

*Reunion West Community
Development District*

Agenda

August 13, 2026

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

August 6, 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, August 13, 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 July 9, 2026 Joint Workshop and Board of Supervisors Meetings
4. Presentation and Consideration of Optic Systems Proposal for Software and Asset Documentation
5. Discussion of 5 Year Plan
6. Review of Updated Fiscal Year 2027 Replacement and Maintenance Project List
7. Public Hearing
 - A. Consideration of Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll
8. Consideration of Aerial Easement Request from Duke Energy Florida, LLC
9. Consideration of Resolution 2026-07 Declaring Vacancies in Seats #3 and #4
10. Review and Acceptance of Fiscal Year 2025 Audit Report
11. District Goals and Objectives
 - A. Adoption of Fiscal Year 2027 Goals and Objectives
 - B. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form
12. Staff Reports
 - A. Attorney
 - i. Discussion of Parking and Towing Enforcement Agreement with Reunion Resort & Club of Orlando Master Association
 - ii. Update on Eminent Domain Status
 - B. Engineer
 - i. Review and Acceptance of Annual Engineer's Report
 - C. Field Manager Updates
 - D. District Manager's Report
 - i. Reunion Rental Report
 - ii. Action Items

- iii. Approval of Check Register
- iv. Balance Sheet and Income Statement
- v. Review of Fiscal Year 2026 Replacement and Maintenance Project List Status
- vi. Approval of Fiscal Year 2027 Meeting Schedule
- vii. E-Mail Subscribers

E. Security Report

13. Other Business

14. Supervisor's Requests

15. Next Meeting Date: September 10, 2026

16. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

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

The joint workshop meeting of the Board of Supervisors of the Reunion East Community Development District and Reunion West Community Development District was held on Thursday, **July 9, 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 for the workshop for Reunion East CDD:

Mark Greenstein	Chairman
Trudy Hobbs	Vice Chairperson
June Wispelwey	Assistant Secretary
Diane Davis	Assistant Secretary
John Magnusson <i>by Zoom</i>	Assistant Secretary

Present for the workshop for Reunion West CDD:

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	District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Karly Chambers	Field Manager
Victor Vargas	Reunion Security
Pete Wittman <i>by Zoom</i>	Yellowstone
Garrett Huegel	Yellowstone

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams started the workshop at 10:33 a.m. and called the roll. The Board of Supervisors for Reunion East CDD and Reunion West CDD discussed the following items at their workshop meeting on July 9, 2026.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Discussion of Preliminary 2027 Replacement and Maintenance (R&M) Project List and Five-Year Projected R&M Costs

The Boards reviewed the preliminary Fiscal Year 2027 Replacement and Maintenance (R&M) project list and projected five-year capital maintenance needs. Discussion focused on project priorities, anticipated costs, and updates to the planning list.

FOURTH ORDER OF BUSINESS

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

The workshop included discussion of preliminary Fiscal Year 2027 budget scenarios assuming revisions to the existing interlocal cost-sharing agreement. The discussion focused on alternative methods for allocating amenity-related costs between the Districts. No direction or action was taken.

FIFTH ORDER OF BUSINESS

Discussion of Interlocal Agreement between Reunion East CDD and Reunion West CDD

The Boards discussed the existing Interlocal Agreement between Reunion East CDD and Reunion West CDD and potential revisions related to shared services and cost allocation. The discussion was informational only and discussion regarding feasibility of merging the Districts was discussed.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Joint Workshop Meeting Schedule

The Boards discussed establishing recurring joint workshops every other month, generally from 12:00 p.m. to 1:00 p.m., coordinated with the regular Board meeting schedule.

SEVENTH ORDER OF BUSINESS**Supervisor's Request**

During Board discussion, staff noted updates to the draft R&M planning list including adding the Reunion East CDD sidewalk project, adding funding for the Sinclair Roadway project, revising the White Marsh Way enhanced parking estimate, and updating the tree inventory item to reflect asset management software. Potential agenda items for the October joint workshop include review of the reserve study, updated budget scenarios incorporating amenity cost sharing, and discussion regarding the feasibility of a CDD merger, with supporting materials to be prepared by staff and District Counsel.

EIGHTH ORDER OF BUSINESS***Closed Security Session***

A closed security session was conducted in accordance with applicable law. No action was taken during the public workshop regarding security matters.

NINTH ORDER OF BUSINESS**Public Comment Period**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS**Adjournment**

The workshop meeting was adjourned at 12:38 p.m.

Reunion East CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

Reunion West CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995 (Department of Health 1996).

There is a growing emphasis on the importance of the public sector in the provision of health care, and the need to ensure that the public sector is able to meet the needs of the population. This has led to a number of initiatives, including the establishment of the National Health Service (NHS) in 1948, and the creation of the Department of Health in 1991. The NHS is a public sector organization that provides health care to the population of the UK. The Department of Health is a government department that is responsible for the health of the population of the UK.

The public sector is also responsible for the provision of social care services. Social care services are services that are provided to people who are unable to care for themselves. These services include residential care, day care, and home care.

The public sector is also responsible for the provision of mental health services. Mental health services are services that are provided to people who have a mental health problem. These services include counseling, therapy, and medication.

The public sector is also responsible for the provision of health promotion services. Health promotion services are services that are designed to help people to improve their health. These services include education, counseling, and screening.

The public sector is also responsible for the provision of health research services. Health research services are services that are designed to help people to understand more about health and disease. These services include clinical research, basic research, and health services research.

The public sector is also responsible for the provision of health care services. Health care services are services that are provided to people who are ill or injured. These services include diagnosis, treatment, and rehabilitation.

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**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, **July 9, 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
Mark Greenstein
William (Bill) Witcher
Michael Barry

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Christine Wells
Kristen Trucco
James Curley
Alan Scheerer
Karley Chambers
Garrett Huegel
Victor Vargas

District Manager
Assistant District Manager
District Counsel
District Engineer
Field Manager
Field Services Manager
Yellowstone Landscape
Reunion Security

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 12:49 p.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the June 11,
2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the June 11, 2026 Board of Supervisors meeting. There were no corrections.

On MOTION by Mr. Witcher seconded by Mr. Staley with all in favor the Minutes of the June 11, 2026 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Aerial Easement Request
from Duke Energy Florida, LLC**

Ms. Trucco presented an aerial easement request from Duke Energy Florida, LLC., for overhead electrical transmission and distribution lines. It would provide electric energy and communication services. The request was for an easement over a portion of the tract that was outlined in red on the map that they provided, along with a survey. Mr. Staley requested a site inspection with Mr. Scheerer. This item was deferred until the next meeting.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Eminent Domain Status

Ms. Trucco reported that District Counsel was reviewing the title encumbrances that would remain on the property under the proposed settlement. Following that review, counsel would coordinate with Mr. Staley regarding the proposed documents. Mr. Staley requested confirmation that no additional instruments had been recorded against the property after the ownership claim arose. The Board requested an update from eminent domain counsel.

B. Engineer

Mr. Curley reported that Osceola County would not permit the proposed sign within the County right of way. He stated that he would contact the County regarding restriping Sinclair Road. Work on the east side was expected to begin in August. Mr. Staley requested that Mr. Curley inspect the District property on Whitemarsh Way.

C. Field Manager Updates

Mr. Scheerer reviewed field operations, including sidewalk grinding and needed sidewalk replacements in Reunion West Encore, landscape and irrigation inspections, pond maintenance, and a clogged storm drain on Pamilla Court.

D. District Manager's Report

i. Results of June Qualifying for Board Supervisor Positions

Ms. Adams reported that three Board seats were scheduled for the November 2026 General Election. Supervisor Michael Barry qualified unopposed for Seat 5. No candidates qualified for Seats 4 and 3. Pursuant to Florida Statutes, the Board will be asked to declare the vacancies in those seats effective on the second Tuesday following the General Election. The Board will thereafter have 90 days to appoint qualified electors to fill the vacancies. The incumbent Supervisors will remain in office until their successors are appointed.

ii. Reunion Rental Report

This item was not discussed.

iii. Action Items

This item was not discussed.

iv. Approval of Check Register

Ms. Adams presented the Check Register from June 1, 2026 through June 30, 2026 in the amount of \$209,396.96.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the June Check Register was approved.
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v. Balance Sheet and Income Statement

This item was not discussed.

vi. Replacement and Maintenance Plan

This item was not discussed.

vii. Email Subscribers

This item was not discussed.

E. Security Report

i. Consideration of Proposed Security Enhancement

Ms. Adams reported that a closed security session was held earlier in the day and presented a proposal for security enhancement.

On MOTION by Mr. Witcher seconded by Mr. Greenstein with all in favor the proposal for security enhancements, subject to review and approval by District Counsel was approved.
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SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date: August 13, 2026

The next meeting was scheduled for August 13, 2026 at 10:30 a.m. at this location..

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the meeting was adjourned at 12:58 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4



**Optic
Systems™**

VIRTUAL SITE MANAGEMENT PROPOSAL

Proposal By: Janie Linscott

ABOUT US

Optic Systems and our family of brands deliver the world's first 360 degree virtual inspection service and software platform. We equip our clients with the clarity, control, and confidence to enforce standards, manage assets, and safe guard every site with unmatched interactive visibility.

OUR SERVICE



Covenant Enforcement & Code Compliance

We provide proactive, high-resolution 360° video inspections to identify and document code compliance issues and covenant violations, helping communities maintain standards, improve response times, and ensure consistent enforcement.



Low Altitude, High-Resolution Drone Map Layers

We deliver low-altitude, high-resolution drone map layers that provide detailed, up-to-date visual documentation of your sites, enabling precise asset tracking, inspection analysis, and smarter decision-making from above.



Work Order & Proposal Management

We streamline work order and proposal management with an integrated system that allows you to create, assign, track, and approve tasks and vendor proposals directly from inspection data — saving time, improving accountability, and reducing back-and-forth.



Asset Tagging & Management

We enable precise geotagging and management of site assets through interactive maps and 360° video, allowing you to track locations, document conditions, and maintain a clear, up-to-date record of every asset across your portfolio



OUR VISION

At Optic Systems, we believe the future of site management starts with visibility, accuracy, and action. By combining cutting-edge 360 degree video technology with a skilled national field team and a powerful software platform, we equip organizations across all industries to better understand, manage, and protect their sites. Our mission is to eliminate outdated workflows and enable smarter decisions that lead to safer, more efficient, and better-maintained environments—everywhere.

Total Visibility

01

We deliver immersive 5.7K 360° video documentation of any site—via vehicle, foot, or mobile device—providing unmatched clarity and context from the ground level up.

Actionable Intelligence

02

Our software turns video into powerful tools for compliance tracking, asset management, work order execution, and more—tailored to your operational needs.

Trusted Accuracy

03

Backed by reliable data and consistent field processes, our system helps reduce disputes, eliminate ambiguity, and improve stakeholder trust across the board.

Modern Operations

04

We replace outdated, manual site inspections with a scalable, tech-enabled system that saves time, boosts efficiency, and adapts to your unique environment.



Reunion West CDD
3 Year - Street Tree Capture Service

Reunion West Community Development District
Peter Wittman
pwittman@yellowstonelandscape.com
321-250-5784
7661 Tradition Blvd.,
Kissimmee, FL 34747

Optic Systems, LLC
Prepared by: Wesley Hunt
Wesley@OpticSystems.io
814.573.7687
2220 County Road 210, Suite 108, Box 130
Jacksonville, FL 32259

Reference: 20260721 - RWCDD - FL - 001

Quote expires: 2026.07.21

Products & Services

Community Name	Description	Occurrences	Unit Cost		Annual Cost
Reunion West CDD	Street Tree Video Capture Service	3	\$	446.00	\$ 1,338.00
Orthomosaic Map Layer	UAV Capture Service	3	\$	3,884.50	\$ 11,653.50
Software Subscription	Software Subscription	36	\$	29.00	\$ 1,044.00
Total Service & Software Fee				\$	14,035.50

Additional Fees

Type	Frequency	#	Cost		Total
Setup Fee	One-time	1	\$	50.00	\$ 50.00
One-Time Total				\$	50.00

What's included:

- Video Inspection Service to document all street trees
- Orthomosaic high resolution drone scan of entire property
- Optic Systems Software License
- Software integrations (*When available*)
- Unlimited Users

Pricing for Additional Services:

- \$2.50 per asset tagged on each property (if onsite already)
- Video Storage (90 Days Free. \$0.04 per GB / month after 90 days)
- Initial Training - 3 hours - (Two 1.5 hour virtual sessions) - \$0.00
- In-Person Training - \$200/hr., 4 hr. minimum
- Virtual Group Training (After initial training) - \$100/hr.

Disclaimers:

****This document is intended solely for the purpose of outlining the proposed services, products, or solutions as requested by the recipient. It should not be considered as a legally binding offer or a commitment from Optic Systems or any of its subsidiaries. The information contained in this proposal is confidential and proprietary to Optic Systems and/or its subsidiaries. It is intended only for the use of the individual or entity to which it is addressed. Unauthorized disclosure, copying, distribution, or use of this information is strictly prohibited. While Optic Systems and our subsidiaries have made every effort to ensure the accuracy and completeness of the information contained herein, we do not guarantee its accuracy or completeness. The information is provided "as is" without warranty of any kind, either expressed or implied. This proposal is not intended to and does not create any contractual or other legal rights in or on behalf of any party. The recipient's acceptance, modification, or rejection of the proposal does not constitute a contractual agreement until a formal contract is signed by both parties. Optic Systems and our subsidiaries reserves the right to amend or change the proposal at any time. The submission of this proposal does not obligate Optic Systems or any of its subsidiaries to execute the services or supply the products described herein. This proposal and any dispute arising from its content are to be governed by and construed in accordance with the laws of Florida.**



THANK YOU!

Contact Us:



(941)400-7421



<http://OpticSystems.io>



Janie@OpticSystems.io



SECTION 5

*This item will be provided under
separate cover*

SECTION 6

Reunion East and West R&M FY2027 Project List

FY2027 Project List	Estimated Cost
HCCC Updates (restrooms, light fixtures, paint and Capital Repairs)	\$ 80,000.00
Seven Eagles Pool Pavilion - Fitness Equipment + Free Weights	\$ 40,000.00
Paint and Stucco Allowance Heritage + Seven Eagles	\$ 50,000.00
RE Stormwater (gutter curb, inlet and other) Replacement	\$ 100,000.00
ADA Pool and Spa Lifts (2 at Homestead, 2 at Carriage Pointe)	\$ 61,728.00
Pool Resurfacing HCCC Pool A, Spa B, Homestead Spa, Carriage Point Spa	\$ 90,300.00
Signage Allowance	\$ 20,000.00
Pool Furniture Allowance	\$ 30,000.00
Pool Equipment Allowance	\$ 30,000.00
HVAC Allowance	\$ 25,000.00
Sidewalk Installation on Reunion East and West Vacant Lots	\$ 200,000.00
Enhanced Street Parking on White Marsh Way	\$ 120,000.00
Sinclair Roadway Improvements	\$ 10,000.00
Tree and Field Maintenance Software	\$ 9,100.00
Contingency	\$ 100,000.00
	\$ 966,128.00

SECTION 7

SECTION A

RESOLUTION 2026-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Reunion West Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 13, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Treasurer and

the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2026 and/or revised projections for Fiscal Year 2027.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as “The Budget for Reunion West Community Development District for the Fiscal Year Ending September 30, 2027”, as adopted by the Board of Supervisors on August 13, 2026.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Reunion West Community Development District, for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2015	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2016	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2017	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2019	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2022	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 13th day of August, 2026.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: FY2026-2027 Adopted Budget

*This item will be provided under
separate cover*

SECTION B

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Reunion West Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026-2027 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026-2027; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots as set forth in the budget; and

WHEREAS, the District desires to levy and directly collect on the unplatted lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Reunion West Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, *Florida Statutes*, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment

payments due for Fiscal Year 2027 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, other than any properties whose assessments have been accelerated prior to this date, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Reunion West Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reunion West Community Development District.

PASSED AND ADOPTED this 13th day of August, 2026.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: FY2026-2027 Adopted Budget
Exhibit B: Assessment Roll

Exhibit B

**Reunion West CDD
FY 27 Assessment Roll**

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

ParcelID	FY 27 O&M	2015 Debt	2016 Debt	2017 Debt	2019 Debt	2022 Debt	Total
22-25-27-4937-0001-1460	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4937-0001-1470	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4937-0001-1480	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4937-0001-1490	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4937-0001-1500	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4937-0001-1510	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4937-0001-1520	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4937-0001-1530	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4938-0001-0030	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4938-0001-0040	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4938-0001-0850	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4938-0001-0860	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4938-0001-0870	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4938-0001-0880	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4938-0001-0890	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4938-0001-0900	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4938-0001-0910	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4938-0001-0920	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4938-0001-0930	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4938-0001-1410	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4976-0001-1420	\$1,200.15				\$2,159.87		\$3,360.02
22-25-27-4976-0001-1430	\$1,200.15				\$2,159.87		\$3,360.02
23-25-27-4925-0001-0020	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0030	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0040	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0050	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0060	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0070	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0080	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0090	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0100	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0110	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0120	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0130	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0140	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0150	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0160	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0170	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0180	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0190	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0200	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0210	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0220	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0230	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0240	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0250	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0260	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0270	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0280	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0290	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0310	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0320	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0330	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0340	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0350	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0360	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0370	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0380	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0390	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0400	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0410	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0420	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0430	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0440	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0450	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0460	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0470	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0480	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0490	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0500	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0510	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0520	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0530	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0540	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0550	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0560	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0570	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0580	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0590	\$1,200.15		\$2,159.87				\$3,360.02
23-25-27-4925-0001-0600	\$1,200.15		\$2,159.87				\$3,360.02

[illegible]

[illegible]

ParcelID	FY 27 O&M	2015 Debt	2016 Debt	2017 Debt	2019 Debt	2022 Debt	Total
27-25-27-4921-0001-0220	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0230	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0240	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0250	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0260	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0270	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0280	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0290	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0300	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0310	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0320	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0330	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0340	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0350	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0360	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0370	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0380	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0390	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0400	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0410	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0420	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0430	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0440	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0450	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0460	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0470	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0480	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0490	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0500	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0510	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0520	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0530	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0540	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0550	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0560	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0570	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0580	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0590	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4921-0001-0600	\$900.11				\$1,619.23		\$2,519.34
27-25-27-4927-0001-0010	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0020	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0030	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0040	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0050	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0060	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0070	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0080	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0090	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0100	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0110	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0120	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0130	\$1,200.15			\$0.00			\$1,200.15
27-25-27-4927-0001-0140	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0150	\$1,200.15			\$0.00			\$1,200.15
27-25-27-4927-0001-0160	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0170	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0180	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0190	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0200	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0210	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0220	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0230	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0240	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0250	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0260	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0270	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0280	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0290	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0300	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0310	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0320	\$2,400.30			\$4,319.74			\$6,720.04
27-25-27-4927-0001-0340	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0350	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0360	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0370	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0380	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0390	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0400	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0410	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0420	\$1,200.15			\$2,159.87			\$3,360.02

ParcelID	FY 27 O&M	2015 Debt	2016 Debt	2017 Debt	2019 Debt	2022 Debt	Total
27-25-27-4927-0001-0430	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0440	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0450	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0460	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0470	\$2,400.30			\$4,319.74			\$6,720.04
27-25-27-4927-0001-0490	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0500	\$1,200.15			\$2,159.87			\$3,360.02
27-25-27-4927-0001-0510	\$2,400.30			\$4,319.74			\$6,720.04
27-25-27-4935-0001-0010	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0020	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0030	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0040	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0050	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0060	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0070	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0080	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0090	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0100	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0110	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0120	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0130	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0140	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0150	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0160	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0170	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0180	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0190	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0200	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-4935-0001-0210	\$1,200.15				\$2,159.87		\$3,360.02
27-25-27-5509-0001-0010	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0020	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0030	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0040	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0050	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0060	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0070	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0080	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0090	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0100	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0110	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0120	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0130	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0140	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0150	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0160	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0170	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0180	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0190	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0200	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0210	\$1,200.15					\$1,526.73	\$2,726.88
27-25-27-5509-0001-0220	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0010	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0020	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0030	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0040	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0050	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0060	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0070	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0080	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0090	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0100	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0110	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0120	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0130	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-0150	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0160	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0170	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0180	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0190	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0200	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0210	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0220	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0230	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0240	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0250	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0260	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0270	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0280	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0290	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0300	\$1,200.15					\$1,526.73	\$2,726.88

ParcelID	FY 27 O&M	2015 Debt	2016 Debt	2017 Debt	2019 Debt	2022 Debt	Total
35-25-27-4881-0001-0310	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0320	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0340	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-0350	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0360	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0370	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-0390	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0400	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0410	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0420	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0430	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-0450	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0460	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0470	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0480	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0490	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0500	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0510	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0520	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0530	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0540	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0550	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0560	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0570	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0580	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0590	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0600	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0610	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0620	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0630	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0640	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0650	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0660	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0670	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0680	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0690	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0700	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0710	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0720	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-0740	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0760	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-0770	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0780	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0790	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0820	\$3,600.45					\$4,580.20	\$8,180.65
35-25-27-4881-0001-0830	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-0850	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0860	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0870	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0880	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0900	\$3,600.45					\$4,580.19	\$8,180.64
35-25-27-4881-0001-0920	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0930	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0940	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0950	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0960	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0970	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0980	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-0990	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1000	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1010	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1020	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1030	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1040	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1050	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1060	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1070	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1080	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1090	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1100	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1110	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-1130	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1140	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1150	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1160	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1170	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1180	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1190	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1200	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1210	\$1,200.15					\$1,526.73	\$2,726.88

ParcelID	FY 27 O&M	2015 Debt	2016 Debt	2017 Debt	2019 Debt	2022 Debt	Total
35-25-27-4881-0001-1220	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1230	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1240	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1250	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1260	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1270	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1280	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1290	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1300	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1310	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1320	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1330	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1340	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1350	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1360	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1370	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1380	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1390	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1400	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1410	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1420	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1430	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1440	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1450	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1460	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1470	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1480	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1490	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1500	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-1520	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1530	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1540	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1550	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1560	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1570	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1580	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1590	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1600	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1610	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1620	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1630	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1640	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1650	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1660	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-1680	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1690	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1700	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1710	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1720	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1730	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1740	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1750	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1760	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1770	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1780	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1790	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1800	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1810	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1820	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1830	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1840	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1850	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1860	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-1880	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1890	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1900	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1910	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1920	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1930	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1940	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1950	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1960	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-1980	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-1990	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2000	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2010	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2020	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2040	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2050	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2060	\$1,200.15					\$1,526.73	\$2,726.88

ParcelID	FY 27 O&M	2015 Debt	2016 Debt	2017 Debt	2019 Debt	2022 Debt	Total
35-25-27-4881-0001-2070	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2080	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2100	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2110	\$3,600.45					\$4,580.20	\$8,180.65
35-25-27-4881-0001-2150	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2160	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2180	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2190	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2200	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2210	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2230	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2240	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2260	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2270	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2280	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2290	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2300	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2310	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2320	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2330	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2340	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2350	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2370	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2380	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2390	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2420	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2430	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2440	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2450	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2460	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2470	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2480	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2500	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2510	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2520	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2530	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2540	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2550	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2560	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2570	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2580	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2590	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2600	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2620	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2630	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2650	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2660	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2680	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2690	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2700	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2720	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2730	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2740	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2750	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2760	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2770	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2780	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2800	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4881-0001-2820	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2830	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2840	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2850	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2860	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2870	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2880	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2890	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2900	\$3,600.45					\$4,580.20	\$8,180.65
35-25-27-4881-0001-2930	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2940	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2950	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2960	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2970	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2980	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-2990	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-3000	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-3010	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-0001-3020	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4881-TRAC-0G50	\$15,002.00					\$19,084.05	\$34,086.05
35-25-27-4892-0001-0010	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0020	\$1,200.15					\$1,526.73	\$2,726.88

ParcelID	FY 27 O&M	2015 Debt	2016 Debt	2017 Debt	2019 Debt	2022 Debt	Total
35-25-27-4892-0001-0030	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0040	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0050	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0060	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0070	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0080	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0090	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-0110	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-0130	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0140	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0150	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-0170	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0180	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0190	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-0210	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0240	\$3,600.45					\$4,580.20	\$8,180.65
35-25-27-4892-0001-0250	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0260	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0270	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0280	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0290	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0300	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0310	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0320	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0330	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0340	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0350	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0360	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0370	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0380	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0390	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0400	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0410	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0420	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0430	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0440	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-0460	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0470	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0480	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0490	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-0510	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0520	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0530	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0540	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0550	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0560	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0570	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-0590	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0600	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0610	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0620	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-0640	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0650	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0660	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-0680	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0690	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0700	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0710	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0720	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0730	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0740	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0750	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0760	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0770	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0780	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0790	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0800	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0810	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0820	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0840	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-0850	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0860	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0870	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-0890	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0900	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0910	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0920	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0930	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0940	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0950	\$1,200.15					\$1,526.73	\$2,726.88

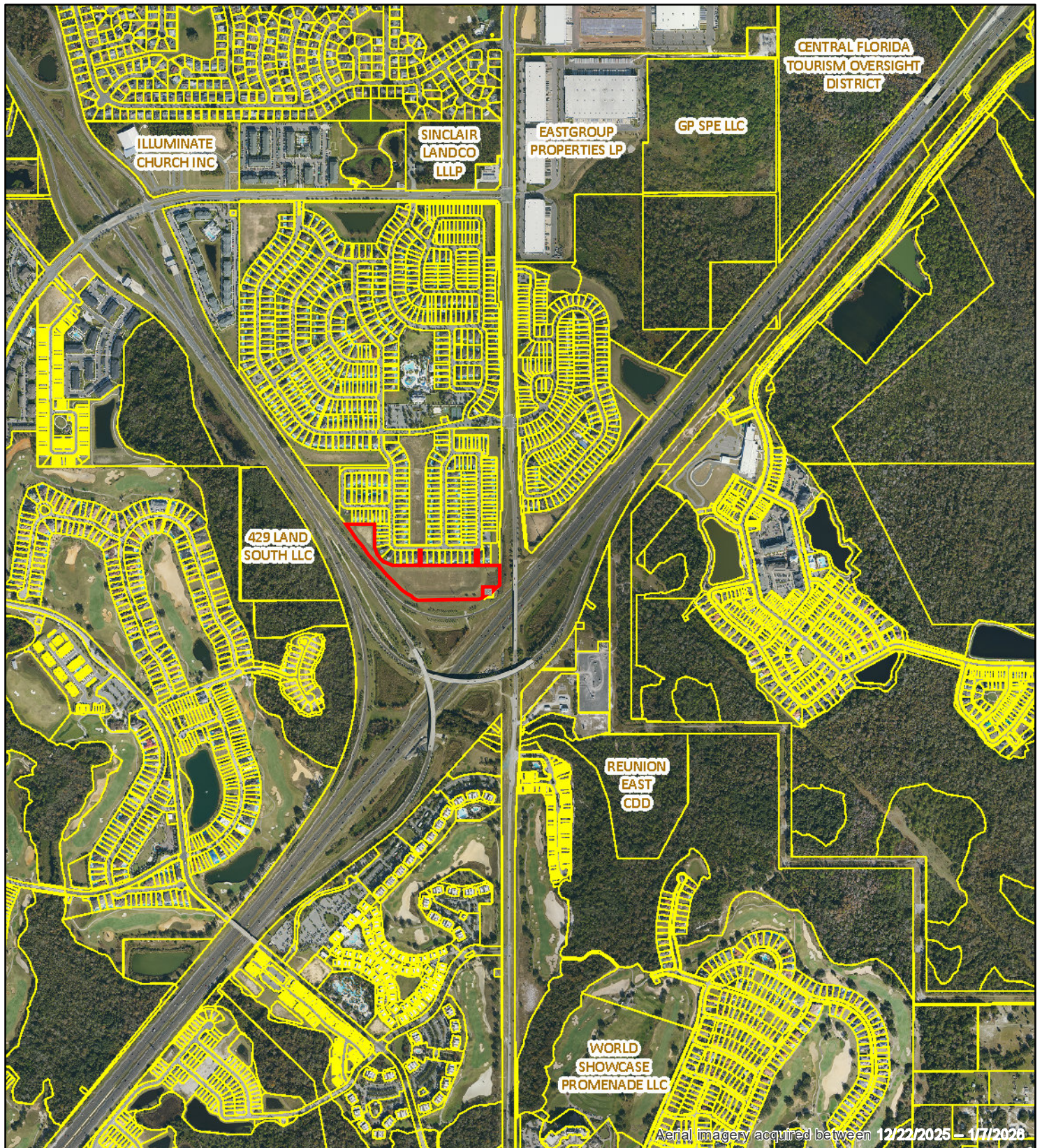
ParcelID	FY 27 O&M	2015 Debt	2016 Debt	2017 Debt	2019 Debt	2022 Debt	Total
35-25-27-4892-0001-0960	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0970	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0980	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-0990	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1000	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1010	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1020	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1030	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1040	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1050	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1060	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1070	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1080	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1090	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1100	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1110	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1120	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1140	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-1150	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1160	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-1180	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1200	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-1210	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-1230	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1240	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1250	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1260	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-1280	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1290	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-1310	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1320	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-1340	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1350	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1360	\$3,600.45					\$4,580.20	\$8,180.65
35-25-27-4892-0001-1390	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-1410	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1420	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1430	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1440	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1450	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1460	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1470	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1480	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1490	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1500	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1510	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1520	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1530	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-1550	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-1570	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1580	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1590	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1600	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1610	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1620	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1630	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1640	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1650	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1660	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1670	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1680	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1690	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1700	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1710	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-1730	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1740	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1750	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-1770	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1780	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1790	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1800	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1810	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1820	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1830	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1840	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1850	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1860	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1870	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1880	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1890	\$1,200.15					\$1,526.73	\$2,726.88

ParcelID	FY 27 O&M	2015 Debt	2016 Debt	2017 Debt	2019 Debt	2022 Debt	Total
35-25-27-4892-0001-1900	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1910	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1920	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1930	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-1950	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1960	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1970	\$1,200.15					\$0.00	\$1,200.15
35-25-27-4892-0001-1980	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-1990	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2000	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2010	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2020	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-2040	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2050	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2060	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2070	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2080	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2090	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2100	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2110	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2120	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2130	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2140	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2150	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2160	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2170	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2180	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2190	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2200	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2210	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2220	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-2240	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-2260	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2270	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2280	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2290	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-2310	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2320	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2330	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2340	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2350	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2360	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2370	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2380	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2390	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2400	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2410	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-2430	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2440	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-2460	\$3,600.45					\$4,580.20	\$8,180.65
35-25-27-4892-0001-2490	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2500	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2510	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2530	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-2540	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2550	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2560	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2570	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-2590	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2610	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-2620	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2630	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2640	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2650	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2660	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2670	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2680	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2690	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2700	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-2720	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2730	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2740	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2750	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-2770	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2780	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2790	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2800	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2810	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2820	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2830	\$1,200.15					\$1,526.73	\$2,726.88

ParcelID	FY 27 O&M	2015 Debt	2016 Debt	2017 Debt	2019 Debt	2022 Debt	Total
35-25-27-4892-0001-2840	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2850	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2860	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2870	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2880	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2890	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-2910	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2920	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2930	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2940	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2950	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2960	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2970	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2980	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-2990	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3000	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3010	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3020	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3030	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3040	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3050	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3060	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3070	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3080	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3090	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3100	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3110	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3120	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3130	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3140	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3160	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-3180	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4892-0001-3190	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4892-0001-3200	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0010	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0030	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0040	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0050	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0060	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0080	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0090	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0110	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0120	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0130	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0140	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0150	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0160	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0170	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0180	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0200	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0220	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0230	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0240	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0250	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0270	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0280	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0300	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0310	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0320	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0330	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0340	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0360	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0370	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0390	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0400	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0410	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0420	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0430	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0440	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0450	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0460	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0470	\$3,600.45					\$3,053.46	\$6,653.91
35-25-27-4893-0001-0500	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0510	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0530	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0540	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0560	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0570	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0590	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0600	\$1,200.15					\$1,526.73	\$2,726.88

ParcelID	FY 27 O&M	2015 Debt	2016 Debt	2017 Debt	2019 Debt	2022 Debt	Total
35-25-27-4893-0001-0610	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0620	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0630	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0640	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0650	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0660	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0690	\$3,600.45					\$4,580.20	\$8,180.65
35-25-27-4893-0001-0700	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0720	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0730	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0740	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0750	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0760	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0780	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0800	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0810	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0820	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0840	\$2,400.30					\$3,053.46	\$5,453.76
35-25-27-4893-0001-0850	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0860	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0870	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0880	\$1,200.15					\$1,526.73	\$2,726.88
35-25-27-4893-0001-0890	\$1,200.15					\$1,526.73	\$2,726.88
Total Gross Assessments	\$2,270,682.93	\$347,739.07	\$572,365.55	\$535,647.76	\$466,491.57	\$1,135,124.88	\$5,328,051.76
Total Net Assessments	\$2,134,441.95	\$326,874.73	\$538,023.62	\$503,508.89	\$438,502.08	\$1,067,017.39	\$5,008,368.66

SECTION 8



ProMap

Date Generated: 7/1/2026



0 1,375 2,750 5,500 Feet



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, 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

Address: _____

CORPORATE SEAL

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



Engineering
& Design

www.colliersengineering.com

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REVISIONS

1

2

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

VENDOR PROJECT No.
26006970A

DRAWN
MT

CHECK
TRC

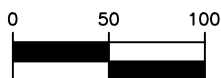
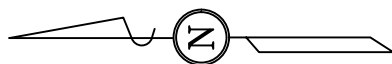
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DATE: 05/15/2026

DUKE PROJECT: F26008201
SITE: N/P LU: N/P

SHEET 1 OF 2

EXHIBIT "A"

THIS IS NOT A SURVEY



1 INCH = 100 FEET

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

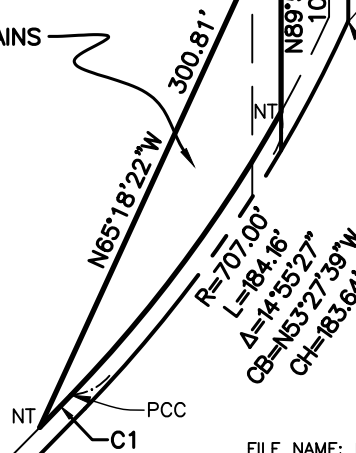
DUKE ENERGY EASEMENT CONTAINS
0.18 ACRES (7,863 SQ.FT.)

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

POINT OF BEGINNING
N00°00'44"E 35.00'

POINT OF COMMENCEMENT
SW CORNER OF TRACT C
REUNION WEST PHASE 4



300.81'

N65°18'22"W

R=107.00'

Δ=14°55'27"

CB=153°27'39"W

CH=183.64'

NT

PCC

C1

50' GAS MAIN EASEMENT PER
O.R.B. 1097, P.G. 1564

35' PROGRESS ENERGY EASEMENT
PER O.R.B. 4424, P.G. 1784

NORTHERLY LIMITED ACCESS R/W
LINE OF STATE ROAD 429 AND
THE SOUTH LINE OF TRACT C

10' WIDE DUKE ENERGY
UTILITY EASEMENT

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



Engineering
& Design

www.colliersengineering.com

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

REVISIONS

1

2

VENDOR PROJECT No.
26006970A

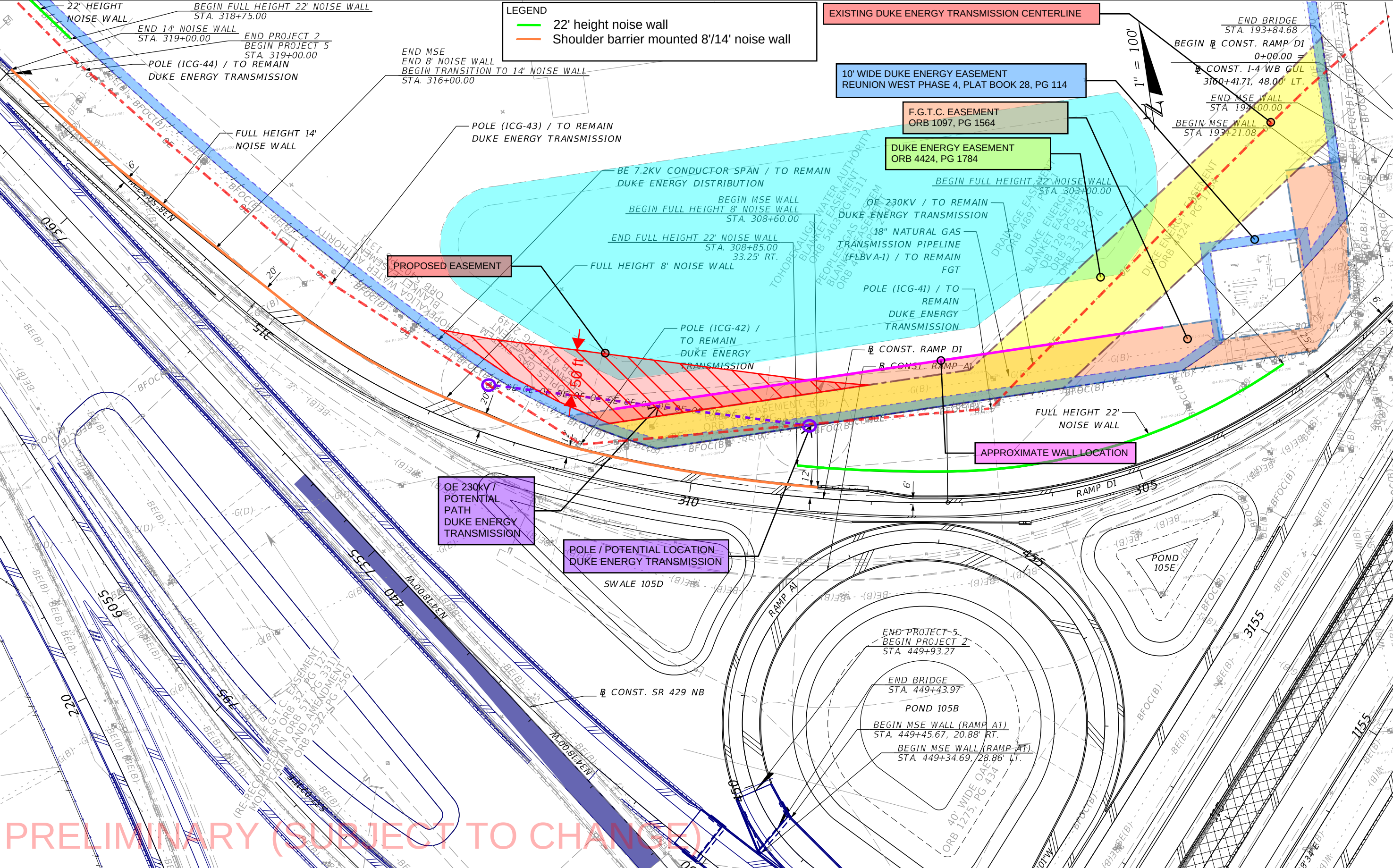
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MT

CHECK
TRC

SCALE: 1" = 100'
DATE: 05/15/2026

DUKE PROJECT: F26008201
SITE: N/P LU: N/P

SHEET 2 OF 2



PRELIMINARY (SUBJECT TO CHANGE)

REVISIONS				STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	RAMP D1 PLAN		SHEET NO. 1
DATE	DESCRIPTION	DATE	DESCRIPTION				
LICENSE NUMBER: CORRIDOR PROGRAM OFFICE 1142 CELEBRATION BLVD. KISSIMMEE, FL 34747				ROAD NO. SR 400	COUNTY OSCEOLA	FINANCIAL PROJECT ID 431456-3-52-01	

SECTION 9

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEATS THREE AND FOUR OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Reunion West Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2026, two members of the Board of Supervisors (“**Board**”) were to be elected by the “**Qualified Electors**” of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no Qualified Electors had qualified as candidates for either Seat #3 or Seat #4; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS. The following seats are hereby declared vacant effective as of November 17, 2026:

Seat #3 (currently held by William Witcher); and
Seat #4 (currently held by Mark Greenstein).

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors for Seats #3 and #4 shall remain in office.

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

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 13th day of August 2026.

ATTEST:

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chairperson, Board of Supervisors

SECTION 10

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2025

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Reunion West Community Development District
Osceola County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Reunion West Community Development District, Osceola County, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 25, 2026, on our consideration of the Reunion West Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 25, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 25, 2026

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

Our discussion and analysis of Reunion West Community Development District, Osceola County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,587,930.
- The change in the District's total net position in comparison with the prior fiscal year was \$470,525, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$4,741,858. A portion of fund balance is restricted for debt service and future capital repairs and replacement, nonspendable prepaid expenses, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position

	2025	2024
Current assets	\$ 4,964,688	\$ 5,325,430
Capital assets	33,258,716	33,976,445
Total assets	38,223,404	39,301,875
Current liabilities	2,252,764	2,336,422
Long-term liabilities	31,382,710	32,848,048
Total liabilities	33,635,474	35,184,470
Net position		
Net invested in capital assets	419,006	(276,603)
Restricted for debt service	2,803,506	2,567,589
Restricted for capital projects	133,807	113,386
Unrestricted	1,231,611	1,713,033
Total net position	\$ 4,587,930	\$ 4,117,405

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded the ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2025	2024
Program revenues	\$ 4,892,719	\$ 4,754,680
General revenues	75,693	266,525
Total revenues	4,968,412	5,021,205
Expenses		
General government	207,540	248,124
Maintenance and operations	2,535,766	2,586,295
Culture and recreation	212,356	228,224
Public safety	79,265	73,612
Roads and streets	61,423	62,226
Interest on long-term debt	1,401,537	1,458,993
Total expenses	4,497,887	4,657,474
Change in net position	470,525	363,731
Net position - beginning of year	4,117,405	3,753,674
Net position - end of year	\$ 4,587,930	\$ 4,117,405

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$4,497,887, which consisted interest on long-term debt and costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year. The general fund reported a deficit for fiscal year ended September 30, 2025 which was funded with prior year surpluses.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$33,258,716 invested in capital assets and construction in process. Construction in process has not completed as of September 30, 2025 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$32,832,710 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Reunion West Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF NET POSITION**

September 30, 2025

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 271,467
Investments	1,104,199
Assessments receivable	31,006
Prepaid items	59,913
Restricted assets:	
Investments	3,498,103
Capital assets:	
Non-depreciable	10,286,461
Depreciable	22,972,255
TOTAL ASSETS	<u>\$ 38,223,404</u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 19,580
Accrued interest payable	579,934
Due to developer	203,250
Bonds payable, due within one year	1,450,000
Bonds payable, due in more than one year	31,382,710
TOTAL LIABILITIES	<u>33,635,474</u>
NET POSITION	
Net investment in capital assets	419,006
Restricted for:	
Debt service	2,803,506
Capital projects	133,807
Unrestricted	1,231,611
TOTAL NET POSITION	<u>\$ 4,587,930</u>

The accompanying notes are an integral part of this financial statement

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental activities					
General government	\$ 207,540	\$ 207,540	\$ -	\$ -	\$ -
Maintenance and operations	2,535,766	1,253,920	-	5,083	(1,276,763)
Culture and recreation	212,356	212,356	-	-	-
Public safety	79,265	79,265	-	-	-
Road and streets	61,423	61,423	-	-	-
Interest on long-term debt	1,401,537	2,928,361	144,771	-	1,671,595
Total governmental activities	<u>\$ 4,497,887</u>	<u>\$ 4,742,865</u>	<u>\$ 144,771</u>	<u>\$ 5,083</u>	<u>394,832</u>
General revenues:					
Unrestricted investment earnings					68,201
Miscellaneous income					<u>7,492</u>
Total general revenues					<u>75,693</u>
Change in net position					<u>470,525</u>
Net position - October 1, 2024					<u>4,117,405</u>
Net position - September 30, 2025					<u>\$ 4,587,930</u>

The accompanying notes are an integral part of this financial statement

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**BALANCE SHEET – GOVERNMENTAL FUNDS**

September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<u>ASSETS</u>				
Cash and cash equivalents	\$ 271,467	\$ -	\$ -	\$ 271,467
Investments	1,104,199	3,364,296	133,807	4,602,302
Assessments receivable	11,862	19,144	-	31,006
Prepaid items	59,913	-	-	59,913
TOTAL ASSETS	<u>\$ 1,447,441</u>	<u>\$ 3,383,440</u>	<u>\$ 133,807</u>	<u>\$ 4,964,688</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 12,580	\$ -	\$ 7,000	\$ 19,580
Due to Reunion East	203,250	-	-	203,250
TOTAL LIABILITIES	<u>215,830</u>	<u>-</u>	<u>7,000</u>	<u>222,830</u>
FUND BALANCES				
Nonspendable:				
Prepaid items	59,913	-	-	59,913
Restricted for:				
Debt service	-	3,383,440	-	3,383,440
Capital projects	-	-	126,807	126,807
Unassigned	1,171,698	-	-	1,171,698
TOTAL FUND BALANCES	<u>1,231,611</u>	<u>3,383,440</u>	<u>126,807</u>	<u>4,741,858</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 1,447,441</u>	<u>\$ 3,383,440</u>	<u>\$ 133,807</u>	<u>\$ 4,964,688</u>

The accompanying notes are an integral part of this financial statement

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	\$ 4,741,858
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	47,927,558
Less accumulated depreciation	(14,668,842)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(579,934)
Original issue discount	54,573
Original issue premium	(142,283)
Governmental bonds payable	(32,745,000)
Net Position of Governmental Activities	<u>\$ 4,587,930</u>

The accompanying notes are an integral part of this financial statement

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES				
Assessments	\$ 1,814,504	\$ 2,928,361	\$ -	\$ 4,742,865
Investment earnings	68,201	144,771	5,083	218,055
Miscellaneous revenue	7,492	-	-	7,492
TOTAL REVENUES	<u>1,890,197</u>	<u>3,073,132</u>	<u>5,083</u>	<u>4,968,412</u>
EXPENDITURES				
General government	207,540	-	-	207,540
Maintenance and operations	1,144,426	-	-	1,144,426
Culture and recreation	212,356	-	-	212,356
Public safety	79,265	-	-	79,265
Road and streets	61,423	-	-	61,423
Capital outlay	666,611	-	7,000	673,611
Debt				
Principal	-	1,405,000	-	1,405,000
Interest expense	-	1,437,833	-	1,437,833
TOTAL EXPENDITURES	<u>2,371,621</u>	<u>2,842,833</u>	<u>7,000</u>	<u>5,221,454</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	(481,424)	230,299	(1,917)	(253,042)
OTHER SOURCES (USES)				
Transfers in (out)	-	(15,338)	15,338	-
TOTAL OTHER SOURCES (USES)	<u>-</u>	<u>(15,338)</u>	<u>15,338</u>	<u>-</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	(481,424)	214,961	13,421	(253,042)
FUND BALANCE				
Beginning of year	1,713,035	3,168,479	113,386	4,994,900
End of year	<u>\$ 1,231,611</u>	<u>\$ 3,383,440</u>	<u>\$ 126,807</u>	<u>\$ 4,741,858</u>

The accompanying notes are an integral part of this financial statement

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$ (253,042)
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Amount reported for governmental activities in the Statement of Activities
are different because:

Governmental funds report capital outlays as expenditures. However,
in the Statement of Activities, the costs of those assets are depreciated
over their estimated useful lives:

Capital outlay	673,611
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Repayment of long-term liabilities are reported as expenditures in the
governmental fund financial statements, but such repayments reduce
liabilities in the Statement of Net Position and are eliminated in the
Statement of Activities:

Payments on long-term debt	1,405,000
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Certain items reported in the Statement of Activities do not require
the use of current financial resources and therefore are not reported
expenditures in the governmental funds:

Current year provision for depreciation	(1,391,340)
Change in accrued interest payable	20,958
Provision for amortization of bond discount	(2,329)
Provision for amortization of bond premium	17,667

Change in Net Position of Governmental Activities	\$ 470,525
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The accompanying notes are an integral part of this financial statement

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Reunion West Community Development District ("District") was established on September 24, 2001, by Ordinance No. 01-32, effective as of October 3, 2001, amended by the Board of County Commissioners of Osceola County, Florida, Ordinance 05-27 and 19-08, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. One Supervisor is elected on an at-large basis by the owners of the property within the District. Four Supervisors are elected by qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The responsibilities of the Board of Supervisors include, but are not limited to, the following:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Section 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater management	30
Roadways	30
Entry features	30
Landscaping, irrigation and other	20
Recreation and amenities	20

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments

The District's investments were held as follows at September 30, 2025:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First American Government Obligation CL Y	\$ 3,498,103	S&P AAAM	Weighted average of the fund portfolio: 45days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	1,100,938	S&P AAAM	Weighted average maturity: 47 days
US Bank Gcts 0490	3,261	N/A	N/A
Total Investments	<u>\$ 4,602,302</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs – other than quotes market prices – are observable either directly or indirectly; and,

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

The District participated in the following external investment pools:

The State Board of Administration for participation in the Local Government Investment Pool (Florida PrimeTM) created by Section 218.415, Florida Statutes is an investment pool that operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in Florida PrimeTM, a qualified external investment pool, meet the requirements of GASB Statement No. 79 and are reported at amortized cost.

NOTE E – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer In	Transfer Out
Debt service	\$ -	\$ 15,338
Capital projects	15,338	-
Total	<u>\$ 15,338</u>	<u>\$ 15,338</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE F – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Land and land improvements	\$ 4,261,205	\$ -	\$ -	\$ 4,261,205
Construction in progress	6,018,256	7,000	-	6,025,256
Total capital assets, not being depreciated	10,279,461	7,000	-	10,286,461
Capital assets, being depreciated				
Stormwater management	13,111,779	-	-	13,111,779
Roadways	15,653,176	492,076	-	16,145,252
Entry features	90,705	95,122	-	185,827
Landscaping, irrigation and other	5,365,368	-	-	5,365,368
Recreation and amenities	2,753,458	79,413	-	2,832,871
Total capital assets, being depreciated	36,974,486	666,611	-	37,641,097
Less accumulated depreciation for:				
Stormwater management	3,489,188	437,059	-	3,926,247
Roadways	7,732,150	538,175	-	8,270,325
Entry features	14,933	6,194	-	21,127
Landscaping, irrigation and other	1,373,886	268,268	-	1,642,154
Recreation and amenities	667,345	141,644	-	808,989
Total accumulated depreciation	13,277,502	1,391,340	-	14,668,842
Total capital assets, being depreciated - net	23,696,984	(724,729)	-	22,972,255
Governmental activities capital assets - net	\$ 33,976,445	\$ (717,729)	\$ -	\$ 33,258,716

Depreciation expense was charged to function/programs as follows:

Governmental activities:	
Maintenance and operations	\$ 1,249,696
Culture and recreation	141,644
Total depreciation expense	<u>\$ 1,391,340</u>

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE F – CAPITAL ASSETS (CONTINUED)

The Districts master infrastructure project is comprised of five assessment areas, each of which corresponds to a separate Bond issuance in chronological order, including Assessment Area One, Assessment Area Two, Assessment Area Three, Assessment Area Four and Assessment Area Five.

The Series 2019 Bonds were issued during a prior fiscal year for the construction of the Assessment Area 5 improvements which were estimated to cost \$8,217,133. The infrastructure is anticipated to include roadways, a stormwater management system, water and sewer systems, reclaimed water distribution, electrical distribution systems, landscaping, hardscaping, signage, recreation facilities and other improvements. Upon completion of the project, certain improvements will be conveyed to other entities for ownership and maintenance, and certain improvements may remain with the District for ownership and maintenance, all in accordance with the plans for the District.

NOTE G – LONG-TERM LIABILITIES

\$4,285,000 Special Assessment Refunding and Improvement Bonds, Series 2015 – On May 15, 2015, the District issued \$4,285,000 in Special Assessment Refunding and Improvement Bonds, Series 2015. The Bonds refunded a portion of the District's existing Special Assessment Bonds, Series 2004-2, that were secured by special assessments levied against Assessment Area One - Phase One and which were issued for the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through May 2036. The Bonds bear interest ranging from 3.5% to 5.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2016.

\$8,500,000 Special Assessment Bonds, Series 2016 – On May 31, 2016, the District issued \$8,500,000 in Special Assessment Bonds, Series 2016. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through November 2046. The Bonds bear interest ranging from 3.625% to 5.0% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2017.

\$7,945,000 Special Assessment Bonds, Series 2017 – On July 31, 2017, the District issued \$7,945,000 in Special Assessment Bonds, Series 2017. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through November 2047. The Bonds bear interest ranging from 3.5% to 5.0% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2047.

\$7,095,000 Special Assessment Bonds, Series 2019 – On May 30, 2019, the District issued \$7,095,000 in Special Assessment Bonds, Series 2019. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through May 2050. The Bonds bear interest ranging from 3.75% to 4.625% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2021.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

\$11,840,000 Special Assessment Refunding Bonds, Series 2022 – On February 15, 2022, the District issued \$11,840,000 in Special Assessment Bonds, Series 2022. The Bonds were issued to refund the Series 2004 Bonds. The Bonds are payable May 2036. The Bonds bear interest at 3.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2023.

The Series 2015, 2016, 2017, 2019 and 2022 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2015, 2016, 2017, 2019 and 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2025.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Special Assessment Refunding and Improvements Bonds, Series 2015	\$ 2,925,000	\$ -	\$ 185,000	\$ 2,740,000	\$ 190,000
Special Assessment Bonds, Series 2016	7,230,000	-	180,000	7,050,000	185,000
Special Assessment Bonds, Series 2017	6,970,000	-	165,000	6,805,000	170,000
Special Assessment Bonds, Series 2019	6,585,000	-	140,000	6,445,000	145,000
Special Assessment Refunding Bonds, Series 2022	10,440,000	-	735,000	9,705,000	760,000
	34,150,000	-	1,405,000	32,745,000	1,450,000
Unamortized bond discount	(56,902)	-	(2,329)	(54,573)	-
Unamortized bond premium	159,950	-	17,667	142,283	-
	<u>\$ 34,253,048</u>	<u>\$ -</u>	<u>\$ 1,420,338</u>	<u>\$ 32,832,710</u>	<u>\$ 1,450,000</u>

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 1,450,000	\$ 1,387,216	\$ 2,837,216
2027	1,505,000	1,333,366	2,838,366
2028	1,560,000	1,277,459	2,837,459
2029	1,625,000	1,219,347	2,844,347
2030	1,685,000	1,157,531	2,842,531
2031-2035	9,455,000	4,741,981	14,196,981
2036-2040	5,680,000	2,998,369	8,678,369
2041-2045	5,500,000	1,768,731	7,268,731
2046-2050	4,285,000	431,038	4,716,038
	<u>\$ 32,745,000</u>	<u>\$ 16,315,038</u>	<u>\$ 49,060,038</u>

NOTE H – SHARED MAINTENANCE COSTS WITH REUNION EAST CDD

The District has an agreement with Reunion East CDD to share certain maintenance costs, including utilities and pool maintenance costs. The shared costs are allocated on a similar percentage basis as shared infrastructure with 57% allocated to Reunion East and 43% allocated to Reunion West during the current fiscal year. The majority of the costs are paid by Reunion East which is then reimbursed by the District for its proportionate share. The District's portion of these shared costs for the fiscal year ended September 30, 2025 was approximately \$2,164,081. The District owes Reunion East \$203,250 at September 30, 2025.

NOTE I - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE J - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE K – LITIGATION AND CLAIMS

Counterclaim action, asserted on May 7, 2025 in the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida (the “Court”) (Case No. 2024-CA-001969), by Kingwood Orlando Reunion Resort LLC, Orlando Reunion Development LLC and Kingwood Resident Club at Reunion Orlando Corp. for declaratory judgement, slander of title and monetary damages in excess of \$50,000, exclusive of interests, costs and attorneys’ fees (the “Counterclaim”). On July 17, 2024, the Client filed a Complaint with the Court against Kingwood Orlando Reunion Resort LLC (“Kingwood”), Orlando Reunion Development LLC (“ORD”) and Kingwood Resident Club at Reunion Orlando Corp. (collectively, the “Defendants”) for declaratory judgement regarding conveyance of title by recorded plats against all Defendants; quiet title for conveyance of title by recorded plats against all Defendants; declaratory judgement regarding adverse possession under color of title (in the alternative) against all Defendants; quiet title for adverse possession under color of title (in the alternative) against all Defendants; slander of title against Kingwood and ORD; quiet title based on fraudulent conveyance pursuant to Section 65.091, *Fla. Stat.* against Kingwood and ORD; slander of title against all Defendants; and quiet title based on fraudulent conveyance pursuant to Section 65.091, *Fla. Stat.* against all Defendants. After a hearing with the Court occurred on January 28, 2025, on April 21, 2025 the Court issued an Order Denying Defendants’ Motion to Dismiss Plaintiff’s Complaint and requiring Defendants to serve an answer to the Client’s Complaint within 20 days. On May 7, 2025, Defendants filed an Answer, Affirmative Defenses and the Counterclaim. On May 27, 2025, the Client filed a Reply to Defendants’ Affirmative Defenses to Complaint. The nature of the case is a dispute as to ownership of certain parcels of land located within the District. An evaluation of the likelihood of the unfavorable outcome and estimate of the amount or range of potential loss cannot be made at this time.

On January 31, 2026, the Defendants and the District (collectively, the “Parties”) executed a Settlement Agreement. The Parties are actively working to complete the requirements of the Settlement Agreement and the Parties will file a notice of dismissal upon completion.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF REVENUES AND EXPENDITURES****BUDGET AND ACTUAL – GENERAL FUND**

Year Ended September 30, 2025

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Assessments	\$ 1,780,771	\$ 1,814,504	\$ 33,733
Investment earnings	73,500	68,201	(5,299)
Miscellaneous revenue	5,714	7,492	1,778
TOTAL REVENUES	1,859,985	1,890,197	30,212
EXPENDITURES			
Current			
General government	198,171	207,540	(9,369)
Maintenance and operations	1,106,231	1,144,426	(38,195)
Culture and recreation	236,691	212,356	24,335
Public safety	91,963	79,265	12,698
Road and streets	46,250	61,423	(15,173)
Capital outlay	1,074,887	666,611	408,276
TOTAL EXPENDITURES	2,754,193	2,371,621	382,572
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(894,208)	(481,424)	412,784
OTHER FINANCING SOURCES (USES)			
Carry forward surplus	234,156	-	(234,156)
TOTAL OTHER FINANCING SOURCES (USES)	234,156	-	(234,156)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	<u>\$ (660,052)</u>	(481,424)	<u>\$ 178,628</u>
FUND BALANCES			
Beginning of year		1,713,035	
End of year		<u>\$ 1,231,611</u>	

* Original and final budget.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year. The general fund reported a deficit for fiscal year ended September 30, 2025 which was funded with prior year surpluses.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Directors
Reunion West Community Development District
Osceola County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Reunion West Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise the Reunion West Community Development District's basic financial statements and have issued our report thereon dated June 25, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 25, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors
Reunion West Community Development District
Osceola County, Florida

We have examined Reunion West Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Reunion West Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.



DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 25, 2026

Management Letter

To the Board of Supervisors
Reunion West Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the financial statements of the Reunion West Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 25, 2026.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 25, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Reunion West Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 4.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 13.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$6,834.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$2,439,103.
- e. Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as \$556,122.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Reunion West Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$500 to \$19,084 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$4,724,865.
- c. The total amount of outstanding bonds issued by the District as \$32,745,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 25, 2026

SECTION 11

SECTION A

Reunion West Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements, no deficiencies in internal control considered to be material weaknesses to audit selections and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Reunion West Community Development District

District Manager: _____

Date: _____

Print Name: _____

Reunion West Community Development District

SECTION B

Reunion West Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements, no deficiencies in internal control considered to be material weaknesses to audit selections and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Reunion West Community Development District

District Manager: _____

Date: _____

Print Name: _____

Reunion West Community Development District

SECTION 12

SECTION A

SECTION i

**THIRD AMENDMENT TO THE PARKING AND TOWING
ENFORCEMENT AGREEMENT**

(Reunion West CDD and Reunion Resort & Club of Orlando Master Association, Inc.)

THIS THIRD AMENDMENT TO THE PARKING AND TOWING ENFORCEMENT AGREEMENT (this “Third Amendment”) is effective as of this 21st day of April, 2026, by and between the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Ch. 190, *Florida Statutes* (the “District”), and **REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC.**, a Florida non-profit corporation (the “HOA”).

RECITALS

WHEREAS, the District and HOA are parties to that certain Parking and Towing Enforcement Agreement, dated September 10, 2020, as amended by the Amendment to the Parking and Towing Enforcement Agreement, dated March 14, 2024, and as further amended by the Second Amendment to the Parking and Towing Agreement, dated July 1, 2025 (collectively, the “Agreement”);

WHEREAS, the District adopted the *Rules of the Reunion West Community Development District Chapter V Parking and Towing Rules* on August 13, 2020 by Resolution 2020-04, as revised on April 8, 2021 by Resolution 2021-06, as further revised on December 14, 2023 by Resolution 2024-01, and as further revised on April 10, 2025 by Resolution 2025-05 (collectively, the “Prior Parking and Towing Rules”);

WHEREAS, the District has recently revised the Prior Parking and Towing Rules, by the adoption of Resolution 2026-01 on January 8, 2026, a copy of which is attached hereto as **Exhibit “A”** (the “Revised Parking and Towing Rules”);

WHEREAS, the District and the HOA have determined it to be in their best interest to revise the Services provided under the Agreement to reflect the terms of the Revised Parking and Towing Rules.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

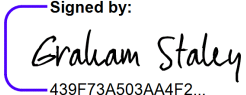
1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. That the terms of the Agreement are in full force and effect.
3. The “Parking and Towing Rules” described in the Agreement are hereby replaced with the Revised Parking and Towing Rules.
4. The Services provided under the Agreement are hereby revised in order enforce the terms of the Revised Parking and Towing Rules.
5. That in order to facilitate execution of this Third Amendment, this Third Amendment

may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

6. That except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties execute this Third Amendment effective as of the day and year written above.

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

439F73A503AA4F2...
By: _____
Print: Graham Staley
Title: Chairman

**REUNION RESORT & CLUB OF
ORLANDO MASTER ASSOCIATION,
INC., a Florida non-profit corporation**

By: _____
Print: _____
Title: _____

EXHIBIT “A”

REVISED PARKING AND TOWING RULES

[See attached.]

RULES OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT CHAPTER V

PARKING AND TOWING RULES

Adopted August 13, 2020 (Resolution 2020-04); Revised April 8, 2021 (Resolution 2021-06);
Revised December 14, 2023 (Resolution 2024-01); Revised April 10, 2025 (Resolution 2025-05);
and Revised January 8, 2026 (Resolution 2026-01)

5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted by the Reunion West Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules." Parking is at your own risk. The District is not responsible for any damages or incidents that occur while a vehicle is parked within the boundary of the District.

5.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District Rights-of-Way, including but not limited to the roads, streets, thoroughfares, verge areas (space between sidewalk and roadway) swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of-Way"), as generally depicted on the parking and towing maps shown in Appendix 5.0 (the "**Parking and Towing Maps – Revised January 8, 2026**"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.

5.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.

5.3 On-Street Parking and Mailbox and Playground Parking.

5.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District **Parking and Towing Maps – Revised January 8, 2026**, attached hereto as Appendix 5.0, parking in the non-designated

side of the street shall be prohibited, in addition the following prohibitions apply through the District:

(a) Guests and visitors shall follow all parking rules and regulations, including those of Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate at a public Board of Supervisors meeting.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale and verge area (space between the sidewalk and roadway).

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

5.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 5.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to any mailboxes. Parking in the parking spaces located in front of the playground and/or mailbox kiosks, is restricted unless the individual parked in such spaces during their use of the playground and/or mail kiosk. Parking for mailbox kiosks is restricted to no more than fifteen (15) minutes and parking for playground use is restricted to no more than sixty (60) minutes. Any cars parked in the mail kiosk and/or playground parking spaces for extended periods of time, including overnight, shall be subject to towing at owner's expense.

5.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas.

5.3.4 Vehicles temporarily parked in accordance with Section 5.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 5.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.
- (f) Shall not park within fifteen (15') feet on either side of a fire hydrant.

5.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas and shall immediately be removed. Abandoned and/or broken-down vehicles are not permitted to be parked on-street at any time and are subject to towing at the owner's expense. Any vehicle that has not moved for a period of five (5) days is considered abandoned and subject to being towed at the owner's expense.

5.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas.

5.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas to be covered or partially covered with a

tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas shall be used as a domicile or residence either temporarily or permanently.

5.3.8 Speed humps have been installed throughout the community as traffic-calming measures to enhance roadway safety for residents and pedestrians. Speed humps are marked with standard warning striping. To ensure visibility, emergency access, and the effectiveness of traffic calming features, except for designated parking spaces located off the roadway, **parking is strictly prohibited within 20 feet** of any speed hump in either direction. Vehicles found in violation are subject to towing. No vehicle, trailer, or object shall obstruct or impede visibility or access to speed humps, warning signage, or painted roadway markings. Obstructing vehicles, trailers and/or objects are subject to towing.

- 5.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 5.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

5.5 Enforcement

5.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Nothing herein shall be interpreted to prevent the District from issuing warnings or from implementing an administrative grace period.

5.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

- 5.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

- 5.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

- 5.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lots or Parking Areas, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.
- 5.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

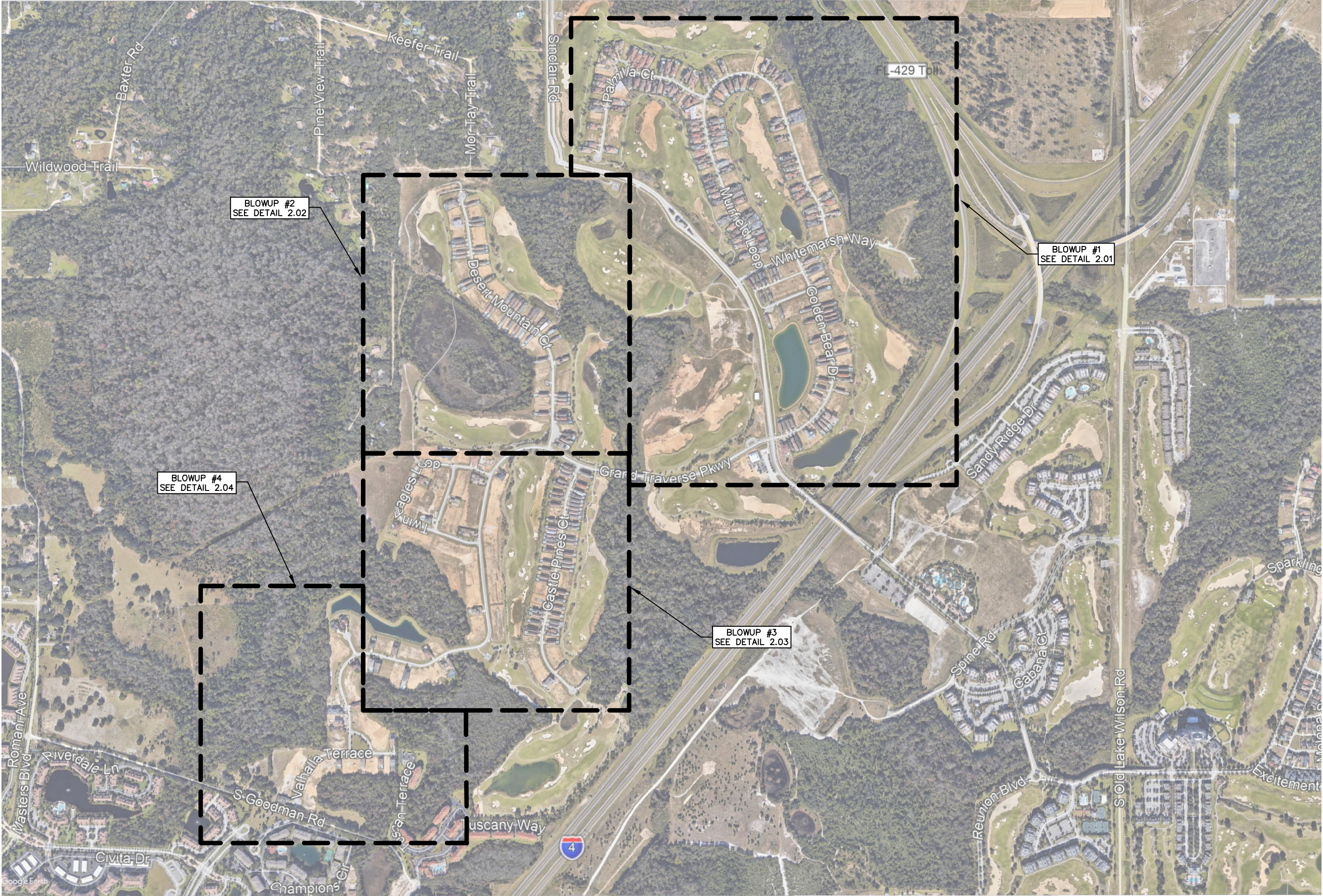
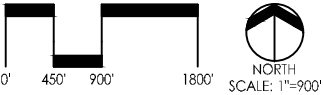
Effective: January 8, 2026

Statutory authority: Sections 190.011, 190.012, 120.45, *Florida Statutes*

Appendix 5.0

District Parking and Towing Maps – Revised January 8, 2026

[ATTACHED ON FOLLOWING PAGE(S)]



BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407) 994-2693
Certificate of Auth: 29791

Civil Engineer
STEVEN N. BOYD, P.E.
License No. 43225

Rev.	Date	Description	Chk. By

REUNION WEST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

AREAS OF NO PARKING OVERALL

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

SHEET NO.

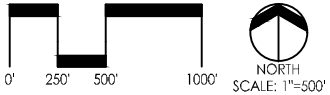
2.00

Z:\PROJECTS\1003.001 Street Parking Maps\REUNION WEST NO PARKING.dwg Plotted By:James R. Curley Plotted:December 3, 2025, 2:36:41 PM



LEGEND

AREAS OF NO PARKING



BOYD CIVIL
ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791

Civil Engineer		STEVEN N. BOYD, P.E.		License No. 43225	
				Chk. By	
				Description	
				Date	
				Rev.	

REUNION WEST CDD

REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 1 OF 4

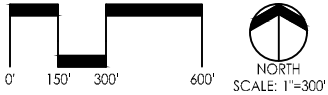
Date:	12/3/2025
Scale:	AS SHOWN
Project No.:	1003.001
Drawn By:	CDB
Designed By:	CDB
Checked By:	SNB

SHEET NO.

2.01

LEGEND

AREAS OF NO PARKING



BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)94-2493
Certificate of Auth. 29791

Civil Engineer
STEVEN N. BOYD, P.E.
License No. 43225

Rev.	Date	Description	Chk By.

REUNION WEST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

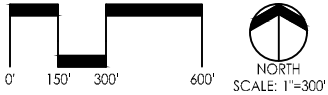
NO PARKING DETAIL 2 OF 4

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

SHEET NO.
2.02

LEGEND

AREAS OF NO PARKING



BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)994-2493
Certificate of Auth. 29791

Civil Engineer STEVEN N. BOYD, P.E.		License No. 43225	
		Chk. By.	
		Description	
		Date	
		Rev.	

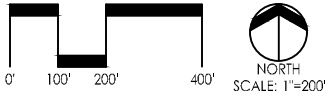
REUNION WEST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 3 OF 4

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

SHEET NO.

2.03



Civil Engineer
STEVEN N. BOYD, P.E.

[illegible]

REUNION WEST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 4 OF 4

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

SHEET NO.

2.04

\\\\boydserver\\share\\PROJECTS\\1003.001 Street Parking Maps\\APRIL 2021 NEW MAPS\\PLANS\\PROPOSED 1 SIDE STREET PARKING OPTION.dwg Plotted By:Rafael Figueroa Plotted:May 6, 2021, 9:36:21 AM



LEGEND
— AREAS OF NO PARKING





BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road

Orlando, Florida 32807

Office: (407)494-2693

Certificate of Auth: 29791

ENCORE AT REUNION WEST CDD

REUNION CDD
ORANGE COUNTY, FLORIDA

PROPOSED 1 SIDE STREET
PARKING OPTION

Date: 5/6/2021

Scale: AS SHOWN

Project No.: 1003.001

Drawn By: RF

Designed By: CDB

Checked By: SNB

Civil Engineer
STEVEN N. BOYD, P.E.

Rev. Description Date

License No. 43225

Chk By

SHEET NO.

2.05

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF FLORIDA

County of Osceola

In accordance with Section 787.06(14), *Florida Statutes*, the undersigned, on behalf of _____, a _____ (the "Defendant"), hereby attests under penalty of perjury that, the Defendant, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Defendant.

Date: April __, 2026

ENTITY NAME: _____

Signed: _____

Name: _____

Title: _____

SUBSCRIBED AND SWORN TO before me by means of ☐ physical presence or ☐ online notarization, this ____ day of April, 2026, by _____, as _____ of _____, a _____. Said person is (*check one*) ☐ personally known to me or ☐ has produced a valid driver's license as identification.

[Notary Seal]

Signature of person taking acknowledgment
Name (typed, printed or stamped):

Title or Rank: _____
Serial number (if any): _____

SECTION B

SECTION i

June 29, 2026

Ms. Tricia Adams
District Manager
Reunion West CDD
219 East Livingston Street
Orlando, FL 32801

Re: Consulting Engineer's Report, Section 9.21 of the Master Trust Indenture
Reunion West Community Development District
Series 2015, Series 2016, Series 2017, Series 2019, Series 2022

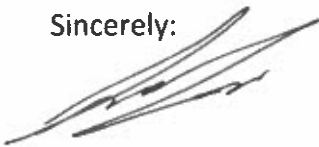
Dear Ms. Adams:

In accordance with Section 9.21 of the Master Trust Indenture, I have completed the annual review of the portions of the project within the Reunion West Community Development District constructed to date. I find these portions are being maintained in good condition in accordance with the District's maintenance agreements, policies and procedures.

I have reviewed the current Operations and Maintenance budget for fiscal year 2026 and the draft proposed budget for fiscal year 2027 and believe both are sufficient for proper maintenance of the Reunion West Community Development District.

In addition, in accordance with Section 9.21 of the Master Trust Indenture, I have reviewed the current limit of insurance coverage and believe that they are adequate.

Sincerely:

A handwritten signature in black ink, appearing to read 'James Curley', with a stylized flourish extending from the end.

James Curley, P.E.
District Engineer

SECTION D

SECTION i

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

RENTAL REPORT

The rental calendar currently reflects four events in September (2 Seven Eagles and 2 Heritage Crossing) and six events in October (5 at Heritage Crossing, 1 at Seven Eagles). Two July clients have since expressed interest in rebooking for future events.

July 2026 Wrap-Up

- Four events were held: three at Heritage Crossings and one at Seven Eagles.
- The Seven Eagles rental occurred on July 25.
- Two clients have contacted staff and expressed interest in booking another event in the future.

Marketing and Inquiry Update

- A promotional flyer has been created for the Seven Eagles Pavilion and Pool Area. The flyer presents the venue as a private-event option for up to 100 guests and lists pricing information.
- The flyer notes temporary exclusive use of the pool area, a covered pavilion, two hot tubs, and suitability for birthdays, showers, graduations, reunions, and neighborhood gatherings. Board feedback is requested before broader marketing continues for Seven Eagles.
- An email blast, advertising Heritage Crossing, was distributed through the District's system. The Master Association also distributed the information through its system.
- Five inquiries have been received since July 9. None have officially booked. One prospective client could not obtain a commitment from the other participants, and another stated that the rental rate exceeded the available budget. Follow-up has been completed with the remaining prospects, and responses are pending. The majority of the inquires are coming from Reunion Resort, at this time. Resort Staff has been very helpful in promoting Reunion East rental options.
- Rental information is being added to the Reunion East and Reunion West CDD websites. This work is expected to be completed by the end of August.

Operational Updates

- Staff is working to have Wi-Fi installed at Heritage Crossing.
- A sign is being ordered to clearly communicating the closure of Seven Eagles when the facility is reserved for a private rental.

Board Direction Requested

Should marketing of Seven Eagles be limited to reduce the frequency of amenity closures and avoid resident dissatisfaction?



HOST YOUR NEXT PRIVATE EVENT AT SEVEN EAGLES PAVILION & POOL AREA

RESORT-STYLE RELAXED, PERFECTLY LOCATED IN REUNION.

◆ 1344 Seven Eagles Court, Reunion, Florida 34747



THE PERFECT POOLSIDE SETTING

Make your next celebration close to home in a beautiful, open-air setting designed for memorable gatherings.

-  Capacity up to 100 guests
-  Temporary exclusive use of the pool area
-  Large resort pool, two hot tubs and covered pavilion
-  Ideal for birthdays, showers, graduations, reunions and neighborhood gatherings

RENTAL OPTIONS & FEES

CAPACITY UP TO 100

NON-RESIDENT	\$1,500
RESIDENT / NON-RESIDENT MEMBER	\$750
EVENT DEPOSIT	\$500 + damages

ADDITIONAL FEES & REQUIREMENTS MAY APPLY

SECURITY FEE
\$50/hour

SETUP
\$300

CLEANUP
\$300

RESERVATIONS
Apply 28-180 days ahead •
events up to 4 hours

READY TO RESERVE YOUR DATE?

Christine Wells
cwells@gmscfl.com

REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

SECTION ii

Reunion East Action Items

Meeting Assigned	Item	Assigned To	Status	Comments
10/12/23	Determine Best Use of The Stables Parcel	Trucco	In Process	Appraisal completed. District Engineer analysis of bond funds used completed. Proposal from bond counsel for tax analysis approved 01.09.2025 and analysis confirmed no bonds would need to be paid down. Board evaluated annual maintenance expenses 01.08.2026. Memorandum reviewing lease feasibility reviewed by BOS 04.09.2026. Real estate representation letter approved by BOS subject to legal review 07.09.2026.
12/14/23	KORR petition to consider property conveyance from RE to KORR		On Hold	Developer funding agreement in place, request under review.

3/13/25	Mailbox Kiosk License Agreement or Addendum	Trucco	On Hold	02.18.2025 District Manager provided District Counsel with parcel details for two mailbox kiosk locations at Reunion Village. License agreement to be considered at a future meeting.
7/10/25	Mailbox Parking Modification	Adams/Curley/Trucco	In Process	Reunion Village Boulevard and Poplin Street Intersection. Tentative designs provided by District Engineer. Determined Parking Improvements are feasible with USPS. Reviewed site plan 10.09.2025. DE to bring back options and estimated costs. Legal discussion regarding context for current location being conducted.
11/13/25	Tree Planting Guidelines	Supervisor Davis	In Process	Updated recommended tree list sent to Master Association Management 03.26.2026. Tree inventory technology reviewed by BOS 04.02.2026. Proposal for infrastructure inventory to be presented to BOS 08.13.2026.

2/10/26	Review Maintenance Fee Assessment Methodology	Adams	On Hold	
4/9/26	Implement Amended and Restated 04.09.2026 Parking Rules	Adams/Scheerer	In Process	Alan - no parking or time restricted parking signs to be installed in accordance with amended map. Tricia - amend enforcement agreements, notify security, notify residents (completed). Sign proposal to be presented 06.11.2026. Fausnight sign no parking install completed July 2026. 24 Hour signs pending installation. Notification sent to residents and Reunion stakeholders 06.26.2026 and 07.27.2026.
5/14/26	Flat Roof Replacement at HCCC	Scheerer	In Process	

5/14/26	Pool Furniture	Scheerer	In Process	Proposals for Pool Chaise Lounge Chairs to be considered at a future meeting.
5/14/26	Concrete Repairs	Curley/Scheerer	In Process	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 10. Email to residents pending.
7/9/26	Seven Eagles Restroom Refubishment	Scheerer	In Process	BOS approved proposal 07.09.2026. Agreement partially executed as of 07.30.2026. Email to residents pending.

7/9/26	Seven Eagles Fitness Center Sign Update	Scheerer	In Process	Fitness Center users to be notified by sign how to report maintenance matters to Field Management.
Reunion West Action Items				
	Action Item	Assigned To	Status	Comments
3/12/26	Pro Forma Reunion West Budget without cost share	Adams/Accounting	Completed	Board requested to review proposed budget without cost share included. Reviewed 07.09.2026.

SECTION iii

Reunion West

Community Development District

Summary of Invoices

July 01, 2025 - July 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	7/7/26	2748-2755	\$ 422,092.71
	7/15/26	2756-2761	16,885.09
	7/23/26	2762-2763	8,922.19
			\$ 447,899.99
R&M Fund			
	7/7/26	77	\$ 48,697.58
	7/15/26	78	\$ 5,500.00
			\$ 54,197.58
Payroll			
	<u>July 2026</u>		
	Graham Staley	50753	\$ 184.70
	Mark Greenstein	50754	184.70
	Michael Barry	50755	184.70
			\$ 554.10
TOTAL			
			\$ 502,651.67

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/07/26	00035	6/30/26 237450	202606 300-13100-10100		*	218.31	
		AQUATIC PLANT MGMT JUN26					
		6/30/26 237450	202606 320-53800-47000		*	164.69	
		AQUATIC PLANT MGMT JUN26					
				APPLIED AQUATIC MANAGEMENT INC			383.00 002748
7/07/26	00053	6/26/26 6155	202606 300-13100-10100		*	213.75	
		REPLACED SPEED SIGN					
		6/26/26 6155	202606 320-53800-53200		*	161.25	
		REPLACED SPEED SIGN					
				BERRY CONSTRUCTION INC.			375.00 002749
7/07/26	00076	7/01/26 90120062	202606 310-51300-32200		*	5,250.00	
		FY25 AUDIT SERVICES					
				DIBARTOLOMEO, MCBEE, HARTLEY &			5,250.00 002750
7/07/26	00083	5/09/26 94305082	202605 300-13100-10100		*	541.50	
		SECURITY 5/08/26-5/09/26					
		5/09/26 94305082	202605 320-53800-34500		*	408.50	
		SECURITY 5/08/26-5/09/26					
				DESTINEY MCLEMORE/SERIAL SECURITY L			950.00 002751
7/07/26	00036	5/31/26 3811	202605 300-13100-10100		*	33.62	
		VERIZON-CIRCUIT&HARDWARE					
		5/31/26 3811	202605 320-53800-41000		*	25.37	
		VERIZON-CIRCUIT&HARDWARE					
		5/31/26 3812	202605 300-13100-10100		*	90.05	
		VERIZON-POPLIN GATE MAY26					
		5/31/26 3812	202605 320-53800-41000		*	67.93	
		VERIZON-POPLIN GATE MAY26					
		6/21/26 3873	202605 320-53800-43100		*	3.03	
		TOHO METER#62644090 MAY26					
		6/21/26 3874	202605 320-53800-43000		*	109.76	
		DUKEENERGY#9100 8323 9862					
		6/21/26 3875	202605 320-53800-43000		*	576.70	
		DUKEENERGY#9100 8324 0443					
				KINGWOOD ORLANDO REUNION RESORT LLC			906.46 002752
7/07/26	00029	7/07/26 07072026	202607 300-20700-10100		*	505,594.99	
		EXP.DUE TO RE THRU MAY26					
		7/07/26 07072026	202607 300-13100-10100		*	95,066.74-	
		EXP.DUE FROM RE THR MAY26					
				REUNION EAST CDD			410,528.25 002753
7/07/26	00069	7/01/26 6955375	202607 300-13100-10100		*	1,296.75	
		SECURITY COST SHARE JUL26					
				REUW REUNION WEST TVISCARRA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/01/26	6955375	202607 320-53800-34500		*	978.25		
			SECURITY COST SHARE JUL26						
					REUNION WEST PROPERTY OWNERS INC			2,275.00	002754
7/07/26	00084	5/10/26	26790508	202605 300-13100-10100		*	812.25		
			SECURITY 5/08/26-5/10/26						
		5/10/26	26790508	202605 320-53800-34500		*	612.75		
			SECURITY 5/08/26-5/10/26						
					RYAN P. DWYER			1,425.00	002755
7/15/26	00051	7/01/26	04816	202606 310-51300-31100		*	597.00		
			CDD MEETING						
		7/01/26	04816	202606 310-51300-31100		*	472.40		
			ANNUAL CERTIFICATION REV						
					BOYD CIVIL ENGINEERING INC			1,069.40	002756
7/15/26	00053	7/10/26	6162	202607 300-13100-10100		*	219.45		
			REMOVED BROKEN STOP SIGN						
		7/10/26	6162	202607 320-53800-53200		*	165.55		
			REMOVED BROKEN STOP SIGN						
					BERRY CONSTRUCTION INC.			385.00	002757
7/15/26	00020	7/01/26	647	202607 320-53800-12000		*	2,895.75		
			FIELD MANAGEMENT JUL26						
		7/01/26	648	202606 320-53800-57500		*	440.43		
			AMEX-PARKING VIOLATIONS						
		7/01/26	648A	202607 310-51300-34000		*	4,414.42		
			MANAGEMENT FEES JUL26						
		7/01/26	648A	202607 310-51300-35200		*	108.17		
			WEBSITE ADMIN FEE JUL26						
		7/01/26	648A	202607 310-51300-35100		*	162.25		
			INFORMATION TECH JUL26						
		7/01/26	648A	202607 310-51300-31300		*	901.25		
			DISSEMINATION FEE JUL26						
		7/01/26	648A	202607 310-51300-51000		*	.51		
			OFFICE SUPPLIES JUL26						
		7/01/26	648A	202607 310-51300-42000		*	46.82		
			POSTAGE JUL26						
					GOVERNMENTAL MANAGEMENT SERVICES			8,969.60	002758
7/15/26	00043	7/13/26	154542	202606 310-51300-31500		*	1,254.00		
			REV AGENDA/ATTEND CDD MTG						
		7/13/26	154542	202606 310-51300-31500		*	67.50		
			SIGN INSTALLATION AGRMNT						
		7/13/26	154542	202606 310-51300-31500		*	331.50		
			INTERNAL AUDIT FY25						

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		7/13/26	154542 202606 310-51300-31500		*	231.00	
			FINAL AGRMNT W/FAUSNIGHT				
		7/13/26	154542 202606 310-51300-31500		*	99.00	
			DUKE ENERGY-EASEMENT				
		7/13/26	154543 202606 310-51300-31500		*	183.00	
			REV ENCUMBRANCE SUMMARY				
		7/13/26	154543 202606 310-51300-31500		*	1,202.50	
			ANALYZE UTILITY EASEMENT				
				LATHAM LUNA EDEN AND BEAUDINE LLP			3,368.50 002759
7/15/26	00069	6/10/26	RW202606 202606 300-13100-10100		*	123.98	
			RPLC CNTRL BOARD/BATTERY				
		6/10/26	RW202606 202606 320-53800-57400		*	93.52	
			RPLC CNTRL BOARD/BATTERY				
		6/24/26	RW202605 202605 300-13100-10100		*	319.49	
			RPLC DETECTOR/RPLC WIRE				
		6/24/26	RW202605 202605 320-53800-57400		*	241.01	
			RPLC DETECTOR/RPLC WIRE				
				REUNION WEST PROPERTY OWNERS INC			778.00 002760
7/15/26	00068	7/14/26	9078881 202607 310-51300-49100		*	250.00	
			DATA CONVERSION/CASS CERT				
		7/14/26	9078881 202607 310-51300-42500		*	323.40	
			1540-BLACK&WHITE PRINTING				
		7/14/26	9078881 202607 310-51300-51000		*	277.20	
			1540-ENVLP/RETURN ADDRESS				
		7/14/26	9078881 202607 310-51300-42000		*	912.79	
			1328-US POST/HANDLE/DLV				
		7/14/26	9078881 202607 310-51300-42000		*	551.20	
			212-US POSTAGE-FOREIGN				
				TRIPLE HERITAGE LLC DBA ACTION			2,314.59 002761
7/23/26	00035	7/15/26	237847 202607 300-13100-10100		*	218.31	
			AQUATIC PLANT MGMT JUL26				
		7/15/26	237847 202607 320-53800-47000		*	164.69	
			AQUATIC PLANT MGMT JUL26				
				APPLIED AQUATIC MANAGEMENT INC			383.00 002762
7/23/26	00041	6/25/26	8228187 202606 310-51300-32300		*	4,444.69	
			TRUSTEE FEES SER2016				
		6/25/26	8229265 202606 310-51300-32300		*	4,094.50	
			TRUSTEE FEES SER2019				
				US BANK			8,539.19 002763
				TOTAL FOR BANK A		447,899.99	
				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						447,899.99	

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/07/26	00001	7/07/26 07072026	202607 300-20700-10100	R&M EXP DUE TO RE MAY26	*	53,172.08	
		7/07/26 07072026	202607 300-13100-10100	R&M EXP DUE FROM RE MAY26	*	4,474.50-	
REUNION EAST CDD							48,697.58 000077
7/15/26	00005	7/05/26 6157	202606 300-13100-10100	RPLC 3 CONCRETE SDWLK SEC	*	3,135.00	
		7/05/26 6157	202606 320-53800-53000	RPLC 3 CONCRETE SDWLK SEC	*	2,365.00	
BERRY CONSTRUCTION INC.							5,500.00 000078
TOTAL FOR BANK C						54,197.58	
TOTAL FOR REGISTER						54,197.58	

SECTION iv

Reunion West
Community Development District

Unaudited Financial Reporting
June 30, 2026



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Reunion West
Community Development District
Balance Sheet
June 30, 2026

	<i>General Fund</i>	<i>Replacement & Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 481,335	\$ 77,994	\$ -	\$ -	\$ 559,329
Investments:					
Series 2015					
Reserve	-	-	164,802	-	164,802
Revenue	-	-	264,431	-	264,431
Series 2016					
Reserve	-	-	322,371	-	322,371
Revenue	-	-	584,180	-	584,180
Prepayment	-	-	27	-	27
Series 2017					
Reserve	-	-	298,268	-	298,268
Revenue	-	-	527,961	-	527,961
Prepayment	-	-	2,905	-	2,905
Series 2019					
Reserve	-	-	329,210	-	329,210
Revenue	-	-	269,400	-	269,400
Prepayment	-	-	5,971	-	5,971
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	512,840	-	512,840
Investment - Custody	3,352	-	-	-	3,352
SBA - Operating	946,821	-	-	-	946,821
SBA - Reserve	-	883,910	-	-	883,910
Due from Reunion East	112,166	7,610	-	-	119,776
Prepaid Expenses	596	-	-	-	596
Total Assets	\$ 1,544,270	\$ 969,514	\$ 3,542,302	\$ -	\$ 6,056,085
Liabilities:					
Accounts Payable	\$ 23,485	\$ 5,500	\$ -	\$ -	\$ 28,985
Due to Reunion East	618,798	58,777	-	-	677,575
Total Liabilities	\$ 642,283	\$ 64,277	\$ -	\$ -	\$ 706,560
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 429,233	\$ -	\$ 429,233
Assigned For Debt Service 2016	-	-	906,578	-	906,578
Assigned For Debt Service 2017	-	-	829,134	-	829,134
Assigned For Debt Service 2019	-	-	604,580	-	604,580
Assigned For Debt Service 2022	-	-	772,777	-	772,777
Assigned For Capital Projects 2019	-	-	-	-	-
Unassigned	901,987	905,237	-	-	1,807,224
Total Fund Balances	\$ 901,987	\$ 905,237	\$ 3,542,301.51	\$ -	\$ 5,349,525
Total Liabilities & Fund Equity	\$ 1,544,270	\$ 969,514	\$ 3,542,302	\$ -	\$ 6,056,085

Reunion West

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 2,052,353	\$ 2,052,353	\$ 2,074,297	\$ 21,944
Interest	24,000	18,000	28,146	10,146
Rental Income	5,714	4,286	12,395	8,109
Total Revenues	\$ 2,082,067	\$ 2,074,639	\$ 2,114,838	\$ 40,199
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 8,600	\$ 400
FICA Expense	918	689	658	31
Engineering Fees	30,000	22,500	16,205	6,295
Attorney	75,000	56,250	159,340	(103,090)
Arbitrage	2,250	900	900	-
Dissemination Agent	10,815	8,111	8,111	-
Annual Audit	5,250	5,250	5,250	-
Trustee Fees	21,108	17,078	17,078	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,973	39,730	39,730	(0)
Information Technology	1,947	1,460	1,460	-
Website Maintenance	1,298	974	974	(0)
Telephone	100	75	-	75
Postage	1,500	1,125	254	871
Printing & Binding	500	375	2	374
Insurance	13,241	13,241	12,005	1,236
Legal Advertising	5,000	3,750	2,287	1,463
Other Current Charges	1,000	750	1,307	(557)
Office Supplies	100	3	3	-
Property Appraiser Fee	750	750	1,313	(563)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 244,036	\$ 190,296	\$ 283,763	\$ (93,466)

Reunion West

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 34,749	\$ 26,062	\$ 26,062	\$ -
Amenity Management Services	4,128	3,096	-	3,096
Property Insurance	51,891	51,891	47,703	4,188
Telephone	17,200	12,900	10,814	2,086
Electric	287,124	215,343	218,725	(3,382)
Water & Sewer	32,250	24,188	24,325	(137)
Gas	45,150	33,863	42,074	(8,212)
Landscape - Contract	438,600	328,950	425,386	(96,436)
Landscape - Contingency	53,750	40,313	13,466	26,847
Pond Maintenance	10,750	8,063	6,757	1,305
Irrigation Repairs & Maintenance	15,050	11,288	8,341	2,946
Pool & Fountain Maintenance	165,550	124,163	110,802	13,361
Building Repairs & Maintenance	21,500	16,125	28,491	(12,366)
Contract Cleaning	61,030	45,773	52,769	(6,997)
Fitness Center Repairs & Maintenance	5,977	4,483	3,912	571
Gate & Gatehouse Maintenance	34,400	25,800	18,713	7,087
Amenity/Pool Lights	8,600	6,450	12,989	(6,539)
Maintenance (Inspections)	4,300	3,225	1,699	1,527
Operating Supplies	2,150	1,613	-	1,613
Parking Violation Tags	215	161	440	(279)
Pest Control	1,324	993	852	141
Pressure Washing	21,500	16,125	18,060	(1,935)
Repairs & Maintenance	15,480	11,610	2,471	9,139
Roadways/Sidewalks/Bridge	17,200	12,900	16,041	(3,141)
Security	91,963	68,972	63,094	5,878
Signage	8,600	6,450	6,112	338
Hurricane Expense	4,300	3,225	-	3,225
Total Maintenance - Shared Expenses	\$ 1,454,731	\$ 1,104,021	\$ 1,160,100	\$ (56,079)
<u>Reserves</u>				
Capital Reserve Transfer	\$ 383,300	\$ 383,300	\$ 383,300	\$ -
Total Reserves	\$ 383,300	\$ 383,300	\$ 383,300	\$ -
Total Expenditures	\$ 2,082,067	\$ 1,677,617	\$ 1,827,162	\$ (149,545)
Excess Revenues (Expenditures)	\$ -		\$ 287,675	
Fund Balance - Beginning	\$ -		\$ 614,311	
Fund Balance - Ending	\$ -		\$ 901,987	

Reunion West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 226,265	\$ 1,334,054	\$ 79,637	\$ 85,868	\$ 70,893	\$ 93,644	\$ 54,121	\$ 129,815	\$ -	\$ -	\$ -	\$ 2,074,297
Interest	1,919	1,167	1,971	4,276	3,611	3,731	3,785	3,861	3,825	-	-	-	28,146
Rental Income	-	1,570	215	1,871	2,892	-	3,655	1,849	344	-	-	-	12,395
Total Revenues	\$ 1,919	\$ 229,002	\$ 1,336,240	\$ 85,784	\$ 92,370	\$ 74,624	\$ 101,085	\$ 59,831	\$ 133,984	\$ -	\$ -	\$ -	\$ 2,114,838
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 1,600	\$ 2,200	\$ 400	\$ 800	\$ 800	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ 8,600
FICA Expense	61	61	122	168	31	61	61	46	46	-	-	-	658
Engineering Fees	2,508	1,885	545	4,995	1,070	1,200	1,493	1,442	1,069	-	-	-	16,205
Attorney	-	23,130	16,740	97,884	3,276	5,066	6,714	3,161	3,369	-	-	-	159,340
Arbitrage	-	-	-	-	450	-	-	450	-	-	-	-	900
Dissemination Agent	901	901	901	901	901	901	901	901	901	-	-	-	8,111
Annual Audit	-	-	-	-	-	-	-	-	5,250	-	-	-	5,250
Trustee Fees	-	-	-	-	-	4,095	-	4,445	8,539	-	-	-	17,078
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,414	4,414	4,414	4,414	4,414	4,414	4,414	4,414	4,414	-	-	-	39,730
Information Technology	162	162	162	162	162	162	162	162	162	-	-	-	1,460
Website Maintenance	108	108	108	108	108	108	108	108	108	-	-	-	974
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	60	15	6	32	11	57	6	35	31	-	-	-	254
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	107	-	-	-	1,307
Office Supplies	1	0	0	0	1	0	0	0	0	-	-	-	3
Property Appraiser Fee	-	-	-	-	1,313	-	-	-	-	-	-	-	1,313
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 29,581	\$ 32,046	\$ 25,507	\$ 111,989	\$ 12,229	\$ 16,965	\$ 14,773	\$ 16,075	\$ 24,598	\$ -	\$ -	\$ -	\$ 283,763

Reunion West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Maintenance - Shared Expenses</u>													
Field Maintenance	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ -	\$ -	\$ -	26,062
Amenity Management Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	47,703	-	-	-	-	-	-	-	-	-	-	-	47,703
Telephone	837	1,337	1,377	1,270	1,470	1,377	1,246	1,205	695	-	-	-	10,814
Electric	24,606	15,947	35,594	21,430	17,865	30,827	23,255	25,015	24,186	-	-	-	218,725
Water & Sewer	2,113	2,315	3,225	2,655	3,376	3,140	2,485	2,799	2,216	-	-	-	24,325
Gas	1,415	1,410	3,447	5,701	7,070	10,173	6,390	3,963	2,505	-	-	-	42,074
Landscape - Contract	36,236	94,493	53,534	31,663	36,236	47,218	36,236	36,236	53,534	-	-	-	425,386
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	751	-	-	-	6,757
Irrigation Repairs & Maintenance	585	605	1,155	2,427	-	499	1,934	1,136	-	-	-	-	8,341
Pool & Fountain Maintenance	10,657	12,006	12,336	12,295	12,857	11,414	13,378	12,224	13,635	-	-	-	110,802
Building Repairs & Maintenance	8,658	1,056	677	2,052	658	6,063	688	3,517	5,122	-	-	-	28,491
Contract Cleaning	4,996	4,938	4,994	6,931	6,222	6,172	6,172	6,172	6,172	-	-	-	52,769
Fitness Center Repairs & Maintenance	140	661	140	1,230	140	510	140	546	406	-	-	-	3,912
Gate & Gatehouse Maintenance	1,315	438	1,278	874	1,822	5,898	3,047	2,292	1,750	-	-	-	18,713
Amenity/Pool Lights	2,127	2,129	1,116	2,683	844	2,320	-	1,355	415	-	-	-	12,989
Maintenance (Inspections)	338	344	381	-	473	-	-	-	163	-	-	-	1,699
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	440	-	-	-	440
Pest Control	36	97	36	36	97	380	36	97	36	-	-	-	852
Pressure Washing	-	-	6,644	11,116	-	-	-	301	-	-	-	-	18,060
Repairs & Maintenance	372	-	790	-	-	-	-	-	1,309	-	-	-	2,471
Roadways/Sidewalks/Bridge	215	252	774	722	-	-	8,982	5,096	-	-	-	-	16,041
Security	6,574	6,574	6,574	6,574	6,574	6,574	6,589	10,376	6,687	-	-	-	63,094
Signage	2,053	488	1,108	-	238	426	1,477	-	323	-	-	-	6,112
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 154,624	\$ 154,635	\$ 140,244	\$ 113,722	\$ 101,111	\$ 137,987	\$ 118,068	\$ 116,468	\$ 123,242	\$ -	\$ -	\$ -	\$ 1,160,100
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 383,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	383,300
Total Reserves	\$ -	\$ -	\$ 383,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,300
Total Expenditures	\$ 184,205	\$ 186,681	\$ 549,050	\$ 225,711	\$ 113,340	\$ 154,952	\$ 132,841	\$ 132,543	\$ 147,840	\$ -	\$ -	\$ -	\$ 1,827,162
Excess Revenues (Expenditures)	\$ (182,286)	\$ 42,321	\$ 787,190	\$ (139,928)	\$ (20,969)	\$ (80,328)	\$ (31,756)	\$ (72,712)	\$ (13,856)	\$ -	\$ -	\$ -	\$ 287,675

Reunion West

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Transfer In	\$ 383,300	\$ 383,300	\$ 383,300	\$ -
Interest	35,000	26,250	24,351	(1,899)
Total Revenues	\$ 418,300	\$ 409,550	\$ 407,651	\$ (1,899)
Expenditures:				
Contingency	\$ 720	\$ 540	\$ 402	\$ 138
Capital Outlay	281,380	211,035	119,314	91,721
Total Expenditures	\$ 282,100	\$ 211,575	\$ 119,716	\$ 91,859
Excess Revenues (Expenditures)	\$ 136,200		\$ 287,935	
Fund Balance - Beginning	\$ 471,043		\$ 617,302	
Fund Balance - Ending	\$ 607,243		\$ 905,237	

Reunion West

Community Development District

Debt Service Fund - Series 2015

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments	\$ 326,875	\$ 326,875	\$ 330,371	\$ 3,496
Interest	15,500	11,625	12,719	1,094
Total Revenues	\$ 342,375	\$ 338,500	\$ 343,089	\$ 4,589
Expenditures:				
Series 2015				
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	-
Total Expenditures	\$ 327,000	\$ 327,000	\$ 327,000	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 15,375		\$ 16,089	
Fund Balance - Beginning	\$ 243,002		\$ 413,144	
Fund Balance - Ending	\$ 258,377		\$ 429,233	

Reunion West

Community Development District

Debt Service Fund - Series 2016

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments	\$ 538,024	\$ 538,024	\$ 543,778	\$ 5,754
Interest	28,500	21,375	21,806	431
Total Revenues	\$ 566,524	\$ 559,399	\$ 565,584	\$ 6,185
Expenditures:				
Series 2016				
Interest - 11/01	\$ 173,750	\$ 173,750	\$ 173,750	\$ -
Principal - 11/01	185,000	185,000	185,000	-
Interest - 05/01	169,703	169,703	169,703	-
Total Expenditures	\$ 528,453	\$ 528,453	\$ 528,453	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 38,071		\$ 37,131	
Fund Balance - Beginning	\$ 558,850		\$ 869,447	
Fund Balance - Ending	\$ 596,921		\$ 906,578	

Reunion West

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments	\$ 503,509	\$ 503,509	\$ 508,894	\$ 5,385
Interest	26,500	19,875	19,949	74
Total Revenues	\$ 530,009	\$ 523,384	\$ 528,843	\$ 5,459
Expenditures:				
Series 2017				
Interest - 11/01	\$ 164,231	\$ 164,231	\$ 164,231	\$ -
Principal - 11/01	170,000	170,000	170,000	-
Interest - 05/01	160,619	160,619	160,619	-
Total Expenditures	\$ 494,850	\$ 494,850	\$ 494,850	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 35,159		\$ 33,993	
Fund Balance - Beginning	\$ 511,345		\$ 795,141	
Fund Balance - Ending	\$ 546,504		\$ 829,134	

Reunion West

Community Development District

Debt Service Fund - Series 2019

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments	\$ 438,505	\$ 438,505	\$ 443,192	\$ 4,687
Interest	21,500	16,125	16,898	773
Total Revenues	\$ 460,005	\$ 454,630	\$ 460,090	\$ 5,460
Expenditures:				
Series 2019				
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	-
Total Expenditures	\$ 435,763	\$ 435,763	\$ 435,763	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (15,000)	(15,000)	\$ (6,416)	\$ (8,584)
Total Other Financing Sources (Uses)	\$ (15,000)	\$ (15,000)	\$ (6,416)	\$ (8,584)
Excess Revenues (Expenditures)	\$ 9,243		\$ 17,911	
Fund Balance - Beginning	\$ 248,336		\$ 586,669	
Fund Balance - Ending	\$ 257,579		\$ 604,580	

Reunion West

Community Development District

Debt Service Fund - Series 2022

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments	\$ 1,067,016	\$ 1,067,016	\$ 1,078,429	\$ 11,413
Interest	30,500	22,875	26,457	3,582
Total Revenues	\$ 1,097,516	\$ 1,089,891	\$ 1,104,886	\$ 14,995
Expenditures:				
Series 2022				
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	-
Total Expenditures	\$ 1,051,150	\$ 1,051,150	\$ 1,051,150	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 46,366		\$ 53,736	

Reunion West
Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 975	\$ 975
Total Revenues	\$ -	\$ -	\$ 975	\$ 975
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 134,198	\$ (134,198)
Total Expenditures	\$ -	\$ -	\$ 134,198	\$ (134,198)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,416	\$ (6,416)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,416	\$ (6,416)
Excess Revenues (Expenditures)	\$ -		\$ (126,807)	
Fund Balance - Beginning	\$ -		\$ 126,807	
Fund Balance - Ending	\$ -		\$ -	

Reunion West
Community Development District
Long Term Debt Report

SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS		
ASSESSMENT AREA TWO - PHASE ONE		
INTEREST RATES:	3.500%, 4.250%, 5.000%	
MATURITY DATE:	5/1/2036	
RESERVE FUND REQUIREMENT	\$163,438	
RESERVE FUND BALANCE	\$164,802	
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)
CURRENT BONDS OUTSTANDING		\$2,550,000

SERIES 2016, SPECIAL ASSESSMENT BONDS		
ASSESSMENT AREA THREE PROJECT		
INTEREST RATES:	3.625%, 4.375%, 5.000%	
MATURITY DATE:	11/1/2046	
RESERVE FUND REQUIREMENT	\$274,875	
RESERVE FUND BALANCE	\$322,371	
BONDS OUTSTANDING - 9/30/20		\$7,880,000
LESS: PRINCIPAL PAYMENT 11/1/20		(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/21		(\$160,000)
LESS: PRINCIPAL PAYMENT 11/1/22		(\$165,000)
LESS: PRINCIPAL PAYMENT 11/1/23		(\$170,000)
LESS: PRINCIPAL PAYMENT 11/1/24		(\$180,000)
LESS: PRINCIPAL PAYMENT 11/1/25		(\$185,000)
CURRENT BONDS OUTSTANDING		\$6,865,000

SERIES 2017, SPECIAL ASSESSMENT BONDS		
ASSESSMENT AREA FOUR PROJECT		
INTEREST RATES:	3.500%, 4.250%, 4.750%, 5.000%	
MATURITY DATE:	11/1/2047	
RESERVE FUND REQUIREMENT	\$254,625	
RESERVE FUND BALANCE	\$298,268	
BONDS OUTSTANDING - 9/30/20		\$7,575,000
LESS: PRINCIPAL PAYMENT 11/1/20		(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/21		(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/22		(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/23		(\$160,000)
LESS: PRINCIPAL PAYMENT 11/1/24		(\$165,000)
LESS: PRINCIPAL PAYMENT 11/1/25		(\$170,000)
CURRENT BONDS OUTSTANDING		\$6,635,000

SERIES 2019, SPECIAL ASSESSMENT BONDS		
ASSESSMENT AREA FIVE PROJECT		
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%	
MATURITY DATE:	5/1/2050	
RESERVE FUND REQUIREMENT	\$326,484	
RESERVE FUND BALANCE	\$329,210	
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)
CURRENT BONDS OUTSTANDING		\$6,300,000

SERIES 2022, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	3.000%	
MATURITY DATE:	5/1/2036	
RESERVE FUND REQUIREMENT	\$259,938	
RESERVE FUND BALANCE	\$259,938	
BONDS OUTSTANDING - 02/15/22		\$11,840,000
LESS: PRINCIPAL PAYMENT 05/01/23		(\$690,000)
LESS: PRINCIPAL PAYMENT 05/01/24		(\$710,000)
LESS: PRINCIPAL PAYMENT 05/01/25		(\$735,000)
LESS: PRINCIPAL PAYMENT 05/01/26		(\$7,600,000)
CURRENT BONDS OUTSTANDING		\$2,105,000

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
07/29/26	ACH	\$0.00	\$0.00	\$0.00	\$357.89	\$357.89	\$149.10	\$23.75	\$39.09	\$36.58	\$31.86	\$77.52	\$357.90
		\$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
TOTAL		\$ 5,247,746.57	\$ 101,544.70	\$ 170,511.40	\$ 3,626.66	\$ 4,979,317.13	\$ 2,074,445.73	\$ 330,394.33	\$ 543,816.72	\$ 508,930.37	\$ 443,223.60	\$ 1,078,506.38	\$ 4,979,317.13

101.08%	Net Percent Collected
\$ (53,043.11)	Balance Remaining to Collect

SECTION V

Reunion East and West R&M	
FY2026 Project List	Month
Seven Eagles Fountain Refurbishment/Linear Park	Completed
Seven Eagles, Restrooms Counters, Tile, Paint	In Process
Stormwater Catch Basins - Drain Inlet	In Process
Stormwater Concrete Curbs and Gutters	In Process
Concrete Sidewalks	TBD
ROW Paver Crosswalks Spine & Tradition	Completed
Pool Equipment Allowance	TBD
ADA Pool Lift Terraces (2)	Completed
Pool Furniture Allowance	Completed
HVAC Replacement Allowance	TBD
Signage Replacement Allowance	TBD
Heritage Crossings Furniture	Completed
Contingency	
Projects deferred from 2025 project list	
Access Control System at Reunion Village Gate	Completed
Reunion Resort/Reunion Village (Spine Road) Gate Access + Electrical	Completed
Reunion Village No Parking Signs Phase 4 & 5	September
Signage Replacement, Radar Speed	Invoiced FY25

SECTION vi

**NOTICE OF MEETING DATES
REUNION WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027**

The Board of Supervisors of the *Reunion West Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2027** at **10:30 am at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the **second Thursday** of each month as follows:

**October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027**

In addition, the Board of Supervisors will conduct joint workshop meetings with the Reunion East Community Development District to discuss future agenda items at **12:00 pm** at the above-referenced address on the following dates:

**October 8, 2026
December 10, 2026
February 11, 2027
April 8, 2027
June 10, 2027
August 12, 2027**

The meetings and workshops are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting or workshop may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801; by calling (407) 841-5524, during normal business hours, or by visiting the District's website at <https://reunionwestcdd.com>.

A meeting or workshop may be continued to a date, time, and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by telephone.

Any person requiring special accommodations at a meeting or workshop because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting or workshop. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

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

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

SECTION vii

July Reunion Report

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

Reunion East - 265 active subscribers

Reunion West - 231 active subscribers

There were 4 emails sent to both districts in July.

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

There is a 71% 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 about Reporting Street Lights Outage.

1 email regarding Parking Rules.