

*Reunion West Community
Development District*

Agenda

September 10, 2026

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801
Phone: 407-841-5524 – Fax: 407-839-1526

September 3, 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, September 10, 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 August 13, 2026 Board of Supervisors Meeting
4. Consideration of Fiscal Year 2027 Contract Renewals
 - A. Aquatic Plant Management Proposal with Applied Aquatic Management
 - B. Landscape Services Proposal with Yellowstone Landscape
5. Consideration of Sabal Palm Trail Survey Permission Form
6. Discussion of Proposed Costs and Administrative Steps to Install Sidewalks on Vacant Lot Right of Way
7. Discussion of Potential Topics for October Reunion East and Reunion West Joint Workshop
8. Staff Reports
 - A. Attorney
 - i. Update on Eminent Domain Status
 - B. Engineer
 - 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. Replacement and Maintenance Plan
 - vi. E-Mail Subscribers
 - E. Security Report
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date: October 8, 2026
12. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **August 13, 2026**, at 10:30 a.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida. Members of the public and staff could also participate via Zoom

Present and constituting a quorum:

Graham Staley	Chairman
Sharon Harley	Vice Chairman
Mark Greenstein	Assistant Secretary
William (Bill) Witcher	Assistant Secretary
Michael Barry	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Christine Wells	Assistant District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Karley Chambers	GMS Field Services
Garrett Huegel	Yellowstone Landscape
Pete Wittman	Yellowstone Landscape
Grace Montanez	Reunion West POA
Victor Vargas	Reunion Security
Billy Dove <i>(via Zoom)</i>	Gray Robinson
Wesley Hunt <i>(via Zoom)</i>	Optic Systems
Jamie Linscott <i>(via Zoom)</i>	Optic Systems
Sherry Crabtree <i>(via Zoom)</i>	Optic Systems

The following is a summary of the discussions and actions taken at the August 13, 2026, Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 10:34 a.m. and called the roll. All Supervisors were present and a quorum was established.

- **Review of Eminent Domain Status (*Item 12Aii*)**

Mr. Billy Dove of Gray Robinson reported that Parcel 111 was voided, while Parcel 156 was still being reviewed by engineers and appraisers. Parcel 140, located under Traditions Boulevard and owned by the Reunion East CDD, could impact this CDD. FDOT would replace a water line on the parcel at no cost, because it was not buried deep enough.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. There being no comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 9, 2026, Joint Workshop and Board of Supervisors Meetings

Ms. Adams presented the July 9, 2026, Joint Workshop and Board meeting minutes. Mr. Barry questioned why Reunion West sidewalks were not included in project list updates noted in the minutes. Ms. Adams clarified that the project list had previously included Reunion West sidewalks so the meeting minutes identifying Reunion East sidewalks being added to the list were correct. There was no further discussion on the minutes.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the Minutes of the July 9, 2026, Joint Workshop and Board of Supervisors Meetings were approved as presented.

FOURTH ORDER OF BUSINESS

Presentation and Consideration of Optic Systems Proposal for Software and Asset Documentation

Representatives of Optic Systems presented a proposal for high density imagery, street tree video, and asset tagging. The Board discussed pricing, use of the system by Yellowstone, administrative responsibility, public records compliance, contract duration, and termination rights. District Counsel recommended designating the District Manager as the primary administrator and ensuring that the agreement contained appropriate public records provisions.

On MOTION by Mr. Greenstein seconded by Mr. Staley with all in favor entering into a three-year contract with Optic Systems for software and asset documentation as stated above, subject to staff sign off and inclusion of the proper public records language was approved.

FIFTH ORDER OF BUSINESS

Discussion of Five-Year Plan

Mr. Staley presented the Five-Year Plan through Fiscal Year 2031. The Board reviewed projected fund balance targets, annual assessment requirements, anticipated repair and maintenance expenditures, legal expenses, and the proposed cost sharing allocation between Reunion East and Reunion West. No formal action was taken.

SIXTH ORDER OF BUSINESS

**Review of Updated Fiscal Year 2027
Replacement and Maintenance Project
List**

Ms. Adams presented the updated FY 2027 Replacement and Maintenance Project List and recommended moving the tree and field maintenance software expense to the general fund. The Board reached consensus on the change.

SEVENTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the public hearing on the adoption of the Fiscal Year 2027 budget was opened.

A. Consideration of Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Ms. Adams presented Resolution 2026-05, memorializing that the Board approved a Proposed Budget and provided it to Osceola County 60 days prior and noticed the public hearing in accordance with Florida Statutes. Property owners received a mailed notice about the operation and maintenance (O&M) fee increase. There were no public comments.

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the public hearing on the adoption of the Fiscal Year 2027 budget was closed.

The Board reviewed the principal changes in the proposed Fiscal Year 2027 Budget, including landscape maintenance, contingency, bed dressing, annual plantings, palm trimming, and maintenance of two additional phases in Reunion Village. In response to a question from Mr. Staley, Ms. Adams explained the proposed increase in engineering expenditures and noted that staff would consult the District Engineer regarding anticipated projects and required stormwater reporting.

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations was adopted.

B. Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Ms. Harley seconded by Mr. Greenstein with all in favor the public hearing on the adoption of the imposition of special assessments was opened.

There were no public comments.

On MOTION by Ms. Harley seconded by Mr. Greenstein with all in favor the public hearing on the adoption of the imposition of special assessments was closed.

Ms. Adams presented Resolution 2026-06, authorizing the imposition and collection of O&M assessments, the collection of debt service assessments, and certifying the Assessment Roll. The adopted budget and Assessment Roll were attached as exhibits. Mr. Staley noted that four property owners had paid off their debt.

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

EIGHTH ORDER OF BUSINESS

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

The Board considered Duke Energy Florida, LLC's request for an aerial easement. The Board discussed the nature and dimensions of the proposed facilities, restoration obligations, and responsibility for the District's legal expenses. The Board expressed support provided the final facilities were consistent with the proposal.

On MOTION by Mr. Barry seconded by Ms. Harley with all in favor the aerial easement request from Duke Energy Florida, LLC., subject to District Counsel sign off was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07
Declaring Vacancies in Seats #3 and #4**

Ms. Adams presented Resolution 2026-07, declaring Seats #3 and #4 vacant effective November 17, 2026, as no candidates qualified during the election period. The Board can appoint qualified electors to Seats #3 and #4, effective November 17, 2026. Supervisor Witcher may be considered for one seat, while Supervisor Greenstein may continue serving until a qualified elector was appointed.

On MOTION by Ms. Harley seconded by Mr. Barry with all in favor Resolution 2026-07 Declaring Vacancies in Seats #3 and #4 was adopted.

Ms. Adams was asked to prepare a community notice regarding the vacancies. Supervisor Witcher expressed his willingness to serve another term.

On MOTION by Mr. Barry seconded by Ms. Harley with all in favor the appointment of Mr. Bill Witcher to Seat #3, effective November 17, 2026, was approved.

Mr. Staley requested that letters of interest and resumes be submitted for the October meeting. Mr. Barry requested revisions to reflect the prior appointment of Mr. Witcher to Seat #3 and clarify the language regarding qualified electors.

TENTH ORDER OF BUSINESS

**Review and Acceptance of Fiscal Year
2025 Audit Report**

Ms. Adams presented the Fiscal Year 2025 Audit Report and reported that it contained an unmodified opinion and no findings or recommendations. She noted that the audit had been completed within the statutory deadline. Mr. Staley discussed the three major funds, including \$1.2 million in reserves and the Capital Project Fund, which Ms. Adams explained was designated for capital projects identified in the Engineer's Report when the bonds were issued.

On MOTION by Ms. Harley seconded by Mr. Barry with all in favor accepting the Fiscal Year 2025 Audit Report was approved.

ELEVENTH ORDER OF BUSINESS

District Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals and Objectives

Ms. Adams reported on the 2024 legislative requirement for CDDs to adopt annual goals. GMS identified goals and objectives related to community engagement, infrastructure and facilities maintenance and financial transparency and accountability, while seeking efficient ways to meet them.

On MOTION by Mr. Witcher seconded by Mr. Greenstein with all in favor the District's goals and objectives for Fiscal Year 2027 were approved.

B. Presentation of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form

Ms. Adams reported that staff would prepare the final FY 2026 goals and objectives report for the Chairman to execute and post on the District's website by the December 1, 2026, statutory deadline.

On MOTION by Ms. Harley seconded by Mr. Barry with all in favor the goals and objectives for Fiscal Year 2026 authorization for the Chair to execute the report was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

**i. Discussion of Parking and Towing Enforcement Agreement with
Reunion Resort & Club of Orlando Master Association**

District Counsel presented the Third Amendment to the District's Parking and Towing Enforcement Agreement with the Reunion Resort and Club of Orlando Master Association (HOA), which provides security services for \$100,000 annually. The amendment would update the agreement to reflect changes to the District's Parking and Towing Rules. Staff was unable to obtain the HOA's signatures. Mr. Vargas agreed to help facilitate signatures.

ii. Update on Eminent Domain Status

District Counsel reported that Mr. Dove had provided an update on the eminent domain matter earlier in the meeting.

Counsel was reviewing encumbrances and expected to complete the settlement review by September. Mr. Staley requested a follow-up call in a couple of weeks. Ms. Jan Carpenter would serve as District Counsel during Ms. Trucco's maternity leave.

B. Engineer

i. Review and Acceptance of Annual Engineer's Report

Ms. Adams presented Boyd Civil Engineering's annual certification to the Trustee, confirming that the District's infrastructure was in good condition, maintenance adequately funded and insured. The letter was required under the Trust Indenture and due by July 1st each year.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the Annual Engineer's Report was accepted.
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The District Engineer reported that county approval would be required before work could occur within the county right of way. The Board discussed the anticipated permitting requirements and directed the Engineer to determine project feasibility and associated costs before proceeding with final design or permitting of White Marsh Way parking improvements or right of way improvements to direct visitors to the right lane at the Sinclair entrance gate.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor authorization for the District Engineer to proceed with a feasibility determination of the Sinclair Road improvements and Whitmarsh Way parking improvements was approved.

Ms. Trucco requested that this item be placed on the next agenda, to keep the public informed and that the District Engineer provide project maps and a brief synopsis. Ms. Adams requested an electronic copy for records.

C. Field Manager Updates

Mr. Scheerer reported on landscape conditions, gate and guardhouse repairs, the Golden Bear Drive/Traditions Boulevard fountain, and vacant lot counts. He also reported that a contractor had installed drainage improvements on District property near Wynstone Way and had been directed to restore the affected area. The Board requested that staff and Yellowstone inspect the blue daze plantings near the monuments and determine whether recent cleaning had caused damage. *Mr. Barry left the meeting.*

D. District Manager's Report

Ms. Adams announced that Ms. Grace Montanez, the Property Manager for Reunion West Property Owners Association was present, but had no report to the Board

i. Reunion Rental Report

Ms. Wells presented the Reunion Rental Report, which was included in the agenda package, for informational purposes.

ii. Action Items

This item was not discussed.

iii. Approval of Check Register

Ms. Adams presented the Check Register from July 1, 2026, through July 31, 2026, in the amount of \$502,651.67.

On MOTION by Ms. Harley seconded by Mr. Greenstein with all in favor the July Check Register was approved.
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iv. Balance Sheet and Income Statement

This item was not discussed.

v. Review of Fiscal Year 2026 Replacement and Maintenance Project List Status

The Board reviewed the status of the Fiscal Year 2026 Replacement and Maintenance Project List, and no formal action was taken.

vi. Approval of Fiscal Year 2027 Meeting Schedule

Ms. Adams presented the FY 2027 meeting schedule, maintaining the prior year's schedule of monthly meetings on the second Thursday at 10:30 a.m. at the HCCC. Joint workshops with both CDDs would be held at noon six times during the year. Mr. Staley requested that the duration of meetings be one hour and a half.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the Fiscal Year 2027 meeting schedule was approved as presented.

vii. E-Mail Subscribers

This item was not discussed.

E. Security Report

Ms. Adams provided the Board with security reports from Reunion Security and Reunion West POA for informational purposes.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Staley requested that the sidewalk project be added to the next agenda.

FIFTEENTH ORDER OF BUSINESS

Next Meeting Date: September 10, 2026

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

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the meeting was adjourned at 12:27 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION A



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: February 6, 2026

Name Reunion West CDD
Address 219 E. Livingston St.
City Orlando, FL 32801
Phone 407-841-5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Reunion West CDD hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

One (1) Stormwater Retention Pond along Grand Traverse &
One (1) Stormwater Retention Pond Associated with Reunion West CDD
Reunion, FL

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Submersed vegetation control	Included
2. Emerged vegetation control	Included
3. Floating vegetation control	Included
4. Filamentous algae control	Included
5. Shoreline grass & brush control	Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2026 thru 09/30/2027.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$394.00	Due	monthly as billed x 12.
Total Annual Cost	\$4,728.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 2/6/2026

Accepted

Date:

AAM

Customer

SECTION B



407.396.0529 tel
407.396.2023 fax

1773 Business Center Lane
Kissimmee, FL 34758

www.yellowstonelandscape.com

August 3, 2026

Alan Scheerer
Field Manager GMS
Cell: 407-398-2890
Ascheerer@gmscfl.com

Re: Yellowstone Landscape Renewal and Budgeting - 10/1/26-9/30/27

Dear Board of Directors and Management Staff,

On behalf of Yellowstone Landscape and per the request from management staff, this letter will serve as our request to extend the current landscape agreement through fiscal year 2027.

You will see the attached fee schedule that was provided during the 2026 RFP process which outlines the increases for each fiscal year for each Reunion East and Reunion West. Please note that we still are not billing for the remaining phases of Reunion Village that have yet to be turned over yet, but that pricing is clearly defined on fee schedules.

Your Account Manager Garrett and I are available to answer any specific questions you may have. Again, on behalf of Yellowstone Landscape, thank you so much for the long standing partnership you and the community have made with us!

Sincerely,

Pete Wittman
pwittman@yellowstonelandscape.com
407-319-8298

EXHIBIT 2 - FEE SUMMARY REUNION WEST CDD

Proposer: Yellowstone Landscape- Southeast, LLC

Property: Reunion West CDD

	2025 OCT	2025 NOV	2025 DEC	2026 JAN	2026 FEB	2026 MAR	2026 APR	2026 MAY	2026 JUN	2026 JUL	2026 AUG	2026 SEP	TOTAL
GENERAL SERVICES (Schedule A)	25,943	25,943	25,943	25,943	25,943	25,943	25,943	25,943	25,943	25,943	25,943	25,943	\$311,316
TURF CARE (Schedule B)	700	700	700	700	700	700	700	700	700	700	700	700	\$8,400
TREE / SHRUBCARE (Schedule C)	700	700	700	700	700	700	700	700	700	700	700	700	\$8,400
BEDDING PLANTS (Schedule D) <i>0 Units Per Rotation</i>	0			0			0			0			\$0
BED DRESSING (Schedule D) <i>630 Yards of Bed Dressing</i>		42,048											\$42,048
PALM TRIMMING (Schedule D) <i>14 Queen and Foxtail, 6 Bismark 214 Sabal 12 Sylvester</i>			3,084			864			3,084			14,520	\$21,552
IRRIGATION MAINT. (Schedule E) <i>185 Number of Zones</i>	4,856	4,856	4,856	4,856	4,856	4,856	4,856	4,856	4,856	4,856	4,856	4,856	\$58,272
TOTAL FEE PER MONTH:	\$32,199	\$74,247	\$35,283	\$32,199	\$32,199	\$33,063	\$32,199	\$32,199	\$35,283	\$32,199	\$32,199	\$46,719	Annual Total \$449,988

Period	Year	Annual Total	(should match annual amount noted above)
October 2025 to September 2026	Year 1	\$ 449,988.00	
October 2026 to September 2027	Year 2	\$ 463,488.00	
October 2027 to September 2028	Year 3	\$ 477,396.00	
October 2028 to September 2029	Year 4	\$ 491,724.00	
October 2029 to September 2030	Year 5	\$ 506,472.00	
Sum of Five Year Pricing		\$2,389,068.00	
Year 1 Total Reunion East CDD		\$ 885,828.00	
Year 1 Total Reunion West CDD		\$ 449,988.00	
Year 1 Grand Joint Total		\$1,335,816.00	
Sum of Five Year Pricing Reunion East CDD		\$ 4,702,992.00	
Sum of Five Year Pricing Reunion West CDD		\$ 2,389,068.00	
Five Year Grand Joint Total		\$7,092,060.00	

SECTION 5

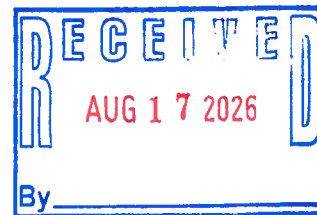
SABAL TRAIL TRANSMISSION, LLC
915 N. Eldridge Parkway, Suite 1100
Houston, TX 77079
(713) 627-5400



August 10, 2026

Reunion West CDD
219 E Livingston St.
Orlando, FL 32801

Reference: Sabal Trail Expansion Project
Tract # FL-OS-059.000
Parcel I.D. # 23-25-27-4929-0001-00B0



Dear Reunion West CDD:

You were recently mailed a letter announcing that Sabal Trail Transmission, LLC (“Sabal Trail”) is evaluating a proposed natural gas pipeline project in your area (the “Project”). To help us analyze the proposed study corridor for the Project, our representatives are in the early stages of collecting and evaluating information necessary to determine a design that will minimize overall landowner, community, and environmental impact, while balancing constructability concerns. You are receiving this follow-up letter because your property is within the initial study corridor and we are requesting your consent to perform survey activities on your property, including area adjacent to or beyond the existing Sabal Trail easement.

These civil, environmental, and cultural resource surveys are required to thoroughly evaluate the pipeline route. These survey activities will be performed in a minimal amount of time with the goal of little to no inconvenience to you and other affected landowners. The survey activities and any minimal impacts that may result are more fully described in the enclosure entitled “Description of Survey Activities.” While we do not anticipate that property damage will result from these survey activities, please be assured that you will be compensated for any and all damage to your property that is directly caused by these survey activities. Please also note that granting us authorization to access your property for the purpose of conducting these surveys does not grant the company any other rights. Your consent to survey your property and your cooperation with our representatives is sincerely appreciated.

A survey permission form is enclosed for your consideration. We ask that you please answer the questions concerning any well water and septic systems on your property so that we can better understand your property. We also ask that you sign the survey permission form and return it in the enclosed self-addressed stamped envelope. A company representative will contact you soon to better understand your property and identify ways to reduce impacts to your land. Our goal is for you to be as engaged and involved as possible throughout the process.

Please be assured that we are very early in the proposed Project process and you will have multiple opportunities to interact and engage with the Project team as well as participate in the applicable regulatory processes. It is our goal to communicate early and often about our Project activities in order to build positive relationships with all those whom we come into contact. I

would also note that, if approved by the Federal Energy Regulatory Commission (FERC”), the company would not begin construction on the Project before 2029.

If you have any questions or would like to discuss or obtain additional information concerning the early development activities associated with the proposed Project please call our landowner hotline toll-free at 1-844-963-3337 or visit our website at <https://www.sabaltrailtransmission.com/Project>. We will be happy to answer your questions during this early project development phase. We will be happy to answer your questions during this early project development phase.

Very truly yours,

A handwritten signature in black ink, appearing to read "Walton Johnson". The signature is fluid and cursive, with the first name "Walton" being more prominent than the last name "Johnson".

Walton Johnson
Supervisor Lands and ROW Gas Projects
Sabal Gas Transmission, LLC

SABAL TRAIL TRANSMISSION, LLC
915 N. Eldridge Parkway, Suite 1100
Houston, TX 77079
(713) 627-5400



Landowner Name: Reunion West CDD

Tract # FL-OS-059.000

Tax Map/ Parcel ID #: 23-25-27-4929-0001-00B0

SURVEY AUTHORIZATION

I/we, hereby provide to Sabal Trail Transmission, LLC, its affiliates, agents, employees and contractors, the limited permission to enter upon my/our property only for the purposes of conducting civil, environmental and cultural resource surveys, *expressly subject to the condition that I am/we are paid for any and all damages to property or crops that may be directly caused by such activities.* Your answers to the following questions will be most helpful in accurately completing our survey activities.

Is there water well located on this property?	_____ Yes	_____ No
Is there a septic system located on this property?	_____ Yes	_____ No
Is there an irrigation system located on this property?	_____ Yes	_____ No

Comments: _____

Signature: _____

Re: Parcel No: 23-25-27-4929-0001-00B0

Dated: _____

Telephone: _____ (home)

_____ (work)

_____ (cell)

Description of Survey Activities

Depending on the size of an individual parcel, all survey activities described below should only take a minimal amount of time and should not result in any inconvenience to the property owner. All survey work will be performed during reasonable daylight hours only. All work will be performed by authorized professional surveyors and their crews. The surveys that the company will request for each property are:

(a) **Civil Survey**. This activity involves approximately four to five representatives, intermittently placing wooden stakes along a portion of each property to delineate the area described as the “study corridor.” Depending upon the length of the proposed study corridor on the property to be surveyed, this activity should take no longer than two days for each property that will be surveyed.

(b) **Environmental Survey**. This activity involves approximately two to three representatives walking within the study corridor, which will be clearly staked, to identify and delineate any vegetative and geological indicators of wetland areas that may be present on the property. The wetlands boundaries will be marked with small colored flags. Company representatives will also look for the presence of any threatened or endangered species, if a suspected habitat is within the staked area. Depending on the length of the proposed route of the pipeline on the property being surveyed, this activity should take no longer than three days for each property that will be surveyed.

(c) **Cultural Resources Survey**. This activity involves two to four representatives walking within the staked study corridor to identify any indicators of potential archaeological resources. If such a site is suspected, then the Archeologists would return to that location with spade shovels and perform a limited excavation of the test hole that would measure approximately 2x2 feet square and approximately 2-3 feet deep. Any area that is excavated for this type of survey will be restored by the company to a condition consistent with its condition prior to the excavation. Depending on the length of the proposed route of the pipeline on the property being surveyed, the archaeological walkover will take less than one day. If a limited archaeological excavation is necessary, it should take no longer than two days, weather permitting.

During any survey work, no trees over 2 inches in diameter or timber will be cut down or removed from any property. Small brush, however, may be cut in order for the civil surveyors to obtain a line-of-sight. If any such brush is cut in residential areas, it will be removed from the property by company representatives.

the 1990s, the number of people in the world who are undernourished has increased from 250 million to 800 million (FAO 1996). The number of people who are malnourished has increased from 1.2 billion to 1.6 billion (FAO 1996).

There are a number of reasons why the number of people who are undernourished has increased. One of the main reasons is that the world population has increased. The world population is now over 6 billion and is expected to reach 9 billion by the year 2050 (FAO 1996).

Another reason why the number of people who are undernourished has increased is that the world's food supply is not keeping pace with the world's population. The world's food supply is estimated to be 1.2 billion tonnes per year, which is not enough to feed the world's population of 6 billion people (FAO 1996).

A third reason why the number of people who are undernourished has increased is that the world's food supply is not distributed evenly. In some parts of the world, there is a surplus of food, while in other parts, there is a shortage (FAO 1996).

There are a number of ways in which the world's food supply can be increased. One way is to increase the world's food production. This can be done by increasing the area of land used for agriculture, by increasing the yield of crops, and by increasing the number of crops that are grown (FAO 1996).

Another way to increase the world's food supply is to reduce food waste. In some parts of the world, a large amount of food is wasted. This food could be used to feed the people who are undernourished (FAO 1996).

A third way to increase the world's food supply is to improve the distribution of food. In some parts of the world, food is not distributed evenly. This food could be used to feed the people who are undernourished (FAO 1996).

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There are a number of ways in which the world's food supply can be increased. One way is to increase the world's food production. This can be done by increasing the area of land used for agriculture, by increasing the yield of crops, and by increasing the number of crops that are grown (FAO 1996).

Another way to increase the world's food supply is to reduce food waste. In some parts of the world, a large amount of food is wasted. This food could be used to feed the people who are undernourished (FAO 1996).

A third way to increase the world's food supply is to improve the distribution of food. In some parts of the world, food is not distributed evenly. This food could be used to feed the people who are undernourished (FAO 1996).



KATRINA SCARBOROUGH, CFA, CCF, MCF

Osceola County Property Appraiser

www.property-appraiser.org

2505 East Irlo Bronson Memorial Hwy,

Kissimmee, FL 34744

Phone: 407-742-5000 Fax: 407-742-4900

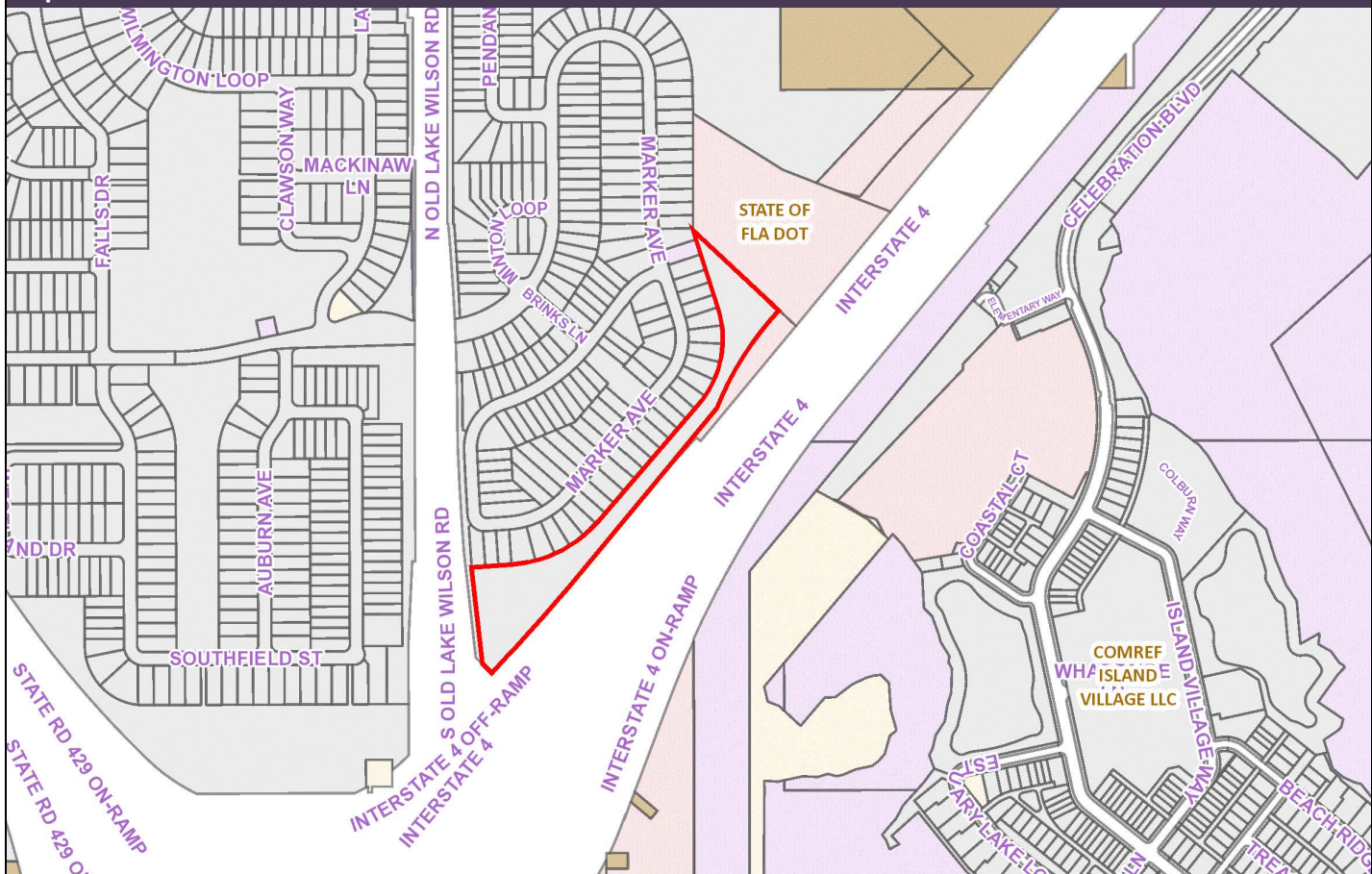
Owner Information

Parcel ID: 23-25-27-4929-0001-00B0
Owner(S): REUNION WEST CDD
Mailing Address: C/O GOVERNMENTAL MGMT SERVICES 219 E LIVINGSTON ST ORLANDO FL 32801-1508
Property Address: 0 MARKER AVE KISSIMMEE FL 34747
Primary Use: RESIDENTIAL COMMON ELEMENTS/AREA VAC (Code: 0901)
Tax District: 300 - COUNTY

Legal Description

Legal Description: REUNION WEST PH 2 EAST PB 25 PGS 135-138 TRACT B STORMWATER LESS COM AT SW COR OF SE 1/4 OF 23-25-27, S89-57-47W 1439.50 FT, N40-07-55E 433.82 FT, N46-55-33W 150.20 FT TO PT ON EXISTING NWLY R/W LINE OF SR 400 & POB; S40-07-55W 567.13 FT, N49-52-05W 21 FT, S42-52-38W 250.54 FT, N40-07-55E 384.38 FT TO NON-TAN CURVE, CONC SELY, RAD 1205.50 FT, CENT ANG 21 DEG, (TAN BEARING N22-19-04E), NELY ALONG CURVE 443.60 FT TO PT ON EXISTING NWLY R/W LINE OF SR 400, S46-55-33E 88.95 FT TO POB

Map



SECTION 6



Proposal

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

Date: 9/3/26
Invoice # : CDD-0003
Project: Reunion West

Bill To:

Reunion CDD
219 E Livingston street
Orlando, FL 32801

Description	Quantity	Unit	Unit price	Amount
Prep/Pour Unreinforced Sidewalk 4"	37988	SF	\$ 5.75	\$ 218,431.00
Concrete Materials	488	CY	\$ 205.00	\$ 100,040.00
Concrete Pump	1	LS	\$ 5,400.00	\$ 5,400.00
Grade Labor	1	LS	\$ 17,475.00	\$ 17,475.00
Export Stripping 18yd/lb	20	LD	\$ 345.00	\$ 6,900.00
Supply/Install Bahia Sod	8	P	\$ 325.00	\$ 2,600.00
Clean Disturbed Areas	1	LS	\$ 700.00	\$ 700.00
Miscellaneous	1	LS	\$ 800.00	\$ 800.00
Concrete Washout	1	LS	\$ 725.00	\$ 725.00
Mobile Water Supply	1	LS	\$ 600.00	\$ 600.00
Mobilization Fee	1	LS	\$ 3,100.00	\$ 3,100.00
Subtotal				\$ 356,771.00
Credit				\$ -
Tax				
Balance d				\$ 356,771.00

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

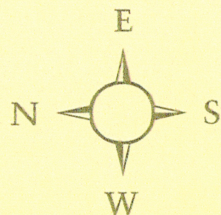
Thank you for your business!

MASTERS' LANDING



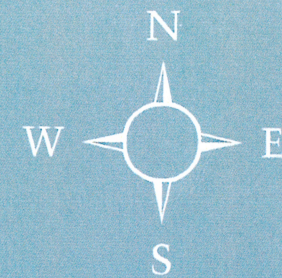
REUNION
RESORT & CLUB
OF ORLANDO™

2024



Obtain the Property Report required by Federal Law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. This is not an offering in states where prohibited by law. Prices, plans, artist's renderings, photos, land uses, dimensions, specifications, improvements, materials, amenities and availability are subject to change without notice. Developer does not guarantee the obligations of unaffiliated builders who may build and sell homes in the Development. Ownership of a residence at the Development does not grant the use of or access to any golf course or other recreational facilities ("The Club") to be located at the Development. Use of amenities is subject to Membership requirements. This is not an offering of real property and offers may only be made at the sales center for the Development. Void where prohibited by law or where there are other qualifications to advertising real estate property. Ginn Real Estate Company, LLC, Licensed Real Estate Broker.

LEGENDS CORNER

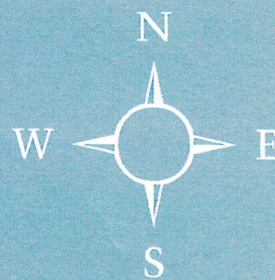
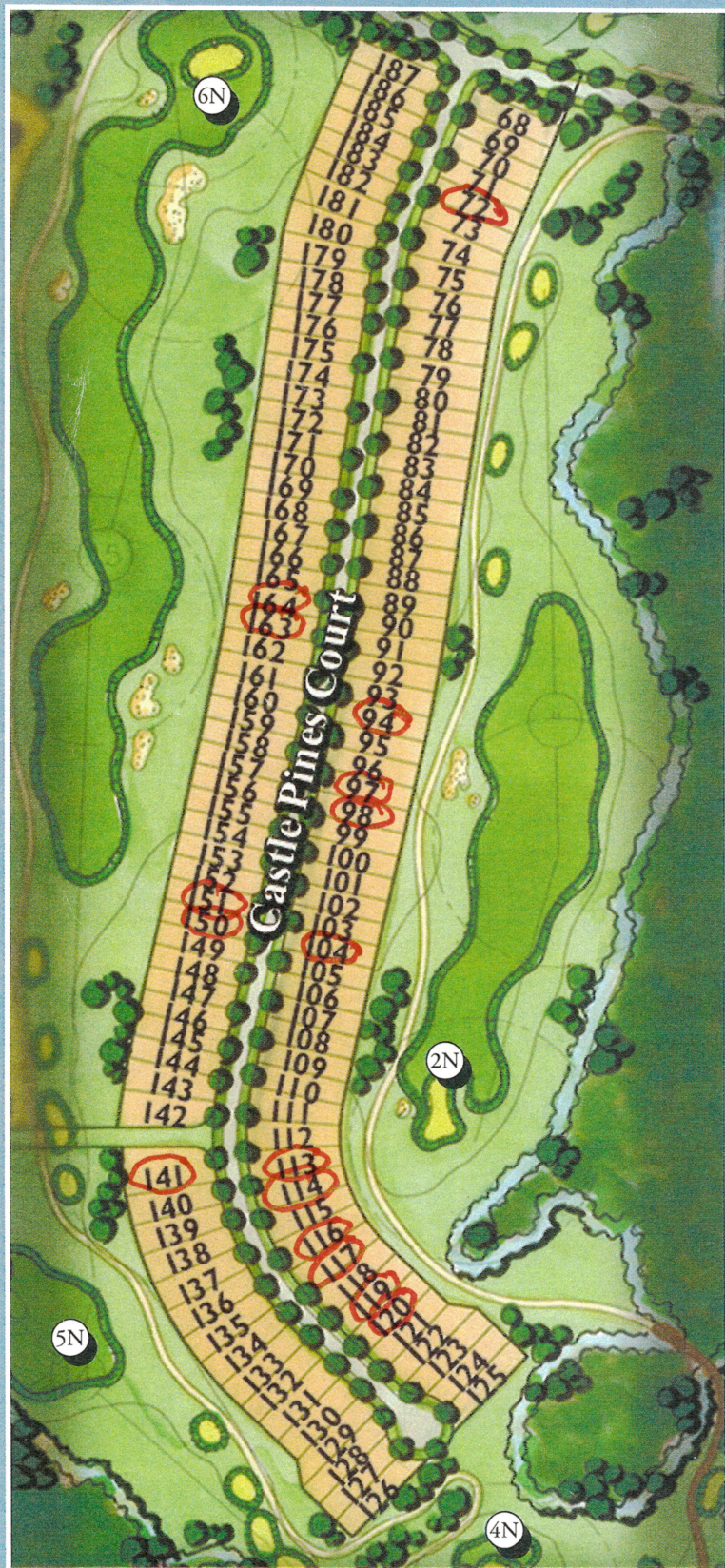


Ginn
REUNION RESORT



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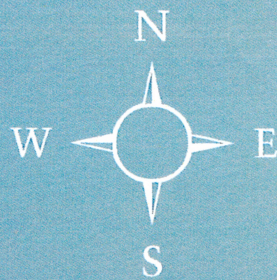
FAIRWAY RIDGE SOUTH



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FAIRWAY RIDGE NORTH

Ph 3 Par 8
North & South



Ginn
REUNION RESORT



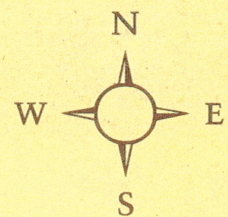
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THE ESTATES



REUNION

A GINN CLUB RESORT



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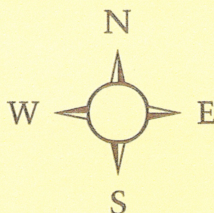
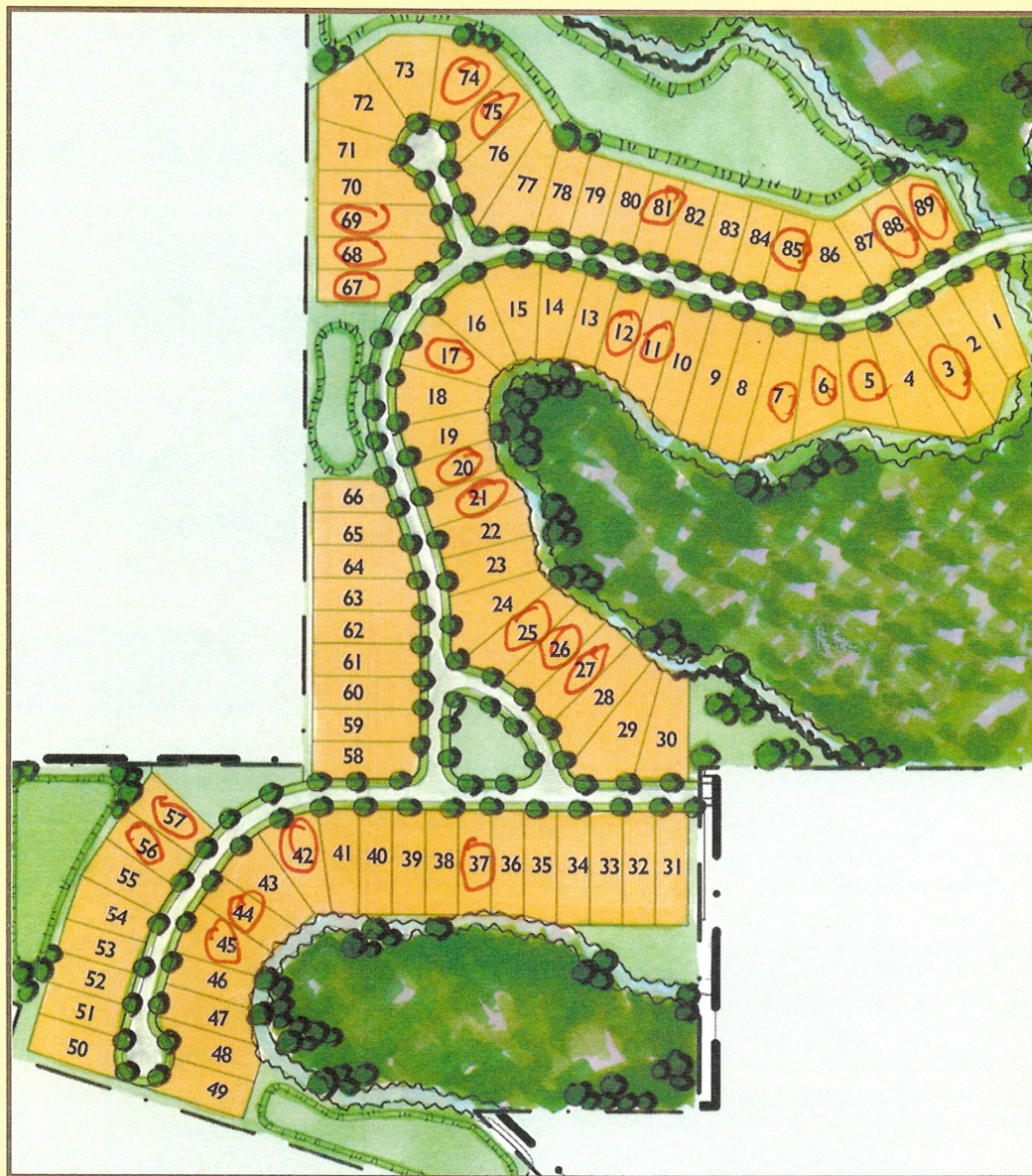
HERITAGE PRESERVE

Ph 3 Par 4



REUNION

A GINN CLUB RESORT



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SECTION 8

SECTION D

SECTION i

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

RENTAL REPORT

September 2026: 3 events booked (2 at Seven Eagles Pool & Pavilion and 1 at Heritage Crossing)

October 2026: 5 events booked (1 at Seven Eagles Pool & Pavilion and 4 at Heritage Crossing)

November 2026: 3 events booked (3 at Heritage Crossing)

December 2026: 7 events booked (3 at Seven Eagles Pool & Pavilion and 4 at Heritage Crossing)

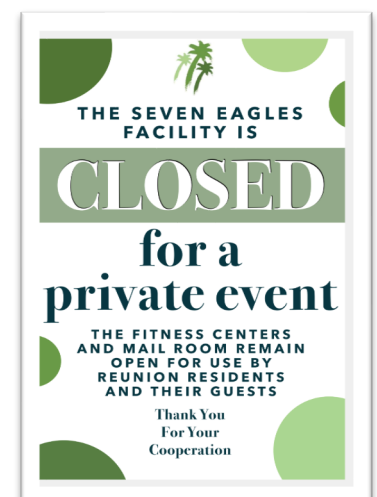
The event counts above exclude recurring yoga reservations held on Tuesdays and Thursdays and monthly CDD Board meeting reservations.

Marketing and Inquiry Update

- An email blast advertising Heritage Crossing and Seven Eagles Pool & Pavilion rental opportunities for the fall was distributed through the District's email system on August 19.
- Six new rental inquiries have been received since August 13 through recent outreach and general interest in the District's rental facilities. None of these six inquiries has resulted in a confirmed booking as of September 3. Four of the six inquiries were from Reunion residents. Existing bookings reflected above include previously scheduled rentals and events coordinated through Reunion Resort.
- Rental information is being added to the Reunion East and Reunion West CDD websites. A mock-up of the proposed website additions, specifically highlighting event space rentals and available rental options, will be presented at the September Board of Supervisors Meeting for review and feedback.
- Feedback from prospective renters has varied. One prospective client determined that the available venue was too small for the planned event, while another indicated that the rental rate exceeded their budget. Several other prospective renters remain in the follow-up stage. Staff will continue tracking inquiry-to-booking conversion rates and common reasons prospective renters choose not to move forward.

Operational Updates

- Staff is exploring options for a conference-style microphone system to be used at CDD meetings. More information will be provided at the September Board of Supervisors Meeting for consideration.
- An A-frame sign has been received and will be provided to Reunion Security for placement at the entrance to Seven Eagles during private rentals. The sign will notify residents and guests that Seven Eagles is closed for a private event while the fitness centers and mailroom remain open.



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. Resolution declaring surplus property approved 08.13.2026. Legal comments regarding form of agreement provided 09.02.2026.
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. Legal discussion regarding context for current location being conducted. Determination of funds due to CDD being determined by legal team. DE to bring back simple plan and proposed location.
2/10/26	Review Maintenance Fee Assessment Methodology	Adams	On Hold	
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. Project scheduled August 10. Still in process as of 09.03.2026.

7/9/26	Seven Eagles Restroom Refurbishment	Scheerer	In Process	BOS approved proposal 07.09.2026. Agreement fully executed. Estimated start date pending. Email to residents pending.
8/13/26	FDOT Improvements on CDD property parallel to RV Blvd		On Hold	Plan sheet and form of agreement pending receipt as of 09.03.2026.
8/13/26	Seven Eagles HVAC Replacement	Scheerer		BOS delegated authority to Chair to approve NTE \$75K. Proposal approved and equipment on order legal agreement in process as of 09.02.2026.
8/13/26	TOHO Easement Request	Scheerer	In Process	BOS approved proposal 07.09.2026. Agreement fully executed. Estimated start date pending. Email to residents pending.

Reunion West Action Items

	Action Item	Assigned To	Status	Comments
8/13/26	Sidewalk Project on Vacant Lots		FY2027	Review potential costs 09.10.2026
8/13/26	Optic Systems Implementation			BOS approved proposal 08.13.2026. Legal agreement pending as of 09.03.2026.
8/13/26	Seat #4 Vacancy	Adams		Notification to residents. Consider applicants 10.08.2026.
8/13/26	Sinclair Road Improvements	Curley	FY2027	BOS authorized preliminary work 08.13.2026.
8/13/26	Whitemarsh Way Parking Improvements	Curley	FY2027	BOS authorized preliminary work 08.13.2026.

SECTION iii

Reunion West

Community Development District

Summary of Invoices

August 01, 2026 - August 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	8/6/26	2764	\$ 875.12
	8/13/26	2765-2770	1,828.39
	8/20/26	2771-2776	15,700.96
	8/28/26	2777-2778	14,850.00
			\$ 33,254.47
Payroll			
	<u>August 2026</u>		
	Graham Staley	50756	\$ 184.70
	Mark Greenstein	50757	184.70
	Michael Barry	50758	184.70
	Sharon Harley	50759	184.70
			\$ 738.80
TOTAL			
			\$ 33,993.27

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/06/26	00036	6/15/26 3887	202606 300-13100-10100	VERIZON-NETWORK CIRCUIT	*	33.62	
		6/15/26 3887	202606 320-53800-41000	VERIZON-NETWORK CIRCUIT	*	25.37	
		6/15/26 3887	202606 300-13100-10100	VERIZON-POPLIN GATE JUN26	*	90.05	
		6/15/26 3887	202606 320-53800-41000	VERIZON-POPLIN GATE JUN26	*	67.93	
		7/28/26 3927	202606 320-53800-43100	TOHO METER#62644090 JUN26	*	3.03	
		7/28/26 3928	202606 320-53800-43000	DUKEENERGY#9100 8323 9862	*	67.11	
		7/28/26 3929	202606 320-53800-43000	DUKEENERGY#9100 8323 9862	*	588.01	
KINGWOOD ORLANDO REUNION RESORT LLC							875.12 002764
8/13/26	00043	8/11/26 156119	202607 310-51300-31500	REV AGENDA/ATTEND CDD MTG	*	997.09	
		8/11/26 156119	202607 310-51300-31500	ENHANCED SECURITY MEASURE	*	99.00	
		8/11/26 156119	202607 310-51300-31500	DUKE ENERGY CORRESP.	*	66.00	
		8/11/26 156120	202607 310-51300-31500	TRACT OWNERSHIP DISPUTE	*	457.50	
LATHAM LUNA EDEN AND BEAUDINE LLP							1,619.59 002765
8/13/26	00031	8/03/26 08032026	202608 300-20700-10400	FY26 DEBT SERVICE SER2015	*	23.75	
REUNION WEST C/O USBANK							23.75 002766
8/13/26	00031	8/03/26 08032026	202608 300-20700-10500	FY26 DEBT SERVICE SER2016	*	39.09	
REUNION WEST C/O USBANK							39.09 002767
8/13/26	00031	8/03/26 08032026	202608 300-20700-10600	FY26 DEBT SERVICE SER2017	*	36.58	
REUNION WEST C/O USBANK							36.58 002768
8/13/26	00031	8/03/26 08032026	202608 300-20700-10700	FY26 DEBT SERVICE SER2019	*	31.86	
REUNION WEST C/O USBANK							31.86 002769
8/13/26	00031	8/03/26 08032026	202608 300-20700-10800	FY26 DEBT SERVICE SER2022	*	77.52	
REUNION WEST C/O USBANK							77.52 002770
REUW REUNION WEST TVISCARRA							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/20/26	00053	8/13/26 6196	202608 300-13100-10100		*	715.92	
			INSTALLED 3 FENCE PANELS				
		8/13/26 6196	202608 320-53800-48100		*	540.08	
			INSTALLED 3 FENCE PANELS				
				BERRY CONSTRUCTION INC.			1,256.00 002771
8/20/26	00067	8/17/26 17388705	202608 300-13100-10100		*	368.89	
			INSPECT/CORRECTED DRAIN				
		8/17/26 17388705	202608 320-53800-57400		*	278.28	
			INSPECT/CORRECTED DRAIN				
				FRANK'S AIR CONDITIONING, INC.			647.17 002772
8/20/26	00020	8/01/26 649	202608 320-53800-12000		*	2,895.75	
			FIELD MANAGEMENT AUG26				
		8/01/26 650	202608 310-51300-34000		*	4,414.42	
			MANAGEMENT FEES AUG26				
		8/01/26 650	202608 310-51300-35200		*	108.17	
			WEBSITE ADMIN FEE AUG26				
		8/01/26 650	202608 310-51300-35100		*	162.25	
			INFORMATION TECH AUG26				
		8/01/26 650	202608 310-51300-31300		*	901.25	
			DISSEMINATION FEE AUG26				
		8/01/26 650	202608 310-51300-51000		*	.36	
			OFFICE SUPPLIES AUG26				
		8/01/26 650	202608 310-51300-42000		*	34.86	
			POSTAGE AUG26				
				GOVERNMENTAL MANAGEMENT SERVICES			8,517.06 002773
8/20/26	00036	8/17/26 4006	202607 300-13100-10100		*	90.05	
			VERIZON-POPLIN GATES				
		8/17/26 4006	202607 320-53800-41000		*	67.93	
			VERIZON-POPLIN GATES				
		8/17/26 4007	202607 300-13100-10100		*	33.62	
			VERIZON-NETWORK CIRCUIT				
		8/17/26 4007	202607 320-53800-41000		*	25.37	
			VERIZON-NETWROK CIRCUIT				
		8/17/26 4008	202607 320-53800-43100		*	3.03	
			TOHO METER#62644090 JUL26				
		8/17/26 4009	202607 320-53800-43000		*	67.53	
			DUKEENERGY#9100 8323 9862				
		8/17/26 4010	202607 320-53800-43000		*	543.76	
			DUKEENERGY#9100 8324 0443				
				KINGWOOD ORLANDO REUNION RESORT LLC			831.29 002774
8/20/26	00005	7/20/26 0SA95838	202607 310-51300-48000		*	1,388.00	
			NOT.OF FY27 BUDGET/O&M				

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
		7/27/26	OSA99886	202607	310-51300-	48000				*	351.44		
			NOT.OF FY27 BUDGET/O&M										
								ORLANDO SENTINEL				1,739.44	002775
8/20/26	00069	7/31/26	RW202607	202607	300-13100-	10100				*	247.95		
			RECOUNTED 3 GATE ARMS										
		7/31/26	RW202607	202607	320-53800-	57400				*	187.05		
			RECOUNTED 3 GATE ARMS										
		8/01/26	7110676	202608	300-13100-	10100				*	1,296.75		
			SECURITY COST SHARE AUG26										
		8/01/26	7110676	202608	320-53800-	34500				*	978.25		
			SECURITY COST SHARE AUG26										
								REUNION WEST PROPERTY OWNERS INC				2,710.00	002776
8/28/26	99999	8/28/26	VOID	202608	000-00000-	00000				C	.00		
			VOID CHECK										
								*****INVALID VENDOR NUMBER*****				.00	002777
8/28/26	00053	7/30/26	6174	202607	300-13100-	10100				*	2,679.00		
			WILMINGTON LP-RPLC SDWLKS										
		7/30/26	6174	202607	320-53800-	53000				*	2,021.00		
			WILMINGTON LP-RPLC SDWLKS										
		7/30/26	6175	202607	300-13100-	10100				*	684.00		
			BROOKHURST-RPLC SIDEWALK										
		7/30/26	6175	202607	320-53800-	53000				*	516.00		
			BROOKHURST-RPLC SIDEWALK										
		8/06/26	6186	202607	300-13100-	10100				*	3,135.00		
			MARK AVE-RPLC SIDEWALKS										
		8/06/26	6186	202607	320-53800-	53000				*	2,365.00		
			MARK AVE-RPLC SIDEWALKS										
		8/06/26	6186	202607	300-13100-	10100				*	57.00		
			MARK AVE-CONCRETE GRINDS										
		8/06/26	6186	202607	320-53800-	53000				*	43.00		
			MARK AVE-CONCRETE GRINDS										
		8/06/26	6187	202607	300-13100-	10100				*	1,254.00		
			PENDANT CRT-RPLC SIDEWALK										
		8/06/26	6187	202607	320-53800-	53000				*	946.00		
			PENDANT CRT-RPLC SIDEWALK										
		8/06/26	6187	202607	300-13100-	10100				*	28.50		
			PENDANT CRT-SDWLK GRINDS										
		8/06/26	6187	202607	320-53800-	53000				*	21.50		
			PENDANT CRT-SWDLK GRINDS										
		8/06/26	6188	202607	300-13100-	10100				*	627.00		
			MINTON LP-RPLC SIDEWALKS										
		8/06/26	6188	202607	320-53800-	53000				*	473.00		
			MINTON L[-RPLC SIDEWALKS										
								BERRY CONSTRUCTION INC.				14,850.00	002778
								TOTAL FOR BANK A			33,254.47		
								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						33,254.47	

REUW REUNION WEST TVISCARRA

SECTION iv

Reunion West
Community Development District

Unaudited Financial Reporting
July 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
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Reunion West
Community Development District
Balance Sheet
July 31, 2026

	General Fund	Replacement & Maintenance Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist	\$ 313,112	\$ 23,821	\$ -	\$ -	\$ 336,933
Investments:					
Series 2015					
Reserve	-	-	165,243	-	165,243
Revenue	-	-	265,096	-	265,096
Series 2016					
Reserve	-	-	323,233	-	323,233
Revenue	-	-	585,673	-	585,673
Prepayment	-	-	28	-	28
Series 2017					
Reserve	-	-	299,066	-	299,066
Revenue	-	-	529,308	-	529,308
Prepayment	-	-	2,913	-	2,913
Series 2019					
Reserve	-	-	330,091	-	330,091
Revenue	-	-	270,064	-	270,064
Prepayment	-	-	5,986	-	5,986
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	514,769	-	514,769
Investment - Custody	3,361	-	-	-	3,361
SBA - Operating	649,118	-	-	-	649,118
SBA - Reserve	-	886,791	-	-	886,791
Due from General Fund	-	-	209	-	209
Due from Other	-	-	-	-	-
Due from Reunion East	41,909	3,135	-	-	45,044
Prepaid Expenses	596	-	-	-	596
Total Assets	\$ 1,008,097	\$ 913,747	\$ 3,551,615	\$ -	\$ 5,473,459
Liabilities:					
Accounts Payable	\$ 20,350	\$ -	\$ -	\$ -	\$ 20,350
Due to Debt Service 2015	24	-	-	-	24
Due to Debt Service 2016	39	-	-	-	39
Due to Debt Service 2017	37	-	-	-	37
Due to Debt Service 2019	32	-	-	-	32
Due to Debt Service 2022	78	-	-	-	78
Due to Reunion East	242,856	46,204	-	-	289,060
Total Liabilities	\$ 263,415	\$ 46,204	\$ -	\$ -	\$ 309,619
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 430,363	\$ -	\$ 430,363
Assigned For Debt Service 2016	-	-	908,972	-	908,972
Assigned For Debt Service 2017	-	-	831,323	-	831,323
Assigned For Debt Service 2019	-	-	606,173	-	606,173
Assigned For Debt Service 2022	-	-	774,784	-	774,784
Assigned For Capital Projects 2019	-	-	-	-	-
Unassigned	744,682	867,543	-	-	1,612,225
Total Fund Balances	\$ 744,682	\$ 867,543	\$ 3,551,615.20	\$ -	\$ 5,163,840
Total Liabilities & Fund Equity	\$ 1,008,097	\$ 913,747	\$ 3,551,615	\$ -	\$ 5,473,459

Reunion West

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 2,052,353	\$ 2,052,353	\$ 2,074,446	\$ 22,093
Interest	24,000	20,000	31,126	11,126
Rental Income	5,714	4,762	14,760	9,998
Total Revenues	\$ 2,082,067	\$ 2,077,115	\$ 2,120,331	\$ 43,217
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 9,200	\$ 800
FICA Expense	918	765	704	61
Engineering Fees	30,000	25,000	16,205	8,795
Attorney	75,000	62,500	160,960	(98,460)
Arbitrage	2,250	900	900	-
Dissemination Agent	10,815	9,013	9,013	-
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	44,144	44,144	(0)
Information Technology	1,947	1,623	1,623	-
Website Maintenance	1,298	1,082	1,082	(0)
Telephone	100	83	-	83
Postage	1,500	1,250	1,764	(514)
Printing & Binding	500	417	325	92
Insurance	13,241	13,241	12,005	1,236
Legal Advertising	5,000	4,167	4,027	140
Other Current Charges	1,000	833	1,649	(815)
Office Supplies	100	280	280	-
Property Appraiser Fee	750	750	1,313	(563)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 244,036	\$ 206,662	\$ 295,808	\$ (89,146)

Reunion West

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 34,749	\$ 28,958	\$ 28,958	\$ -
Amenity Management Services	4,128	3,440	-	3,440
Property Insurance	51,891	51,891	47,703	4,188
Telephone	17,200	14,333	21,971	(7,638)
Electric	287,124	239,270	243,520	(4,250)
Water & Sewer	32,250	26,875	29,581	(2,706)
Gas	45,150	37,625	43,288	(5,663)
Landscape - Contract	438,600	365,500	461,622	(96,122)
Landscape - Contingency	53,750	44,792	24,175	20,616
Pond Maintenance	10,750	8,958	7,508	1,451
Irrigation Repairs & Maintenance	15,050	12,542	8,771	3,770
Pool & Fountain Maintenance	165,550	137,958	125,189	12,769
Building Repairs & Maintenance	21,500	17,917	47,591	(29,675)
Contract Cleaning	61,030	50,858	58,942	(8,083)
Fitness Center Repairs & Maintenance	5,977	4,981	4,449	532
Gate & Gatehouse Maintenance	34,400	28,667	20,248	8,419
Amenity/Pool Lights	8,600	7,167	13,129	(5,962)
Maintenance (Inspections)	4,300	3,583	2,318	1,266
Operating Supplies	2,150	1,792	-	1,792
Parking Violation Tags	215	179	440	(261)
Pest Control	1,324	1,103	889	215
Pressure Washing	21,500	17,917	18,748	(831)
Repairs & Maintenance	15,480	12,900	2,830	10,070
Roadways/Sidewalks/Bridge	17,200	14,333	22,609	(8,276)
Security	91,963	76,636	70,070	6,565
Signage	8,600	7,167	6,304	863
Hurricane Expense	4,300	3,583	-	3,583
Total Maintenance - Shared Expenses	\$ 1,454,731	\$ 1,220,924	\$ 1,310,853	\$ (89,929)
<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	\$ 1,810,886	\$ 1,989,961	\$ (179,075)
Excess Revenues (Expenditures)	\$ -		\$ 130,371	
Fund Balance - Beginning	\$ -		\$ 614,311	
Fund Balance - Ending	\$ -		\$ 744,682	

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	\$ 149	\$ -	\$ -	\$ 2,074,446
Interest	1,919	1,167	1,971	4,276	3,611	3,731	3,785	3,861	3,825	2,980	-	-	31,126
Rental Income	-	1,570	215	1,871	2,892	-	3,655	1,849	344	2,365	-	-	14,760
Total Revenues	\$ 1,919	\$ 229,002	\$ 1,336,240	\$ 85,784	\$ 92,370	\$ 74,624	\$ 101,085	\$ 59,831	\$ 133,984	\$ 5,494	\$ -	\$ -	\$ 2,120,331
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 1,600	\$ 2,200	\$ 400	\$ 800	\$ 800	\$ 600	\$ 600	\$ 600	\$ -	\$ -	\$ 9,200
FICA Expense	61	61	122	168	31	61	61	46	46	46	-	-	704
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	1,620	-	-	160,960
Arbitrage	-	-	-	-	450	-	-	450	-	-	-	-	900
Dissemination Agent	901	901	901	901	901	901	901	901	901	901	-	-	9,013
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	4,414	-	-	44,144
Information Technology	162	162	162	162	162	162	162	162	162	162	-	-	1,623
Website Maintenance	108	108	108	108	108	108	108	108	108	108	-	-	1,082
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	60	15	6	32	11	57	6	35	31	1,511	-	-	1,764
Printing & Binding	-	1	-	1	-	-	-	-	-	323	-	-	325
Insurance	12,005	-	-	-	-	-	-	-	-	-	-	-	12,005
Legal Advertising	-	343	726	1,000	-	-	-	219	-	1,739	-	-	4,027
Other Current Charges	274	225	181	124	92	99	113	91	107	342	-	-	1,649
Office Supplies	1	0	0	0	1	0	0	0	0	278	-	-	280
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	\$ 12,045	\$ -	\$ -	\$ 295,808

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	\$ 2,896	\$ -	\$ -	\$ 28,958
Amenity Management Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	47,703	-	-	-	-	-	-	-	-	-	-	-	47,703
Telephone	4,840	2,671	2,711	1,270	1,470	1,377	1,246	1,205	2,507	2,674	-	-	21,971
Electric	24,606	15,947	35,594	21,430	17,865	30,827	23,255	25,015	24,841	24,139	-	-	243,520
Water & Sewer	2,113	2,315	3,225	2,655	3,376	3,140	2,485	2,799	2,219	5,253	-	-	29,581
Gas	1,415	1,410	3,447	5,701	7,070	10,173	6,390	3,963	2,505	1,214	-	-	43,288
Landscape - Contract	36,236	94,493	53,534	31,663	36,236	47,218	36,236	36,236	53,534	36,236	-	-	461,622
Landscape - Contingency	3,462	5,900	1,419	415	1,524	1,350	2,365	492	-	7,248	-	-	24,175
Pond Maintenance	751	751	751	751	751	751	751	751	751	751	-	-	7,508
Irrigation Repairs & Maintenance	585	605	1,155	2,427	-	499	1,934	1,136	430	-	-	-	8,771
Pool & Fountain Maintenance	10,657	12,006	12,336	12,295	12,857	11,414	13,378	12,224	13,921	14,101	-	-	125,189
Building Repairs & Maintenance	8,658	1,056	677	2,052	658	6,063	688	3,517	16,870	7,353	-	-	47,591
Contract Cleaning	4,996	4,938	4,994	6,931	6,222	6,172	6,172	6,172	6,172	6,172	-	-	58,942
Fitness Center Repairs & Maintenance	140	661	140	1,230	140	510	140	546	406	538	-	-	4,449
Gate & Gatehouse Maintenance	1,315	438	1,278	874	1,822	5,898	3,047	2,292	2,059	1,225	-	-	20,248
Amenity/Pool Lights	2,127	2,129	1,116	2,683	844	2,320	-	1,355	415	140	-	-	13,129
Maintenance (Inspections)	338	344	381	-	473	-	-	619	163	-	-	-	2,318
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	440	-	-	-	440
Pest Control	36	97	36	36	97	380	36	97	36	36	-	-	889
Pressure Washing	-	-	6,644	11,116	-	-	-	301	-	688	-	-	18,748
Repairs & Maintenance	372	-	790	-	-	-	-	-	1,309	359	-	-	2,830
Roadways/Sidewalks/Bridge	215	252	774	722	-	-	8,982	5,096	-	6,568	-	-	22,609
Security	6,574	6,574	6,574	6,574	6,574	6,574	6,589	10,376	6,687	6,976	-	-	70,070
Signage	2,053	488	1,108	-	238	426	1,477	-	348	166	-	-	6,304
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 162,087	\$ 155,969	\$ 141,578	\$ 113,722	\$ 101,111	\$ 137,987	\$ 118,068	\$ 117,087	\$ 138,511	\$ 124,733	\$ -	\$ -	\$ 1,310,853
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 383,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,300
Total Reserves	\$ -	\$ -	\$ 383,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,300
Total Expenditures	\$ 191,669	\$ 188,015	\$ 550,385	\$ 225,711	\$ 113,340	\$ 154,952	\$ 132,841	\$ 133,162	\$ 163,109	\$ 136,778	\$ -	\$ -	\$ 1,989,961
Excess Revenues (Expenditures)	\$ (189,750)	\$ 40,987	\$ 785,856	\$ (139,928)	\$ (20,969)	\$ (80,328)	\$ (31,756)	\$ (73,331)	\$ (29,126)	\$ (131,285)	\$ -	\$ -	\$ 130,371

Reunion West

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Transfer In	\$ 383,300	\$ 383,300	\$ 383,300	\$ -
Interest	35,000	29,167	27,299	(1,868)
Total Revenues	\$ 418,300	\$ 412,467	\$ 410,599	\$ (1,868)
Expenditures:				
Contingency	\$ 720	\$ 600	\$ 445	\$ 155
Capital Outlay	281,380	234,483	159,912	74,571
Total Expenditures	\$ 282,100	\$ 235,083	\$ 160,358	\$ 74,725
Excess Revenues (Expenditures)	\$ 136,200		\$ 250,241	
Fund Balance - Beginning	\$ 471,043		\$ 617,302	
Fund Balance - Ending	\$ 607,243		\$ 867,543	

Reunion West

Community Development District

Debt Service Fund - Series 2015

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments	\$ 326,875	\$ 326,875	\$ 330,394	\$ 3,519
Interest	15,500	12,917	13,825	908
Total Revenues	\$ 342,375	\$ 339,792	\$ 344,219	\$ 4,427
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		\$ 17,219	
Fund Balance - Beginning	\$ 243,002		\$ 413,144	
Fund Balance - Ending	\$ 258,377		\$ 430,363	

Reunion West

Community Development District

Debt Service Fund - Series 2016

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments	\$ 538,024	\$ 538,024	\$ 543,817	\$ 5,793
Interest	28,500	23,750	24,162	412
Total Revenues	\$ 566,524	\$ 561,774	\$ 567,979	\$ 6,205
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		\$ 39,526	
Fund Balance - Beginning	\$ 558,850		\$ 869,447	
Fund Balance - Ending	\$ 596,921		\$ 908,972	

Reunion West

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Special Assessments	\$ 503,509	\$ 503,509	\$ 508,930	\$ 5,421
Interest	26,500	22,083	22,102	19
Total Revenues	\$ 530,009	\$ 525,592	\$ 531,032	\$ 5,440
<u>Expenditures:</u>				
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	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 35,159		\$ 36,182	
Fund Balance - Beginning	\$ 511,345		\$ 795,141	
Fund Balance - Ending	\$ 546,504		\$ 831,323	

Reunion West

Community Development District

Debt Service Fund - Series 2019

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments	\$ 438,505	\$ 438,505	\$ 443,224	\$ 4,719
Interest	21,500	17,917	18,459	542
Total Revenues	\$ 460,005	\$ 456,422	\$ 461,682	\$ 5,261
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		\$ 19,504	
Fund Balance - Beginning	\$ 248,336		\$ 586,669	
Fund Balance - Ending	\$ 257,579		\$ 606,173	

Reunion West

Community Development District

Debt Service Fund - Series 2022

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments	\$ 1,067,016	\$ 1,067,016	\$ 1,078,506	\$ 11,490
Interest	30,500	25,417	28,387	2,970
Total Revenues	\$ 1,097,516	\$ 1,092,433	\$ 1,106,893	\$ 14,460
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		\$ 55,743	

Reunion West
Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	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	\$165,243	
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	\$323,233	
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	\$299,066	
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	\$330,091	
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

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

41.66%	6.64%	10.92%	10.22%	8.90%	21.66%	100.00%
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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	In Process
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 (completed) & 5 (pending)	September
Signage Replacement, Radar Speed	Invoiced FY25

SECTION vi

August Reunion Report

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

Reunion East - 265 active subscribers

Reunion West - 231 active subscribers

There were 7 emails sent to both districts in August.

2 sent to Reunion East exclusively and 2 sent to Reunion West exclusively.

There is a 72% open rate based on the average of opens over the 11 emails sent.

3 emails related to Board of Supervisors Meetings.

2 emails related to Reunion Traffic Advisories OR Construction.

2 emails related to Rental Promotions.

2 emails related to Facility Closures.

2 emails related to Landscape Maintenance.