Reunion West Community
Development District

Agenda

November 12, 2026

AGENDA

Reunion West
Community Development District

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

November 5, 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, November 12, 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 October 8, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2027-01 Amending the Fiscal Year 2026 Budget
5. Consideration of Agreement with PayGOV.US for Electronic Payment Processing
6. Consideration of Reserve Study Proposal from Reserve Advisors
7. Discussion of Legal and Administrative Steps to Install Sidewalks on Vacant Lot Right of Way
8. Staff Reports
    A. Attorney
        i. Discussion Regarding Landscape Maintenance in Verge Area in Front of Residential Property
        ii. Update on Eminent Domain Status
        iii. Status Report on Settlement Agreement
    B. Engineer
    C. Field Manager Updates
    D. District Manager's Report
        i. Reunion Rental Report
        ii. Action Items
        iii. Approval of Check Register
        iv. Balance Sheet and Income Statement
        v. Replacement and Maintenance Project List
        vi. E-Mail Subscriber Report
    E. Security Report
9. Other Business
10. Supervisors' Requests
11. Next Meeting Date: December 10, 2026
12. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

MINUTES OF MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **October 8, 2026,** at 10:30 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

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

Also present were:

Tricia Adams	District Manager
Christine Wells	Assistant District Manager
Jan Carpenter	District Counsel
Ryan Eaton	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Karley Chambers	GMS Field Services
Victor Vargas	Reunion Security
Bruce Shirck	Seat #4 Candidate
Scott Davis *(via Zoom)*	Seat #4 Candidate
Residents	

The following is a summary of the discussions and actions taken at the October 8, 2026, Reunion West Community Development District Board of Supervisors meeting. Due to an audio issue, the meeting recording commenced under the Second Order of Business. Meeting notes were used to prepare 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 present.

SECOND ORDER OF BUSINESS **Public Comment Period**

****Audio Commenced****

Larry Gillen reported concerns about children operating golf carts, road obstructions, and vehicles blocking his driveway. He questioned which entity could enforce traffic and parking laws on the affected roads. District Counsel offered to contact the Osceola County Sheriff's Office and the POA to clarify jurisdiction and follow-up. There being no further public comments offered, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the September 10, 2026, Board of Supervisors Meeting**

Ms. Adams presented the September 10, 2026, Board of Supervisors meeting minutes. There were no corrections.

> On MOTION by Mr. Barry seconded by Mr. Greenstein with all in favor the Minutes of the September 10, 2026, Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Presentation of Series 2016, 2017 and 2019 Arbitrage Rebate Calculation Reports**

Ms. Adams presented Arbitrage Rebate Calculation Reports, prepared by AMTEC, for the Series 2016, 2017 and 2019 bonds. There was no rebate liability reported

> On MOTION by Mr. Witcher seconded by Mr. Staley with all in favor the Series 2016, 2017 and 2019 Arbitrage Rebate Calculation Reports were approved.

Mr. Staley asked whether the reports were quarterly. Ms. Adams confirmed that they were annual reports.

FIFTH ORDER OF BUSINESS **List of Nearby Road Improvement Projects**

Ms. Adams recalled that at the previous meeting, the Board had requested a separate list of significant road improvement projects involving I-4, County Road 532 and Old Lake Wilson Road for informational purposes. Ms. Adams offered to include this list behind the Action Items List as

an ongoing resource. *There was Board consensus to include the list every two months behind the Action Items List, distribute it to the community through an email blast and post it on the CDD website.*

SIXTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter from DiBartolomeo, McBee, Hartley & Barnes**

Ms. Adams presented an audit engagement letter with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2026. The engagement covered a one-year period at a cost of $5,475.

> On MOTION by Mr. Greenstein seconded by Mr. Witcher with all in favor the Audit Engagement Letter with DiBartolomeo, McBee, Hartley & Barnes for the Fiscal Year 2026 Audit in the amount of $5,475 was approved.

SEVENTH ORDER OF BUSINESS **Discussion of Seat #4 Vacancy Effective November 17, 2026, and Review of Submitted Resumes**

A. Bruce Shirck
B. Scott Davis

Ms. Adams reported that no elector had qualified for Seat 4 in the November 3, 2026, general election and that the vacancy would become effective November 17, 2026. At the previous meeting, the Board directed staff to notify Reunion West residents of the vacancy. In response, resumes and Letters of Interest were received from Mr. Bruce Shirck and Mr. Scott Davis. Mr. Staley requested that each candidate introduce himself, explain what he would bring to the CDD and discuss their availability to attend meetings.

Bruce Shirck described his HOA board, architectural review, and business experience and discussed his seasonal availability. Scott Davis described his association treasurer and financial experience and stated that he could attend all scheduled meetings.

District Counsel reminded the candidates that the vacant seat required a qualified elector who was at least 18 years of age, a United States citizen, a legal resident of Florida and Reunion West and a registered voter in Osceola County. The appointed Board Member would serve as a public official and be subject to ethics requirements, the Sunshine Law and public records laws.

They would also be required to file Form 1, disclosing sources of income, which was available to the public.

At the Board's request, both candidates left the meeting. Supervisors discussed the candidates' financial and association experience and their availability to attend meetings.

> Mr. Greenstein MOVED to appoint Mr. Bruce Shirck to fill the Board vacancy in Seat #4 effective November 17, 2026. There being no second to the motion, the motion died.

> On MOTION by Mr. Staley seconded by Mr. Barry with Mr. Staley, Mr. Barry and Mr. Witcher in favor and Mr. Greenstein dissenting, the appointment of Mr. Scott Davis to fill the Board vacancy in Seat #4 effective November 17, 2026, was approved. (Motion Passed 3-1)

EIGHTH ORDER OF BUSINESS **Discussion of Legal and Administrative Steps to Install Sidewalks on Vacant Lot Right-of-Way**

Counsel presented a memorandum on proposed sidewalks adjacent to vacant lots, including property access, costs, and administrative steps. Mr. Staley requested further discussion at the joint workshop.

NINTH ORDER OF BUSINESS **Consideration of Proposals to Purchase Audio Video Equipment**

A. Partners in Sound Productions Orlando

B. Soundwaves Audio Video Interiors

Staff reviewed proposals from Partners in Sound Productions Orlando and Soundwaves Audio Video Interiors. Staff preferred an eight-channel system. Mr. Greenstein requested the makes and models offered by Soundwaves. The item was deferred for further discussion at the joint workshop. Reunion West took no purchase action.

The meeting was recessed at 11:20 a.m. to contact Mr. Shirck and Mr. Davis regarding the Board's decision on Seat #4. The meeting was reconvened at 11:30 a.m.

TENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Update on Eminent Domain Status

Counsel was reviewing title information to identify the District's interests in the affected parcels and expected to provide maps within one to two weeks. Counsel anticipated presenting any available offers or a status update at the next meeting.

ii. Status Report on Settlement Agreement

Counsel reported that title review was complete and Kingwood's counsel was preparing deeds. Outstanding liens and mortgages remained to be addressed. Counsel would follow up with Kingwood's real estate attorney and report at the next meeting.

- **Discussion of Seat #4 Vacancy Effective November 17, 2026, and Review of Submitted Resumes** *(Item 7)*

Mr. Staley announced that the Board appointed Mr. Davis to Seat #4. Ms. Adams reported that Mr. Davis would be sworn in after November 17, 2026, and receive further orientation from District Counsel. However, since the Sunshine Law applied immediately upon his appointment, District Counsel advised Mr. Davis not to discuss any matter that might come before the Board with any other Board Member, including on social media. Ms. Adams's office would provide Mr. Davis with Form 1, which must be filed with the Florida Commission on Ethics within 30 days of his appointment.

B. Engineer

i. Report on Whitemarsh Additional Parking and Sinclair Right-of-Way Striping Projects

The District Engineer reported that the County required a Right-of-Way Use Permit for the Sinclair Road right-of-way striping project. He would coordinate with Mr. Scheerer to obtain a proposal from Fausnight, which would be presented to the Board at the November meeting along with a project schedule.

Mr. Staley asked whether the District Engineer had any concerns regarding the safety implications of shifting a lane. The District Engineer confirmed that he had no safety concerns and that the County had not raised any concerns. Mr. Staley requested that the work be performed as

quickly as possible. *There was Board consensus for the District Engineer to provide a Site Development Plan (SDP) to the Board at the November meeting.*

The District Engineer reported that the County required an SDP for the additional parking on Whitemarsh Way and his designer had prepared the plan, which was under his review. Once finalized, he would provide the SDP to the Board. Mr. Staley voiced concern about the cost. The District Engineer would provide an estimate to the Board.

Counsel reported on the Golden Bear encroachment and advised that the plat included a bicycle-path easement. Kingwood reported that no path had been constructed. Counsel discussed the legal work that a plat modification would entail.

The District Engineer left the meeting.

C. Field Manager Updates

Mr. Scheerer provided updates on field operations, including ongoing landscape, pond and irrigation inspections, flex stake installation, sidewalk repairs, resolution of the Wynstone Way drainage improvements, streetlight audit and ongoing gate repairs. Mr. Staley requested that Mr. Scheerer and Ms. Grace Montanez of the Reunion West POA conduct a joint site inspection.

D. District Manager's Report

i. Reunion Rental Report

Ms. Wells presented the Reunion Rental Report. There were six rentals in October, three in November and eight in December. Since the last meeting, there were six inquiries, resulting in three bookings. She was working on an email blast to promote holiday parties at the Heritage Crossing Community Center. Ms. Adams reported that the Reunion East CDD's Special Events Policy allowed Reunion residents to use the facility at no cost. Yoga classes were currently offered at the Heritage Crossing Community Center at no charge and Reunion Resort had submitted a similar request to offer Tai Chi classes. An application would be submitted to the Reunion East CDD Board for consideration.

ii. Action Items

Ms. Adams presented the Action Items List. Mr. Staley requested that the Board consider using a parcel of land adjacent to the outdoor fitness area on Grand Traverse Parkway for a dog

park and that Mr. Scheerer provide a preliminary design, estimated construction costs and projected operating expenses. Ms. Adams would include this item on the Action Items List.

iii. Approval of Check Register

Ms. Adams presented the Check Register from September 1, 2026, through September 30, 2026, in the amount of $288,423.84.

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

iv. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through August 31, 2026.

v. Replacement and Maintenance Plan

Ms. Adams presented the Replacement and Maintenance Plan, which was the final plan for Fiscal Year 2026 and reported that closures were scheduled to begin October 9, and the project was expected to take 30 to 45 days to complete. Mr. Scheerer noted that the men's restroom would remain open during the refurbishment and there would be temporary signage. Ms. Adams reported that the HVAC replacement at Seven Eagles was scheduled and Mr. Scheerer indicated that Seven Eagles would be closed from 8:00 a.m. and 11:00 a.m. during the installation.

vi. E-Mail Subscribers

Ms. Adams reported that there were 229 active email subscribers for the CDD's email.

E. Security Report

Ms. Adams provided security reports from Reunion Security and Reunion West POA for informational purposes. Mr. Vargas reported that one house party was shut down and there were 257 parking violations.

Mr. Vargas confirmed that security responded to complaints.

ELEVENTH ORDER OF BUSINESS **Other Business**

There was no other business.

TWELFTH ORDER OF BUSINESS **Supervisors' Requests**

There were no supervisors' requests.

THIRTEENTH ORDER OF BUSINESS **Next Meeting Date: November 12, 2026**

The next meeting was scheduled for November 12, 2026, at 10:30 a.m.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Barry seconded by Mr. Staley with all in favor the meeting was adjourned at 11:57 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING AMENDMENTS TO THE GENERAL FUND BUDGET FOR FISCAL YEAR 2026 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution 2025-07 the Reunion West Community Development District Board of Supervisors (the "Board") adopted a General Fund Budget for Fiscal Year 2026; and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2026.

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

1. The General Fund Budget for Fiscal Year 2026 is hereby amended and restated as set forth on the Fiscal Year 2026 Budget attached hereto as **"Exhibit A"**.

2. This Resolution shall take effect immediately upon adoption and be reflected in the monthly and Fiscal Year End 9/30/2026 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 12th day of November, 2026.

ATTEST:

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman/Vice Chairman

This item will be provided under separate cover

SECTION 5

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, an Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"), with its principal address at c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within two (2) business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 4 and 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District and shall not be disclosed, other than in strict compliance with the law or court order.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, , agents, employees, and its district manager (including its employees and agents), from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are

excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Osceola County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV

must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, an Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (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 term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must 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. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, TADAMS@GMSCFL.COM , OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA, 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless

the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF FLORIDA

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the Reunion West Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION 6

Kejsi Shuaipi, Account Manager
(954) 620-0908
kejsi.shuaipi@reserveadvisors.com

Property Wellness
Reserve Study Program Proposal
Level II Reserve Study

Reunion East and West Community Development District

Reunion, FL



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

37,000+
RESERVE STUDIES CONDUCTED

19,000+
ASSOCIATIONS SERVED

3,950,000+
RESIDENTS SERVED

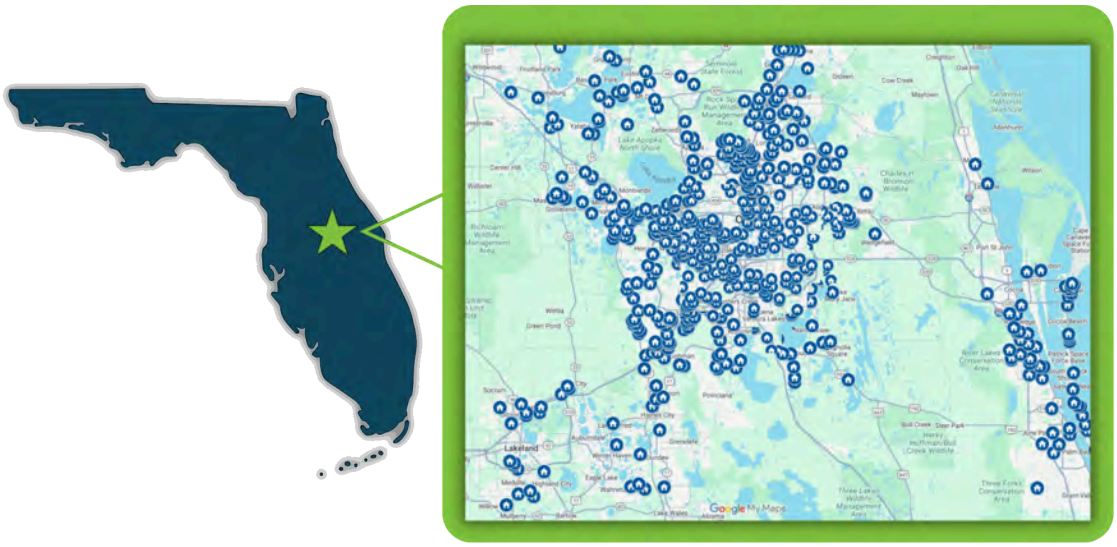
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"I had the pleasure of working with KC and JJ on updating a reserve study for an HOA I manage, and the experience was excellent from start to finish. Their communication was professional, knowledgeable, and consistently prompt throughout the process. They stayed on schedule, kept everything on track, and even delivered the updated study ahead of deadline. I highly recommend their services to anyone looking for reliable and efficient professionals."

Lissette Negron, Community Association Manager
Highlands Reserve Homeowners Association, Inc.
Davenport, Florida



"Having worked with Roy from Reserve Advisors for many years, I've always been able to rely on his expertise, professionalism, and consistency in delivering accurate reserve study reports. His attention to detail and deep understanding of association needs give our board's confidence in the recommendations provided. Roy has also always been available to help break down report findings and explain key details to board members when needed, making complex financial planning discussions much easier to navigate. His knowledge and responsiveness have made Reserve Advisors a trusted resource for our communities."

Sandy Etheredge, Director of Licensed Community Association Management
Empire Management Group
Kissimmee, Florida

Level II Reserve Study Update With Site-Visit

RESERVE™ ADVISORS
Long-term thinking. Everyday commitment.

	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
RESERVE STUDY PROCESS			
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
KEY DELIVERABLES			
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
		★ RECOMMENDED SERVICE LEVEL	

With historical knowledge of your property, we are proposing a Level II Reserve Study Update with Site Visit. The process closely aligns with the comprehensive Level I Reserve Study previously conducted. We reassess and verify the component inventory and quantities. Moreover, our dedicated reserve specialist will conduct a thorough visual inspection, evaluate the rate of deterioration between studies and re-evaluate the remaining useful lives of every component, considering the current conditions and projected replacement costs in the prevailing economic climate. This is the most economical approach to ensuring your community's reserve funding outlook remains aligned with the financial demands of preserving its common property.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level II Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: If applicable, the reserve study consultant will update the list of reserve components to reflect any changes to the property since the previous reserve study. We will conduct a new condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. We will update life and valuation estimates to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Reunion East and West Community Development District comprises 5379 units within. We've identified and will include the following reserve components:

The component inventory will reflect the latest reserve study conducted by Reserve Advisors. Before commencing the study, our engineer will review the component list with you to ensure the inclusion of any recently added items. You can find the list of reserve components in section 3 of the reserve study linked here.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

View Example



Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

View Example



Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

View Example



Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

View Example



Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

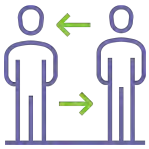
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

> RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.
>
> **Ellen C. | Treasurer**

The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study Update With Site Visit (Level II)	$11,000.00

Your Reserve Study Includes:

- **Pre-project Collaboration:** Meeting with management and the board on community priorities and goals.
- **Unlimited Virtual Support:** Free Study Presentation after report delivery. Available for the lifetime of your community.
- **Excel Financial Management Tool:** Fully editable spreadsheet to run scenarios & track actual expenditures.
- **Preventative Maintenance Guidance:** Clear maintenance schedules and practical steps you can implement right away.
- **Revision Period:** One complimentary update within 6 months of delivery.
- **Dedicated Expertise:** Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.

Scheduling Flexibility Discount Option	
☐ ~15% Discount for project kickoff in Q1 of 2027 Contingent upon contract being approved by 12/31/2026. The kickoff and inspection must be scheduled in Q1 of 2027 for this discount to be applied.	-$1,650.00

We will collaborate with you to deliver an updated reserve study that refreshes the 2021 report and reflects changes since then. The Association has completed several capital projects, including the installation of additional security gates at a new location, which should be incorporated into the component inventory, useful lives, and cost projections. In addition, with continued development in the Reunion East CDD / Reunion Village area and the project now virtually built out, this update is an important opportunity to confirm the final scope of Association-maintained assets and align the long-term funding plan with the community's stabilized, post-development conditions.

---

2. Sign below

Signature: _____ Title: _____

Name: _____ Date: _____

For: Reunion East and West Community Development District Ref: 090500

---

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 7/22/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC (“RA” or “us” or “we”) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property’s energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the “Report”) are based upon a “snapshot in time” at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property’s conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA’s willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an “RA Party”) harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA’S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

RA may have a financial interest in, or business relationships with, management companies, service providers, or other third parties that have or in the future may have a business relationship with you. Further, RA may from time to time receive and/or provide compensation, referral fees, discounts, or other remuneration from or to management companies or other third parties in connection with client referrals or other business arrangements, including this engagement. The foregoing is intended to satisfy any disclosure requirements under applicable certifications, standards, or codes of ethics.
29247750.6

SECTION 7

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 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: November 12, 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 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, 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 s 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.

SM FL 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/ld	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
Movilization 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

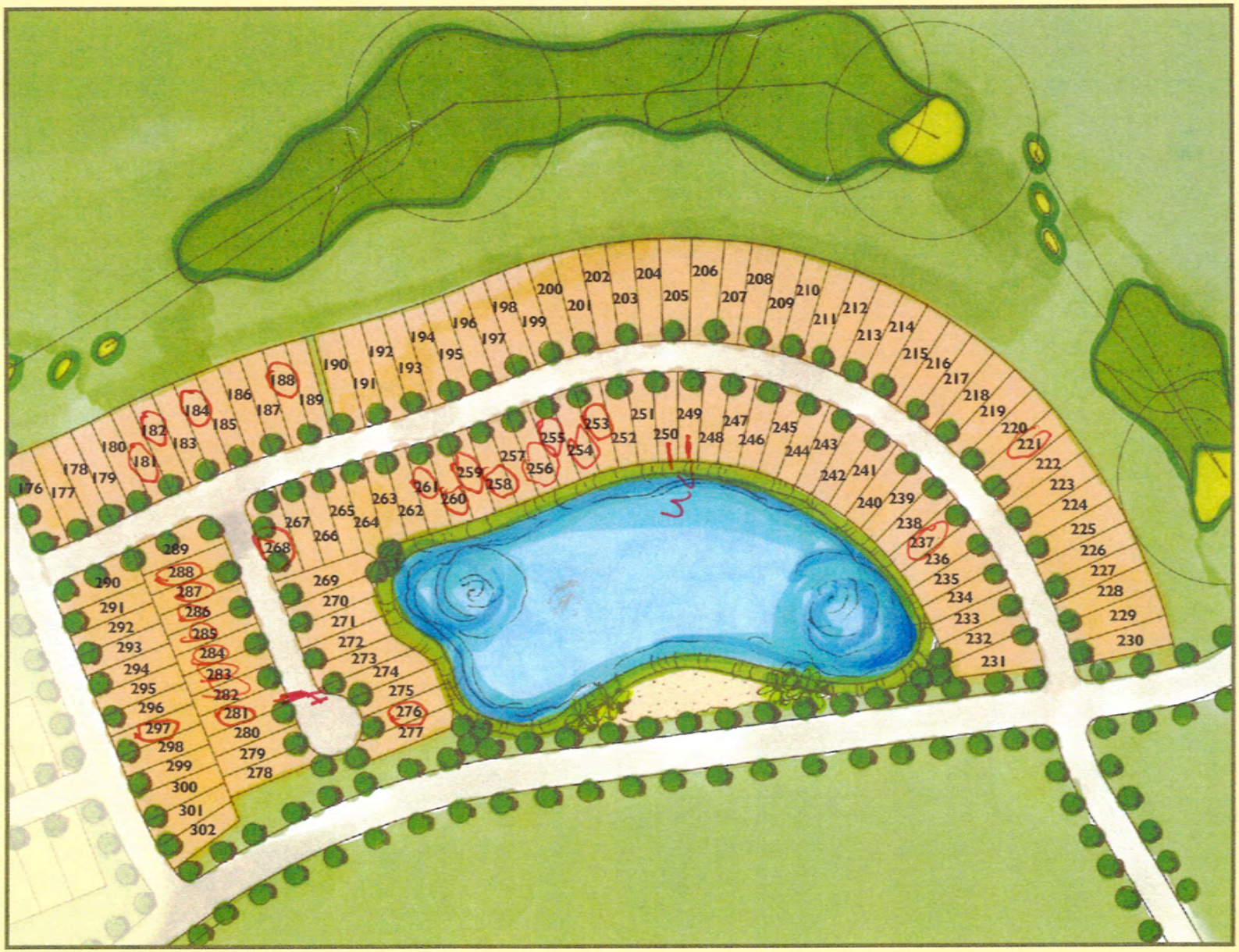
407-448-7539 massola@smflconstructionservices.com

Thank you for your business!

REUNION
RESORT & CLUB
OF ORLANDO

2024

MASTERS' LANDING



E
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W

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FAIRWAY RIDGE SOUTH



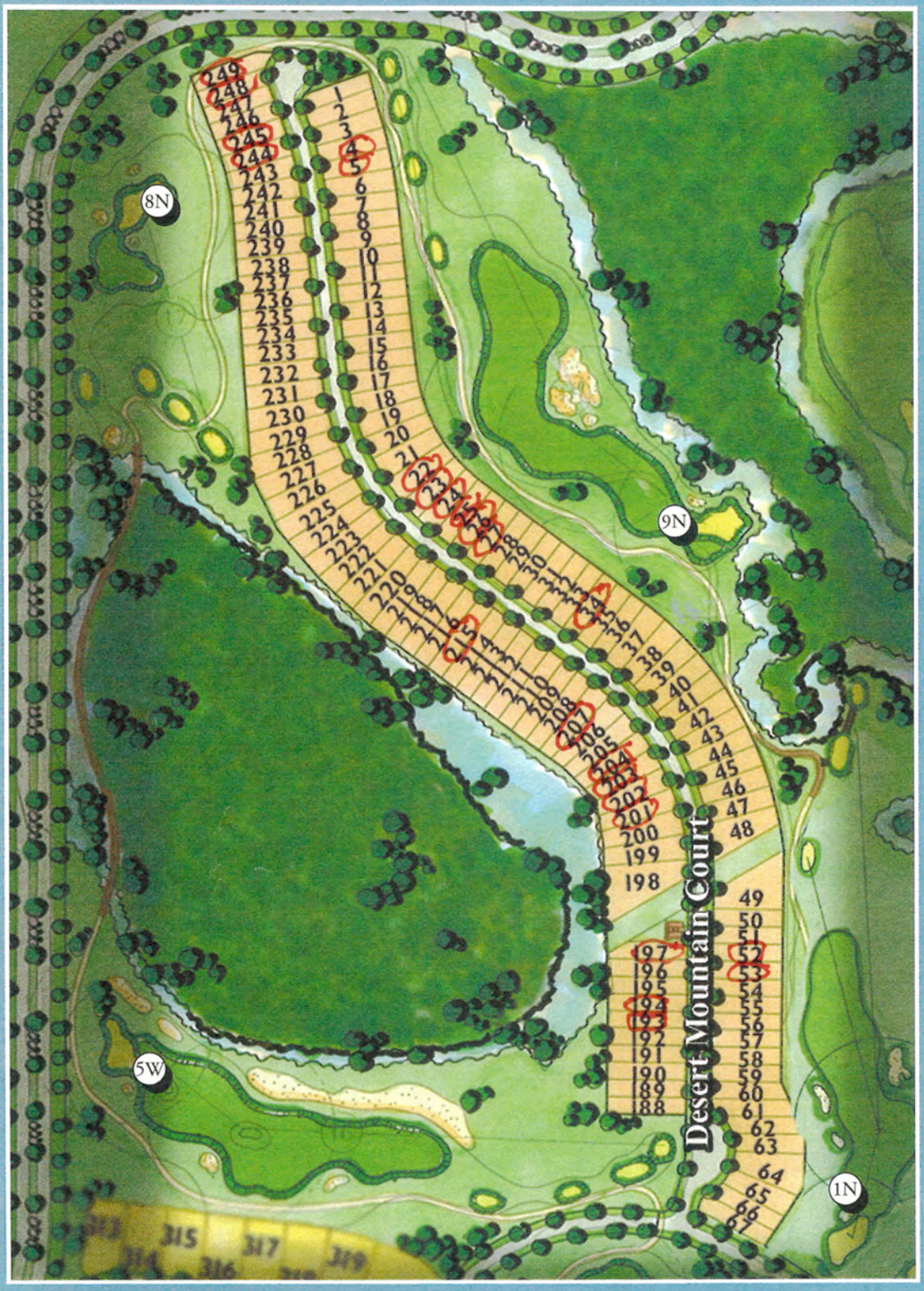


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Ph 3 Par 8
North & South

FAIRWAY RIDGE NORTH



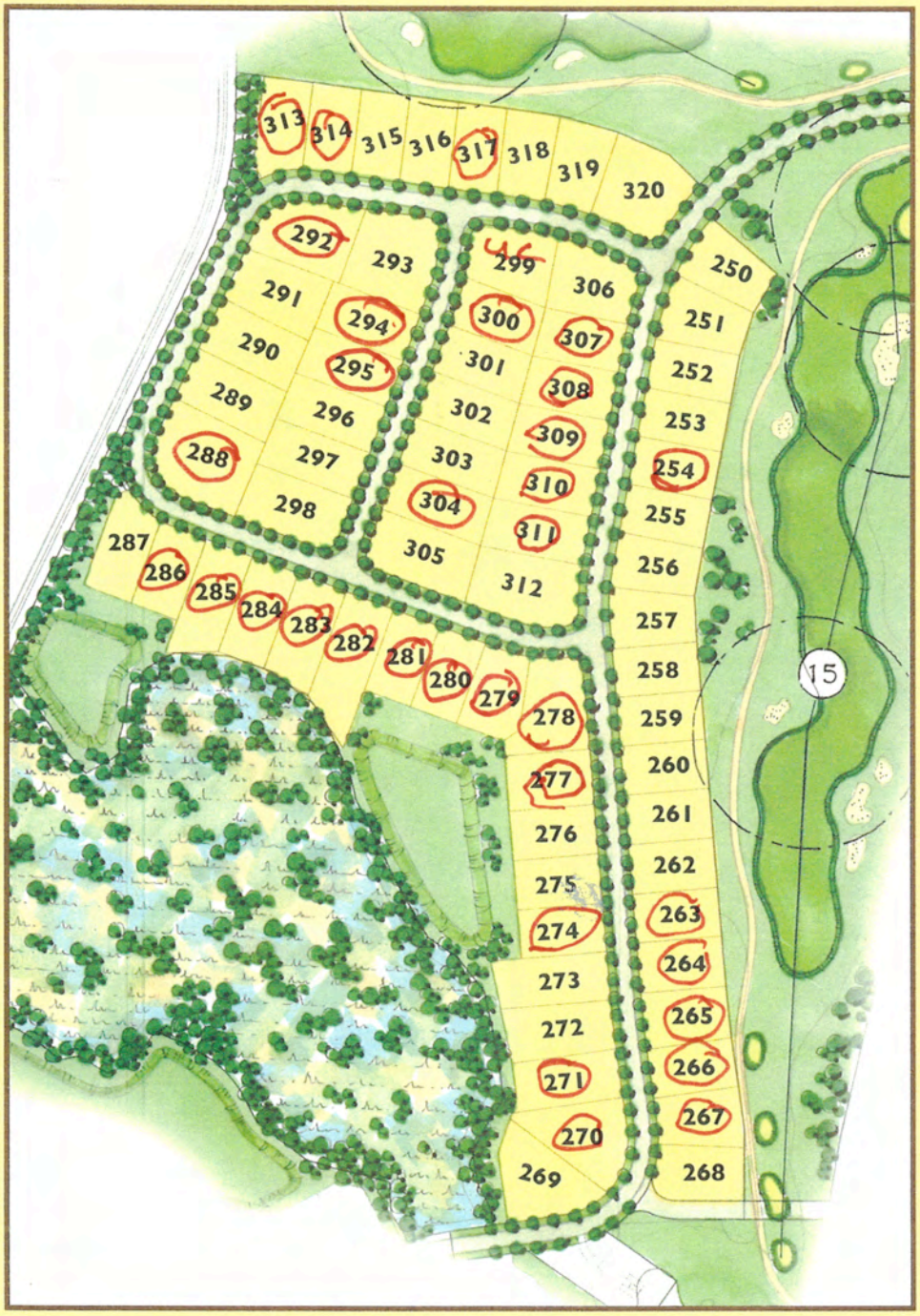


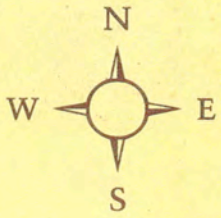
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THE ESTATES

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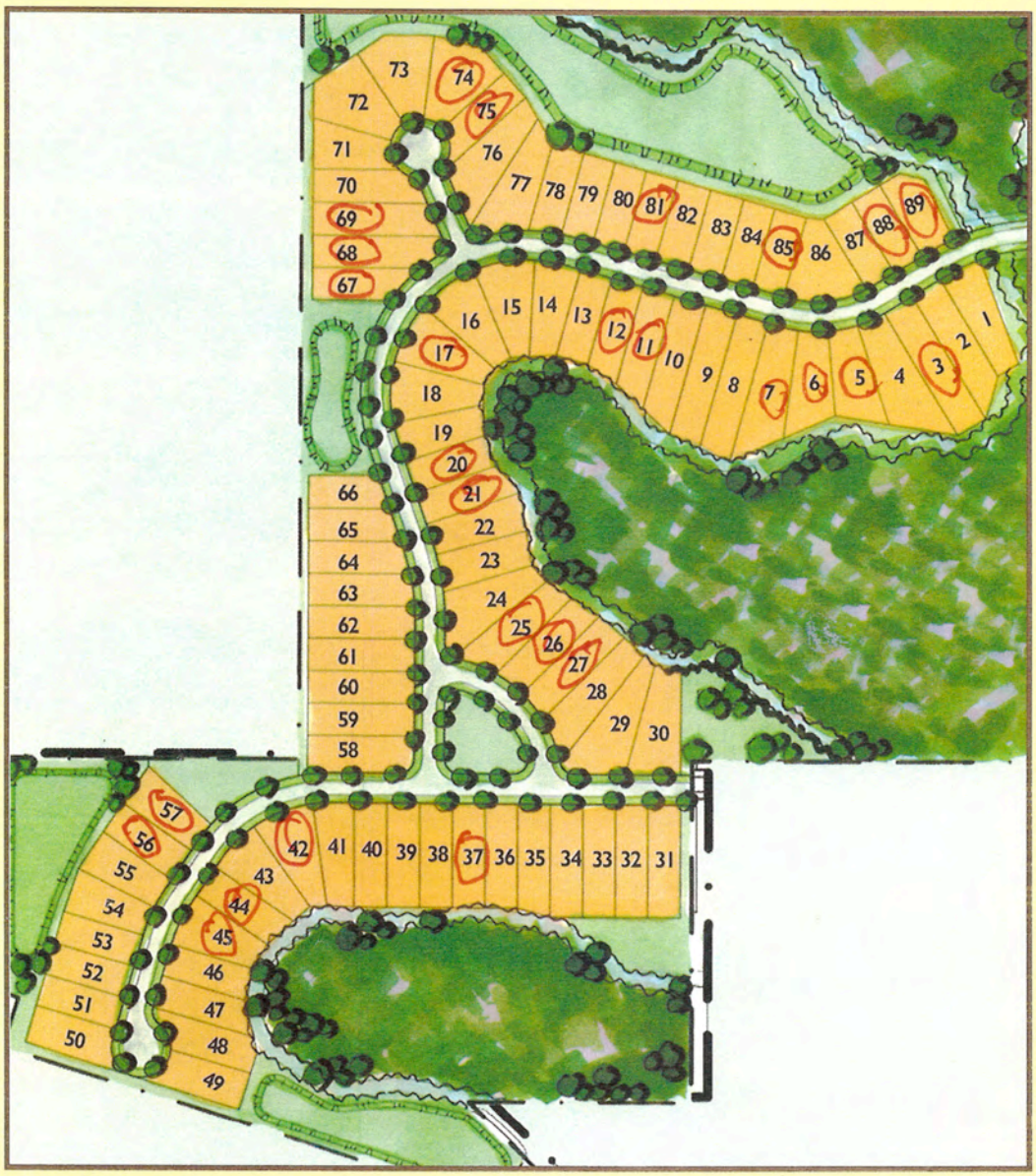


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Ph 3 Par 4

HERITAGE PRESERVE

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SECTION 8

SECTION D

SECTION i

Room Rental Report

Reunion East Community Development District
November 12, 2026
Presented by: Christine Wells, Assistant District Manager

5	2	4	8
RENTAL INQUIRIES	BOOKINGS	NOVEMBER EVENTS	DECEMBER EVENTS

Rental Inquiries

For October 5 – November 5, 2026, staff had 5 prospective rental inquiries. Two of those inquires materialized into rentals. The other 3 were informational or pending agreement.

Holiday Marketing

A holiday rental promotion featuring the Seven Eagles Pavilion & Pool Area and Heritage Crossing Community Center was sent out in an email blast on Friday, November 6, 2026. The full-size flyer is attached below. The campaign emphasizes holiday celebrations and other private gatherings and directs inquiries to District Management. This was sent out via the District's email contact list as well as the various POAs onsite.

Other Updates

- Tai Chi is reserved for Tuesdays, with only a handful of exceptions. Yoga is scheduled for Mondays and Thursdays. All exceptions have been communicated with Reunion Resort staff.
- Staff is working to finalize the purchase and installation of ballroom sound equipment. Final contract language, equipment specifications, and responsibility for warranties or repairs are under review before execution.
- Spectrum estimated total construction at $18,278.04, including $10,000 covered by Spectrum and a $8,278.04 District construction contribution. Spectrum estimated approximately 21 days for construction once authorized; ongoing service charges are separate. Staff requested alternative quotes from CenturyLink and Starlink and will bring them to the board when received.

Celebrate the Holiday Season at Reunion

HOST YOUR NEXT GATHERING CLOSE TO HOME

Plan a memorable holiday party, family celebration, reunion, birthday or special event at one of Reunion's beautiful venues.



SEVEN EAGLES
PAVILION & POOL AREA

- Resort-style setting for memorable gatherings
- Capacity up to 100 guests
- Temporary exclusive use of the pool area, including a large resort pool and two hot tubs
- Covered pavilion

SPECIAL RENTAL RATE

FOR RESIDENTS & NON-RESIDENT MEMBERS

$750

Please note: During a private pool rental, the fitness center and mailroom remain open and accessible.

1344 Seven Eagles Court, Reunion, FL 34747



HERITAGE CROSSING
COMMUNITY CENTER

- Elegant, spacious venue for larger gatherings
- Ample complimentary parking
- Ideal for parties, reunions, weddings, showers, corporate events and more

SPECIAL RENTAL RATES

FOR RESIDENTS & NON-RESIDENT MEMBERS

Half Ballroom (up to 300 guests)	**$500**
Full Ballroom (up to 614 guests)	**$750**

7715 Heritage Crossing Way, Reunion, FL 34747

Reserve Your Date Today!

Contact Christine Wells at **cwells@gmscfl.com**

SECTION ii

Reunion East Action Items				
Meeting Assigned	**Action 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. Counsel resolving if any unassigned debt residual from bond default will be applied to any future proceeds. Real Estate Representation Agreement is on hold as of 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**	
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 started October 9. Expected to be complete by December 31.

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	**Completed**	BOS delegated authority to Chair to approve NTE $75K. Proposal approved and equipment to be installed October 8. Email to residents completed. Work completed week of October 12.
10/8/26	Amend and Restate Parking Rules	Curley/Adams/Counse	**In Process**	PH to amend and restate parking rules for Phase 4/5 Reunion Village and Spectrum Condos set 12.10.2026 at 1:00 pm. Proposed maps to be reviewed by BOS 11.12.2026
10/8/26	Internet Connection at HCCC	Wells	**In Process**	BOS approved Spectrum 10.08.2026.

10/8/26	Custodial Service	Scheerer	**In Process**	RFP issued 10.28.2026. BOS to review proposal for custodial service and select provider 12.12.2026 effective January 2027

Reunion West Action Items				
Meeting Assigned	**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		**On Hold**	BOS approved proposal 08.13.2026. Legal agreement pending completion and execution as of 09.30.2026. Legal concerns raised 10.08.2026.
8/13/26	Sinclair Road Improvements	Curley	**FY2027**	BOS authorized preliminary engineering work 08.13.2026. Plans and proposals pending BOS review.
9/10/26	Whitemarsh Way Parking Improvements	Curley	**FY2027**	BOS authorized preliminary engineering work 08.13.2026. Plans and proposals pending BOS review.

10/8/26	GTP Dog Park Feasibility	Scheerer	**In Process**	Alan to review site, propose plan and costs for installation and maintenance. Information to be presented 12.10.2026.
	Interlocal Amenity Agreement Amendment	Counsel	**In Process**	Boards reviewed shared cost framework at joint workshop 10.29.2026. Graham and Mark will work on budget, Mike and June will work on interlocal language.

SECTION iii

Reunion West

Community Development District

Summary of Invoices

October 01, 2026 - October 31, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	10/8/26	2793	$	1,350.00
	10/22/26	2794-2801		28,925.11
	10/27/26	2802		1,860.00
			$	32,135.11
Payroll				
	October 2026			
	Graham Staley	50764	$	184.70
	Mark Greenstein	50765		184.70
	Michael Barry	50766		184.70
	Sharon Harley	50767		184.70
			$	738.80
TOTAL			**$**	**32,873.91**

*** CHECK DATES 10/01/2026 - 10/31/2026 *** REUNION WEST-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/08/26	00073	9/25/26	7479-09- SERIES 2016 ARBITRAGE	202609	310	51300-31400				*	450.00		
		9/25/26	7480-09- SERIES 2017 ARBITRAGE	202609	310	51300-31400				*	450.00		
		9/25/26	7481-09- SERIES 2019 ARBITRAGE	202609	310	51300-31400				*	450.00		
									AMERICAN MUNICIPAL TAX-EXEMPT			1,350.00	002793
10/22/26	00035	9/30/26	239793 AQUATIC PLANT MGMT SEP26	202609	320	53800-47000				*	164.69		
		9/30/26	239793 AQUATIC PLANT MGMT SEP26	202609	300	13100-10100				*	218.31		
									APPLIED AQUATIC MANAGEMENT INC			383.00	002794
10/22/26	00053	10/02/26	6225 REPLC SECTION OF FENCE	202609	320	53800-48100				*	307.45		
		10/02/26	6225 REPLC SECTION OF FENCE	202609	300	13100-10100				*	407.55		
		10/08/26	6228 RESET STOP SIGN	202610	320	53800-53200				*	31.50		
		10/08/26	6228 RESET STOP SIGN	202610	300	13100-10100				*	43.50		
									BERRY CONSTRUCTION INC.			790.00	002795
10/22/26	00049	10/01/26	94826 FY27 SPECIAL DISTRICT FEE	202610	310	51300-54000				*	175.00		
									FLORIDA DEPARTMENT OF COMMERCE			175.00	002796
10/22/26	00020	10/01/26	653 MANAGEMENT FEES OCT26	202610	310	51300-34000				*	4,546.83		
		10/01/26	653 WEBSITE ADMIN OCT26	202610	310	51300-35200				*	111.42		
		10/01/26	653 INFORMATION TECH OCT26	202610	310	51300-35100				*	167.08		
		10/01/26	653 DISSEMINATION FEE OCT26	202610	310	51300-31300				*	928.25		
		10/01/26	653 AMENITY MANAGEMENT OCT26	202610	320	53800-12100				*	346.08		
		10/01/26	653 OFFICE SUPPLIES OCT26	202610	310	51300-51000				*	.27		
		10/01/26	653 POSTAGE OCT26	202610	310	51300-42000				*	20.19		
		10/01/26	654 FIELD MANAGEMENT OCT26	202610	320	53800-12000				*	2,913.25		
		10/08/26	655 FY27 ASSESSMENT ROLL CERT	202610	310	51300-31700				*	8,354.00		
									GOVERNMENTAL MANAGEMENT SERVICES			17,387.37	002797

*** CHECK DATES 10/01/2026 - 10/31/2026 *** REUNION WEST-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/22/26	00036	8/31/26	4091	202608	320-53800-43100		*	3.27		
			TOHO#002637240-033012809							
		9/01/26	4118	202608	320-53800-43000		*	56.11		
			DUKE ENERGY9100-8323-9862							
		9/01/26	4119	202608	320-53800-43000		*	490.11		
			DUKE ENERGY9100-8324-0443							
						KINGWOOD ORLANDO REUNION RESORT LLC			549.49	002798
10/22/26	00043	10/13/26	159288	202609	310-51300-31500		*	5,790.02		
			BOS MTG/EASEMENT/AGREEMNT							
		10/13/26	159289	202609	310-51300-31500		*	79.00		
			CONDEMN SETTLEMENTS EMAIL							
		10/13/26	159290	202609	310-51300-31500		*	762.50		
			QUIT CLAIM DEED-1ST AMER							
		10/13/26	159290	202609	310-51300-31500		*	335.50		
			TITLE WORK-SETTLE. AGREE.							
						LATHAM LUNA EDEN AND BEAUDINE LLP			6,967.02	002799
10/22/26	00005	9/14/26	OSA12504	202609	310-51300-48000		*	411.08		
			NOT. FY27 MEETNG DATES							
						ORLANDO SENTINEL			411.08	002800
10/22/26	00051	8/05/26	04838	202607	310-51300-31100		*	696.50		
			CDD MEETING							
		8/05/26	04838	202607	310-51300-31100		*	796.00		
			SINCLAIR/TRAD.ENTR.RSTRPE							
		8/05/26	04838	202607	310-51300-31100		*	24.65		
			REIMBURSABLE EXPENSES							
		9/30/26	04900	202608	310-51300-31100		*	199.00		
			COUNTY MTG-RESTRIPE ENTR.							
		9/30/26	04900	202608	310-51300-31100		*	546.00		
			CDD MEETING VIA ZOOM							
						BOYD CIVIL ENGINEERING INC			2,262.15	002801
10/27/26	00053	10/22/26	6237	202610	320-53800-47900		*	88.20		
			SPRAYED NESTS/PLAYGROUND							
		10/22/26	6237	202610	300-13100-10100		*	121.80		
			SPRAYED NESTS/PLAYGROUND							
		10/23/26	6245	202610	320-53800-53200		*	693.00		
			INSTALL 12 STOP SIGNS							
		10/23/26	6245	202610	300-13100-10100		*	957.00		
			INSTALL 12 STOP SIGNS							
						BERRY CONSTRUCTION INC.			1,860.00	002802

TOTAL FOR BANK A 32,135.11

*** CHECK DATES 10/01/2026 - 10/31/2026 ***
REUNION WEST-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#

TOTAL FOR REGISTER 32,135.11

SECTION iv

Reunion West

Community Development District

Unaudited Financial Reporting

September 30, 2026

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Reunion West

Community Development District

Balance Sheet

September 30, 2026

	General Fund	Replacement & Maintenance Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist	$ 276,708	$ 55,807	$ -	$ -	$ 332,515
Assessment Receivable	15,997	-	22,401	-	38,398
Investments:					
Series 2015					
Reserve	-	-	166,159	-	166,159
Revenue	-	-	266,778	-	266,778
Series 2016					
Reserve	-	-	325,026	-	325,026
Revenue	-	-	589,268	-	589,268
Prepayment	-	-	28	-	28
Series 2017					
Reserve	-	-	300,724	-	300,724
Revenue	-	-	532,569	-	532,569
Prepayment	-	-	2,929	-	2,929
Series 2019					
Reserve	-	-	331,921	-	331,921
Revenue	-	-	267,692	-	267,692
Prepayment	-	-	34	-	34
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	519,755	-	519,755
Investment - Custody	3,381	-	-	-	3,381
SBA - Operating	372,528	-	-	-	372,528
SBA - Reserve	-	817,343	-	-	817,343
Due from Reunion East	35,324	-	-	-	35,324
Prepaid Expenses	54,125	-	-	-	54,125
Total Assets	**$ 758,064**	**$ 873,150**	**$ 3,585,220**	**$ -**	**$ 5,216,434**
Liabilities:					
Accounts Payable	$ 13,385	$ -	$ -	$ -	$ 13,385
Due to Reunion East	229,882	61,892	-	-	291,774
Total Liabilities	**$ 243,266**	**$ 61,892**	**$ -**	**$ -**	**$ 305,159**
Fund Balances:					
Assigned For Debt Service 2015	$ -	$ -	$ 435,484	$ -	$ 435,484
Assigned For Debt Service 2016	-	-	918,515	-	918,515
Assigned For Debt Service 2017	-	-	840,147	-	840,147
Assigned For Debt Service 2019	-	-	603,065	-	603,065
Assigned For Debt Service 2022	-	-	788,009	-	788,009
Assigned For Capital Projects 2019	-	-	-	-	-
Unassigned	514,798	811,258	-	-	1,326,056
Total Fund Balances	**$ 514,798**	**$ 811,258**	**$ 3,585,219.98**	**$ -**	**$ 4,911,276**
Total Liabilities & Fund Equity	$ 758,064	$ 873,150	$ 3,585,220	$ -	$ 5,216,434

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 2,052,353	$ 2,052,353	$ 2,091,619	$ 39,266
Interest	24,000	24,000	35,673	11,673
Rental Income	5,714	5,714	16,200	10,486
Total Revenues	**$ 2,082,067**	**$ 2,082,067**	**$ 2,143,493**	**$ 61,426**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 10,800	$ 1,200
FICA Expense	918	918	826	92
Engineering Fees	30,000	30,000	18,467	11,533
Attorney	75,000	75,000	171,059	(96,059)
Arbitrage	2,250	2,250	2,250	-
Dissemination Agent	10,815	10,815	10,915	(100)
Annual Audit	5,250	5,250	5,250	-
Trustee Fees	21,108	21,108	21,173	(65)
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,973	52,973	52,973	(0)
Information Technology	1,947	1,947	1,947	-
Website Maintenance	1,298	1,298	1,298	(0)
Telephone	100	100	-	100
Postage	1,500	1,500	1,806	(306)
Printing & Binding	500	500	325	175
Insurance	13,241	13,241	12,005	1,236
Legal Advertising	5,000	5,000	4,438	562
Other Current Charges	1,000	1,000	1,871	(871)
Office Supplies	100	100	281	(181)
Property Appraiser Fee	750	750	1,313	(563)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	**$ 244,036**	**$ 244,036**	**$ 327,284**	**$ (83,248)**

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Maintenance - Shared Expenses				
Field Maintenance	$ 34,749	$ 34,749	$ 34,749	$ -
Amenity Management Services	4,128	4,128	-	4,128
Property Insurance	51,891	51,891	47,703	4,188
Telephone	17,200	17,200	18,345	(1,145)
Electric	287,124	287,124	291,718	(4,594)
Water & Sewer	32,250	32,250	36,456	(4,206)
Gas	45,150	45,150	45,285	(135)
Landscape - Contract	438,600	438,600	551,650	(113,050)
Landscape - Contingency	53,750	53,750	24,175	29,575
Pond Maintenance	10,750	10,750	9,009	1,741
Irrigation Repairs & Maintenance	15,050	15,050	8,771	6,279
Pool & Fountain Maintenance	165,550	165,550	148,582	16,968
Building Repairs & Maintenance	21,500	21,500	53,233	(31,733)
Contract Cleaning	61,030	61,030	71,608	(10,578)
Fitness Center Repairs & Maintenance	5,977	5,977	5,778	199
Gate & Gatehouse Maintenance	34,400	34,400	23,919	10,481
Amenity/Pool Lights	8,600	8,600	14,985	(6,385)
Maintenance (Inspections)	4,300	4,300	2,855	1,445
Operating Supplies	2,150	2,150	26	2,124
Parking Violation Tags	215	215	440	(225)
Pest Control	1,324	1,324	1,022	302
Pressure Washing	21,500	21,500	18,748	2,752
Repairs & Maintenance	15,480	15,480	5,943	9,537
Roadways/Sidewalks/Bridge	17,200	17,200	27,048	(9,848)
Security	91,963	91,963	83,301	8,662
Signage	8,600	8,600	6,910	1,690
Contingency	4,300	4,300	161	4,139
Total Maintenance - Shared Expenses	**$ 1,454,731**	**$ 1,454,731**	**$ 1,532,422**	**$ (77,691)**
Reserves				
Capital Reserve Transfer	$ 383,300	$ 383,300	$ 383,300	$ -
Total Reserves	**$ 383,300**	**$ 383,300**	**$ 383,300**	**$ -**
Total Expenditures	**$ 2,082,067**	**$ 2,082,067**	**$ 2,243,006**	**$ (160,939)**
Excess Revenues (Expenditures)	$ -		$ (99,513)	
Fund Balance - Beginning	$ -		$ 614,311	
Fund Balance - Ending	$ -		$ 514,798	

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	$ -	$ 17,174	$ 2,091,619
Interest	1,919	1,167	1,971	4,276	3,611	3,731	3,785	3,861	3,825	2,980	2,652	1,895	35,673
Rental Income	-	1,570	215	1,871	2,892	-	3,655	1,849	344	2,365	-	1,441	16,200
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**	**$ 20,509**	**$ 2,143,493**
Expenditures:													
Administrative:													
Supervisor Fees	$ 800	$ 800	$ 1,600	$ 2,200	$ 400	$ 800	$ 800	$ 600	$ 600	$ 600	$ 800	$ 800	$ 10,800
FICA Expense	61	61	122	168	31	61	61	46	46	46	61	61	826
Engineering Fees	2,508	1,885	545	4,995	1,070	1,200	1,493	1,442	1,069	1,517	745	-	18,467
Attorney	-	23,130	16,740	97,884	3,276	5,066	6,714	3,161	3,369	1,620	3,133	6,967	171,059
Arbitrage	-	-	-	-	450	-	-	450	-	-	-	1,350	2,250
Dissemination Agent	901	901	901	901	901	901	901	901	901	1,001	901	901	10,915
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	4,414	52,973
Information Technology	162	162	162	162	162	162	162	162	162	162	162	162	1,947
Website Maintenance	108	108	108	108	108	108	108	108	108	108	108	108	1,298
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	60	15	6	32	11	57	6	35	31	1,512	35	6	1,806
Printing & Binding	-	1	-	1	-	-	-	-	-	323	-	-	325
Insurance	12,005	-	-	-	-	-	-	-	-	-	-	-	12,005
Legal Advertising	-	343	726	1,000	-	-	-	219	-	1,739	-	411	4,438
Other Current Charges	274	225	181	124	92	99	113	91	107	342	108	115	1,871
Office Supplies	1	0	0	0	1	0	0	0	0	278	0	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**	**$ 13,663**	**$ 14,562**	**$ 15,297**	**$ 327,284**

Reunion West

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance - Shared Expenses													
Field Maintenance	$ 2,896	$ 2,896	$ 2,896	$ 2,896	$ 2,896	$ 2,896	$ 2,896	$ 2,896	$ 2,896	$ 2,896	$ 2,896	$ 2,896	$ 34,749
Amenity Management Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	47,703	-	-	-	-	-	-	-	-	-	-	-	47,703
Telephone	1,506	1,560	1,600	1,270	1,470	1,377	1,246	1,205	2,507	1,563	1,432	1,609	18,345
Electric	24,606	15,947	35,594	21,430	17,865	30,827	23,255	25,015	24,841	24,139	25,143	23,056	291,718
Water & Sewer	2,113	2,315	3,225	2,655	3,376	3,140	2,485	2,799	2,219	5,253	3,333	3,542	36,456
Gas	1,415	1,410	3,447	5,701	7,070	10,173	6,390	3,963	2,505	1,214	1,006	991	45,285
Landscape - Contract	36,236	94,493	53,534	31,663	36,236	47,218	36,236	36,236	53,534	36,236	36,236	53,792	551,650
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	751	9,009
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	14,134	14,101	11,707	11,473	148,582
Building Repairs & Maintenance	8,658	1,056	677	2,052	658	6,063	688	3,517	17,476	7,479	2,887	2,022	53,233
Contract Cleaning	4,996	4,938	4,994	6,931	6,222	6,172	6,172	6,172	6,172	6,172	6,172	6,495	71,608
Fitness Center Repairs & Maintenance	140	661	140	1,230	140	510	140	546	406	538	151	1,178	5,778
Gate & Gatehouse Maintenance	1,315	438	1,278	874	1,822	5,898	3,047	2,292	2,059	1,225	1,257	2,414	23,919
Amenity/Pool Lights	2,127	2,129	1,116	2,683	844	2,320	-	1,355	415	140	1,719	138	14,985
Maintenance (Inspections)	338	344	381	-	473	-	172	619	163	-	366	-	2,855
Operating Supplies	-	-	-	-	-	-	-	-	-	-	26	-	26
Parking Violation Tags	-	-	-	-	-	-	-	-	440	-	-	-	440
Pest Control	36	97	36	36	97	380	36	97	36	36	97	36	1,022
Pressure Washing	-	-	6,644	11,116	-	-	-	301	-	688	-	-	18,748
Repairs & Maintenance	372	-	790	-	-	-	-	-	1,309	359	2,805	307	5,943
Roadways/Sidewalks/Bridge	215	252	774	722	-	-	8,982	5,096	-	6,568	1,419	3,020	27,048
Security	6,574	6,574	6,574	6,574	6,574	6,574	6,589	10,376	6,687	6,976	6,591	6,639	83,301
Signage	2,053	488	1,108	-	238	426	1,477	-	348	166	90	516	6,910
Contingency	-	-	-	-	-	-	-	-	-	-	-	161	161
Total Maintenance - Shared Expenses	**$ 158,754**	**$ 154,858**	**$ 140,467**	**$ 113,722**	**$ 101,111**	**$ 137,987**	**$ 118,240**	**$ 117,087**	**$ 139,330**	**$ 123,749**	**$ 106,082**	**$ 121,035**	**$ 1,532,422**
Reserves													
Capital Reserve Transfer	$ -	$ -	$ 383,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 383,300
Total Reserves	**$ -**	**$ -**	**$ 383,300**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 383,300**
Total Expenditures	**$ 188,335**	**$ 186,904**	**$ 549,273**	**$ 225,711**	**$ 113,340**	**$ 154,952**	**$ 133,013**	**$ 133,162**	**$ 163,928**	**$ 137,412**	**$ 120,644**	**$ 136,332**	**$ 2,243,006**
Excess Revenues (Expenditures)	$ (186,416)	$ 42,098	$ 786,967	$ (139,928)	$ (20,969)	$ (80,328)	$ (31,928)	$ (73,331)	$ (29,945)	$ (131,918)	$ (117,992)	$ (115,823)	$ (99,513)

Reunion West

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Transfer In	$ 383,300	$ 383,300	$ 383,300	$ -
Interest	35,000	35,000	32,992	(2,008)
Total Revenues	**$ 418,300**	**$ 418,300**	**$ 416,292**	**$ (2,008)**
Expenditures:				
Contingency	$ 720	$ 720	$ 532	$ 188
Capital Outlay	281,380	281,380	221,805	59,575
Total Expenditures	**$ 282,100**	**$ 282,100**	**$ 222,336**	**$ 59,764**
Excess Revenues (Expenditures)	$ 136,200		$ 193,956	
Fund Balance - Beginning	$ 471,043		$ 617,302	
Fund Balance - Ending	$ 607,243		$ 811,258	

Reunion West

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments	$ 326,875	$ 326,875	$ 333,130	$ 6,255
Interest	15,500	15,500	16,211	711
Total Revenues	**$ 342,375**	**$ 342,375**	**$ 349,341**	**$ 6,966**
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		$ 22,341	
Fund Balance - Beginning	$ 243,002		$ 413,144	
Fund Balance - Ending	$ 258,377		$ 435,484	

Reunion West

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments	$ 538,024	$ 538,024	$ 548,319	$ 10,295
Interest	28,500	28,500	29,203	703
Total Revenues	**$ 566,524**	**$ 566,524**	**$ 577,522**	**$ 10,998**
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		$ 49,068	
Fund Balance - Beginning	$ 558,850		$ 869,447	
Fund Balance - Ending	$ 596,921		$ 918,515	

Reunion West

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments	$ 503,509	$ 503,509	$ 513,144	$ 9,635
Interest	26,500	26,500	26,712	212
Total Revenues	**$ 530,009**	**$ 530,009**	**$ 539,856**	**$ 9,847**
Expenditures:				
Series 2017				
Interest - 11/01	$ 164,231	$ 164,231	$ 164,231	$ -
Principal - 11/01	170,000	170,000	170,000	-
Interest - 05/01	160,619	160,619	160,619	-
Total Expenditures	**$ 494,850**	**$ 494,850**	**$ 494,850**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 35,159		$ 45,006	
Fund Balance - Beginning	$ 511,345		$ 795,141	
Fund Balance - Ending	$ 546,504		$ 840,147	

Reunion West

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments	$ 438,505	$ 438,505	$ 446,893	$ 8,388
Interest	21,500	21,500	21,794	294
Total Revenues	**$ 460,005**	**$ 460,005**	**$ 468,687**	**$ 8,682**
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		$ 16,396	
Fund Balance - Beginning	$ 248,336		$ 586,669	
Fund Balance - Ending	$ 257,579		$ 603,065	

Reunion West

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments	$ 1,067,016	$ 1,067,016	$ 1,087,435	$ 20,419
Interest	30,500	30,500	32,683	2,183
Total Revenues	**$ 1,097,516**	**$ 1,097,516**	**$ 1,120,118**	**$ 22,602**
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		$ 68,968	

Reunion West

Community Development District

Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Interest	$ -	$ -	$ 975	$ 975
Total Revenues	**$ -**	**$ -**	**$ 975**	**$ 975**
Expenditures:				
Capital Outlay	$ -	$ -	$ 134,198	$ (134,198)
Total Expenditures	**$ -**	**$ -**	**$ 134,198**	**$ (134,198)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 6,416	$ (6,416)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 6,416**	**$ (6,416)**
Excess Revenues (Expenditures)	$ -		$ (126,807)	
Fund Balance - Beginning	$ -		$ 126,807	
Fund Balance - Ending	$ -		$ -	

Reunion West

Community Development District

Long Term Debt Report

SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS ASSESSMENT AREA TWO - PHASE ONE		
INTEREST RATES:	3.500%, 4.250%, 5.000%	
MATURITY DATE:	5/1/2036	
RESERVE FUND REQUIREMENT	$163,438	
RESERVE FUND BALANCE	$166,159	
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	$325,026	
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	$300,724	
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	$331,921	
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
10/30/26	ACH	$35,136.85	$0.00	$0.00	$3,260.89	$38,397.74	$15,996.98	$2,547.82	$4,193.61	$3,924.59	$3,417.90	$8,316.84	$38,397.74
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	TOTAL	**$ 5,285,765.19**	**$ 101,602.34**	**$ 170,511.40**	**$ 6,887.55**	**$ 5,020,539.00**	**$ 2,091,619.28**	**$ 333,129.54**	**$ 548,318.77**	**$ 513,143.61**	**$ 446,892.88**	**$ 1,087,434.92**	**$ 5,020,539.00**

101.91%	**Net Percent Collected**
$ (94,264.98)	**Balance Remaining to Collect**

SECTION V

Reunion East and West R&M FY2027 Project List	
FY2027 Project List	**Proposal**
HCCC Updates (restrooms, light fixtures, paint and Capital Repairs)	February
Seven Eagles Pool Pavilion - Fitness Equipment + Free Weights	February
Paint and Stucco Allowance Heritage + Seven Eagles	February
RE Stormwater (gutter curb, inlet and other) Replacement	December
ADA Pool and Spa Lifts (2 at Homestead, 2 at Carriage Pointe)	December
Pool Resurfacing HCCC Pool A, Spa B, Homestead Spa, Carriage Point Spa	December
Signage Allowance Phase 5 Parking Signs Reunion Village	May
Pool Furniture Allowance	February
Pool Equipment Allowance	TBD
HVAC Allowance	TBD
Sidewalk Installation on Reunion East and West Vacant Lots	TBD
Enhanced Street Parking on White Marsh Way	TBD
Sinclair Roadway Improvements	TBD

SECTION vi

October Reunion Report

The below data is for the 10 emails sent for October.

Reunion East - 477 active subscribers

Reunion West - 347 active subscribers

There were 8 emails sent to both districts.

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

There is a 72% open rate based on the average of opens over the 10 emails sent.

3 emails related to Board of Supervisors Meetings.

1 email related to Reunion Traffic Advisories OR Construction.

1 email related to Community Accomplishments.

5 emails related to Facility Closures OR Maintenance.