

*Reunion West Community
Development District*

Agenda

October 8, 2026

AGENDA

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

October 1, 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, October 8, 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 September 10, 2026 Board of Supervisors Meeting
4. Presentation of Series 2016, 2017 and 219 Arbitrage Rebate Calculation Reports
5. List of Nearby Road Improvement Projects
6. Consideration of Fiscal Year 2026 Audit Engagement Letter from DiBartolomeo, McBee, Hartley & Barnes
7. Discussion of Seat #4 Vacancy Effective November 17, 2026 and Review of Resume Submitted by Scott Davis
8. Discussion of Legal and Administrative Steps to Install Sidewalks on Vacant Lot Right of Way
9. Consideration of Proposals to Purchase Audio Video Equipment
 - A. Partners in Sound Productions Orlando
 - B. Soundwaves Audio Video Interiors
10. Staff Reports
 - A. Attorney
 - i. Update on Eminent Domain Status
 - ii. Status Report on Settlement Agreement
 - B. Engineer
 - i. Report on Whitmarsh Additional Parking and Sinclair Right of Way Striping Projects
 - 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. Fiscal Year 2026 Replacement and Maintenance Project List
- vi. E-Mail Subscriber Report

E. Security Report

- 11. Other Business
- 12. Supervisor's Requests
- 13. Next Meeting Date: November 12, 2026
- 14. 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, **September 10, 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
Sharon Harley *(via Zoom)*
Mark Greenstein
Michael Barry

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Christine Wells
Jan Carpenter
Steve Boyd *(via Zoom)*
Alan Scheerer
Karley Chambers
Pete Wittman
Victor Vargas
Residents

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

The following is a summary of the discussions and actions taken at the September 10, 2026 Reunion West Community Development District Board of Supervisors meeting. Due to an audio recording issue, the usable recording begins during the Fifth Order of Business. Contemporaneous meeting notes were used to prepare the preceding portions of the minutes.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 10:30 a.m. and called the roll. Four Supervisors were in attendance and a quorum was established.

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 August 13,
2026 Board of Supervisors Meeting**

Ms. Adams presented the August 13, 2026 Board of Supervisors meeting minutes. There were corrections provided by Board members which were incorporated.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the Minutes of August 13, 2026 Board of Supervisors Meeting were approved as amended.
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FOURTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2027
Contract Renewals**

- A. Aquatic Plant Management Proposal with Applied Aquatic Management**
- B. Landscape Services Proposal with Yellowstone Landscape**

Ms. Adams presented contract renewals with Applied Aquatic for aquatic plant management services and Yellowstone Landscape for landscape services. The annual contract amounts were increased to \$4,728 and \$463,488, respectively.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the contract renewals with Applied Aquatic for aquatic plant management and Yellowstone Landscape for landscape services were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Sabal Palm Trail Survey
Permission Form**

Ms. Adams presented a letter from Sabal Trail Transmission, LLC ("Sabal Trail"), informing the CDD that Sabal Trail was evaluating a proposed natural gas pipeline project within the CDD. A survey permission form was provided for Board consideration. Mr. Greenstein had no objection. District Counsel would coordinate with GrayRobinson to confirm whether there were any objections to the survey request.

On MOTION by Mr. Greenstein seconded by Mr. Barry with all in favor the request for staff to complete the Sabal Trail Transmission, LLC. survey permission form for an evaluation of a proposed natural gas pipeline was approved.

SIXTH ORDER OF BUSINESS

Discussion of Proposed Costs and Administrative Steps to Install Sidewalks on Vacant Lot Right-of-Way

Ms. Adams reported that staff had been directed for Fiscal Year 2027, to add the sidewalk project to the Project List, and obtain preliminary cost estimates. District Counsel recommended waiting until the litigation with the developer was resolved and the property turnover was completed, due to potential liability concerns. In addition, District Counsel was reviewing the contractual obligations related to constructing the sidewalk, as homeowner consent was required for the CDD to construct the sidewalk. Because public funds would be used to improve private property, an analysis by the District Engineer would be required to determine whether a safety hazard existed.

The Board discussed proceeding without obtaining homeowner approval; however, District Counsel expressed concern regarding trespassing and other potential liability issues if homeowner approval was not obtained. *By consensus, the Board directed District Counsel to prepare a legal memorandum addressing the District's authority and obligations concerning sidewalk installation on vacant lots. The Chairman would speak with Kingwood regarding the HOA and Builders Program.*

SEVENTH ORDER OF BUSINESS

Discussion of Potential Topics for October Reunion East and Reunion West Joint Workshop

Ms. Adams reported that the next joint workshop was scheduled for October 8, 2026. The Board discussed including the following agenda items: Cost Share for Operations and Maintenance and Amenity Expenses; Review of the Fiscal Year 2026 Report for Stakeholder Distribution; Fiscal Year 2027 Project List and Planning Schedule; Status of Optic Systems Implementation; District Energy Audit; Fiscal Year 2027 Budget Analysis and Consideration of a Proposal for a Reserve Study.

EIGHTH ORDER OF BUSINESS

**Review of Reunion West CDD Easement
Encroachment at 920 Golden Bear Drive**

Ms. Adams reported that staff received a letter dated September 5, 2026, regarding an encroachment within a CDD easement at 920 Golden Bear Drive. During the title work, it was discovered that an improvement to the lot was encroaching into a 20-foot landscape/bike path CDD easement along the rear property line. No permission had been granted by the CDD to the homeowner. The property owner requested consideration by the Board to allow the easement encroachment. According to field staff, no bike path had been constructed. District Counsel recommended that the District Engineer review the entire plat, as an emergency access easement may be required.

Board Members voiced concern that this parcel of land was subject to the ongoing litigation settlement. District Counsel would review the Property Appraiser records, to ensure that the property was not erroneously in the name of Kingwood Orlando Reunion Resort.

On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor authorization for District Counsel to prepare a form of Encroachment Agreement for 920 Golden Bear Drive and for the Chairman to execute it was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Eminent Domain Status

District Counsel had no update on the status of the eminent domain proceedings.

ii. Update on Settlement

District Counsel reported that title work associated with the settlement agreement was under evaluation.

B. Engineer

The District Engineer reported that there had been no response from the County regarding the parking along Whitmarsh Way. If the Board wished to proceed with the realignment of the inbound lanes off of Sinclair Road, a Right-of-Way Utilization Permit with the county would be required. *The District Engineer left the meeting.*

- **Public Comment Period** (*Item 2*)

Ms. Adams reopened the public comment period to allow a member of the public who had missed the earlier Public Comment Period, to address the Board. Resident Craig Alaxanian of 7595 Assembly Lane in Carriage Pointe, requested that eminent domain funds be used to construct a wall. Mr. Alaxanian also expressed appreciation for the new furniture around the Carriage Pointe pool; however, he noted that some of the furniture had been damaged by short-term renters and requested cameras providing a 360-degree view.

District Counsel offered to speak with Mr. Alaxanian after the meeting, as the issue had previously been raised regarding a wall and the Department of Transportation was reviewing the matter. Supervisor Greenstein offered to meet with Mr. Alaxanian after the meeting, along with the head of security, Mr. Victor Vargas to discuss the pool furniture. There being no further comments, Ms. Adams closed the public comment period.

C. Field Manager Updates

Mr. Scheerer provided updates on field operations, including landscape and irrigation inspections, sidewalk repairs, flex stake installation, a repaired fence panel at the Valhalla playground, repairs to the fountain in the Golden Bear pond and ongoing gate and guardhouse repairs. The drainage improvements on District property near Wynstone Way were removed. The area was sodded and fenced and drainage now flowed toward the front of the property.

D. District Manager's Report

i. Reunion Rental Report

This item was discussed after Item 9Dvi.

ii. Action Items

Ms. Adams presented the Action Items List.

iii. Approval of Check Register

Ms. Adams presented the Check Register from August 1, 2026 through August 31, 2026 in the amount of \$33,993.27.

On MOTION by Mr. Greenstein seconded by Mr. Barry with all in favor the August Check Register was approved.

iv. Balance Sheet and Income Statement

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

v. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan.

vi. E-Mail Subscribers

Ms. Adams presented the number of active email subscribers for the CDD's email. There were 231 subscribers for Reunion West.

• Reunion Rental Report (*Item 9Di*)

Ms. Wells presented the Reunion Rental Report, which was included in the agenda package for informational purposes. Rental information was being added to Reunion East and West CDD websites. Quotes for the sound system would be presented at the October joint workshop.

E. Security Report

Ms. Adams provided security reports from Reunion Security and Reunion West POA for informational purposes. Mr. Staley questioned whether the CDD was compensated for gates that had been knocked down and whether arrangements had been made for the upcoming religious holidays. The Field Manager indicated that there were no cameras in Reunion Village where the gates had been knocked down; however, the gate arms were replaced at no expense to the CDD. Mr. Vargas confirmed that guardhouse staff was prepared for the upcoming holidays.

TENTH ORDER OF BUSINESS

Other Business

Ms. Adams reported that the Reunion East CDD meeting, held after this meeting, was cancelled, due to lack of a quorum and the next meeting was on October 8, 2026.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Barry noted that the Sinclair Road extension project was removed from the Action Items List. Ms. Adams stated that staff would include a list of major road-improvement projects, with contact information, for future agenda packets for monthly Board review.

TWELFTH ORDER OF BUSINESS

Next Meeting Date: October 8, 2026

Ms. Adams stated that the next meeting was scheduled for October 8, 2026 at 10:30 a.m.
at this location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenstein seconded by Mr. Barry with all in favor the meeting was adjourned at 12:43 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

REBATE REPORT

\$8,500,000

Reunion West Community Development District

(Osceola County, Florida)

Special Assessment Bonds, Series 2016

(Assessment Area Three Project)

Dated: May 31, 2016

Delivered: May 31, 2016

Rebate Report to the Computation Date

May 31, 2026

Reflecting Activity To

May 31, 2026



AMTEC

SUMMARY OF REBATE COMPUTATIONS

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

For the May 31, 2026 Computation Date
Reflecting Activity from May 31, 2016 through May 31, 2026

Fund Description	Taxable Inv Yield	Rebatable Arbitrage
Debt Service Reserve Fund	3.909458%	(13,236.37)
Totals	3.909458%	(\$13,236.37)
Bond Yield	4.913260%	
Valuation of 4/30/22 Rebate Carryforward		(210,431.60)
Rebate Computation Credits		(11,165.84)
Net Rebatable Arbitrage		(\$234,833.81)

Based upon our computations, no rebate liability exists.

the 1990s, the number of people in the world who are under 15 years of age has increased by 1.2 billion (United Nations 1999).

There is a growing awareness of the need to address the needs of children in the 21st century. The United Nations Convention on the Rights of the Child (1989) has been signed by 112 countries, and the United Nations Millennium Declaration (2000) has set out a commitment to 'ensure that all children, everywhere, have access to primary education by 2015'. The United Nations Secretary-General Kofi Annan (1999) has called for 'a new global compact for children'.

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REBATE REPORT

\$7,945,000

Reunion West Community Development District

(Osceola County, Florida)

Special Assessment Bonds, Series 2017

(Assessment Area Four Project)

Dated: July 31, 2017

Delivered: July 31, 2017

Rebate Report to the Computation Date

July 31, 2027

Reflecting Activity To

July 31, 2026



AMTEC

SUMMARY OF REBATE COMPUTATIONS

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

For the July 31, 2027 Computation Date
Reflecting Activity from July 31, 2017 through July 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Debt Service Reserve Fund	4.025302%	45,038.64	(10,253.33)
Totals	4.025302%	\$45,038.64	\$(10,253.33)
Bond Yield	4.824956%		
Valuation of 6/30/22 Rebate Carryforward			(134,248.67)
Rebate Computation Credits			(11,690.79)
Net Rebatable Arbitrage			\$(156,192.79)

Based upon our computations, no rebate liability exists.

REBATE REPORT

\$7,095,000

Reunion West Community Development District

(Osceola County, Florida)

Special Assessment Bonds, Series 2019

(Assessment Area Five Project)

Dated: May 30, 2019

Delivered: May 30, 2019

Rebate Report to the Computation Date

May 30, 2029

Reflecting Activity To

May 31, 2026



AMTEC

SUMMARY OF REBATE COMPUTATIONS

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

For the May 30, 2029 Computation Date
Reflecting Activity from May 30, 2019 through May 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	4.033930%	15,005.77	(2,672.73)
Debt Service Reserve Fund	3.899132%	52,547.11	(11,848.08)
Totals	3.928393%	\$67,552.88	\$(14,520.81)
Bond Yield	4.607687%		
Valuation of 4/30/22 Rebate Carryforward			(182,848.45)
Rebate Computation Credits			(12,724.41)
Net Rebatable Arbitrage			\$(210,093.67)

Based upon our computations, no rebate liability exists.

SECTION 5

Reunion East and Reunion West Community Development Districts

Nearby Road Improvement Projects

Current as of September 14, 2026

Project Name	Area	Scope	Project Website	Project Contact
Moving I-4 Forward Program	I-4 from west of U.S. 27 through ChampionsGate, S.R. 429/World Drive and Osceola Parkway	Reconstructs and widens I-4; adds general-use, auxiliary and express lanes; and reconstructs interchanges, bridges and related facilities. Work near Reunion includes the C.R. 532/ChampionsGate and S.R. 429 areas.	movingi4forward.com	Mary Cox, Director of Communications Mary.Cox@dot.state.fl.us
Sinclair Road Extension	Tradition Boulevard to Bella Citta Boulevard, west and southwest of Reunion	Constructs a four-lane divided roadway with a median, drainage, sidewalk and multi-use path. Includes connectivity improvements along Goodman Road, Bella Citta Boulevard and Tradition Boulevard.	one.osceola.org/sinclairroad	Jose Santiago, Project Manager 407-742-0332 Jose.Santiago@osceola.org
Poinciana Connector Moving I-4 Forward Project 5	C.R. 532 to I-4 and S.R. 429, southwest of Reunion	Constructs approximately 2.6 miles of new limited-access roadway connecting the future Poinciana Parkway facility with I-4 and S.R. 429. Includes ramps connecting with C.R. 532.	movingi4forward.com/project-5	Moving I-4 Forward Communications Mary.Cox@dot.state.fl.us
C.R. 532 Osceola Polk Line Road Capacity Improvements	C.R. 532 between Lake Wilson Road and U.S. 17/92, immediately south of Reunion	Widens approximately three miles of C.R. 532 from two to four lanes; adds buffered bicycle lanes, sidewalk, shared-use path, drainage and other safety and capacity improvements.	www.cfxway.com/cr-532	Tina Thomas and Nick Lulli, Public Information Officers 407-505-5594 Construction@CFXway.com
Old Lake Wilson Road Widening	Old Lake Wilson Road from C.R. 532 to Sinclair Road, east of Reunion	Widens approximately 2.5 miles from two lanes to a four-lane divided road. Adds bicycle and pedestrian facilities, drainage, lighting, traffic-signal and ITS improvements, and upgrades the Davenport Creek crossing.	one.osceola.org/oldlakewilsonroad	Stephanie Underwood, P.E., Project Manager 407-742-0565 Stephanie.Underwood@osceola.org
Celebration Boulevard Extension	C.R. 532 to the southern portion of Celebration, northeast of Reunion	Proposed two-lane divided avenue with a median and bicycle and pedestrian facilities. The feasibility study is complete; the project is awaiting further design and construction funding.	one.osceola.org/celebrationboulevardextension	Aishwarya Sandineni, P.E., Project Manager 407-742-0565 Aishwarya.Sandineni@osceola.org
S.R. 538 Poinciana Parkway Extension	Ronald Reagan Parkway to C.R. 532, south of Reunion	Extends S.R. 538 approximately 3.1 miles; includes an interchange at U.S. 17/92, tolled ramps at C.R. 532 and bridges over wetlands, the railroad, Old Tampa Highway and U.S. 17/92.	www.cfxway.com/sr538extension	Tina Thomas and Nick Lulli, Public Information Officers 407-505-5594 Construction@CFXway.com

Sources: Florida Department of Transportation, Moving I-4 Forward, Central Florida Expressway Authority and Osceola County project pages. Project scopes, schedules and contacts may change; consult the linked project websites for current information.

SECTION 6

September 10, 2026

Reunion West Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Reunion West Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2026. In addition, we will examine the District's 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. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding 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 will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. 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 GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. 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, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Reunion West Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$5,475. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor

keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 West Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Reunion West Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Reunion West Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

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

RESPONSE:

This letter correctly sets forth the understanding of Reunion West Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION 7

September 22, 2026

Dear Ms. Adams,

I am writing to express my interest in being appointed to Seat #4 on the Reunion West CDD Board of Supervisors. As a Florida resident, registered voter within the district, and the owner of two properties in Reunion (Draw Street and Castle Pines Court), I am deeply invested in the long-term success, financial health, and upkeep of our community.

I bring over 25 years of professional experience in financial management as a Senior Director of Accounts Receivable, alongside direct community governance experience as the current Treasurer for the Eagle Trace Estates HOA. My professional background revolves around complex financial reporting, budget oversight, and strategic planning, skills that align directly with the Board's responsibility to guide decisions affecting District finances, facilities, and long-term priorities.

Unfortunately, I will be out of town on October 8, 2026, as I am attending a wedding in Massachusetts on October 10. However, I am fully committed to introducing myself to the Board via Zoom during the meeting if remote participation is available, or providing any additional details prior to October 8.

I have attached my resume for your review and will plan to attend the October 8, 2026, meeting to introduce myself to the Board. Thank you for your time and consideration.

Sincerely,

Richard Scott Davis

Richard "Scott" Davis

618-303-1577

rsdavismba@gmail.com

Scott Davis, MBA

618-303-1577 | rsdavismba@gmail.com

Strategic Revenue Cycle Executive | \$1.0B+ Multi-State Healthcare Operations

Dynamic healthcare finance leader with 25 years of progressive experience driving enterprise-wide performance and RCM optimization. Renowned for cultivating high-performing teams with the company's highest employee engagement scores by fostering a culture of collaboration, integrity, and recognition. Proven architect of scalable shared-service models that align financial integrity with rapid organizational growth.

Core Competencies

- **Revenue Strategy:** Multi-State RCM Optimization, Payer Strategy & Contract Negotiation, \$1.0B+ Revenue Oversight.
- **Operational Excellence:** Shared Service Center Transformation, M&A Integration, 42% DSO Reduction, and 98% Clean Claim Rates.
- **Digital Transformation:** Steering Committee for multiple EHR Implementations, Power BI Analytics, and Clearinghouse Automation.
- **Talent Growth:** Succession Planning, Tiered Career-Pathing, and Leadership Development for a workforce of 130+ staff.
- **Strategic Collaboration:** Cross-Functional Alignment with CFO/Operational peers to drive enterprise-wide growth and compliance.

Sevita - 2000-Present

Senior Director Accounts Receivable (10/2014-present)

- **Enterprise Revenue Oversight:** Directed a multi-state RCM workforce of 130+ to optimize \$1.0B in annual revenue, ensuring operational alignment and financial sustainability across a complex, regulated environment
- **Operational Transformation:** Led the transition to a Shared Service Center model for all decentralized operations, standardizing processes and gaining workforce efficiencies that drove a 42% reduction in DSO
- **Digital Transformation:** Served as a core member of the executive steering committee for two full-scale EHR implementations, successfully automating the entire revenue cycle to support multi-state expansion and high-volume data integration
- **Talent Strategy:** Significantly decreased turnover by fostering a culture of collaboration, formalizing internal leadership training, and creating tiered advancement pathways for 130+ staff
- **Advanced Analytics:** Spearheaded the implementation of Power BI for daily and monthly key metric tracking, providing executive leadership with real-time visibility into RCM performance
- **Technology & Automation:** Engineered a high-efficiency billing ecosystem by implementing clearinghouse automation and a new collections tool, improving clean claim rates to 96%–98%
- **Front-End Optimization:** Partnered with field leadership to streamline intake and authorization workflows, driving billing accuracy at the point of admission

Senior Director (10/2009-09/2014)

- **Scalability & Expansion:** Orchestrated the RCM infrastructure to support a 400% organizational expansion, integrating aggressive new program launches and strategic acquisitions into the enterprise portfolio
- **Systems Integration:** Led the design and implementation of an automated accounts receivable system, centralizing key financial functions to improve regulatory compliance across a multi-state footprint
- **Strategic Restructuring:** Executed a strategic restructuring of the accounting team, optimizing resource allocation to maintain financial integrity during periods of rapid, high-volume growth
- **Executive Partnership:** Served as a strategic business partner to Operational Leaders, providing the financial modeling, budgeting, and quarterly forecasting necessary to drive site-level profitability

Business Manager (10/2008-10/2009)

- **Regulatory Compliance:** Managed accounts receivable and accounting functions for a multi-state healthcare environment, ensuring adherence to complex state-specific regulatory requirements
- **Payer Strategy:** Directed comprehensive third-party payer contract audits, delivering strategic recommendations that identified revenue leaks and maximized reimbursement rates

Financial Analyst (11/2007-10/2008)

- **CFO Partnership:** Collaborated on annual budgeting and quarterly forecasting for a \$300M+ enterprise
- **KPI Development:** Engineered monthly metrics for accounts receivable and labor tracking to drive operational accountability
- **Audit & Risk:** Served as a core member of the Internal Audit Team, ensuring company-wide regulatory compliance

Accounting Supervisor (06/2004-11/2007)

- **DSO Reduction:** Engineered innovative accounts receivable processes that achieved reductions in DSO
- **Payer Strategy:** Conducted comprehensive third-party payer contract reviews to maximize revenue and minimize risk
- **Regulatory Oversight:** Directed AR and accounting functions for multi-site operations, ensuring accuracy

Senior Accountant (11/2000-06/2004)

- **Oracle Implementation:** Led the Oracle AR system rollout, automating revenue recording and providing an enterprise-wide view of balances
- **Financial Reporting:** Designed comprehensive monthly financial statements to support executive decision-making
- **Asset Management:** Deployed a company-wide fixed asset tracking system to standardize multi-site reporting

Liberty Group Publishing - 2000

Regional Accountant

- **Regional Finance:** Managed finance operations for 10 publications and supported the CFO in desk audits for over 200 newspapers.

Gray Hunter Stenn LLP - 1993-2000

Accountant

- **External Audit:** Conducted complex audits across the manufacturing, banking, and governmental sectors.
- **Tax & Improvement:** Prepared federal/state tax returns and served as a founding member of a Business Improvement Team.

Education

MBA, McKendree University, December 2011

BS in Accounting, Southern Illinois University, May 1993

SECTION 8



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

MICHAEL J. BEAUDINE
KEITH T. BROWN
JAN ALBANESE CARPENTER
CATHERINE R. CHOE
DANIEL H. COULTOFF
RYAN P. EATON
JENNIFER S. EDEN
LENA R. FUCILE
DOROTHY F. GREEN

201 SOUTH ORANGE AVENUE, SUITE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801
WWW.LATHAMLUNA.COM

BRUCE D. KNAPP
MATTHEW G. KRAUSE
PETER G. LATHAM
JUSTIN M. LUNA
LORI T. MILVAIN
L. WILLIAM PORTER, III
BRANDON E. POWNALL
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: Reunion East and West CDD Boards of Supervisors
From: District Counsel (Jan Albanese Carpenter, Esq. and Kristen E. Trucco, Esq.)
Regarding: Construction of Sidewalks Adjacent to Vacant Residential Lots
Date: October 2026

Below is an update to a 2024 memorandum regarding the CDD's proposed construction of sidewalks in front of vacant residential lots. Considerations for the CDD's Board of Supervisors and recommendations for risk mitigation are included.

1. Osceola County Permitting Requirements: Osceola County requires the owner or its contractor to obtain a building permit prior to constructing a home and that construction of the sidewalk in front of a home, as well as the associated verge and driveway apron areas, is included in the permit's requirements. This was a part of the District's development process and complies with the Osceola County Land Development Regulations. To date, sidewalks have been constructed as part of the home construction process. Accordingly, if the CDD elects to construct a sidewalk in front of a residential lot, the CDD will be required to obtain a permit from Osceola County, which would require the submission of construction plans and a survey. The County will likely request the lot owner's consent, as the sidewalk is a part of the home permitting process.

2. Private Costs and Responsibility: The sidewalk construction is the responsibility of the individual lot owner, is a requirement of the construction contract with the owner's selected builder, and is performed at the lot owner's sole cost and expense. As a general rule, the CDD may not expend public funds on improvements that are private in nature; other landowners in the District may contest the use of general assessment funds for this purpose. The board will need to substantiate and weigh the benefit to the public of having a complete sidewalk system for safety against the benefit attributable to the private lot owners.

3. Potential Future Damage to Sidewalks: If an individual lot owner constructs a home on the lot after the sidewalk is constructed, the sidewalk may be significantly damaged or destroyed during the subsequent construction activities. If the landowner refuses to provide consent to the CDD for the sidewalk construction or agree to repair any damage caused by their subsequent home construction, the CDD may be required to pursue legal action to recover the costs of repairing such damage. This could result in disputes regarding responsibility for repair costs, as well as additional costs and uncertainty for the CDD, including potentially costly litigation if the parties cannot reach an agreement. We can discuss the merits of any such claims with the Board members individually.

4. Construction Easements: In addition to obtaining landowner consent (discussed in Items 3 & 8), the sidewalk construction will require construction easements over portions of the residential lots. Such

October 2026

Page 2

easements are necessary if construction of the sidewalk, including the installation of sod or other improvements adjacent to the sidewalk, require the CDD, its contractors, or subcontractors to enter portions of the private property. The construction of sidewalks and sod adjacent to it, involves the movement of soil on the lots, as well as grading and compacting the soil to prepare for the concrete work. It is unlikely at a contractor can construct the sidewalk without going onto the adjacent lot.

5. Third-Party Considerations: Absent evidence of applicable easement rights or other consents or authorizations to enter the residential lots, it will be difficult (or impossible) to engage a contractor willing to undertake the project, as the contractor's activities could give rise to claims of trespass or other actions against the contractor and/or its employees, relating to unauthorized entry onto, and damage to, private property (the Districts could also face such claims). Similarly, the CDD's insurer would likely not provide coverage for losses or claims arising from work performed on the private property.

6. Use of General Revenue Funds: The CDD should also consider whether using general revenue funds to construct sidewalks that could be seen as a benefit to individual residential lots and could be challenged as providing a special benefit to those properties. If the sidewalks primarily benefit specific lots, the costs may be more appropriately addressed through a special assessment. See Item 2 above.

7. Survey and Property Rights: If the CDD does elect to construct sidewalks, we recommend (if not required by the County as a part of the permitting process) that the CDD obtain a current survey identifying the applicable lot boundaries, rights-of-way, existing improvements, and proposed sidewalk locations. The CDD should also consider obtaining a title search or other review of the affected residential lots to identify any recorded easements, restrictive covenants, declarations, or other instruments that may affect the proposed construction. This review may also identify existing agreements or obligations concerning the construction of sidewalks or related improvements. A utility search of each lot would also be needed to ensure no damage occurs to underground utility lines (which are usually placed in easements in the CDD's sidewalk and verge areas).

8. Landowner Consent: We recommend obtaining written consent from the current owner of each vacant residential lot prior to construction of a sidewalk in front of such lot. The consent should provide, at a minimum, that: (1) the CDD is authorized to construct the sidewalk in front of the lot and has access to the lot to perform the work; (2) the landowner is responsible for repairing any damage or replacement of the sidewalk resulting from future construction of a home on the lot, and consents to the use, movement and grading of soils on the lot; and (3) the CDD's election to construct the sidewalk does not obligate the CDD to construct or improve the associated verge and/or driveway apron areas.

It is also possible that the current landowner previously entered into a builder agreement under which the landowner agreed to construct the sidewalk upon construction of a home on the lot. Furthermore, the landowner may have entered into an agreement with a prospective purchaser of the lot that addresses the construction of the sidewalk or otherwise establishes requirements applicable to the property. Accordingly, obtaining the landowner's consent before proceeding with construction would help avoid potentially interfering with existing construction plans, contractual obligations, or other third party arrangements relating to the lot.

9. District Engineer Review and Certification. We recommend that the CDD's District Engineer inspect the proposed sidewalk locations and prepare a written report or certification addressing the proposed location and dimensions of the sidewalks, current ADA and County regulatory requirements,

October 1, 2026

Page 3

the relationship of the proposed improvements to the applicable property boundaries and rights-of-way, the need for access to any private property other than the lot, and the feasibility of constructing the improvements. The District Engineer should also confirm that the proposed improvements are consistent with the CDD's existing infrastructure and engineering plans.

As mentioned above, the District Engineer (or other professional) should also be engaged to provide a report detailing the safety risks faced by pedestrians walking in the roadways as compared to the use of a sidewalk system for pedestrian safety and community connectivity.

10. Insurance Confirmation. Prior to proceeding with construction, we recommend that the CDD confirm with its insurance provider whether the proposed activities, including any entry onto private property, are covered under the CDD's insurance policies. The CDD's construction agreement should also require the contractor to maintain appropriate insurance and indemnification coverage and should address the contractor's responsibilities for damage to private property and restoration of any property affected by the construction.



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

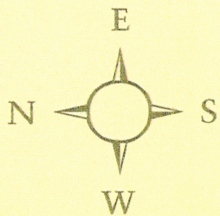
Thank you for your business!

MASTERS' LANDING



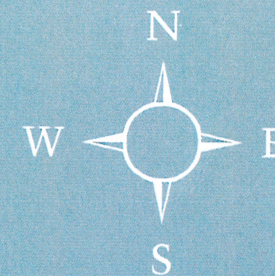
REUNION
RESORT & CLUB
OF ORLANDO™

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

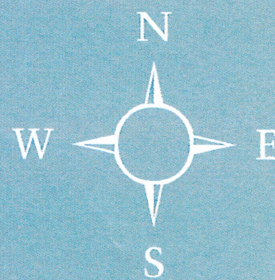
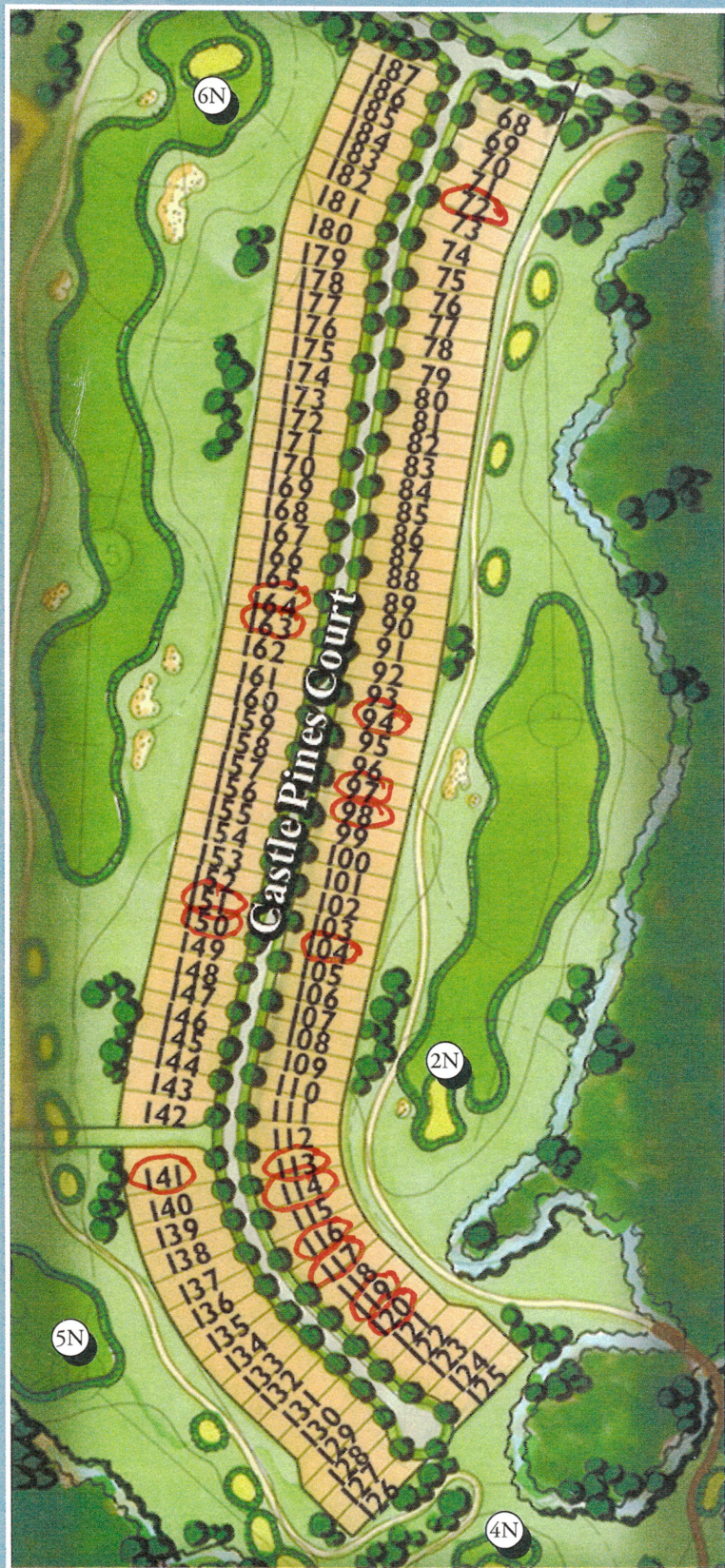


Ginn
REUNION RESORT



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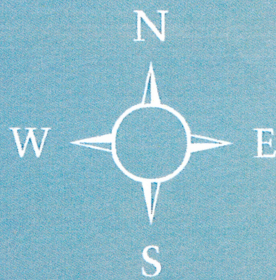
FAIRWAY RIDGE SOUTH



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FAIRWAY RIDGE NORTH

Ph 3 Par 8
North & South



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REUNION RESORT



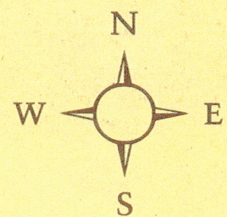
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THE ESTATES



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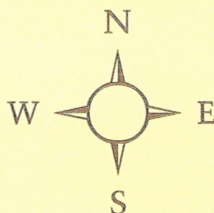
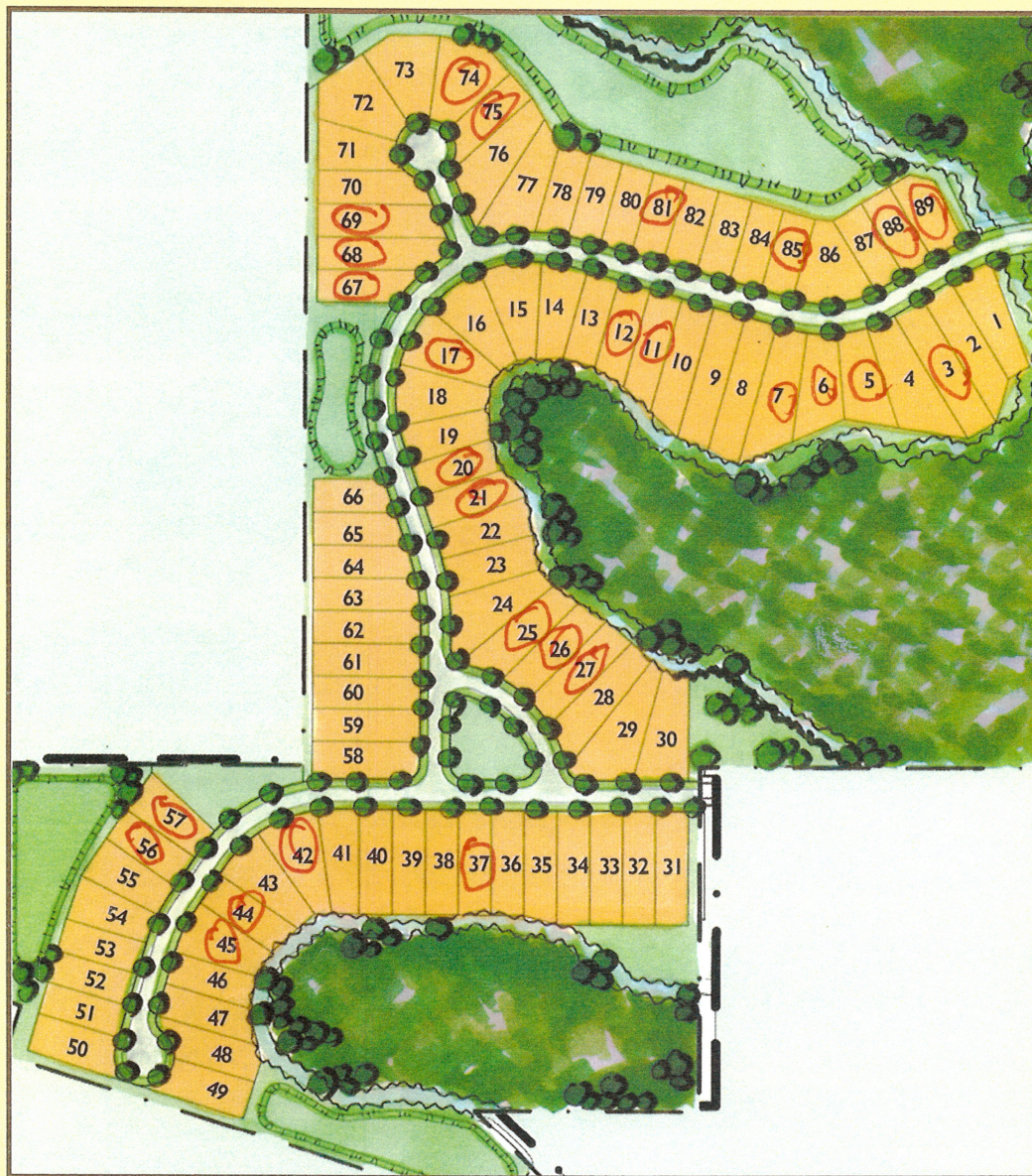
HERITAGE PRESERVE

Ph 3 Par 9



REUNION

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SECTION 9

SECTION A

3063 Lakeshore Blvd
Saint Cloud FL 34769
Phone: 407-984-5115

Client Information:

Christine Wells Reunion East CDD

Site:

TBD TBD



DATE 8/13/2026

QUOTE #

EVENT ID #**EVENT DATE****SETUP DATE**

QUOTATION VALID UNTIL

PREPARED BY LJR

1

		Courtesy Adjustment	
		ESTIMATE TOTAL	\$ 2,005.00
SIGNATURE REQUIRED ON PAGE 2			

Partners in Sound Productions Orlando

3063 Lakeshore Blvd

Saint Cloud FL 34769

Phone: 407-984-5115

Client Information:

Christine Wells Strategic Partnerships Support

Site:

TBD 7593 Gathering Dr



DATE 1/7/26

QUOTE #

EVENT ID #

EVENT DATE 1/28 1/29

SETUP DATE 1/27

QUOTATION VALID UNTIL

PREPARED BY LJR

<u>Terms and Conditions Covered Under This Service Agreement</u> By using our service, to include our entertainment/production services and website, you agree to comply with the following Terms And Conditions of Partners In Sound Productions / Entertainment Group. If you do not agree with these Terms of Service, you can opt to leave our website and/or opt not to use our entertainment / production services. Partners In Sound Entertainment Group reserves the right to revise the Terms and Conditions at any time, and without prior notice. Partners In Sound Entertainment Group and/or any of its subsidiaries in these and any statements, both on this disclosure, the website, signs, shows, etc., refers to the owners, agents, affiliates, representatives, equipment, property, services of Partners In Sound Entertainment Group. As such, the term "you" in all stated materials refers to the person(s), group(s), or entit (ies), entering into a legally binding contract with Partners In Sound Entertainment Group or any agent representing such persons. Service Reservations All services are booked by requesting, completing, and returning a signed contract along with a minimum non-refundable retainer payment for services in the amount stated on the first page of the agreement– by a date, predetermined by Partners In Sound Entertainment Group, which is entered on the contract prior to sending (by mail, email, and/or fax) to the recipient. The remaining balance is due ten days prior to the contracted event date (cash or certified check). If balance due is not paid on time then all monies paid will be forfeited and the Partners In Sound Entertainment Group reservation will be canceled. Unless otherwise agreed upon, all parties involved in the contractual arrangements will only receive services from Partners In Sound Entertainment Group when all criteria above are completed. Partners In Sound Entertainment Group reserves the rights to deny, void, or disclaim any contract to any customer, for any reasonable reason determined by Partners In Sound Entertainment Group. By signing the "Contract of Services", any and all parties, agree not to hold Partners In Sound Entertainment Group liable for any monetary or civil damages, costs, expenses, or such, including legal fees, attorney fees, etc., for any monetary amount greater than the balance already paid. PLEASE NOTE: Any return check fee is \$50. Any outstanding balance must be paid in full by the due date entered on Page 1 of the contract. Partners In Sound Entertainment Group reserves the right to deny services to any party who does not fulfill their obligation in making a timely payment, in full, by that agreed upon due date, without expressed written permission from Partners In Sound Entertainment Group. Any outstanding balance remaining after the due date listed on the contract is subject to a \$100 late fee. In addition, Partners In Sound Entertainment Group requires all outstanding balances are paid in full by the completion of the event. Failure to pay the balance in full by the event date will immediately incur a \$250 fee that will be added to the party's outstanding balance. An additional fee of \$100 per week after that time will be added to the outstanding balance not to exceed \$1,000. In addition, any costs that Partners In Sound Entertainment Group incurs due to the processing of the outstanding balance (i.e. any legal fees, collection costs, etc.) will be added to the party's outstanding balance. Partners In Sound Entertainment Group accepts payment by cash, check, money order, and most major credit cards. All credit card payments are subject to an additional 2.5% - 4.0% administrative fee. Cancellations Cancellation of the engagement and/or additional items and services by the Client is possible if written notification is given to Partners In Sound Entertainment Group. A percentage of the final balance must be paid to Partners In Sound Entertainment Group based on the date of cancellation. Should the client or organization cancel the event and/or additional items or services prior to one hundred and twenty (120) days, the client agrees to pay 50% of the balance as stated on the contract. If the client cancels the contract one hundred and twenty (120) days or less than (120) days of the engagement date 100% of the stated balance is due. There are no exceptions to this unless otherwise agreed upon in writing by Partners In Sound Entertainment Group. Failure of written notification to Partners In Sound Entertainment Group, the Client agrees to pay 100% of the stated balance on the contract. Protection from Damage Under no circumstance, will Partners In Sound Entertainment Group reimburse any parties if stoppage occurs because of any damage to the Partners In Sound Entertainment Group equipment, property, etc. or damages to the facility's equipment, property, materials, etc. that operates any event, caused by or due to the host(s), guests, or any other party(s), including those persons working for the facility. In signing the contract, the signer agrees in bearing responsibility to pay, in a timely manner, for replacement of any damaged or stolen equipment, property, etc of Partners In Sound Entertainment Group caused by the accidental, careless, reckless, or negligent behavior, actions, etc. of any attendee of any event. The signer of the contract will be held accountable for those damages –unless the signer is a representative of a company who is merely representing the company by signing the contract. In that case, the company will be liable for any and all damages to equipment, property, materials, etc. In the event of circumstances beyond reasonable control, Partners In Sound Entertainment Group reserves the right to provide substitute service, equipment, materials and/or personnel of comparable quality. It is agreed that Partners In Sound Entertainment Group CANNOT GUARANTEE that any one particular person/s would perform duties and services at the scheduled event due to illness, termination or other acts outside of the control of this company. Client shall be solely responsible for providing an adequate area, adequate electrical service and other physical and environmental conditions. Partners In Sound Entertainment Group shall not be held responsible for inability to perform due to power failure or lack of adequate facilities and conditions. Client acknowledges and understands that the performance of Partners In Sound Entertainment Group may be affected by physical and environmental conditions at the site of this event. In the event that the client has contracted Partners In Sound Entertainment Group for any special effect lighting and or video projection at the event, Partners In Sound Entertainment Group will NOT be held responsible for lack of power to its components. In the event that electrical power is not sufficient for controlling the contracted lighting effects and/or video projection, client is responsible for 100% of the stated balance. Exclusion of Liability Partners In Sound Entertainment Group is released from and not responsible for, any situation, in any way, which causes dissatisfaction of services expected by the customer. Any claim of dissatisfaction in any way, shall be addressed to Partners In Sound Entertainment Group within 5 business days after the event. Partners In Sound Entertainment Group is released from any suit involving the dissatisfaction of services. Partners In Sound Entertainment Group is hereby not responsible or liable for any guest(s) actions, complaints, injuries, or any issues pertaining to the service, incident(s), or occurrence(s) involved with Partners In Sound Entertainment Group. Partners In Sound Entertainment Group is also not responsible for the customer, any guest, and/or any person who obtains and uses password information, for any suit based on event photographs/video from any event, including but not limited to: photos/video given at the event, photos/video produced, transferred, offered, channeled, etc., whether visible or invisible, on the third party, password protected web page(s) and/or website chosen by Partners In Sound Entertainment Group. All images from the event will be available for viewing and/or purchase by all persons who enter the password on the specific link. Partners In Sound Entertainment Group is not responsible for explaining any part or process of such website features, photo/video releases, etc. to anyone participating in the event, or entering such website after obtaining the password and accessing the images and/or photos/videos from the event. All liability in explaining the Partners In Sound Entertainment Group experience from all parts of the process is on the contractual party (host). Partners In Sound Entertainment Group may discuss any photo/video with the host at anytime to ensure approval of the host to post the photo/video on the website mentioned herein. Either party has the right to deny, decline, refuse to display, offer, produce, etc. any photo/video, for any reason. By agreeing to these Terms and Conditions, you grant Partners In Sound Entertainment Group the right to display any reasonably respectable photo/video on the Partners In Sound Entertainment Group website, advertising materials (whether first or third party), etc. Partners In Sound Entertainment Group is not subject to any liability in connection with posting any photograph/video (i.e. digital) in any way. No monetary payment(s) will be given to any party or parties who are chosen by Partners In Sound Entertainment Group to have their photographs/video from an event posted on the website or any other advertising materials. All liability factors, as such, listed anywhere on these Terms and Conditions agreement also pertain to such photos/videos. Copyright Images/Photographs/Video - All images displayed at www.partnersinsound.com and www.pispdj.com are the property of Partners In Sound Entertainment Group unless otherwise noted and are copyright protected by United States and International copyright laws. No image shall be copied, printed or saved outside the Partners In Sound Entertainment Group website, including any personal website, unless written permission is obtained from Partners In Sound Entertainment Group. Photographs / Video from the Partners In Sound Entertainment Group website may not be used in any publication, reproduced, in part or whole, displayed, or manipulated in any way without the prior written permission of Partners In Sound Entertainment Group. Website - www.partnersinsound.com and www.pispdj.com is protected under United States and International copyright laws. Absolutely no part of this website may be reproduced, in part or whole, for any reason whatsoever, unless written permission is obtained from Partners In Sound Entertainment Group. Pictures and Video may be posted on Facebook, Twitter, You Tube and / or other Social Media Sites. Disclaimers and Warranties Partners In Sound Entertainment Group website is provided by Partners In Sound Entertainment Group on an "as is" and an "as available" basis. Partners In Sound Entertainment Group makes no representations or warranties of any kind, expressed or implied, including, without limitation, this website, content, articles, products, etc. to the fullest extent permissible under applicable law. Partners In Sound Entertainment Group disclaims all warranties, expressed or implied, including but not limited to: those of merchantability, fitness for a particular purpose, and no infringement. Partners In Sound Entertainment Group does not make representation or warranties that its website is free of errors, and the server it channels from, is free of viruses or other harmful components. Partners In Sound Entertainment Group and any owners, agents, affiliates, and representatives will not be liable for any damages of any kind including, but not limited to: direct, indirect, incidental, punitive, and consequential damages from the use of services, equipment, property, this website, any affiliated websites, images, video and/or photographs. Any user expressly agrees that his or her use of any service offered by Partners In Sound Entertainment Group is at his or her own risk. Indemnification You agree to indemnify and hold Partners In Sound Entertainment Group, its owners, agents, affiliates, subsidiaries and representatives, harmless from and against any and all claims, losses, damages, liabilities, expenses, injuries of any kind, including reasonable attorney's fees, arising from your violation of reproducing, coping, transmitting, distributing, or otherwise exploiting the website, and/or any	
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images, photographs or video in any way not authorized by Partners In Sound Entertainment Group. This obligation will survive the termination of the agreement. Please Note: The person(s) signing this contract, and/or his or her agent, is responsible for explaining these Terms and Conditions to any and all parties involved in their particular event. Partners In Sound Entertainment Group does not have that obligation nor does it have the responsibility of compensating anyone in any way for any perceived wrong doing through the normal course of business

SIGN:_____

DATE:_____

If you have any questions concerning this quote, please reach out to LJR at (321) 987-66543 or eventsolutions@partnersinsound.com

THANK YOU FOR YOUR BUSINESS!

SECTION B



2107 East Edgewood Drive, Lakeland, FL 33803

LIC. # EF20001639

Phone: 863.619.7734

Fax: 863.816.4591

jeffb@soundwaveslakeland.com

Soundwaveslakeland.com

System Design

Client
Governmental Management Services 219 E. Livingston Street Orlando, FL 32801
Home/Work: Cell/Alt: 407-794-6502 Christine Email: cwells@gmscfl.com

Date:	9/8/2026
Proposal:	15223
Designer:	JeffB
Lot:	
Project:	
Builder:	
Super:	
P.O.:	

Room or Area	Qty	Description	Total
	1	15" 2-Way 600W Active Loudspeaker with Bluetooth Two-Way Full-Range 15-inch Portable Powered Speaker 600W with Bluetooth, Wireless Speaker Pairing, and 90° x 60° Coverage	749.95T
	1	PA Speakers Tripod Stand	97.95T
	1	4-Ch UHF Fixed Frequency Wireless Microphone System with 4 Handheld Mics	395.00T
	1	20 ft. TS Cable	49.95T
	3	Adjustable Desk Microphone Stand, Weighted Base	119.85T
	1	Installation & System set up	310.00T

Subtotal	\$1,722.70
Sales Tax (0.0%)	\$0.00
Total	\$1,722.70

World's Class Systems

the 1990s, the number of people in the world who are undernourished has increased from 600 million to 800 million (FAO 1996).

There are a number of reasons for this increase. First, the world population has increased from 5 billion in 1987 to 6 billion in 1999, and is projected to reach 8 billion by 2025 (UNEP 1999). Second, the world population is becoming increasingly urbanized, and this has led to a greater demand for food. Third, the world population is becoming increasingly aged, and this has led to a greater demand for food. Fourth, the world population is becoming increasingly mobile, and this has led to a greater demand for food. Fifth, the world population is becoming increasingly educated, and this has led to a greater demand for food.

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jeffb@soundwaveslakeland.com

Soundwaveslakeland.com

System Design

Client
Governmental Management Services 219 E. Livingston Street Orlando, FL 32801
Home/Work: Cell/Alt: 407-794-6502 Christine Email: cwells@gmscfl.com

Date:	9/8/2026
Proposal:	15222
Designer:	JeffB
Lot:	
Project:	
Builder:	
Super:	
P.O.:	

Room or Area	Qty	Description	Total
	1	15" 2-Way 600W Active Loudspeaker with Bluetooth Two-Way Full-Range 15-inch Portable Powered Speaker 600W with Bluetooth, Wireless Speaker Pairing, and 90° x 60° Coverage	749.95T
	1	PA Speakers Tripod Stand	195.95T
	1	8-Ch UHF Fixed Frequency Wireless Microphone System with 8 Handheld Mics	595.00T
	1	20 ft. TS Cable	49.95T
	7	Adjustable Desk Microphone Stand, Weighted Base	279.65T
	1	Installation & System set up	310.00T

Subtotal	\$2,180.50
Sales Tax (0.0%)	\$0.00
Total	\$2,180.50

World's Class Systems

SECTION 10

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)

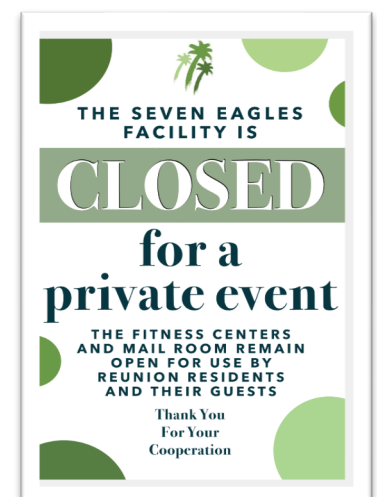
The event counts above exclude recurring yoga reservations held on Tuesdays and Thursdays and monthly CDD Board meeting reservations.

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.



the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 1)

The 'communication' field is defined as:

...the study of the processes of communication production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 1)

These definitions are very similar to those of the 'information' and 'communication' fields in the *Handbook of Information Science* [10].

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These definitions are very similar to those of the 'information' and 'communication' fields in the *Handbook of Information Science* [10].

Reunion residents have access to two beautiful rental venues that make it easy to celebrate close to home. Whether you're planning an intimate family get-together, holiday party, birthday celebration, reunion or larger special event, consider Seven Eagles Pavilion & Pool Area or the Heritage Crossing Community Center.

SEVEN EAGLES PAVILION & POOL AREA



Looking for a relaxed, resort-style setting? Seven Eagles offers a beautiful poolside atmosphere for up to 100 guests, with temporary exclusive use of the pool area, a large resort pool, two hot tubs and covered pavilion. *Please note: During a private rental, the pool area is closed to general use, but the fitness centers and mailroom remain open and accessible.*

Resident / Non-Resident Member Rental Rate: \$750

Non-Resident: \$1,500

Event Deposit: \$500 (plus damages)

A security fee of \$50 per hour applies, as well as a setup fee of \$300 and a cleanup fee of \$300. Events are limited to 4 hours.

Event Use Applications (INSERT LINK TO APPLICATION HERE) must be submitted 28 days prior to your event.

To inquire about date availability, contact **Ms. Christine Wells** at [**Cwells@gmscfl.com**](mailto:Cwells@gmscfl.com).



HERITAGE CROSSING COMMUNITY CENTER



Need more room or prefer an elegant indoor venue? Heritage Crossing Community Center offers a beautiful and versatile space ideal for a wide variety of events. Spacious ballroom accommodations are available for up to 614 guests, with elegant interiors featuring upscale décor and modern amenities. A welcoming reception area provides the perfect setting for gatherings and mingling. The facility is ideal for weddings, corporate events, parties, celebrations, showers, meetings and more. Ample complimentary parking is available for you and your guests.

Half Ballroom (Up to 300 Guests)

Resident/Non-Resident Member: \$500

Non-Resident: \$1,000

Event Deposit: \$500 (plus damages)

Full Ballroom (Up to 614 Guests)

Resident / Non-Resident Member: \$750

Non-Resident: \$750

Event Deposit: \$1,000 (plus damages)

A security fee of \$50 per hour applies, or \$75 per hour for law enforcement. A setup fee of \$300 and a cleanup fee of \$300 also apply.

Event Use Applications (INSERT LINK TO APPLICATION HERE) must be submitted 28 days prior to your event.

To inquire about date availability, contact **Ms. Christine Wells** at Cwells@gmscfl.com.

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 to Dean Saunders 09.02.2026. Legal update to be provided 10.08.2026
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	Completed	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. Final inspection completed.
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 sent September 18. Project to start October 9.
8/13/26	FDOT Improvements on CDD property parallel to RV Blvd		On Hold	Plan sheet and form of agreement received. Under review by counsel.

8/13/26	Seven Eagles HVAC Replacement	Scheerer		BOS delegated authority to Chair to approve NTE \$75K. Proposal approved and equipment to be installed October 8. Email to residents pending as of September 30.
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. Legal considerations regarding construction on vacant lots pending review.
8/13/26	Optic Systems Implementation			BOS approved proposal 08.13.2026. Legal agreement pending completion and execution as of 09.30.2026.
8/13/26	Seat #4 Vacancy	Adams		Notification to residents sent 09.04.2026 and 09.14.2026. BOS to consider applicants 10.08.2026.

8/13/26	Sinclair Road Improvements	Curley	FY2027	BOS authorized preliminary engineering work 08.13.2026.
8/13/26	Whitemarsh Way Parking Improvements	Curley	FY2027	BOS authorized preliminary engineering work 08.13.2026.
9/10/26	Compilation List of Nearby Road Improvement Projects	Adams	Complete	List to be added to agenda for BOS review 10.09.2026 and to determine frequency of publication.

SECTION iii

Reunion West

Community Development District

Summary of Invoices

September 01, 2026 - September 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	9/4/26	2779-2780	\$ 201,329.70
	9/11/26	2781-2787	4,675.06
	9/17/26	2788-2789	6,197.52
	9/18/26	2790-2791	28,319.13
	9/24/26	2792	4,094.50
			\$ 244,615.91
R&M Fund			
	9/4/26	79	\$ 43,069.13
			\$ 43,069.13
Payroll			
	<u>September 2026</u>		
	Graham Staley	50760	\$ 184.70
	Mark Greenstein	50761	184.70
	Michael Barry	50762	184.70
	Sharon Harley	50763	184.70
			\$ 738.80
TOTAL			
			\$ 288,423.84

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/04/26	00035	8/31/26 239047	202608 300-13100-10100		*	218.31	
		AQUATIC PLANT MGMT AUG26					
		8/31/26 239047	202608 320-53800-47000		*	164.69	
		AQUATIC PLANT MGMT AUG26					
				APPLIED AQUATIC MANAGEMENT INC			383.00 002779
9/04/26	00029	9/03/26 09032026	202609 300-20700-10100		*	242,856.02	
		EXP DUE TO RE THRU JUL26					
		9/03/26 09032026	202609 300-13100-10100		*	41,909.32-	
		EXP DUE FROM RE JUL26					
				REUNION EAST CDD			200,946.70 002780
9/11/26	00059	7/30/26 7	202607 310-51300-31300		*	100.00	
		REV.AMORT SCHED SER2019					
				DISCLOSURE SERVICES LLC			100.00 002781
9/11/26	00031	9/10/26 09102026	202609 300-20700-10400		*	187.39	
		FY26 DEBT SERVICE SER2015					
				REUNION WEST C/O USBANK			187.39 002782
9/11/26	00031	9/10/26 09102026	202609 300-20700-10500		*	308.44	
		FY26 DEBT SERVICE SER2016					
				REUNION WEST C/O USBANK			308.44 002783
9/11/26	00031	9/10/26 09102026	202609 300-20700-10600		*	288.65	
		FY26 DEBT SERVICE SER2017					
				REUNION WEST C/O USBANK			288.65 002784
9/11/26	00031	9/10/26 09102026	202609 300-20700-10700		*	251.38	
		FY26 DEBT SERVICE SER2019					
				REUNION WEST C/O USBANK			251.38 002785
9/11/26	00031	9/10/26 09102026	202609 300-20700-10800		*	611.70	
		FY26 DEBT SERVICE SER2022					
				REUNION WEST C/O USBANK			611.70 002786
9/11/26	00069	8/31/26 RW202608	202608 300-13100-10100		*	165.30	
		INSTALLED A LOOP DETECTOR					
		8/31/26 RW202608	202608 320-53800-57400		*	124.70	
		INSTALLED A LOOP DETECTOR					
		8/31/26 RW202608	202608 300-13100-10100		*	82.65	
		RPR WIRING ON SOS DEVICE					
		8/31/26 RW202608	202608 320-53800-57400		*	62.35	
		RPR WIRING ON SOS DEVICE					
		8/31/26 RW202608	202608 300-13100-10100		*	123.98	
		RPLC MOTOR PULLEY & BELT					

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		8/31/26	RW202608 202608 320-53800-57400 RPLC MOTOR PULLEY & BELT		*	93.52	
		9/01/26	7133257 202609 300-13100-10100 SECURITY COST SHARE SEP26		*	1,296.75	
		9/01/26	7133257 202609 320-53800-34500 SECURITY COST SHARE SEP26		*	978.25	
				REUNION WEST PROPERTY OWNERS INC			2,927.50 002787
9/17/26	00065	9/10/26	40054 202609 300-13100-10100 RPLC 41 FELX STAKE POST		*	1,747.05	
		9/10/26	40054 202609 320-53800-53000 RPLC 41 FLEX STAKE POST		*	1,317.95	
				FAUSNIGHT STRIPE & LINE INC			3,065.00 002788
9/17/26	00043	9/11/26	157157 202608 310-51300-31500 REV AGENDA/ATTEND CDD MTG		*	944.52	
		9/11/26	157157 202608 310-51300-31500 PARKING & TOWING ADDENDUM		*	198.00	
		9/11/26	157157 202608 310-51300-31500 DUKE ENERGY CORRESP.		*	165.00	
		9/11/26	157158 202608 310-51300-31500 EMINENT DOMAIN CORRESP.		*	99.00	
		9/11/26	157159 202608 310-51300-31500 TRACT OWNERSHIP DISPUTE		*	1,726.00	
				LATHAM LUNA EDEN AND BEAUDINE LLP			3,132.52 002789
9/18/26	00040	9/17/26	34192 202609 300-15500-10000 FY27 GEN.LIAB/PUBLIC OFFC		*	12,905.00	
		9/17/26	34192 202609 300-15500-10000 FY27 PROPERTY INSURANCE		*	2,908.50	
		9/17/26	34192 202609 300-13100-10100 FY27 PROPERTY INSURANCE		*	4,016.50	
				EGIS INSURANCE ADVISORS, LLC.			19,830.00 002790
9/18/26	00020	9/01/26	651 202609 320-53800-12000 FIELD MANAGEMENT SEP26		*	2,895.75	
		9/01/26	652 202607 310-51300-42000 USPS 941 FORM		*	.81	
		9/01/26	652A 202609 310-51300-34000 MANAGEMENT FEES SEP26		*	4,414.42	
		9/01/26	652A 202609 310-51300-35200 WEBSITE ADMIN FEE SEP26		*	108.17	
		9/01/26	652A 202609 310-51300-35100 INFORMATION TECH SEP26		*	162.25	
		9/01/26	652A 202609 310-51300-31300 DISSEMINATION FEE SEP26		*	901.25	

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		9/01/26 652A	202609 310-51300-51000		*	.33	
		OFFICE SUPPLIES SEP26					
		9/01/26 652A	202609 310-51300-42000		*	6.15	
		POSTAGE SEP26					
				GOVERNMENTAL MANAGEMENT SERVICES			8,489.13 002791
9/24/26 00041		8/25/26 8310356	202608 310-51300-32300		*	4,094.50	
		FY26 TRUSTEE FEE SER2017					
				US BANK			4,094.50 002792
TOTAL FOR BANK A						244,615.91	
TOTAL FOR REGISTER						244,615.91	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/04/26	00001	9/03/26 09032026	202609 300-20700-10100		*	46,204.13	
		EXP DUE TO RE THRU JUL26					
		9/03/26 09032026	202609 300-13100-10100		*	3,135.00-	
		EXP DUE FROM RE JUL26					
REUNION EAST CDD							43,069.13 000079

TOTAL FOR BANK C						43,069.13	
TOTAL FOR REGISTER						43,069.13	

REUW REUNION WEST TVISCARRA

SECTION iv

Reunion West
Community Development District

Unaudited Financial Reporting
August 31, 2026



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Reunion West
Community Development District
Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Replacement & Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 257,377	\$ 23,818	\$ -	\$ -	\$ 281,195
Investments:					
Series 2015					
Reserve	-	-	165,699	-	165,699
Revenue	-	-	265,852	-	265,852
Series 2016					
Reserve	-	-	324,126	-	324,126
Revenue	-	-	587,329	-	587,329
Prepayment	-	-	28	-	28
Series 2017					
Reserve	-	-	299,892	-	299,892
Revenue	-	-	530,806	-	530,806
Prepayment	-	-	2,921	-	2,921
Series 2019					
Reserve	-	-	331,002	-	331,002
Revenue	-	-	266,699	-	266,699
Prepayment	-	-	33	-	33
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	516,986	-	516,986
Investment - Custody	3,371	-	-	-	3,371
SBA - Operating	651,239	-	-	-	651,239
SBA - Reserve	-	889,689	-	-	889,689
Due from Reunion East	57,440	3,135	-	-	60,575
Prepaid Expenses	596	-	-	-	596
Total Assets	\$ 970,024	\$ 916,642	\$ 3,551,309	\$ -	\$ 5,437,975
Liabilities:					
Accounts Payable	\$ 8,363	\$ -	\$ -	\$ -	\$ 8,363
Due to Reunion East	332,335	46,204	-	-	378,539
Total Liabilities	\$ 340,698	\$ 46,204	\$ -	\$ -	\$ 386,902
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 431,551	\$ -	\$ 431,551
Assigned For Debt Service 2016	-	-	911,482	-	911,482
Assigned For Debt Service 2017	-	-	833,619	-	833,619
Assigned For Debt Service 2019	-	-	597,734	-	597,734
Assigned For Debt Service 2022	-	-	776,923	-	776,923
Assigned For Capital Projects 2019	-	-	-	-	-
Unassigned	629,326	870,438	-	-	1,499,764
Total Fund Balances	\$ 629,326	\$ 870,438	\$ 3,551,308.93	\$ -	\$ 5,051,073
Total Liabilities & Fund Equity	\$ 970,024	\$ 916,642	\$ 3,551,309	\$ -	\$ 5,437,975

Reunion West

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 2,052,353	\$ 2,052,353	\$ 2,074,446	\$ 22,093
Interest	24,000	22,000	33,778	11,778
Rental Income	5,714	5,238	14,760	9,522
Total Revenues	\$ 2,082,067	\$ 2,079,591	\$ 2,122,984	\$ 43,393
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 10,000	\$ 1,000
FICA Expense	918	842	765	77
Engineering Fees	30,000	27,500	16,205	11,295
Attorney	75,000	68,750	164,092	(95,342)
Arbitrage	2,250	900	900	-
Dissemination Agent	10,815	9,914	10,014	(100)
Annual Audit	5,250	5,250	5,250	-
Trustee Fees	21,108	21,173	21,173	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,973	48,559	48,559	(0)
Information Technology	1,947	1,785	1,785	-
Website Maintenance	1,298	1,190	1,190	(0)
Telephone	100	92	-	92
Postage	1,500	1,375	1,800	(425)
Printing & Binding	500	458	325	133
Insurance	13,241	13,241	12,005	1,236
Legal Advertising	5,000	4,583	4,027	557
Other Current Charges	1,000	917	1,756	(840)
Office Supplies	100	281	281	-
Property Appraiser Fee	750	750	1,313	(563)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 244,036	\$ 226,844	\$ 309,725	\$ (82,881)

Reunion West

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 34,749	\$ 31,853	\$ 31,853	\$ -
Amenity Management Services	4,128	3,784	-	3,784
Property Insurance	51,891	51,891	47,703	4,188
Telephone	17,200	15,767	22,399	(6,633)
Electric	287,124	263,197	268,116	(4,919)
Water & Sewer	32,250	29,563	32,911	(3,348)
Gas	45,150	41,388	44,294	(2,907)
Landscape - Contract	438,600	402,050	497,859	(95,809)
Landscape - Contingency	53,750	49,271	24,175	25,096
Pond Maintenance	10,750	9,854	8,259	1,596
Irrigation Repairs & Maintenance	15,050	13,796	8,771	5,024
Pool & Fountain Maintenance	165,550	151,754	136,896	14,858
Building Repairs & Maintenance	21,500	19,708	50,410	(30,701)
Contract Cleaning	61,030	55,944	65,114	(9,170)
Fitness Center Repairs & Maintenance	5,977	5,479	4,600	879
Gate & Gatehouse Maintenance	34,400	31,533	21,505	10,028
Amenity/Pool Lights	8,600	7,883	14,848	(6,964)
Maintenance (Inspections)	4,300	3,942	2,404	1,538
Operating Supplies	2,150	1,971	26	1,945
Parking Violation Tags	215	197	440	(243)
Pest Control	1,324	1,214	985	228
Pressure Washing	21,500	19,708	18,748	960
Repairs & Maintenance	15,480	14,190	5,635	8,555
Roadways/Sidewalks/Bridge	17,200	15,767	24,028	(8,261)
Security	91,963	84,299	76,661	7,638
Signage	8,600	7,883	6,304	1,580
Hurricane Expense	4,300	3,942	-	3,942
Total Maintenance - Shared Expenses	\$ 1,454,731	\$ 1,337,828	\$ 1,414,944	\$ (77,116)
<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	\$ 1,947,972	\$ 2,107,969	\$ (159,997)
Excess Revenues (Expenditures)	\$ -		\$ 15,014	
Fund Balance - Beginning	\$ -		\$ 614,311	
Fund Balance - Ending	\$ -		\$ 629,326	

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	2,652	-	33,778
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	\$ 2,652	\$ -	\$ 2,122,984
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 1,600	\$ 2,200	\$ 400	\$ 800	\$ 800	\$ 600	\$ 600	\$ 600	\$ 800	\$ -	\$ 10,000
FICA Expense	61	61	122	168	31	61	61	46	46	46	61	-	765
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	3,133	-	164,092
Arbitrage	-	-	-	-	450	-	-	450	-	-	-	-	900
Dissemination Agent	901	901	901	901	901	901	901	901	901	1,001	901	-	10,014
Annual Audit	-	-	-	-	-	-	-	-	5,250	-	-	-	5,250
Trustee Fees	-	-	-	-	-	4,095	-	4,445	8,539	-	4,095	-	21,173
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	4,414	-	48,559
Information Technology	162	162	162	162	162	162	162	162	162	162	162	-	1,785
Website Maintenance	108	108	108	108	108	108	108	108	108	108	108	-	1,190
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	60	15	6	32	11	57	6	35	31	1,512	35	-	1,800
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	108	-	1,756
Office Supplies	1	0	0	0	1	0	0	0	0	278	0	-	281
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	\$ 12,146	\$ 13,817	\$ -	\$ 309,725

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	\$ 2,896	\$ -	\$ 31,853
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	428	-	22,399
Electric	24,606	15,947	35,594	21,430	17,865	30,827	23,255	25,015	24,841	24,139	24,597	-	268,116
Water & Sewer	2,113	2,315	3,225	2,655	3,376	3,140	2,485	2,799	2,219	5,253	3,330	-	32,911
Gas	1,415	1,410	3,447	5,701	7,070	10,173	6,390	3,963	2,505	1,214	1,006	-	44,294
Landscape - Contract	36,236	94,493	53,534	31,663	36,236	47,218	36,236	36,236	53,534	36,236	36,236	-	497,859
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	751	-	8,259
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	11,707	-	136,896
Building Repairs & Maintenance	8,658	1,056	677	2,052	658	6,063	688	3,517	16,870	7,353	2,818	-	50,410
Contract Cleaning	4,996	4,938	4,994	6,931	6,222	6,172	6,172	6,172	6,172	6,172	6,172	-	65,114
Fitness Center Repairs & Maintenance	140	661	140	1,230	140	510	140	546	406	538	151	-	4,600
Gate & Gatehouse Maintenance	1,315	438	1,278	874	1,822	5,898	3,047	2,292	2,059	1,225	1,257	-	21,505
Amenity/Pool Lights	2,127	2,129	1,116	2,683	844	2,320	-	1,355	415	140	1,719	-	14,848
Maintenance (Inspections)	338	344	381	-	473	-	86	619	163	-	-	-	2,404
Operating Supplies	-	-	-	-	-	-	-	-	-	-	26	-	26
Parking Violation Tags	-	-	-	-	-	-	-	-	440	-	-	-	440
Pest Control	36	97	36	36	97	380	36	97	36	36	97	-	985
Pressure Washing	-	-	6,644	11,116	-	-	-	301	-	688	-	-	18,748
Repairs & Maintenance	372	-	790	-	-	-	-	-	1,309	359	2,805	-	5,635
Roadways/Sidewalks/Bridge	215	252	774	722	-	-	8,982	5,096	-	6,568	1,419	-	24,028
Security	6,574	6,574	6,574	6,574	6,574	6,574	6,589	10,376	6,687	6,976	6,591	-	76,661
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	\$ 118,154	\$ 117,087	\$ 138,511	\$ 124,733	\$ 104,004	\$ -	\$ 1,414,944
<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	\$ 132,927	\$ 133,162	\$ 163,109	\$ 136,879	\$ 117,822	\$ -	\$ 2,107,969
Excess Revenues (Expenditures)	\$ (189,750)	\$ 40,987	\$ 785,856	\$ (139,928)	\$ (20,969)	\$ (80,328)	\$ (31,842)	\$ (73,331)	\$ (29,126)	\$ (131,385)	\$ (115,169)	\$ -	\$ 15,014

Reunion West

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Transfer In	\$ 383,300	\$ 383,300	\$ 383,300	\$ -
Interest	35,000	32,083	30,238	(1,846)
Total Revenues	\$ 418,300	\$ 415,383	\$ 413,538	\$ (1,846)
Expenditures:				
Contingency	\$ 720	\$ 660	\$ 489	\$ 171
Capital Outlay	281,380	257,932	159,912	98,019
Total Expenditures	\$ 282,100	\$ 258,592	\$ 160,401	\$ 98,191
Excess Revenues (Expenditures)	\$ 136,200		\$ 253,137	
Fund Balance - Beginning	\$ 471,043		\$ 617,302	
Fund Balance - Ending	\$ 607,243		\$ 870,438	

Reunion West

Community Development District

Debt Service Fund - Series 2015

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments	\$ 326,875	\$ 326,875	\$ 330,394	\$ 3,519
Interest	15,500	14,208	15,013	804
Total Revenues	\$ 342,375	\$ 341,083	\$ 345,407	\$ 4,324
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		\$ 18,407	
Fund Balance - Beginning	\$ 243,002		\$ 413,144	
Fund Balance - Ending	\$ 258,377		\$ 431,551	

Reunion West

Community Development District

Debt Service Fund - Series 2016

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments	\$ 538,024	\$ 538,024	\$ 543,817	\$ 5,793
Interest	28,500	26,125	26,672	547
Total Revenues	\$ 566,524	\$ 564,149	\$ 570,489	\$ 6,340
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		\$ 42,035	
Fund Balance - Beginning	\$ 558,850		\$ 869,447	
Fund Balance - Ending	\$ 596,921		\$ 911,482	

Reunion West

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Special Assessments	\$ 503,509	\$ 503,509	\$ 508,930	\$ 5,421
Interest	26,500	24,292	24,397	106
Total Revenues	\$ 530,009	\$ 527,801	\$ 533,328	\$ 5,527
<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		\$ 38,478	
Fund Balance - Beginning	\$ 511,345		\$ 795,141	
Fund Balance - Ending	\$ 546,504		\$ 833,619	

Reunion West

Community Development District

Debt Service Fund - Series 2019

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments	\$ 438,505	\$ 438,505	\$ 443,224	\$ 4,719
Interest	21,500	19,708	20,132	424
Total Revenues	\$ 460,005	\$ 458,213	\$ 463,356	\$ 5,143
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	-
Special Call - 08/01	-	-	10,000	(10,000)
Interest - 08/01	-	-	113	(113)
Total Expenditures	\$ 435,763	\$ 435,763	\$ 445,875	\$ (10,113)
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		\$ 11,065	
Fund Balance - Beginning	\$ 248,336		\$ 586,669	
Fund Balance - Ending	\$ 257,579		\$ 597,734	

Reunion West

Community Development District

Debt Service Fund - Series 2022

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments	\$ 1,067,016	\$ 1,067,016	\$ 1,078,506	\$ 11,490
Interest	30,500	27,958	30,526	2,567
Total Revenues	\$ 1,097,516	\$ 1,094,974	\$ 1,109,032	\$ 14,058
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		\$ 57,882	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	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	\$165,699	
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	\$324,126	
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	\$299,892	
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	\$331,002	
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
09/08/26	ACH	\$2,881.77	\$57.64	\$0.00	\$0.00	\$2,824.13	\$1,176.57	\$187.39	\$308.44	\$288.65	\$251.38	\$611.70	\$2,824.13
		\$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		\$ 5,250,628.34	\$ 101,602.34	\$ 170,511.40	\$ 3,626.66	\$ 4,982,141.26	\$ 2,075,622.30	\$ 330,581.72	\$ 544,125.16	\$ 509,219.02	\$ 443,474.98	\$ 1,079,118.08	\$ 4,982,141.26

101.13%	Net Percent Collected
\$ (55,867.24)	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	Completed
Stormwater Concrete Curbs and Gutters	Completed
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