

*Reunion West Community
Development District*

Agenda

April 9, 2026

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

April 2, 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, April 9, 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 March 12, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-03 Relating to the 2026 General Election and Qualifying Period Procedure
5. Review of Updated 5 Year Financial Plan
6. Staff Reports
 - A. Attorney
 - i. Update on Eminent Domain Status
 - ii. Discussion of 2026 E-Bike Legislation
 - iii. Discussion of Joint Meetings – *Summary to be provided under separate cover*
 - iv. Status of HB 145 Impacting Limits on Sovereign Immunity
 - B. Engineer
 - i. Consideration of Proposal for Professional Service Rate for District 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
7. Other Business
8. Supervisor's Requests
9. Next Meeting Date: May 14, 2026
10. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **March 12, 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
Pete Wittman	Yellowstone Landscape
Victor Vargas	Reunion Security
Grace Montanez	Reunion West POA
Billy Dove (<i>via phone</i>)	Gray Robinson
Residents	

The following is a summary of the discussions and actions taken at the March 12, 2026 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 10:33 a.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 12, 2026 Board of Supervisors Meeting

Ms. Adams presented the minutes of the February 12, 2026 Board of Supervisors meeting, a draft of which were reviewed by the District Manager and District Counsel and were included in the agenda package. A non-substantive correction provided by Supervisor Staley was incorporated into the version included in the agenda package.

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the Minutes of the February 12, 2026, Board of Supervisors Meeting were approved as amended.
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FOURTH ORDER OF BUSINESS

Review of Interlocal Agreement between Reunion East CDD and Reunion West CDD Regarding the Joint Maintenance and Reciprocal Usage of Facilities

Ms. Adams presented the Interlocal Agreement between Reunion East CDD and Reunion West CDD regarding reciprocal amenity access and shared maintenance responsibilities. The District is physically divided by Interstate 4 (I-4), with property east of I-4 within Reunion East CDD and property west of I-4 within Reunion West CDD. Historically, the Districts have coordinated operations to maintain continuity of services and amenities across the community.

- **Staff Reports – Attorney – Update on Eminent Domain Status (Item 9Ai)**

Mr. Dove of GrayRobinson provided an update regarding ongoing eminent domain proceedings associated with FDOT parcels. Mr. Dove summarized the status of negotiations, appraisal considerations, and anticipated next steps. Mr. Dove indicated that additional diagrams and supporting materials would be provided to the Board prior to the April meeting.

Ms. Harley joined the meeting in person.

- **Review of Interlocal Agreement between Reunion East CDD and Reunion West CDD Regarding the Joint Maintenance and Reciprocal Usage of Facilities (Item 4)**

The Board discussed potential coordination with Reunion East CDD regarding matters of shared interest, including roadway markings and cost allocation considerations. District Counsel advised that workshops may be used to facilitate discussion, provided proper notice is given and no formal action is taken outside of a duly noticed meeting.

Ms. Adams pointed out a workshop, unlike a Board meeting, did not need to establish quorum and could be held electronically. However, the workshop needed to be noticed and they could not restrict the public from attending. Staff noted that workshops may have budget implications due to statutory supervisor compensation provisions. Staff noted that additional coordination steps may assist the Board Chairs in preparing for future meetings.

The Board requested that the Interlocal Agreement be included as an agenda item for further discussion at a future meeting.

FIFTH ORDER OF BUSINESS

**Request Regarding Settlement Agreement
and Mutual Release**

District Counsel summarized a request relating to implementation of the Settlement Agreement involving Kingwood Orlando Reunion Resort and Kingwood Resident Club at Reunion Orlando Corp.

District Counsel explained that certain parcels were subject to a pending transaction and requested Board authorization to proceed with limited documentation in advance of completion of full title work, subject to confirmation that all conditions of the Settlement Agreement are satisfied.

<p>On MOTION by Ms. Harley seconded by Mr. Barry with all in favor approving the request from Kingwood Orlando Reunion Resort and Kingwood Resident Club at Reunion Orlando Corp. allowing staff to proceed with a short amendment acknowledging that the District approved the request, subject to staff confirmation that all terms of the Settlement Agreement are satisfied was approved.</p>

District Counsel confirmed that title work has been ordered and is expected within approximately three months. District Counsel will coordinate with the title company regarding potential expedited processing options.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02
Declaring Series 2019 Project Complete**

Ms. Trucco presented Resolution 2026-02, Declaring the Series 2019 Project Complete, which was included in the agenda package. District Counsel explained that adoption of the resolution is required under the Trust Indenture upon completion of the Series 2019 Project.

On MOTION by Mr. Staley seconded by Ms. Harley with all in favor Resolution 2026-02 Declaring Series 2019 Project Complete was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Signage Policy

Ms. Adams recalled at last month's meeting, there was a request from the Reunion West Property Owners Association, to install no soliciting signs; however, Reunion West had not formally adopted a signage policy. In reviewing records, staff prepared a form of policy, which was previously reviewed by the Board and requested additional language addressing political signs specifically, which was subject to approval from District Counsel. A draft of the Signage Policy, was included in the agenda package. It was the same signage policy that the Reunion East CDD Board adopted. The only difference between when it was previously reviewed and now, was to include restrictions on political signs, campaign signs, signs supporting or opposing candidates, political parties, ballot measures and political issues, which was strictly prohibited on District property. District Counsel reviewed the proposed policy revisions related to political signage on District property.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the approval of a Signage Policy as presented was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Fausnight Proposals

- A. Installation of No Parking Signs**
- B. Painting Yellow Curb Marks**
- C. Painting Fire Hydrants**

Mr. Scheerer presented the first proposal from Fausnight, which was for the installation of No Parking signs and speed tables on either side of the road. The second proposal was to mark all the hydrant locations with yellow paint. Mr. Barry asked for clarification if the yellow paint would be along the curb. Mr. Scheerer confirmed that it would be on the stormwater concrete curb.

Another proposal to mark all the yellow curbs from the stop bar back 30 feet was presented. Mr. Scheerer confirmed there is no requirement to install yellow curb markings. Ms. Adams asked if it would be helpful to present the lifespan of the paint, as one concern was the ongoing maintenance expense that would need to be included with future budgets. Mr. Scheerer indicated that once every five years, they had to come back and refresh the paint.

Mr. Greenstein looked at this from a security standpoint and questioned how often their officers observe people parking too close to the hydrant and not leaving 15 feet on each side, so that a fire truck could get access. Mr. Vargas discussed enforcement considerations related to parking restrictions. Board members discussed safety considerations, enforcement factors, aesthetic impacts, and budget implications associated with roadway markings.

Ms. Adams pointed out that this was a discussion item, and they were not asking this Board to take any action today and there was still some additional information that Mr. Scheerer can provide. Mr. Scheerer confirmed that they have not requested markings for the Encore neighborhood. Mr. Staley pointed out for Encore; they would rely on Mr. Scheerer and Ms. Grace Montanez to identify concerns. If concerns were identified in the future, further steps could be taken. Mr. Staley requested that Mr. Greenstein convey this Board's feelings that curb painting was not needed to the Reunion East CDD Board. This item was presented for discussion purposes only and no action was taken.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Eminent Domain Status

District Counsel noted that additional information regarding recent legislation affecting motorized bicycles would be provided at a future meeting. Ms. Adams encouraged anyone who sees illegal operation of motor bikes, dirt bikes, motorcycles, any unsafe behavior, to contact the Osceola County Sheriff's Office to report it.

B. Engineer

Mr. Curley reported that he met with Mr. Scheerer and drove around the community, to document any curb damage from tree roots. The District Engineer reported limited curb damage observed within Reunion West. Ms. Adams advised concrete drain and gutter curb repairs were among projects that the Reunion West CDD Board approved for the current fiscal year. Mr. Curley

planned to prepare a scope for the repairs. Proposals will be presented to the Board for review at a future meeting.

C. Field Manager Updates

The Field Manager reported ongoing sidewalk repairs, pond maintenance activities, and replacement of damaged flex stakes. Staff discussed maintenance challenges associated with flex stakes and potential alternative approaches.

Mr. Scheerer reported that they were still dealing with the plant recovery from the cold snap. Fewer plant impacts were observed within Reunion West compared to Reunion East. They would be coming up with a plant replacement program soon. Ms. Harley pointed out that many owners keep asking how to know if the plant was dead and whether it would come back and questioned whether there was something that they could send to residents to provide some direction. Yellowstone Landscape offered to provide educational materials regarding plant recovery following cold weather impacts.

D. District Manager's Report

i. Action Items

Regarding the Action Items List, Mr. Scheerer recalled that the proposed curb striping was discussed. They were in the middle of preparing the budget. Staff continues preparation of the proposed budget and long-term capital planning items.

ii. Approval of Check Register

Ms. Adams presented the Check Register from February 1, 2026 through February 28, 2026 in the amount of \$557,004.66, which was included in the agenda package, along with a detailed check run.

On MOTION On MOTION by Mr. Staley, seconded by Mr. Witcher, with all in favor, the Check Register for February 1-28, 2026, in the amount of \$557,004.66 was approved.
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iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through January 31, 2026, which were included in the agenda package. No Board action was required, as this was for informational

purposes and included the Combined Balance Sheet. As of the end of January, the CDD received \$1,639,955 of maintenance fees for the year. Mr. Staley was updating the Five-Year Plan for the April meeting and questioned the amount of legal expenses projected. Ms. Adams would work on the projections.

iv. Replacement and Maintenance Plan

Ms. Adams presented an updated R&M Plan, which was included in the agenda package. Mr. Scheerer reported that the Seven Eagles fountain was substantially complete and running. There was a formal inspection with UCC Group and pool staff. They could not get the lights to sync and were working on that. There were some finish issues on the bottom of the fountain that they were working on. Ms. Adams reported that later on this afternoon, the Reunion East CDD Board would be looking at the cost for the right-of-way paver crosswalk at Spine and Tradition.

v. Presentation of Series 2022 Arbitrage Rebate Calculation Report

Ms. Adams presented the Arbitrage Rebate Calculation Report, prepared by AMTEC for the Series 2022 bond, which was included in the agenda package. The report confirmed no arbitrage rebate liability.

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

vi. E-Mail Subscribers

Staff reported 163 email subscribers for Reunion East and 195 subscribers for Reunion West.

vii. Security Report

The 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.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Meeting Date: April 9, 2026

The next meeting is scheduled for April 9, 2026, at 10:30 a.m. at the Heritage Crossing Community Center.

THIRTEENTH 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

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Osceola County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by William Witcher, Seat 4, currently held by Mark Greenstein, and Seat 5, currently held by Michael Barry are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 9th day of April 2026.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chair/ Vice Chair, Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the **Reunion West Community Development District** (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 E. Irlo Bronson Memorial Highway, Kissimmee, Florida 34744; Ph: 407-742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The **Reunion West Community Development District** has three (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections at 407-742-6000 or soe@votesceola.gov.

SECTION 5

Reunion West CDD - 5 Year Financial Plan (2027-2031) - Board Meeting - April 9th, 2026

Introduction

This is a **preliminary update** of the Plan and needs further work after

1. We receive the first draft 2027 Budget from the CDD staff
2. Discussion on major capital projects for the next five years, particularly an update for 2031
3. Board consideration of possible adjustments to our long term financial goals
4. Consideration of the cost sharing arrangements between Reunion East and Reunion West

Long Range Financial Plan goals established by the Board in 2025

1. Manage gross assessments, expenditures and transfers to the Replacement & Maintenance Fund in order to :
 - (i) achieve an approximate **break-even** in the General Fund every year
 - (ii) maintain a General Fund balance of approximately **\$500,000** at the end of each year. Such a balance is necessary to cover cash flow needs in the 4th quarter of the calendar year, prior to the collection of annual assessments for the new budget year.
2. Build up the Reunion West CDD R&M Fund to approximately **\$500,000** by the end of 2030.

Possible adjustments to the Long Range Financial Goals

Given the potential uncertainty over long term Replacement and Maintenance requirements, it may be prudent to start to build a larger R&M Fund. Consequently, the Board may wish to increase the 2031 goal from \$500,000 to **\$1 million**

Comments

- The Long Range Financial Plan contains a Projection for 2026 which at this stage is the 2026 Budget plus an additional \$107,000 for legal expenses.
- The CDD Staff will produce a draft 2026 Projection and Draft 2027 Budget for the May Board meeting
- The document contains an alternative 2027 Draft Budget (labelled "Discussion") which, in due course, can be used by the Board for real-time modelling of alternative assumptions.
- At this very early stage I have left the Gross Assessment percentage increases at the same level for 2027-2030 as shown in last years plan
- The 2027 Draft Budget ("Discussion") assumes a reduction of \$137,000 in legal expenses versus the 2026 Projection
- A draft of a combined Reunion East and West CDD R&M Reserve Study for 2026-2030 was reviewed during the March 2025 Joint Workshop. This needs to be refreshed with the input of CDD staff and the 2 Boards. Additional savings against the amounts shown in the Reserve Study would be needed in order for Reunion West to achieve its Financial goals. High level savings assumptions are shown on page 2.
- All assumptions are subject to Board discussion and approval.
- As a reminder, assessments are approximately one-third of the total amount which appears on annual property tax bills. Debt service assessments (interest payments and principal repayments on CDD bonds) make-up the remaining approximately two-thirds.
- The size of any assessment increase in future years will depend on the timing of the next phase of road repaving (currently pencilled in for 2030)
- **At this stage it is suggested the Board focus on pages 1 and 2 of this document which contain the main assumptions, as well as the results of these assumptions on the achievement of the suggested Financial goals. Pages 3 - 5 contain the detailed calculations.**

Long Range Financial Plan Assumptions

The 2027-2031 assumptions highlighted in GREEN below are the major drivers of the General Fund and R&M Fund.
 After the Board receives the Draft Budget from the CDD Staff we will be able to model alternative scenarios.
 Administrative Expenses include assumptions for the increase (2026) and the decrease (2027), in expected legal expenses
 This initial analysis shows that an R&M Fund balance of \$1 million by the end of 2031 is feasible, if the Board chooses to adopt such a goal

Major assumptions

Areas in GREEN can be used for real time modelling

- Gross Assessment Annual Increase (No impact on debt service assessments)
- Administrative Expenses - Direct Expenses Annual Increase
- Administrative Expenses - Exceptional Adjustment to Legal Expenses
- Maintenance - Shared Expenses Annual Increase
- Transfer from Reunion West General Fund to Reunion West R&M Fund
- Reunion East & West Combined R&M Expenditures (see Page 5)
- Reunion East & West R&M Expenditure Savings required to achieve Reunion West Financial goals

Projection	Draft Budget "Staff"	Draft Budget "Discussion"	Long Range Plan			
			Based on "Discussion" version of 2027 Draft Budget			
2026	2027	2027	2028	2029	2030	2031
		5.0%	5.0%	5.0%	15.0%	5.0%
		4.0%	4.0%	4.0%	4.0%	4.0%
(107,000)		137,000				
		4.0%	4.0%	4.0%	4.0%	4.0%
(333,300)		(400,000)	(400,000)	(500,000)	(700,000)	(750,000)
(953,926)		(953,000)	(887,094)	(1,061,235)	(2,045,996)	(1,000,000)
		0	50,000	50,000	500,000	100,000

The Assumptions above would result in achievement of the suggested Reunion West CDD Financial Goals

	Projection	Draft Budget "Staff"	Draft Budget "Discussion"	Long Range Plan			
				Based on "Discussion" version of 2027 Draft Budget			
	2026	2027	2027	2028	2029	2030	2031
Approximate annual break-even in the General Fund for all years (Line 14)	(57,000)		49,453	87,582	28,520	109,813	118,336
General Fund balance of approximately \$500,000 at the end of each year (Line 18)	557,761		607,214	694,795	723,315	833,128	951,464
Reunion West CDD R&M Fund of approximately \$1 million at the end of 2031 (Line 35)	575,413		601,623	679,672	783,841	859,063	1,262,063

Reunion West CDD General Fund

Line	Actual	Projection	Draft Budget	Draft Budget	Long Range Plan			
	2025	2026	"Staff" 2027	"Discussion" 2027	Based on "Discussion" version of 2026 Draft Budget			
					2028	2029	2030	2031
Reunion West General Fund								
Revenues								
Gross Assessments		2,183,355	-	2,292,523	2,407,149	2,527,506	2,906,632	3,051,964
Collection Cost (6%)		(131,001)	-	(137,551)	(144,429)	(151,650)	(174,398)	(183,118)
Net Assessments	1,814,504	2,052,354	-	2,154,970	2,262,720	2,375,856	2,732,234	2,868,846
Interest	30,237	24,000	-	24,000	24,000	24,000	24,000	24,000
Miscellaneous Income		-	-	-	-	-	-	-
Rental Income	7,492	5,714	-	6,000	5,800	5,800	5,800	5,800
Rounding	(1)		-		-	-	-	-
Total Revenues	1,852,232	2,082,068	-	2,184,970	2,292,520	2,405,656	2,762,034	2,898,646
Expenditures								
Administrative Expenses - Direct Expenses	(206,510)	(351,036)	-	(222,597)	(231,501)	(240,761)	(250,392)	(260,408)
Maintenance - Shared Expenses (including Heritage Crossing)	(1,424,663)	(1,454,731)	-	(1,512,920)	(1,573,437)	(1,636,375)	(1,701,830)	(1,769,903)
Transfers Out - R&M Fund	(379,435)	(333,300)	-	(400,000)	(400,000)	(500,000)	(700,000)	(750,000)
Rounding	1	(1)	-	-	-	-	-	-
Total Expenditures	(2,010,607)	(2,139,068)	-	(2,135,518)	(2,204,938)	(2,377,136)	(2,652,221)	(2,780,310)
Excess / (Deficit) of Total Revenues over Total Expenditures	(158,375)	(57,000)	-	49,453	87,582	28,520	109,813	118,336
Reunion West General Fund Balance								
General Fund Balance - Beginning of Year	768,660	614,761	-	557,761	607,214	694,795	723,315	833,128
Minor Difference in General Fund Balance - Beginning of Year	4,476	-	-	-	-	-	-	-
Excess / (Deficit) of Total Revenues over Total Expenditures	(158,375)	(57,000)	-	49,453	87,582	28,520	109,813	118,336
General Fund Balance - End of Year	614,761	557,761	-	607,214	694,795	723,315	833,128	951,464

Reunion West CDD Replacement & Maintenance Fund

Line	Actual	Projection	Draft Budget	Draft Budget	Long Range Plan			
	2025	2026	"Staff" 2027	"Discussion" 2027	Based on "Discussion" version of 2026 Draft Budget			
					2028	2029	2030	2031
Combined Reunion East and Reunion R&M West Expenditures								
	Combined R&M Expenditure Recommended by 2021 Reserve Study (see Note 1)							
	Draft Proposal presented at the March 2025 Workshop, with minor adjustments							
	Reunion East & West R&M Savings needed to achieve Reunion West Financial goals							
	Total Reunion East and West R&M Expenditures							
19			-					
20			-	(953,000)	(887,094)	(1,061,235)	(2,045,996)	(1,000,000)
21			-	0	50,000	50,000	500,000	100,000
22	(1,681,809)	(953,926)	-	(953,000)	(837,094)	(1,011,235)	(1,545,996)	(900,000)
Reunion West Replacement & Maintenance Fund								
Revenues								
	Transfers In							
	Interest							
	Total Reunion West Revenues							
23	379,435	333,300	-	400,000	400,000	500,000	700,000	750,000
24	37,964	35,000	-	36,000	38,000	39,000	40,000	40,000
25	417,399	368,300	-	436,000	438,000	539,000	740,000	790,000
Expenditures								
	Combined Reunion East and Reunion West R&M Expenditures (from line 22)							
	Reunion West % share of Combined R&M Expenditure (assume no change)							
	Reunion West Dollar share of Combined R&M Expenditure							
	Reunion West Rounding							
	Total Reunion West R&M Expenditures							
26	(1,681,809)	(953,926)	-	(953,000)	(837,094)	(1,011,235)	(1,545,996)	(900,000)
27	44.0%	43.0%	43.0%	43.0%	43.0%	43.0%	43.0%	43.0%
28	(739,996)	(410,189)	-	(409,790)	(359,950)	(434,831)	(664,778)	(387,000)
29					-	-	-	-
30	(739,996)	(410,189)	-	(409,790)	(359,950)	(434,831)	(664,778)	(387,000)
31	(322,597)	(41,889)	-	26,210	78,050	104,169	75,222	403,000
Reunion West Replacement & Maintenance (R&M) Fund								
	R&M Fund Balance - Beginning of Year							
	Excess / (Deficit) of Total Revenues over Total Expenditures (from line 31)							
	Rounding							
	Reunion West R&M Fund Balance - End of Year							
32	939,899	617,302	-	575,413	601,623	679,672	783,841	859,063
33	(322,597)	(41,889)	-	26,210	78,050	104,169	75,222	403,000
34					-	-	-	-
35	617,302	575,413	-	601,623	679,672	783,841	859,063	1,262,063
Reunion West CDD Summary of Fund Balances								
	Reunion West General Fund Balance at the end of the year (from line 18)							
	Reunion West R&M Fund Balance at the end of the year (from line 35)							
	Total Reunion West General Fund & R&M Fund Balances at the end of the year							
36	614,761	557,761	-	607,214	694,795	723,315	833,128	951,464
37	617,302	575,413	-	601,623	679,672	783,841	859,063	1,262,063
38	1,232,063	1,133,174	-	1,208,837	1,374,468	1,507,157	1,692,191	2,213,527

Note 1: The 2021 Reserve Study data is now out of date and superceded by more detailed estimates prepared in 2025

Reunion R & M Fund Expenditure Plan (2027 - 2031)

Draft Proposal presented at the March 2025 Joint Workshop (except for 2031)

Projection for 2026 as of 4/9/2026

Remove:

Grand Traverse Parkway Fitness Center Shade Structure removed in 2026 Budget discussion

Transfers between Years:

Contingency for both 2028 and 2029 made \$200,000

Latest estimates available (requires updating by CDD Staff and both CDD Boards)

Total Reunion East & West R&M Expenditure Savings required to achieve Reunion West Financial goals

Total Reunion East & West R&M Expenditure required to achieve Reunion West Financial goals

Projection 4/9/26 2026	Draft Budget "Staff" 2027	Draft Budget "Discussion" 2027	Long Range Plan Based on "Discussion" version of 2027 Draft Budget			
			2028	2029	2030	2031
	1,013,000	1,013,000	987,094	961,235	2,045,996	1,000,000
953,926						
	(60,000)	(60,000)				
			(100,000)	100,000		
953,926	953,000	953,000	887,094	1,061,235	2,045,996	1,000,000
0	0	0	(50,000)	(50,000)	(500,000)	(100,000)
953,926	953,000	953,000	837,094	1,011,235	1,545,996	900,000

SECTION 6

SECTION A

SECTION II



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
CATHERINE R. CHOE
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DANIEL A. VELASQUEZ

To: CDD Board of Supervisors
From: District Counsel
Regarding: Short Summary of Senate Bill 382 (Electronic Bicycles)
Date: March 2026

Proposed Amendment to Section 316.20655, Fla. Stat.

-Senate Bill 382, proposed to take effect on July 1, 2026, would modify Section 316.20655, *Fla. Stat.*, including by adding the following requirements:

(a) A person operating an electric bicycle on a **shared pathway that is not located adjacent to a roadway**, including a shared pathway located in a park or recreational area, shall yield to pedestrians and shall give an audible signal before overtaking and passing a pedestrian.

(b) A person operating an electric bicycle **on a sidewalk or any other area designated for pedestrian use may not operate the electric bicycle at a speed greater than 10 miles per hour if a pedestrian is within 50 feet of the electric bicycle.**

(c) A person who fails to comply with this subsection commits a noncriminal traffic infraction, punishable as a nonmoving violation as provided in Chapter 318, *Fla. Stat.*

-Senate Bill 382 would also establish “The Micromobility Device Safety Task Force,” a task force adjunct to the Department of Highway Safety and Motor Vehicles (“DSV”), for the purpose of examining and recommending improvements to state law and regulatory framework governing “micromobility devices,” in order to encourage the safe operation of micromobility devices and to prevent traffic incidents, injuries and fatalities involving such devices.

-Senate Bill 382 would also require that the Florida Highway Patrol and each police dept. and sheriff’s office maintain a list of all traffic crashes involving a micromobility device. By Oct. 15, 2026, each police dept. and sheriff’s office shall submit a report with such list to the DSV and, by Oct. 31, 2026, the DSV is required to submit a summary of all reports to the Governor, the President of the Senate and the Speaker of the House of Representatives. The report must specify the crash data by device type and county, and list the reporting law enforcement agencies within each county.

-Section 316.003(41), *Fla. Stat.*, defines a “micromobility device” as the following:

A motorized transportation device designed for individual use which is typically 20 to 36 inches in width and 50 pounds or less in weight and which operates at a speed of typically less than 15 miles per hour but no more than 28 miles per hour. This term includes both a human-powered and a nonhuman-powered device such as a bicycle, electric bicycle, motorized scooter, or any other device that is owned by an individual or part of a shared fleet.

-The full text of Senate Bill 382 is attached. The Florida Senate approved the Bill on March 17, 2026 and the Bill is currently awaiting review/approval by the Governor.

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1
2 An act relating to micromobility devices; amending s.
3 316.20655, F.S.; providing requirements for the
4 operation of electric bicycles; prohibiting the
5 operation of an electric bicycle above a certain speed
6 under certain circumstances; providing penalties;
7 creating the Micromobility Device Safety Task Force
8 adjunct to the Department of Highway Safety and Motor
9 Vehicles; requiring the department to provide
10 administrative and staff support services to the task
11 force; providing the purpose of the task force;
12 providing the composition of the task force; requiring
13 the appointment of task force members within a
14 specified timeframe; providing the manner in which
15 task force vacancies must be filled; requiring that
16 the task force convene within a certain timeframe;
17 requiring the task force to meet at least monthly;
18 providing requirements for the time and place of the
19 task force meetings; providing that members of the
20 task force are entitled to reimbursement for per diem
21 and travel expenses; requiring the task force to
22 develop and submit a certain report to the Governor
23 and Legislature by a specified date; providing for the
24 expiration of the task force; requiring the Florida
25 Highway Patrol and each police department and
26 sheriff's office to maintain a certain list, beginning
27 on a certain date; providing requirements for the
28 list; requiring each police department and sheriff's
29 office to submit a certain report to the department by

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30 a specified date; requiring the department to provide
31 a certain report to the Governor and Legislature by a
32 specified date; providing effective dates.

33
34 Be It Enacted by the Legislature of the State of Florida:

35
36 Section 1. Effective July 1, 2026, subsection (10) is added
37 to section 316.20655, Florida Statutes, to read:

38 316.20655 Electric bicycle regulations.—

39 (10) (a) A person operating an electric bicycle on a shared
40 pathway that is not located adjacent to a roadway, including a
41 shared pathway located in a park or recreational area, shall
42 yield to pedestrians and shall give an audible signal before
43 overtaking and passing a pedestrian.

44 (b) A person operating an electric bicycle on a sidewalk or
45 any other area designated for pedestrian use may not operate the
46 electric bicycle at a speed greater than 10 miles per hour if a
47 pedestrian is within 50 feet of the electric bicycle.

48 (c) A person who fails to comply with this subsection
49 commits a noncriminal traffic infraction, punishable as a
50 nonmoving violation as provided in chapter 318.

51 Section 2. Micromobility Device Safety Task Force.—

52 (1) CREATION.—The Micromobility Device Safety Task Force, a
53 task force as defined in s. 20.03(5), Florida Statutes, is
54 created adjunct to the Department of Highway Safety and Motor
55 Vehicles. The department shall provide administrative and staff
56 support services related to the functions of the task force.

57 (2) PURPOSE.—The purpose of the task force is to examine
58 and recommend improvements to state law and the regulatory

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59 framework governing micromobility devices as defined in s.
60 316.003, Florida Statutes, in order to encourage the safe
61 operation of micromobility devices and to prevent traffic
62 incidents, injuries, and fatalities involving such devices.

63 (3) MEMBERSHIP; MEETINGS.—

64 (a) The task force shall be composed of the executive
65 director of the Department of Highway Safety and Motor Vehicles,
66 or his or her designee; the Secretary of Transportation, or his
67 or her designee; and the following members, who shall be
68 appointed by the executive director of the Department of Highway
69 Safety and Motor Vehicles:

70 1. A representative from the Florida Sheriffs Association.

71 2. A representative from the Florida Police Chiefs
72 Association.

73 3. A representative from the micromobility device industry.

74 4. A representative from the Florida League of Cities.

75 5. A representative from the Florida Association of
76 Counties.

77 6. A representative from the medical field with experience
78 in treating bicyclist and pedestrian injuries.

79 7. A representative from an organization involved in
80 efforts to prevent injuries and fatalities involving
81 micromobility devices, including electric bicycles and motorized
82 scooters.

83 (b) Appointments to the task force must be made within 15
84 days after this act becomes a law.

85 (c) The executive director of the Department of Highway
86 Safety and Motor Vehicles, or his or her designee, shall chair
87 the task force. Any vacancy on the task force must be filled in

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88 the same manner as the original appointment.

89 (d) The task force shall convene no later than 30 days
90 after this act becomes a law. The task force shall meet at least
91 monthly, but may meet more frequently at the call of the chair.
92 At least one meeting of the task force must occur in each of the
93 following regions of the state: North Florida, Central Florida,
94 and South Florida. All meetings shall be held at the time and
95 place designated by the chair.

96 (e) Members of the task force shall serve without
97 compensation but are entitled to receive reimbursement for per
98 diem and travel expenses pursuant to s. 112.061, Florida
99 Statutes.

100 (4) REPORT.—The task force shall prepare a report that
101 includes legislative recommendations for improvements to state
102 law and the regulatory framework governing micromobility
103 devices. The report must take into account methods to improve
104 traffic safety for micromobility device operators and riders,
105 pedestrians, and other vehicle operators through reasonable
106 measures designed to reduce traffic incidents, injuries, and
107 fatalities. Before October 1, 2026, the task force shall submit
108 the report to the Governor, the President of the Senate, and the
109 Speaker of the House of Representatives. Upon submission of the
110 report, the task force shall expire.

111 Section 3. (1) Beginning 30 days after this act becomes a
112 law, the Florida Highway Patrol and each police department and
113 sheriff's office shall maintain a list of all traffic crashes
114 that the respective agency investigates which involve a
115 micromobility device. Each micromobility device crash must be
116 included in the list, regardless of whether the crash is

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117 reported on a Florida Traffic Crash Report, Long Form; short-
118 form crash report; or driver exchange-of-information form. The
119 list must contain the following information for each traffic
120 crash involving a micromobility device:

121 (a) Date and time of the crash.

122 (b) If applicable, the class of electric bicycle involved
123 in the crash.

124 (c) Age of the micromobility device operator involved in
125 the crash.

126 (d) If known, whether the micromobility device operator
127 possessed a valid Florida learner's driver license or driver
128 license at the time of the crash.

129 (2) By October 15, 2026, each police department and
130 sheriff's office shall submit a report to the Department of
131 Highway Safety and Motor Vehicles which contains a list of all
132 micromobility device crashes investigated by the respective
133 police department or sheriff's office from the beginning of the
134 reporting period through September 30, 2026. The report must be
135 submitted in a form and manner determined by the department.

136 (3) By October 31, 2026, the Department of Highway Safety
137 and Motor Vehicles shall submit to the Governor, the President
138 of the Senate, and the Speaker of the House of Representatives a
139 report summarizing the reports submitted to the department
140 pursuant to subsection (2) and include in the report the list
141 maintained by the Florida Highway Patrol pursuant to subsection
142 (1). The report must separate the micromobility device crash
143 data by device type and county and list the reporting law
144 enforcement agencies within each county.

145 Section 4. Except as otherwise expressly provided in this

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146 act, this act shall take effect upon becoming a law.

SECTION III

*This item will be provided under
separate cover*

SECTION IV

From: Tricia Adams tadams@gmscfl.com
Subject: Fwd: FIA Legislative Update: HB 145 Claims Against the Government
Date: March 17, 2026 at 10:00 AM
To: Syanne Hall shall@gmscfl.com



Begin forwarded message:

From: Florida Insurance Alliance <ajimenez@egisadvisors.com>
Date: March 16, 2026 at 11:13:39 AM EDT
To: gdstaley@gmail.com
Subject: FIA Legislative Update: HB 145 Claims Against the Government
Reply-To: ajimenez@egisadvisors.com



Legislative Update: HB145 Claims Against the Government

Dear FIA Members and Partners:

We want to provide an important update regarding recently passed legislation that will affect governmental entities throughout Florida.

The Florida Legislature has approved [House Bill 145 – Claims Against the Government](#), which amends [Florida Statute 768.28](#), the statute governing sovereign immunity and establishing the liability limits applicable to tort claims brought against the state, its agencies, and political subdivisions.

The bill passed both chambers of the Legislature last week and has been sent to Governor DeSantis for signature.

Below is a summary of the key provisions included in the legislation.

Key Changes Under HB 145

Increased Sovereign Immunity Caps

Effective October 1, 2026

For the first time in many years, the statutory liability caps will increase as follows:

- \$200,000 → \$350,000 per person
- \$300,000 → \$500,000 per occurrence

While these increases are more moderate than earlier proposals considered during the legislative session, they still represent a significant update to Florida's long-standing sovereign immunity limits.

Changes to Notice of Claim Requirements

The bill shortens several timeframes associated with the pre-suit notice process:

- Notice of Claim window reduced from **3 years to 18 months** after the claim accrues
- Government agencies now have **4 months (down from 6 months)** to respond to a Notice of Claim before it is deemed denied
- Wrongful death and medical malpractice claims will continue to be subject to a **90-day review period**

Reduction in Statute of Limitations

The statute of limitations for negligence actions against governmental entities will be reduced:

- **From 4 years → 2 years**

The statute of limitations will also be tolled during the Notice of Claim review period, meaning the time spent during the statutory review process will not count toward the limitations period.

Applicability

The new liability caps and procedural requirements apply **only to causes of action accruing on or after October 1, 2026**.

They **do not apply retroactively** to existing or pending claims.

Claims Bills Process Remains Unchanged

HB 145 **does not eliminate the legislative claims bill process**.

Claimants seeking recovery above the statutory caps must still pursue a claims bill through the Florida Legislature.

What This Means for FIA Members

If signed into law, the liability exposure from tort claims against governmental entities will increase by 75% per person and approximately 67% per occurrence.

While higher liability caps increase potential exposure, they do not automatically translate into proportional increases in claims costs. Historically, many claims fall below the current statutory limits, and FIA's diversified membership base and strong loss history also help stabilize long-term actuarial

trends. However, higher tort caps will increase severity over time, as the average amount paid per claim may rise under the expanded limits. In addition, the new caps may make governmental entities a more attractive target for litigation, which could influence both the frequency and complexity of future claims.

The higher tort caps will undoubtedly place some upward pressure on liability premiums over time, and local governmental entities may want to consider this potential impact when planning future budgets.

Next Steps

While HB 145 has not yet been signed into law, FIA is working closely with our actuarial partners, underwriters, reinsurers, and excess carriers to evaluate the potential financial and operational implications of the legislation as we approach the October 1, 2026 effective date.

Our goal and primary focus is to minimize the financial impact on our membership, including working to limit any liability premium increases associated with the higher statutory caps, while ensuring FIA continues to provide stable, long-term liability protection for Florida's local governmental entities.

We will continue to monitor the bill's status and implementation and will keep the membership informed as additional guidance becomes available.

Sincerely,

Andy Jimenez
EVP, Risk and Trust Operations



250 International Parkway Suite 260 | Lake Mary, FL 32746 US

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SECTION B

SECTION I

April 1, 2026

Ms. Tricia Adams
District Manager
Reunion West CDD
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Re: Proposal for Professional Service Rate Increase as District Engineer for Reunion West CDD

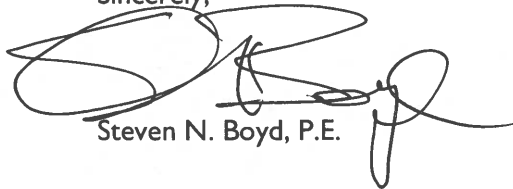
Dear Tricia:

The purpose of this letter is to request a rate increase for our services as District Engineer for the Reunion West Community Development District.

We respectfully request that the Board of Supervisors consider approving an updated rate schedule based on our 2026 fee structure. This schedule reflects increased operating costs and aligns with current market rates for professional engineering services. We further request that the approved 2026 rates become effective immediately upon approval.

We appreciate the opportunity to continue serving the Board of Supervisors and the Board's consideration of this request.

Sincerely,



Steven N. Boyd, P.E.

Hourly Rate Authorization Approved by:

_____ Date _____

Reunion West CDD

ATTACHMENT A

Hourly Rate Schedule for the Reunion West CDD

Principal	\$273.00
Director of Engineering	\$262.00
Project Manager / Senior Civil Engineer	\$199.00
Project Engineer/Civil Engineer	\$168.00
Senior Civil 3D Designer	\$152.00
CAD Technician - 2D	\$126.00
Civil Engineer E.I.	\$125.00
Assistant Project Manager	\$110.00
Administrative Assistant	\$94.00

SECTION D

SECTION I

Reunion East Action Items

Meeting Assigned	Item	Assigned To	Status	Comments
6/8/23	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. Field Manager will research alternative Internet connection options.
10/12/23	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. Memorandum reviewing lease feasibility to be reviewed by BOS 04.09.2026.

12/14/23	KORR petition to consider property conveyance from RE to KORR		On Hold	Developer funding agreement in place, request under review.
3/13/25	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco	Completed	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. Payment received 03.27.2026.
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.

7/10/25	Mailbox Parking Modification	Adams/Curley	In Process	<p>Reunion Village Boulevard and Poplin Street Intersection. Tentative designs provided by District Engineer. Determined Parking Improvements are feasible with USPS.</p> <p>Reviewed site plan 10.09.2025. DE to bring back options and estimated costs. Legal discussion regarding context for current location being conducted.</p>
11/13/25	Determine Feasibility of Association Tree Planting Guidelines	Supervisor Davis	In Process	<p>Updated recommended tree list sent to Master Association Management 03.26.2026. Tree inventory technology to be reviewed by BOS 04.02.2026.</p>
2/10/26	Review Maintenance Fee Assessment Methodology	Adams	On Hold	

Reunion West Action Items

	Action Item	Assigned To	Status	Comments
	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.
3/12/26	Pro Forma Reunion West Budget without cost share	Adams/Accounting	In Process	Board requested to review annual budget without cost share included.
3/12/26	Legal memo regarding minibikes on public roadways	Counsel	In Process	Chair requested legal investigation into operation of certain electronic vehicles on public roadways.

SECTION II

Reunion West

Community Development District

Summary of Invoices

March 01, 2026 - March 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	3/3/26	2688-2689	\$ 2,831.88
	3/10/26	2690-2694	99,272.60
	3/18/26	2695-2696	9,530.03
			\$ 111,634.51
Payroll			
	<u>March 2026</u>		
	Graham Staley	50739	\$ 184.70
	Mark Greenstein	50740	184.70
	Michael Barry	50741	184.70
	Sharon Harley	50742	184.70
			\$ 738.80
TOTAL			\$ 112,373.31

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/03/26	00036	2/25/26	3426	202512	320-53800-43100		TOHO METE#62644093 DEC25	*	6.06		
		2/25/26	3427	202601	320-53800-43000		DUKEENERGY#9100 8323 9862	*	69.40		
		2/25/26	3433	202601	320-53800-43000		DUKEENERGY#9100 8324 0443	*	481.42		
KINGWOOD ORLANDO REUNION RESORT LLC										556.88	002688
3/03/26	00069	3/01/26	6612714	202603	300-13100-10100		SECURITY COST SHARE MAR26	*	1,296.75		
		3/01/26	6612714	202603	320-53800-34500		SECURITY COST SHARE MAR26	*	978.25		
REUNION WEST PROPERTY OWNERS INC										2,275.00	002689
3/10/26	00031	3/10/26	03102026	202603	300-20700-10400		FY26 DEBT SERVICE SER2015	*	11,291.07		
REUNION WEST C/O USBANK										11,291.07	002690
3/10/26	00031	3/10/26	03102026	202603	300-20700-10500		FY26 DEBT SERVICE SER2016	*	18,584.68		
REUNION WEST C/O USBANK										18,584.68	002691
3/10/26	00031	3/10/26	03102026	202603	300-20700-10600		FY26 DEBT SERVICE SER2017	*	17,392.45		
REUNION WEST C/O USBANK										17,392.45	002692
3/10/26	00031	3/10/26	03102026	202603	300-20700-10700		FY26 SEBT SERVICE SER2019	*	15,146.96		
REUNION WEST C/O USBANK										15,146.96	002693
3/10/26	00031	3/10/26	03102026	202603	300-20700-10800		FY26 DEBT SERVICE SER2022	*	36,857.44		
REUNION WEST C/O USBANK										36,857.44	002694
3/18/26	00053	3/12/26	6033	202603	300-13100-10100		REINSTALLED 6 SIGNS	*	242.25		
		3/12/26	6033	202603	320-53800-53200		REINSTALLED 6 SIGNS	*	182.75		
		3/14/26	6040	202603	300-13100-10100		INSTALL NO PARKING SIGNS	*	322.05		
		3/14/26	6040	202603	320-53800-53200		INSTALL NO PARKING SIGNS	*	242.95		
BERRY CONSTRUCTION INC.										990.00	002695
3/18/26	00020	3/01/26	639	202603	320-53800-12000		FIELD MANAGEMENT MAR26	*	2,895.57		

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
3/01/26	640		202601 310-51300-42000	USPS-MAIL 941 FORM	*	.75		
3/01/26	640A		202603 310-51300-34000	MANAGEMENT FEES MAR26	*	4,414.42		
3/01/26	640A		202603 310-51300-35200	WEBSITE ADMIN FEE MAR26	*	108.17		
3/01/26	640A		202603 310-51300-35100	INFORMATION TECH MAR26	*	162.25		
3/01/26	640A		202603 310-51300-31300	DISSEMINATION FEE MAR26	*	901.25		
3/01/26	640A		202603 310-51300-51000	OFFICE SUPPLIES MAR26	*	.24		
3/01/26	640A		202603 310-51300-42000	POSTAGE MAR26	*	57.38		
----- GOVERNMENTAL MANAGEMENT SERVICES							8,540.03	002696
TOTAL FOR BANK A						111,634.51		
TOTAL FOR REGISTER						111,634.51		

SECTION III

Reunion West
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Reunion West
Community Development District
Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Replacement & Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 339,724	\$ 85,481	\$ -	\$ -	\$ 425,204
Investments:					
Series 2015					
Reserve	-	-	165,927	-	165,927
Revenue	-	-	460,151	-	460,151
Series 2016					
Reserve	-	-	318,928	-	318,928
Revenue	-	-	655,743	-	655,743
Prepayment	-	-	27	-	27
Series 2017					
Reserve	-	-	295,083	-	295,083
Revenue	-	-	596,921	-	596,921
Prepayment	-	-	2,874	-	2,874
Series 2019					
Reserve	-	-	331,457	-	331,457
Revenue	-	-	480,792	-	480,792
Construction	-	-	-	144	144
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	1,223,373	-	1,223,373
Investment - Custody	3,313	-	-	-	3,313
SBA - Operating	934,809	-	-	-	934,809
SBA - Reserve	-	872,697	-	-	872,697
Due from General Fund	-	-	-	-	-
Due from Reunion East	26,153	-	-	-	26,153
Prepaid Expenses	579	-	-	-	579
Total Assets	\$ 1,304,578	\$ 958,178	\$ 4,791,212	\$ 144	\$ 7,054,112
Liabilities:					
Accounts Payable	\$ 558	\$ -	\$ -	\$ -	\$ 558
Due to Reunion East	153,901	5,926	-	-	159,827
Total Liabilities	\$ 154,458	\$ 5,926	\$ -	\$ -	\$ 160,385
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 626,078	\$ -	\$ 626,078
Assigned For Debt Service 2016	-	-	974,698	-	974,698
Assigned For Debt Service 2017	-	-	894,878	-	894,878
Assigned For Debt Service 2019	-	-	812,248	-	812,248
Assigned For Debt Service 2022	-	-	1,483,310	-	1,483,310
Assigned For Capital Projects 2019	-	-	-	144	144
Unassigned	1,150,120	952,251	-	-	2,102,371
Total Fund Balances	\$ 1,150,120	\$ 952,251	\$ 4,791,212.00	\$ 144	\$ 6,893,728
Total Liabilities & Fund Equity	\$ 1,304,578	\$ 958,178	\$ 4,791,212	\$ 144	\$ 7,054,112

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 2,052,353	\$ 1,725,823	\$ 1,725,823	\$ -
Interest	24,000	10,000	12,945	2,945
Rental Income	5,714	2,381	6,547	4,166
Total Revenues	\$ 2,082,067	\$ 1,738,204	\$ 1,745,315	\$ 7,111
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 5,800	\$ (800)
FICA Expense	918	383	444	(61)
Engineering Fees	30,000	12,500	9,932	2,568
Attorney	75,000	31,250	137,754	(106,504)
Arbitrage	2,250	450	450	-
Dissemination Agent	10,815	4,506	4,506	-
Annual Audit	5,250	-	-	-
Trustee Fees	21,108	-	-	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,973	22,072	22,072	(0)
Information Technology	1,947	811	811	-
Website Maintenance	1,298	541	541	(0)
Telephone	100	42	-	42
Postage	1,500	625	124	501
Printing & Binding	500	208	2	207
Insurance	13,241	13,241	12,005	1,236
Legal Advertising	5,000	2,083	2,069	15
Other Current Charges	1,000	417	896	(479)
Office Supplies	100	2	2	-
Property Appraiser Fee	750	750	1,313	(563)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 244,036	\$ 103,167	\$ 207,006	\$ (103,839)

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 34,749	\$ 14,479	\$ 14,479	\$ -
Amenity Management Services	4,128	1,720	-	1,720
Property Insurance	51,891	51,891	47,703	4,188
Telephone	17,200	7,167	4,997	2,169
Electric	287,124	119,635	114,887	4,748
Water & Sewer	32,250	13,438	13,679	(242)
Gas	45,150	18,813	19,043	(231)
Landscape - Contract	438,600	182,750	215,926	(33,176)
Landscape - Contingency	53,750	22,396	7,734	14,662
Pond Maintenance	10,750	4,479	3,754	725
Irrigation Repairs & Maintenance	15,050	6,271	3,103	3,168
Pool & Fountain Maintenance	165,550	68,979	57,442	11,538
Building Repairs & Maintenance	21,500	8,958	13,101	(4,142)
Contract Cleaning	61,030	25,429	28,081	(2,652)
Fitness Center Repairs & Maintenance	5,977	2,490	2,311	180
Gate & Gatehouse Maintenance	34,400	14,333	5,584	8,749
Amenity/Pool Lights	8,600	3,583	8,899	(5,316)
Maintenance (Inspections)	4,300	1,792	1,062	730
Operating Supplies	2,150	896	-	896
Parking Violation Tags	215	90	-	90
Pest Control	1,324	552	302	249
Pressure Washing	21,500	8,958	17,759	(8,801)
Repairs & Maintenance	15,480	6,450	1,162	5,288
Roadways/Sidewalks/Bridge	17,200	7,167	1,963	5,204
Security	91,963	38,318	32,868	5,450
Signage	8,600	3,583	3,810	(227)
Hurricane Expense	4,300	1,792	-	1,792
Total Maintenance - Shared Expenses	\$ 1,454,731	\$ 636,408	\$ 619,650	\$ 16,758
<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	\$ 1,122,874	\$ 1,209,956	\$ (87,082)
Excess Revenues (Expenditures)	\$ -		\$ 535,359	
Fund Balance - Beginning	\$ -		\$ 614,761	
Fund Balance - Ending	\$ -		\$ 1,150,120	

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	\$ 79,637	\$ 85,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,725,823
Interest	1,919	1,167	1,971	4,276	3,611	-	-	-	-	-	-	-	12,945
Rental Income	-	1,570	215	1,871	2,892	-	-	-	-	-	-	-	6,547
Total Revenues	\$ 1,919	\$ 229,002	\$ 1,336,240	\$ 85,784	\$ 92,370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,745,315
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 1,600	\$ 2,200	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,800
FICA Expense	61	61	122	168	31	-	-	-	-	-	-	-	444
Engineering Fees	2,508	1,885	545	4,995	-	-	-	-	-	-	-	-	9,932
Attorney	-	23,130	16,740	97,884	-	-	-	-	-	-	-	-	137,754
Arbitrage	-	-	-	-	450	-	-	-	-	-	-	-	450
Dissemination Agent	901	901	901	901	901	-	-	-	-	-	-	-	4,506
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,414	4,414	4,414	4,414	4,414	-	-	-	-	-	-	-	22,072
Information Technology	162	162	162	162	162	-	-	-	-	-	-	-	811
Website Maintenance	108	108	108	108	108	-	-	-	-	-	-	-	541
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	60	15	6	32	11	-	-	-	-	-	-	-	124
Printing & Binding	-	1	-	1	-	-	-	-	-	-	-	-	2
Insurance	12,005	-	-	-	-	-	-	-	-	-	-	-	12,005
Legal Advertising	-	343	726	1,000	-	-	-	-	-	-	-	-	2,069
Other Current Charges	274	225	181	124	92	-	-	-	-	-	-	-	896
Office Supplies	1	0	0	0	1	-	-	-	-	-	-	-	2
Property Appraiser Fee	-	-	-	-	1,313	-	-	-	-	-	-	-	1,313
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 29,581	\$ 32,046	\$ 25,507	\$ 111,989	\$ 7,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207,006

Reunion West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Maintenance - Shared Expenses</u>													
Field Maintenance	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,479
Amenity Management Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	47,703	-	-	-	-	-	-	-	-	-	-	-	47,703
Telephone	837	1,112	1,377	1,112	559	-	-	-	-	-	-	-	4,997
Electric	24,606	15,947	35,594	21,430	17,310	-	-	-	-	-	-	-	114,887
Water & Sewer	2,113	2,315	3,225	2,655	3,371	-	-	-	-	-	-	-	13,679
Gas	1,415	1,410	3,447	5,701	7,070	-	-	-	-	-	-	-	19,043
Landscape - Contract	36,236	94,493	53,534	31,663	-	-	-	-	-	-	-	-	215,926
Landscape - Contingency	-	5,900	1,419	415	-	-	-	-	-	-	-	-	7,734
Pond Maintenance	751	751	751	751	751	-	-	-	-	-	-	-	3,754
Irrigation Repairs & Maintenance	585	605	1,155	758	-	-	-	-	-	-	-	-	3,103
Pool & Fountain Maintenance	10,657	12,006	12,336	11,342	11,100	-	-	-	-	-	-	-	57,442
Building Repairs & Maintenance	8,658	1,056	677	2,052	658	-	-	-	-	-	-	-	13,101
Contract Cleaning	4,996	4,938	4,994	6,931	6,222	-	-	-	-	-	-	-	28,081
Fitness Center Repairs & Maintenance	140	661	140	1,230	140	-	-	-	-	-	-	-	2,311
Gate & Gatehouse Maintenance	1,315	296	1,278	874	1,822	-	-	-	-	-	-	-	5,584
Amenity/Pool Lights	2,127	2,129	1,116	2,683	844	-	-	-	-	-	-	-	8,899
Maintenance (Inspections)	338	344	381	-	-	-	-	-	-	-	-	-	1,062
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	36	97	36	36	97	-	-	-	-	-	-	-	302
Pressure Washing	-	-	6,644	11,116	-	-	-	-	-	-	-	-	17,759
Repairs & Maintenance	372	-	790	-	-	-	-	-	-	-	-	-	1,162
Roadways/Sidewalks/Bridge	215	252	774	722	-	-	-	-	-	-	-	-	1,963
Security	6,574	6,574	6,574	6,574	6,574	-	-	-	-	-	-	-	32,868
Signage	2,053	488	1,108	-	161	-	-	-	-	-	-	-	3,810
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 154,624	\$ 154,268	\$ 140,244	\$ 110,942	\$ 59,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 619,650
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 383,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,300
Total Reserves	\$ -	\$ -	\$ 383,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,300
Total Expenditures	\$ 184,205	\$ 186,314	\$ 549,050	\$ 222,931	\$ 67,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,209,956
Excess Revenues (Expenditures)	\$ (182,286)	\$ 42,688	\$ 787,190	\$ (137,148)	\$ 24,915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 535,359

Reunion West

Community Development District Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Transfer In	\$ 383,300	\$ 383,300	\$ 383,300	\$ -
Interest	35,000	14,583	12,587	(1,997)
Total Revenues	\$ 418,300	\$ 397,883	\$ 395,887	\$ (1,997)
Expenditures:				
Contingency	\$ 720	\$ 300	\$ 215	\$ 85
Capital Outlay	281,380	117,242	60,722	56,520
Total Expenditures	\$ 282,100	\$ 117,542	\$ 60,937	\$ 56,604
Excess Revenues (Expenditures)	\$ 136,200		\$ 334,950	
Fund Balance - Beginning	\$ 471,043		\$ 617,302	
Fund Balance - Ending	\$ 607,243		\$ 952,251	

Reunion West

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 326,875	\$ 274,870	\$ 274,870	\$ -
Interest	15,500	6,458	6,564	106
Total Revenues	\$ 342,375	\$ 281,328	\$ 281,434	\$ 106
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		\$ 212,934	
Fund Balance - Beginning	\$ 243,002		\$ 413,144	
Fund Balance - Ending	\$ 258,377		\$ 626,078	

Reunion West

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 538,024	\$ 452,425	\$ 452,425	\$ -
Interest	28,500	11,875	11,576	(299)
Total Revenues	\$ 566,524	\$ 464,300	\$ 464,001	\$ (299)
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		\$ 105,251	
Fund Balance - Beginning	\$ 558,850		\$ 869,447	
Fund Balance - Ending	\$ 596,921		\$ 974,698	

Reunion West

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/28/26	Thru 02/28/26	
Revenues:				
Special Assessments	\$ 503,509	\$ 423,402	\$ 423,402	\$ -
Interest	26,500	11,042	10,566	(475)
Total Revenues	\$ 530,009	\$ 434,443	\$ 433,968	\$ (475)
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		\$ 99,737	
Fund Balance - Beginning	\$ 511,345		\$ 795,141	
Fund Balance - Ending	\$ 546,504		\$ 894,878	

Reunion West

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 438,505	\$ 368,737	\$ 368,737	\$ -
Interest	21,500	8,958	8,787	(172)
Total Revenues	\$ 460,005	\$ 377,696	\$ 377,524	\$ (172)
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		\$ 225,580	
Fund Balance - Beginning	\$ 248,336		\$ 586,669	
Fund Balance - Ending	\$ 257,579		\$ 812,248	

Reunion West

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 1,067,016	\$ 897,257	\$ 897,257	\$ -
Interest	30,500	12,708	12,587	(121)
Total Revenues	\$ 1,097,516	\$ 909,965	\$ 909,844	\$ (121)
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		\$ 764,269	

Reunion West

Community Development District

Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/28/26	Thru 02/28/26	
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)	\$ -		\$ (126,663)	
Fund Balance - Beginning	\$ -		\$ 126,807	
Fund Balance - Ending	\$ -		\$ 144	

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	\$165,927
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	\$318,928
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	\$295,083
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	\$331,457
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

SECTION IV

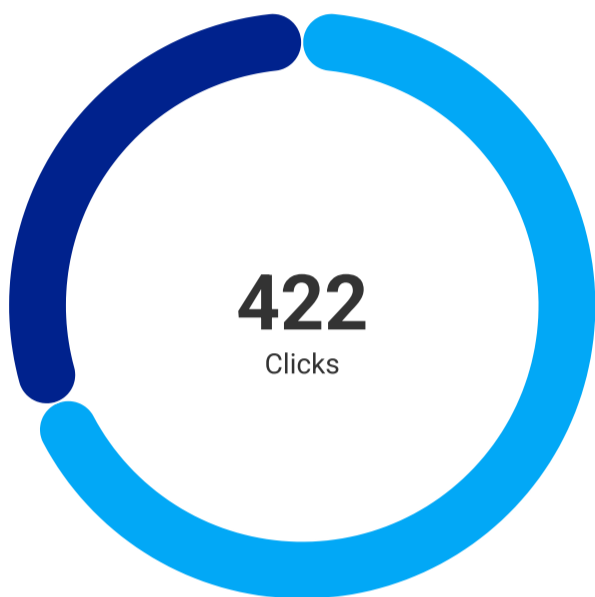
Reunion East and West R&M

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	Completed
Seven Eagles, Restrooms Counters, Tile, Paint	\$ 60,000.00	\$ 34,200.00	\$ 25,800.00	May
Stormwater Catch Basins - Drain Inlet	\$ 60,000.00	\$ 34,200.00	\$ 25,800.00	May
Stormwater Concrete Curbs and Gutters	\$ 70,000.00	\$ 39,900.00	\$ 30,100.00	May
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	Approved March 10, 2026
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	Completed
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 + Elec	\$ 205,000.00	\$ 116,850.00	\$ 88,150.00	Completed
Reunion Village No Parking Signs Phase 4 & 5	\$ 40,000.00	\$ 22,800.00	\$ 17,200.00	September
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	

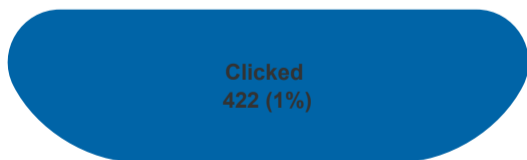
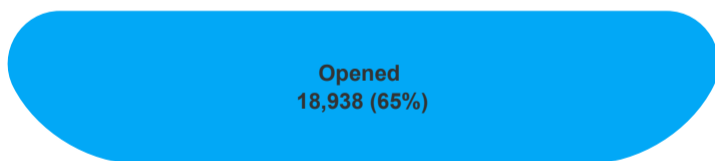
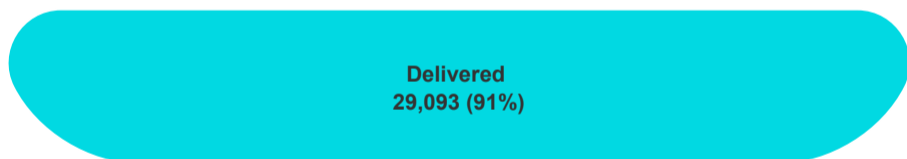
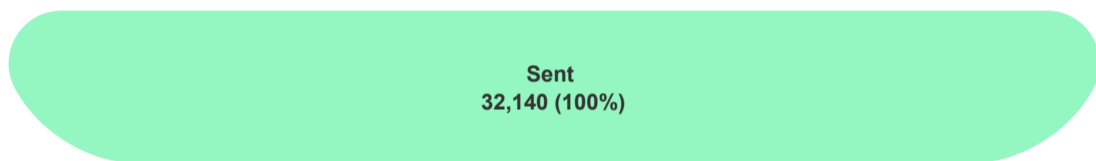
SECTION V



● Mobile 67% ● Desktop 33%



● Mobile 69% ● Desktop 31%



Reunion East - 211 active subscribers
Reunion West - 179 active subscribers

