

*Reunion West Community
Development District*

Agenda

May 14, 2026

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

May 7, 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, May 14, 2026 at 10:30 AM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL 34747.**

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 April 9, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
5. Consideration of Private Road Access Agreement with Gigapower
6. Consideration of Concrete Repair Proposals
 - A. **Baseline Construction – ADDED**
 - B. SMFL Construction
7. Approval of Joint Workshop Meeting with Reunion East CDD
8. Staff Reports
 - A. Attorney
 - i. Update on Eminent Domain Status
 - ii. Review of Legal Considerations Related to Joint Meetings and Amendment to Interlocal Agreement
 - 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. Presentation of Series 2017 Arbitrage Rebate Calculation Report
 - vi. Presentation of Number of Registered Voters - 592
 - vii. E-Mail Subscribers
 - E. Security Report
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date: June 11, 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, **April 9, 2026**, at 10:30 a.m. using Communications Media Technology (“CMT”) via Zoom 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 (<i>via Zoom</i>)	District Engineer
Alan Scheerer	Field Manager
Karley Chambers	GMS Field Services
Garrett Huegel	Yellowstone Landscape
Pete Wittman	Yellowstone Landscape
Victor Vargas	Reunion Security
Grace Montanez (<i>via Zoom</i>)	Reunion West POA
Residents	

The following is a summary of the discussions and actions taken at the April 9, 2026 Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 10:31 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 March 12,
2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the March 12, 2026, Board of Supervisors meeting. The Board discussed additional revisions to better reflect prior budget-related discussion regarding cost share.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the Minutes of the March 12, 2026 Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03
Relating to 2026 General Election and
Notice of Qualifying Period Procedure**

Ms. Adams presented Resolution 2026-03, designating that Seat 3, held by Mr. Witcher, Seat 4, held by Mr. Greenstein and Seat 5, held by Mr. Barry, were scheduled for the General Election in November of 2026. The election was administered by the Osceola County Supervisor of Elections office. The qualifying period was June 8, 2026, through Noon on June 12, 2026. Mr. Staley requested that a notice be sent to the community and that Board Members state their intention to run. Ms. Adams confirmed that there would be a notice in the newspaper. Mr. Greenstein would no longer be serving on the Board, as he lived outside of the District boundaries and Seat 4 was transitioning to the General Election process. Mr. Barry and Mr. Witcher stated their intention to qualify for their seats. The Board directed staff to send a notification to the community indicating Mr. Barry and Mr. Witcher's intention to qualify for their seats and that one seat was transitioning from landowner to General Election.

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor Resolution 2026-03 Relating to the General Election and Qualifying Procedure was approved.

FIFTH ORDER OF BUSINESS

Review of Updated 5 Year Financial Plan

Mr. Staley presented an updated preliminary five-year financial plan for Board discussion. The Board reviewed projected assessment increases, reserve funding targets, anticipated legal expenses, and future capital and repaving needs. Discussion ensued regarding potential impacts of eminent domain proceeds, operational efficiencies, and long-term funding strategies. The Board directed staff to coordinate with Reunion East regarding a potential joint workshop on capital projects and to provide an updated project list at the July meeting.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Eminent Domain Status

Ms. Trucco reported that there were no updates.

ii. Discussion of 2026 E-Bike Legislation

Ms. Trucco updated the Board regarding pending state legislation related to electric bicycles and related enforcement considerations. The Board discussed enforcement limitations, amenity policy implications, and public safety concerns. Staff was directed to evaluate whether amendments to the Amenity Policies should be considered.

iii. Discussion of Joint Meetings – *Summary to be provided under separate cover*

This item was discussed after Item 4.

iv. Status of HB 145 Impacting Limits on Sovereign Immunity

Ms. Trucco provided an update on Senate Bill 145 relating to the CDD's sovereign immunity cap, which passed both the House and Senate. The cap was increased from \$200,000 per person and \$300,000 per incident to \$350,000 per person and \$500,000 per incident. Mr. Staley questioned whether this affected the budget for insurance. Ms. Adams reported that the insurance company provided an estimate for this CDD for public officials, general liability and property insurance, which was based on the current statutory cap, as this Bill had not yet been signed by the Governor. They would know more about the impact to insurance after July 1st. Ms. Trucco would follow this Bill closely and keep the Board updated on any changes.

- **Discussion of Joint Meetings** – *Summary to be provided under separate cover (Item 6Aiii)*

Ms. Trucco reviewed legal research concerning joint meetings and workshops between governmental entities and discussed considerations under Chapters 189 and 190, Florida Statutes, and the Interlocal Agreement with Reunion East CDD. The Board discussed possible amendments to the Interlocal Agreement and the benefits of a joint workshop to discuss shared operational, maintenance, and capital planning matters. By Board consensus, staff was directed to coordinate a joint workshop with Reunion East CDD on July 9, 2026, at 10:30 a.m.

Ms. Trucco reported on communications received regarding a recent public safety incident in the District. Discussion ensued regarding the District’s jurisdiction, existing security measures, and possible additional public safety initiatives, including hiring off-duty law enforcement officers to patrol District-owned roadways. Representatives of the POA provided additional information regarding recent incidents and security responses. After discussion and after opening the floor for public comment, the Board approved hiring off-duty law enforcement at times to be coordinated by District Management and the Reunion West POA Manager.

Mr. Staley MOVED to hire an off-duty law enforcement at a time to be coordinated between District Management staff and the Reunion West POA Manager and Ms. Harley seconded the motion.

On VOICE VOTE with all in favor hire an off-duty police officer at a time to be coordinated between District management staff and the Reunion West POA Manager was approved.

B. Engineer

- i. **Consideration of Proposal for Professional Service Rate for District Engineer**

Ms. Adams presented an hourly rate proposal from Boyd Civil Engineering dated April 1, 2026.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the Proposal from Boyd Civil Engineering for Professional Service Rate for the District Engineer was approved.

Mr. Curley reported that he and Mr. Scheerer reviewed all the concrete gutter curb and drain inlets in the community. There was no damaged concrete on the West side.

**Mr. Curley left the meeting at this time.*

C. Field Manager Updates

Mr. Scheerer reviewed ongoing field operations items, including replacement of damaged flex stakes and signage, gate and guardhouse repairs, curb ramp installation, and ongoing efforts to address repeated damage to gate infrastructure. Discussion ensued regarding traffic control measures, gate operations, and potential signage enhancements.

D. District Manager's Report

i. Action Items

This item was covered under Field Manager's Report.

ii. Approval of Check Register

Ms. Adams presented the Check Register for the period of March 1, 2026, through March 31, 2026, in the amount of \$112,373.3.

On MOTION by Mr. Barry seconded by Mr. Staley with all in favor the March Check Register was approved.
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iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through February 28, 2026. This item was presented for informational purposes only.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package. This was the project list that the Board approved for Fiscal Year 2026.

v. E-Mail Subscribers

Ms. Adams presented the number of active email subscribers for the CDD's email. There were 179 subscribers for Reunion West and 211 email subscribers for Reunion East.

vi. 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.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Trucco provided an update regarding implementation of the Settlement Agreement, including execution of the amendment, release of the lis pendens, title work for additional parcels to be conveyed to the District, and reimbursement of title-related expenses by the defendants.

NINTH ORDER OF BUSINESS

Next Meeting Date: May 14, 2026

Ms. Adams reported that the next meeting was scheduled for May 14, 2026 at 10:30 a.m. at this location. The Proposed Budget would be presented.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Harley seconded by Mr. Staley with all in favor the meeting was adjourned at 12:26 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Reunion West Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 13, 2026

HOUR: 10:30 a.m.

LOCATION: Heritage Crossing Community Center
7715 Heritage Crossing Way
Reunion, FL 34747

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF MAY, 2026.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Reunion West
Community Development District

Proposed Budget
FY2027



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Reunion West
Community Development District
Proposed Budget
FY2027
General Fund

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 2,052,354	\$ 1,796,716	\$ 255,631	\$ 2,052,347	\$ 2,134,448
Interest	24,000	16,676	14,000	30,676	24,000
Rental Income	5,714	6,547	3,655	10,202	5,714
Total Revenues	\$ 2,082,067	\$ 1,819,939	\$ 273,286	\$ 2,093,225	\$ 2,164,162

Expenditures:

Administrative:

Supervisor Fees	\$ 12,000	\$ 6,600	\$ 4,800	\$ 11,400	\$ 12,000
FICA Expense	918	505	367	872	918
Engineering Fees	30,000	12,201	12,000	24,201	30,000
Attorney	75,000	146,097	21,000	167,097	75,000
Arbitrage	2,250	450	1,800	2,250	2,250
Dissemination	10,815	5,408	5,408	10,815	11,139
Annual Audit	5,250	-	5,250	5,250	5,250
Trustee Fees	21,108	4,095	17,190	21,285	21,285
Assessment Administration	8,111	8,111	-	8,111	8,354
Management Fees	52,973	26,487	26,487	52,973	54,562
Information Technology	1,947	974	974	1,947	2,005
Website Maintenance	1,298	649	649	1,298	1,337
Telephone	100	-	25	25	100
Postage	1,500	181	181	362	1,500
Printing & Copies	500	2	98	100	500
Insurance	13,241	12,005	-	12,005	13,206
Legal Advertising	5,000	2,069	1,432	3,500	5,000
Other Current Charges	1,000	995	600	1,595	1,200
Office Supplies	100	2	48	50	100
Property Appraiser Fee	750	1,313	-	1,313	1,350
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	\$ 244,036	\$ 228,317	\$ 98,307	\$ 326,624	\$ 247,232

Reunion West
Community Development District
Proposed Budget
FY2027
General Fund

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
<u>Maintenance - Shared Expenses</u>					
Field Services	\$ 34,749	\$ 17,375	\$ 17,375	\$ 34,749	\$ 35,792 ¹
Amenity Management Services	4,128	-	4,128	4,128	4,252 ²
Property Insurance	51,891	47,703	-	47,703	51,891 ³
Telephone	17,200	7,601	8,262	15,863	18,275 ⁴
Electric	287,124	145,667	147,105	292,772	301,000 ⁵
Water & Sewer	32,250	16,819	16,861	33,679	34,723 ⁶
Gas	45,150	29,216	14,409	43,625	45,150 ⁷
Landscape Maintenance	438,600	252,163	181,382	433,545	465,965 ⁸
Landscape Contingency	53,750	10,608	43,142	53,750	32,250 ⁹
Bed Dressing	-	-	-	-	60,644 ¹⁰
Bedding Plants	-	-	-	-	26,622 ¹¹
Palm Trimming	-	-	-	-	38,405 ¹²
Pond Maintenance	10,750	3,919	4,669	8,588	10,750 ¹³
Irrigation Repairs	15,050	5,271	6,045	11,316	15,050 ¹⁴
Pool & Fountain Maintenance	165,550	70,843	70,837	141,680	165,550 ¹⁵
Building Repairs & Maintenance	21,500	18,452	4,300	22,752	23,650 ¹⁶
Contract Cleaning	61,030	34,253	37,033	71,286	77,400 ¹⁷
Fitness Center Repairs & Maintenance	5,977	2,820	839	3,659	5,977 ¹⁸
Gate & Gatehouse Repairs & Maintenance	34,400	11,048	14,932	25,980	34,400 ¹⁹
Amenity/Pool Lights	8,600	11,097	7,544	18,640	19,350 ²⁰
Maintenance (Inspections)	4,300	1,535	1,905	3,440	4,300 ²¹
Operating Supplies	2,150	-	1,075	1,075	2,150 ²²
Parking Violation Tags	215	-	108	108	215 ²³
Pest Control	1,324	683	386	1,069	1,324 ²⁴
Pressure Washing	21,500	17,759	3,741	21,500	21,500 ²⁵
Repairs & Maintenance	15,480	1,162	3,682	4,844	8,600 ²⁶
Roadways/Sidewalks/Bridge	17,200	1,963	6,637	8,600	49,450 ²⁷
Security	91,963	39,442	39,442	78,884	91,963 ²⁸
Signage	8,600	4,236	4,364	8,600	8,600 ²⁹
Contingency	4,300	-	2,150	2,150	4,300 ³⁰
Total Operations & Maintenance:	\$ 1,454,732	\$ 751,634	\$ 642,351	\$ 1,393,985	\$ 1,659,497

Reunion West

Community Development District

Proposed Budget

FY2027

General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2026	3/31/26	6 Months	9/30/26	FY2027
Reserves					
Transfer Out - R&M Fund	\$ 383,300	\$ 383,300	\$ -	\$ 383,300	\$ 257,433
Total Reserves	\$ 383,300	\$ 383,300	\$ -	\$ 383,300	\$ 257,433
Total Expenditures	\$ 2,082,068	\$ 1,363,250	\$ 740,658	\$ 2,103,909	\$ 2,164,162
Excess Revenues (Expenditures)	\$ (0)	\$ 456,688	\$ (467,373)	\$ (10,684)	\$ -

Net Assessment	\$ 2,134,448
Collection Cost (6%)	\$136,241
Gross Assessment	\$2,270,690

Notes:

(1 thru 28) is 43% of the shared costs with the remaining 57% allocated to Reunion East for FY26. For FY27, (1 thru 30) the proposed allocation will be 43% of the shared costs for Reunion West with the remaining 57% allocated to Reunion East.

Shared Costs

Operations & Maintenance Descriptions	FY2026 Budget	FY2026 Projections	Total Proposed 2027 Budget	RE CDD 57%	RW CDD 43%
1 Field Services	\$ 80,812	\$ 80,812	\$ 83,236	\$ 47,445	\$ 35,792
2 Amenity Management Services	9,600	9,600	9,888	5,636	4,252
3 Property Insurance	120,677	110,442	120,677	68,786	51,891
4 Telephone	40,000	36,709	42,500	24,225	18,275
5 Electric	667,730	681,003	700,000	399,000	301,000
6 Water & Sewer	75,000	78,324	80,750	46,028	34,723
7 Gas	105,000	100,917	105,000	59,850	45,150
8 Landscape Maintenance	1,020,000	1,019,999	1,083,639	617,674	465,965
9 Landscape Contingency	125,000	125,000	75,000	42,750	32,250
10 Bed Dressing	-	-	141,032	80,388	60,644
11 Bedding Plants	-	-	61,911	35,289	26,622
12 Palm Trimming	-	-	89,314	50,909	38,405
13 Pond Maintenance	25,000	19,972	25,000	14,250	10,750
14 Irrigation Repairs	35,000	26,316	35,000	19,950	15,050
15 Pool & Fountain Maintenance	385,000	329,489	385,000	219,450	165,550
16 Building Repairs & Maintenance	50,000	53,103	55,000	31,350	23,650
17 Contract Cleaning	141,930	165,781	180,000	102,600	77,400
18 Fitness Center Repairs & Maintenance	13,900	8,509	13,900	7,923	5,977
19 Gate & Gatehouse Repairs & Maintenance	80,000	59,999	80,000	45,600	34,400
20 Lighting	20,000	43,578	45,000	25,650	19,350
21 Maintenance (Inspections)	10,000	8,000	10,000	5,700	4,300
22 Operating Supplies	5,000	2,500	5,000	2,850	2,150
23 Parking Violation Tags	500	250	500	285	215
24 Pest Control	3,080	2,424	3,080	1,756	1,324
25 Pressure Washing	50,000	50,000	50,000	28,500	21,500
26 Repairs & Maintenance	36,000	14,844	20,000	11,400	8,600
27 Roadways/Sidewalks/Bridge	40,000	20,000	115,000	65,550	49,450
28 Security	213,868	183,451	213,868	121,905	91,963
29 Signage	20,000	20,000	20,000	11,400	8,600
30 Contingency	10,000	5,000	10,000	5,700	4,300
Total	\$ 3,383,097	\$ 3,256,023	\$ 3,859,295	\$ 2,199,798	\$ 1,659,497

Reunion West

Community Development District

Gross Per Unit Assessment Comparison Chart

Fiscal Year 2027

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	0	0.00	0.00%	\$0	\$0
Hotel/Condo	1.00	0	0.00	0.00%	\$0	\$0
Multi-Family	1.50	398	597.00	15.78%	\$358,246	\$900.11
Single Family	2.00	1581	3162.00	83.56%	\$1,897,442	\$1,200.15
Golf	1.00	25	25.00	0.66%	\$15,002	\$600.08
Total		2004	3784.00	100.00%	\$2,270,690	

Fiscal Year 2026

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	0	0.00	0.00%	\$0	\$0
Hotel/Condo	1.00	0	0.00	0.00%	\$0	\$0
Multi-Family	1.50	398	597.00	15.78%	\$344,467	\$865.50
Single Family	2.00	1581	3162.00	83.56%	\$1,824,464	\$1,153.99
Golf	1.00	25	25.00	0.66%	\$14,425	\$577.00
Total		2004	3784.00	100.00%	\$2,183,356	

Variance Chart

Property Type	Units	% Increase	Gross Per Unit	Gross Total
Commercial	0	0%	\$0.00	\$0
Hotel/Condo	0	0%	\$0.00	\$0
Multi-Family	398	4%	\$34.62	\$13,779
Single Family	1581	4%	\$46.16	\$72,978
Golf	25	4%	\$23.08	\$577
Total	2004			\$87,334

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2027

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. These assessments are billed on tax bills.

Interest

The District generates funds from invested funds.

Rental Income

Reunion East Community Development District charges rental fees for the special use of certain amenities throughout the District. A portion of the rental income is transmitted to Reunion West Community Development District based on the same percent as the Interlocal Agreement for Reciprocal Use and Shared Expense.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 12 monthly Board meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer, Boyd Civil Engineering, will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, preparation of contract specifications and bid documents, and various projects assigned by the Board of Supervisors and District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, preparation and review of agreements and resolutions and other research as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2015 Special Assessment Refunding & Improvement Bonds, Series 2016 Special Assessment Bonds, the Series 2017 Special Assessment Bonds, the Series 2019 Special Assessment Bonds and the Series 2022 Special Assessment Refunding Bonds. The District has contracted with AMTEC to calculate the rebate liability and submit a report to the District.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2027

Dissemination

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC, to provide this service.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with DiBartolomeo, McBee, Hartley & Barnes.

Trustee Fees

The District issued the Series 2015 Special Assessment Refunding & Improvement Bonds, the Series 2016 Special Assessment Bonds, the Series 2017 Special Assessment Bonds, the Series 2019 Special Assessment Bonds and the Series 2022 Special Assessment Refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. (“Manager”) These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting and assisting with annual audits.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District’s information systems, which include but are not limited to video conferencing services, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of Board materials, overnight deliveries, checks for vendors and other required correspondence.

Printing & Copies

Printing and copies for Board meetings, printing of computerized checks, stationary, envelopes, etc.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2027

Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce of \$175. This is the only expense under this category for the District.

Maintenance:

43% of the maintenance costs are allocated to Reunion West and 57% are allocated to Reunion East during Fiscal Year 2026. The District has proposed the split of 43% of the maintenance costs to Reunion West and 57% to Reunion East during Fiscal Year 2027. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management

The District currently has a contract with Governmental Management Services-CF, LLC to provide onsite field management services. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Amenity Management Services

Services include management of facility rental including calendars, reservations, collections of fees and deposits, coordination of rental support, and issuing deposit refunds. Staff will distribute marketing materials and meet with prospective renters as needed. Services also include management of electronic mail messaging system with interface on District's website including database, content creation and distribution.

Property Insurance

Represents the District's share of the annual coverage of property insurance. Coverage is provided by Florida Insurance Alliance.

Reunion West
Community Development District

General Fund Budget
Fiscal Year 2027

Telephone

This is for service for phone lines to the pool houses, guard houses, horse stables and the Heritage Crossing Community Center.

Account #	Centurylink Service Address
311194330	7621 Heritage Crossing Way
311194956	7500 Morning Dove Circle
312323516	7599 Gathering Drive
311906997	7475 Gathering Drive
425626040	1590 Reunion Boulevard
491122540	700 Tradition Boulevard
450054870	700 Tradition Boulevard

Kingwood Orlando Reunion
Pool Circuits & Modem
Carriage Point Phone Line 2365
Carriage Point Gate/Access
Heritage Crossing Pool Phone Line 4574
Heritage Crossing Fire Alarm Phone Line 9534
Heritage Crossing Fire Alarm Phone Line 9575
Heritage Crossing Irrigation Phone Line 9758
Heritage Crossing Irrigation Phone Line 9867
Horse Stables Phone Line 9325
Horse Stables Phone Line 9385

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2027

Electric

The District has electrical accounts with Duke Energy and OUC for the recreation facilities and other District areas.

Account #	Duke Energy Service Address
9100 8652 2608	7722 Excitement Dr Spkl, Reunion
9100 8652 2830	7500 Mourning Dove Cir Bath (Terraces)
9100 8656 3318	7477 Excitement Dr Spkl
9100 8656 5972	1300 Reunion Blvd, Irrigation
9100 8656 6717	900 Assembly Ct Spkl 900 Blk
9100 8659 9815	7399 Gathering Dr, Irrigation
9100 8647 7931	7475 Gathering Dr, Pool (Homestead Pool)
9100 8647 8156	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
9100 8647 8354	7500 Gathering Dr, Irrigation Timer
9100 8647 8601	1535 Euston Dr Spkl
9100 8647 8784	1400 Titian Ct Spkl
9100 8651 9025	7400 Excitement Dr Security Control
9100 8651 9265	7200 Reunion Blvd, Irr Timer
9100 8651 9546	15221 Fairview Circle Fountain
9100 8651 9778	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
9100 8652 0010	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
9100 8652 0268	1364 Seven Eagles Ct., Pool 50 Ft. Right of CB HS
9100 8652 0474	7400 Excitement Dr Lite
9100 8652 0763	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
9100 8652 1011	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
9100 8652 1235	7621 Heritage Crossing Way, Pool
9100 8652 1441	7300 Mourning Dove Cir, Irrigation (Terraces)
9100 8652 1673	7421 Devereaux St Spkl
9100 8652 1912	7600 Tradition Blvd, Irrigation Meter A
9100 8652 2145	7477 Gathering Dr Spkl
9100 8652 2377	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)
9100 8656 3079	7600 Heritage Crossing Way Pump
9100 8656 3590	7500 Seven Eagles Way Spkl
9100 8656 3847	7693 Heritage Cross. Way Poolhouse
9100 8656 4096	1400 Reunion Blvd Spkl, Irrigation
9100 8656 4319	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
9100 8656 4583	7585 Assembly Ln, Pool (Carriage Pointe)
9100 8656 4781	7500 Mourning Dove Cir Irrig (Terraces)
9100 8656 5047	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
9100 8656 5302	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)
9100 8656 5534	1300 Seven Eagles Ct., Fountain

Reunion West

Community Development District

General Fund Budget
Fiscal Year 2027

Account #	Duke Energy Service Address
9100 8656 5766	0 Old Lake Wilson Rd Lite PH1 Parcel 1 (112-Homestead St. Lights)
9100 8656 6220	7427 Sparkling Ct. Spkl
9100 8656 6444	7700 Linkside Loop Spkl
9100 8656 6957	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
9100 8659 9170	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
9100 8659 9378	7600 Tradition Blvd, Irrigation Meter C
9101 2363 2152	1491 Reunion Village Blvd., Gatehouse
9101 4491 5914	13201 Reunion Village Blvd., Irrigation
9101 4491 5485	15781 Reunion Village Blvd HSE
9101 7172 0695	7715 Heritage Crossing Way, Clubhouse
9101 7172 3622	1590 Reunion Blvd., Horse Stables
9101 7768 7166	0000 Osceola Polk Line Road
9101 7768 7273	000 Reunion Village Blvd., Lite Reunion Village Subdivision
9101 8484 2394	78271 Poplin Street
9101 9002 4397	78051 Poplin Street
9100 8562	
9753	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
9100 8562	
8736	84401 Golden Bear Drive Fountain
9100 8562	
8976	700 Tradition Blvd Guardhouse (Westside Gatehouse)
9100 8562	
9224	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)
9100 8562	
9480	7615 Fairfax Rd. Gate
9100 8562	
9993	7800 Tradition Blvd Irrig Meter B
9100 8568	
0095	97201 Golden Bear Dr., Monument
9100 8563	
0269	300 Sinclair Rd Irrig Meter A
9100 8563	
0508	7800 Tradition Blvd Irrig Meter A
9101 7814	
5470	78271 Whitemarsh Way

Account #	OUC Service Address
76305-72865	7855 Osceola Polk Line Rd
95820-59007	Sinclair Rd

Reunion West

Community Development District

General Fund Budget
Fiscal Year 2027

Water & Sewer

The District has accounts with Toho Water Authority for water and wastewater services to the pools, pool buildings, guardhouses, the Heritage Crossing Community Center and other District areas.

Account #	Toho Water Authority Service Address
2000680-33266729	1500 Euston ODD Drive
2000680-33276319	1491 Reunion Village Boulevard
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-820140	1344 Seven Eagles Court Pool
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-892820	7715 Heritage Crossing Way, Clubhouse
2000680-892560	1590 Reunion Blvd, Horse Stables
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Guardhouse
2007070-33020489	7615 Fairfax Drive Guardhouse
2007070-942780	700 Tradition Blvd Guardhouse

Gas

This item represents utility service costs for gas service at the community pools. The District has accounts with Florida Natural Gas, Gas South Teco Peoples Gas for this service.

Account #	Florida Natural Gas Service Address
38660	7500 Mourning Dove Circle

Account #	Gas South Service Address
0861412280	Heritage Crossing Pool B
1965200079	1364 Seven Eagles Ct
5973225156	Heritage Crossing Pool A
6097984974	Homestead Pool
8086389354	Carriage Point Pool

Reunion West

Community Development District

General Fund Budget
Fiscal Year 2027

Account #	Teco Peoples Gas Service Address
211010319849	7693 Heritage Crossing Way
211010400144	7621 Heritage Crossing Way
211010400342	7585 Assembly Ln
211010400532	7475 Gathering Dr
221003460526	7500 Mourning Dove Circle
211022021771	1364 Seven Eagles Court

Landscape Contract

The District currently has a contract with Yellowstone Landscape for scheduled maintenance consisting of mowing, edging, blowing, applying pest and disease control chemicals to sod, applying fertilizer and pest and disease control and chemicals.

Description	Monthly	Annual
Landscape Contract		
Reunion East	\$57,138	\$685,659
Reunion West	\$33,165	\$397,980
Total		\$1,083,639

Landscape Contingency

Represents estimated costs for any additional landscape maintenance not covered/outlined in the contract with Yellowstone Landscape.

Bed Dressing

The District currently has a contract with Yellowstone Landscape for the annual mulch added to all plant beds in common areas maintained by the District.

Description	Monthly	Annual
Bed Dressing		
Reunion East	\$8,144	\$97,723
Reunion West	\$3,609	\$43,309
Total		\$141,032

Bedding Plants

The District currently has a contract with Yellowstone Landscape for the quarterly installation of plants in common areas maintained by the District.

Description	Monthly	Annual
Bedding Plants		
Reunion East	\$5,159	\$61,911
Total		\$61,911

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2027

Palm Trimming

The District currently has a contract with Yellowstone Landscape for the quarterly trimming of palm trees in common areas maintained by the District.

Description	Monthly	Annual
Palm Trimming		
Reunion East	\$5,593	\$67,115
Reunion West	\$1,850	\$22,199
Total		\$89,314

Pond Maintenance

The District currently has a contract with Applied Aquatic Management Inc., which provides lake maintenance to all the lakes inside the Reunion East and West CDDs. These services include monthly inspections and treatment of aquatic weeds and algae, herbicide spraying, and algae control and removal. The amount also includes unscheduled maintenance. In addition, there are budgeted cost for the future treatment and maintenance of Conservation Areas Easements including Wetland Preservation, Upland Preservation, and Upland Buffers of approximately 294 acres.

Description	Monthly	Annual
Aquatic Plant Management		
11 Stormwater Ponds	\$1,404	\$16,848
1 - Patriots Landing & 11 - Reunion Village		
2 Stormwater Retention Ponds	\$394	\$4,728
Encore Reunion & Grand Traverse		
Contingency		\$3,424
Total		\$25,000

Irrigation Repairs

Represents the District expense for maintenance of the irrigation system.

Pool & Fountain Maintenance

Scheduled maintenance consists of regular cleaning and treatments of 6 pools, 6 spas, 2 kiddie pools and 3 fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes. District has contracted with Roberts Pool for this service.

Description	Monthly	Annual
Pool Maintenance - Roberts Pool	\$9,100	\$109,200
Pool Chemicals - Spies Pool		\$180,000
Annual Fees - Kings III of America		\$4,500
Annual Permit Fees - Fl. Dept. of Health		\$3,550
Contingency - Misc. Repairs		\$87,750
Total		\$385,000

Building Repairs & Maintenance

Represents estimated costs for repairs and maintenance to CDD facilities.

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2027

Contract Cleaning

Represents estimated costs for monthly janitorial services to the Amenity Centers. District has contracted with PG Service Group for this service.

Description	Monthly	Annual
Contract Cleaning Fees		
Homestead, Heritage Crossings, Carriage Point & Terraces	\$3,795	\$45,540
Seven Eagles	\$9,475	\$113,700
Heritage Crossing Community Center	\$1,084	\$13,005
Contingency		\$7,755
Total		\$180,000

Fitness Center Repairs & Maintenance

Represents costs for preventative maintenance for the Seven Eagles Fitness Centers. Services will consist of 24 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

Description	Monthly	Annual
Preventative Maintenance	\$618	\$7,416
Contingency - Fitness Center/Misc. Repairs		\$6,484
Total		\$13,900

Gate & Gatehouse Repairs & Maintenance

Amounts based upon estimated expenditures for any repairs and maintenance to entry gates and gatehouse.

Amenity/Pool Lights

Represents costs for lighting repair scheduled during the fiscal year.

Maintenance (Inspections)

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen maintenance at Seven Eagles, the Horse Stables and the Heritage Crossing Community Center.

Operating Supplies

Represents estimated costs for cleaning/janitorial supplies for Seven Eagles and Heritage Crossing Community Center.

Parking Violation Tags

Represents estimated costs for purchase of parking violation tags.

Pest Control

Represents monthly and quarterly pest services as well as quarterly termite services for the Community Center. District has contracted with HomeTeam Pest Defense. for this service.

Description	Monthly	Annual
Pest Control	\$85	\$1,020
Qtrly. Termite Control		\$560
Contingency		\$1,500
Total		\$3,080

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2027

Pressure Washing

Estimated cost to pressure wash certain buildings and guardhouses owned by the District.

Repairs & Maintenance

Represents estimated costs for any unforeseen repairs and maintenance to the common areas.

Roadways/Sidewalks/Bridge

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge.

Security

Security services throughout the District facilities. Costs are based upon the actual security agreements with the District.

Description	Monthly	Annual
Security		
Reunion Resort and Club Master Association	\$13,400	\$160,800
Reunion West Property Owners' Association, Inc.	\$2,276	\$27,308
Envera Security Services - Carriage Point	\$1,428	\$17,136
Contingency		\$8,624
Total		\$213,868

Signage

Represents estimated costs for repairing/maintaining signs within the District.

Contingency

Represents estimated costs for any unforeseen repairs and maintenance that is a result of weather events such as hurricanes and storms.

Maintenance - Direct Expenses

Transfer Out - R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion West
Community Development District
Proposed Budget
FY2027
Replacement & Maintenance Fund

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Transfer In	\$ 383,300	\$ 383,300	\$ -	\$ 383,300	\$ 257,433
Interest	35,000	15,568	13,500	29,068	20,000
Total Revenues	\$ 418,300	\$ 398,868	\$ 13,500	\$ 412,368	\$ 277,433
Expenditures:					
Contingency	\$ 720	\$ 215	\$ 301	\$ 516	\$ 720
Capital Outlay	281,380	93,847	316,342	410,188	245,972
Total Expenditures	\$ 282,100	\$ 94,062	\$ 316,643	\$ 410,704	\$ 246,692
Excess Revenues (Expenditures)	\$ 136,200	\$ 304,806	\$ (303,143)	\$ 1,663	\$ 30,741
Fund Balance - Beginning	\$ 471,043	\$ 617,302	\$ -	\$ 617,302	\$ 618,965
Fund Balance - Ending	\$ 607,243	\$ 922,107	\$ (303,143)	\$ 618,965	\$ 649,706

Reunion West
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2015

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 326,875	\$ 286,161	\$ 40,714	\$ 326,875	\$ 326,875
Interest	15,500	8,122	6,075	14,197	8,000
Carry Forward Surplus	243,002	246,421	-	246,421	260,493
Total Revenues	\$ 585,377	\$ 540,704	\$ 46,789	\$ 587,493	\$ 595,368
Expenditures:					
Series 2015					
Interest - 11/01	\$ 68,500	\$ 68,500	\$ -	\$ 68,500	\$ 63,750
Principal - 05/01	190,000	-	190,000	190,000	200,000
Interest - 05/01	68,500	-	68,500	68,500	63,750
Total Expenditures	\$ 327,000	\$ 68,500	\$ 258,500	\$ 327,000	\$ 327,500
Excess Revenues (Expenditures)	\$ 258,377	\$ 472,204	\$ (211,711)	\$ 260,493	\$ 267,868

Interest - 11/1/2027	<u>\$58,750</u>
Total	<u><u>\$58,750</u></u>
Net Assessment	\$326,875
Collection Cost (6%)	<u>\$20,864</u>
Gross Assessment	<u><u>\$347,739</u></u>

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	161	\$2,160	\$347,739
	161		\$347,739

Reunion West
Community Development District
Series 2015 Special Assessment Refunding & Improvement Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
05/01/26	\$2,740,000.00	\$190,000	\$68,500.00	
11/01/26	\$2,550,000.00	\$0	\$63,750.00	\$322,250.00
05/01/27	\$2,550,000.00	\$200,000	\$63,750.00	
11/01/27	\$2,350,000.00	\$0	\$58,750.00	\$322,500.00
05/01/28	\$2,350,000.00	\$210,000	\$58,750.00	
11/01/28	\$2,140,000.00	\$0	\$53,500.00	\$322,250.00
05/01/29	\$2,140,000.00	\$225,000	\$53,500.00	
11/01/29	\$1,915,000.00	\$0	\$47,875.00	\$326,375.00
05/01/30	\$1,915,000.00	\$235,000	\$47,875.00	
11/01/30	\$1,680,000.00	\$0	\$42,000.00	\$324,875.00
05/01/31	\$1,680,000.00	\$245,000	\$42,000.00	
11/01/31	\$1,435,000.00	\$0	\$35,875.00	\$322,875.00
05/01/32	\$1,435,000.00	\$260,000	\$35,875.00	
11/01/32	\$1,175,000.00	\$0	\$29,375.00	\$325,250.00
05/01/33	\$1,175,000.00	\$275,000	\$29,375.00	
11/01/33	\$900,000.00	\$0	\$22,500.00	\$326,875.00
05/01/34	\$900,000.00	\$285,000	\$22,500.00	
11/01/34	\$615,000.00	\$0	\$15,375.00	\$322,875.00
05/01/35	\$615,000.00	\$300,000	\$15,375.00	
11/01/35	\$315,000.00	\$0	\$7,875.00	\$323,250.00
05/01/36	\$315,000.00	\$315,000	\$7,875.00	\$322,875.00
Totals		\$2,740,000	\$822,250.00	\$3,562,250.00

Reunion West
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2016

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 538,024	\$ 471,010	\$ 67,014	\$ 538,024	\$ 538,024
Interest	28,500	13,999	12,250	26,249	20,000
Carry Forward Surplus	558,850	555,261	-	555,261	591,081
Total Revenues	\$ 1,125,374	\$ 1,040,270	\$ 79,264	\$ 1,119,534	\$ 1,149,105
Expenditures:					
Series 2016					
Interest - 11/01	\$ 173,750	\$ 173,750	\$ -	\$ 173,750	\$ 169,703
Principal - 11/01	185,000	185,000	-	185,000	195,000
Interest - 05/01	169,703	-	169,703	169,703	165,438
Total Expenditures	\$ 528,453	\$ 358,750	\$ 169,703	\$ 528,453	\$ 530,141
Excess Revenues (Expenditures)	\$ 596,921	\$ 681,520	\$ (90,439)	\$ 591,081	\$ 618,964

Principal - 11/1/2027	\$205,000
Interest - 11/1/2027	<u>\$165,438</u>
Total	<u><u>\$370,438</u></u>
Net Assessment	\$538,024
Collection Cost (6%)	<u>\$34,342</u>
Gross Assessment	<u><u>\$572,366</u></u>

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	265	\$2,160	\$572,366
	265		\$572,366

Reunion West
Community Development District
 Series 2016 Special Assessment Bonds
 Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
05/01/26	\$6,865,000.00	\$0	\$169,703.13	
11/01/26	\$6,865,000.00	\$195,000	\$169,703.13	\$534,406.25
05/01/27	\$6,670,000.00	\$0	\$165,437.50	
11/01/27	\$6,670,000.00	\$205,000	\$165,437.50	\$535,875.00
05/01/28	\$6,465,000.00	\$0	\$160,953.13	
11/01/28	\$6,465,000.00	\$215,000	\$160,953.13	\$536,906.25
05/01/29	\$6,250,000.00	\$0	\$156,250.00	
11/01/29	\$6,250,000.00	\$220,000	\$156,250.00	\$532,500.00
05/01/30	\$6,030,000.00	\$0	\$150,750.00	
11/01/30	\$6,030,000.00	\$235,000	\$150,750.00	\$536,500.00
05/01/31	\$5,795,000.00	\$0	\$144,875.00	
11/01/31	\$5,795,000.00	\$245,000	\$144,875.00	\$534,750.00
05/01/32	\$5,550,000.00	\$0	\$138,750.00	
11/01/32	\$5,550,000.00	\$255,000	\$138,750.00	\$532,500.00
05/01/33	\$5,295,000.00	\$0	\$132,375.00	
11/01/33	\$5,295,000.00	\$270,000	\$132,375.00	\$534,750.00
05/01/34	\$5,025,000.00	\$0	\$125,625.00	
11/01/34	\$5,025,000.00	\$285,000	\$125,625.00	\$536,250.00
05/01/35	\$4,740,000.00	\$0	\$118,500.00	
11/01/35	\$4,740,000.00	\$300,000	\$118,500.00	\$537,000.00
05/01/36	\$4,440,000.00	\$0	\$111,000.00	
11/01/36	\$4,440,000.00	\$310,000	\$111,000.00	\$532,000.00
05/01/37	\$4,130,000.00	\$0	\$103,250.00	
11/01/37	\$4,130,000.00	\$330,000	\$103,250.00	\$536,500.00
05/01/38	\$3,800,000.00	\$0	\$95,000.00	
11/01/38	\$3,800,000.00	\$345,000	\$95,000.00	\$535,000.00
05/01/39	\$3,455,000.00	\$0	\$86,375.00	
11/01/39	\$3,455,000.00	\$360,000	\$86,375.00	\$532,750.00
05/01/40	\$3,095,000.00	\$0	\$77,375.00	
05/01/43	\$1,895,000.00	\$0	\$47,375.00	
11/01/43	\$1,895,000.00	\$440,000	\$47,375.00	\$534,750.00
05/01/44	\$1,455,000.00	\$0	\$36,375.00	
11/01/44	\$1,455,000.00	\$460,000	\$36,375.00	\$532,750.00
05/01/45	\$995,000.00	\$0	\$24,875.00	
11/01/45	\$995,000.00	\$485,000	\$24,875.00	\$534,750.00
05/01/46	\$510,000.00	\$0	\$12,750.00	
11/01/46	\$510,000.00	\$510,000	\$12,750.00	\$535,500.00
Totals		\$6,865,000	\$4,366,687.50	\$11,231,687.50

Reunion West
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2017

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 503,509	\$ 440,794	\$ 62,715	\$ 503,509	\$ 503,509
Interest	26,500	12,790	11,700	24,490	18,000
Carry Forward Surplus	511,345	50,446	-	50,446	83,596
Total Revenues	\$ 1,041,354	\$ 504,031	\$ 74,415	\$ 578,446	\$ 605,105
Expenditures:					
Series 2017					
Interest - 11/01	\$ 164,231	\$ 164,231	\$ -	\$ 164,231	\$ 160,619
Principal - 11/01	170,000	170,000	-	170,000	180,000
Interest - 05/01	160,619	-	160,619	160,619	156,794
Total Expenditures	\$ 494,850	\$ 334,231	\$ 160,619	\$ 494,850	\$ 497,413
Excess Revenues (Expenditures)	\$ 546,504	\$ 169,800	\$ (86,204)	\$ 83,596	\$ 107,692

Principal - 11/1/2027	\$185,000
Interest - 11/1/2027	\$156,794
Total	\$341,794
Net Assessment	\$503,509
Collection Cost (6%)	\$32,139
Gross Assessment	\$535,648

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	248	\$2,160	\$535,648
	248		\$535,648

Reunion West
Community Development District
Series 2017 Special Assessment Bonds (Assessment Area 4)
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
05/01/26	\$6,635,000.00	\$0	\$160,618.75	
11/01/26	\$6,635,000.00	\$180,000	\$160,618.75	\$501,237.50
05/01/27	\$6,455,000.00	\$0	\$156,793.75	
11/01/27	\$6,455,000.00	\$185,000	\$156,793.75	\$498,587.50
05/01/28	\$6,270,000.00	\$0	\$152,862.50	
11/01/28	\$6,270,000.00	\$195,000	\$152,862.50	\$500,725.00
05/01/29	\$6,075,000.00	\$0	\$148,718.75	
11/01/29	\$6,075,000.00	\$205,000	\$148,718.75	\$502,437.50
05/01/30	\$5,870,000.00	\$0	\$143,850.00	
11/01/30	\$5,870,000.00	\$210,000	\$143,850.00	\$497,700.00
05/01/31	\$5,660,000.00	\$0	\$138,862.50	
11/01/31	\$5,660,000.00	\$220,000	\$138,862.50	\$497,725.00
05/01/32	\$5,440,000.00	\$0	\$133,637.50	
11/01/32	\$5,440,000.00	\$235,000	\$133,637.50	\$502,275.00
05/01/33	\$5,205,000.00	\$0	\$128,056.25	
11/01/33	\$5,205,000.00	\$245,000	\$128,056.25	\$501,112.50
05/01/34	\$4,960,000.00	\$0	\$122,237.50	
11/01/34	\$4,960,000.00	\$255,000	\$122,237.50	\$499,475.00
05/01/35	\$4,705,000.00	\$0	\$116,181.25	
11/01/35	\$4,705,000.00	\$270,000	\$116,181.25	\$502,362.50
05/01/36	\$4,435,000.00	\$0	\$109,768.75	
11/01/36	\$4,435,000.00	\$280,000	\$109,768.75	\$499,537.50
05/01/37	\$4,155,000.00	\$0	\$103,118.75	
11/01/37	\$4,155,000.00	\$295,000	\$103,118.75	\$501,237.50
05/01/38	\$3,860,000.00	\$0	\$96,112.50	
11/01/38	\$3,860,000.00	\$310,000	\$96,112.50	\$502,225.00
05/01/39	\$3,550,000.00	\$0	\$88,750.00	
11/01/39	\$3,550,000.00	\$325,000	\$88,750.00	\$502,500.00
05/01/40	\$3,225,000.00	\$0	\$80,625.00	
11/01/40	\$3,225,000.00	\$340,000	\$80,625.00	\$501,250.00
05/01/41	\$2,885,000.00	\$0	\$72,125.00	
11/01/41	\$2,885,000.00	\$355,000	\$72,125.00	\$499,250.00
05/01/42	\$2,530,000.00	\$0	\$63,250.00	
11/01/42	\$2,530,000.00	\$375,000	\$63,250.00	\$501,500.00
05/01/43	\$2,155,000.00	\$0	\$53,875.00	
11/01/43	\$2,155,000.00	\$390,000	\$53,875.00	\$497,750.00
05/01/44	\$1,765,000.00	\$0	\$44,125.00	
11/01/44	\$1,765,000.00	\$410,000	\$44,125.00	\$498,250.00
05/01/45	\$1,355,000.00	\$0	\$33,875.00	
11/01/45	\$1,355,000.00	\$430,000	\$33,875.00	\$497,750.00
05/01/46	\$925,000.00	\$0	\$23,125.00	
11/01/46	\$925,000.00	\$455,000	\$23,125.00	\$501,250.00
05/01/47	\$470,000.00	\$0	\$11,750.00	
11/01/47	\$470,000.00	\$470,000	\$11,750.00	\$493,500.00
Totals		\$6,635,000	\$4,364,637.50	\$10,999,637.50

Reunion West
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2019

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 438,505	\$ 383,884	\$ 54,618	\$ 438,502	\$ 438,505
Interest	21,500	10,807	8,000	18,807	12,000
Carry Forward Surplus	248,336	253,621	-	253,621	263,605
Total Revenues	\$ 708,341	\$ 648,312	\$ 62,618	\$ 710,930	\$ 714,110
Expenditures:					
Series 2019					
Interest - 11/01	\$ 145,381	\$ 145,381	\$ -	\$ 145,381	\$ 142,481
Principal - 05/01	145,000	-	145,000	145,000	150,000
Interest - 05/01	145,381	-	145,381	145,381	142,481
Total Expenditures	\$ 435,763	\$ 145,381	\$ 290,381	\$ 435,763	\$ 434,963
Other Sources/(Uses)					
Transfer In/(Out)	\$ (15,000)	\$ (6,563)	\$ (5,000)	\$ (11,563)	\$ (10,000)
Total Other Financing Sources (Uses)	\$ (15,000)	\$ (6,563)	\$ (5,000)	\$ (11,563)	\$ (10,000)
Excess Revenues (Expenditures)	\$ 257,579	\$ 496,368	\$ (232,763)	\$ 263,605	\$ 269,147

Interest - 11/1/2027	<u>\$139,481</u>
Total	<u><u>\$139,481</u></u>
Net Assessment	\$438,505
Collection Cost (6%)	<u>\$27,990</u>
Gross Assessment	<u><u>\$466,495</u></u>

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	174	\$2,160	\$375,817
Townhomes	56	\$1,619	\$90,677
	230		\$466,495

Reunion West
Community Development District
Series 2019 Special Assessment Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
05/01/26	\$6,445,000.00	\$145,000	\$145,381.25	\$0.00
11/01/26	\$6,300,000.00	\$0	\$142,481.25	\$432,862.50
05/01/27	\$6,300,000.00	\$150,000	\$142,481.25	\$0.00
11/01/27	\$6,150,000.00	\$0	\$139,481.25	\$431,962.50
05/01/28	\$6,150,000.00	\$155,000	\$139,481.25	\$0.00
11/01/28	\$5,995,000.00	\$0	\$136,381.25	\$430,862.50
05/01/29	\$5,995,000.00	\$165,000	\$136,381.25	\$0.00
11/01/29	\$5,830,000.00	\$0	\$133,081.25	\$434,462.50
05/01/30	\$5,830,000.00	\$170,000	\$133,081.25	\$0.00
11/01/30	\$5,660,000.00	\$0	\$129,681.25	\$432,762.50
05/01/31	\$5,660,000.00	\$180,000	\$129,681.25	\$0.00
11/01/31	\$5,480,000.00	\$0	\$125,631.25	\$435,312.50
05/01/32	\$5,480,000.00	\$185,000	\$125,631.25	\$0.00
11/01/32	\$5,295,000.00	\$0	\$121,468.75	\$432,100.00
05/01/33	\$5,295,000.00	\$195,000	\$121,468.75	\$0.00
11/01/33	\$5,100,000.00	\$0	\$117,081.25	\$433,550.00
05/01/34	\$5,100,000.00	\$205,000	\$117,081.25	\$0.00
11/01/34	\$4,895,000.00	\$0	\$112,468.75	\$434,550.00
05/01/35	\$4,895,000.00	\$210,000	\$112,468.75	\$0.00
11/01/35	\$4,685,000.00	\$0	\$107,743.75	\$430,212.50
05/01/36	\$4,685,000.00	\$220,000	\$107,743.75	\$0.00
11/01/36	\$4,465,000.00	\$0	\$102,793.75	\$430,537.50
05/01/37	\$4,465,000.00	\$235,000	\$102,793.75	\$0.00
11/01/37	\$4,230,000.00	\$0	\$97,506.25	\$435,300.00
05/01/38	\$4,230,000.00	\$245,000	\$97,506.25	\$0.00
11/01/38	\$3,985,000.00	\$0	\$91,993.75	\$434,500.00
05/01/39	\$3,985,000.00	\$255,000	\$91,993.75	\$0.00
11/01/39	\$3,730,000.00	\$0	\$86,256.25	\$433,250.00
05/01/40	\$3,730,000.00	\$265,000	\$86,256.25	\$0.00
11/01/40	\$3,465,000.00	\$0	\$80,128.13	\$431,384.38
05/01/41	\$3,465,000.00	\$280,000	\$80,128.13	\$0.00
11/01/41	\$3,185,000.00	\$0	\$73,653.13	\$433,781.25
05/01/42	\$3,185,000.00	\$290,000	\$73,653.13	\$0.00
11/01/42	\$2,895,000.00	\$0	\$66,946.88	\$430,600.00
05/01/43	\$2,895,000.00	\$305,000	\$66,946.88	\$0.00
11/01/43	\$2,590,000.00	\$0	\$59,893.75	\$431,840.63
05/01/44	\$2,590,000.00	\$320,000	\$59,893.75	\$0.00
11/01/44	\$2,270,000.00	\$0	\$52,493.75	\$432,387.50
05/01/45	\$2,270,000.00	\$335,000	\$52,493.75	\$0.00
11/01/45	\$1,935,000.00	\$0	\$44,746.88	\$432,240.63
05/01/46	\$1,935,000.00	\$350,000	\$44,746.88	\$0.00
11/01/46	\$1,585,000.00	\$0	\$36,653.13	\$431,400.00
05/01/47	\$1,585,000.00	\$370,000	\$36,653.13	\$0.00
11/01/47	\$1,215,000.00	\$0	\$28,096.88	\$434,750.00
05/01/48	\$1,215,000.00	\$385,000	\$28,096.88	\$0.00
11/01/48	\$830,000.00	\$0	\$19,193.75	\$432,290.63
05/01/49	\$830,000.00	\$405,000	\$19,193.75	\$0.00
11/01/49	\$425,000.00	\$0	\$9,828.13	\$434,021.88
05/01/50	\$425,000.00	\$425,000	\$9,828.13	\$434,828.13
Totals		\$6,445,000	\$4,376,750.00	\$10,821,750.00

Reunion West
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2022

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 1,067,016	\$ 934,115	\$ 132,903	\$ 1,067,017	\$ 1,067,016
Interest	30,500	16,255	12,600	28,855	22,000
Carry Forward Surplus	450,655	459,104	-	459,104	503,826
Total Revenues	\$ 1,548,171	\$ 1,409,473	\$ 145,503	\$ 1,554,976	\$ 1,592,842
Expenditures:					
Series 2022					
Interest - 11/01	\$ 145,575	\$ 145,575	\$ -	\$ 145,575	\$ 134,175
Principal - 05/01	760,000	-	760,000	760,000	780,000
Interest - 05/01	145,575	-	145,575	145,575	134,175
Total Expenditures	\$ 1,051,150	\$ 145,575	\$ 905,575	\$ 1,051,150	\$ 1,048,350
Excess Revenues (Expenditures)	\$ 497,021	\$ 1,263,898	\$ (760,072)	\$ 503,826	\$ 544,492

Interest - 11/1/2027	\$122,475
Total	\$122,475
Net Assessment	\$1,067,016
Collection Cost (6%)	\$68,107
Gross Assessment	\$1,135,124

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	731	\$1,527	\$1,116,040
Golf Course	1	\$19,084	\$19,084
	732		\$1,135,124

Reunion West
Community Development District
Series 2022 Special Assessment Refunding Bonds
Debt Service Schedule

AMORTIZATION SCHEDULE

Date	Balance	Rate	Principal	Interest	Total
05/01/26	\$9,705,000.00	3.000%	\$760,000	\$145,575.00	
11/01/26	\$8,945,000.00	3.000%	\$0	\$134,175.00	\$1,039,750.00
05/01/27	\$8,945,000.00	3.000%	\$780,000	\$134,175.00	
11/01/27	\$8,165,000.00	3.000%	\$0	\$122,475.00	\$1,036,650.00
05/01/28	\$8,165,000.00	3.000%	\$805,000	\$122,475.00	
11/01/28	\$7,360,000.00	3.000%	\$0	\$110,400.00	\$1,037,875.00
05/01/29	\$7,360,000.00	3.000%	\$825,000	\$110,400.00	
11/01/29	\$6,535,000.00	3.000%	\$0	\$98,025.00	\$1,033,425.00
05/01/30	\$6,535,000.00	3.000%	\$855,000	\$98,025.00	
11/01/30	\$5,680,000.00	3.000%	\$0	\$85,200.00	\$1,038,225.00
05/01/31	\$5,680,000.00	3.000%	\$875,000	\$85,200.00	
11/01/31	\$4,805,000.00	3.000%	\$0	\$72,075.00	\$1,032,275.00
05/01/32	\$4,805,000.00	3.000%	\$905,000	\$72,075.00	
11/01/32	\$3,900,000.00	3.000%	\$0	\$58,500.00	\$1,035,575.00
05/01/33	\$3,900,000.00	3.000%	\$930,000	\$58,500.00	
11/01/33	\$2,970,000.00	3.000%	\$0	\$44,550.00	\$1,033,050.00
05/01/34	\$2,970,000.00	3.000%	\$960,000	\$44,550.00	
11/01/34	\$2,010,000.00	3.000%	\$0	\$30,150.00	\$1,034,700.00
05/01/35	\$2,010,000.00	3.000%	\$990,000	\$30,150.00	
11/01/35	\$1,020,000.00	3.000%	\$0	\$15,300.00	\$1,035,450.00
05/01/36	\$1,020,000.00	3.000%	\$1,020,000	\$15,300.00	\$1,035,300.00
Totals			\$9,705,000	\$1,687,275.00	\$11,392,275.00

SECTION 5

PRIVATE ROAD ACCESS AGREEMENT

This Agreement is between **Gigapower, LLC**, a Delaware limited liability company with its principal place of business at 311 S. Akard Street, 21st Floor, Dallas, TX 75202, ("Gigapower") and **Reunion West CDD**, a Florida Not-for-Profit Corporation with its principal place of business at 191 Burma St. Kissimmee, FL 34747 ("Association"). Gigapower and Association may be referred to as a "Party" or the "Parties".

WHEREAS Association manages the business affairs of the Homeowners' Association of the property listed in Exhibit A (the "Property") for the benefit of the residents, and Association agrees to provide access to the Property so that Gigapower may construct its fiber optic network facilities to all residents of the Property (individually, a "Resident") under the terms contained herein; and

WHEREAS, Association desires to give Gigapower the right to deploy (install, own, repair, operate, remove, improve, and maintain) a property-wide fiber optic network (including extension of fiber optic facilities to each Resident) and/or other wire facilities, innerducts, conduits, raceways, moldings, network cabinets and other related equipment capable of accommodating data and video transmissions and/or other services (the "System") at the Property.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. **Grant of Access:** Association hereby grants to Gigapower for the duration of the Term, at no cost or charge to Gigapower, a non-exclusive right to: a) enter on and gain access in, over or under the Property from the Property line to each Resident for the purpose of providing its products and services to Association and/or Residents.
2. **Term of Agreement:** The term of this Agreement (the "Term") begins on the date that the last Party signs this Agreement ("Effective Date") and will continue for ten (10) years thereafter, after which the Agreement will automatically renew for successive one (1) year Term(s), unless either Party provides the other Party at least one hundred twenty (120) days' written notice prior to the end of the then-current term.
3. **System:** Gigapower will install, own, and maintain the System at the Property at its own expense. Gigapower will repair any damage to the Property that it causes while installing or maintaining the System, wiring or facilities. Association understands and agrees that the System used at the Property by Gigapower will at all times during and after the Term of this Agreement be and remain the personal property of Gigapower and will not be considered fixtures of the Property; *provided that*, underground improvements may not be removed without Association's consent, not to be unreasonably withheld, delayed or conditioned. Association will not move, disturb, alter or change the System except at Association's expense and subject to Gigapower's written consent, not to be unreasonably withheld, delayed or conditioned.
4. **Assignment:** Association may assign its rights and obligations hereunder to any third-party purchaser or subsequent owner ("Buyer") of the Property. Thereafter, this Agreement will be effective by and between Gigapower and Buyer, and Association will be released from all obligations and liabilities under the Agreement, except for any accrued liabilities prior to the date of the assignment. Gigapower may assign its rights and obligations hereunder to an affiliate of Gigapower, or to any person or entity in connection with the sale of all or substantially all of Gigapower's business or assets, without Association's prior consent. Any other assignment of this Agreement by Gigapower requires Association's written consent, which will not be unreasonably withheld, conditioned, or delayed. Gigapower will notify Association of any permitted assignment and thereafter Gigapower will be released from all obligations and liabilities under this Agreement, except for any accrued liabilities.
5. **Representations of Association:** Association represents and warrants that as of the Effective Date: (i) Association is the record owner of fee simple title to the Property, or controls the Property, or is the duly authorized agent of the owner and that the person signing this Agreement is authorized to execute and deliver this Agreement on behalf of Association. Association further represents that it is not party to any agreement with a third party that would conflict with this Agreement and will not during the Term enter into any such agreement.
6. **Indemnification:** Each Party agrees to indemnify, defend, and hold harmless the other Party (including its officers, directors, principals, assigns, successors, affiliates, agents, and employees) from and against any and all liability, loss, damage, claim or expense (including reasonable attorneys' fees and court costs), incurred by the other in connection with any third party claim, demand, or suit for damages, injunction or other relief only to the extent it is either caused by or results from (a) the negligence, gross negligence or intentional misconduct of the indemnifying Party (including any of its agents or subcontractors); or (b) noncompliance with laws. The indemnified Party agrees to provide the indemnifying Party with sufficient notice of any claim, to inform the indemnifying Party of any subsequent written communication regarding the claim, and to fully cooperate with the indemnifying Party in defense of the claim.
7. **LIMITATION OF LIABILITY:** NEITHER PARTY IS LIABLE TO THE OTHER PARTY FOR INCIDENTAL, SPECIAL, INDIRECT, PUNITIVE, OR CONSEQUENTIAL DAMAGES, WHETHER BY TORT OR CONTRACT, INCLUDING LOST REVENUES, LOSS OF PROFITS OR OTHER COMMERCIAL OR ECONOMIC LOSS ARISING OUT OF THE PERFORMANCE OR NONPERFORMANCE OF THE AGREEMENT, INCLUDING PERFORMANCE OR FAILURE TO PERFORM, OR A DEFECT OF EQUIPMENT, REGARDLESS OF THE FORESEEABILITY THEREOF.

8. **Easement:** Provided Association approves the location and design of Gigapower's installation of its network, the Parties will enter into a term easement agreement. Either Party may record the easement agreement.

9. **Gigapower Obligations:** Gigapower will, in consultation with Association, provide to Association Design Plans for the construction and installation of the Property- wide fiber optic telecommunications network on the Property as mutually agreed by the Parties. Gigapower will coordinate work at the Property to maximize efficiencies and further a more advantageous build completion schedule.

10. **Association Obligations:** Association will provide Gigapower access to the Property to install, own, repair, operate, remove, improve, and maintain the System.

11. **Notices:** Delivery of all notices will be sent to the addresses of the Parties set forth in Exhibit A. A notice will be duly given when made in writing and sent by: 1) delivered by a nationally recognized courier service with proof of delivery or 2) sent by postage prepaid certified mail, return receipt requested.

12. **Entire Agreement:** This Agreement, including any and all Exhibits hereto, constitutes the entire agreement between Association and Gigapower and supersedes all prior or contemporaneous oral and/or written quotations, communications, promises, agreements and understandings of the Parties with respect to the subject matter hereof.

13. **Termination/Default:** In the event a Party defaults on its material obligations under this Agreement and the default remains uncured for thirty (30) days after the non-defaulting Party gives written notice to the defaulting Party specifying the default, then in addition to all other rights and remedies available at law or in equity, the non-defaulting Party may terminate this Agreement. Notwithstanding the above, either Party may terminate this Agreement immediately upon giving written notice to the other Party if: (i) the other Party makes an assignment for the benefit of creditors or files a petition for reorganization; (ii) a petition in bankruptcy is filed by or against the other Party; (iii) for any breach of this Agreement by the other Party that negatively affects the non-defaulting Party's reputation, including but not limited to illegal, fraudulent or unethical behavior, or (iv) if either Party cannot agree to Site Design that its suitable for both parties.

14. **Survival of Obligations:** Each Party's obligations under the Agreement which by their nature would continue beyond the termination or expiration of this Agreement will survive such termination or expiration.

15. **Compliance with Laws:** This Agreement is subject to and the Parties agree to comply with all applicable laws, rules, regulations, codes and requisite approvals (collectively, "Laws") in their performance under the Agreement. If any conflict exists between this Agreement and such Laws during the Term of this Agreement, the Laws will control, and this Agreement will be deemed modified accordingly and confirmed via amendment.

16. **Non-exclusive Access:** Nothing in this Agreement is intended to, nor will it be construed to, preclude any Resident from electing to receive services from another provider.

17. **Confidential Information:** The Parties will hold this Agreement and its content and related information marked as "confidential" (including any payment arrangements, customer lists and Property acquisition) ("Information"), will protect it just as it would protect its own confidential information, and will not disclose Information except to employees, affiliates, or third parties having a need to know for purposes of performance under this Agreement.

18. **Governing Law:** The validity, construction, and enforceability of this Agreement will be governed by the domestic laws of the state in which the Property is located.

Gigapower, LLC

Reunion West CDD

By: _____
 (Authorized Signature)

Printed Name: _____ Jason Christopherson _____

Title: _____ Director of Development, PR/GC _____

Date: _____

By: _____
 (Authorized Signature)

Printed Name: _____

Title: _____

Date: _____

EXHIBIT A
PROPERTY DESCRIPTION

Property Association:
<p>Reunion West CDD 191 Burma St. Kissimmee, FL 34747 Attention: Estefany Abastida Telephone: (407) 398.2890 E-mail: ascheerer@gmscfl.com</p> <p>Signatory: Alan Scheerer E-mail: ascheerer@gmscfl.com</p>

Property Name	Community Address	Number of Residential Residents
Encore Resorts at Reunion	191 Burma St Kissimmee, FL 34747	778

LEGAL NOTICE ADDRESSES

To Association:	To Gigapower:
<p>Reunion West CDD 191 Burma St. Kissimmee, FL 34747 Attention: Estefany Abastida Telephone: (407) 398.2890 E-mail: ascheerer@gmscfl.com</p>	<p>Gigapower, LLC 311 S. Akard Street, 21st Floor Dallas, TX 75202 Attention: René Dowl Telephone: (214) 801.6839 E-mail: rene.dowl@gigapower.com</p>

SECTION 6

SECTION A

ESTIMATE

Date
4/29/2026

Customer / Company Name Reunion CDD		Requested Start Date
Job Site / Address 219 E Livingston Street		
Contact Name James Curley	Email James@BoydCivil.com	Phone 407-494-2693

#	Description	QTY	Price	Total
1	Rip and Replace F Curb per LF	817	\$61	\$49,837
2	2" Asphalt, Type SP-9.5 Hot Mix at 40%	2,950	\$8	\$23,600
3	Re-Striping 4" White Line Ashalt (Minimum)	1	\$1,250	\$1,250
4	Grade/Fill Dirt/Sod (Minimum)	1	\$800	\$800
TOTAL				\$75,487

Notes

F Curb and Gutter - 6"Curb/12" Gutter

1. Barricade and secure work areas in preparation for demolition activity.
2. Sawcut and remove damaged curbing from site.
3. Install forms as needed for new Type 'F' curb and gutter.
4. Pour new 3,000 P.S.I. concrete in to forms.
5. Trowel curb top, face and gutter surface level and apply light broom finish.
6. Load and haul away construction related debris.

Asphalt Patching

1. Sawcut and/or mill where required and thoroughly clean areas to be patched.
2. Apply SS1h tack coat to prepared areas.
3. Install Type S-III hot mix asphalt to a depth of up to 2".
4. Roll and compact asphalt with a 3-5 ton steel drum roller.
5. Clean up and remove construction related debris from site.

****THIS CONTRACTOR CANNOT GUARANTEE AGAINST FUTURE SETTLING AND STANDING WATER. **THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR POWER STEERING MARKS AND OTHER SURFACE ABRASIONS CAUSED BY VEHICLES ON THE NEWLY RESURFACED ASPHALT. **THIS CONTRACTOR CANNOT GUARANTEE THIS PATCHES WILL FIX THE PONDING WATER ISSUES.**

Estimate is valid for 10 days; any changes may affect pricing. This estimate is based on information provided by the Customer regarding project requirements. Quantities and pricing are an approximation and not guaranteed; field verification may be required to confirm quantities, and actual cost may change once field verification is completed. Upon acceptance of this estimate, we will perform only the work listed above; any additional services requested will incur additional charges. Customer agrees to pay all invoices within the agreed terms stated on the invoice(s), unless otherwise agreed upon payment terms in a price agreement. Late payments will accrue interest at the rate of 1.5% per month (18% per annum) and Customer shall be responsible for all expenses (including legal fees) incurred in collecting any unpaid amounts.

Signature as Acceptance	Printed Name	Acceptance Date
-------------------------	--------------	-----------------

SECTION B



Proposal

920 Wekiva Springs Rd PO Box 915236
Longwood, FL 32791
Phone: (407) 448-7539
massola@smflconstructionservices.com

Date: 5/7/2026
Invoice #
PO #

Bill To:

Reunion CDD
219 E Livingston street
Orlando, FL 32801

Description	Quantity	Unit	Unit price	Amount
R&R Concrete F-Curbs	817	LF	\$ 48.95	\$ 39,992.15
2" asphalt, Type SP-9.5 Hot Mix at 40% RAP	2,950	SF	\$ 5.12	\$ 15,104.00
Biobarrier Root Barrier Fabric 12"x102'	9	EA	\$ 745.00	\$ 6,705.00
Regrade Compact Lime Rock base	1	LS	\$ 1,750.00	\$ 1,750.00
Asphalt Milling Labor	1	LS	\$ 1,500.00	\$ 1,500.00
Stripping Exported	2	Ld	\$ 375.00	\$ 750.00
Dispose Concrete Materials	1	LS	\$ 2,780.00	\$ 2,780.00
Concrete Material 3000PSi with Fiver	67	CY	\$ 202.35	\$ 13,557.45
Concrete Delivery Fee	6	EA	\$ 250.00	\$ 1,500.00
Concrete Washout	1	LS	\$ 100.00	\$ 100.00
Re-stripping 4" white line asphalt (not Thermoplastic)	1	LS	\$ 200.00	\$ 200.00
Regrade/Fill Dirt/ Sod (Disturbed Areas)	1	LS	\$ 450.00	\$ 450.00
Movillization Fee	1	LS	\$ 2,300.00	\$ 2,300.00
			\$	-
			\$	-
			Subtotal	\$ 86,688.60
			Credit	\$ -
			Tax	
			Balance due	\$ 86,688.60

If you have any questions about this invoice, please contact
407-448-7539 massola@smflconstructionservices.com

Thank you for your business!

SECTION 7

**NOTICE OF WORKSHOP MEETING
REUNION EAST AND REUNION WEST
COMMUNITY DEVELOPMENT DISTRICTS**

A workshop meeting of the Board of Supervisors of the **Reunion East and Reunion West Community Development Districts** will be held on **Thursday, July 9, 2026, at 10:30 a.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL 34747.** The purpose of the workshop meeting is to discuss any business that may come before the Board.

Anyone wishing to participate in the workshop meeting telephonically on the above date and time must call (646) 876-9923 and when prompted, enter meeting ID: 820 1869 9681 or via computer at <https://us06web.zoom.us/j/82018699681>. A copy of the agenda and additional information regarding this meeting may be obtained from the District websites: <https://reunioneastcdd.com> or <https://reunionwestcdd.com>, by contacting the District Manager, Tricia Adams, at tadams@gmscfl.com or the District Manager's Office c/o Governmental Management Services – Central Florida, LLC, at 219 East Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

The workshop meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. This workshop meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors, Staff or other individuals will participate by telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager at least forty-eight (48) hours prior to the meeting by contacting the District Manager's Office at (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager's Office.

Each person who decides to appeal any action taken at this meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tricia L. Adams
Governmental Management Services – Central Florida, LLC
District Manager

SECTION 8

SECTION A

SECTION II



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

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
CATHERINE R. CHOE
DANIEL H. COULTOFF
SARAH M. DINON
JENNIFER S. EDEN
LENA R. FUCILE
DOROTHY F. GREEN
BRUCE D. KNAPP
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WWW.LATHAMLUNA.COM

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JUSTIN M. LUNA
LORI T. MILVAIN
ROBERT J. PETILLO
L. WILLIAM PORTER, III
BRANDON E. POWNALL
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: Reunion West CDD Board of Supervisors
From: District Counsel
Regarding: Considerations Related to Joint Meeting Concept and Amendment to Interlocal Agreement
Date: April 2026

Per the Board's request, below is a summary of relevant statutory provisions and Attorney General Opinions ("AGO") related to the topic of joint meetings, workshops and interlocal agreements. Additionally, below is a summary of the current Interlocal Agreement between Reunion East CDD and Reunion West CDD to facilitate the Board's discussion regarding potential modifications to the Interlocal Agreement. Copies of the referenced AGOs are attached.

Recommendation: Out of an abundance of caution, and based on counsel's observations, it is recommended that the Board consider "joint workshops" with the Reunion East CDD Board, instead of joint meetings, in the event that the Board desires feedback from the Reunion East CDD Board on topics of mutual interest.

Alternatively, CDD staff can relay decisions made by each Board at their respective meetings to the other Board. Of note, as discussed below, per Chapter 164, *Fla. Stat.*, it appears that "joint meetings" are expressly required prior to the CDD bringing a court action against another governmental entity (including a CDD).

Relevant Sections of Florida Statutes:

(1) Community Development Districts ("CDDs") were established under Ch. 190, Fla. Stat.

-Section 190.003(6), *Fla. Stat.* defines a CDD as: a local unit of special-purpose government which is created pursuant to this act and limited to the performance of those specialized functions authorized by this act; the governing head of which is a body created, organized, and constituted and authorized to function specifically as prescribed in this act for the purpose of the delivery of urban community development services; and the formation, powers, governing body, operation, duration, accountability, requirements for disclosure, and termination of which are as required by general law.

-Section 190.006(9), *Fla. Stat.*: **All meetings of the board shall be open to the public and governed by the provisions of Ch. 286, Fla. Stat.**

-CDDs are also considered "independent special districts" (*see* 190.002.(1)(b), *Fla. Stat.*).

(2) Special Districts were established under Ch. 189, Fla. Stat.

-Section 189.012(6), *Fla. Stat.* defines a Special District as: a unit of local government created for a special purpose, as opposed to a general purpose, which has jurisdiction to operate within a limited geographic boundary and is created by general law, special act, local ordinance, or by rule of the Governor and Cabinet. The term does not include a school district, a community college district, a special improvement district created pursuant to s. 285.17, a municipal service taxing or benefit unit as specified in s. 125.01, or a board which provides electrical service and which is a political subdivision of a municipality or is part of a municipality.

-Section 189.015, *Fla. Stat.* sets forth the requirements for meetings, notices and required reports:

(1) The governing body of each special district shall file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities. The schedule shall include the date, time, and location of each scheduled meeting. The schedule shall be published quarterly, semiannually, or annually in the manner required in this subsection. The governing body of an independent special district shall advertise the day, time, place, and purpose of any meeting other than a regular meeting or any recessed and reconvened meeting of the governing body, at least 7 days before such meeting as provided in chapter 50 in the county or counties in which the special district is located, unless a bona fide emergency situation exists, in which case a meeting to deal with the emergency may be held as necessary, with reasonable notice, so long as it is subsequently ratified by the governing body. No approval of the annual budget shall be granted at an emergency meeting. The notice shall be posted as provided in chapter 50. Any other provision of law to the contrary notwithstanding, and except in the case of emergency meetings, water management districts may provide reasonable notice of public meetings held to evaluate responses to solicitations issued by the water management district, as provided in chapter 50 by publication on a publicly accessible website or by publication in a newspaper in the county where the principal office of the water management district is located, or in the county or counties where the public work will be performed, no fewer than 7 days before such meeting.

(2) All meetings of the governing body of the special district shall be open to the public and governed by the provisions of chapter 286.

(3) Meetings of the governing body of the special district shall be held in a public building when available within the district, in a county courthouse of a county in which the district is located, or in a building in the county accessible to the public.

(3) Florida's Government in the Sunshine Law is described in Ch. 286, Fla. Stat.

-Section 286.011(1), *Fla. Stat.*: All meetings of any board or commission of any state agency or authority or of any agency or authority of any county, municipal corporation, or political subdivision, except as otherwise provided in the Constitution, including meetings with or attended by any person elected to such board or commission, but who has not yet taken office, at which official acts are to be taken are declared to be public meetings open to the public at all times, and no resolution, rule, or formal action shall be considered binding except as taken or made at such meeting. The board or commission must provide reasonable notice of all such meetings.

(4) Process required prior to initiating court proceedings between government entities is described in Ch. 164, Fla. Stat.

-Section 164.102, *Fla. Stat.* describes the legislature's purpose and intent of the Act: to promote, protect, and improve the public health, safety, and welfare and to enhance intergovernmental coordination efforts by the creation of a governmental conflict resolution procedure that can provide an equitable, expeditious, effective, and inexpensive method for resolution of conflicts between and among local and regional

governmental entities. It is the intent of the Legislature that conflicts between governmental entities be resolved to the greatest extent possible without litigation.

-Section 164.1031(1), *Fla. Stat.* defines “Local governmental entities” as: includes municipalities, counties, school boards, **special districts**, and other local entities within the jurisdiction of one county created by general or special law or local ordinance.

-Section 164.1055, *Fla. Stat.* sets forth the required process for “Joint public meetings”:

(1) Failure to resolve a conflict after following authorized procedures as specified in s. 164.1053 [i.e., conflict resolution meeting among the chief administrator for each governmental entity with 10 days advertised notice per 164.1031(7)] shall require the scheduling of a **joint public meeting** between the primary conflicting governmental entities. The governmental entity first initiating the conflict resolution process shall have the responsibility to schedule the joint public meeting and arrange a location. If the entities in conflict agree, the assistance of a facilitator may be enlisted to assist them in conducting the meeting. In this meeting, the governing bodies of the primary conflicting governmental entities shall:

- (a) Consider the statement of issues prepared in the conflict assessment phase.
- (b) Seek an agreement.
- (c) Schedule additional meetings of the entities in conflict, or of their designees, to continue to seek resolution of the conflict.

If no agreement is reached, the parties shall participate in mediation.

-Section 164.1058, *Fla. Stat.* describes the penalty for failing to comply: If a primary conflicting governmental entity fails to participate in good faith in the conflict assessment meeting, mediation, or other remedies provided for in this act, the primary disputing governmental entity that failed to participate in good faith shall be required to pay the attorney’s fees and costs in that proceeding of the prevailing primary conflicting governmental entity.

(5) Florida’s Interlocal Cooperation Act is described in Ch. 163, Fla. Stat.

-Section 163.01(2), *Fla. Stat.* describes the legislature’s purpose and intent: to permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities.

-Section 163.01(4), *Fla. Stat.*: A **public agency** of this state **may exercise jointly with any other public agency** of the state, of any other state, or of the United States Government **any power, privilege, or authority which such agencies share in common** and which each might exercise separately.

-Section 163.01(2)(b), *Fla. Stat.* defines a “Public agency” to mean a political subdivision, agency, or officer of this state or of any state of the United States, including, but not limited to, state government, county, city, school district, **single** and multipurpose **special district**, single and multipurpose public authority, metropolitan or consolidated government [....].

-Section 163.01(5), *Fla. Stat.*:

A joint exercise of power pursuant to this section shall be made by contract in the form of an interlocal agreement, which may provide for:

- (a) The purpose of such interlocal agreement or the power to be exercised and the method by which the purpose will be accomplished or the manner in which the power will be exercised.

- (b) The duration of the interlocal agreement and the method by which it may be rescinded or terminated by any participating public agency prior to the stated date of termination.
- (c) The precise organization, composition, and nature of any separate legal or administrative entity created thereby with the powers designated thereto, if such entity may be legally created.
- (d) The manner in which the parties to an interlocal agreement will provide from their treasuries the financial support for the purpose set forth in the interlocal agreement; payments of public funds that may be made to defray the cost of such purpose; advances of public funds that may be made for the purposes set forth in the interlocal agreements and repayment thereof; and the personnel, equipment, or property of one or more of the parties to the agreement that may be used in lieu of other contributions or advances.
- (e) The manner in which funds may be paid to and disbursed by any separate legal or administrative entity created pursuant to the interlocal agreement.
- (f) A method or formula for equitably providing for and allocating and financing the capital and operating costs, including payments to reserve funds authorized by law and payments of principal and interest on obligations. The method or formula shall be established by the participating parties to the interlocal agreement on a ratio of full valuation of real property, on the basis of the amount of services rendered or to be rendered or benefits received or conferred or to be received or conferred, or on any other equitable basis, including the levying of taxes or assessments to pay such costs on the entire area serviced by the parties to the interlocal agreement, subject to such limitations as may be contained in the constitution and statutes of this state.
- (g) The manner of employing, engaging, compensating, transferring, or discharging necessary personnel, subject to the provisions of applicable civil service and merit systems.
- (h) The fixing and collecting of charges, rates, rents, or fees, where appropriate, and the making and promulgation of necessary rules and regulations and their enforcement by or with the assistance of the participating parties to the interlocal agreement.
- (i) The manner in which purchases shall be made and contracts entered into.
- (j) The acquisition, ownership, custody, operation, maintenance, lease, or sale of real or personal property.
- (k) The disposition, diversion, or distribution of any property acquired through the execution of such interlocal agreement.
- (l) The manner in which, after the completion of the purpose of the interlocal agreement, any surplus money shall be returned in proportion to the contributions made by the participating parties.
- (m) The acceptance of gifts, grants, assistance funds, or bequests.
- (n) The making of claims for federal or state aid payable to the individual or several participants on account of the execution of the interlocal agreement.
- (o) The manner of responding for any liabilities that might be incurred through performance of the interlocal agreement and insuring against any such liability.
- (p) The adjudication of disputes or disagreements, the effects of failure of participating parties to pay their shares of the costs and expenses, and the rights of the other participants in such cases.
- (q) The manner in which strict accountability of all funds shall be provided for and the manner in which reports, including an annual independent audit, of all receipts and disbursements shall be prepared and presented to each participating party to the interlocal agreement.
- (r) Any other necessary and proper matters agreed upon by the participating public agencies.

Relevant Attorney General Opinions:

(1) **AGO 91-95:** This AGO concluded that a St. Johns County Commission member may attend and participate in the discussion at a public meeting held by the governing board of a County board on which another County Commissioner serves (so long as the Sunshine law is complied with) but, in an effort to satisfy the spirit of the Sunshine Law, it recommended that the published notice of the meeting of a County board include mention of the anticipated attendance and participation of County Commission members in the board's proceedings.

This AGO appears to have contemplated “joint meetings” when it stated:

“In any case in which two or more boards or commissions are holding a meeting together the notice provided to the public should make the joint nature of the meeting. However, s. 286.011, *Fla. Stat.*, should not be read to require that such notice designate a meeting of a county agency or board as one held jointly with the county commission merely because members of the county commission may be in attendance at that meeting or may enter into discussions on matters which may subsequently come before the county commission.”

(2) **AGO 2000-68** (2000) held that it was not a violation of the Sunshine law for City of Cocoa Beach commissioners to attend other city board meetings and comment on agenda items that may subsequently come before the City commission they serve on but that **the City commissioners in attendance may not engage in a discussion or debate about the issues amongst themselves.**

(3) Other related AGOs include: (i) **AGO 98-14** (concluded that a City Council may discuss matters that will foreseeably come before the metropolitan planning organization (“MPO”) with the *ex officio* MPO members of the City Council at a noticed, public meeting of the City council, where such notice indicates the subject of the meeting); and (ii) **AGO 2005-59** (concluded that it is not a violation of the Sunshine law for town commissioners to attend the public meeting of other City boards or committees and comment on agenda items that may come before the town commission for official action. However, the City commissioners in attendance at such meetings may not engage in a discussion or debate about the issues amongst themselves and it may be advisable for such boards or committees to include in the notice of their public meetings that members of the town commission will be in attendance).

Considerations for discussions on modifications to the Interlocal Agreement:

(1) The current Amended and Restated Interlocal Agreement (“ILA”) between the Reunion East CDD and Reunion West CDD regarding joint maintenance and reciprocal use of facilities calls for the following:

-Reciprocal Use: residents/fee payers have reciprocal rights to use the facilities of each CDD

-Joint Operation and Maintenance: sharing of the operation and maintenance (“O&M”) costs for the CDD facilities based on the number of equivalent assessment units located within each CDD. Paragraph 2.3 calls for new contracts entered into for O&M services for the CDD facilities to be executed jointly by the CDDs.

-Joint Meetings and Dispute Resolution: In the event either CDD is dissatisfied with the joint maintenance and/or reciprocal usage, the CDD shall request a joint, public meeting of the CDDs’ Board for the purpose of evaluating the arrangements within 60 days of the request. In the event the CDDs are not able to resolve the issues within 90 days of the joint meeting, the CDDs shall engage in mediation. In the event mediation is unsuccessful, either CDD has the option to terminate the ILA with advance notice.

-Mutual Termination & Amendment: the CDDs are able to terminate or amend the ILA by written agreement signed by both CDDs.

(2) Joint Workshops:

-no formal action can be taken

-physical quorum is not required

-advanced notice is still required

-public access is still required

-written minutes of workshops must still be prepared and promptly recorded (*see* AGO-08-65)

-meeting minutes must still be taken

Sunshine law, attendance at other agency meetings

Number: AGO 91-95

Date: August 22, 1996

Subject:

Sunshine law, attendance at other agency meetings

Mr. James G. Sisco
County Attorney
St. Johns County

You ask the following question:

To comply with the Sunshine Law, must a meeting of a county board or agency (agency) be designated, noticed, and conducted as a meeting of both the agency and the St. Johns County Commission, when one county commissioner sits as a member of the agency and other commission members may attend or participate in the agency meeting, assuming that matters under discussion at this meeting will subsequently come before the St. Johns County Commission for action?

In sum:

A county commissioner may attend a meeting of a county board or agency upon which another county commissioner serves as a board member and may participate in the discussion of matters which may foreseeably come before the county commission without being in clear violation of the Sunshine Law, s. 286.011, F.S., if reasonable public notice of the agency meeting has been provided to the public. However, it may be advisable to include mention in the published notice of a county board meeting of the possible attendance and participation of county commission members in the proceedings of the county board or agency.

Your letter states that St. Johns County has various agencies, committees, and boards which make recommendations for action to the board of county commissioners, such agencies include the tourist development council, the community redevelopment agency, and the aquatic preserve committee.

Often a member of the board of county commissioners serves on the governing board of the agency. The agency board meetings are advertised in advance, are open to the public, and minutes are kept. You state that, on occasion, when an item is on an agency agenda for the purpose of making a recommendation to the board of county commissioners, commissioners other than the commission member of the agency may wish to attend the agency meeting and participate in the discussion. The topic under discussion may be of special interest to the visiting commissioner because it affects his district or for other reasons.

Since the meeting is advertised only as an agency meeting, and not as a meeting of the board of county commissioners, the situation creates what you perceive as a possible Sunshine Law

problem due to the presence and participation of two or more members of the board of county commissioners.

Pursuant to s. 286.011(1), F.S.:

"All meetings of any board or commission of . . . any agency or authority of any county . . . or political subdivision, except as otherwise provided in the Constitution, at which official acts are to be taken are declared to be public meetings open to the public at all times, and no resolution, rule, or formal action shall be considered binding except as taken or made at such meeting."

Subsection (2) of this statute requires that the minutes of a meeting subject to the Sunshine Law "shall be promptly recorded, and such records shall be open to public inspection." The statute provides both criminal and noncriminal penalties for violations of the law.[1]

It is true that the Government in the Sunshine Law is not limited to meetings at which final, formal actions are to be taken. It applies to "any gathering of the members where the members deal with some matter on which foreseeable action will be taken by the board." [2]

The test for determining whether a violation of the law has occurred is whether the members have dealt *in secret* with any matter on which foreseeable action may be taken by the board.[3] In this case, no attempt is being made by the county commissioner to meet in secret, rather any discussion is undertaken at a public, duly noticed meeting at which minutes are recorded.

You state that reasonable notice of these agency or board meetings has been given pursuant to s. 286.011, F.S. This office has suggested that what constitutes due or reasonable notice is variable, depending on the facts of the situation and the board involved. In each case, however, an agency must give notice at such time and in such manner as will enable interested members of the public to attend the meeting if they wish to do so.[4] The essential element of such notice would appear to be notification to the public of the substance and topics of discussion to be undertaken at the meeting.

While due or reasonable public notice should accurately reflect the basics of the meeting to be held, that is, the time, place, and agenda of the meeting and should indicate what board is calling the meeting, I am aware of no requirement that such notice contain mention of all the possible attendees of such a meeting who may, in some combination, constitute a board or commission under the Sunshine Law. However, it may be advisable, in those situations where county commissioners plan to attend a meeting of a county board that the notice of the meeting reflect this fact. A statement in the published board meeting notice that county commission members may be in attendance and may participate in board discussions may be sufficient to alert the public to such participation.

In any case in which two or more boards or commissions are holding a meeting together the notice provided to the public should make the joint nature of the meeting clear. However, s. 286.011, F.S., should not be read to require that such notice designate a meeting of a county agency or board as one held jointly with the county commission merely because members of the county commission may be in attendance at that meeting or may enter into discussions on matters which may subsequently come before the county commission.

Therefore, it is my opinion that a county commission member may attend and participate in the discussion at a public meeting held by the governing board of a county agency or board on which another county commissioner serves, without clearly violating s. 286.0112, F.S., if the agency meeting is held in compliance with the Sunshine Law. However, in an effort to satisfy the spirit of the Sunshine Law, this office would recommend that the published notice of a meeting of a county board or agency include mention of the anticipated attendance and participation of county commission members in board proceedings.

Sincerely,

Robert A. Butterworth
Attorney General

[1] Section 286.011(3)(a), F.S., states that "[a]ny public officer who violates any provision of this section is guilty of a noncriminal infraction, punishable by fine not exceeding \$500." A criminal penalty is imposed by s. 286.011(3)(b), F.S., making it a misdemeanor of the second degree for "[a]ny person who is a member of a board or commission. . . or authority of any county . . . who knowingly violates the provisions of this section by attending a meeting not held in accordance with the provisions hereof"

[2] See Board of Public Instruction of Broward County v. Doran, 224 So. 2d 693, 698 (Fla. 1969); Canney v. Board of Public Instruction of Alachua County, 278 So. 2d 260 (Fla. 1973).

[3] Hough v. Stembridge, 278 So.2d 288 (3 D.C.A. Fla., 1973).

[4] See, e.g., AGO's 91-90, 80-78, and 73-170.

Sunshine Law. meeting attended by city commissioners

Number: AGO 2000-68

Date: November 17, 2000

Subject:

Sunshine Law. meeting attended by city commissioners

Mr. Charles J. Billias
Cocoa Beach City Manager
Post Office Box 322430
Cocoa Beach, Florida 32932-2430

RE: MUNICIPALITIES--GOVERNMENT IN THE SUNSHINE LAW--MEETINGS--CITY COMMISSION--applicability of Sunshine Law to meetings attended by city commissioners. s. 286.011, Fla. Stat.

Dear Mr. Billias:

You have asked for my opinion on substantially the following question:

Is it a violation of section 286.011, Florida Statutes, for elected city commissioners to attend other city board meetings and comment on agenda items that may subsequently come before the commission for final action?

In sum:

It is not a violation of the Government in the Sunshine Law for elected city commissioners to attend other city board meetings and comment on agenda items that may subsequently come before the commission for final action. However, the city commissioners in attendance at such meetings may not engage in a discussion or debate about these issues among themselves.

According to your letter, members of the City of Cocoa Beach Commission frequently attend meetings of various city boards. At these meetings city commissioners may comment on agenda items and non-agenda items, announcing that they are speaking as citizens and residents rather than as commissioners. More than one commissioner typically attends such board meetings, and on certain occasions all commissioners may be present at a meeting.

Section 286.011(1), Florida Statutes, the Government in the Sunshine Law, requires:

"All meetings of any board or commission of . . . any agency or authority of any county . . . or political subdivision, except as otherwise provided in the Constitution, at which official acts are to be taken are declared to be public meetings open to the public at all times, and no resolution, rule, or formal action shall be considered binding except as taken or made at such meeting. The board or commission must provide reasonable notice of all such meetings."

Application of the statute is not limited to meetings at which final, formal actions are taken. It applies to any gathering of members where members deal with some matter on which foreseeable action will be taken by the board.[1] Florida courts have recognized that it is the entire decision-making process that is covered by the Government in the Sunshine Law, not merely meetings at which a final vote is taken.[2]

This office has stated on several occasions that members of a public board or commission may attend private forums sponsored by private organizations and express their position about issues facing the commission without violating the Sunshine Law, so long as they do not discuss or debate the issues among themselves.[3] This conclusion was based on the reasoning of an earlier Attorney General's Opinion holding that it was not a violation of the Sunshine Law for one commissioner to send a report to another commissioner for informational purposes, as long as there was no interaction between the commissioners.[4] Similarly, this office has concluded that the Sunshine Law is not violated by a board member expressing his or her views or voting intent on an upcoming matter to a news reporter who the member knows will publish the account in a local newspaper prior to the meeting, as long as the member is not using the reporter as an intermediary to communicate with other members to circumvent or evade the requirements of the Sunshine Law.[5]

Finally, in Attorney General's Opinion 98-79, this office considered whether a city commissioner or a group of commissioners could attend a community board meeting and express their views on a proposed ordinance that had been referred by the city commission to the community development board for a recommendation. The city commissioners were interested in attending the meeting of the community development board at which the board considered the ordinance in order to express their support or opposition to the ordinance. Based on a review of previously issued court opinions and Attorney General Opinions, the opinion concludes that

"[A] city commissioner may attend a community development board meeting and express his or her views on a proposed ordinance even though other city commissioners may be in attendance. However, the city commissioners attending such meeting should be cautioned not to engage in debate or discussion with each other. The adoption of the ordinance is a responsibility resting with city commission, and the city commission's discussions and deliberations on the proposed ordinance must occur at a duly noticed city commission meeting. Moreover, if the community development board has been advised of the city commission members' intention to speak on the proposed ordinance, it may be advisable for the board, in noticing its meeting, to include notice of the possible attendance and participation of city commission members."[6]

You have described a situation similar to that considered in Attorney General Opinion 98-79, that is, members of the City of Cocoa Beach Commission wish to attend other city board meetings and comment on agenda items that may subsequently come before the commission for final action. Based on the reasoning of the cases and opinions discussed above, it is my opinion that city commission members may attend the meetings of other city boards or commissions to express their opinions and make comments on agenda items that may ultimately come before the city commission for consideration. Such attendance would not violate the Government in the Sunshine Law. However, if more than one city commissioner is in attendance at such a meeting, no discussion or debate may take place among the commissioners on these issues.

In sum, it is my opinion that it is not a violation of the Government in the Sunshine Law for elected city commissioners to attend other city board meetings and comment on agenda items that may subsequently come before the commission for final action. However, the city commissioners in attendance at such meetings may not engage in a discussion or debate about these issues among themselves.

Sincerely,

Robert A. Butterworth
Attorney General

RAB/tgh

[1] See *Board of Public Instruction of Broward County v. Doran*, 224 So. 2d 693 (Fla. 1969); *Canney v. Board of Public Instruction of Alachua County*, 278 So. 2d 260 (Fla. 1973).

[2] See, e.g., *Times Publishing Company v. Williams*, 222 So. 2d 470, 473 (Fla. 2d DCA 1969), *disapproved in part on other grounds*, *Neu v. Miami Herald Publishing Company*, 462 So. 2d 821 (Fla. 1985), in which the district court stated:

"Every step in the decision-making process, including the decision itself, is a necessary preliminary to formal action. It follows that each such step constitutes an 'official act,' an indispensable requisite to 'formal action,' within the meaning of the act."

[3] See Ops. Att'y Gen. Fla. 94-62 (1994) and 92-05 (1992), and Inf. Op. to Mr. John C. Randolph dated June 4, 1996.

[4] Attorney General Opinion 89-23 (1989).

[5] Attorney General's Opinion 81-42 (1981). *Cf.* Op. Att'y Gen. Fla. 77-138 (1977), stating that the Sunshine Law does not prohibit members of city commission from attending public meetings of a board established by the commission and subsequently voting at a public meeting of the commission on recommendations submitted by the board.

[6] *Cf.* Op. Att'y Gen. Fla. 91-95 (1991) (while county commissioner may attend a meeting of a county board on which another county commissioner serves, it may be advisable to include mention in the published notice of the county board meeting of county commission members' possible attendance and participation).

Sunshine Law, notice requirements

Number: AGO 98-14

Date: February 25, 1998

Subject:
Sunshine Law, notice requirements

Mr. Paul R. Gougelman, III
General Counsel
Brevard Metropolitan Planning Organization
Reflections on the River, Suite 303
1499 South Harbor City Boulevard
Melbourne, Florida 32901

RE: GOVERNMENT IN THE SUNSHINE--PUBLIC MEETINGS--METROPOLITAN PLANNING ORGANIZATIONS--MUNICIPALITIES--notice of MPO meeting when city council members are *ex officio* MPO members and discussions are of matters foreseeably before the MPO. ss. 286.011 and 339.175(4), Fla. Stat.

Dear Mr. Gougelman:

On behalf of the Brevard Metropolitan Planning Organization, you ask substantially the following question:

Must members of a metropolitan planning organization (MPO) who also serve as city council members separately notice an MPO meeting when they plan to discuss upcoming MPO matters at an advertised city council meeting?

In sum:

Separate notice of a meeting of the metropolitan planning organization is not required when discussion of matters that may foreseeably come before the MPO occurs at an advertised, public meeting of a city council, of which two or more members are *ex officio* members of the MPO, provided the agenda reflects that the purpose of such a meeting is to discuss MPO matters.

You set forth the following factual situation. A five-member city council has appointed three of its members to serve as voting members of the governing board of a metropolitan planning organization. In order to enable the city council members who are MPO members to brief the city council on upcoming MPO issues and to discuss their positions on matters that will be before the MPO at forthcoming meetings, the city council has proposed that such items be placed on the agenda for the noticed city council meeting. The city council meetings are noticed, recorded, and open to the public. However, there is no advertisement for a meeting of the MPO and there is concern that the meeting of the council members who are also MPO members would be in violation of the Sunshine Law.

Section 286.011(1), Florida Statutes, Florida's Government in the Sunshine Law, provides:

"All meetings of any board or commission of . . . any agency or authority of any county, municipal corporation, or political subdivision, except as otherwise provided in the Constitution, at which official acts are to be taken are declared to be public meetings open to the public at all times, and no resolution, rule, or formal action shall be considered binding except as taken or made at such meeting. The board or commission must provide reasonable notice of all such meetings."

The statute applies to public collegial bodies at both the state and local level.[1] Florida courts have stated that it was the Legislature's intent to extend the requirements of the Sunshine Law to "every 'board or commission' of the state, or of any county or political subdivision over which it has dominion and control." [2] There is no question, however, that the Government in the Sunshine Law is applicable to meetings of the MPO.

The Sunshine Law's application is not limited to meetings at which final, formal actions are taken. It applies to "any gathering of members where members deal with some matter on which foreseeable action will be taken by the board." [3] Moreover, Florida courts have stated that it is the entire decision-making process that is covered, not merely meetings where a final vote is taken. [4]

In Attorney General Opinion 91-95, a similar situation was addressed. A county commissioner was a member of a county board and another commissioner planned to attend a meeting of the county board in order to discuss matters that would foreseeably come before the county commission. While no notice of a county commission meeting had been given, this office found no clear violation of the Sunshine Law, since notice of the meeting had been given to the public. This office concluded, however, that it may be advisable to include notice of the possible attendance and participation of county commission members in the proceedings of the county board, in order to fully inform the public of the nature of the meeting.

The opinion advised that where two or more boards or commissions are holding a joint meeting, the notice provided to the public should clearly state its joint nature. It was stated, however, that section 286.011, Florida Statutes, does not require that notice designate a meeting of a county board or agency as one held jointly with the county commission merely because members of the county commission may be in attendance or may enter into discussions on matters that may subsequently come before the commission.

The situation you have described, however, is distinguishable in that the purpose of the city council meeting is to facilitate discussions among the commissioners who are not members of the MPO and the MPO member commissioners to decide what positions to take on matters that will be discussed and voted on at future MPO board meetings. Clearly, the discussions among the MPO members would be part of their decision-making process and thus subject to the Sunshine Law. However, the MPO members are acting in their capacity as city council members and are not attempting to meet in secret. Rather, the discussions are taking place at a public, duly noticed meeting at which minutes are being recorded.

This office has stated that "reasonable notice" contemplates that an agency will give notice at such time and in such manner as will enable interested members of the public to attend the

meeting if they wish to do so.[5] In light of your statement that the purpose of the city council meeting is to enable the council members to discuss matters that may foreseeably come before the MPO and that three members of the city council are *ex officio* members of the MPO, it would be appropriate for the notice of such meeting to inform the public that issues pertaining to the MPO are on the commission's agenda. It does not appear, however, that the meeting could be characterized as a joint meeting of the city council and the MPO, merely because three of the council members are *ex officio* MPO members.

A review of the statutes governing the creation of metropolitan planning organizations evidences a recognition that local government officers serving *ex officio* on the MPO represent the local governing bodies that would, in the course of carrying out their purposes, be involved in matters considered by the MPO.[6] Therefore, the discussion of a matter by a local governing body in order to determine its position when such matter comes before the MPO would not make the meeting of the local governing body a meeting of the MPO that would have to be separately noticed.

Accordingly, it is my opinion that the city council may discuss matters that will foreseeably come before the metropolitan planning organization with the *ex officio* MPO members of the council at a noticed, public meeting of the city council, where such notice indicates the subject of the meeting.

Sincerely,

Robert A. Butterworth
Attorney General

RAB/tls

[1] *City of Miami Beach v. Berns*, 245 So. 2d 38 (Fla. 1971).

[2] *Times Publishing Company v. Williams*, 222 So. 2d 470, 473 (Fla. 2d DCA 1969), *disapproved in part on other grounds, Neu v. Miami Herald Publishing Company*, 462 So. 2d 821 (Fla. 1985).

[3] *Board of Public Instruction of Broward County v. Doran*, 224 So. 2d 693 (Fla. 1969); *Canney v. Board of Public Instruction of Alachua County*, 278 So. 2d 260 (Fla. 1973).

[4] See *Times Publishing Company v. Williams*, 222 So. 2d 470, 473 (Fla. 2d DCA 1969), in which the court stated:

"Every step in the decision-making process, including the decision itself, is a necessary preliminary to formal action. It follows that each such step constitutes an 'official act,' an indispensable requisite to 'formal action,' within the meaning of the act."

[5] See, e.g., *Ops. Att'y Gen. Fla.* 91-90 (1991), 80-78 (1980), and 73-170 (1973).

[6] See s. 339.175(4), Fla. Stat., stating:

"The authority and responsibility of an M.P.O. is to manage a continuing, cooperative, and comprehensive transportation planning process that results in the development of plans and programs which are consistent, to the maximum extent feasible, with the approved local government comprehensive plans of the units of local government the boundaries of which are within the metropolitan area of the M.P.O. An M.P.O. shall be the forum for cooperative decisionmaking by officials of the affected governmental entities in the development of the plans and programs required by subsections (5), (6), (7), and (8)."

Dual Office Holding, municipal boards

Number: AGO 2005-59

Date: November 21, 2005

Subject:

Dual Office Holding, municipal boards

The Honorable Stephen J. Gaul
Mayor
Town of Melbourne Village
555 Hammock Road
Melbourne Village, Florida 32904-2513

RE: DUAL OFFICEHOLDING–PUBLIC OFFICERS– MUNICIPALITIES– GOVERNMENT IN THE SUNSHINE LAW–PUBLIC MEETINGS– committee or board with purely advisory powers not an office for purposes of dual officeholding; attendance of two or more town commission members at public meeting of other town board or committee not violation of sunshine law if no discussion among commission members. s. 286.011, Fla. Stat.; s. 5(a), Art. II, State Const.

Dear Mayor Gaul:

On behalf of the Town Commission for the Town of Melbourne Village, you ask substantially the following questions:

1. May a member of the town commission serve on a town committee that has purely advisory duties or ministerial duties to carry out decisions previously made by the commission?
2. May a member of the town commission serve on a town committee that makes findings of fact regarding individual applications?
3. May a town commissioner serve on a town committee that reviews permit applications and issues permits?
4. Would the answer to question 3 change if the committee makes non-binding recommendations to the building official?
5. May a town commissioner serve on a committee that has authority to grant variances from town code provisions or impose fines for code violations?
6. If a town commissioner may serve on any of the above-mentioned committees, may another member of the commission appear before the committee at its public meeting and address an item on the committee's agenda that will foreseeably be addressed by the town commission at a subsequent meeting?

Your questions primarily relate to the prohibition against dual officeholding in section 5(a), Article

II, of the Florida Constitution. That subsection provides:

"No person holding any office of emolument under any foreign government, or civil office of emolument under the United States or any other state, shall hold any office of honor or of emolument under the government of this state. No person shall hold at the same time more than one office under the government of the state and the counties and municipalities therein, except that a notary public or military officer may hold another office, and any officer may be a member of a constitution revision commission, taxation and budget reform commission, constitutional convention, or statutory body having only advisory powers."

The Constitution does not define the terms "office" or "officer" for purposes of the dual officeholding prohibition. The Supreme Court of Florida, however, has stated:

"The term 'office' implies a delegation of a portion of the sovereign power to, and the possession of it by, the person filling the office, while an 'employment' does not comprehend a delegation of any part of the sovereign authority. The term 'office' embraces the idea of tenure, duration, and duties in exercising some portion of the sovereign power, conferred or defined by law and not by contract. An employment does not authorize the exercise in one's own right of any sovereign power or any prescribed independent authority of a governmental nature; and this constitutes perhaps the most decisive difference between an employment and an office . . . "[1]

It is, therefore, the nature of the powers and duties of a particular position that determines whether it is an "office" or an "employment." Membership on the governing body of a governmental entity, such as a county or municipality, clearly constitutes an office.[2]

Article II, section 5(a), Florida Constitution, contains several exceptions to its prohibition against dual officeholding. The constitutional provision expressly states that a notary public or military officer may hold another office. In addition, any officer may be a member of a constitution revision commission or constitutional convention. Statutory bodies having only advisory powers are also exempted from the constitutional prohibition on dual officeholding. This exception frequently has been the subject of interpretation both by the courts and by the Attorney General's Office.

For example, the Supreme Court of Florida has held that a member of the State Planning Board is a state "officer" within the dual officeholding prohibition even though the members of the board were authorized to act only in an advisory capacity.[3] The Court noted that the members of the board were appointed by the Governor, served a fixed term of office, performed duties imposed upon them by statute and were authorized to "expend public funds appropriated for that purpose in the discharge of [their] duties, exercising [their] own discretion in that regard." [4] Thus, the Court concluded that powers and attributes of sovereignty had been "delegated to or reposed in the State Planning Board."

Similarly, this office in Attorney General Opinion 76-241 concluded that membership on the Florida Human Relations Commission was an office because the commission was not a statutory body possessing only advisory powers. The opinion was based upon an examination of the powers of the commission, which included, the rights to, among other things, to accept either public or private money to help finance its activities; to recommend measures to eliminate

discrimination; to receive, initiate, investigate, hold hearings on, and pass upon complaints alleging discrimination; to render, at least annually, a comprehensive written report to the Governor and Legislature; and to adopt, amend and rescind rules to effectuate the purposes of the act. Since the commission was authorized to exercise powers associated with those of an office, it could not be characterized as purely an advisory body.[5]

In Attorney General Opinions 89-25 and 90-33 this office found that local planning and zoning commissions possessing the power to grant variances that are approved without review or that are final unless appealed to the county commission did not fall within the exception for advisory bodies. As noted in those opinions, only those statutory bodies possessing advisory powers are excepted; Article II, section 5(a), Florida Constitution, does not provide for or recognize an exception for statutory bodies whose powers are substantially or predominately advisory.

In light of the discussion above, a member of the town commission may serve on a town committee that has purely advisory duties or ministerial duties to carry out decisions previously made by the commission. The latter would appear to be more in the nature of an employment, since exercising ministerial duties would not rise to the level of exercising a sovereign power or independent authority of a governmental nature. However, town committees that are given the authority to make factual determinations, review permit applications, issue permits, grant variances, or impose fines exercise sovereign powers that would make them offices for purposes of the dual officeholding prohibition.

In situations where a committee merely makes non-binding recommendations and has not otherwise been delegated any powers to make factual determinations or exercise any portion of the municipality's sovereign power, there would not appear to be an office subject to the dual officeholding prohibition.[6]

Your final question relates to the application of the Government in the Sunshine Law, section 286.011, Florida Statutes, to public meetings of boards or committees where a town commissioner serves on a board or committee and another member of the town commission may address the entity on a matter that foreseeably may come before the town commission for action. The question arises, therefore, as to whether the presence of two town commissioners at the public meeting of the board or committee constitutes a meeting of the town commission for which reasonable notice must be given and minutes taken.

You state that all committees referenced in Questions 1-6 conduct business only at duly noticed open public meetings. The requirements of the Government in the Sunshine Law are that: (1) meetings of public boards or commissions must be open to the public; (2) reasonable notice of such meetings must be given; and (3) minutes of the meetings must be taken.[7]

In Attorney General Opinion 2000-68, this office was asked whether it was a violation of section 286.011, Florida Statutes, for elected city commissioners to attend other city board meetings and comment on agenda items that may subsequently come before the commission for final action. The opinion noted that application of the statute is not limited to meetings at which final, formal actions are taken, but rather it covers any gathering of members where they address some matter on which foreseeable action will be taken by the board. It was concluded that the commissioners could attend such a public meeting and offer comments, as long as they did not

engage in a discussion or debate about the issues among themselves.

In Attorney General Opinion 98-79, this office considered whether a city commissioner or a group of commissioners could attend a community board meeting and express their views on a proposed ordinance that had been referred by the city commission to the community development board for a recommendation. The city commissioners were interested in attending the meeting at which the community development board considered the ordinance in order to express their support or opposition to the ordinance. Based on a review of previously issued court opinions and Attorney General Opinions, the opinion concluded:

"[A] city commissioner may attend a community development board meeting and express his or her views on a proposed ordinance even though other city commissioners may be in attendance. However, the city commissioners attending such meeting should be cautioned not to engage in debate or discussion with each other. The adoption of the ordinance is a responsibility resting with the city commission, and the city commission's discussions and deliberations on the proposed ordinance must occur at a duly noticed city commission meeting. Moreover, if the community development board has been advised of the city commission members' intention to speak on the proposed ordinance, it may be advisable for the board, in noticing its meeting, to include notice of the possible attendance and participation of city commission members."

Based on the reasoning of the opinions discussed above, it is my opinion that it is not a violation of the Government in the Sunshine Law for town commissioners to attend the public meetings of other city boards or committees and comment on agenda items that may come before the town commission for official action. However, the city commissioners in attendance at such meetings may not engage in a discussion or debate about these issues among themselves. Moreover, as noted in the opinions cited above, it may be advisable for such boards or committees to include in the notice of their public meetings that members of the town commission will be in attendance.

Sincerely,

Charlie Crist
Attorney General

CC/tals

[1] *State ex rel. Holloway v. Sheats*, 83 So. 508, 509 (Fla. 1919). *And see State ex rel. Clyatt v. Hocker*, 22 So. 721 (Fla. 1897).

[2] See Ops. Att'y Gen. Fla. 72-348 (1972) and 74-73 (1974), respectively.

[3] *Advisory Opinion to Governor*, 1 So. 2d 636 (Fla. 1941).

[4] *Id.*, at 638.

[5] For other examples where this exception has been applied, see Ops. Att'y Gen. Fla. 72-179

(1972) (legislator may serve as member of ad hoc charter revision commission appointed by municipal governing body to serve in a purely advisory capacity to study and recommend changes in municipal charter); 73-288 (1973) (municipal zoning board having only advisory powers may serve as county tax collector); 74-232 (1974) (town council member may serve on advisory county planning commission); 77-74 (1977) (powers exercised by Florida Advisory Council member are advisory and as such are excluded from constitutional dual officeholding prohibition); 78-36 (1978) (member of board of trustees of county public health trust may serve on board of business regulation); 86-105 (1986) (local planning agency whose function is information gathering and advising local government entity falls within exception to dual officeholding prohibition).

[6] This office makes no comment as to any issues that may arise under Part III, Ch. 112, Fla. Stat., the Code of Ethics for Public Officers and Employees. Questions regarding such matters should be addressed to the Florida Commission on Ethics, Ms. Bonnie J. Williams, Executive Director, P. O. Drawer 15709, Tallahassee, FL 32317-5709; phone: 850/488-7864; fax: 850/488-3077; internet: <http://www.ethics.state.fl.us/>

[7] See s. 286.011(1) - (2), Fla. Stat.

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Jan Albanese Carpenter, Esq.
Latham, Shuker, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

**AMENDED AND RESTATED
INTERLOCAL AGREEMENT BETWEEN REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT AND REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT REGARDING
THE JOINT MAINTENANCE AND RECIPROCAL USAGE OF FACILITIES**

THIS AMENDED AND RESTATED INTERLOCAL AGREEMENT BETWEEN REUNION EAST COMMUNITY DEVELOPMENT DISTRICT AND REUNION WEST COMMUNITY DEVELOPMENT DISTRICT REGARDING THE JOINT MAINTENANCE AND RECIPROCAL USAGE OF FACILITIES (this "Interlocal Agreement") is made by and between the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Osceola County, Florida ("Reunion East") and the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Osceola County, Florida ("Reunion West") (collectively referred to herein as the "Districts"), amends and restates in its entirety that certain Interlocal Agreement between Reunion East Community Development District and Reunion West Community Development District Regarding the Joint Maintenance and Reciprocal Usage of Facilities, effective as of June 8, 2006 between the Districts (the "2006 Interlocal Agreement").

RECITALS

WHEREAS, the Osceola County Board of County Commissioners (the "County") has established Reunion East and Reunion West by separate ordinances numbered 01-31 and 01-32, respectively, adopted pursuant to Chapter 190, Florida Statutes, as such Districts were expanded from time to time (the "Ordinances"); and

WHEREAS, Reunion East and Reunion West are special purpose units of local government located entirely within Osceola County, Florida; and

WHEREAS, the external boundaries of Reunion East and Reunion West are depicted on Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to the Ordinances, Osceola County has granted to Reunion East and Reunion West the power to plan, establish, acquire, construct or reconstruct, enlarge or

extend, equip, operate and maintain roads and other infrastructure improvements as well as facilities for parks and indoor and outdoor recreational, cultural and educational uses; and

WHEREAS, Reunion East is the owner of certain real property within the boundaries of Reunion East and the improvements located, and to be located, thereon including, but not limited to, roadways, gatehouses, landscaping and recreational facilities (collectively the "Reunion East Facilities"), and Reunion West is the owner of certain real property within the boundaries of Reunion West and the improvements located thereon including, but not limited to, roadways, landscaping and recreational facilities (collectively the "Reunion West Facilities") (the Reunion East Facilities and Reunion West Facilities shall be collectively referred to as the "District Facilities" and are further described and illustrated on Exhibit "B" attached hereto); and

WHEREAS, the Districts are separated geographically only by Interstate-4 and are, for practical purposes, adjacent to each other and part of the same community; and

WHEREAS, joint operation and maintenance and reciprocal usage of Reunion East Facilities and the Reunion West Facilities will enhance the value of properties within both Districts, extend the life of the respective facilities by helping to address overuse of either District's facilities and enable the operation and maintenance of the community facilities to become more economical; and

WHEREAS, the Districts are empowered by Section 163.01, *Florida Statutes* to enter into interlocal agreements with each other, and Section 190.012(1)(g), *Florida Statutes* provides that the Districts may operate and maintain systems, facilities and basic infrastructure outside of their respective boundaries so long as the project(s) is (i) the subject of an agreement between the Districts and a governmental entity and (ii) is consistent with the local government comprehensive plan of Osceola County; and

WHEREAS, this Agreement shall serve as the "agreement between the Districts and a governmental entity" required by Section 190.012(g), *Florida Statutes*; and

WHEREAS, the District Facilities are consistent with the County's comprehensive plan.

WHEREAS, it appears to both Reunion East and Reunion West that it is in the best interests of the landowners, residents, invitees and guests of the Districts to develop the real property located therein as one interconnected community; and

WHEREAS, in order to facilitate the development of the real property located within the Districts as one interconnected community, the parties to this Agreement have agreed to grant certain non-exclusive access and use rights to the residents, invitees and guests of Reunion East and Reunion West over and across the Reunion West Facilities and the Reunion East Facilities, respectively, as well as provide for a method of joint operation and maintenance cost allocation; and

WHEREAS, adopting a policy of joint operation and maintenance programs and reciprocal usage will reduce the administrative burden for each District and provide opportunities for cost sharing between the Districts; and

WHEREAS, it appears to both Reunion East and Reunion West that it is in the best interests of the landowners, residents, invitees and guests of the Districts to amend and restate the 2006 Interlocal Agreement to restructure the joint allocation of operating and maintenance costs among the Districts; and

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Districts, the Districts agree as follows:

SECTION 1

1.1 Reciprocal Usage Rights. Reunion East and Reunion West hereby agree that their residents and feepayers shall generally have reciprocal rights to use the District Facilities owned by each District. There shall be no additional charge to residents and feepayers of either District for these reciprocal rights. However, any such usage shall be subject to the rules, regulations, policies and administrative fees applicable to the particular District facility being used. For illustration purposes only, if a resident or feepayer of Reunion West desired to hold a pool party at a Reunion East aquatic facility, each resident/feepayer would be required to pay the same pool party fee imposed by Reunion East on its residents/feepayers for such use. For purposes of this Agreement, the term "feepayer" means that person who pays the recreation fee applicable to that District but who may not be a resident or landowner of the District.

1.2 Limitation on Reciprocal Usage Rights. Without the written consent of the other, neither Reunion East nor Reunion West shall have the authority to permit, or enter into an agreement with, another entity expanding these reciprocal usage rights for the benefit of persons who are not residents or feepayers of either District.

1.3 Unavailability of District Facilities. Nothing herein shall require either District to ensure the continued availability of the District Facilities if made impossible due to acts of nature or God, governmental intervention or interference, or any factor beyond the reasonable and anticipated control of the Districts.

SECTION 2

2.1 Joint Operation and Maintenance Obligations. Reunion East and Reunion West hereby agree that they shall be jointly and severally responsible for the costs associated with the operation and maintenance of all District Facilities. A general list (which is not meant to be all-inclusive) of the types of costs associated with the operation and maintenance of the District Facilities which are intended to be allocated between the Districts is attached hereto as Exhibit "C". These joint costs shall be allocated between the Districts on the basis of the number of

currently platted equivalent assessment units (“EAUs”) located within each of the Districts so that Reunion East and Reunion West shall be responsible for their pro-rata basis share respectively, of the total costs associated with the operation and maintenance of the District Facilities. This allocation is intended to fairly apportion cost-sharing for the maintenance of certain shared District Facilities; it does not amend or remove the requirements of any landowner within either District to pay special assessments levied by such District. The Districts shall each annually review the number of platted lots and the allocation of joint costs for the operation and maintenance of the District Facilities. The calculation of the pro-rata share for the apportionment of joint costs under this section of the Agreement may be made by mutual consent of each District and shall be memorialized in records of each District. In the event the total number of EAUs in either District are recalculated pursuant to any allocation methodology to “True-Up Agreement” or other agreement related to either District’s issuance of tax-exempt bond financing, the relative proportions for cost-sharing set forth herein may be reallocated by the Districts by a written amendment to this Agreement (which amendment need not be recorded in the public records of Osceola County, but shall be maintained in the public records of the Districts).

2.2 Budgets. Beginning with the Districts’ 2010/2011 fiscal year, all expenditures contained in the Districts’ budgets relating to operation and/or maintenance of the District Facilities shall be combined with each other and allocated between the Districts in accordance with the percentages set forth herein.

2.3 Joint Operation and Maintenance Contracts. At all times following the beginning of the Districts’ 2010/2011 fiscal year, any new contract entered into for operation and/or maintenance services which pertains to District Facilities contained within both Reunion East and Reunion West shall be executed jointly by both Districts. Any new contract entered into for operation and/or maintenance services, whether said contract pertains to District Facilities contained only within Reunion East, Reunion West or both, which is required to be bid in accordance with applicable law, shall be approved by both Districts.

2.4 Additional Expenses. The Districts acknowledge and agree that the budget for each District is adopted at a public hearing following procedures set in Chapter 190, Florida Statutes, and that each District and its residents have an opportunity to attend said public hearing. In the event that additional expenses arise with respect to the operation or maintenance of the District Facilities, and such expenses were not included or anticipated in the Districts’ annual budgets, then the Districts will each pay their respective shares of such additional expenses.

2.5 Failure to Pay Costs. In the event that either Reunion East or Reunion West fails to pay any amounts owing in accordance with this Agreement, and non-paying party continues to fail to do so after thirty (30) days written notice from the notifying party, then the notifying party may, within its sole discretion, choose to pay the non-paying party’s portion of the cost or expense and seek contribution from the non-paying party. In the event that the notifying party does in fact pay said costs or expenses on behalf of the non-paying party, then interest on any unpaid amount shall accrue interest at the highest rate allowed by law and the non-paying party shall be responsible for the cost of collection, including attorneys’ fees.

SECTION 3

3.1. Review of Joint Maintenance and/or Reciprocal Usage. In the event that either District is dissatisfied with the status of the joint maintenance and/or reciprocal usage arrangement(s), such District shall request a joint, public meeting of the Districts' Board of Supervisors. If such a meeting is requested, the meeting shall be held within sixty (60) days of such request. This joint meeting shall be noticed in the same manner as a regular board of supervisors meeting. The purpose of this joint meeting shall be to evaluate the joint maintenance and/or reciprocal usage arrangement(s). The Districts agree to use good faith toward the resolution of any such issues prior to the time that the budgets for each year are required to be adopted in accordance with applicable law.

3.2. Mediation. In the event the Districts are unable to resolve the joint maintenance and/or reciprocal usage issues which are the subject of the joint public meeting held pursuant to Section 3.1 herein within ninety (90) days of such joint public meeting, the Districts shall submit their dispute to mediation at the request of either District. The Districts agree to cooperate in the selection of a mediator, and agree to share equally in mediation expenses, including the fees of the mediator. However, each District shall be responsible for the fees of its counsel. This mediation shall be held within forty-five (45) days after a request for mediation by either District or at such earliest time as is available by the chosen mediator.

3.3. Unilateral Termination. Only in the event mediation is unsuccessful, either District shall have the option to terminate this Interlocal Agreement by providing a Notice of Termination to the other District. This Notice of Termination must be provided to the non-terminating District between thirty (30) and sixty (60) days following the mediation held pursuant to Section 3.2 above. The effective date of such termination shall be stated in the Notice of Termination. In no event shall the effective date of termination be sooner than twelve (12) months after the date the Notice of Termination was received by the non-terminating District.

SECTION 4

4.1 Term. This Interlocal Agreement shall continue in full force and effect in perpetuity unless terminated, either unilaterally or mutually, in accordance with the provisions set forth herein.

4.2 Mutual Termination. The Districts shall have the option of terminating this Interlocal Agreement by entering into a mutual written Termination Agreement. However, either District may terminate this Interlocal Agreement without the consent of the other District, but only in accordance with Section 3.3 herein. In no event shall the effective date of any termination be sooner than twelve (12) months after the date the Termination Agreement was executed by the last signing District.

SECTION 5

Controlling Law. This Interlocal Agreement shall be construed and governed in accordance with the laws of the State of Florida.

SECTION 6

Severability. In the event any term or provision of this Interlocal Agreement is determined appropriate by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be construed or deleted as such authority determines, and the remainder of this Interlocal Agreement shall be construed to be in full force and effect.

SECTION 7

No Violation of District Bond Covenants; No Impact on Public Facility. Nothing contained in this Interlocal Agreement shall operate to violate any of the Districts' covenants set forth in any document related to the Districts' issuance of tax-exempt bonds (the "Bond Documents"). In the event any or all of the obligations contained in the Interlocal Agreement would constitute a violation of a District's bond covenants, trust indenture or other Bond Documents, as may be supplemented from time to time, such obligations shall be null and void. In such event, each District shall have the unilateral right to immediately cancel this Interlocal Agreement. Nothing herein shall be construed to affect the status of either District's recreational amenities as "public" facilities, under the terms and conditions established by the District and the Bond Documents. Nothing herein shall give either District the right or ability to amend or revise any operating policy, rule or procedure governing the other District's recreational facilities.

SECTION 8

Amendment. This Interlocal Agreement shall not be modified or amended except by written agreement duly executed by the parties hereto or as otherwise provided herein.

SECTION 9

Entire Agreement. This Interlocal Agreement constitutes the entire agreement and understanding between the Districts related to joint operation and maintenance and reciprocal usage rights.

SECTION 10

No Third Party Beneficiaries. This Interlocal Agreement is solely for the benefit of the parties herein and no right or cause or action shall accrue upon or by reason hereof to or for the benefit of any third party not a party hereto. Nothing in this Interlocal Agreement, expressed or implied, is intended to or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provision, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 11

No Waiver of Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Districts, including their supervisors, officers, agents and employees, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefits of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 12

Interpretation. This Agreement has been negotiated fully between the parties as an arms length transaction. Both Districts participated fully in the preparation of this Agreement. In the case of a dispute concerning the interpretation of any provision of this Interlocal Agreement, both Districts are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

SECTION 13

Notice. Each District shall furnish to the other such notice, as may be required from time to time, pursuant to the administration of this Agreement, in writing, posted in the U.S. mail or by overnight delivery service and addressed as follows:

To Reunion East: Reunion East Community Development District
 c/o Governmental Management Services
 201 East Pine Street, Suite 950
 Orlando, Florida 32801
 Fax: 407-839-1526

With copy to: Jan Albanese Carpenter, Esquire
Latham, Shuker, Eden & Beaudine, LLP
390 N. Orange Avenue, Suite 600
Orlando, Florida 32801
Fax: 407-581-9801

To Reunion West: Reunion West Community Development District
c/o Governmental Management Services
201 East Pine Street, Suite 950
Orlando, Florida 32801
Fax: 407-839-1526

With copy to: Jan Albanese Carpenter, Esq.
Latham, Shuker, Eden & Beaudine, LLP
390 N. Orange Avenue, Suite 600
Orlando, Florida 32801
Fax: 407-581-9801

SECTION 14

Effective Date and Intent. Regardless of the actual date of execution, this Interlocal Agreement and the rights conferred herein are effective as of August 26, 2010, which is the date this Interlocal Agreement was approved by the Board of Supervisors of each District. However, as set forth in Section 2.2 herein, the cost sharing and allocation contemplated and described hereunder shall begin with the Districts' 2010/2011 fiscal year. Nothing herein is intended to amend, modify, or apply retroactively to any cost sharing and/or allocation contemplated, described or implemented by the Districts in prior fiscal years

[SIGNATURE PAGE TO FOLLOW]

**SIGNATURE PAGE
TO INTERLOCAL AGREEMENT**

IN WITNESS WHEREOF the undersigned set their hands as of the 26th day of August, 2010.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Witness: Jemma Lawrence

Print: Jemma Lawrence

By: John Gray
John Gray, Chairman

Witness: [Signature]

Print: Bryan Arnold

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 4 day of October, 2010, by JOHN GRAY as Chairman of the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, on behalf of said district. Said person is personally known to me or has produced a valid driver's license as identification.



DIANE D. PARKER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE013546
Expires 8/1/2014

Diane D Parker
Notary Public; State of Florida
Print Name: Diane D Parker
My Commission Expires: 8/1/2014
My Commission No.: EE013546

**SIGNATURE PAGE
TO INTERLOCAL AGREEMENT**

IN WITNESS WHEREOF the undersigned set their hands as of the 26th day of August, 2010.

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Witness: Jenna Lawrence

Print: Jenna Lawrence

Witness: [Signature]

Print: Bryan Arnold

By: [Signature]
John Gray, Chairman

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 4 day of October 2010, by JOHN GRAY as Chairman of the REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, on behalf of said district. Said person is personally known to me or has produced a valid driver's license as identification.



DIANE D. PARKER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE013546
Expires 8/1/2014

[Signature]
Notary Public: State of Florida
Print Name: Diane D Parker
My Commission Expires: 8/1/2014
My Commission No.: EE013546

EXHIBIT "A"

EXTERNAL BOUNDARIES OF REUNION EAST AND REUNION WEST

REUNION WEST CDD – AS EXPANDED

DESCRIPTION - REUNION - WEST

A portion of Lot 1, Block 3, Magnolia Creek, according to the Plat thereof, as recorded in Plat Book 12; Pages 70 through 79 of the public records of Osceola County, Florida, and Lots 9, 10, 11, and 12, Block C, Florida Fruit and Truck Land Company Subdivision, being a portion of the West 1/2 of the West 1/2 of the southwest 1/4 of Section 22, Township 25 South, Range 27 East, Osceola County, Florida being more particularly described as follows:

Begin at the Northeastly corner of Lot 1, Block 3 of said Magnolia Creek; thence run S 00°12'22" W, a distance of 1326.57 feet; thence run S 89°58'38" E, a distance of 992.54 feet to a point on the westerly right of way of Interstate 4 (State Road 400), said point being on a non-tangent curve, concave southwesterly, having a radius of 3982.00 feet and a central angle of 04°39'35"; and a chord bearing of S 16°24'27" E, thence run 323.84 feet along the arc of said curve and said right of way line to the point of compound curvature with a curve, concave northwesterly, having a radius of 2006.00 feet and a central angle of 46°34'57"; thence run southwesterly, along the arc of said curve, a distance of 1630.81 feet to the point of compound curvature with a curve, concave northwesterly, having a radius of 9906.00 feet and a central angle of 07°38'09"; thence run southwesterly, along the arc of said curve, a distance of 1320.13 feet to a point; thence run S 40°08'26" W, a distance of 505.22 feet; thence run N 89°58'57" W, a distance of 889.31 feet; thence run S 00°12'29" W, a distance of 370.75 feet; thence run S 70°07'18" E, a distance of 187.79 feet; thence run S 89°58'57" E, a distance of 310.85 feet; thence run S 49°51'34" E, a distance of 58.10 feet; thence run S 40°08'28" W, a distance of 3179.37 feet; thence departing said right of way line run N 00°06'57" E, a distance of 246.89 feet; thence run N 89°57'27" W, a distance of 665.03 feet; thence run N 00°06'23" E, a distance of 663.43 feet; thence run N 89°58'08" W, a distance of 884.27 feet; thence run S 00°05'43" W, a distance of 576.61 feet; thence run N 89°56'47" W, a distance of 375.00 feet; thence run S 44°55'32" E, a distance of 343.31 feet; thence run N 71°45'45" W, a distance of 843.72 feet; thence run N 72°33'01" W, a distance of 439.95 feet; thence run N 18°20'04" E, a distance of 88.87 feet; thence run N 71°22'55" W, a distance of 39.44 feet; thence run N 00°05'44" E, a distance of 391.54 feet; thence run S 89°58'08" E, a distance of 509.70 feet; thence run N 00°05'04" E, a distance of 1326.35 feet; thence run N 89°59'28" W, a distance of 651.83 feet; thence run N 00°18'42" E, a distance of 1322.08 feet; thence run N 89°48'47" E, a distance of 1324.10 feet; thence run N 00°04'57" E, a distance of 2618.32 feet; thence run S 89°53'52" E, a distance of 1380.52 feet; thence run N 00°35'44" W, a distance of 1377.27 feet to the Northwestly corner of said Lot 1, Block 3; thence run N 89°56'40" W, a distance of 11.33 feet to the Southwest corner of Section 22, Township 25 South, Range 27 South and a recovered 5' x 5' Concrete Monument (Jones, Wood, & Gentry); thence run N 00°13'04" E, a distance of 2657.91 feet; thence run S 89°42'36" E, a distance of 665.88 feet; thence run S 00°13'27" W along the East line of the West 1/2 of the West 1/2 of said Section 22, a distance of 2855.19 feet to the Southeast corner of said Lot 12; thence run S 89°56'40" E, a distance of 1996.39 feet to the POINT OF BEGINNING.

Containing 702.4692 acres, (30,599,558.61 sq ft) more or less.

A portion of Lot 1, Block 4, Magnolia Creek, according to the Plat thereof as recorded in Plat Book 12, Pages 70 through 79 of the public records of Osceola County, Florida being more particularly described as follows:

Begin at the Northeast corner of said Lot 1, Block 4; thence run S 00°15'31" W, a distance of 1327.37 feet; thence run N 89°56'39" E, a distance of 809.27 feet to the Northwestly right of way line of Interstate 4 (State Road 400); thence along said right of way line run S 40°08'26" W, a distance of 607.04 feet; thence departing said right of way line run N 68°40'55" W, a distance of 441.48 feet; thence run N 57°51'13" W, a distance of 402.97 feet; thence run S 00°15'59" W, a distance of 438.41 feet; thence run S 46°55'30" E, a distance of 535.33 feet to said right of way line; thence along said right of way line run S 40°08'26" W, a distance of 565.09 feet; thence run N 49°51'58" W, a distance of 21.00 feet; thence run S 42°52'55" W, a distance of 250.29 feet;

Composite Exhibit A to Interlocal Agreement
Reunion West CDD

thence run S 40°08'02" W, a distance of 339.99 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 9897.00 feet and a central angle of 03°28'07"; thence on a chord bearing of S 41°51'06" W, run 593.39 feet along the arc of said curve to a point; thence departing said right of way line run N 45°51'19" W, a distance of 84.71 feet; thence run N 06°08'28" W, a distance of 120.61 feet; thence run N 06°08'28" W, a distance of 284.18 feet to a point on a non-tangent curve, concave easterly, having a radius of 11593.00 feet and a central angle of 02°00'13"; thence on a chord bearing of N 03°02'30" W, run 403.30 feet along the arc of said curve to a point on a non-tangent curve, concave westerly, having a radius of 11385.00 feet and a central angle of 04°11'40"; thence on a chord bearing of N 01°58'48" W, run 833.48 feet along the arc of said curve to a point; thence run N 89°44'46" W, a distance of 2.49 feet; thence run N 00°13'54" E, a distance of 1162.67 feet; thence run N 89°56'09" E, a distance of 599.81 feet; thence run N 00°15'21" E, a distance of 863.57 feet; thence run N 89°55'26" E, a distance of 665.50 feet to the POINT OF BEGINNING.

Containing 77.9236 acres, (3394360.98 sq ft) more or less.

TOGETHER WITH:

**REUNION WEST CDD -- ANNEX INTO CDD
(K HILLS)**

A PORTION OF LOTS 1 THROUGH 16, BLOCK D, FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 89°56'40" EAST A DISTANCE OF 2662.08 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22 TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 00°15'07" EAST A DISTANCE OF 907.31 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°15'07" EAST A DISTANCE OF 1683.83 FEET TO A POINT ON A LINE 65.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 965.63 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN SOUTH 00°05'55" EAST A DISTANCE OF 199.79 FEET; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 207.00 FEET; THENCE NORTH 00°05'55" WEST A DISTANCE OF 199.79 FEET TO A POINT ON SAID PARALLEL LINE; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 1450.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 545; THENCE SOUTH 00°15'06" WEST A DISTANCE OF 2589.12 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 22; THENCE NORTH 89°57'01" WEST A DISTANCE OF 1983.62 FEET ALONG SAID SOUTH LINE; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 35°26'45" WEST A DISTANCE OF 650.61 FEET; THENCE NORTH 34°18'00" WEST A DISTANCE OF 457.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 148.408 ACRES MORE OR LESS.

TOGETHER WITH

THAT PART OF:

"LOTS 4 THROUGH 9, BLOCK "D", FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

THAT PORTION OF THE ABUTTING RIGHTS-OF-WAY AS SHOWN AND DEPICTED ON FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE

PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5" X 5" CONCRETE MONUMENT (NO. I.D.) AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE SOUTH 89°56'40" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 665.69 FEET TO THE SOUTHWEST CORNER OF THE EAST THREE-QUARTERS OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE SOUTH 89°56'40" EAST A DISTANCE OF 1996.39 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE NORTH 00°15'07" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 2591.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°15'07" EAST A DISTANCE OF 15.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 2622.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 545 (OLD LAKE WILSON ROAD); THENCE SOUTH 00°15'06" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 65.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89°54'22" WEST ALONG A LINE WHICH IS PARALLEL TO AND 65.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 2622.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.90 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF LOTS 7 AND 8, BLOCK D, FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 89°56'40" EAST A DISTANCE OF 2662.08 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22 TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 00°15'07" EAST A DISTANCE OF 2591.14 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 965.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°05'55" EAST A DISTANCE OF 199.79 FEET; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 207.00 FEET; THENCE NORTH 00°05'55" WEST A DISTANCE OF 199.79 FEET; THENCE NORTH 89°54'22" WEST A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES, MORE OR LESS.

Composite Exhibit A to Interlocal Agreement
Reunion West CDD

REUNION EAST CDD – AS EXPANDED

Legal Description – CDD East 545

Block 2, Lot 3, and a portion of Block 2, Lot 2, Magnolia Creek, according to the plat thereof, as recorded in Plat Book 12, Pages 70 through 79 of the Public Records of Osceola County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of said Block 2, Lot 3, being a point on the North right of way line of County Road 532 and a point on a non-tangent curve, concave northwesterly, having a radius of 1810.08 feet and a central angle of 21°05'10"; thence on a chord bearing of S 79°28'51" W, run 666.15 feet along the arc of said curve and along said North right of way line and the South line of said Block 2, Lot 3 to the point of tangency thereof; thence run N 89°58'34" W, along said North right of way line and along said South line of Block 2, Lot 3, a distance of 12.49 feet; thence departing said North right of way line and said South line of Block 2, Lot 3, run N 00°26'04" E, a distance of 463.41 feet; thence run N 89°59'34" W, a distance of 663.76 feet; thence run S 00°23'38" W, a distance of 463.21 feet to said North right of way line and the South line of said Block 2, Lot 3; thence run N 89°58'34" W, along said North right of way line and along said South line of Block 2, Lot 3, a distance of 1326.86 feet; thence departing said North right of way line and said South line of Block 2, Lot 3, run N 00°18'46" E, a distance of 462.81 feet; thence run N 89°59'34" W, a distance of 601.76 feet to the East right of way line of County Road 545 and the West line of said Block 2, Lot 3; thence run the following five courses and distances along said East right of way line of County Road 545 and said West line of said Block 2, Lot 3; thence run N 00°16'21" E, a distance of 1987.62 feet; thence run N 00°12'39" E, a distance of 2660.71 feet; thence run N 00°12'19" E, a distance of 1491.75 feet; thence run S 89°51'48" E, a distance of 4.67 feet to a point on a non-tangent curve, concave easterly, having a radius of 11385.00 feet and a central angle of 04°22'52"; thence on a chord bearing of N 02°19'42" E, run 870.56 feet along the arc of said curve to the point of reverse curvature with a curve, concave westerly, having a radius of 11533.00 feet and a central angle of 01°10'37"; thence run northerly, along the arc of said curve, a distance of 236.89 feet to the North line of said Block 2, Lot 2; thence run the following six courses and distances along said North line of said Block 2, Lot 2; thence run N 74°37'08" E, a distance of 242.90 feet; thence run S 73°56'21" E, a distance of 220.31 feet; thence run S 48°33'06" E, a distance of 405.84 feet; thence run S 20°18'07" E, a distance of 338.15 feet; thence run S 08°52'24" E, a distance of 581.78 feet; thence run S 89°50'23" E, a distance of 400.32 feet; thence run N 28°34'06" E, a distance of 1394.46 feet; thence run S 89°54'13" E, a distance of 528.49 feet; thence run S 00°06'57" W, a distance of 1331.67 feet; thence run S 89°56'59" E, a distance of 1326.84 feet; thence run S 00°06'28" W, a distance of 1330.53 feet; thence run S 00°36'14" W, a distance of 2657.79 feet; thence run S 89°57'42" W, a distance of 659.58 feet; thence run S 00°21'16" W, a distance of 617.40 feet; thence run S 00°21'16" W, a distance of 1715.50 feet to the POINT OF BEGINNING.

Containing 582.76 acres, more or less.

Composite Exhibit A to Interlocal Agreement
Reunion East CDD

LEGAL DESCRIPTION-CDD WEST 545

A Portion of Lots 1, 2 and 3 of Block 1 of the record plat of Magnolia Creek as recorded in plat book 12, pages 70-79 of the public records of Osceola County, Florida and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 2, Thence North 00°16'21" East, along said east line of Lot 2 and also the westerly right-of-way line of County Road 545, a distance of 1301.52 feet to the southeast corner of said Lot 3; Thence North 00°13'46" East, along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, a distance of 3809.53 feet; Thence continuing along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, North 00°12'20" East a distance of 2562.04 feet; Thence North 00°12'04" East a distance of 308.67 feet to a point on the easterly proposed right-of-way line of Interstate 4; Thence departing said east line of Lot 3 and also the westerly right-of-way line of County Road 545, South 42°29'59" West along said easterly proposed right-of-way line, a distance of 1403.39 feet to a point of curvature, concave northwesterly, having a radius of 1452.75 feet, an included angle of 10°40'23", (Chord Bearing South 47°50'07" West, Chord Distance of 270.22 feet) run along said easterly proposed right-of-way line and said curve a distance of 270.62 feet to a point of tangency, Thence South 53°10'18" West a distance of 1160.04 feet to a point of curvature, concave southeasterly, having a radius of 1905.99 feet, an included angle of 13°01'53", (Chord Bearing South 46°39'22" West, Chord Distance of 432.57 feet) run along said easterly proposed right-of-way line and said curve a distance of 433.50 feet to a point of tangency, Thence South 40°08'25" West a distance of 340.00 feet; Thence South 42°53'19" West a distance of 250.29 feet; Thence North 49°52'13" West a distance of 18.00 feet to the Easterly right-of-way line per Florida Department Of Transportation R-O-W Map Section No. 92130-2401, Thence South 40°08'26" West along said Easterly right-of-way, a distance of 2073.14 feet to a point; Thence departing said Easterly right-of-way, South 10°29'59" East a distance of 39.00 feet; Thence South 02°50'19" East a distance of 82.26 feet; Thence South 38°21'48" West a distance of 43.67 feet; Thence South 11°29'39" East a distance of 46.71 feet; Thence South 56°11'27" East a distance of 50.34 feet; Thence South 57°52'13" West a distance of 47.50 feet; Thence South 57°41'21" East a distance of 25.42 feet; Thence South 05°37'06" East a distance of 31.23 feet; Thence South 03°59'27" West a distance of 57.42 feet; Thence South 30°20'37" West a distance of 25.15 feet; Thence South 00°00'00" West a distance of 39.51 feet; Thence South 36°44'31" East a distance of 22.34 feet; Thence South 09°25'09" West a distance of 44.80 feet; Thence North 60°15'41" West a distance of 26.82 feet; Thence South 08°41'35" West a distance of 54.54 feet; Thence South 47°33'27" East a distance of 52.31 feet; Thence South 04°52'03" East a distance of 56.82 feet; Thence South 18°50'33" West a distance of 72.24 feet; Thence South 01°11'14" East a distance of 51.30 feet; Thence South 09°03'52" West a distance of 81.21 feet; Thence South 24°51'48" West a distance of 92.93 feet; Thence South 09°30'59" West a distance of 51.09 feet; Thence South 04°06'27" East a distance of 75.29 feet; Thence South 05°55'52"

Composite Exhibit A to Interlocal Agreement
Reunion East CDD

West a distance of 41.30 feet; Thence South 73°46'41" East a distance of 120.20 feet; Thence South 82°20'05" East a distance of 68.46 feet; Thence South 90°00'00" East a distance of 93.17 feet; Thence North 67°53'24" East a distance of 36.62 feet; Thence North 87°22'53" East a distance of 73.26 feet; Thence North 83°03'56" East a distance of 73.00 feet; Thence South 86°02'56" East a distance of 52.95 feet; Thence North 75°11'55" East a distance of 60.32 feet; Thence South 77°00'23" East a distance of 34.93 feet; Thence South 32°00'23" East a distance of 49.40 feet; Thence South 60°06'52" East a distance of 11.66 feet; Thence North 29°53'08" East a distance of 25.00 feet; Thence North 17°35'35" East a distance of 30.98 feet; Thence North 56°13'22" East a distance of 142.52 feet; Thence North 88°45'20" East a distance of 287.22 feet; Thence South 75°04'10" East a distance of 89.73 feet; Thence South 65°39'37" East a distance of 110.39 feet; Thence North 41°39'20" East a distance of 112.70 feet; Thence North 22°10'55" West a distance of 90.94 feet; Thence North 37°51'37" West a distance of 108.71 feet; Thence North 27°02'38" West a distance of 156.44 feet; Thence North 08°08'11" West a distance of 71.52 feet; Thence North 14°56'32" West a distance of 74.15 feet; Thence North 30°58'59" West a distance of 27.85 feet; Thence North 68°12'50" West a distance of 77.21 feet; Thence North 51°21'42" West a distance of 30.59 feet; Thence North 74°03'58" West a distance of 34.79 feet; Thence North 19°38'02" West a distance of 36.67 feet; Thence North 32°14'42" West a distance of 50.59 feet; Thence North 08°53'32" West a distance of 112.43 feet; Thence North 08°52'26" West a distance of 42.54 feet; Thence North 15°30'25" East a distance of 79.78 feet; Thence North 12°28'47" East a distance of 100.52 feet; Thence North 81°56'22" West a distance of 37.53 feet; Thence North 00°00'00" East a distance of 57.31 feet; Thence North 15°57'25" East a distance of 34.77 feet; Thence North 00°00'00" East a distance of 42.98 feet; Thence North 90°00'00" West a distance of 19.12 feet; Thence North 26°34'57" West a distance of 21.36 feet; Thence North 60°16'27" West a distance of 38.53 feet; Thence North 30°53'04" West a distance of 47.68 feet; Thence South 80°01'16" West a distance of 65.00 feet; Thence North 87°54'47" West a distance of 70.75 feet; Thence North 75°17'21" West a distance of 55.00 feet; Thence North 52°33'59" West a distance of 37.42 feet; Thence North 74°22'18" West a distance of 44.26 feet; Thence North 22°23'53" West a distance of 58.07 feet; Thence North 15°21'32" East a distance of 15.42 feet; Thence North 42°32'06" East a distance of 24.73 feet; Thence North 76°41'40" East a distance of 59.08 feet; Thence North 84°33'39" East a distance of 55.87 feet; Thence North 69°22'41" East a distance of 52.76 feet; Thence North 60°02'47" East a distance of 86.08 feet; Thence North 03°56'07" East a distance of 27.28 feet; Thence North 14°46'29" West a distance of 21.36 feet; Thence North 26°19'07" East a distance of 28.69 feet; Thence North 60°26'26" East a distance of 65.98 feet; Thence South 81°43'41" East a distance of 40.25 feet; Thence South 54°45'23" East a distance of 99.85 feet; Thence South 08°26'03" East a distance of 79.84 feet; Thence South 23°51'42" West a distance of 76.83 feet; Thence South 45°26'27" East a distance of 154.16 feet; Thence South 34°13'38" East a distance of 27.65 feet; Thence South 74°25'07" East a distance of 97.65 feet; Thence South 87°04'00" East a distance of 85.42

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feet; Thence South 82°52'50" East a distance of 158.72 feet; Thence South 88°58'07" East a distance of 242.84 feet; Thence North 28°05'27" East a distance of 74.33 feet; Thence North 43°17'11" East a distance of 51.04 feet; Thence North 61°09'30" East a distance of 57.46 feet; Thence North 87°42'59" East a distance of 17.49 feet; Thence North 88°41'57" East a distance of 96.27 feet; Thence South 57°17'06" East a distance of 36.40 feet; Thence South 51°21'43" East a distance of 42.01 feet; Thence South 74°45'22" East a distance of 24.94 feet; Thence North 65°52'16" East a distance of 69.51 feet; Thence North 60st°16'27" East a distance of 52.90 feet; Thence North 38°23'21" East a distance of 66.92 feet; Thence North 00°00'00" East a distance of 39.34 feet; Thence South 86°55'04" East a distance of 92.54 feet; Thence North 61°18'58" East a distance of 78.09 feet; Thence North 00°07'48" East a distance of 45.54 feet; Thence South 56°51'42" West a distance of 45.35 feet; Thence North 24°06'50" West a distance of 57.22 feet; Thence North 36°20'32" West a distance of 60.73 feet; Thence North 45°25'12" West a distance of 55.79 feet; Thence South 83°39'11" West a distance of 64.62 feet; Thence North 69°06'19" West a distance of 42.19 feet; Thence North 88°00'39" West a distance of 73.01 feet; Thence North 82°57'35" West a distance of 91.65 feet; Thence North 77°27'56" West a distance of 51.03 feet; Thence North 38°27'25" West a distance of 60.90 feet; Thence North 22°31'17" West a distance of 44.04 feet; Thence North 16°01'51" West a distance of 57.80 feet; Thence North 08°21'15" West a distance of 118.76 feet; Thence North 51°35'22" West a distance of 8.00 feet; Thence North 23°15'46" West a distance of 50.95 feet; Thence North 02°37'37" East a distance of 97.02 feet; Thence North 03°44'34" West a distance of 67.77 feet; Thence North 71°18'14" West a distance of 12.38 feet; Thence North 36°37'48" West a distance of 55.95 feet; Thence North 60°11'37" West a distance of 24.04 feet; Thence North 30°43'21" West a distance of 23.03 feet; Thence North 10°51'14" West a distance of 55.89 feet; Thence South 62°13'59" West a distance of 45.71 feet; Thence North 40°04'59" West a distance of 30.50 feet; Thence North 09°28'21" West a distance of 43.66 feet; Thence North 07°55'39" West a distance of 79.26 feet; Thence North 60°21'04" West a distance of 58.16 feet; Thence North 20°11'36" West a distance of 21.63 feet; Thence North 50°-8'-6 "West a distance of 38.37 feet; Thence North 41°38'13" East a distance of 93.92 feet; Thence North 37°26'53" East a distance of 29.12 feet; Thence South 57°53'49" East a distance of 40.27 feet; Thence South 41°20'11" East a distance of 22.92 feet; Thence South 82°25'14" East a distance of 48.70 feet; Thence North 51°19'30" East a distance of 286.36 feet; Thence South 42°15'17" East a distance of 717.87 feet; Thence South 46°54'33" East a distance of 55.35 feet; Thence South 32°05'23" East a distance of 43.85 feet; Thence South 38°07'54" West a distance of 37.96 feet; Thence South 05°40'47" West a distance of 56.49 feet; Thence South 04°45'22" East a distance of 45.16 feet; Thence South 01°01'11" East a distance of 43.68 feet; Thence South 63°30'56" West a distance of 34.00 feet; Thence South 13°59'57" East a distance of 30.07 feet; Thence South 26°38'19" West a distance of 51.98 feet; Thence South 13°58'16" West a distance of 102.68 feet; Thence South 19°08'32" East a distance of 37.39 feet; Thence South 27°28'20" East a distance of 64.66 feet;

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Thence South 42°13'57" East a distance of 46.82 feet; Thence South 15°31'21" East a distance of 64.51 feet; Thence South 27°48'29" East a distance of 34.23 feet; Thence South 57°08'20" East a distance of 39.00 feet; Thence South 45°49'42" East a distance of 50.99 feet; Thence South 25°41'52" East a distance of 29.35 feet; Thence South 30°23'50" West a distance of 25.95 feet; Thence South 37°30'02" East a distance of 48.07 feet; Thence South 21°02'35" West a distance of 21.22 feet; Thence South 62°31'13" East a distance of 71.35 feet; Thence South 36°38'24" East a distance of 27.02 feet; Thence South 44°45'13" East a distance of 73.16 feet; Thence South 30°03'14" East a distance of 39.54 feet; Thence South 30°14'39" East a distance of 86.38 feet; Thence South 42°15'49" East a distance of 61.94 feet; Thence South 29°44'19" East a distance of 35.93 feet; Thence South 16°25'56" East a distance of 25.94 feet; Thence South 25°51'29" West a distance of 21.27 feet; Thence South 61°34'15" East a distance of 46.54 feet; Thence South 00°00'00" West a distance of 21.47 feet; Thence South 83°04'02" East a distance of 54.90 feet; Thence North 81°34'21" East a distance of 30.69 feet; Thence North 83°32'38" East a distance of 32.37 feet; Thence North 85°11'18" East a distance of 24.45 feet; Thence North 58°19'43" East a distance of 38.04 feet; Thence North 76°58'53" East a distance of 57.14 feet; Thence North 76°37'32" East a distance of 45.58 feet; Thence North 22°31'39" East a distance of 24.58 feet; Thence North 12°53'42" East a distance of 36.71 feet; Thence North 00°00'00" East a distance of 20.34 feet; Thence North 20°35'11" East a distance of 49.38 feet; Thence North 41°57'41" West a distance of 52.92 feet; Thence North 18°21'38" East a distance of 13.71 feet; Thence North 75°39'23" East a distance of 16.28 feet; Thence South 73°51'41" East a distance of 47.98 feet; Thence South 64°07'31" East a distance of 51.39 feet; Thence South 10°22'23" East a distance of 203.11 feet; Thence South 62°58'25" West a distance of 73.93 feet; Thence South 56°16'37" West a distance of 58.82 feet; Thence South 59°18'09" West a distance of 72.39 feet; Thence South 51°24'31" West a distance of 108.28 feet; Thence South 53°41'04" West a distance of 100.20 feet; Thence South 59°34'48" West a distance of 31.44 feet; Thence South 39°50'59" West a distance of 58.24 feet; Thence South 09°29'34" West a distance of 32.60 feet; Thence South 22°34'42" West a distance of 30.12 feet; Thence South 00°34'03" West a distance of 49.17 feet; Thence South 03°21'53" East a distance of 58.52 feet; Thence South 12°10'03" East a distance of 27.66 feet; Thence South 11°37'46" West a distance of 34.40 feet; Thence South 07°38'24" West a distance of 54.34 feet; Thence South 21°11'33" West a distance of 54.60 feet; Thence South 33°39'18" West a distance of 43.86 feet; Thence South 00°00'00" West a distance of 90.27 feet; Thence South 26°24'19" East a distance of 65.04 feet; Thence South 11°54'10" East a distance of 43.57 feet; Thence South 12°05'01" East a distance of 52.47 feet; Thence South 11°38'52" East a distance of 61.45 feet; Thence South 03°19'23" East a distance of 45.56 feet; Thence South 04°10'50" East a distance of 121.31 feet; Thence North 84°42'42" West a distance of 219.67 feet; Thence North 80°10'30" West a distance of 152.82 feet; Thence North 82°12'21" West a distance of 91.18 feet; Thence North 87°23'27" West a distance of 132.50 feet; Thence South 63°46'54" West a distance of 86.08 feet; Thence South 77°54'21"

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West a distance of 98.83 feet; Thence South 85°32'04" West a distance of 309.55 feet; Thence North 76°52'25" West a distance of 96.89 feet; Thence South 76°09'58" West a distance of 70.15 feet; Thence South 52°01'02" West a distance of 67.64 feet; Thence South 46°12'10" West a distance of 146.90 feet; Thence South 78°31'15" West a distance of 282.89 feet; Thence South 05°37'00" East a distance of 222.28 feet; Thence South 12°51'15" East a distance of 101.73 feet; Thence South 05°21'29" East a distance of 189.64 feet; Thence South 02°16'38" East a distance of 241.75 feet; Thence South 00°39'27" West a distance of 485.69 feet; Thence South 14°10'23" West a distance of 29.89 feet; Thence North 75°37'32" East a distance of 28.01 feet; Thence South 55°30'05" East a distance of 24.65 feet; Thence South 58°33'40" West a distance of 25.07 feet; Thence South 35°38'53" East a distance of 40.88 feet; Thence North 61°05'20" East a distance of 97.30 feet; Thence North 68°42'18" East a distance of 46.63 feet; Thence North 49°27'04" East a distance of 39.08 feet; Thence North 66°53'45" East a distance of 46.45 feet; Thence South 59°45'55" East a distance of 21.23 feet; Thence South 08°22'03" East a distance of 82.00 feet; Thence South 01°06'09" West a distance of 102.38 feet; Thence South 09°40'32" West a distance of 48.41 feet; Thence South 43°00'17" East a distance of 336.80 feet; Thence South 24°58'26" West a distance of 101.87 feet; Thence South 11°29'34" East a distance of 76.07 feet; Thence South 24°17'19" East a distance of 39.68 feet; Thence South 32°12'16" East a distance of 12.18 feet; Thence South 22°51'59" West a distance of 201.72 feet; Thence North 82°33'36" West a distance of 38.47 feet; Thence South 79°58'49" West a distance of 48.35 feet; Thence South 82°28'54" West a distance of 30.28 feet; Thence North 55°18'26" West a distance of 34.32 feet; Thence South 70°45'20" West a distance of 56.85 feet; Thence South 88°14'34" West a distance of 37.70 feet; Thence North 90°00'00" West a distance of 27.17 feet; Thence North 36°50'39" West a distance of 28.03 feet; Thence North 36°59'33" West a distance of 35.46 feet; Thence North 60°18'03" West a distance of 36.67 feet; Thence South 82°07'57" West a distance of 29.07 feet; Thence North 31°15'06" West a distance of 18.03 feet; Thence North 00°03'18" West a distance of 23.02 feet; Thence North 34°25'56" West a distance of 27.00 feet; Thence South 55°34'05" West a distance of 22.00 feet; Thence North 23°35'35" West a distance of 47.85 feet; Thence North 32°56'49" East a distance of 13.00 feet; Thence North 55°33'47" East a distance of 13.00 feet; Thence North 08°47'29" West a distance of 27.73 feet; Thence North 55°48'16" West a distance of 24.70 feet; Thence North 47°25'42" West a distance of 40.02 feet; Thence North 29°48'02" West a distance of 21.57 feet; Thence North 00°00'00" East a distance of 16.37 feet; Thence North 29°03'08" West a distance of 100.48 feet; Thence North 32°10'07" West a distance of 104.75 feet; Thence North 04°27'34" East a distance of 21.84 feet; Thence North 86°40'50" West a distance of 145.01 feet; Thence South 66°40'23" West a distance of 35.03 feet; Thence North 75°09'44" West a distance of 44.44 feet; Thence North 69°59'58" West a distance of 75.80 feet; Thence North 85°48'03" West a distance of 44.21 feet; Thence South 87°53'30" West a distance of 62.14 feet; Thence South 83°10'32" West a distance of 54.21 feet; Thence South 35°35'01" West a distance of 69.28 feet; Thence South

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50°14'15" West a distance of 45.05 feet; Thence South 05°31'11" West a distance of 59.66 feet; Thence South 17°43'06" West a distance of 52.55 feet; Thence South 12°38'40" West a distance of 76.82 feet; Thence South 25°32'09" West a distance of 66.05 feet; Thence South 31°58'09" West a distance of 83.38 feet; Thence South 44°15'40" West a distance of 70.30 feet; Thence South 19°44'03" West a distance of 95.73 feet; Thence South 47°52'12" West a distance of 127.04 feet; Thence South 27°44'40" West a distance of 49.29 feet to a point on the south line of said Lot 3 and also a point on the northerly right-of-way line of County Road 532; Thence along said south line of said Lot 3 and also the northerly right-of-way line of County Road 532 the following two courses: South 89°53'57" East a distance of 1308.24 feet; Thence South 89°54'48" East a distance of 2586.05 feet to the POINT OF BEGINNING.

Said parcel contains 413.65 acres, more or less.

TOGETHER WITH:

**REUNION EAST CDD – ANNEX INTO CDD
(EAST OF C.R. 545)**

A portion of Lot 1 and Lot 2, Block 2 according to the plat of Magnolia Creek as recorded in Plat Book 12, Pages 70 through 79, and a portion of Parcel OS-20A, a 15' Ingress/Egress Easement as recorded in Official Records Book 1317, Page 743 and re-recorded in Official Records Book 1317, Page 758, and a portion of a 14' Teco Gas Easement as recorded in Official Records Book 2221, Page 1890 all being in the Public Records of Osceola County, Florida and lying in Section 26, Township 25 South, Range 27 East and being more particularly described as follows:

COMENCE at the Northeasterly most corner of aforesaid Lot 2, Block 2, Magnolia Creek; thence along the North line of said Lot 2 run, North 89°54'13" East a distance of 538.49 feet to the POINT OF BEGINNING; thence departing said North line run South 28°34'06" West a distance of 1394.46 feet; thence North 89°50'23" West a distance of 400.32 feet; thence North 08°52'24" West a distance of 581.78 feet; thence North 20°18'07" West a distance of 338.15 feet; thence North 48°33'06" West a distance of 405.84 feet; thence North 73°56'21" West a distance of 220.31 feet; thence South 74°37'08" West a distance of 242.75 feet to a point on East Right of Way line of County Road 545 according to Florida Department of Transportation Right of Way Map, Western Beltway, Part C, Section I, Project no. 403497-2; said point also being a point on a non-tangent curve concave Westerly, having a radius of 10074.00 feet, a central angle of 00°33'17" and a chord of 97.53 feet that bears North 03°01'16" East; thence Northeasterly along the said East Right of Way line and the arc of said curve 97.53 feet to a point on the Southerly line of the Florida Gas Transmission Co. parcel as recorded in Official Records Book 2069, Page 1598 of the Public Records of Osceola County, Florida; thence departing said East Right of Way line of County Road 545 and along said Southerly line of Florida Gas Transmission Co. parcel run South 82°53'06" East a distance of 33.95 feet; thence North 09°04'37" West a distance of 31.31 feet; thence North 59°48'40" East a distance of 204.42 feet; thence North 70°49'21" East a distance of 100.47 feet; thence South 76°57'28" East a distance of 242.54 feet; thence South 11°15'15" West a distance of 119.99 feet to a point on the North line of aforesaid 14' Teco Gas Easement; thence North 76°10'27" East a distance of 322.64 feet to a point on the North line of aforesaid Lot 1, Block 2, Magnolia Creek; thence South 89°54'13" East a distance of 1138.31 feet to the POINT OF BEGINNING.

CONTAINING 27.022 acres more or less.

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AND TOGETHER WITH:

**REUNION EAST CDD – ANNEX INTO CDD
(WEST OF C.R. 545)**

A portion of Tract Q according to the plat of Reunion Phase 2 Parcel 3, as recorded in Plat Book 14, Pages 136 through 140 and a portion of Parcel 1-C according to the plat of Reunion Village 1C, as recorded in Plat Book 16, Pages 100 through 103 of portion of Lots 1 and 2 of Block 1 according to the plat of Magnolia Creek as recorded in Plat Book 12, Pages 70 through 79, all recorded in the Public Records of Osceola County, Florida and being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1, Thence North 89°54'48" West, along the South line of said Lot 1, Block 1, and also the northerly right-of-way line of County Road 532, a distance of 2586.05 feet; Thence North 89°53'57" West a distance of 1308.24 feet to the Point of Beginning; Thence continue thence North 89°53'57" West, a distance of 766.71 feet to a point of curvature of a circular curve concaved north having a radius of 2764.93 feet and chord bearing of North 84°22'57" West; thence westerly along the arc of said curve through a central angle of 11°02'00" a distance of 532.44 feet to a point of tangency; thence North 78°51'57" West, a distance of 999.05 feet; thence North 74°34'36" West, a distance of 200.56 feet; thence North 78°51'57" West, a distance of 206.74 feet; thence North 00°08'41" East, a distance of 255.77 feet to an arc of a circular curvature concaved southeasterly having a radius of 5635.58 feet and chord bearing of North 35°51'46" East and the Easterly right of way line of Interstate Highway 4 (State Road 400); thence northeasterly along the arc of said curve and easterly right of way line through a central angle of 06°41'40" a distance of 658.46 feet; thence departing arc of said curve South 89°55'31" East, a distance of 279.27 feet; thence North 40°06'30" East, a distance of 260.92 feet; thence South 89°53'49" East, a distance of 350.25 feet; thence North 00°07'04" East, a distance of 375.18 feet; thence South 41°18'16" West, a distance of 15.00 feet; thence North 48°41'44" West, a distance of 10.00 feet; thence North 41°18'16" East, a distance of 26.43 feet; thence North 00°07'04" East, a distance of 62.00 feet; thence North 69°17'20" West, a distance of 50.00 feet; thence North 20°42'40" East, a distance of 10.00 feet; thence South 69°17'20" East, a distance of 50.00 feet; thence North 41°18'16" East, a distance of 62.00 feet; thence North 00°07'04" East, a distance of 26.43 feet; thence South 89°52'56" East, a distance of 10.00 feet; thence South 00°07'04" West, a distance of 15.00 feet; thence North 41°18'16" East, a distance of 114.89 feet; thence North 00°07'04" East, a distance of 343.07 feet; thence North 39°00'29" East, a distance of 23.89 feet; thence North 00°07'05" East, a distance of 108.75 feet to the Easterly right-of-way line per Florida Department Of Transportation R-O-W Map Section No. 92130-2401; thence North 40°08'26" East, a distance of 1,761.98 feet; Thence departing said Easterly right-of-way, South 10°29'59" East a distance of 39.00 feet; Thence South 02°50'19" East a distance of 82.26 feet; Thence South 38°21'48" West a distance of 43.67 feet; Thence South 11°29'39" East a distance of 46.71 feet; Thence South 56°11'27" East a distance of 50.34 feet; Thence South 57°52'13" West a distance of 47.50 feet; Thence South 57°41'21" East a distance of 25.42 feet; Thence South 05°37'06" East a distance of 31.23 feet; Thence South 03°59'27" West a distance of 57.42 feet; Thence South 30°20'37" West a distance of 25.15 feet; Thence South 00°00'00"

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West a distance of 39.51 feet; Thence South 36°44'31" East a distance of 22.34 feet; Thence South 09°25'09" West a distance of 44.80 feet; Thence North 60°15'41" West a distance of 26.82 feet; Thence South 08°41'35" West a distance of 54.54 feet; Thence South 47°33'27" East a distance of 52.31 feet; Thence South 04°52'03" East a distance of 56.82 feet; Thence South 18°50'33" West a distance of 72.24 feet; Thence South 01°11'14" East a distance of 51.30 feet; Thence South 09°03'52" West a distance of 81.21 feet; Thence South 24°51'48" West a distance of 92.93 feet; Thence South 09°30'59" West a distance of 51.09 feet; Thence South 04°06'27" East a distance of 75.29 feet; Thence South 05°55'52" West a distance of 41.30 feet; Thence South 73°46'41" East a distance of 120.20 feet; Thence South 82°20'05" East a distance of 68.46 feet; Thence South 90°00'00" East a distance of 93.17 feet; Thence North 67°53'24" East a distance of 36.62 feet; Thence North 87°22'53" East a distance of 73.26 feet; Thence North 83°03'56" East a distance of 73.00 feet; Thence South 86°02'56" East a distance of 52.95 feet; Thence North 75°11'55" East a distance of 60.32 feet; Thence South 77°00'23" East a distance of 34.93 feet; Thence South 32°00'23" East a distance of 49.40 feet; Thence South 60°06'52" East a distance of 11.66 feet; Thence North 29°53'08" East a distance of 25.00 feet; Thence North 17°35'35" East a distance of 30.98 feet; Thence North 56°13'22" East a distance of 142.52 feet; Thence North 88°45'20" East a distance of 287.22 feet; Thence South 75°04'10" East a distance of 89.73 feet; Thence South 65°39'37" East a distance of 110.39 feet; Thence North 41°39'20" East a distance of 112.70 feet; Thence North 22°10'55" West a distance of 90.94 feet; Thence North 37°51'37" West a distance of 108.71 feet; Thence North 27°02'38" West a distance of 156.44 feet; Thence North 08°08'11" West a distance of 71.52 feet; Thence North 14°56'32" West a distance of 74.15 feet; Thence North 30°58'59" West a distance of 27.85 feet; Thence North 68°12'50" West a distance of 77.21 feet; Thence North 51°21'42" West a distance of 30.59 feet; Thence North 74°03'58" West a distance of 34.79 feet; Thence North 19°38'02" West a distance of 36.67 feet; Thence North 32°14'42" West a distance of 50.59 feet; Thence North 08°53'32" West a distance of 112.43 feet; Thence North 08°52'26" West a distance of 42.54 feet; Thence North 15°30'25" East a distance of 79.78 feet; Thence North 12°28'47" East a distance of 100.52 feet; Thence North 81°56'22" West a distance of 37.53 feet; Thence North 00°00'00" East a distance of 57.31 feet; Thence North 15°57'25" East a distance of 34.77 feet; Thence North 00°00'00" East a distance of 42.98 feet; Thence North 90°00'00" West a distance of 19.12 feet; Thence North 26°34'57" West a distance of 21.36 feet; Thence North 60°16'27" West a distance of 38.53 feet; Thence North 30°53'04" West a distance of 47.68 feet; Thence South 80°01'16" West a distance of 65.00 feet; Thence North 87°54'47" West a distance of 70.75 feet; Thence North 75°17'21" West a distance of 55.00 feet; Thence North 52°33'59" West a distance of 37.42 feet; Thence North 74°22'18" West a distance of 44.26 feet; Thence North 22°23'53" West a distance of 58.07 feet; Thence North 15°21'32" East a distance of 15.42 feet; Thence North 42°32'06" East a distance of 24.73 feet; Thence North 76°41'40" East a distance of 59.08 feet; Thence North 84°33'39" East a distance of 55.87 feet; Thence North 69°22'41" East a distance of 52.76 feet; Thence North 60°02'47" East a distance of 86.08 feet; Thence North 03°56'07" East a distance of 27.28 feet; Thence North 14°46'29" West a distance of 21.36 feet; Thence North 26°19'07" East a distance of 28.69 feet; Thence North 60°26'28" East a distance of 65.98 feet; Thence South 81°43'41" East a distance of 40.25

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feet; Thence South 54°45'23" East a distance of 99.85 feet; Thence South 08°26'03" East a distance of 79.84 feet; Thence South 23°51'42" West a distance of 76.83 feet; Thence South 45°26'27" East a distance of 154.16 feet; Thence South 34°13'38" East a distance of 27.65 feet; Thence South 74°25'07" East a distance of 97.65 feet; Thence South 87°04'00" East a distance of 85.42 feet; Thence South 82°52'50" East a distance of 158.72 feet; Thence South 88°58'07" East a distance of 242.84 feet; Thence North 28°05'27" East a distance of 74.33 feet; Thence North 43°17'11" East a distance of 51.04 feet; Thence North 61°09'30" East a distance of 57.46 feet; Thence North 87°42'59" East a distance of 17.49 feet; Thence North 88°41'57" East a distance of 96.27 feet; Thence South 57°17'06" East a distance of 36.40 feet; Thence South 51°21'43" East a distance of 42.01 feet; Thence South 74°45'22" East a distance of 24.94 feet; Thence North 65°52'16" East a distance of 69.51 feet; Thence North 60°16'27" East a distance of 52.90 feet; Thence North 38°23'21" East a distance of 66.92 feet; Thence North 00°00'00" East a distance of 39.34 feet; Thence South 86°55'04" East a distance of 92.54 feet; Thence North 61°18'58" East a distance of 78.09 feet; Thence North 00°07'48" East a distance of 45.54 feet; Thence South 56°51'42" West a distance of 45.35 feet; Thence North 24°06'50" West a distance of 57.22 feet; Thence North 36°20'32" West a distance of 60.73 feet; Thence North 45°25'12" West a distance of 55.79 feet; Thence South 83°39'11" West a distance of 64.62 feet; Thence North 69°06'19" West a distance of 42.19 feet; Thence North 88°00'39" West a distance of 73.01 feet; Thence North 82°57'35" West a distance of 91.65 feet; Thence North 77°27'56" West a distance of 51.03 feet; Thence North 38°27'25" West a distance of 60.90 feet; Thence North 22°31'17" West a distance of 44.04 feet; Thence North 16°01'51" West a distance of 57.80 feet; Thence North 08°21'15" West a distance of 118.76 feet; Thence North 51°35'22" West a distance of 8.00 feet; Thence North 23°15'46" West a distance of 50.95 feet; Thence North 02°37'37" East a distance of 97.02 feet; Thence North 03°44'34" West a distance of 67.77 feet; Thence North 71°18'14" West a distance of 12.38 feet; Thence North 36°37'48" West a distance of 55.95 feet; Thence North 60°11'37" West a distance of 24.04 feet; Thence North 30°43'21" West a distance of 23.03 feet; Thence North 10°51'14" West a distance of 55.89 feet; Thence South 62°13'59" West a distance of 45.71 feet; Thence North 40°04'59" West a distance of 30.50 feet; Thence North 09°28'21" West a distance of 43.66 feet; Thence North 07°55'39" West a distance of 79.26 feet; Thence North 60°21'04" West a distance of 58.16 feet; Thence North 20°11'36" West a distance of 21.63 feet; Thence North 50°48'36" West a distance of 38.37 feet; Thence North 41°38'13" East a distance of 93.92 feet; Thence North 37°26'53" East a distance of 29.12 feet; Thence South 57°53'49" East a distance of 40.27 feet; Thence South 41°20'11" East a distance of 22.92 feet; Thence South 82°25'14" East a distance of 48.70 feet; Thence South 45°57'12" East a distance of 30.77 feet; Thence South 29°29'42" East a distance of 14.20 feet; Thence South 21°04'35" West a distance of 18.99 feet; Thence South 82°55'44" East a distance of 50.33 feet; Thence South 58°18'37" East a distance of 79.51 feet; Thence South 01°32'49" West a distance of 61.03 feet; Thence South 14°39'17" West a distance of 20.80 feet; Thence South 26°49'10" East a distance of 30.03 feet; Thence South 58°58'08" East a distance of 47.13 feet; Thence South 73°28'48" East a distance of 58.63 feet; Thence South 56°04'51" East a distance of 28.54 feet; Thence North 89°35'46" East a distance of 80.83 feet; Thence South 73°25'42" East a distance of 46.34 feet; Thence South 77°49'59" East a distance of 49.44 feet; Thence

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South 60°48'58" East a distance of 32.24 feet; Thence South 78°33'52" East a distance of 74.37 feet; Thence South 79°29'17" East a distance of 102.91 feet; Thence South 76°01'53" East a distance of 65.64 feet; Thence South 46°54'33" East a distance of 55.35 feet; Thence South 32°05'23" East a distance of 43.85 feet; Thence South 38°07'54" West a distance of 37.96 feet; Thence South 05°40'47" West a distance of 56.49 feet; Thence South 04°45'22" East a distance of 45.16 feet; Thence South 01°01'11" East a distance of 43.68 feet; Thence South 63°30'56" West a distance of 34.00 feet; Thence South 13°59'57" East a distance of 30.07 feet; Thence South 26°38'19" West a distance of 51.96 feet; Thence South 13°59'16" West a distance of 102.68 feet; Thence South 19°08'32" East a distance of 37.39 feet; Thence South 27°28'20" East a distance of 64.66 feet; Thence South 42°13'57" East a distance of 46.82 feet; Thence South 15°31'21" East a distance of 64.51 feet; Thence South 27°48'29" East a distance of 34.23 feet; Thence South 57°08'20" East a distance of 39.00 feet; Thence South 45°49'42" East a distance of 50.99 feet; Thence South 25°41'52" East a distance of 29.35 feet; Thence South 30°23'50" West a distance of 25.95 feet; Thence South 37°30'02" East a distance of 48.07 feet; Thence South 21°02'35" West a distance of 21.22 feet; Thence South 62°31'13" East a distance of 71.35 feet; Thence South 36°38'24" East a distance of 27.02 feet; Thence South 44°45'13" East a distance of 73.16 feet; Thence South 30°03'14" East a distance of 39.54 feet; Thence South 30°14'39" East a distance of 86.36 feet; Thence South 42°15'49" East a distance of 61.94 feet; Thence South 29°44'19" East a distance of 35.93 feet; Thence South 16°25'56" East a distance of 25.94 feet; Thence South 25°51'29" West a distance of 21.27 feet; Thence South 61°34'15" East a distance of 46.54 feet; Thence South 00°00'00" West a distance of 21.47 feet; Thence South 83°04'02" East a distance of 54.90 feet; Thence North 81°34'21" East a distance of 30.69 feet; Thence North 83°32'38" East a distance of 32.37 feet; Thence North 85°11'18" East a distance of 24.45 feet; Thence North 58°19'43" East a distance of 38.04 feet; Thence North 76°58'53" East a distance of 57.14 feet; Thence North 76°37'32" East a distance of 45.58 feet; Thence North 22°31'39" East a distance of 24.58 feet; Thence North 12°53'42" East a distance of 36.71 feet; Thence North 00°00'00" East a distance of 20.34 feet; Thence North 20°35'11" East a distance of 49.38 feet; Thence North 41°57'41" West a distance of 52.92 feet; Thence North 18°21'38" East a distance of 13.71 feet; Thence North 75°39'23" East a distance of 16.28 feet; Thence South 73°51'41" East a distance of 47.98 feet; Thence South 64°07'31" East a distance of 51.39 feet; Thence South 10°22'23" East a distance of 203.11 feet; Thence South 62°58'25" West a distance of 73.93 feet; Thence South 56°16'37" West a distance of 58.82 feet; Thence South 59°18'09" West a distance of 72.39 feet; Thence South 51°24'31" West a distance of 108.28 feet; Thence South 53°41'04" West a distance of 100.20 feet; Thence South 59°34'48" West a distance of 31.44 feet; Thence South 39°50'59" West a distance of 58.24 feet; Thence South 09°29'34" West a distance of 32.60 feet; Thence South 22°34'42" West a distance of 30.12 feet; Thence South 00°34'03" West a distance of 49.17 feet; Thence South 03°21'53" East a distance of 58.52 feet; Thence South 12°10'03" East a distance of 27.66 feet; Thence South 11°37'46" West a distance of 34.40 feet; Thence South 07°38'24" West a distance of 54.34 feet; Thence South 21°11'33" West a distance of 54.60 feet; Thence South 33°39'18" West a distance of 43.86 feet; Thence South 00°00'00" West a distance of 90.27 feet; Thence South 26°24'19" East a distance of 65.04 feet; Thence South 11°54'10" East a distance of 43.57 feet; Thence South 12°05'01" East a distance of

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52.47 feet; Thence South 11°38'52" East a distance of 61.45 feet; Thence South 03°19'23" East a distance of 45.56 feet; Thence South 04°10'50" East a distance of 121.31 feet; Thence North 84°42'42" West a distance of 219.67 feet; Thence North 80°10'30" West a distance of 152.82 feet; Thence North 82°12'21" West a distance of 91.18 feet; Thence North 87°23'27" West a distance of 132.50 feet; Thence South 63°46'54" West a distance of 86.08 feet; Thence South 77°54'21" West a distance of 98.83 feet; Thence South 85°32'04" West a distance of 309.55 feet; Thence North 76°52'25" West a distance of 96.89 feet; Thence South 76°09'58" West a distance of 70.15 feet; Thence South 52°01'02" West a distance of 67.64 feet; Thence South 46°12'10" West a distance of 146.90 feet; Thence South 78°31'15" West a distance of 292.89 feet; Thence South 05°37'00" East a distance of 222.28 feet; Thence South 12°51'15" East a distance of 101.73 feet; Thence South 05°21'29" East a distance of 189.64 feet; Thence South 02°16'38" East a distance of 241.75 feet; Thence South 00°39'27" West a distance of 485.69 feet; Thence South 14°10'23" West a distance of 29.89 feet; Thence North 75°37'32" East a distance of 42.00 feet; Thence South 55°30'05" East a distance of 24.65 feet; Thence South 58°33'40" West a distance of 25.07 feet; Thence South 35°38'53" East a distance of 40.88 feet; Thence North 61°05'20" East a distance of 97.30 feet; Thence North 68°42'18" East a distance of 46.63 feet; Thence North 49°27'04" East a distance of 39.08 feet; Thence North 66°53'45" East a distance of 46.45 feet; Thence South 59°45'55" East a distance of 21.23 feet; Thence South 08°22'03" East a distance of 82.00 feet; Thence South 01°06'09" West a distance of 102.38 feet; Thence South 09°40'32" West a distance of 48.41 feet; Thence South 43°00'17" East a distance of 336.80 feet; Thence South 24°58'26" West a distance of 101.87 feet; Thence South 11°29'34" East a distance of 76.07 feet; Thence South 24°17'19" East a distance of 39.68 feet; Thence South 32°12'16" East a distance of 12.18 feet; Thence South 22°51'59" West a distance of 201.72 feet; Thence North 82°33'36" West a distance of 38.47 feet; Thence South 79°58'49" West a distance of 48.35 feet; Thence South 82°26'54" West a distance of 30.28 feet; Thence North 55°18'26" West a distance of 34.32 feet; Thence South 70°45'20" West a distance of 56.85 feet; Thence South 88°14'34" West a distance of 37.70 feet; Thence North 90°00'00" West a distance of 27.17 feet; Thence North 36°50'39" West a distance of 28.03 feet; Thence North 36°59'33" West a distance of 35.46 feet; Thence North 60°18'03" West a distance of 36.67 feet; Thence South 82°07'57" West a distance of 29.07 feet; Thence North 31°15'06" West a distance of 18.03 feet; Thence North 00°03'18" West a distance of 23.02 feet; Thence North 34°25'56" West a distance of 27.00 feet; Thence South 55°34'05" West a distance of 22.00 feet; Thence North 23°35'35" West a distance of 47.85 feet; Thence North 32°56'49" East a distance of 13.00 feet; Thence North 55°33'47" East a distance of 13.00 feet; Thence North 08°47'29" West a distance of 27.73 feet; Thence North 55°48'16" West a distance of 24.70 feet; Thence North 47°25'42" West a distance of 40.02 feet; Thence North 29°48'02" West a distance of 21.57 feet; Thence North 00°00'00" East a distance of 16.37 feet; Thence North 29°03'08" West a distance of 100.48 feet; Thence North 32°10'07" West a distance of 104.75 feet; Thence North 04°27'34" East a distance of 21.84 feet; Thence North 86°40'50" West a distance of 145.01 feet; Thence South 86°40'23" West a distance of 35.03 feet; Thence North 75°09'44" West a distance of 44.44 feet; Thence North 69°59'58" West a distance of 75.80 feet; Thence North 85°48'03" West a distance of 44.21 feet; Thence South

87°53'30" West a distance of 62.14 feet; Thence South 83°10'32" West a distance of 54.21 feet; Thence South 35°35'01" West a distance of 69.28 feet; Thence South 50°14'15" West a distance of 45.05 feet; Thence South 05°31'11" West a distance of 59.66 feet; Thence South 17°43'06" West a distance of 52.55 feet; Thence South 12°38'40" West a distance of 76.82 feet; Thence South 25°32'09" West a distance of 66.05 feet; Thence South 31°58'09" West a distance of 83.38 feet; Thence South 44°15'40" West a distance of 70.30 feet; Thence South 19°44'03" West a distance of 95.73 feet; Thence South 47°52'12" West a distance of 127.04 feet; Thence South 27°44'40" West a distance of 49.29 feet to the POINT OF BEGINNING.

Said parcel contains 255.106 acres.

EXHIBIT "B"

REUNION EAST AND REUNION WEST FACILITIES

NOTE: This is a list of certain district facilities subject to this Agreement. It is not necessarily an exhaustive list and is not meant to be limited in nature. It has been prepared to identify more clearly the following facilities and the specific location of these facilities as noted by the Item Identification on the Reunion East/West CDD Areas Map dated Sept, 2006. In addition to the facilities listed below, all roadways and alleys actually owned by the Districts (although not specifically identified by a letter on the map) shall be considered facilities of the Districts and shall be subject to this Agreement. However, this agreement shall not govern, pertain to or include those portions of any roadway(s) or alley(s) not owned by the Districts but rather owned and maintained by a third party such as a homeowners' association.

<u>Item Identification on Map</u>	<u>Facility Description</u>
A	Gatehouse at Main Entrance off Hwy 532
B	Gatehouse at Entrance off Hwy 545 (Water Park)
C	Gatehouse at Sinclair/Traditions Road Entrance
D	Heritage Crossing Horse Stables
E	Heritage Crossing Community Center
F	Heritage Crossing Pool "A"
G	Heritage Crossing Pool "B"
H	Seven Eagles Linear Park
I	Seven Eagles Pool Complex
J	Homestead Pool
K	Carriage Pointe Pool
L	Terraces Recreation, Pool and Spa Complex

EXHIBIT "C"

NOTE: This a general list of the types of costs associated with the operation and maintenance of the district Facilities. It is not necessarily an exhaustive list and is not meant to be limiting in nature.

1. Field Maintenance
2. Management Services Agreement
3. Security
4. Telephone
5. Water and Sewer
6. Gas
7. Pool Maintenance
8. Environmental
9. Drainage
10. Common Area
11. District Roadways and Alleys*
12. Contingency
13. Plant Replacement
14. Maintenance Reserve
15. Irrigation Maintenance
16. Electric
17. Landscape Maintenance

* The classification of "District Roadways and Alleys" shall refer only to roadways and alleys actually owned by the Districts and shall not refer to or include those portions of any roadway(s) or alley(s) not owned by the Districts but rather owned and maintained by a third party such as a homeowners' association.

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 reviewed by BOS 04.09.2026. Commercial Broker to be engaged.

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	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	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.

11/13/25	Determine Feasibility of Association Tree Planting Guidelines	Supervisor Davis	In Process	Updated recommended tree list sent to Master Association Management 03.26.2026. Tree inventory technology reviewed by BOS 04.02.2026.
2/10/26	Review Maintenance Fee Assessment Methodology	Adams	On Hold	
4/9/26	Implement Amended and Restated Parking Rules	Adams/Scheerer	In Process	Alan - no parking or time restricted parking signs to be installed in accordance with amended map. Tricia - amend enforcement agreements, notify security, notify residents

Reunion West Action Items

	Action Item	Assigned To	Status	Comments
3/12/26	Pro Forma Reunion West Budget without cost share	Adams/Accounting	In Process	Board requested to review proposed budget without cost share included.
4/9/26	Coordinate Off Duty Law Enforcement at RWPOA Encore	Adams	Completed	District Manager to coordinate with RWPOA Manager to hire additional law enforcement officers to deter criminal activity.

SECTION II

Reunion West

Community Development District

Summary of Invoices

April 01, 2026 - April 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	4/14/26	2697-2704	\$ 134,595.71
	4/23/26	2705-2709	25,027.90
	4/30/26	2710-2711	875.00
			<hr/>
			\$ 160,498.61
Payroll			
	<u>April 2026</u>		
	Graham Staley	50743	\$ 184.70
	Mark Greenstein	50744	184.70
	Michael Barry	50745	184.70
	Sharon Harley	50746	184.70
			<hr/>
			\$ 738.80
TOTAL			\$ 161,237.41

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/14/26	00035	3/31/26	235439	202603	300	13100	10100		AQUATIC PLANT MGMT MAR26	*	218.31		
		3/31/26	235439	202603	320	53800	47000		AQUATIC PLANT MGMT MAR26	*	164.69		
APPLIED AQUATIC MANAGEMENT INC												383.00	002697
4/14/26	00036	1/31/26	3391	202511	320	53800	41000		VERIZON-POPLIN GATE NOV25	*	225.02		
		3/31/26	3440	202601	320	53800	41000		VERIZON-POPLIN GATE JAN26	*	157.98		
		3/31/26	3551	202602	320	53800	43100		TOHO METER#33012809 FEB26	*	5.34		
		3/31/26	3564	202602	320	53800	43000		DUKEENERGY#9100 8323 9862	*	79.12		
		3/31/26	3567	202602	320	53800	43000		DUKEENERGY#9100 8324 0443	*	475.97		
		3/31/26	3572	202602	320	53800	41000		VERIZON-POPLIN GATE FEB26	*	157.98		
KINGWOOD ORLANDO REUNION RESORT LLC												1,101.41	002698
4/14/26	00031	4/08/26	04082026	202604	300	20700	10400		FY26 DEBT SERVICE SER2015	*	14,881.06		
REUNION WEST C/O USBANK												14,881.06	002699
4/14/26	00031	4/08/26	04082026	202604	300	20700	10500		FY26 DEBT SERVICE SER2016	*	24,493.67		
REUNION WEST C/O USBANK												24,493.67	002700
4/14/26	00031	4/08/26	04082026	202604	300	20700	10600		FY26 DEBT SERVICE SER2017	*	22,922.38		
REUNION WEST C/O USBANK												22,922.38	002701
4/14/26	00031	4/08/26	04082026	202604	300	20700	10700		FY26 DEBT SERVICE SER2019	*	19,962.93		
REUNION WEST C/O USBANK												19,962.93	002702
4/14/26	00031	4/08/26	04082026	202604	300	20700	10800		FY26 DEBT SERVICE SER2022	*	48,576.26		
REUNION WEST C/O USBANK												48,576.26	002703
4/14/26	00069	4/01/26	6727957	202604	300	13100	10100		SECURITY COST SHARE APR26	*	1,296.75		
		4/01/26	6727957	202604	320	53800	34500		SECURITY COST SHARE APR26	*	978.25		
REUNION WEST PROPERTY OWNERS INC												2,275.00	002704
REUW REUNION WEST TVISCARRA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/23/26	00051	3/05/26	04661	202602 310-51300-31100		*	1,069.65		
				CDD MTG/DMG CURB SURVEY					
		4/01/26	04691	202603 310-51300-31100		*	1,199.65		
				DMG CURB SURVEY/CDD MTG					
								2,269.30	002705

4/23/26	00053	4/10/26	6055	202603 300-13100-10100		*	185.25		
				GH - REPLC TOILET SEAT					
		4/10/26	6055	202603 320-53800-57400		*	139.75		
				GH - REPLC TOILET SEAT					
		4/17/26	6063	202604 300-13100-10100		*	646.95		
				MUIRFIELD LP-RUBBER MATS					
		4/17/26	6063	202604 320-53800-53000		*	488.05		
				MUIRFIELD LP-RUBBER MATS					
		4/17/26	6064	202604 300-13100-10100		*	213.75		
				INSTL "NO PARKING" SIGN					
		4/17/26	6064	202604 320-53800-53200		*	161.25		
				INSTL "NO PARKING" SIGN					
								1,835.00	002706

4/23/26	00020	3/01/26	639A	202603 320-53800-12000		*	.18		
				FIELD MANAGEMENT MAR26					
		4/01/26	641	202604 320-53800-12000		*	2,895.75		
				FIELD MANAGEMENT APR26					
		4/01/26	642	202604 310-51300-34000		*	4,414.42		
				MANAGEMENT FEES APR26					
		4/01/26	642	202604 310-51300-35200		*	108.17		
				WEBSITE ADMIN FEE APR26					
		4/01/26	642	202604 310-51300-35100		*	162.25		
				INFORMATION TECH APR26					
		4/01/26	642	202604 310-51300-31300		*	901.25		
				DISSEMINATION FEE APR26					
		4/01/26	642	202604 310-51300-51000		*	.18		
				OFFICE SUPPLIES APR26					
		4/01/26	642	202604 310-51300-42000		*	4.46		
				POSTAGE APR26					
								8,486.66	002707

4/23/26	00043	3/10/26	150802	202602 310-51300-31500		*	165.00		
				DISSEMINATION MATTERS					
		3/10/26	150802	202602 310-51300-31500		*	112.00		
				FLORIDA LAWS DISCUSSED					
		3/10/26	150802	202602 310-51300-31500		*	1,174.57		
				AGENDA/CDD MEETING					
		3/10/26	150803	202602 310-51300-31500		*	231.00		
				EMINENT DOMAIN PROCEEDING					

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/10/26		150804	202602 310-51300-31500	SETTLEMENT AGRMNT REVIEW	*	1,593.60	
4/13/26		152106	202603 310-51300-31500	SER2019 PROJECT COMPLETE	*	330.00	
4/13/26		152106	202603 310-51300-31500	PARKING/TOWING AGREEMENT	*	396.00	
4/13/26		152106	202603 310-51300-31500	SENATE BILL 382	*	1,155.00	
4/13/26		152106	202603 310-51300-31500	KINGWOOD CORRESPONDENCE	*	66.00	
4/13/26		152106	202603 310-51300-31500	CDD MEETING	*	1,275.07	
4/13/26		152107	202603 310-51300-31500	TRACT OWNERSHIP DISPUTE	*	1,844.20	
							LATHAM LUNA EDEN AND BEAUDINE LLP 8,342.44 002708
4/23/26	00041	3/25/26 8120795	202603 310-51300-32300	TRUSTEE FEE SER2022	*	3,800.00	
		3/25/26 8120795	202603 310-51300-32300	INCIDENTAL EXPENSES	*	294.50	
							US BANK 4,094.50 002709
4/30/26	00073	8/08/25 7480-08-	202508 310-51300-31400	ARBITRAGE SERIES 2017	*	450.00	
							AMERICAN MUNICIPAL TAX-EXEMPT 450.00 002710
4/30/26	00053	4/25/26 6082	202604 300-13100-10100	FAIRFAX&FALLS-SIGN RESET	*	242.25	
		4/25/26 6082	202604 320-53800-53200	FAIRFAX&FALLS-SIGN RESET	*	182.75	
							BERRY CONSTRUCTION INC. 425.00 002711
						TOTAL FOR BANK A	160,498.61
						TOTAL FOR REGISTER	160,498.61

SECTION III

Reunion West
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Reunion West
Community Development District
Balance Sheet
March 31, 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	\$ 370,218	\$ 85,568	\$ -	\$ -	\$ 455,786
Investments:					
Series 2015					
Reserve	-	-	166,346	-	166,346
Revenue	-	-	472,581	-	472,581
Series 2016					
Reserve	-	-	319,735	-	319,735
Revenue	-	-	675,944	-	675,944
Prepayment	-	-	27	-	27
Series 2017					
Reserve	-	-	295,829	-	295,829
Revenue	-	-	615,784	-	615,784
Prepayment	-	-	2,881	-	2,881
Series 2019					
Reserve	-	-	332,295	-	332,295
Revenue	-	-	497,120	-	497,120
Construction	-	-	-	145	145
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	1,263,898	-	1,263,898
Investment - Custody	3,322	-	-	-	3,322
SBA - Operating	937,846	-	-	-	937,846
SBA - Reserve	-	875,532	-	-	875,532
Due from General Fund	-	-	-	-	-
Due from Reunion East	44,241	-	-	-	44,241
Total Assets	\$ 1,355,628	\$ 961,100	\$ 4,902,378	\$ 145	\$ 7,219,252
Liabilities:					
Accounts Payable	\$ 16,516	\$ -	\$ -	\$ -	\$ 16,516
Due to Reunion East	267,663	38,993	-	-	306,656
Total Liabilities	\$ 284,179	\$ 38,993	\$ -	\$ -	\$ 323,172
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 638,927	\$ -	\$ 638,927
Assigned For Debt Service 2016	-	-	995,706	-	995,706
Assigned For Debt Service 2017	-	-	914,494	-	914,494
Assigned For Debt Service 2019	-	-	829,416	-	829,416
Assigned For Debt Service 2022	-	-	1,523,836	-	1,523,836
Assigned For Capital Projects 2019	-	-	-	145	145
Unassigned	1,071,450	922,107	-	-	1,993,557
Total Fund Balances	\$ 1,071,450	\$ 922,107	\$ 4,902,378.36	\$ 145	\$ 6,896,080
Total Liabilities & Fund Equity	\$ 1,355,628	\$ 961,100	\$ 4,902,378	\$ 145	\$ 7,219,252

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 2,052,353	\$ 1,796,716	\$ 1,796,716	\$ -
Interest	24,000	12,000	16,676	4,676
Rental Income	5,714	2,857	6,547	3,690
Total Revenues	\$ 2,082,067	\$ 1,811,573	\$ 1,819,939	\$ 8,365
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 6,600	\$ (600)
FICA Expense	918	459	505	(46)
Engineering Fees	30,000	15,000	12,201	2,799
Attorney	75,000	37,500	146,097	(108,597)
Arbitrage	2,250	450	450	-
Dissemination Agent	10,815	5,408	5,408	-
Annual Audit	5,250	-	-	-
Trustee Fees	21,108	4,095	4,095	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,973	26,487	26,487	(0)
Information Technology	1,947	974	974	-
Website Maintenance	1,298	649	649	(0)
Telephone	100	50	-	50
Postage	1,500	750	181	569
Printing & Binding	500	250	2	249
Insurance	13,241	13,241	12,005	1,236
Legal Advertising	5,000	2,500	2,069	432
Other Current Charges	1,000	500	995	(495)
Office Supplies	100	2	2	-
Property Appraiser Fee	750	750	1,313	(563)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 244,036	\$ 123,349	\$ 228,317	\$ (104,968)

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 34,749	\$ 17,375	\$ 17,375	\$ -
Amenity Management Services	4,128	2,064	-	2,064
Property Insurance	51,891	51,891	47,703	4,188
Telephone	17,200	8,600	7,601	999
Electric	287,124	143,562	145,667	(2,105)
Water & Sewer	32,250	16,125	16,819	(694)
Gas	45,150	22,575	29,216	(6,641)
Landscape - Contract	438,600	219,300	252,163	(32,863)
Landscape - Contingency	53,750	26,875	10,608	16,267
Pond Maintenance	10,750	5,375	3,919	1,456
Irrigation Repairs & Maintenance	15,050	7,525	5,271	2,254
Pool & Fountain Maintenance	165,550	82,775	70,843	11,932
Building Repairs & Maintenance	21,500	10,750	18,452	(7,702)
Contract Cleaning	61,030	30,515	34,253	(3,738)
Fitness Center Repairs & Maintenance	5,977	2,989	2,820	168
Gate & Gatehouse Maintenance	34,400	17,200	11,048	6,152
Amenity/Pool Lights	8,600	4,300	11,097	(6,797)
Maintenance (Inspections)	4,300	2,150	1,535	615
Operating Supplies	2,150	1,075	-	1,075
Parking Violation Tags	215	108	-	108
Pest Control	1,324	662	683	(21)
Pressure Washing	21,500	10,750	17,759	(7,009)
Repairs & Maintenance	15,480	7,740	1,162	6,578
Roadways/Sidewalks/Bridge	17,200	8,600	1,963	6,637
Security	91,963	45,982	39,442	6,540
Signage	8,600	4,300	4,236	64
Hurricane Expense	4,300	2,150	-	2,150
Total Maintenance - Shared Expenses	\$ 1,454,731	\$ 753,311	\$ 751,634	\$ 1,677
<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	\$ 1,259,960	\$ 1,363,250	\$ (103,290)
Excess Revenues (Expenditures)	\$ -		\$ 456,688	
Fund Balance - Beginning	\$ -		\$ 614,761	
Fund Balance - Ending	\$ -		\$ 1,071,450	

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	\$ 70,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,796,716
Interest	1,919	1,167	1,971	4,276	3,611	3,731	-	-	-	-	-	-	16,676
Rental Income	-	1,570	215	1,871	2,892	-	-	-	-	-	-	-	6,547
Total Revenues	\$ 1,919	\$ 229,002	\$ 1,336,240	\$ 85,784	\$ 92,370	\$ 74,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,819,939
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 1,600	\$ 2,200	\$ 400	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
FICA Expense	61	61	122	168	31	61	-	-	-	-	-	-	505
Engineering Fees	2,508	1,885	545	4,995	1,070	1,200	-	-	-	-	-	-	12,201
Attorney	-	23,130	16,740	97,884	3,276	5,066	-	-	-	-	-	-	146,097
Arbitrage	-	-	-	-	450	-	-	-	-	-	-	-	450
Dissemination Agent	901	901	901	901	901	901	-	-	-	-	-	-	5,408
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	4,095	-	-	-	-	-	-	4,095
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,414	4,414	4,414	4,414	4,414	4,414	-	-	-	-	-	-	26,487
Information Technology	162	162	162	162	162	162	-	-	-	-	-	-	974
Website Maintenance	108	108	108	108	108	108	-	-	-	-	-	-	649
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	60	15	6	32	11	57	-	-	-	-	-	-	181
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	99	-	-	-	-	-	-	995
Office Supplies	1	0	0	0	1	0	-	-	-	-	-	-	2
Property Appraiser Fee	-	-	-	-	1,313	-	-	-	-	-	-	-	1,313
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 29,581	\$ 32,046	\$ 25,507	\$ 111,989	\$ 12,229	\$ 16,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 228,317

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	\$ 2,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,375
Amenity Management Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	47,703	-	-	-	-	-	-	-	-	-	-	-	47,703
Telephone	837	1,337	1,377	1,270	1,402	1,377	-	-	-	-	-	-	7,601
Electric	24,606	15,947	35,594	21,430	17,865	30,225	-	-	-	-	-	-	145,667
Water & Sewer	2,113	2,315	3,225	2,655	3,376	3,134	-	-	-	-	-	-	16,819
Gas	1,415	1,410	3,447	5,701	7,070	10,173	-	-	-	-	-	-	29,216
Landscape - Contract	36,236	94,493	53,534	31,663	36,236	-	-	-	-	-	-	-	252,163
Landscape - Contingency	-	5,900	1,419	415	1,524	1,350	-	-	-	-	-	-	10,608
Pond Maintenance	751	751	751	751	751	165	-	-	-	-	-	-	3,919
Irrigation Repairs & Maintenance	585	605	1,155	2,427	-	499	-	-	-	-	-	-	5,271
Pool & Fountain Maintenance	10,657	12,006	12,336	11,974	12,570	11,300	-	-	-	-	-	-	70,843
Building Repairs & Maintenance	8,658	1,056	677	2,052	658	5,351	-	-	-	-	-	-	18,452
Contract Cleaning	4,996	4,938	4,994	6,931	6,222	6,172	-	-	-	-	-	-	34,253
Fitness Center Repairs & Maintenance	140	661	140	1,230	140	510	-	-	-	-	-	-	2,820
Gate & Gatehouse Maintenance	1,315	296	1,278	874	1,822	5,464	-	-	-	-	-	-	11,048
Amenity/Pool Lights	2,127	2,129	1,116	2,683	844	2,198	-	-	-	-	-	-	11,097
Maintenance (Inspections)	338	344	381	-	473	-	-	-	-	-	-	-	1,535
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	36	97	36	36	97	380	-	-	-	-	-	-	683
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	6,574	-	-	-	-	-	-	39,442
Signage	2,053	488	1,108	-	161	426	-	-	-	-	-	-	4,236
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 154,624	\$ 154,493	\$ 140,244	\$ 113,401	\$ 100,680	\$ 88,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 751,634
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 383,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,300
Total Reserves	\$ -	\$ -	\$ 383,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,300
Total Expenditures	\$ 184,205	\$ 186,539	\$ 549,050	\$ 225,391	\$ 112,908	\$ 105,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,363,250
Excess Revenues (Expenditures)	\$ (182,286)	\$ 42,463	\$ 787,190	\$ (139,607)	\$ (20,538)	\$ (30,533)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456,688

Reunion West

Community Development District Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Transfer In	\$ 383,300	\$ 383,300	\$ 383,300	\$ -
Interest	35,000	17,500	15,568	(1,932)
Total Revenues	\$ 418,300	\$ 400,800	\$ 398,868	\$ (1,932)
Expenditures:				
Contingency	\$ 720	\$ 360	\$ 215	\$ 145
Capital Outlay	281,380	140,690	93,847	46,843
Total Expenditures	\$ 282,100	\$ 141,050	\$ 94,062	\$ 46,988
Excess Revenues (Expenditures)	\$ 136,200		\$ 304,806	
Fund Balance - Beginning	\$ 471,043		\$ 617,302	
Fund Balance - Ending	\$ 607,243		\$ 922,107	

Reunion West

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments	\$ 326,875	\$ 286,161	\$ 286,161	\$ -
Interest	15,500	7,750	8,122	372
Total Revenues	\$ 342,375	\$ 293,911	\$ 294,283	\$ 372
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		\$ 225,783	
Fund Balance - Beginning	\$ 243,002		\$ 413,144	
Fund Balance - Ending	\$ 258,377		\$ 638,927	

Reunion West

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments	\$ 538,024	\$ 471,010	\$ 471,010	\$ -
Interest	28,500	14,250	13,999	(251)
Total Revenues	\$ 566,524	\$ 485,260	\$ 485,009	\$ (251)
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		\$ 126,259	
Fund Balance - Beginning	\$ 558,850		\$ 869,447	
Fund Balance - Ending	\$ 596,921		\$ 995,706	

Reunion West

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 03/31/26	Thru 03/31/26	
Revenues:				
Special Assessments	\$ 503,509	\$ 440,794	\$ 440,794	\$ -
Interest	26,500	13,250	12,790	(460)
Total Revenues	\$ 530,009	\$ 454,044	\$ 453,585	\$ (460)
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		\$ 119,353	
Fund Balance - Beginning	\$ 511,345		\$ 795,141	
Fund Balance - Ending	\$ 546,504		\$ 914,494	

Reunion West

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments	\$ 438,505	\$ 383,884	\$ 383,884	\$ -
Interest	21,500	10,750	10,807	57
Total Revenues	\$ 460,005	\$ 394,634	\$ 394,691	\$ 57
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		\$ 242,747	
Fund Balance - Beginning	\$ 248,336		\$ 586,669	
Fund Balance - Ending	\$ 257,579		\$ 829,416	

Reunion West

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments	\$ 1,067,016	\$ 934,115	\$ 934,115	\$ -
Interest	30,500	15,250	16,255	1,005
Total Revenues	\$ 1,097,516	\$ 949,365	\$ 950,370	\$ 1,005
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		\$ 804,795	

Reunion West

Community Development District

Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 973	\$ 973
Total Revenues	\$ -	\$ -	\$ 973	\$ 973
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)	\$ -		\$ (126,662)	
Fund Balance - Beginning	\$ -		\$ 126,807	
Fund Balance - Ending	\$ -		\$ 145	

Reunion West
Community Development District
Long Term Debt Report

SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS	
ASSESSMENT AREA TWO - PHASE ONE	
INTEREST RATES:	3.500%, 4.250%, 5.000%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$163,438
RESERVE FUND BALANCE	\$166,346
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	\$319,735
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	\$295,829
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	\$332,295
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	Start date February 5
Seven Eagles, Restrooms Counters, Tile, Paint	\$ 60,000.00	\$ 34,200.00	\$ 25,800.00	April
Stormwater Catch Basins - Drain Inlet	\$ 60,000.00	\$ 34,200.00	\$ 25,800.00	April
Stormwater Concrete Curbs and Gutters	\$ 70,000.00	\$ 39,900.00	\$ 30,100.00	April
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

REBATE REPORT

\$7,945,000

Reunion West Community Development District

(Osceola County, Florida)

Special Assessment Bonds, Series 2017

(Assessment Area Four Project)

Dated: July 31, 2017

Delivered: July 31, 2017

Rebate Report to the Computation Date

July 31, 2027

Reflecting Activity To

July 31, 2025



AMTEC

SUMMARY OF REBATE COMPUTATIONS

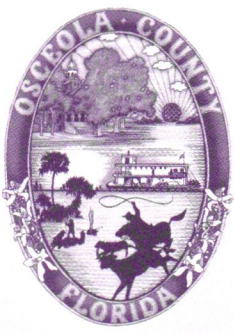
Our computations, contained in the attached schedules, are summarized as follows:

For the July 31, 2027 Computation Date
Reflecting Activity from July 31, 2017 through July 31, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Debt Service Reserve Fund	4.203183%	34,874.85	(6,074.70)
Totals	4.203183%	\$34,874.85	\$(6,074.70)
Bond Yield	4.824956%		
6/30/22 Rebate Liability			(134,248.67)
Rebate Computation Credits			(9,414.83)
		Net Rebatable Arbitrage	\$(149,738.20)

Based upon our computations, no rebate liability exists.

SECTION VI



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 27, 2026

Ms. Syanne Hall
Recording Secretary
Reunion West Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Reunion West Community Development District – Registered Voters

Dear Ms. Hall:

Thank you for your letter requesting confirmation of the number of registered voters within the Reunion West Community Development District as of April 15, 2026.

The number of registered voters within the Reunion West CDD is 592 as of April 15, 2026.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola

SECTION VII

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

