

*Reunion West Community  
Development District*

*Agenda*

*June 11, 2026*

# AGENDA

# *Reunion West*

## *Community Development District*

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219 E. Livingston Street, Orlando FL, 32801

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

June 4, 2026

Board of Supervisors Meeting  
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, June 11, 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 May 14, 2026 Board of Supervisors Meeting
4. Consideration of Proposals for Parking Sign Installation
  - A. Fausnight Strip & Line, Inc.
  - B. **Mailbox & Sign Solutions – ADDED**
5. Review of Fiscal Year 2027 Budget Scenarios Assuming Elimination of Interlocal Cost Sharing Agreement (Discussion Only)
6. Staff Reports
  - A. Attorney
    - i. Update on Eminent Domain Status
  - 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 2015 Arbitrage Rebate Calculation Report
    - vi. Reminder of Form 1 Filing Deadline – July 1<sup>st</sup>
    - vii. E-Mail Subscribers
  - E. Security Report
7. Other Business
8. Supervisor's Requests
9. Next Meeting Date: July 9, 2026
10. Adjournment

Sincerely,

Tricia L. Adams  
District Manager

# MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **May 14, 2026** at 10:30 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Graham Staley	Chairman
Sharon Harley	Vice Chair
Mark Greenstein	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Christine Wells	Assistant District Manager
Kristen Trucco	District Counsel
James Curley	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	Reunion West POA
Shaianne Berry	Reunion West POA
Residents	

*The following is a summary of the discussions and actions taken at the May 14, 2026 Reunion West Community Development District Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period.

Mr. Sean Sweeney of 7820 Whitemarsh Way asked if the Board was going to discuss the house party that occurred at 751 Golden Bear Drive and if the CDD had a response. Mr. Staley indicated that this item would be discussed under the Security Report. There being no further comments, Ms. Adams closed the public comment period.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the April 9,  
2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the April 9, 2026 Board of Supervisors meeting. The Board had no changes.

On MOTION by Ms. Harley seconded by Mr. Greenstein with all in favor the Minutes of the April 9, 2026 Board of Supervisors Meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04  
Approving the Proposed Fiscal Year 2027  
Budget and Setting a Public Hearing**

Ms. Adams presented Resolution 2026-04, approving the proposed budget for Fiscal Year (FY) 2027, which was attached as Exhibit A, and setting the public hearing for August 13, 2026, at 10:30 a.m. at this location. The District was required to approve a proposed budget prior to June 15<sup>th</sup> and set the assessment cap. Approval of the resolution allowed for transmittal of the proposed budget to Osceola County, posting it on the District's website and publishing the legal notice in a newspaper of general circulation in Osceola County. Ms. Adams presented the proposed FY 2027 budget and reviewed significant changes from the current fiscal year, including administrative and field operations expenses. Board members discussed projected landscaping costs, attorney fees, irrigation repairs, rental income projections and the allocation of shared expenses with Reunion East CDD. Staff was directed to provide additional cost breakdowns and R&M information at a future meeting.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor Resolution 2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 13, 2026 at 10:30 a.m. at this location was adopted.

**FIFTH ORDER OF BUSINESS**

**Consideration of Private Road Access Agreement with Gigapower**

Ms. Adams received a request by Gigapower to provide fiber services for the Reunion West Encore POA area and presented an access agreement. However, Gigapower's agreement was boilerplate and Ms. Adams requested that any action by the Board be subject to a form of agreement that was prepared by District Counsel. Ms. Grace Montanez of the Reunion West POA, confirmed that the POA currently had a 10-year contract for internet and cable. There was Board consensus for no action to be taken on this item.

**SIXTH ORDER OF BUSINESS**

**Consideration of Concrete Repair Proposals**

- A. Baseline Construction**
- B. SMFL Construction**

Ms. Adams recalled that the CDD Board set aside funding for Fiscal Year 2027 in the R&M Fund for the repair of gutter curbs and drain inlets. The District Engineer inspected concrete surfaces throughout the Reunion West CDD and identified locations that were priorities for repair, prepared a Scope of Services and sent it out for bids. Proposals were received from Baseline Construction and SMFL Construction. Mr. Curley confirmed that the work was focused on Reunion East only. Mr. Staley requested that Mr. Greenstein present this to the Reunion East CDD Board and that no action be taken by this CDD Board. There was Board consensus.

**SEVENTH ORDER OF BUSINESS**

**Approval of Joint Workshop Meeting**

Ms. Adams requested that the Board schedule a joint workshop meeting with Reunion East CDD on July 9, 2026, at 10:30 a.m. at this location. Mr. Staley stated that the Board was interested in reviewing the Interlocal Agreement and discussing potential amendments related to the allocation of shared expenses between the Districts.

On MOTION by Ms. Harley seconded by Mr. Staley with all in favor Scheduling a Joint Workshop Meeting for July 9, 2026 at 10:30 a.m. at this location was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Update on Eminent Domain Status**

Ms. Trucco provided an update regarding the FDOT eminent domain matter and reported that staff and counsel were reviewing parcel ownership, bond financing history and related legal obligations. Additional information would be provided at a future meeting.

Ms. Trucco reported on the status of the litigation and implementation of the settlement agreement. Staff and counsel continued to review title matters and related documentation necessary to complete the agreed conveyances.

**ii. Review of Legal Consideration Related to Joint Meetings and Amendment to Interlocal Agreement**

Ms. Adams recalled that District Counsel presented the memorandum related to joint meetings, at the last meeting. There were no additional comments. Mr. Staley stated that the Board was interested in reviewing the Interlocal Agreement and discussing potential amendments related to the allocation of shared expenses between the Districts.

**B. Engineer**

There being no comments, the next item followed.

**C. Field Manager Updates**

Mr. Scheerer reviewed ongoing field operations items, including preventative maintenance of all gatehouse air conditioners, replacement of flex stakes, repair of the pond fountain, sidewalk grinding and replacement, ongoing irrigation repairs, installation of the golf cart ramp and pond maintenance.

**D. District Manager's Report**

**i. Action Items**

Mr. Scheerer presented the Action Items List. The RFID transponder for Reunion Village gate was active. There would be an additional card reader to accommodate guests. Ms. Adams received an email from Mr. Witcher stating that he was unable to attend this meeting and did not plan on going through the qualifying period for Seat 3, as he would be serving as the Reunion Golf Committee Handicap Chair. As a result, Ms. Adams would be updating the notice for the qualifying period and sending out to residents of both Reunion West and East.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register from April 1, 2026 through April 30, 2026 in the amount of \$161,237.41.

On MOTION by Ms. Harley seconded by Mr. Staley with all in favor the April Check Register was approved.

**iii. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financial Statements through March 31, 2026, which was for informational purposes only.

**iv. Replacement and Maintenance Plan**

Ms. Adams presented the R&M Plan, which was the project list that the Board approved for Fiscal Year 2026. Field staff has been working on several projects.

**v. Presentation of Series 2017 Arbitrage Rebate Calculation Report**

Ms. Adams presented the Arbitrage Rebate Calculation Report prepared by AMTEC for the Series 2017 bonds. An abbreviated report was requested by the Board. There was no arbitrage rebate liability.

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the Series 2017 Arbitrage Rebate Calculation Report was accepted.

**vi. Presentation of Number of Registered Voters: 592**

Ms. Adams reported that a letter was provided by the Osceola County Supervisor of Elections, confirming that as of April 15, 2026, the Reunion West CDD had 592 registered voters. No Board action was required. Mr. Staley questioned whether the re-districting that was occurring in the county, affected this CDD. Ms. Adams indicated that the only way that the District boundaries would change, would be if the District expanded or contracted, which was not the case. Ms. Adams introduced Ms. Christine Wells, who recently joined the District management team and would assist with the Reunion West and Reunion East CDDs.

**vii. E-Mail Subscribers**

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

**E. Security Report**

The Security Reports from Reunion Security and the Reunion West POA, were provided to the Board under separate cover. No Board action was required and was for informational purposes. The Board discussed a recent security incident involving a large gathering within the community. Reunion Security provided an overview of its response and coordination with law enforcement. The Board also discussed prior considerations regarding roadway ownership and privatization and requested additional information regarding outstanding bond obligations.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date: June 11, 2026**

Ms. Adams reported that the next meeting was scheduled for June 11, 2026 at 10:30 a.m. at this location.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Greenstein seconded by Ms. Harley with all in favor the meeting was adjourned at 12:08 p.m.

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Secretary/Assistant Secretary

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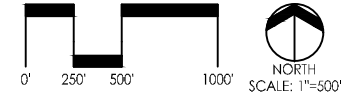
Chairman/Vice Chairman

# SECTION 4



**LEGEND**

— AREAS OF NO PARKING



Civil Engineer  
 STEVEN N. BOYD, P.E.

Rev.	Date	Description	Chk. By	License No.

**REUNION WEST CDD**  
 REUNION CDD  
 ORANGE COUNTY, FLORIDA

**NO PARKING DETAIL 1 OF 4**

Date: 12/3/2025  
 Scale: AS SHOWN  
 Project No.: 1003.001  
 Drawn By: CDB  
 Designed By: CDB  
 Checked By: SNB

SHEET NO.  
**2.01**









# SECTION A



# PROPOSAL

910 Charles Street  
 Longwood, FL 32750  
 (407) 261-5446 \* Fax (407) 261-5449

TO: Reunion CDD  
 c/o GMS

Attention: Alan

PHONE	DATE
	05/05/26
PROPOSAL #	
26-0067-A	
JOB NAME/LOCATION	
Reunion No Parking Signs	

We hereby submit specifications and estimates for:

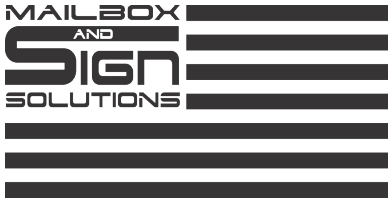
Item	Description	Quantity	U/M	Unit Price	Amount
<b>REUNION EAST</b>					
	Furnish and Install No Parking Sign	66	AS	\$ 395.00	\$ 26,070.00
	Furnish and Install 24 Hr Time Restricted Parking Sign	13	AS	\$ 395.00	\$ 5,135.00
<b>REUNION WEST</b>					
	Furnish and Install No Parking Sign	9	AS	\$ 395.00	\$ 3,555.00
	Furnish and Install 24 Hr Time Restricted Parking Sign	4	AS	\$ 395.00	\$ 1,580.00
<b>REUNION VILLAGE</b>					
	Furnish and Install No Parking Sign	71	AS	\$ 395.00	\$ 28,045.00
<b>Includes</b>					
3" Smooth Black Pole					
12"x18" No Parking Sign - Local Standard (unfinished back)					
<b>Note:</b>					
Signs are spaced out roughly every 150'					

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.	<b>Total:</b>	<b>\$ 64,385.00</b>
	Authorized Signature	<b>Terms: Net 30</b>
	Chris Neal	Proposal Valid for 90 Days

**Acceptance of Proposal** The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance	Signature
<b>CONTACTS:</b> Estimating Department Phil Fausnight, President/Contracts Administrator Matt Robinson, Project Coordinator/Scheduling Cris Mercedes, Gen Admin, Insurance, Submittals	<a href="mailto:estimating@fausnight.com">estimating@fausnight.com</a> <a href="mailto:phil@fausnight.com">phil@fausnight.com</a> <a href="mailto:matt.robinson@fausnight.com">matt.robinson@fausnight.com</a> <a href="mailto:cris@fausnight.com">cris@fausnight.com</a>

# SECTION B



418 Santa Rosa Ct. Suite 1086  
Oviedo, FL 32765

# Estimate

Date	Estimate #
6/9/2026	2390

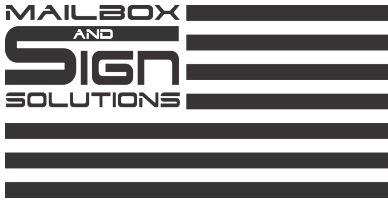
Name / Address
Governmental Management Services- Ctrl Fl 219 E Livingston St Orlando, FL 32801

Builder P.O. #

Rep	Community
	Reunion East & West CDD

Item	Description	Qty	Cost	Total
Street Signs	3"x 10' black smooth post, No Parking Signs with various directional arrows. (No parking signs to be installed roughly every 150' ft.), Installed	146	398.50	58,181.00
Street Signs	3"x 10' black smooth post, (24) hour time restricted signs, Installed	17	398.50	6,774.50
	Note: No finials included in this estimate. No parking and time restricted signs are 12"x18" local standard (unfinished back)			
	**Payment Terms:** A 50% deposit is due prior to the commencement of work, with the remaining balance due upon completion. Please note that a 3.5% surcharge will be applied to credit card transactions and a 1% surcharge for a bank transfer (ACH).			
			<b>Total</b>	

Signature



418 Santa Rosa Ct. Suite 1086  
Oviedo, FL 32765

# Estimate

Date	Estimate #
6/9/2026	2390

Name / Address
Governmental Management Services- Ctrl Fl 219 E Livingston St Orlando, FL 32801

Builder P.O. #

Rep	Community
	Reunion East & West CDD

Item	Description	Qty	Cost	Total
	Final payment is due upon completion of the work and is not contingent upon any third-party inspections, approvals, punch lists, or sign-offs.			

We hereby authorize this work to be done.

<b>Total</b>	<b>\$64,955.50</b>
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Signature \_\_\_\_\_

# SECTION 6

# 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	<b>Completed</b>	Approved 07.13.2023; RFID/prox card reader installed. Transponder reader installed - dataline needs troubleshooting but pending legal work to verify ownership of guard house. Cellular control.
10/12/23	Determine Best Use of The Stables Parcel	Trucco	<b>In Process</b>	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		<b>On Hold</b>	Developer funding agreement in place, request under review.

3/13/25	Mailbox Kiosk License Agreement or Addendum	Trucco	<b>On Hold</b>	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	<b>In Process</b>	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	<b>In Process</b>	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	<b>On Hold</b>	
4/9/26	Implement Amended and Restated Parking Rules	Adams/Scheerer	<b>In Process</b>	Alan - no parking or time restricted parking signs to be installed in accordance with amended map. Tricia - amend enforcement agreements, notify security, notify residents. Sign proposal to be presented 06.11.2026.
5/14/26	Flat Roof Replacment at HCCC	Scheerer	<b>In Process</b>	BOS approved with Advantage Roofing 05.14.2026. Agreement provided 06.04.2026. Schedule TBD.

5/14/26	Pool Furniture	Scheerer	<b>In Process</b>	Proposals for Pool Chaise Lounge Chairs to be considered at a future meeting.
5/14/26	Concrete Repairs	Curley/Scheerer	<b>In Process</b>	Board approved SMFL Proposal 05.14.2026. Drain inlets and gutter curbs in certain areas scheduled for replacement. Agreement provided 06.04.2026. Schedule TBD.
5/14/26	Determine Options for Carriage Pointe Security	Scheerer	<b>In Process</b>	Ramco and other providers to be considered as an alternate to Envera.

**Reunion West Action Items**

<b>Meeting Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
3/12/26	Pro Forma Reunion West Budget without cost share	Adams/Accounting	<b>In Process</b>	Board requested to review proposed budget without cost share included.

# SECTION II

# Reunion West

## Community Development District

### Summary of Invoices

May 01, 2026 - May 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	5/8/26	2712-2715	\$ 7,271.01
	5/14/26	2716-2722	91,311.95
	5/20/26	2723-2725	21,583.00
	5/27/26	2726	450.00
			\$ 120,615.96
R&M Fund			
	5/1/26	76	\$ 7,850.00
			\$ 7,850.00
Payroll			
	<u>May 2026</u>		
	Graham Staley	50747	\$ 184.70
	Mark Greenstein	50748	184.70
	Sharon Harley	50749	184.70
			\$ 554.10
<b>TOTAL</b>			<b>\$ 129,020.06</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/26	00035	4/30/26	236253	202604	300	13100	10100		AQUATIC PLANT MGMT APR26	*	218.31		
		4/30/26	236253	202604	320	53800	47000		AQUARIC PLANT MGMT APR26	*	164.69		
APPLIED AQUATIC MANAGEMENT INC												383.00	002712
5/08/26	00051	5/07/26	04742	202604	310	51300	31100		TREE & CRUD SURVEY REPORT	*	1,094.50		
		5/07/26	04742	202604	310	51300	31100		CDD MEETING	*	398.00		
BOYD CIVIL ENGINEERING INC												1,492.50	002713
5/08/26	00036	4/01/26	3640	202603	320	53800	43100		TOHO METER#62644090 MAR26	*	6.30		
		4/01/26	3672	202603	320	53800	43000		DUKEENERGY#9100 8323 9862	*	57.38		
		4/01/26	3673	202603	320	53800	43000		DUKEENERGY#9100 8323 9862	*	544.83		
KINGWOOD ORLANDO REUNION RESORT LLC												608.51	002714
5/08/26	00069	4/07/26	RW202601	202604	300	13100	10100		TROUBLESHOOT LEFT BARRIER	*	82.65		
		4/07/26	RW202601	202604	320	53800	57400		TROUBLESHOOT LEFT BARRIER	*	62.35		
		4/08/26	RW202601	202604	300	13100	10100		RPLC GEARBOX/PULLEY/BELT	*	948.48		
		4/08/26	RW202601	202604	320	53800	57400		RPLC GEARBOX/PULLEY/BELT	*	715.52		
		4/18/26	RW202601	202604	300	13100	10100		REMOUNT GATE/LOOP/WIRE	*	94.05		
		4/18/26	RW202601	202604	320	53800	57400		REMOUNT GATE/LOOP/WIRE	*	70.95		
		4/22/26	RW202601	202604	300	13100	10100		REPLACED LOOP DETECTOR	*	195.51		
		4/22/26	RW202601	202604	320	53800	57400		REPLACED LOOP DETECTOR	*	147.49		
		4/25/26	RW202601	202604	300	13100	10100		REMOUNT GATES 2&3 ARMS	*	111.15		
		4/25/26	RW202601	202604	320	53800	57400		REMOUNT GATES 2&3 ARMS	*	83.85		
		5/01/26	6829435	202605	300	13100	10100		SECURITY COST SHARE MAY26	*	1,296.75		
		5/01/26	6829435	202605	320	53800	34500		SECURITY COST SHARE MAY26	*	978.25		
REUNION WEST PROPERTY OWNERS INC												4,787.00	002715
REUW REUNION WEST TVISCARRA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/14/26	00020	5/01/26	643	202605	320	53800	12000			*	2,895.75		
			FIELD MANAGEMENT MAY26										
5/01/26	644	202604	310-51300-42000							*	1.06		
			USPS IRS FORM										
5/01/26	644A	202605	310-51300-34000							*	4,414.42		
			MANAGEMENT FEES MAY26										
5/01/26	644A	202605	310-51300-35200							*	108.17		
			WEBSITE ADMIN FEE MAY26										
5/01/26	644A	202605	310-51300-35100							*	162.25		
			INFORMATION TECH MAY26										
5/01/26	644A	202605	310-51300-31300							*	901.25		
			DISSEMINATION FEE MAY26										
5/01/26	644A	202605	310-51300-51000							*	.30		
			OFFICE SUPPLIES MAY26										
5/01/26	644A	202605	310-51300-42000							*	33.53		
			POSTAGE MAY26										
			GOVERNMENTAL MANAGEMENT SERVICES									8,516.73	002716
5/14/26	00043	5/12/26	152810	202604	310-51300-31500					*	528.00		
			PHASE 1-ROADWAY CONCERNS										
5/12/26	152810	202604	310-51300-31500							*	2,772.00		
			FL LAW- JOINT MTG CONCEPT										
5/12/26	152810	202604	310-51300-31500							*	1,339.57		
			CDD MEETING										
5/12/26	152810	202604	310-51300-31500							*	132.00		
			RVW 5TH AMEND. TO SSPA										
5/12/26	152810	202604	310-51300-31500							*	99.00		
			OCSO - ADDL SURVEILLANCE										
5/12/26	152811	202604	310-51300-31500							*	264.00		
			EMINENT DOMAIN CORRESP.										
5/12/26	152812	202604	310-51300-31500							*	1,579.50		
			COURT HEARING/SETTLEMENT										
			LATHAM LUNA EDEN AND BEAUDINE LLP									6,714.07	002717
5/14/26	00031	5/14/26	05142026	202605	300-20700-10400					*	8,653.32		
			FY26 DEBT SERVICE SER2015										
			REUNION WEST C/O USBANK									8,653.32	002718
5/14/26	00031	5/14/26	05142026	202605	300-20700-10500					*	14,243.04		
			FY26 DEBT SERVICE SER2016										
			REUNION WEST C/O USBANK									14,243.04	002719
5/14/26	00031	5/14/26	05142026	202605	300-20700-10600					*	13,329.34		
			FY26 DEBT SERVICE SER2017										
			REUNION WEST C/O USBANK									13,329.34	002720
			REUW REUNION WEST TVISCARRA										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/14/26	00031	5/14/26	05142026	202605	300-20700	10700	REUNION WEST C/O USBANK	*	11,608.42	11,608.42	002721
5/14/26	00031	5/14/26	05142026	202605	300-20700	10800	REUNION WEST C/O USBANK	*	28,247.03	28,247.03	002722
5/20/26	00035	5/15/26	236682	202605	300-13100	10100	AQUATIC PLANT MGMT MAY26	*	218.31		
		5/15/26	236682	202605	320-53800	47000	AQUATIC PLANT MGMT MAY26	*	164.69	383.00	002723
5/20/26	99999	5/20/26	VOID	202605	000-00000	00000	VOID CHECK	C	.00	.00	002724
5/20/26	00053	5/09/26	6097	202605	300-13100	10100	TRAD.BLVD-SIDEWALK GRINDS	*	1,068.75		
		5/09/26	6097	202605	320-53800	53000	TRAD.BLVD-SIDEWALK GRINDS	*	806.25		
		5/09/26	6098	202604	300-13100	10100	CASTLE PINES-SDWLK GRINDS	*	1,325.25		
		5/09/26	6098	202604	320-53800	53000	CASTLE PINES-SDWLK GRINDS	*	999.75		
		5/09/26	6099	202604	300-13100	10100	TWIN EAGLES-SDWLK GRINDS	*	42.75		
		5/09/26	6099	202604	320-53800	53000	TWIN EAGLES-SDWLK GRINDS	*	32.25		
		5/09/26	6100	202604	300-13100	10100	GRAND TRAV.-SDWLK GRINDS	*	1,724.25		
		5/09/26	6100	202604	320-53800	53000	GRAND TRAV.-SDWLK GRINDS	*	1,300.75		
		5/09/26	6101	202604	300-13100	10100	WYNSTONE WAY-SDWLK GRINDS	*	42.75		
		5/09/26	6101	202604	320-53800	53000	WYNSTONE WAY-SDWLK GRINDS	*	32.25		
		5/09/26	6102	202604	300-13100	10100	VALHALLA TERR-SDWLK GRIND	*	71.25		
		5/09/26	6102	202604	320-53800	53000	VALHALLA TERR-SDWLK GRIND	*	53.75		
		5/09/26	6103	202604	300-13100	10100	KID'S PARK-SDWLK GRINDS	*	85.50		
		5/09/26	6103	202604	320-53800	53000	KID'S PARK-SDWLK GRINDS	*	64.50		

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/09/26	6104	202604	300-13100-10100	DESERT MOUNT-SDWLK GRINDS	*	2,037.75	
5/09/26	6104	202604	320-53800-53000	DESERT MOUNT-SDWLK GRINDS	*	1,537.25	
5/17/26	6105	202605	300-13100-10100	LASSO DR-SIDEWALK GRINDS	*	4,004.25	
5/17/26	6105	202605	320-53800-53000	LASSO DR-SIDEWALK GRINDS	*	3,020.75	
5/17/26	6107	202605	300-13100-10100	WILMINGTON LP-SDWLK GRIND	*	1,681.50	
5/17/26	6107	202605	320-53800-53000	WILMINGTON LP-SDWLK GRIND	*	1,268.50	
BERRY CONSTRUCTION INC.							21,200.00 002725
5/27/26	00073	5/20/26	7478-05-202605	310-51300-31400	*	450.00	
AMERICAN MUNICIPAL TAX-EXEMPT							450.00 002726
TOTAL FOR BANK A						120,615.96	
TOTAL FOR REGISTER						120,615.96	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/01/26	00005	4/25/26 6083	202604 300-13100-10100	SDWLK GRINDS-VARIOUS LOC	*	1,254.00	
		4/25/26 6083	202604 320-53800-53000	SDWLK GRINDS-VARIOUS LOC	*	946.00	
		4/25/26 6084	202604 300-13100-10100	SDWLK GRINDS-VARIOUS LOC	*	3,220.50	
		4/25/26 6084	202604 320-53800-53000	SDWLK GRINDS-VARIOUS LOC	*	2,429.50	
BERRY CONSTRUCTION INC.							7,850.00 000076
-----							
TOTAL FOR BANK C						7,850.00	
TOTAL FOR REGISTER						7,850.00	

# SECTION III

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

***Unaudited Financial Reporting***  
***April 30, 2026***



# Table of Contents

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

**Reunion West**  
**Community Development District**  
**Balance Sheet**  
**April 30, 2026**

	<i>General Fund</i>	<i>Replacement &amp; Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
Cash - Truist	\$ 415,281	\$ 85,666	\$ -	\$ -	\$ 500,947
Investments:					
Series 2015					
Reserve	-	-	166,810	-	166,810
Revenue	-	-	488,758	-	488,758
Series 2016					
Reserve	-	-	320,625	-	320,625
Revenue	-	-	702,288	-	702,288
Prepayment	-	-	27	-	27
Series 2017					
Reserve	-	-	296,653	-	296,653
Revenue	-	-	640,391	-	640,391
Prepayment	-	-	2,889	-	2,889
Series 2019					
Reserve	-	-	333,220	-	333,220
Revenue	-	-	518,442	-	518,442
Construction	-	-	-	145	145
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	1,316,655	-	1,316,655
Investment - Custody	3,332	-	-	-	3,332
SBA - Operating	940,805	-	-	-	940,805
SBA - Reserve	-	878,294	-	-	878,294
Due from General Fund	-	-	295	-	295
Due from Reunion East	68,138	4,475	-	-	72,612
Prepaid Expenses	596	-	-	-	596
<b>Total Assets</b>	<b>\$ 1,428,152</b>	<b>\$ 968,434</b>	<b>\$ 5,046,992</b>	<b>\$ 145</b>	<b>\$ 7,443,724</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 21,061	\$ 7,850	\$ -	\$ -	\$ 28,911
Due to Debt Service 2015	34	-	-	-	34
Due to Debt Service 2016	55	-	-	-	55
Due to Debt Service 2017	52	-	-	-	52
Due to Debt Service 2019	45	-	-	-	45
Due to Debt Service 2022	109	-	-	-	109
Due to Reunion East	409,994	51,108	-	-	461,102
<b>Total Liabilities</b>	<b>\$ 431,350</b>	<b>\$ 58,958</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 490,308</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 655,601	\$ -	\$ 655,601
Assigned For Debt Service 2016	-	-	1,022,996	-	1,022,996
Assigned For Debt Service 2017	-	-	939,985	-	939,985
Assigned For Debt Service 2019	-	-	851,707	-	851,707
Assigned For Debt Service 2022	-	-	1,576,702	-	1,576,702
Assigned For Capital Projects 2019	-	-	-	145	145
Unassigned	996,803	909,476	-	-	1,906,279
<b>Total Fund Balances</b>	<b>\$ 996,803</b>	<b>\$ 909,476</b>	<b>\$ 5,046,991.96</b>	<b>\$ 145</b>	<b>\$ 6,953,416</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,428,152</b>	<b>\$ 968,434</b>	<b>\$ 5,046,992</b>	<b>\$ 145</b>	<b>\$ 7,443,724</b>

# Reunion West

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 2,052,353	\$ 1,890,361	\$ 1,890,361	\$ -
Interest	24,000	14,000	20,461	6,461
Rental Income	5,714	3,333	10,202	6,869
<b>Total Revenues</b>	<b>\$ 2,082,067</b>	<b>\$ 1,907,694</b>	<b>\$ 1,921,023</b>	<b>\$ 13,330</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 7,400	\$ (400)
FICA Expense	918	536	566	(31)
Engineering Fees	30,000	17,500	13,694	3,806
Attorney	75,000	43,750	152,811	(109,061)
Arbitrage	2,250	450	450	-
Dissemination Agent	10,815	6,309	6,309	-
Annual Audit	5,250	-	-	-
Trustee Fees	21,108	4,095	4,095	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,973	30,901	30,901	(0)
Information Technology	1,947	1,136	1,136	-
Website Maintenance	1,298	757	757	(0)
Telephone	100	58	-	58
Postage	1,500	875	187	688
Printing & Binding	500	292	2	290
Insurance	13,241	13,241	12,005	1,236
Legal Advertising	5,000	2,917	2,069	848
Other Current Charges	1,000	583	1,108	(525)
Office Supplies	100	2	2	-
Property Appraiser Fee	750	750	1,313	(563)
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 244,036</b>	<b>\$ 139,437</b>	<b>\$ 243,090</b>	<b>\$ (103,653)</b>

# Reunion West

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b><u>Maintenance - Shared Expenses</u></b>				
Field Maintenance	\$ 34,749	\$ 20,270	\$ 20,270	\$ -
Amenity Management Services	4,128	2,408	-	2,408
Property Insurance	51,891	51,891	47,703	4,188
Telephone	17,200	10,033	8,846	1,187
Electric	287,124	167,489	168,855	(1,366)
Water & Sewer	32,250	18,813	19,307	(495)
Gas	45,150	26,338	35,606	(9,268)
Landscape - Contract	438,600	255,850	335,617	(79,767)
Landscape - Contingency	53,750	31,354	12,973	18,381
Pond Maintenance	10,750	6,271	5,255	1,015
Irrigation Repairs & Maintenance	15,050	8,779	5,271	3,508
Pool & Fountain Maintenance	165,550	96,571	81,084	15,487
Building Repairs & Maintenance	21,500	12,542	19,852	(7,310)
Contract Cleaning	61,030	35,601	40,425	(4,824)
Fitness Center Repairs & Maintenance	5,977	3,487	2,960	526
Gate & Gatehouse Maintenance	34,400	20,067	13,839	6,227
Amenity/Pool Lights	8,600	5,017	11,219	(6,202)
Maintenance (Inspections)	4,300	2,508	1,535	973
Operating Supplies	2,150	1,254	-	1,254
Parking Violation Tags	215	125	-	125
Pest Control	1,324	772	719	53
Pressure Washing	21,500	12,542	17,759	(5,217)
Repairs & Maintenance	15,480	9,030	1,162	7,868
Roadways/Sidewalks/Bridge	17,200	10,033	10,139	(106)
Security	91,963	53,645	46,031	7,614
Signage	8,600	5,017	5,713	(696)
Hurricane Expense	4,300	2,508	-	2,508
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 1,454,731</b>	<b>\$ 870,214</b>	<b>\$ 912,142</b>	<b>\$ (41,928)</b>
<b><u>Reserves</u></b>				
Capital Reserve Transfer	\$ 383,300	\$ 383,300	\$ 383,300	\$ -
<b>Total Reserves</b>	<b>\$ 383,300</b>	<b>\$ 383,300</b>	<b>\$ 383,300</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 2,082,067</b>	<b>\$ 1,392,951</b>	<b>\$ 1,538,532</b>	<b>\$ (145,581)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 382,491</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 614,311</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 996,803</b>	

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 226,265	\$ 1,334,054	\$ 79,637	\$ 85,868	\$ 70,893	\$ 93,644	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,890,361
Interest	1,919	1,167	1,971	4,276	3,611	3,731	3,785	-	-	-	-	-	20,461
Rental Income	-	1,570	215	1,871	2,892	-	3,655	-	-	-	-	-	10,202
<b>Total Revenues</b>	<b>\$ 1,919</b>	<b>\$ 229,002</b>	<b>\$ 1,336,240</b>	<b>\$ 85,784</b>	<b>\$ 92,370</b>	<b>\$ 74,624</b>	<b>\$ 101,085</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,921,023</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 800	\$ 800	\$ 1,600	\$ 2,200	\$ 400	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,400
FICA Expense	61	61	122	168	31	61	61	-	-	-	-	-	566
Engineering Fees	2,508	1,885	545	4,995	1,070	1,200	1,493	-	-	-	-	-	13,694
Attorney	-	23,130	16,740	97,884	3,276	5,066	6,714	-	-	-	-	-	152,811
Arbitrage	-	-	-	-	450	-	-	-	-	-	-	-	450
Dissemination Agent	901	901	901	901	901	901	901	-	-	-	-	-	6,309
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	4,414	-	-	-	-	-	30,901
Information Technology	162	162	162	162	162	162	162	-	-	-	-	-	1,136
Website Maintenance	108	108	108	108	108	108	108	-	-	-	-	-	757
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	60	15	6	32	11	57	6	-	-	-	-	-	187
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	113	-	-	-	-	-	1,108
Office Supplies	1	0	0	0	1	0	0	-	-	-	-	-	2
Property Appraiser Fee	-	-	-	-	1,313	-	-	-	-	-	-	-	1,313
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 29,581</b>	<b>\$ 32,046</b>	<b>\$ 25,507</b>	<b>\$ 111,989</b>	<b>\$ 12,229</b>	<b>\$ 16,965</b>	<b>\$ 14,773</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 243,090</b>

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b><u>Maintenance - Shared Expenses</u></b>													
Field Maintenance	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ -	\$ -	\$ -	\$ -	\$ -	20,270
Amenity Management Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	47,703	-	-	-	-	-	-	-	-	-	-	-	47,703
Telephone	837	1,337	1,377	1,270	1,402	1,377	1,246	-	-	-	-	-	8,846
Electric	24,606	15,947	35,594	21,430	17,865	30,827	22,587	-	-	-	-	-	168,855
Water & Sewer	2,113	2,315	3,225	2,655	3,376	3,140	2,482	-	-	-	-	-	19,307
Gas	1,415	1,410	3,447	5,701	7,070	10,173	6,390	-	-	-	-	-	35,606
Landscape - Contract	36,236	94,493	53,534	31,663	36,236	47,218	36,236	-	-	-	-	-	335,617
Landscape - Contingency	-	5,900	1,419	415	1,524	1,350	2,365	-	-	-	-	-	12,973
Pond Maintenance	751	751	751	751	751	751	751	-	-	-	-	-	5,255
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	10,240	-	-	-	-	-	81,084
Building Repairs & Maintenance	8,658	1,056	677	2,052	658	6,063	688	-	-	-	-	-	19,852
Contract Cleaning	4,996	4,938	4,994	6,931	6,222	6,172	6,172	-	-	-	-	-	40,425
Fitness Center Repairs & Maintenance	140	661	140	1,230	140	510	140	-	-	-	-	-	2,960
Gate & Gatehouse Maintenance	1,315	296	1,278	874	1,822	5,464	2,791	-	-	-	-	-	13,839
Amenity/Pool Lights	2,127	2,129	1,116	2,683	844	2,320	-	-	-	-	-	-	11,219
Maintenance (Inspections)	338	344	381	-	473	-	-	-	-	-	-	-	1,535
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	36	97	36	36	97	380	36	-	-	-	-	-	719
Pressure Washing	-	-	6,644	11,116	-	-	-	-	-	-	-	-	17,759
Repairs & Maintenance	372	-	790	-	-	-	-	-	-	-	-	-	1,162
Roadways/Sidewalks/Bridge	215	252	774	722	-	-	8,176	-	-	-	-	-	10,139
Security	6,574	6,574	6,574	6,574	6,574	6,574	6,589	-	-	-	-	-	46,031
Signage	2,053	488	1,108	-	161	426	1,477	-	-	-	-	-	5,713
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 154,624</b>	<b>\$ 154,493</b>	<b>\$ 140,244</b>	<b>\$ 113,401</b>	<b>\$ 100,680</b>	<b>\$ 137,439</b>	<b>\$ 111,262</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 912,142</b>
<b><u>Reserves</u></b>													
Capital Reserve Transfer	\$ -	\$ -	\$ 383,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,300
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 383,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 383,300</b>
<b>Total Expenditures</b>	<b>\$ 184,205</b>	<b>\$ 186,539</b>	<b>\$ 549,050</b>	<b>\$ 225,391</b>	<b>\$ 112,908</b>	<b>\$ 154,404</b>	<b>\$ 126,035</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,538,532</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (182,286)</b>	<b>\$ 42,463</b>	<b>\$ 787,190</b>	<b>\$ (139,607)</b>	<b>\$ (20,538)</b>	<b>\$ (79,780)</b>	<b>\$ (24,950)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 382,491</b>

# Reunion West

## Community Development District Replacement & Maintenance Fund

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues:</b>				
Transfer In	\$ 383,300	\$ 383,300	\$ 383,300	\$ -
Interest	35,000	20,417	18,470	(1,946)
<b>Total Revenues</b>	<b>\$ 418,300</b>	<b>\$ 403,717</b>	<b>\$ 401,770</b>	<b>\$ (1,946)</b>
<b>Expenditures:</b>				
Contingency	\$ 720	\$ 420	\$ 316	\$ 104
Capital Outlay	281,380	164,138	109,279	54,859
<b>Total Expenditures</b>	<b>\$ 282,100</b>	<b>\$ 164,558</b>	<b>\$ 109,596</b>	<b>\$ 54,963</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 136,200</b>		<b>\$ 292,175</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 471,043</b>		<b>\$ 617,302</b>	
<b>Fund Balance - Ending</b>	<b>\$ 607,243</b>		<b>\$ 909,476</b>	

# Reunion West

## Community Development District

### Debt Service Fund - Series 2015

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 326,875	\$ 301,075	\$ 301,075	\$ -
Interest	15,500	9,042	9,882	841
<b>Total Revenues</b>	<b>\$ 342,375</b>	<b>\$ 310,117</b>	<b>\$ 310,958</b>	<b>\$ 841</b>
<b>Expenditures:</b>				
<b>Series 2015</b>				
Interest - 11/01	\$ 68,500	\$ 68,500	\$ 68,500	\$ -
Principal - 05/01	190,000	-	-	-
Interest - 05/01	68,500	-	-	-
<b>Total Expenditures</b>	<b>\$ 327,000</b>	<b>\$ 68,500</b>	<b>\$ 68,500</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 15,375</b>		<b>\$ 242,458</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 243,002</b>		<b>\$ 413,144</b>	
<b>Fund Balance - Ending</b>	<b>\$ 258,377</b>		<b>\$ 655,601</b>	

# Reunion West

## Community Development District

### Debt Service Fund - Series 2016

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 538,024	\$ 495,559	\$ 495,559	\$ -
Interest	28,500	16,625	16,740	115
<b>Total Revenues</b>	<b>\$ 566,524</b>	<b>\$ 512,184</b>	<b>\$ 512,299</b>	<b>\$ 115</b>
<b>Expenditures:</b>				
<b>Series 2016</b>				
Interest - 11/01	\$ 173,750	\$ 173,750	\$ 173,750	\$ -
Principal - 11/01	185,000	185,000	185,000	-
Interest - 05/01	169,703	-	-	-
<b>Total Expenditures</b>	<b>\$ 528,453</b>	<b>\$ 358,750</b>	<b>\$ 358,750</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 38,071</b>		<b>\$ 153,549</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 558,850</b>		<b>\$ 869,447</b>	
<b>Fund Balance - Ending</b>	<b>\$ 596,921</b>		<b>\$ 1,022,996</b>	

# Reunion West

## Community Development District

### Debt Service Fund - Series 2017

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

#### For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 04/30/26	Thru 04/30/26	
<b>Revenues:</b>				
Special Assessments	\$ 503,509	\$ 463,768	\$ 463,768	\$ -
Interest	26,500	15,458	15,307	(151)
<b>Total Revenues</b>	<b>\$ 530,009</b>	<b>\$ 479,227</b>	<b>\$ 479,076</b>	<b>\$ (151)</b>
<b>Expenditures:</b>				
<b>Series 2017</b>				
Interest - 11/01	\$ 164,231	\$ 164,231	\$ 164,231	\$ -
Principal - 11/01	170,000	170,000	170,000	-
Interest - 05/01	160,619	-	-	-
<b>Total Expenditures</b>	<b>\$ 494,850</b>	<b>\$ 334,231</b>	<b>\$ 334,231</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 35,159</b>		<b>\$ 144,844</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 511,345</b>		<b>\$ 795,141</b>	
<b>Fund Balance - Ending</b>	<b>\$ 546,504</b>		<b>\$ 939,985</b>	

# Reunion West

## Community Development District

### Debt Service Fund - Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 438,505	\$ 403,892	\$ 403,892	\$ -
Interest	21,500	12,542	13,091	549
<b>Total Revenues</b>	<b>\$ 460,005</b>	<b>\$ 416,434</b>	<b>\$ 416,983</b>	<b>\$ 549</b>
<b>Expenditures:</b>				
<b>Series 2019</b>				
Interest - 11/01	\$ 145,381	\$ 145,381	\$ 145,381	\$ -
Principal - 05/01	145,000	-	-	-
Interest - 05/01	145,381	-	-	-
<b>Total Expenditures</b>	<b>\$ 435,763</b>	<b>\$ 145,381</b>	<b>\$ 145,381</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (15,000)	(7,500)	\$ (6,563)	\$ (937)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (15,000)</b>	<b>\$ (7,500)</b>	<b>\$ (6,563)</b>	<b>\$ (937)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 9,243</b>		<b>\$ 265,038</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 248,336</b>		<b>\$ 586,669</b>	
<b>Fund Balance - Ending</b>	<b>\$ 257,579</b>		<b>\$ 851,707</b>	

# Reunion West

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,067,016	\$ 982,800	\$ 982,800	\$ -
Interest	30,500	17,792	20,436	2,644
<b>Total Revenues</b>	<b>\$ 1,097,516</b>	<b>\$ 1,000,592</b>	<b>\$ 1,003,236</b>	<b>\$ 2,644</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 11/01	\$ 145,575	\$ 145,575	\$ 145,575	\$ -
Principal - 05/01	760,000	-	-	-
Interest - 05/01	145,575	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,051,150</b>	<b>\$ 145,575</b>	<b>\$ 145,575</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 46,366</b>		<b>\$ 857,661</b>	

# Reunion West

## Community Development District

### Capital Projects Fund - Series 2019

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

#### For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 04/30/26	Thru 04/30/26	
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 973	\$ 973
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 973</b>	<b>\$ 973</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 134,198	\$ (134,198)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 134,198</b>	<b>\$ (134,198)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 6,563	\$ (6,563)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,563</b>	<b>\$ (6,563)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (126,662)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 126,807</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 145</b>	

**Reunion West**  
**Community Development District**  
**Long Term Debt Report**

SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS	
ASSESSMENT AREA TWO - PHASE ONE	
INTEREST RATES:	3.500%, 4.250%, 5.000%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$163,438
RESERVE FUND BALANCE	\$166,810
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$2,740,000</b>

SERIES 2016, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA THREE PROJECT	
INTEREST RATES:	3.625%, 4.375%, 5.000%
MATURITY DATE:	11/1/2046
RESERVE FUND REQUIREMENT	\$274,875
RESERVE FUND BALANCE	\$320,625
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,865,000</b>

SERIES 2017, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA FOUR PROJECT	
INTEREST RATES:	3.500%, 4.250%, 4.750%, 5.000%
MATURITY DATE:	11/1/2047
RESERVE FUND REQUIREMENT	\$254,625
RESERVE FUND BALANCE	\$296,653
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,635,000</b>

SERIES 2019, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA FIVE PROJECT	
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%
MATURITY DATE:	5/1/2050
RESERVE FUND REQUIREMENT	\$326,484
RESERVE FUND BALANCE	\$333,220
BONDS OUTSTANDING - 9/30/20	\$7,095,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$120,000)
LESS: PRINCIPAL PAYMENT 05/01/22	(\$125,000)
LESS: PRINCIPAL PAYMENT 05/01/23	(\$130,000)
LESS: PRINCIPAL PAYMENT 05/01/24	(\$135,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,585,000</b>

SERIES 2022, SPECIAL ASSESSMENT REFUNDING BONDS	
INTEREST RATES:	3.000%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$259,938
RESERVE FUND BALANCE	\$259,938
BONDS OUTSTANDING - 02/15/22	\$11,840,000
LESS: PRINCIPAL PAYMENT 05/01/23	(\$690,000)
LESS: PRINCIPAL PAYMENT 05/01/24	(\$710,000)
LESS: PRINCIPAL PAYMENT 05/01/25	(\$735,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$9,705,000</b>

**Reunion West**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

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

**ON ROLL ASSESSMENTS**

41.66%                      6.64%                      10.92%                      10.22%                      8.90%                      21.66%                      100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015 Debt Service Asmt	2016 Debt Service Asmt	2017 Debt Service Asmt	2019 Debt Service Asmt	2022 Debt Service Asmt	Total
11/14/25	ACH	\$27,649.86	\$526.31	\$1,334.38	\$0.00	\$25,789.17	\$10,744.09	\$1,711.20	\$2,816.57	\$2,635.88	\$2,295.57	\$5,585.86	\$25,789.17
11/21/25	ACH	\$3,720.85	\$73.51	\$45.60	\$0.00	\$3,601.74	\$1,500.53	\$238.99	\$393.36	\$368.13	\$320.60	\$780.13	\$3,601.74
11/21/25	ACH	\$546,041.54	\$10,483.99	\$21,841.64	\$0.00	\$513,715.91	\$214,020.47	\$34,086.77	\$56,105.55	\$52,506.32	\$45,727.36	\$111,269.45	\$513,715.92
12/12/25	ACH	\$2,778,076.72	\$53,339.09	\$111,122.87	\$0.00	\$2,613,614.76	\$1,088,864.57	\$173,422.06	\$285,446.25	\$267,134.61	\$232,645.50	\$566,101.76	\$2,613,614.75
12/22/25	ACH	\$624,571.39	\$12,010.82	\$24,030.07	\$0.00	\$588,530.50	\$245,189.16	\$39,050.96	\$64,276.43	\$60,153.04	\$52,386.82	\$127,474.09	\$588,530.50
01/12/26	ACH	\$12,157.87	\$236.67	\$324.52	\$0.00	\$11,596.68	\$4,831.32	\$769.48	\$1,266.53	\$1,185.28	\$1,032.25	\$2,511.81	\$11,596.67
01/12/26	ACH	\$185,980.14	\$3,608.00	\$5,579.37	\$0.00	\$176,792.77	\$73,654.08	\$11,730.79	\$19,308.44	\$18,069.79	\$15,736.84	\$38,292.83	\$176,792.77
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$2,763.35	\$2,763.35	\$1,151.25	\$183.36	\$301.80	\$282.44	\$245.97	\$598.53	\$2,763.35
02/09/26	ACH	\$4,074.90	\$81.49	\$0.00	\$0.00	\$3,993.41	\$1,663.70	\$264.98	\$436.14	\$408.16	\$355.47	\$864.96	\$3,993.41
02/09/26	ACH	\$210,531.81	\$4,124.84	\$4,291.11	\$0.00	\$202,115.86	\$84,203.99	\$13,411.06	\$22,074.11	\$20,658.03	\$17,990.92	\$43,777.74	\$202,115.85
03/10/26	ACH	\$175,553.58	\$3,472.76	\$1,915.03	\$0.00	\$170,165.79	\$70,893.19	\$11,291.07	\$18,584.68	\$17,392.45	\$15,146.96	\$36,857.44	\$170,165.79
04/08/26	ACH	\$10,146.97	\$202.91	\$0.00	\$0.00	\$9,944.06	\$4,142.82	\$659.82	\$1,086.04	\$1,016.37	\$885.15	\$2,153.86	\$9,944.06
04/08/26	ACH	\$218,726.74	\$4,374.03	\$26.81	\$0.00	\$214,325.90	\$89,290.85	\$14,221.24	\$23,407.63	\$21,906.01	\$19,077.78	\$46,422.40	\$214,325.91
04/24/26	ACH	\$0.00	\$0.00	\$0.00	\$505.42	\$505.42	\$210.56	\$33.54	\$55.20	\$51.66	\$44.99	\$109.47	\$505.42
05/08/26	ACH	\$704.15	\$14.08	\$0.00	\$0.00	\$690.07	\$287.49	\$45.79	\$75.37	\$70.53	\$61.43	\$149.47	\$690.08
05/08/26	ACH	\$131,854.31	\$2,637.09	\$0.00	\$0.00	\$129,217.22	\$53,833.51	\$8,573.99	\$14,112.47	\$13,207.15	\$11,502.00	\$27,988.09	\$129,217.21
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 4,929,790.83</b>	<b>\$ 95,185.59</b>	<b>\$ 170,511.40</b>	<b>\$ 3,268.77</b>	<b>\$ 4,667,362.61</b>	<b>\$ 1,944,481.58</b>	<b>\$ 309,695.10</b>	<b>\$ 509,746.57</b>	<b>\$ 477,045.85</b>	<b>\$ 415,455.61</b>	<b>\$ 1,010,937.89</b>	<b>\$ 4,667,362.60</b>

<b>94.74%</b>	<b>Net Percent Collected</b>
<b>\$ 258,911.41</b>	<b>Balance Remaining to Collect</b>

# SECTION IV

**Reunion East and West R&M**

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

# SECTION V

# **REBATE REPORT**

**\$4,285,000**

**Reunion West Community Development District**

**(Osceola County, Florida)**

**Special Assessment Refunding and Improvement Bonds,  
Series 2015**

**(Assessment Area Two – Phase One Project)**

**Dated: May 19, 2015**

**Delivered: May 19, 2015**

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**Rebate Report to the Computation Date**

**May 19, 2030**

**Reflecting Activity To**

**April 30, 2026**



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**AMTEC**

## SUMMARY OF REBATE COMPUTATIONS

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

For the May 19, 2030 Computation Date  
Reflecting Activity from May 19, 2015 through April 30, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Debt Service Reserve Fund	3.912701%	25,852.36	(7,990.47)
<b>Totals</b>	<b>3.912701%</b>	<b>\$25,852.36</b>	<b>\$(7,990.47)</b>
<b>Bond Yield</b>	<b>4.828139%</b>		
4/30/22 Rebate Liability			(298,624.22)
Rebate Computation Credits			(10,864.69)
		<b>Net Rebatable Arbitrage</b>	<b>\$(317,479.38)</b>

**Based upon our computations, no rebate liability exists.**

# SECTION VII

## **May Reunion Report**

The below data is for the 11 emails sent for May.

**Reunion East** - 213 active subscribers

**Reunion West** - 181 active subscribers

There were 5 emails sent to both districts in May.

3 sent to Reunion East exclusively and 3 sent to Reunion West exclusively.

There is a 63% open rate based on the average of opens over the 11 emails sent.

2 emails related to Board of Supervisors Meetings.

4 emails related to Eligible Qualifying Period Details.

5 emails related to Traffic or Roadway Maintenance.