

*Reunion West Community  
Development District*

*Agenda*

*July 9, 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

July 2, 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, July 9, 2026 at 10:30 AM**, or as shortly thereafter reasonably possible following the Workshop, **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 June 11, 2026 Board of Supervisors Meeting
4. Consideration of Aerial Easement Request from Duke Energy Florida, LLC
5. Staff Reports
  - A. Attorney
    - i. Update on Eminent Domain Status
  - B. Engineer
  - C. Field Manager Updates
  - D. District Manager's Report
    - i. Results of June Qualifying for Board Supervisor Positions
    - ii. Reunion Rental Report
    - iii. Action Items
    - iv. Approval of Check Register
    - v. Balance Sheet and Income Statement
    - vi. Replacement and Maintenance Plan
    - vii. E-Mail Subscribers
  - E. Security Report
    - i. Consideration of Proposed Security Enhancement
6. Other Business
7. Supervisor's Requests
8. Next Meeting Date: August 13, 2026
9. Adjournment

Sincerely,

Tricia L. Adams  
District Manager

# MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **June 11, 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
Mark Greenstein	Assistant Secretary
William (Bill) Witcher	Assistant Secretary
Michael Barry	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
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 June 11, 2026 Reunion West Community Development District Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the May 14,  
2026 Board of Supervisors Meeting**

Ms. Adams presented the draft minutes of the May 14, 2026 Board of Supervisors meeting.

There were no corrections.

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the Minutes of the May 14, 2026 Board of Supervisors Meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals for Parking  
Sign Installation**

**A. Fausnight Stripe & Line, Inc.**

**B. Mailbox & Sign Solutions - ADDED**

Mr. Scheerer presented proposals from Fausnight Stripe & Line for nine no parking signs in the amount of \$3,555 and four 24-hour time restricted parking signs by the playground area, in the amount of \$1,580 or \$395.00 per sign and from Mailbox & Sign Solutions in the amount of \$398.50 per sign. In response to Mr. Staley's question, Mr. Scheerer explained that the nine signs would be installed on Grand Traverse Parkway. Ms. Adams pointed out that amended parking maps were included in the agenda package and field staff had experience with both vendors. Ms. Trucco requested that the Board approve the proposal subject to staff approval. Ms. Adams further requested that the Board approve it subject to a form of agreement prepared by District Counsel, as some of the work was in a right-of-way (ROW).

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the proposal from Fausnight Stripe & Line for nine no parking signs in the amount of \$3,555 and four 24-hour time restricted parking signs in the amount of \$1,580, subject to staff approval and a form of agreement prepared by District Counsel was approved.

**FIFTH ORDER OF BUSINESS**

**Review of Fiscal Year 2027 Budget  
Scenarios Assuming Elimination of  
Interlocal Cost Sharing Agreement  
(Discussion Only)**

Ms. Adams indicated that the purpose of this item was for discussion purposes only, as there would be discussion at the joint workshop scheduled for July 9<sup>th</sup>, but as soon as the budget was ready, it would be provided to the Board. The budget would be the same as what was previously provided to the Board but would not include any Reunion East cost share. Mr. Staley recalled in the Proposed Budget for 2027, on the expense side, there were significant increases and felt that they did not have accurate information to make projections. Ms. Adams pointed out that with more recent actuals, they would have more accuracy.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Update on Eminent Domain Status**

Ms. Trucco provided an update on the litigation of the Settlement Agreement, as she received a list of encumbrances that would remain on the property and once reviewed, the deed would be recorded. Mr. Staley asked to discuss the encumbrances with Ms. Trucco prior to the Board meeting, as he wanted to ensure that nothing was filed on the property after there was a claim to ownership that the CDD did not consent to. *There was no objection from the Board.* Ms. Trucco reported that an update regarding the Florida Department of Transportation (FDOT) eminent domain matter, would be provided at the July meeting.

**B. Engineer**

Mr. Curley provided updates on upcoming curb repairs and discussed a resident concern regarding the height of a speed hump. At the Board's request, staff will verify field measurements.

**C. Field Manager Updates**

Mr. Scheerer reviewed ongoing maintenance activities including irrigation repairs, sidewalk improvements, pond maintenance, monument cleaning, landscaping recovery following freeze damage, and parking signage installation. Staff also discussed amenity rental activity and ongoing marketing efforts.

**D. District Manager's Report**

**i. Action Items**

Mr. Scheerer presented the Action Items List. Mr. Staley would like to complete all of the paperwork for the transition and work through the Cost Share Agreement. Mr. Barry asked about the sidewalk completion project. Ms. Adams indicated that she added sidewalks to the R&M list for 2028. *There was Board consensus to expedite the project to complete the sidewalks in Reunion West.* Ms. Chambers would research prices for concrete installation. Mr. Barry requested that the CDD notify property owners of the sidewalk installation on their property. Mr. Scheerer would review the sidewalks on the vacant lots and provide an estimate. Mr. Staley requested that this item be placed on the R&M list for FY2027. Mr. Staley questioned the status of The Stables. Ms. Adams reported that a real estate broker toured the property and provided a list of questions, which the Reunion East Board reviewed at last month's meeting. They were forwarded to the broker.

**ii. Approval of Check Register**

Ms. Adams presented the Check Register from May 1, 2026, through May 31, 2026, in the amount of \$129,020.06.

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

Ms. Adams presented the Unaudited Financial Statements through April 30, 2026, which were for informational purposes only.

**iv. Replacement and Maintenance Plan**

The Board reviewed the current Replacement and Maintenance Plan and discussed separating future project lists by District. Staff will continue refining the plan and include additional projects identified by the Board.

**v. Presentation of Series 2015 Arbitrage Rebate Calculation Report**

Ms. Adams presented the Arbitrage Rebate Calculation Report prepared by AMTEC for the Series 2015 bonds. There was no arbitrage rebate liability.

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the Series 2015 Arbitrage Rebate Calculation Report was accepted.

**vi. Reminder of Form 1 Filing Deadline – July 1<sup>st</sup>**

Ms. Adams reminded all Supervisors to provide their Form 1, Statement of Financial Interest electronically by July 1<sup>st</sup>, to the Commission on Ethics.

**vii. E-Mail Subscribers**

Ms. Adams presented the number of active email subscribers for the CDD's email. There were 181 subscribers for Reunion West.

- **Reunion West POA (Added)**

Ms. Grace Montanez of the Reunion West POA, wanted to paint the curb and add striping, due to people parking under the no parking sign. Mr. Staley was in favor of privatizing the roads. Ms. Trucco recalled that a memorandum was presented to the Board, providing the opinion that before the CDD could sell the roads to a third-party, bonds needed to be redeemed.

**E. Security Report**

Mr. Vargas provided an overview of recent security operations and discussed procedures for responding to large gatherings and traffic concerns. The Board discussed potential operational improvements.

Security reports were received. The Board discussed operational concerns, future security improvements, traffic issues, and potential signage enhancements. Staff was directed to coordinate with the District Engineer regarding right-of-way requirements and to schedule a confidential security session in conjunction with the July workshop.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Next Meeting Date: July 9, 2026**

Ms. Adams stated that the next meeting and a workshop was scheduled for July 9, 2026, at 10:30 a.m. at this location.

**TENTH ORDER OF BUSINESS**

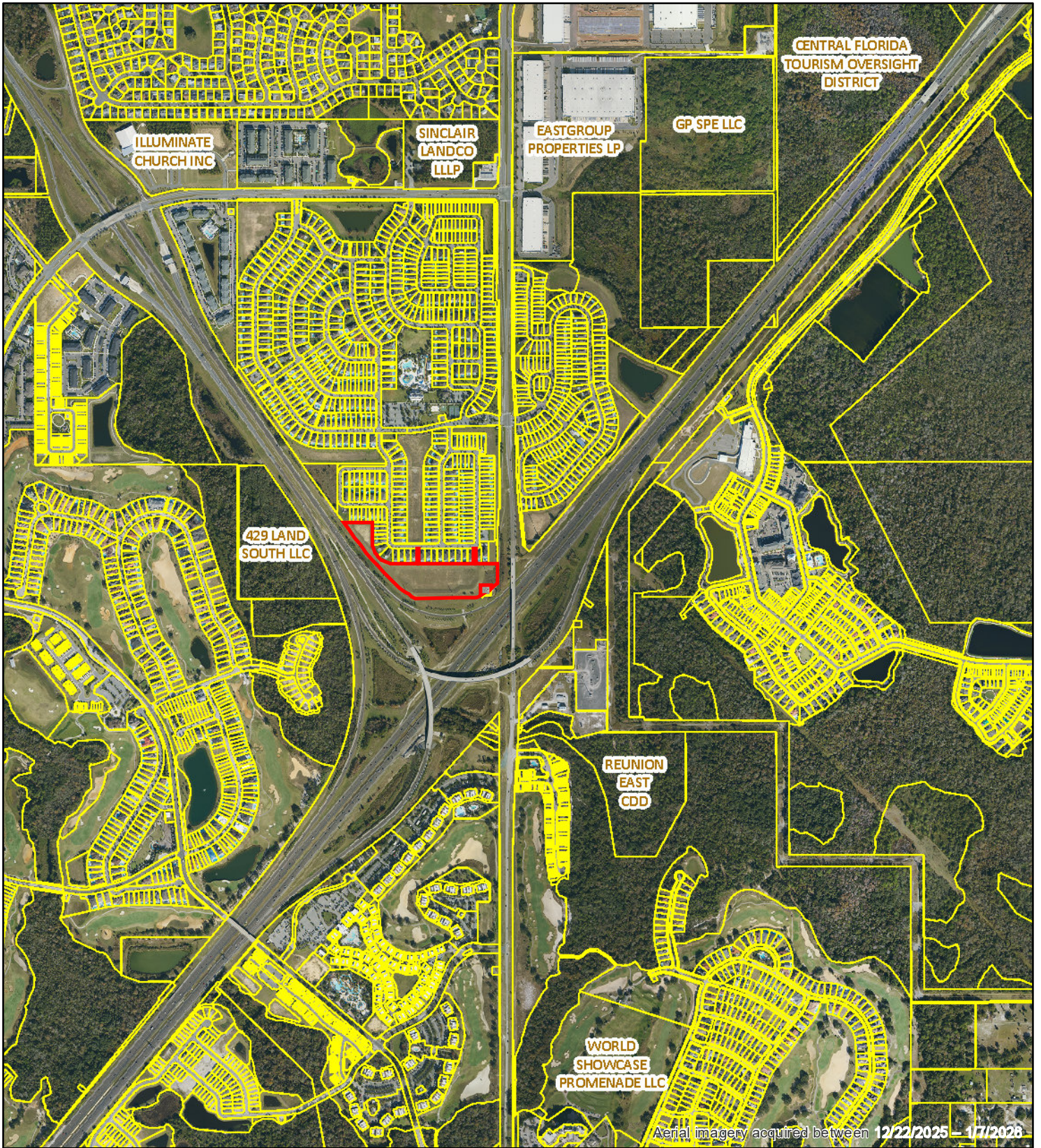
**Adjournment**

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor the meeting was adjourned at 12:22 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

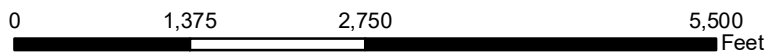
\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION 4



# ProMap

Date Generated: 7/1/2026



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

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



Prepared By:  
Manny R. Vilaret, Esquire  
Vilaret Law, PLLC  
10901 Danka Circle, Suite C  
Saint Petersburg, Florida 33716

## **AERIAL EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, its successors and assigns (GRANTOR herein), in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, grant and convey to **DUKE ENERGY FLORIDA, LLC, a Florida limited liability company d/b/a DUKE ENERGY** (GRANTEE herein), P.O. Box 14042, St. Petersburg, Florida 33733, its successors, assigns, lessees, licensees, transferees, permittees, and apportionees, the non-exclusive right, privilege and easement to construct, remove, reconstruct, operate and maintain in perpetuity, overhead electric transmission and distribution lines, communication systems and related facilities for providing electric energy services, and communications services (including services to telecommunication providers and other customers) and the transmission of any and all present or future form of communication by any present or future means or method (including, with respect to all grants herein, communication and other wires, fiber optics, guys, anchors, attachments and accessories desirable in connection therewith) all of which may be installed or constructed over and across the following described lands in Polk County, Florida, and referred to hereinafter as the Easement Area to wit:

**See Exhibit "A", attached hereto, incorporated herein, and by this reference made a part hereof.**

Tax Parcel Number: **22-25-27-4937-0001-00C0**

Together with the right to construct, install, operate, utilize, patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines, systems and related facilities, including the right to increase or decrease the number and type of wires and voltage and to adjust the centerline of the wires within the Easement Area, all as conditioned herein.

GRANTEE shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of said electric transmission and distribution lines, communication systems and related facilities, including (i) the right to trim, cut, remove, and keep clear trees, limbs and undergrowth within said Easement Area and the right to cut down at any time and from time to time, in GRANTEE'S sole discretion, any tree standing outside the Easement Area which if felled, or upon falling, could fall within five (5) feet of any conductor or other facility included within said Easement Area, and further including (ii) the reasonable right to enter upon adjoining lands of the GRANTOR by such route or routes, including private roads and ways then existing thereon, on foot or by conveyance, with materials, supplies, and equipment as may be desirable for the purpose of exercising all rights herein granted and further including (iii) the right to relocate any listed or protected plant or animal species found within the Easement Area to another location within the Easement Area. As a result of any actions or inaction of GRANTEE, including but not limited to said relocations, GRANTEE hereby agrees to restore the Easement Area at its own expense to as near as practicable to the original condition.

PROVIDED, HOWEVER, that as a condition precedent to the exercise of any rights granted hereunder, GRANTEE covenants and agrees to comply with all federal, state, or local laws, rules, or regulations, including but not limited to the requirements of water management district permits and easements of record.

GRANTOR covenants and agrees that no new or additional trees, buildings, structures, ponds or obstacles will be located or constructed within the Easement Area nor shall ground elevation be altered more than two (2) feet, after the date of this Easement.

GRANTOR shall have all other rights in and to said Easement Area not inconsistent with (i) GRANTEE'S right to the safe and efficient operation and maintenance of said electric transmission and distribution lines, communications systems and related facilities, including clear, continuous access within the Easement Area, (ii) GRANTEE'S right-of-way utilization or encroachment guidelines, or (iii) any federal, state, or local laws, rules, or regulations; including, but not limited to, the right to

INTERNAL

utilize said Easement Area for (a) ingress and egress, (b) general farming, (c) construction, maintenance and travel over roads and streets across the Easement Area.

PROVIDED, HOWEVER, that as a condition precedent to the exercise of any such right other than ingress and egress, GRANTOR covenants and agrees to obtain from GRANTEE ((800) 700-8744, [www.prgnprojectsolutions.com](http://www.prgnprojectsolutions.com), or P.O. Box 14042, St. Petersburg, Florida 33733, Attention: Asset Protection Right-of-Way Specialist) a prior written determination that the exercise of such right is not inconsistent with the safe and efficient operation and maintenance of said electric transmission and distribution lines and communications systems or with any of the foregoing guidelines or laws.

GRANTOR warrants and covenants that it has the right to convey to GRANTEE this easement, and that GRANTEE shall have quiet and peaceful possession, use and enjoyment of same, subject to the requirements of this Easement..

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto affixed its hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**GRANTOR:**  
**Reunion West Community Development District**

**ATTEST:**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Print or Type Name

**SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:**

**Grantor's mailing address:**

\_\_\_\_\_  
Signature of First Witness

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Print or Type Name of First Witness

CORPORATE SEAL

Address: \_\_\_\_\_

\_\_\_\_\_  
Signature of Second Witness

\_\_\_\_\_  
Print or Type Name of Second Witness

Address: \_\_\_\_\_

(Names and addresses (street number, street, city, state and zip code) **must** be typed or printed clearly under each signature)

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

The foregoing Easement was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ and \_\_\_\_\_, its Chairman and its Secretary, respectively of the Poinciana Community Development District, on behalf of the District who are personally known to me or who have produced \_\_\_\_\_ as identification.

NOTARY SEAL

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name typed, printed or stamped

My Commission Expires: \_\_\_\_\_

Legal Description:

Parcel #: 22-25-27-4937-0001-00C0

A portion of Tract C, Reunion West Phase 4, according to the plat thereof, recorded in Plat Book 28, Page 113 of the Public Records of Osceola County, Florida, lying in Section 27, Township 25 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of Tract C, Reunion West Phase 4, according to the plat thereof, recorded in Plat Book 28, Page 113 of the Public Records of Osceola County, Florida; thence S89°59'16"E, along the Northerly Limited Access Right of Way of State Road 429 (a variable width Right of Way) and the South line of said Tract C, a distance of 61.69 feet; thence N00°00'44"E, a distance of 35.00 feet to the North line of the Progress Energy Easement recorded in Official Records Book 4424, Page 1784 of said Public Records and the POINT OF BEGINNING; thence N89°59'16"W, along said North line of the Progress Energy Easement, a distance of 108.97 feet to a point on the northeasterly line of the 10.00 foot wide Duke Energy Easement shown on the aforementioned plat of Reunion West Phase 4 and a point on a non-tangent curve concave Northeasterly, having a radius of 707.00 feet, a central angle of 14°55'27", and being subtended by a chord bearing of N53°27'39"W and a chord distance of 183.64 feet; thence Northwesterly along said northeasterly line of the 10.00 foot wide Duke Energy Easement and along said curve, an arc distance of 183.64 feet to the Point of Compound Curvature of a curve concave Northeasterly, having a radius of 3887.00 feet, a central angle of 00°20'42", and being subtended by a chord bearing of N45°49'34"W and a chord distance of 23.41 feet; thence continue along the northeasterly line of said 10.00 foot wide Duke Energy Easement and along the arc of said curve, an arc distance of 23.41 feet to a point on a non-tangent line; thence departing said 10.00 foot wide Duke Energy Easement, N65°18'22"W, a distance of 300.81 feet to the POINT OF BEGINNING.

Contains 0.18 acres (7,863 Square Feet), more or less

Surveyor's Notes:

1. North and the bearings shown hereon are referenced to the South line of Tract C, Reunion West Phase 4, as being S89°59'16"E.
2. All measurements shown hereon are in U.S. Survey Feet.
3. An abstract of title was not performed by nor furnished to Colliers Engineering & Design, Inc. Any easements or encumbrances that may appear on a abstract of title are not warranted by this sketch.
4. Legal description was prepared by Colliers Engineering & Design, Inc. per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
5. This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.050-.052, Florida Administrative Code.
6. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.



05/15/2026

THOMAS R. CAMDEN, PSM  
COLLIERS ENGINEERING & DESIGN, INC.

FLORIDA REGISTRATION No. 7078  
FLORIDA REGISTRATION No. LB 7388

DATE

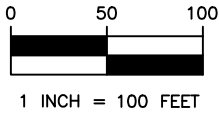
FILE NAME: F26008201\_RW\_CR532-SR429\_05152026.DWG

 <p>Engineering &amp; Design www.colliersengineering.com</p>	<p>ORLANDO 1101 North Lake Destiny Road Suite 415 Maitland, FL 32751 Phone: 321.441.9405</p>		<p>CERTIFIED TO: DUKE ENERGY FLORIDA, LLC</p>		 <p>525 S. TRYON STREET CHARLOTTE, N.C. 28202</p>				
	<p>REVISIONS</p> <table border="1"> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> </table>		1				2		
1									
2									
<p>VENDOR PROJECT No. 26006970A</p>		<p>DRAWN MT</p>	<p>CHECK TRC</p>	<p>SCALE: N/A DATE: 05/15/2026</p>	<p>DUKE PROJECT: F26008201 SITE: N/P LU: N/P</p>				
					<p>SHEET 1 OF 2</p>				

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EXHIBIT "A"

THIS IS NOT A SURVEY



SECTION 27  
TOWNSHIP 25 SOUTH  
RANGE 27 EAST  
OSCEOLA COUNTY

PARCEL ID: 22-25-27-4937-0001-00C0  
OWNER: REUNION WEST COMMUNITY DEVELOPMENT DISTRICT  
P.B. BOOK 28, PAGE 113

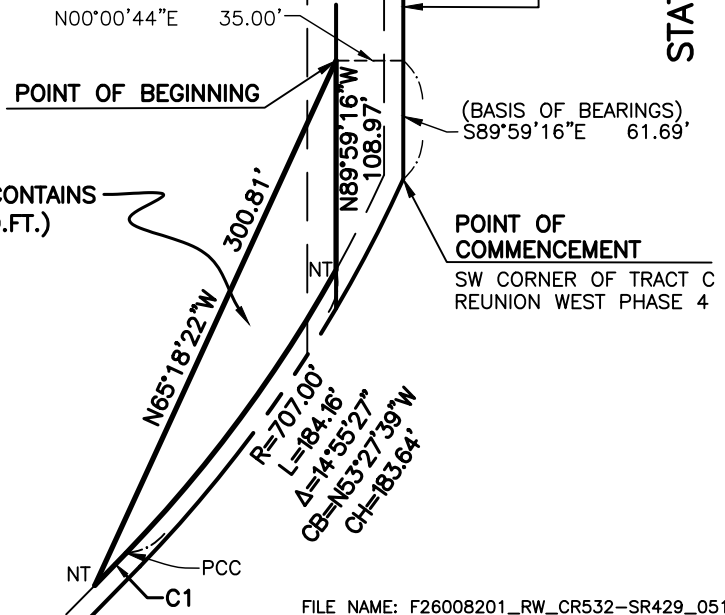
Curve Table					
Curve #	Length	Radius	Central Angle	Chord Bearing	Chord
C1	23.41'	3887.00'	0°20'42"	N45°49'34"W	23.41'

TRACT C  
REUNION WEST PHASE 4  
P.B. BOOK 28, PAGE 113

DUKE ENERGY EASEMENT CONTAINS  
0.18 ACRES (7,863 SQ.FT.)

**LEGEND:**

- O.R.B. OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- R/W RIGHT-OF-WAY
- P.B. PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- NT NON-TANGENT
- R RADIUS
- L ARC DISTANCE
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD DISTANCE
- SQ.FT. SQUARE FEET
- F.P. FINANCIAL PROJECT



STATE ROAD 429 TOLL ROAD  
(WESTERN BELTWAY)

F.P. NO. 403497-2  
RIGHT OF WAY WIDTH VARIES

FILE NAME: F26008201\_RW\_CR532-SR429\_05152026.DWG



ORLANDO  
1101 North Lake Destiny Road  
Suite 415  
Maitland, FL 32751  
Phone: 321.441.9405

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT

FLFDOT CR 532 TO SR 429  
(POINCIANA CONNECTOR)



**DUKE ENERGY**

525 S. TRYON STREET  
CHARLOTTE, N.C. 28202

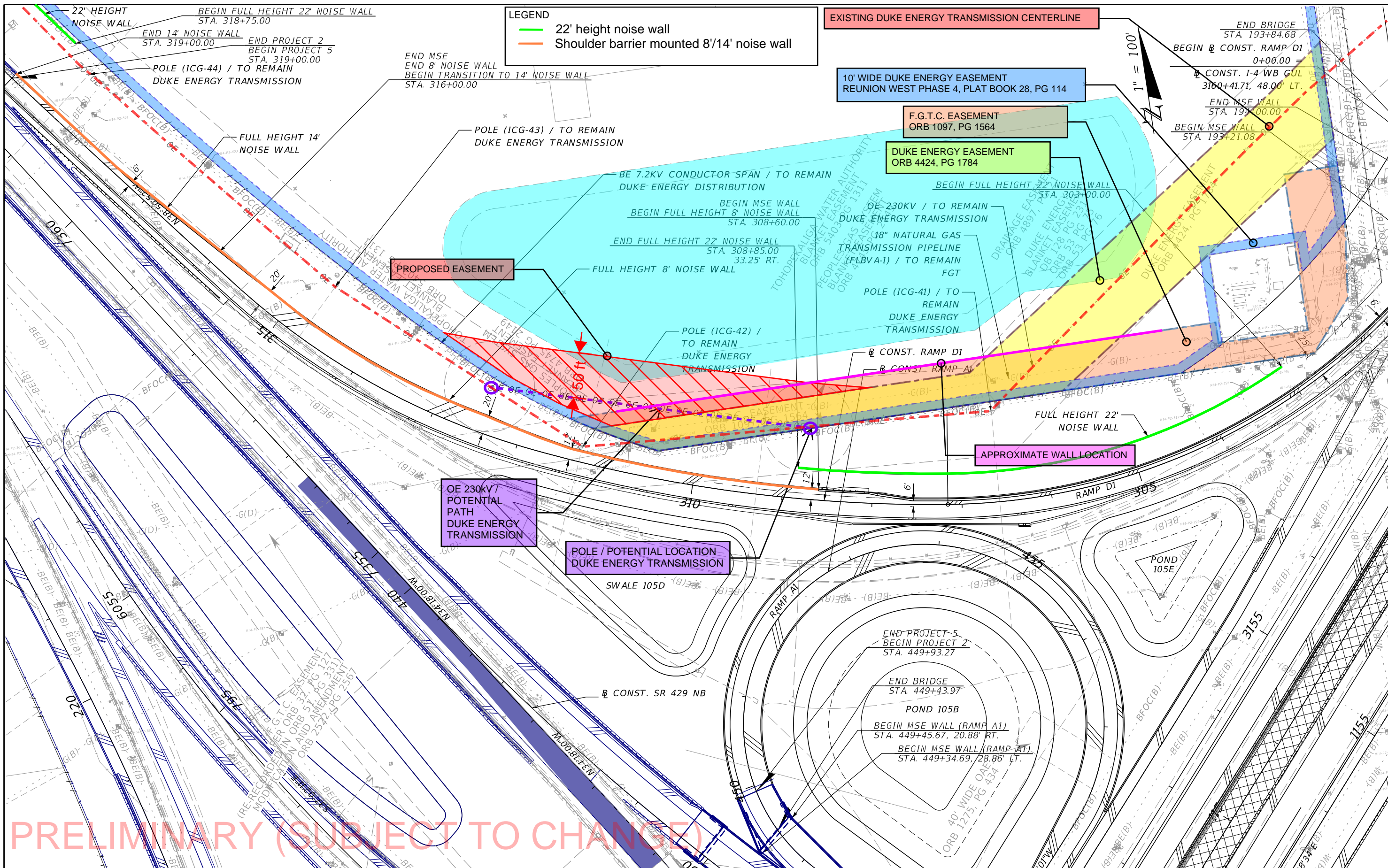
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REVISIONS	1		
	2		

VENDOR PROJECT No.  
26006970A

DRAWN	CHECK	SCALE: 1" = 100'
MT	TRC	DATE: 05/15/2026

DUKE PROJECT: F26008201	SHEET 2 OF 2
SITE: N/P LU: N/P	



PRELIMINARY (SUBJECT TO CHANGE)

REVISIONS				STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	RAMP D1	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION			
				ROAD NO. COUNTY FINANCIAL PROJECT ID	PLAN	1
				SR 400 OSCEOLA 431456-3-52-01		

LICENSE NUMBER:  
CORRIDOR PROGRAM OFFICE  
1142 CELEBRATION BLVD.  
KISSIMMEE, FL 34747

# SECTION 5

# SECTION D

# SECTION III

## Reunion East Action Items

Meeting Assigned	Item	Assigned To	Status	Comments
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	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. Per discussion 06.11.2026 add \$9,100 to R&M Project List for FY 2027 for tree inventory technology. Seek Board direction on adding \$360 to Maintenance Budget.

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 (completed). Sign proposal to be presented 06.11.2026. <b>Fausnight sign install week of July 20.</b>
5/14/26	Flat Roof Replacement at HCCC	Scheerer	<b>In Process</b>	BOS approved with Advantage Roofing 05.14.2026. Agreement provided 06.04.2026. <b>Scheduled week of July 6.</b>
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 tentative week of August 3. Email to residents pending.
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 IV

# Reunion West

## Community Development District

### Summary of Invoices

June 01, 2025 - June 30, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	6/5/26	2727	\$ 2,275.00
	6/11/26	2728-2735	29,151.82
	6/18/26	2736-2747	177,416.04
			\$ 208,842.86
Payroll			
	<u>June 2026</u>		
	Graham Staley	50750	\$ 184.70
	Mark Greenstein	50751	184.70
	Michael Barry	50752	184.70
			\$ 554.10
<b>TOTAL</b>			<b>\$ 209,396.96</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/05/26	00069	6/01/26 6924090	202606 300-13100-10100	SECURITY COST SHARE JUN26	*	1,296.75	
		6/01/26 6924090	202606 320-53800-34500	SECURITY COST SHARE JUN26	*	978.25	
							2,275.00 002727
-----							
6/11/26	00051	6/03/26 04776	202605 310-51300-31100	COORD W/ CURB CONTRACTOR	*	348.25	
		6/03/26 04776	202605 310-51300-31100	ATTENDED CDD MEETING	*	820.65	
		6/03/26 04776	202605 310-51300-31100	EASEMENT REVIEW	*	273.00	
							1,441.90 002728
-----							
6/11/26	00036	4/30/26 3716	202602 300-13100-10100	VERIZON-POPLIN GATE FEB26	*	90.05	
		4/30/26 3716	202602 320-53800-41000	VERIZON-POPLIN GATE FEB26	*	67.93	
		5/01/26 3728	202604 320-53800-43100	TOHO METER#62644090 APR26	*	3.08	
		5/01/26 3729	202604 320-53800-43000	DUKEENERGY#9100 8323 9862	*	57.93	
		5/01/26 3730	202604 320-53800-43000	DUKEENERGY#9100 8324 0443	*	610.66	
							829.65 002729
-----							
6/11/26	00005	5/11/26 OSA58663	202605 310-51300-48000	RFQ CANDIDATES	*	218.56	
							218.56 002730
-----							
6/11/26	00031	6/10/26 06102026	202606 300-20700-10400	FY26 DEBT SERVICE 2015	*	3,032.45	
							3,032.45 002731
-----							
6/11/26	00031	6/10/26 06102026	202606 300-20700-10500	FY26 DEBT SERVICE SER2016	*	4,991.30	
							4,991.30 002732
-----							
6/11/26	00031	6/10/26 06102026	202606 300-20700-10600	FY26 DEBT SERVICE SER2017	*	4,671.10	
							4,671.10 002733
-----							
6/11/26	00031	6/10/26 06102026	202606 300-20700-10700	FY26 DEBT SERVICE SER2019	*	4,068.03	
							4,068.03 002734
-----							
REUW REUNION WEST TVISCARRA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/11/26	00031	6/10/26 06102026	202606 300-20700-10800 FY26 DEBT SERVICE SER2022	REUNION WEST C/O USBANK	*	9,898.83	9,898.83 002735
6/18/26	00020	6/01/26 645	202606 320-53800-12000 FIELD MANAGEMENT JUN26		*	2,895.75	
		6/01/26 646	202605 310-51300-42000 USPS POSTAGE		*	1.95	
		6/01/26 646A	202606 310-51300-34000 MANAGEMENT FEES JUN26		*	4,414.42	
		6/01/26 646A	202606 310-51300-35200 WEBSITE ADMIN FEE JUN26		*	108.17	
		6/01/26 646A	202606 310-51300-35100 INFORMATION TECH JUN26		*	162.25	
		6/01/26 646A	202606 310-51300-31300 DISSEMINATION FEE JUN26		*	901.25	
		6/01/26 646A	202606 310-51300-51000 OFFICE SUPPLIES JUN26		*	.21	
		6/01/26 646A	202606 310-51300-42000 POSTAGE JUN26		*	31.41	
			GOVERNMENTAL MANAGEMENT SERVICES				8,515.41 002736
6/18/26	00043	6/11/26 153515	202605 310-51300-31500 MOR SPORT WARRANTY CLAIM		*	66.00	
		6/11/26 153515	202605 310-51300-31500 AGENDA REVIEW/CDD MEETING		*	1,174.57	
		6/11/26 153515	202605 310-51300-31500 FDOT/CDD IMPLICATIONS		*	158.00	
		6/11/26 153515	202605 310-51300-31500 QUALIFYING PERIOD CORRESP		*	198.00	
		6/11/26 153515	202605 310-51300-31500 DUKE ENERGY-EASEMENT		*	66.00	
		6/11/26 153515	202605 310-51300-31500 PREP YELLOWSTONE ARGMNT		*	363.00	
		6/11/26 153516	202605 310-51300-31500 ACCESS AGREEMENT		*	395.50	
		6/11/26 153517	202605 310-51300-31500 SETTLEMENT AGREEMENT		*	366.00	
		6/11/26 153517	202605 310-51300-31500 PREP SUMMONSES FOR SE&CH		*	46.00	
		6/11/26 153517	202605 310-51300-31500 CORRESP REGARDING TITLE		*	305.00	
		6/11/26 153517	202605 310-51300-31500 PREP ACCEPTANCE OF SRVC		*	23.00	
			LATHAM LUNA EDEN AND BEAUDINE LLP				3,161.07 002737
			REUW REUNION WEST TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/18/26	00081	8/25/26	24530522	202605	300	13100	10100			*	812.25		
			SECURITY	5/22/26	5/24/26								
8/25/26		24530522	202605	320	53800	34500				*	612.75		
			SECURITY	5/22/26	5/24/26								
									LENITA KING DBA ENCORE SECURTY SER			1,425.00	002738
6/18/26	00082	5/24/26	27370522	202605	300	13100	10100			*	812.25		
			SECURITY	5/22/26	5/24/26								
5/24/26		27370522	202605	320	53800	34500				*	612.75		
			SECURTY	5/22/26	5/24/26								
									MAURICE N. VILSAINT			1,425.00	002739
6/18/26	00079	5/08/26	47550508	202605	300	13100	10100			*	270.75		
			SECURITY	05/08/2026									
5/08/26		47550508	202605	320	53800	34500				*	204.25		
			SECURITY	05/08/2026									
									NATHANIEL KENNETH WOOTEN			475.00	002740
6/18/26	00031	6/16/26	06162026	202606	300	20700	10400			*	17,643.03		
			FY26 DEBT SERVICE	SER2015									
									REUNION WEST C/O USBANK			17,643.03	002741
6/18/26	00031	6/16/26	06162026	202606	300	20700	10500			*	29,039.76		
			FY26 DEBT SERVICE	SER2016									
									REUNION WEST C/O USBANK			29,039.76	002742
6/18/26	00031	6/16/26	06162026	202606	300	20700	10600			*	27,176.84		
			FY26 DEBT SERVICE	SER2017									
									REUNION WEST C/O USBANK			27,176.84	002743
6/18/26	00031	6/16/26	06162026	202606	300	20700	10700			*	23,668.10		
			FY26 DEBT SERVICE	SER2019									
									REUNION WEST C/O USBANK			23,668.10	002744
6/18/26	00031	6/16/26	06162026	202606	300	20700	10800			*	57,592.14		
			FY26 DEBT SERVICE	SER2022									
									REUNION WEST C/O USBANK			57,592.14	002745
6/18/26	00080	5/24/26	RW272905	202605	300	13100	10100			*	1,624.50		
			SECURITY	5/8/26	5/24/26								
5/24/26		RW272905	202605	320	53800	34500				*	1,225.50		
			SECURTY	5/8/26	5/24/26								
									STAN LEE RICE DBA B.S.F			2,850.00	002746
6/18/26	00041	5/22/26	8195859	202605	310	51300	32300			*	4,444.69		
			TRUSTEE FEES	SER2015									
									US BANK			4,444.69	002747
TOTAL FOR BANK A											208,842.86		
REUW REUNION WEST TVISCARRA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						208,842.86	

REUW REUNION WEST TVISCARRA

# SECTION V

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

***Unaudited Financial Reporting***  
***May 31, 2026***



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**Reunion West**  
**Community Development District**  
**Balance Sheet**  
**May 31, 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	\$ 401,483	\$ 77,909	\$ -	\$ -	\$ 479,392
Investments:					
Series 2015					
Reserve	-	-	164,349	-	164,349
Revenue	-	-	243,105	-	243,105
Series 2016					
Reserve	-	-	321,487	-	321,487
Revenue	-	-	548,667	-	548,667
Prepayment	-	-	27	-	27
Series 2017					
Reserve	-	-	297,450	-	297,450
Revenue	-	-	494,777	-	494,777
Prepayment	-	-	2,897	-	2,897
Series 2019					
Reserve	-	-	328,305	-	328,305
Revenue	-	-	241,023	-	241,023
Prepayment	-	-	5,958	-	5,958
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	443,468	-	443,468
Investment - Custody	3,342	-	-	-	3,342
SBA - Operating	943,850	-	-	-	943,850
SBA - Reserve	-	881,137	-	-	881,137
Due from Reunion East	95,067	4,475	-	-	99,541
Prepaid Expenses	596	-	-	-	596
<b>Total Assets</b>	<b>\$ 1,444,337</b>	<b>\$ 963,520</b>	<b>\$ 3,351,450</b>	<b>\$ -</b>	<b>\$ 5,759,308</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 16,273	\$ -	\$ -	\$ -	\$ 16,273
Due to Reunion East	505,595	53,172	-	-	558,767
<b>Total Liabilities</b>	<b>\$ 521,868</b>	<b>\$ 53,172</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 575,040</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 407,453	\$ -	\$ 407,453
Assigned For Debt Service 2016	-	-	870,181	-	870,181
Assigned For Debt Service 2017	-	-	795,125	-	795,125
Assigned For Debt Service 2019	-	-	575,286	-	575,286
Assigned For Debt Service 2022	-	-	703,405	-	703,405
Assigned For Capital Projects 2019	-	-	-	-	-
Unassigned	922,470	910,348	-	-	1,832,818
<b>Total Fund Balances</b>	<b>\$ 922,470</b>	<b>\$ 910,348</b>	<b>\$ 3,351,449.91</b>	<b>\$ -</b>	<b>\$ 5,184,268</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,444,337</b>	<b>\$ 963,520</b>	<b>\$ 3,351,450</b>	<b>\$ -</b>	<b>\$ 5,759,308</b>

# Reunion West

## Community Development District

### General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 2,052,353	\$ 2,052,353	\$ 1,944,482	\$ (107,871)
Interest	24,000	16,000	24,322	8,322
Rental Income	5,714	3,809	12,051	8,241
<b>Total Revenues</b>	<b>\$ 2,082,067</b>	<b>\$ 2,072,162</b>	<b>\$ 1,980,854</b>	<b>\$ (91,308)</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 8,000	\$ -
FICA Expense	918	612	612	-
Engineering Fees	30,000	20,000	15,136	4,864
Attorney	75,000	50,000	155,972	(105,972)
Arbitrage	2,250	900	900	-
Dissemination Agent	10,815	7,210	7,210	-
Annual Audit	5,250	-	-	-
Trustee Fees	21,108	8,539	8,539	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,973	35,315	35,315	(0)
Information Technology	1,947	1,298	1,298	-
Website Maintenance	1,298	865	865	(0)
Telephone	100	67	-	67
Postage	1,500	1,000	222	778
Printing & Binding	500	333	2	332
Insurance	13,241	13,241	12,005	1,236
Legal Advertising	5,000	3,333	2,287	1,046
Other Current Charges	1,000	667	1,199	(533)
Office Supplies	100	3	3	-
Property Appraiser Fee	750	750	1,313	(563)
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 244,036</b>	<b>\$ 160,419</b>	<b>\$ 259,165</b>	<b>\$ (98,745)</b>

# Reunion West

## Community Development District

### General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b><u>Maintenance - Shared Expenses</u></b>				
Field Maintenance	\$ 34,749	\$ 23,166	\$ 23,166	\$ -
Amenity Management Services	4,128	2,752	-	2,752
Property Insurance	51,891	51,891	47,703	4,188
Telephone	17,200	11,467	9,341	2,125
Electric	287,124	191,416	193,853	(2,437)
Water & Sewer	32,250	21,500	22,106	(606)
Gas	45,150	30,100	39,569	(9,469)
Landscape - Contract	438,600	292,400	371,853	(79,453)
Landscape - Contingency	53,750	35,833	13,466	22,368
Pond Maintenance	10,750	7,167	6,006	1,160
Irrigation Repairs & Maintenance	15,050	10,033	7,172	2,862
Pool & Fountain Maintenance	165,550	110,367	96,846	13,521
Building Repairs & Maintenance	21,500	14,333	22,745	(8,412)
Contract Cleaning	61,030	40,687	46,597	(5,911)
Fitness Center Repairs & Maintenance	5,977	3,985	3,506	479
Gate & Gatehouse Maintenance	34,400	22,933	15,822	7,111
Amenity/Pool Lights	8,600	5,733	12,574	(6,841)
Maintenance (Inspections)	4,300	2,867	1,535	1,332
Operating Supplies	2,150	1,433	-	1,433
Parking Violation Tags	215	143	-	143
Pest Control	1,324	883	816	67
Pressure Washing	21,500	14,333	18,060	(3,727)
Repairs & Maintenance	15,480	10,320	1,162	9,158
Roadways/Sidewalks/Bridge	17,200	11,467	15,235	(3,768)
Security	91,963	61,309	55,385	5,923
Signage	8,600	5,733	5,713	20
Hurricane Expense	4,300	2,867	-	2,867
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 1,454,731</b>	<b>\$ 987,118</b>	<b>\$ 1,030,231</b>	<b>\$ (43,113)</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>\$ 1,530,837</b>	<b>\$ 1,672,696</b>	<b>\$ (141,859)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 308,158</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 614,311</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 922,470</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	\$ 54,121	\$ -	\$ -	\$ -	\$ -	\$ 1,944,482
Interest	1,919	1,167	1,971	4,276	3,611	3,731	3,785	3,861	-	-	-	-	24,322
Rental Income	-	1,570	215	1,871	2,892	-	3,655	1,849	-	-	-	-	12,051
<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>\$ 59,831</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,980,854</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 800	\$ 800	\$ 1,600	\$ 2,200	\$ 400	\$ 800	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 8,000
FICA Expense	61	61	122	168	31	61	61	46	-	-	-	-	612
Engineering Fees	2,508	1,885	545	4,995	1,070	1,200	1,493	1,442	-	-	-	-	15,136
Attorney	-	23,130	16,740	97,884	3,276	5,066	6,714	3,161	-	-	-	-	155,972
Arbitrage	-	-	-	-	450	-	-	450	-	-	-	-	900
Dissemination Agent	901	901	901	901	901	901	901	901	-	-	-	-	7,210
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	4,095	-	4,445	-	-	-	-	8,539
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,414	4,414	4,414	4,414	4,414	4,414	4,414	4,414	-	-	-	-	35,315
Information Technology	162	162	162	162	162	162	162	162	-	-	-	-	1,298
Website Maintenance	108	108	108	108	108	108	108	108	-	-	-	-	865
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	60	15	6	32	11	57	6	35	-	-	-	-	222
Printing & Binding	-	1	-	1	-	-	-	-	-	-	-	-	2
Insurance	12,005	-	-	-	-	-	-	-	-	-	-	-	12,005
Legal Advertising	-	343	726	1,000	-	-	-	219	-	-	-	-	2,287
Other Current Charges	274	225	181	124	92	99	113	91	-	-	-	-	1,199
Office Supplies	1	0	0	0	1	0	0	0	-	-	-	-	3
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>\$ 16,075</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 259,165</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	\$ 2,896	\$ -	\$ -	\$ -	\$ -	23,166
Amenity Management Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	47,703	-	-	-	-	-	-	-	-	-	-	-	47,703
Telephone	837	1,337	1,377	1,270	1,470	1,377	1,246	427	-	-	-	-	9,341
Electric	24,606	15,947	35,594	21,430	17,865	30,827	23,255	24,328	-	-	-	-	193,853
Water & Sewer	2,113	2,315	3,225	2,655	3,376	3,140	2,485	2,796	-	-	-	-	22,106
Gas	1,415	1,410	3,447	5,701	7,070	10,173	6,390	3,963	-	-	-	-	39,569
Landscape - Contract	36,236	94,493	53,534	31,663	36,236	47,218	36,236	36,236	-	-	-	-	371,853
Landscape - Contingency	-	5,900	1,419	415	1,524	1,350	2,365	492	-	-	-	-	13,466
Pond Maintenance	751	751	751	751	751	751	751	751	-	-	-	-	6,006
Irrigation Repairs & Maintenance	585	605	1,155	2,427	-	499	765	1,136	-	-	-	-	7,172
Pool & Fountain Maintenance	10,657	12,006	12,336	11,974	12,857	11,414	13,378	12,224	-	-	-	-	96,846
Building Repairs & Maintenance	8,658	1,056	677	2,052	658	6,063	688	2,893	-	-	-	-	22,745
Contract Cleaning	4,996	4,938	4,994	6,931	6,222	6,172	6,172	6,172	-	-	-	-	46,597
Fitness Center Repairs & Maintenance	140	661	140	1,230	140	510	140	546	-	-	-	-	3,506
Gate & Gatehouse Maintenance	1,315	296	1,278	874	1,822	5,464	2,791	1,983	-	-	-	-	15,822
Amenity/Pool Lights	2,127	2,129	1,116	2,683	844	2,320	-	1,355	-	-	-	-	12,574
Maintenance (Inspections)	338	344	381	-	473	-	-	-	-	-	-	-	1,535
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	36	97	36	36	97	380	36	97	-	-	-	-	816
Pressure Washing	-	-	6,644	11,116	-	-	-	301	-	-	-	-	18,060
Repairs & Maintenance	372	-	790	-	-	-	-	-	-	-	-	-	1,162
Roadways/Sidewalks/Bridge	215	252	774	722	-	-	8,176	5,096	-	-	-	-	15,235
Security	6,574	6,574	6,574	6,574	6,574	6,574	6,589	9,355	-	-	-	-	55,385
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>\$ 101,034</b>	<b>\$ 137,553</b>	<b>\$ 115,836</b>	<b>\$ 113,046</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,030,231</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>\$ 113,263</b>	<b>\$ 154,518</b>	<b>\$ 130,609</b>	<b>\$ 129,121</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,672,696</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (182,286)</b>	<b>\$ 42,463</b>	<b>\$ 787,190</b>	<b>\$ (139,607)</b>	<b>\$ (20,893)</b>	<b>\$ (79,894)</b>	<b>\$ (29,525)</b>	<b>\$ (69,290)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 308,158</b>

# Reunion West

## Community Development District Replacement & Maintenance Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b>Revenues:</b>				
Transfer In	\$ 383,300	\$ 383,300	\$ 383,300	\$ -
Interest	35,000	23,333	21,449	(1,884)
<b>Total Revenues</b>	<b>\$ 418,300</b>	<b>\$ 406,633</b>	<b>\$ 404,749</b>	<b>\$ (1,884)</b>
<b>Expenditures:</b>				
Contingency	\$ 720	\$ 480	\$ 359	\$ 121
Capital Outlay	281,380	187,587	111,343	76,243
<b>Total Expenditures</b>	<b>\$ 282,100</b>	<b>\$ 188,067</b>	<b>\$ 111,703</b>	<b>\$ 76,364</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 136,200</b>		<b>\$ 293,046</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 471,043</b>		<b>\$ 617,302</b>	
<b>Fund Balance - Ending</b>	<b>\$ 607,243</b>		<b>\$ 910,348</b>	

# Reunion West

## Community Development District

### Debt Service Fund - Series 2015

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 326,875	\$ 326,875	\$ 309,695	\$ (17,180)
Interest	15,500	10,333	11,615	1,281
<b>Total Revenues</b>	<b>\$ 342,375</b>	<b>\$ 337,208</b>	<b>\$ 321,310</b>	<b>\$ (15,899)</b>
<b>Expenditures:</b>				
<b>Series 2015</b>				
Interest - 11/01	\$ 68,500	\$ 68,500	\$ 68,500	\$ -
Principal - 05/01	190,000	190,000	190,000	-
Interest - 05/01	68,500	68,500	68,500	-
<b>Total Expenditures</b>	<b>\$ 327,000</b>	<b>\$ 327,000</b>	<b>\$ 327,000</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>\$ (5,690)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 243,002</b>		<b>\$ 413,144</b>	
<b>Fund Balance - Ending</b>	<b>\$ 258,377</b>		<b>\$ 407,453</b>	

# Reunion West

## Community Development District

### Debt Service Fund - Series 2016

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 538,024	\$ 538,024	\$ 509,747	\$ (28,277)
Interest	28,500	19,000	19,441	441
<b>Total Revenues</b>	<b>\$ 566,524</b>	<b>\$ 557,024</b>	<b>\$ 529,187</b>	<b>\$ (27,837)</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	169,703	169,703	-
<b>Total Expenditures</b>	<b>\$ 528,453</b>	<b>\$ 528,453</b>	<b>\$ 528,453</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>\$ 734</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 558,850</b>		<b>\$ 869,447</b>	
<b>Fund Balance - Ending</b>	<b>\$ 596,921</b>		<b>\$ 870,181</b>	

# Reunion West

## Community Development District

### Debt Service Fund - Series 2017

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

#### For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 503,509	\$ 503,509	\$ 477,046	\$ (26,463)
Interest	26,500	17,667	17,788	121
<b>Total Revenues</b>	<b>\$ 530,009</b>	<b>\$ 521,176</b>	<b>\$ 494,834</b>	<b>\$ (26,342)</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	160,619	160,619	-
<b>Total Expenditures</b>	<b>\$ 494,850</b>	<b>\$ 494,850</b>	<b>\$ 494,850</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>\$ (16)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 511,345</b>		<b>\$ 795,141</b>	
<b>Fund Balance - Ending</b>	<b>\$ 546,504</b>		<b>\$ 795,125</b>	

# Reunion West

## Community Development District

### Debt Service Fund - Series 2019

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 438,505	\$ 438,505	\$ 415,456	\$ (23,049)
Interest	21,500	14,333	15,340	1,006
<b>Total Revenues</b>	<b>\$ 460,005</b>	<b>\$ 452,838</b>	<b>\$ 430,795</b>	<b>\$ (22,043)</b>
<b>Expenditures:</b>				
<b>Series 2019</b>				
Interest - 11/01	\$ 145,381	\$ 145,381	\$ 145,381	\$ -
Principal - 05/01	145,000	145,000	145,000	-
Interest - 05/01	145,381	145,381	145,381	-
<b>Total Expenditures</b>	<b>\$ 435,763</b>	<b>\$ 435,763</b>	<b>\$ 435,763</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (15,000)	(15,000)	\$ (6,416)	\$ (8,584)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (15,000)</b>	<b>\$ (15,000)</b>	<b>\$ (6,416)</b>	<b>\$ (8,584)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 9,243</b>		<b>\$ (11,383)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 248,336</b>		<b>\$ 586,669</b>	
<b>Fund Balance - Ending</b>	<b>\$ 257,579</b>		<b>\$ 575,286</b>	

# Reunion West

## Community Development District

### Debt Service Fund - Series 2022

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,067,016	\$ 1,067,016	\$ 1,010,938	\$ (56,078)
Interest	30,500	20,333	24,576	4,243
<b>Total Revenues</b>	<b>\$ 1,097,516</b>	<b>\$ 1,087,349</b>	<b>\$ 1,035,514</b>	<b>\$ (51,835)</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 11/01	\$ 145,575	\$ 145,575	\$ 145,575	\$ -
Principal - 05/01	760,000	760,000	760,000	-
Interest - 05/01	145,575	145,575	145,575	-
<b>Total Expenditures</b>	<b>\$ 1,051,150</b>	<b>\$ 1,051,150</b>	<b>\$ 1,051,150</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>\$ (15,636)</b>	

# Reunion West

## Community Development District

### Capital Projects Fund - Series 2019

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

#### For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 05/31/26	Thru 05/31/26	
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 975	\$ 975
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 975</b>	<b>\$ 975</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)	\$ -	\$ -	\$ 6,416	\$ (6,416)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,416</b>	<b>\$ (6,416)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (126,807)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 126,807</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ -</b>	

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

<b>SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS</b>		
<b>ASSESSMENT AREA TWO - PHASE ONE</b>		
INTEREST RATES:	3.500%, 4.250%, 5.000%	
MATURITY DATE:	5/1/2036	
RESERVE FUND REQUIREMENT	\$163,438	
RESERVE FUND BALANCE	\$164,349	
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)
LESS: PRINCIPAL PAYMENT 05/01/26		(\$190,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,550,000</b>

<b>SERIES 2016, SPECIAL ASSESSMENT BONDS</b>		
<b>ASSESSMENT AREA THREE PROJECT</b>		
INTEREST RATES:	3.625%, 4.375%, 5.000%	
MATURITY DATE:	11/1/2046	
RESERVE FUND REQUIREMENT	\$274,875	
RESERVE FUND BALANCE	\$321,487	
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>

<b>SERIES 2017, SPECIAL ASSESSMENT BONDS</b>		
<b>ASSESSMENT AREA FOUR PROJECT</b>		
INTEREST RATES:	3.500%, 4.250%, 4.750%, 5.000%	
MATURITY DATE:	11/1/2047	
RESERVE FUND REQUIREMENT	\$254,625	
RESERVE FUND BALANCE	\$297,450	
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>

<b>SERIES 2019, SPECIAL ASSESSMENT BONDS</b>		
<b>ASSESSMENT AREA FIVE PROJECT</b>		
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%	
MATURITY DATE:	5/1/2050	
RESERVE FUND REQUIREMENT	\$326,484	
RESERVE FUND BALANCE	\$328,305	
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)
LESS: PRINCIPAL PAYMENT 05/01/25		(\$140,000)
LESS: PRINCIPAL PAYMENT 05/01/26		(\$145,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,300,000</b>

<b>SERIES 2022, SPECIAL ASSESSMENT REFUNDING BONDS</b>		
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)
LESS: PRINCIPAL PAYMENT 05/01/26		(\$7,600,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,105,000</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
06/08/26	ACH	\$46,634.22	\$932.68	\$0.00	\$0.00	\$45,701.54	\$19,039.83	\$3,032.45	\$4,991.30	\$4,671.10	\$4,068.03	\$9,898.83	\$45,701.54
06/16/26	ACH	\$271,321.52	\$5,426.43	\$0.00	\$0.00	\$265,895.09	\$110,775.22	\$17,643.03	\$29,039.76	\$27,176.84	\$23,668.10	\$57,592.14	\$265,895.09
		\$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>\$ 5,247,746.57</b>	<b>\$ 101,544.70</b>	<b>\$ 170,511.40</b>	<b>\$ 3,268.77</b>	<b>\$ 4,978,959.24</b>	<b>\$ 2,074,296.63</b>	<b>\$ 330,370.58</b>	<b>\$ 543,777.63</b>	<b>\$ 508,893.79</b>	<b>\$ 443,191.74</b>	<b>\$ 1,078,428.86</b>	<b>\$ 4,978,959.23</b>

<b>101.07%</b>	<b>Net Percent Collected</b>
<b>\$ (52,685.22)</b>	<b>Balance Remaining to Collect</b>

# SECTION VI

**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 VII

# June Reunion Report

The below data is for the 6 emails sent for June.

**Reunion East** - 244 active subscribers

**Reunion West** - 210 active subscribers

There were 4 emails sent to both districts in June.

1 sent to Reunion East exclusively and 1 sent to Reunion West exclusively.

There is a 68% open rate based on the average of opens over the 6 emails sent.

2 emails related to Board of Supervisors Meetings.

1 email related to Reunion Traffic Advisory.

1 email related to Special Events.

1 email regarding Pool Maintenance.

1 email regarding Parking Rules Update.

