL	*	211.93	725.78 002671
TOTAL FOR BANK A						486,398.49	
TOTAL FOR REGISTER						486,398.49	

REUW REUNION WEST TVISCARRA

SECTION III

Reunion West
Community Development District

Unaudited Financial Reporting
December 31, 2025



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Reunion West
Community Development District
Balance Sheet
December 31, 2025

	General Fund	Replacement & Maintenance Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist	\$ 966,919	\$ 36,035	\$ -	\$ -	\$ 1,002,953
Investments:					
Series 2015					
Reserve	-	-	164,982	-	164,982
Revenue	-	-	392,773	-	392,773
Series 2016					
Reserve	-	-	317,112	-	317,112
Revenue	-	-	545,419	-	545,419
Prepayment	-	-	27	-	27
Series 2017					
Reserve	-	-	293,403	-	293,403
Revenue	-	-	493,770	-	493,770
Prepayment	-	-	2,858	-	2,858
Series 2019					
Reserve	-	-	329,570	-	329,570
Revenue	-	-	391,180	-	391,180
Construction	-	-	-	143	143
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	1,003,535	-	1,003,535
Investment - Custody	3,294	-	-	-	3,294
SBA - Operating	929,003	-	-	-	929,003
SBA - Reserve	-	966,843	-	-	966,843
Due from General Fund	-	-	343,341	-	343,341
Due from Reunion East	31,646	-	-	-	31,646
Prepaid Expenses	579	-	-	-	579
Total Assets	\$ 1,931,440	\$ 1,002,878	\$ 4,537,907	\$ 143	\$ 7,472,367
Liabilities:					
Accounts Payable	\$ 21,981	\$ -	\$ -	\$ -	\$ 21,981
Due to Debt Service 2015	39,051	-	-	-	39,051
Due to Debt Service 2016	64,276	-	-	-	64,276
Due to Debt Service 2017	60,153	-	-	-	60,153
Due to Debt Service 2019	52,387	-	-	-	52,387
Due to Debt Service 2022	127,474	-	-	-	127,474
Due to Reunion East	297,540	50,614	-	-	348,154
Total Liabilities	\$ 662,863	\$ 50,614	\$ -	\$ -	\$ 713,477
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 596,805	\$ -	\$ 596,805
Assigned For Debt Service 2016	-	-	926,834	-	926,834
Assigned For Debt Service 2017	-	-	850,183	-	850,183
Assigned For Debt Service 2019	-	-	773,137	-	773,137
Assigned For Debt Service 2022	-	-	1,390,947	-	1,390,947
Assigned For Capital Projects 2019	-	-	-	143	143
Unassigned	1,268,577	952,263	-	-	2,220,840
Total Fund Balances	\$ 1,268,577	\$ 952,263	\$ 4,537,906.52	\$ 143	\$ 6,758,890
Total Liabilities & Fund Equity	\$ 1,931,440	\$ 1,002,878	\$ 4,537,907	\$ 143	\$ 7,472,367

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 2,052,353	\$ 1,560,319	\$ 1,560,319	\$ -
Interest	24,000	6,000	5,058	(942)
Rental Income	5,714	1,429	1,785	356
Total Revenues	\$ 2,082,067	\$ 1,567,747	\$ 1,567,161	\$ (586)
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 3,200	\$ (200)
FICA Expense	918	230	245	(15)
Engineering Fees	30,000	7,500	4,937	2,563
Attorney	75,000	18,750	39,870	(21,120)
Arbitrage	2,250	-	-	-
Dissemination Agent	10,815	2,704	2,704	-
Annual Audit	5,250	-	-	-
Trustee Fees	21,108	-	-	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,973	13,243	13,243	(0)
Information Technology	1,947	487	487	-
Website Maintenance	1,298	325	325	(0)
Telephone	100	25	-	25
Postage	1,500	375	81	294
Printing & Binding	500	125	1	124
Insurance	13,241	13,241	12,005	1,236
Legal Advertising	5,000	1,250	1,069	181
Other Current Charges	1,000	250	680	(430)
Office Supplies	100	1	1	-
Property Appraiser Fee	750	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 244,036	\$ 69,791	\$ 87,134	\$ (17,343)

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 34,749	\$ 8,687	\$ 8,687	\$ -
Amenity Management Services	4,128	1,032	-	1,032
Property Insurance	51,891	51,891	47,330	4,561
Telephone	17,200	4,300	2,641	1,659
Electric	287,124	71,781	75,422	(3,641)
Water & Sewer	32,250	8,063	7,643	420
Gas	45,150	11,288	6,272	5,016
Landscape - Contract	438,600	109,650	184,263	(74,613)
Landscape - Contingency	53,750	13,438	2,890	10,548
Pond Maintenance	10,750	2,688	2,252	435
Irrigation Repairs & Maintenance	15,050	3,763	2,345	1,418
Pool & Fountain Maintenance	165,550	41,388	35,000	6,388
Building Repairs & Maintenance	21,500	5,375	10,391	(5,016)
Contract Cleaning	61,030	15,258	14,928	329
Fitness Center Repairs & Maintenance	5,977	1,494	941	553
Gate & Gatehouse Maintenance	34,400	8,600	2,889	5,711
Amenity/Pool Lights	8,600	2,150	5,372	(3,222)
Maintenance (Inspections)	4,300	1,075	1,062	13
Operating Supplies	2,150	538	-	538
Parking Violation Tags	215	54	-	54
Pest Control	1,324	331	169	162
Pressure Washing	21,500	5,375	6,644	(1,269)
Repairs & Maintenance	15,480	3,870	1,162	2,708
Roadways/Sidewalks/Bridge	17,200	4,300	1,241	3,059
Security	91,963	22,991	19,721	3,270
Signage	8,600	2,150	3,649	(1,499)
Hurricane Expense	4,300	1,075	-	1,075
Total Maintenance - Shared Expenses	\$ 1,454,731	\$ 402,601	\$ 442,911	\$ (40,310)
<u>Reserves</u>				
Capital Reserve Transfer	\$ 383,300	\$ 383,300	\$ 383,300	\$ -
Total Reserves	\$ 383,300	\$ 383,300	\$ 383,300	\$ -
Total Expenditures	\$ 2,082,067	\$ 855,692	\$ 913,345	\$ (57,653)
Excess Revenues (Expenditures)	\$ -		\$ 653,816	
Fund Balance - Beginning	\$ -		\$ 614,761	
Fund Balance - Ending	\$ -		\$ 1,268,577	

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	\$ -	\$ 226,265	\$ 1,334,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,560,319
Interest	1,919	1,167	1,971	-	-	-	-	-	-	-	-	-	5,058
Rental Income	-	1,570	215	-	-	-	-	-	-	-	-	-	1,785
Total Revenues	\$ 1,919	\$ 229,002	\$ 1,336,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,567,161
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,200
FICA Expense	61	61	122	-	-	-	-	-	-	-	-	-	245
Engineering Fees	2,508	1,885	545	-	-	-	-	-	-	-	-	-	4,937
Attorney	-	23,130	16,740	-	-	-	-	-	-	-	-	-	39,870
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	901	901	901	-	-	-	-	-	-	-	-	-	2,704
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,414	4,414	4,414	-	-	-	-	-	-	-	-	-	13,243
Information Technology	162	162	162	-	-	-	-	-	-	-	-	-	487
Website Maintenance	108	108	108	-	-	-	-	-	-	-	-	-	325
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	60	15	6	-	-	-	-	-	-	-	-	-	81
Printing & Binding	-	1	-	-	-	-	-	-	-	-	-	-	1
Insurance	12,005	-	-	-	-	-	-	-	-	-	-	-	12,005
Legal Advertising	-	343	726	-	-	-	-	-	-	-	-	-	1,069
Other Current Charges	274	225	181	-	-	-	-	-	-	-	-	-	680
Office Supplies	1	0	0	-	-	-	-	-	-	-	-	-	1
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 29,581	\$ 32,046	\$ 25,507	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,134

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,687
Amenity Management Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	47,330	-	-	-	-	-	-	-	-	-	-	-	47,330
Telephone	837	1,112	691	-	-	-	-	-	-	-	-	-	2,641
Electric	24,606	15,947	34,868	-	-	-	-	-	-	-	-	-	75,422
Water & Sewer	2,113	2,311	3,219	-	-	-	-	-	-	-	-	-	7,643
Gas	1,415	1,410	3,447	-	-	-	-	-	-	-	-	-	6,272
Landscape - Contract	36,236	94,493	53,534	-	-	-	-	-	-	-	-	-	184,263
Landscape - Contingency	-	1,471	1,419	-	-	-	-	-	-	-	-	-	2,890
Pond Maintenance	751	751	751	-	-	-	-	-	-	-	-	-	2,252
Irrigation Repairs & Maintenance	585	605	1,155	-	-	-	-	-	-	-	-	-	2,345
Pool & Fountain Maintenance	10,657	12,006	12,336	-	-	-	-	-	-	-	-	-	35,000
Building Repairs & Maintenance	8,658	1,056	677	-	-	-	-	-	-	-	-	-	10,391
Contract Cleaning	4,996	4,938	4,994	-	-	-	-	-	-	-	-	-	14,928
Fitness Center Repairs & Maintenance	140	661	140	-	-	-	-	-	-	-	-	-	941
Gate & Gatehouse Maintenance	1,315	296	1,278	-	-	-	-	-	-	-	-	-	2,889
Amenity/Pool Lights	2,127	2,129	1,116	-	-	-	-	-	-	-	-	-	5,372
Maintenance (Inspections)	338	344	381	-	-	-	-	-	-	-	-	-	1,062
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	36	97	36	-	-	-	-	-	-	-	-	-	169
Pressure Washing	-	-	6,644	-	-	-	-	-	-	-	-	-	6,644
Repairs & Maintenance	372	-	790	-	-	-	-	-	-	-	-	-	1,162
Roadways/Sidewalks/Bridge	215	252	774	-	-	-	-	-	-	-	-	-	1,241
Security	6,574	6,574	6,574	-	-	-	-	-	-	-	-	-	19,721
Signage	2,053	488	1,108	-	-	-	-	-	-	-	-	-	3,649
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 154,250	\$ 149,835	\$ 138,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	442,911
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 383,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	383,300
Total Reserves	\$ -	\$ -	\$ 383,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	383,300
Total Expenditures	\$ 183,832	\$ 181,881	\$ 547,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	913,345
Excess Revenues (Expenditures)	\$ (181,913)	\$ 47,121	\$ 788,607	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	653,816

Reunion West

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Transfer In	\$ 383,300	\$ 383,300	\$ 383,300	\$ -
Interest	35,000	8,750	6,587	(2,163)
Total Revenues	\$ 418,300	\$ 392,050	\$ 389,887	\$ (2,163)
Expenditures:				
Contingency	\$ 720	\$ 180	\$ 129	\$ 51
Capital Outlay	281,380	70,345	54,796	15,549
Total Expenditures	\$ 282,100	\$ 70,525	\$ 54,925	\$ 15,600
Excess Revenues (Expenditures)	\$ 136,200		\$ 334,962	
Fund Balance - Beginning	\$ 471,043		\$ 617,302	
Fund Balance - Ending	\$ 607,243		\$ 952,263	

Reunion West

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments	\$ 326,875	\$ 248,510	\$ 248,510	\$ -
Interest	15,500	3,875	3,652	(223)
Total Revenues	\$ 342,375	\$ 252,385	\$ 252,162	\$ (223)
Expenditures:				
Series 2015				
Interest - 11/01	\$ 68,500	\$ 68,500	\$ 68,500	\$ -
Principal - 05/01	190,000	-	-	-
Interest - 05/01	68,500	-	-	-
Total Expenditures	\$ 327,000	\$ 68,500	\$ 68,500	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 15,375		\$ 183,662	
Fund Balance - Beginning	\$ 243,002		\$ 413,144	
Fund Balance - Ending	\$ 258,377		\$ 596,805	

Reunion West

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments	\$ 538,024	\$ 409,038	\$ 409,038	\$ -
Interest	28,500	7,125	7,099	(26)
Total Revenues	\$ 566,524	\$ 416,163	\$ 416,138	\$ (26)
Expenditures:				
Series 2016				
Interest - 11/01	\$ 173,750	\$ 173,750	\$ 173,750	\$ -
Principal - 11/01	185,000	185,000	185,000	-
Interest - 05/01	169,703	-	-	-
Total Expenditures	\$ 528,453	\$ 358,750	\$ 358,750	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 38,071		\$ 57,388	
Fund Balance - Beginning	\$ 558,850		\$ 869,447	
Fund Balance - Ending	\$ 596,921		\$ 926,834	

Reunion West

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments	\$ 503,509	\$ 382,798	\$ 382,798	\$ -
Interest	26,500	6,625	6,475	(150)
Total Revenues	\$ 530,009	\$ 389,423	\$ 389,273	\$ (150)
Expenditures:				
Series 2017				
Interest - 11/01	\$ 164,231	\$ 164,231	\$ 164,231	\$ -
Principal - 11/01	170,000	170,000	170,000	-
Interest - 05/01	160,619	-	-	-
Total Expenditures	\$ 494,850	\$ 334,231	\$ 334,231	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 35,159		\$ 55,042	
Fund Balance - Beginning	\$ 511,345		\$ 795,141	
Fund Balance - Ending	\$ 546,504		\$ 850,183	

Reunion West

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments	\$ 438,505	\$ 333,376	\$ 333,376	\$ -
Interest	21,500	5,375	5,037	(338)
Total Revenues	\$ 460,005	\$ 338,751	\$ 338,412	\$ (338)
Expenditures:				
Series 2019				
Interest - 11/01	\$ 145,381	\$ 145,381	\$ 145,381	\$ -
Principal - 05/01	145,000	-	-	-
Interest - 05/01	145,381	-	-	-
Total Expenditures	\$ 435,763	\$ 145,381	\$ 145,381	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (15,000)	(7,500)	(6,563)	(937)
Total Other Financing Sources (Uses)	\$ (15,000)	\$ (7,500)	\$ (6,563)	\$ (937)
Excess Revenues (Expenditures)	\$ 9,243		\$ 186,468	
Fund Balance - Beginning	\$ 248,336		\$ 586,669	
Fund Balance - Ending	\$ 257,579		\$ 773,137	

Reunion West

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments	\$ 1,067,016	\$ 811,211	\$ 811,211	\$ -
Interest	30,500	7,625	6,269	(1,356)
Total Revenues	\$ 1,097,516	\$ 818,836	\$ 817,481	\$ (1,356)
Expenditures:				
Series 2022				
Interest - 11/01	\$ 145,575	\$ 145,575	\$ 145,575	\$ -
Principal - 05/01	760,000	-	-	-
Interest - 05/01	145,575	-	-	-
Total Expenditures	\$ 1,051,150	\$ 145,575	\$ 145,575	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 46,366		\$ 671,906	

Reunion West
Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 972	\$ 972
Total Revenues	\$ -	\$ -	\$ 972	\$ 972
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 134,198	\$ (134,198)
Total Expenditures	\$ -	\$ -	\$ 134,198	\$ (134,198)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,563	\$ (6,563)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,563	\$ (6,563)
Excess Revenues (Expenditures)	\$ -		\$ (126,664)	
Fund Balance - Beginning	\$ -		\$ 126,807	
Fund Balance - Ending	\$ -		\$ 143	

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	\$164,982	
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)
LESS: PRINCIPAL PAYMENT 05/01/25		(\$185,000)
CURRENT BONDS OUTSTANDING		\$2,740,000

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	\$317,112	
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)
LESS: PRINCIPAL PAYMENT 11/1/25		(\$185,000)
CURRENT BONDS OUTSTANDING		\$6,865,000

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	\$293,403	
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)
LESS: PRINCIPAL PAYMENT 11/1/25		(\$170,000)
CURRENT BONDS OUTSTANDING		\$6,635,000

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	\$329,570	
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)
LESS: PRINCIPAL PAYMENT 05/01/25		(\$735,000)
CURRENT BONDS OUTSTANDING		\$9,705,000

Gross Assessments	\$ 2,183,348.21	\$ 347,739.07	\$ 572,365.55	\$ 535,647.76	\$ 466,491.57	\$ 1,135,124.88	\$ 5,240,717.04
Net Assessments	\$ 2,052,347.32	\$ 326,874.73	\$ 538,023.62	\$ 503,508.89	\$ 438,502.08	\$ 1,067,017.39	\$ 4,926,274.02

41.66%	6.64%	10.92%	10.22%	8.90%	21.66%	100.00%
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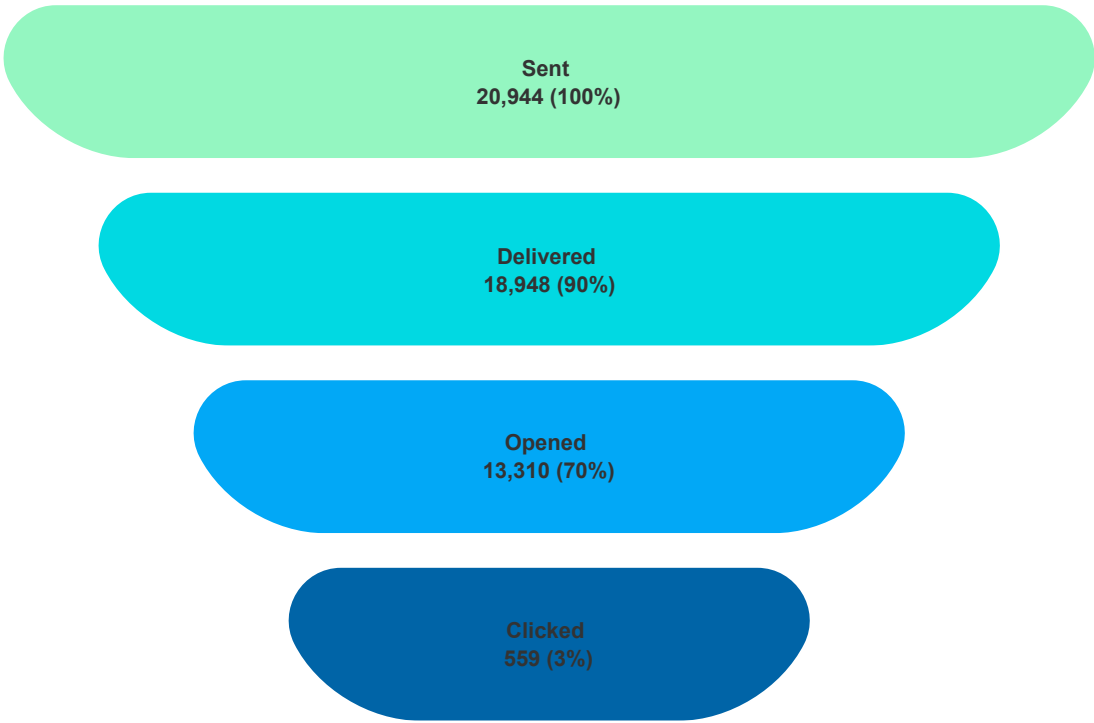
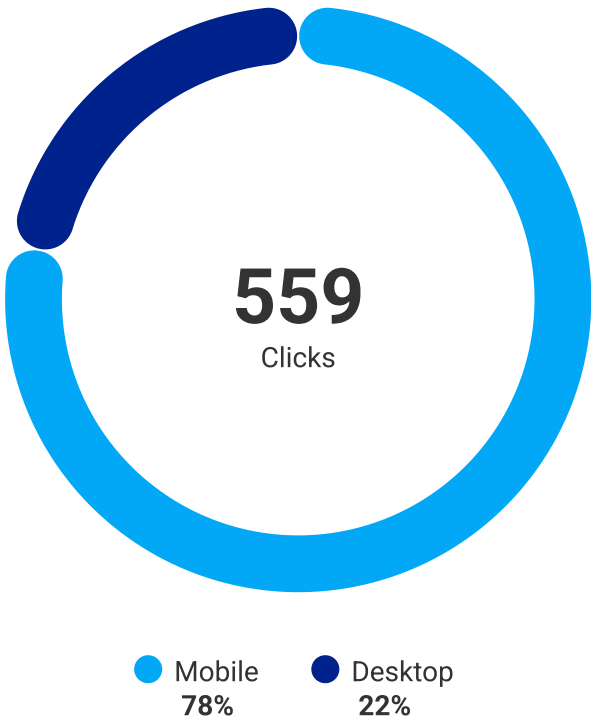
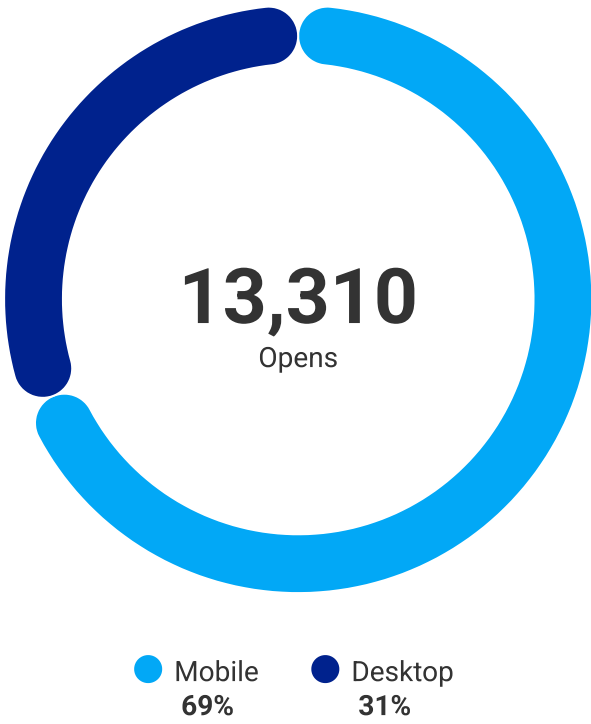
79.91%	Net Percent Collected
\$ 989,869.14	Balance Remaining to Collect

SECTION IV

Reunion East and West R&M

FY2026 Project List	Estimated Cost	RE 57%	RW 43%	Month
Seven Eagles Fountain Refurbishment/Linear Park	\$ 72,100.00	\$ 41,097.00	\$ 31,003.00	Start date February 5
Seven Eagles, Restrooms Counters, Tile, Paint	\$ 60,000.00	\$ 34,200.00	\$ 25,800.00	March
Stormwater Catch Basins - Drain Inlet	\$ 60,000.00	\$ 34,200.00	\$ 25,800.00	March
Stormwater Concrete Curbs and Gutters	\$ 70,000.00	\$ 39,900.00	\$ 30,100.00	March
Concrete Sidewalks	\$ 75,000.00	\$ 42,750.00	\$ 32,250.00	TBD
ROW Paver Crosswalks Spine & Tradition	\$ 40,000.00	\$ 22,800.00	\$ 17,200.00	March
Pool Equipment Allowance	\$ 46,371.00	\$ 26,431.47	\$ 19,939.53	TBD
ADA Pool Lift Terraces (2)	\$ 30,900.00	\$ 17,613.00	\$ 13,287.00	Completed
Pool Furniture Allowance	\$ 15,000.00	\$ 8,550.00	\$ 6,450.00	In Process
HVAC Replacement Allowance	\$ 25,000.00	\$ 14,250.00	\$ 10,750.00	TBD
Signage Replacement Allowance	\$ 20,000.00	\$ 11,400.00	\$ 8,600.00	TBD
Heritage Crossings Furniture	\$ 7,024.00	\$ 4,003.68	\$ 3,020.32	Completed
Contingency	\$ 100,000.00	\$ 57,000.00	\$ 43,000.00	
Projects deferred from 2025 project list		\$ -	\$ -	
Access Control System at Reunion Village Gate	\$ 20,000.00	\$ 11,400.00	\$ 8,600.00	In Process
Reunion Resort/Reunion Village (Spine Road) Gate Access + Electrical	\$ 205,000.00	\$ 116,850.00	\$ 88,150.00	In Process
Reunion Village No Parking Signs Phase 4 & 5	\$ 40,000.00	\$ 22,800.00	\$ 17,200.00	May
Signage Replacement, Radar Speed	\$ 67,531.00	\$ 38,492.67	\$ 29,038.33	Invoiced FY25
Totals	\$ 953,926.00	\$ 543,737.82	\$ 410,188.18	
		\$ 543,737.82	\$ 410,188.18	

SECTION V



Reunion East - 195 active subscribers
Reunion West - 163 active subscribers

