

Reunion East
Community Development District
&
Reunion West
Community Development District

Joint Meeting Agenda

October 9, 2025

AGENDA

Reunion East and Reunion West

Community Development Districts

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

UPDATED AGENDA

October 2, 2025

Joint Board of Supervisors Meeting
Reunion East & Reunion West Community Development Districts

Dear Board Members:

The joint meeting of the Board of Supervisors of the Reunion East Community Development District and the Reunion West Community Development District will be held **Thursday, October 9, 2025 at 10:30 AM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.**

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
 - A. Reunion East CDD
 - B. Reunion West CDD
2. Public Comment Period
3. Approval of Minutes of the September 11, 2025 Joint Board of Supervisors Meeting
 - A. Reunion East CDD
 - B. Reunion West CDD
4. Consideration of Seven Eagles Fountain Renovation Proposal from UCC Group
 - A. Reunion East CDD
5. Consideration of Reunion Terraces Pool and Spa Chairlift Proposals from Spies Pool
 - A. Reunion East CDD
6. Consideration of Heritage Crossings Community Center Furniture Proposals
 - A. Reunion East CDD
 - i. Admiral Furniture
 - ii. Apex Workplace Solutions
 - iii. Banquet Tables Pro
 - iv. BizChair
 - v. Workscapes
7. Request for Approval of NOCs from LGI Homes (Reunion Village)
 - A. Reunion East CDD
8. Review of Improvements for Reunion Village Boulevard and Poplin Street/Spine Road Mailbox Kiosk Parcel
9. Staff Reports

- A. Attorney
- B. Engineer
- C. Field Manager Updates
- D. District Manager's Report
 - i. Action Items
 - ii. Approval of Check Register
 - a. Reunion East CDD
 - b. Reunion West CDD
 - iii. Balance Sheet and Income Statement
 - a. Reunion East CDD
 - b. Reunion West CDD
 - iv. Consideration of Series 2021 Requisition #9
 - a. Reunion East CDD
 - v. Replacement and Maintenance Plan
- E. Security Report
- 10. Other Business
- 11. Supervisor's Requests
 - A. Reunion East CDD
 - i. Discussion of Maintenance Assessment Methodology for Reunion East CDD
 - B. Reunion West CDD
- 12. Next Meeting Date: November 13, 2025
- 13. Adjournment
 - A. Reunion East CDD
 - B. Reunion West CDD

Sincerely,

Tricia L. Adams
District Manager

MINUTES

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

The joint meeting of the Board of Supervisors of the Reunion East Community Development District and Reunion West Community Development District was held on Thursday, **September 11, 2025** at 9:30 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 for the Reunion East CDD:

Mark Greenstein	Chairman
Trudy Hobbs	Vice Chairperson
June Wispelwey	Assistant Secretary
Diane Davis	Assistant Secretary

Present and constituting a quorum for the Reunion West CDD:

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

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Grace Montanez	Reunion West POA Manager
Victor Vargas	Reunion Security
Residents	

The following is a summary of the discussions and actions taken at the September 11, 2025 Reunion East and Reunion West Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 9:33 a.m. and called the roll.

A. Reunion East CDD

Ms. Adams called the roll for the Reunion East CDD. A quorum was present.

B. Reunion West CDD

Ms. Adams called the roll for the Reunion West CDD. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the August 14,
2025 Board of Supervisors Meeting**

A. Reunion East CDD

Ms. Adams presented the minutes of the August 14, 2024 Reunion East Board of Supervisors meeting, a draft of which were reviewed by the District Manager and District Counsel and were included in the agenda package. Non-substantive changes were received, regarding a small correction from post office to mail kiosk.

On MOTION by Ms. Wispelwey seconded by Ms. Hobbs with all in favor the Minutes of the August 14, 2025 Reunion East CDD Board of Supervisors Meeting were approved as amended.

B. Reunion West CDD

Ms. Adams presented the minutes of the August 14, 2024 Reunion West Board of Supervisors meeting, a draft of which were reviewed by the District Manager and District Counsel and were included in the agenda package. A non-substantive correction was received from Mr. Staley, to clarify vehicles being in good condition related to the discussion on the Parking Rules.

On MOTION by Mr. Barry seconded by Ms. Harley with all in favor the Minutes of the August 14, 2025 Reunion West CDD Board of Supervisors Meeting were approved as amended.
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FOURTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2026
Contract Renewals**

A. Reunion East CDD

i. Aquatic Vegetation Management Agreement with Applied Aquatic Management, Inc.

Mr. Scheerer presented the renewal from Applied Aquatic for aquatic vegetation management, which was included in the agenda package. It would run in tandem with the fiscal year, for budgeting purposes and execution at the same time of year. It included the 11 stormwater ponds associated with Reunion Village and one stormwater pond in Patriots Landing. The amount coincides with the budget. There was a slight increase, which was anticipated. Mr. Staley was surprised that there were 11 ponds in Reunion Village. Mr. Scheerer confirmed that they went from one to 11 ponds in a matter of a year and a half.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Aquatic Vegetation Management Agreement with Applied Aquatic Management, Inc. was approved.

ii. Custodial Services Agreement with PG Service Group, LLC.

Ms. Adams indicated that Reunion East had custodial services with PG Service Group and their agreement was included in the agenda package. Mr. Scheerer pointed out that included with the agreement, was a cover letter requesting an increase of \$2,867 per month, to the overall cost of the contract. When this contract was entered into, there were many unknowns because the resort was providing those services. This agreement and the raise would go into effect in January. A breakdown of costs was provided. The budget for Fiscal Year 2026 was \$141,930. With three months of the current rate and nine months of the new rate proposed, they were looking at \$163,000 in overall costs. The biggest amount was for the Seven Eagles pool, which increased almost \$3,000, due to the materials that they were using and the labor. The pool amenities and community center increased slightly. There were also ancillary fees for ballroom cleanup and event setup and breakdown price of \$300, should there be a need. Ms. Adams pointed out that because this was an increased cost, the Board had some options. There was a current Service Agreement in place for custodial services at Reunion East through December 31, 2025 and the Board could direct staff to bid this out or further negotiate with PG Service Group. When the Board entered into the agreement with PG Service Group, there was a competitive bid process. PG Service Group was

the low bidder. At that time, because their bid was substantially lower, Ms. Adams called some of their current clients, to find out if after the first year of service, they asked for increases and all of those clients stated that they asked for 2% to 3%, but not a substantial amount.

Mr. Greenstein questioned what staff recommended. Ms. Adams felt that PG Service Group was doing an excellent job, were able to fulfill the contract, have gone above and beyond on the delivery of customer service and had positive interactions with guests. Furthermore, this price was fair and at the market rate, for the services that they provided. However, she did not recommend reducing the service in order to reduce the cost, because Seven Eagles is a busy facility. Mr. Scheerer confirmed that their communication was above and beyond, as he received daily reports and requests for maintenance items. In addition, he had a monthly site visit with their Area Manager once a month, to tour the entire facility and received phone calls and text messages from them. Last night, they needed extended services and PG Service Group accommodated them. Ms. Wispelwey asked if Seven Eagles was part of the CDD or if it was part of the Resort. Ms. Adams confirmed that Seven Eagles was owned by the CDD, but a small number of square feet comprising the kitchen and bar was owned by Kingwood Orlando Reunion Resort (KORR). Ms. Wispelwey questioned whether it was being used exclusively by the Resort or by the community at large. Ms. Adams explained that irrespective of whether it was a 12 month or seasonal resident or guest, ultimately it all tied back to property ownership which tied into the CDD maintenance fees. From the time that the planned unit development was submitted to the county, Seven Eagles was intended to be owned and maintained by the CDD. Furthermore, it was constructed with tax exempt bonds that were issued by the CDD. Over the years, different groups managed the facility. After KORR became a property owner within the CDD, they assumed a role as a manager of that facility, including incurring some of the daily expenses for paper products, supplies and utilities. The CDD paid for the management service. Ultimately, KORR decided to cancel that agreement and since that time, the CDD was directly managing that facility.

Ms. Hobbs recalled that it had always been the CDD's and in past years, the CDD was fortunate that the Resort managed it, but they no longer wanted to do it. Ms. Wispelwey felt that the Resort had more skin in the game for this particular piece and questioned whether there was any thought of getting them to put more skin in the game, as it was looked upon by people in the community, as the Resort versus the CDD. Ms. Davis voiced concern that this was the only Gym and as a top-rated resort, there must be a Gym and the CDD allowed them to promote it on their

website. There was not enough skin in the game, because the CDD was taking on the brunt of the cost, maintenance, time and resources. Ms. Adams recalled when KORR cancelled the Management Services Agreement (MSA) one year ago, they entered into an agreement for custodial services for all of the CDD amenities and the CDD needed to find a different service provider. The service provider that came in, was cost competitive and provided some savings during the current fiscal year, as a result of bidding that out. Mr. Staley pointed out if KORR owned it, they would restrict the use, as only members and their guests, would be able to use it, but Reunion East was paying more for that facility, than was warranted by its use by CDD members. Mr. Staley questioned whether KORR booked it for Kingwood type events. Ms. Adams confirmed the bulk of the rental revenue that was received during the current fiscal year was from the rental of the Seven Eagles facility. Ms. Davis pointed out that it was a small fee. Mr. Greenstein felt that the Board covered a great deal of material on this subject in an efficient period of time, but the original developer made conscious decisions to amenitize the overall Development Plan with CDD funded facilities. Homeowners had access to these facilities and they needed a full-blown Fitness Center for the Resort. People were frustrated, but it was a 23-year-old frustration, that they were able to delay construction of a proper Fitness Center or more expansive Fitness Center than they currently had, because of the CDD's Fitness Center.

Ms. Hobbs felt that the CDD had no legal standing to charge the Resort any more than anyone else. Ms. Wispelwey was in favor of approving it, but felt that it required more thought, as the Resort was using the CDD Fitness Center as their Fitness Center and felt that they should ask the Resort about using The Stables as a Fitness Center or turning it into a pickleball court. Therefore, because the Resort benefits more than the average person that owned in Reunion, they should think about how to get the Resort to be more of a partner. Mr. Staley liked Mr. Greenstein's point about it being a partnership and preferred that both CDDs sit down with KORR, to discuss how to make this a better community. He did not mind promoting the CDD Fitness Center on their website, because it was good for the entire community, which they were a part of. Ms. Davis felt that they needed to share the financial burden. Ms. Trucco noted some legal type issues were being discussed, one of which is the idea of marketing the CDD property as owned by a different entity, which they would need to look at in order to see exactly how it was being represented. Mr. Greenstein recalled that there was a video that had an aerial of the resort. Ms. Trucco pointed out that merely showing what facilities were accessible for access to rentals or other uses may not

necessarily constitute wrongdoing so she would like to see the webpage and the specific language first before jumping to a conclusion. Ms. Harley wanted to get back to a situation where the Resort and the CDD worked closer together for the good of the overall community, but if they were talking about these amenities, Encore should have some responsibility, as they were allowed to use the Fitness Center as well as Reunion Village. Ms. Trucco pointed out that every landowner within the CDD boundary paid an assessment and Florida Law generally required that assessments be apportioned in proportion to the benefit received. This Board had control over the amount of assessment and if this Board felt that a certain landowner should pay more for their assessment because they received a greater benefit from the CDD services, the Board could change the assessment amount, including by amending the Assessment Methodology. There were CDDs that went through that process, beginning with obtaining proposals for a Methodology Consultant to review assessment levels in proportion to the benefits received.

Ms. Davis was in favor of hiring a Methodology Consultant, as the assessment felt lopsided. Mr. Staley agreed, as the methodology was complicated, especially if Kingwood was showing videos of this community, because a guest could use the Seven Eagles facility. Ms. Trucco pointed out that marketing wherein third parties are holding themselves out as owners would be of concern to , the CDD and should look into that closely, but if it was just video of the property, the CDD may not have any legal claims to object. Mr. Greenstein indicated that the bottom line was if Kingwood wanted to use the overall facility to include the pool pavilion for a special event, they had to pay fees just like any other entity. However, they needed to deal with what was currently before the Board, which was the Custodial Services Agreement with PG Service Group, LLC. Ms. Adams indicated that the Board could approve the agreement or bid out the services. Mr. Greenstein was in favor of approving it, because when they bid out services, PG Service Group was the most competitive and did a good job.

On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the Custodial Services Agreement with PG Service Group, LLC. effective in January was approved.

Ms. Trucco pointed out that a standard termination clause was included in the agreement, if the Board did not like the service or wanted to use a different vendor.

B. Reunion West CDD

i. Aquatic Vegetation Management Agreement with Applied Aquatic Management, Inc.

Ms. Adams presented the renewal from Applied Aquatic, which was included in the agenda package. Mr. Scheerer indicated that there were two bodies of water in Reunion West, one of which was located in Encore Reunion West and the other one near Wynstone Way and Grand Traverse Parkway. These were same ponds that the District had been maintaining for a number of years, after some infrastructure was acquired from Encore Reunion West and was included in the budget for 2026. Mr. Staley questioned why on the east side, there were 12 ponds at a cost of \$1,400 per pond, but on the west side, there were two ponds for \$2,300 per pond. Mr. Scheerer explained that there were much smaller ponds on the Reunion Village side, as opposed to the larger ponds on the west side. However, they could look at other vendors if the Board so chooses. Ms. Hobbs asked if the one on Grand Traverse Parkway was a pond. Mr. Staley confirmed that it was a dry pond. Mr. Scheerer pointed out that the one on Grand Traverse Parkway and Wynstone Way, was the only pond. Ms. Hobbs questioned the one on Tradition Boulevard. Mr. Scheerer confirmed that it was a golf course irrigation pond, that supplied water for properties on the west side.

On MOTION by Mr. Staley seconded by Mr. Greenstein with all in favor the Aquatic Vegetation Management Agreement with Applied Aquatic Management, Inc. was approved.
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FIFTH ORDER OF BUSINESS

**Approval of Fiscal Year 2026 Meeting
Schedule**

Ms. Adams presented meeting schedules for Fiscal Year 2026, which were included in the agenda package. There was discussion about the benefit of meeting together, such as efficiencies and overall better service to the community, with the ability to discuss things between the Boards in real-time. Schedules were provided to both the Reunion East and West CDD Boards. The Boards had the ability to meet unilaterally, had the ability to schedule combined meetings or do a combination of meeting together once per quarter. One item for discussion was the time of any joint meetings. For Reunion East CDD, the second Thursday of the month, three of the Board Members, committed to other activities in the morning. The Boards could look at morning meetings, they did not need to be rigid about the second Thursday of the month. It was whatever worked for the Boards and staff. Mr. Greenstein pointed out as a Member of both Boards, he

experienced a situation where the Reunion West meetings were occurring first, but the item was on both agendas and felt that it made more sense for both Boards to discuss that item together, but vote separately, so that no one Board was put in a secondary position to the other Board. Mr. Witcher questioned what right they had to be discussing their opinions of another Board's decision. Mr. Staley was 100% in favor of having joint meetings, as they were all contributing in a 57%/43% shared financial relationship and it made no sense to have two separate decision-making processes. Ms. Harley agreed, as they should all be open to one another's opinion. In response to Mr. Witcher's question on whether a Reunion West CDD Board Member or Reunion East CDD Board Member, could provide input on a matter that was only pertinent to one of the Boards, Mr. Greenstein highly endorsed it, as long as they respect each other as a separate organization, in order to have efficiencies and better and expedited outcomes. Ms. Harley liked the fact that she would have more knowledge than the other CDD Board, which would not compromise anyone else's position.

Mr. Barry felt it was a good thing to combine the Boards, as long as the separate Board had their own right to make a decision and vote separately and it would take both Boards to agree. In addition, he did not want it to turn into a four-hour meeting. Ms. Adams indicated if the Boards wanted to meet jointly on a month basis, they needed to have a potential date and time. Ms. Trucco noted no legal issues, including because the meetings were advertised. Ms. Hobbs was happy having joint meetings, but they would just have to work out the day and time. Ms. Wispelwey was skeptical about having a joint meeting, as she did not want to have a two-hour discussion about the budget from the Reunion West CDD side, but was in favor of trying it out a few more times. Mr. Staley asked if Ms. Wispelwey was bothered by what the Reunion West CDD Board was doing, as their constituents paid 57% of the Reunion West CDD budget. Ms. Wispelwey was concerned about it. Mr. Staley pointed out that it would give Ms. Wispelwey a chance to question why they were building a playground in Encore Reunion, before they voted on it. Ms. Wispelwey felt that it made sense for them to have a playground, as they needed one and noted that she was not upset with any decisions that the Reunion West CDD Board made. Mr. Greenstein understood that there was Board consensus to continue this format and that the notice could change at any time. Ms. Adams confirmed that at any duly noticed Board meeting, the Board could change or amend their meeting schedule. Ms. Wispelwey voiced concern that there were things that Board Members already committed to.

Mr. Witcher felt that they should continue to meet once per month, as meeting every other month, provided too much separation of time between issues and they should be able to adjust the time slot, to accommodate all of the Board Members. Ms. Harley agreed, as long as they managed the time. Mr. Witcher asked if there would be separate or combined minutes. Ms. Adams confirmed that there would be joint meeting minutes, but each Board would vote on the minutes, separately. Ms. Davis understood the benefits of combining the meeting and going forward, having some adjustment to combining the meetings or having some singleness, due to the issue, as well as the facilitation of time. Ms. Adams confirmed that there was consensus by both Boards to have monthly joint meetings on the second Thursday of the month; however, for future meetings, three Board Members would not be able to attend morning meetings. Discussion ensued regarding the date and time of future joint meetings. Mr. Greenstein preferred morning meetings on any day of the week. Mr. Staley preferred morning meetings, with the exception of Fridays. Ms. Harley preferred mornings, with the exception of the third Thursday of the month. Mr. Barry was more concerned about the days of the week, as Tuesday and Wednesday were bad for him. Ms. Wispelwey was not in favor of meeting on Thursday mornings. Mr. Witcher was available any day of the week except for Fridays. *After further discussion, there was Board consensus for both Boards to have joint meetings on the second Thursday of every month at 10:30 a.m.* Ms. Adams recalled that the Reunion East CDD Board committed to October 9, 2025 at 1:00 p.m. for a rulemaking hearing to amend and restate the Parking Rules.

A. Reunion East CDD

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Fiscal Year 2026 meeting schedule as amended, setting 10:30 a.m. for joint meetings on the second Thursday and a rulemaking hearing on October 9, 2025 at 1:00 p.m. was approved.

B. Reunion West CDD

On MOTION by Ms. Harley seconded by Mr. Witcher with all in favor the Fiscal Year 2026 meeting schedule as amended, setting 10:30 a.m. for joint meetings on the second Thursday was approved.
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SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco reported that they were able to send the requisitions to Bond Counsel, that they had requested for The Stables. She had a follow up question about the 2003 bonds, which Ms. Trucco answered yesterday and hoped to have an analysis at the next Board meeting. Ms. Trucco thanked Ms. Adams and staff at GMS, for their assistance, as it seemed like hundreds of requisitions were sent to Bond Counsel. This was moving forward and Ms. Trucco would continue to update the Board. She was still waiting on a response from Rowstar's counsel for the cell tower related agreement for Reunion East, regarding the comments that Ms. Trucco provided to them. If they did not agree to the final version of the agreement, then it must be brought back to the Reunion East CDD Board for further discussion. As far as the conveyances, Mr. Curley approved a revised legal description for the pending Reunion West conveyance, to complete the conveyance for Fairways 17 and 18. It appears that there was a great deal of movement in Reunion Village, as they received a request from a different developer for reimbursement for completed work, who does not appear to have been part of the prior bond series. Ms. Trucco was reviewing and in contact with their attorney, as there appeared to be a misunderstanding, but did not anticipate it to be an issue. There was nothing else new since the last Board meeting as far as updates.

B. Engineer

Mr. Curley reported on the I-4 Expansion Project, there was previous engineering coordination with the design team, but at this time, there were no updates. However, if something does come up, he would coordinate with them but provided them as much information as they possibly could. His office reviewed the 60% plan set for the Old Lake Wilson Roadway Expansion Project and submitted it back to their engineer. There were no major design concerns at this time, but when they get to the 90% plan set and final set, there would be more scrutinization at that point on the engineering side, for what would affect the CDD. The major thing that they were currently monitoring, were the stormwater plans, as they needed to ensure that they were using the correct South Florida Water Management District (SFWMD) permit. KORR brought up some concerns on their end, as they wanted to move some stormwater onto CDD property, which they were monitoring, as the CDD would not allow this to happen, at this time or in the future. As soon as they get approval from the United States Postal Service (USPS), Mr. Curley planned to ask a small group to come up with a design for the Reunion Village mailbox relocation, to better understand

what the Board wanted to see. He was coordinating with staff on The Stables potential sale. In looking towards the future, there were some property boundary issues that they were looking at, which easements would take care of. Mr. Greenstein appreciated all of the information that Mr. Curley just provided, but questioned whether the proposal from KORR, to relocate a stormwater management pond to CDD property that was currently on resort property, was in relation to the Old Lake Wilson Project. Mr. Curley confirmed that it was. Mr. Greenstein questioned the location of that pond. Mr. Curley did not know, but received comments on it, which raised a red flag, but the design team was trying to do a minor modification of the permit, so they could not be brought up to the new stormwater rules. It would not be something that the CDD would allow. Mr. Greenstein asked if it was on the east side. Ms. Adams indicated if it was connected to the south Old Lake Wilson Road segment, it was in Reunion East.

Mr. Greenstein recalled that the only time that the CDD Board engaged in that discussion and those decisions, was on the west side, when the developer at that time, was Encore, who was developing Eagle Trace around Jack Nicklaus Court. At that time, there was a land swap and all costs regarding that transfer and the creation of stormwater management in an alternate location, was paid for by the developer. However, it was before it was actually put into use or that parcel was developed. Therefore, to try to take an established facility and try to relocate it, was interesting at best. Mr. Staley asked if Ms. Adams could notify the Boards if there was a change. Ms. Adams would communicate with the Board via electronic mail. Mr. Curley confirmed that they were monitoring it. Mr. Staley pointed out that all of the Whitemarsh markings were installed with no comments from the community. Ms. Wispelwey loved the lines on the S-curve. Mr. Witcher felt that by doing as much as they did, was the right things to do, rather than just doing a little in front of a few residents homes. It was his belief that they only had three things to help control traffic within the resort, which was good signage, good road markings and speed humps. He looked at the striping on Excitement Drive and felt that they did a great job. Ms. Adams pointed out that the weather cooperated, which was fortunate and thanked Mr. Victor Vargas of Reunion Security and his team, as they were helpful in hand delivering notices in areas where vehicles needed to be removed from the roadway. Mr. Staley clarified that there were no public concerns about the markings, but there were two private concerns.

Ms. Davis asked if there was any update on the kiosks. Mr. Curley confirmed that it was proceeding. Ms. Adams recalled that she asked Mr. Curley not to engage in any further billable

hours, until they determined the feasibility from the USPS, on whether modifications could be made or the kiosks could be relocated. Unfortunately, their contact person at the Kissimmee office was temporarily relocated, but they were provided with the proposed design. The question was whether they needed permission in advance or if the CDD had carte blanche ability to re-design the kiosk parcels. As soon as they receive that information, it would be turned over to Mr. Curley for the next steps. However, in the course of researching the background on this matter and getting the correct contact person for the post office, Ms. Adams had the name of the vendor who did the first installation of the mailbox kiosks. Ms. Davis indicated that she wanted to ensure that the scope was complete. Mr. Curley believed that they would get a list from USPS on where all of the mailboxes were located. Ms. Adams pointed out that the key issue was the mail kiosk that was in the middle of the intersection.

C. Field Manager Updates

Mr. Scheerer reported that the striping project was completed. Fausnight came in, in 24 hours and turned the entire project around. He spoke with Mr. Witcher and his wife and other members and as was stated earlier, they did a great job and the project looks good. Mr. Vargas and his team did all the legwork in advance of this project, which Mr. Scheerer appreciated. The 15-minute parking spaces over by the mailboxes on Euston Drive, were repainted and looked good. Starting on the Reunion West side, he owed Mr. Staley a visit to the abandoned framework on Tradition Boulevard, where the signage was, to determine what it was and apologized for not getting back to Mr. Staley, prior to this meeting. The overhead sign became loose on the gate coming in on Sinclair Road and was re-attached. They were working on the transition with Yellowstone and Creative North for the Encore Reunion Resort landscaping, which started on October 1st. A notice was sent to Creative North, reminding them that their services terminate on September 30th. They have been a good partner. One last meeting was being set up with Mr. Mario Acosta and his team, prior to October 1st, to ensure that the transition was as smooth as possible. Mr. Scheerer was also asked to take a look at the light on the monument by Twin Eagles Loop. The photocell was changed out, so that the light should not be on during the day.

As far as Reunion West, Mr. Scheerer reported that they did some AC work at the guardhouses, which was also completed for Reunion East. There were some irrigation repairs. He was working with their pool provider to order new pool furniture, as Ms. Davis asked for some

commercial umbrellas, as opposed to the umbrellas that they have been getting. They were working on getting sturdier umbrellas and continued to work with security and PG Service Group to close the umbrellas, in advance of inclement weather. The ballroom lighting was completed and a training was held. Ms. Adams and Mr. Vargas and his team were onsite. Reunion Resort already had an impromptu training with the installation contractor prior to this meeting. The emergency lighting ballast system was in need of some repair and Terry's Electric would provide a price to change the ballast. The installation contractor was also planning to provide a proposal, to change all of the lights. Ms. Wispelwey questioned the timing of the new lightbulbs. Ms. Wispelwey pointed out that not all of them were working, which did not look professional. Mr. Scheerer confirmed that some light bulbs were out, which they would address as needed, with the installation contractor. Regarding the radar signs, Universal Science was not responsive, so he contacted the manufacturer. They did not usually sell directly, but because of the problems that they were having, they would deal with the CDD directly, which should provide some cost savings, as the original proposal was \$34,000 and they would be getting the same signs for \$28,000. It should be delivered to The Stables within three to four weeks. They come with a one-year free cloud subscription.

Mr. Scheerer reported that unfortunately, they were still having pressure problems at The Terraces pool bathrooms. The plumbers recommended running a new mainline to each of the facilities, but at this time, he was looking at doing a temporary connection, to see if it was going to work, in the bathrooms by the pavilion, as it was all brass and there was nothing in the way. The plans that they had did not show where the piping comes from. It just shows the backflow and the pavilion, with nothing in between. They tried to locate as much as they could and located where they go into the building and where they come from but did not know if there was a mystery valve, similar to what they had at Carriage Pointe. As a result, they were doing a temporary connection, to ensure that the money was being invested wisely and would inform the Board at a future meeting, what they come up with. Ms. Wispelwey noticed a great deal of construction in this area and asked if this contributed to the issue. Mr. Scheerer indicated that the construction behind the pool, bordering 532, had not commenced, but they did consider whether one of the valves were closed, during construction of the two buildings going in along Excitement Drive. However, they checked the valves, which were all open. They were reuse valves and not for potable water. They were doing as much investigative work as they could, before committing to a long-term fix. If he

could locate this mystery valve, like they did at Carriage Pointe, that would be great, but they had no luck in locating it. He also reached out to the plumber that did the original installation, hoping that someone had 20 years of knowledge, that could provide some ideas, as they had no as-builts. Mr. Greenstein felt that Mr. Scheerer did a stellar job of analysis, as he was thinking along the same lines as Ms. Wispelwey and hoped that they could find 20- to 25-year-old plans. Mr. Scheerer confirmed that they would continue to do their due diligence and do everything they could to minimize the expense.

D. District Manager's Report

i. Action Items

Mr. Scheerer reported that as far as the Action Items List, the radar signs were discussed. They were still in the same position with the guardhouse in Reunion Village, as far as ownership, which Ms. Trucco was working on. The gates going down Spine Road to Poplin Avenue, they had the meter on the west side. Guardian Access was coming out for their start up on the west side gate. They were still being told by Duke Energy, that they were in the queue for the meter on the east side and was in constant communication with IT, to get their internet in place. Hopefully, by the time that they get this last meter in, everything would be installed and they could access everything and input all of the transponders and key cards, so residents could use it seamlessly. The mail kiosk was discussed, which the engineer was working on. Mr. Staley questioned the status of the electronic mail messaging system. Ms. Adams approved the final form of the recruitment notice to gather electronic mail addresses. Board Members should see either today or in the next business day, a release to the Association, social media networks and other stakeholders listed on their email distribution list. Anyone who wanted to sign up for the Reunion East or West CDD email messaging system, could do so, by linking to a QR code or a link on the CDD website.. A sign-up sheet was available at this meeting, if residents wanted to receive email messages. The social media managers for the Reunion Facebook pages, were being asked to bump up the notice once a week for the first month or so, in order to get the attention that it deserved.

Ms. Adams reported in connection with the electronic mail messaging system project, there were compliance issues with the website, as there were many years of historical data, which were distracting from the key messages that they wanted Board Members to pay attention to. With no opposition from the Board, staff would be cleaning up the website. Mr. Greenstein questioned what was reasonable as far as the financial data. Ms. Adams indicated there was statutory

compliance for website requirements; however, if Board Members wanted agendas with unaudited financials on the website for longer than what was required, staff could do so. Ms. Wispelwey wanted it on there in a more user-friendly way, by having a link to all past items. Ms. Davis felt that it was good to make it available for transparency purposes. Ms. Adams would include more content on the website and streamline it, if the Board wanted this, as it could always be revisited. Mr. Witcher suggested having a small amount of information and then a link for items that were archived, as he believed that they would get more use out of the website, if it was easy for people to see current items. Ms. Adams confirmed that they were moving more towards the format of scrolling down to agendas, meeting schedules and Board Members, versus having menu tabs. Mr. Staley asked if someone could sign up for both CDDs on the electronic mail messaging system. Ms. Adams confirmed that anyone could sign up for emails from both CDDs and anticipated that over 90% of the messages would be pertinent for both mail lists. However, she found that people did not know if they lived in Reunion East or Reunion West and included some language on the flyer to help residents understand which CDD they reside in. Mr. Scheerer reported that Ms. Davis had been spearheading the street tree project and would be working on a document, which he would share with her between now and the next meeting.

ii. Approval of Check Register

a. Reunion East CDD

Ms. Adams presented the Check Register from August 1, 2025 through August 31, 2025, for the Reunion East CDD, in the amount of \$160,651.03, which was included in the agenda package, along with a detailed check run. Mr. Greenstein was interested in seeing what was paid out of the R&M Fund. Ms. Adams explained that Barbizon was the vendor who did the lighting at Heritage Crossings. The way that they differentiated on sidewalks, if there was a structural pour, it was paid out of the R&M Fund, but if there was simple grinding or pressure washing of CDD sidewalks, it was paid out of the General Fund, as these were sidewalk maintenance items.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the August Check Register for the Reunion East CDD was approved.
--

b. Reunion West CDD

Ms. Adams presented the Check Register from August 1, 2025 through August 31, 2025, for the Reunion West CDD, in the amount of \$194,282.31, which was included in the agenda package, along with a detailed check run.

On MOTION by Mr. Staley seconded by Ms. Harley with all in favor the August Check Register for the Reunion West CDD was approved.

iii. Replacement and Maintenance Plan

Ms. Adams presented the R&M Plan, which was included in the agenda package. It was updated each month. This was an opportunity to plan ahead for Fiscal Year 2026. It was a list of items that would be deferred from the 2025 Project List, as well as the list that the Board had reviewed as part of the budget process. She reviewed the list with Mr. Scheerer and went over tentative months that they plan to bring proposals back to the Board for consideration. There were some priorities for October. The furniture for Heritage Crossing would need to be in place soon. They did not need chairs, thanks to a donation from Reunion Resort, but they needed to purchase tables, which should help with rentals of the facility, as currently renters had to rent tables. Mr. Scheerer had a proposal for the Linear Park fountain refurbishment, which would be provided to the Board at the October meeting. There was funding for two ADA pool lifts at The Terraces and since it was an ADA compliance matter, it would be a priority. They would not be wrapping up the access control system at the Reunion Village and Spine Road gates. Because they were waiting for residential construction to be completed in substantial form, the installation of the No Parking signs in Reunion Village, was pending. Mr. Greenstein questioned how many tables they would be purchasing. Ms. Adams would provide a proposal to the Board at the next meeting for review.

Ms. Wispelwey questioned the number of rentals. Ms. Adams indicated there would be an agreement for rental service management, starting in October. Mr. Staley asked if there were any bookings in the last month or two. Ms. Adams confirmed that there were bookings. Ms. Harley pointed out that there was an opportunity to get a few weddings, as the Resort was not promoting weddings. Ms. Adams noted that they had family reunions and casual get togethers and a real estate seminar scheduled. There were no wedding events at this time. Mr. Witcher asked if the bookings were coming directly to the CDD. Ms. Adams indicated that some residents were aware of booking

through the CDD and they were also getting referrals from Reunion Resort. In July of 2026, they had inquiries for family reunions on four nights, between two family groups. Reunion Resort was excellent about referring clients to the CDD.

iv. Security Report

Ms. Adams reported that the August Security Reports from Reunion Security and the Reunion West POA, were provided to the Board under separate cover. No Board action was required. Mr. Victor Vargas of Reunion Security and Ms. Grace Montanez of the Reunion West POA were present to answer any questions. Ms. Montanez was working on the POA budget.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Witcher asked if there was any movement on the Sinclair Road extension. Ms. Adams indicated that she reviewed the website last week, while preparing the Action Items List. There have not been any updates for quite some time. Mr. Curley indicated the next action item was early next year. Mr. Witcher noticed a water table drilling truck testing and other surveying activities. Mr. Staley recalled that Ms. Adams was going to send a reminder notice to the five property management companies about complying with the Parking Rules. Ms. Adams had up to date addresses from Mr. Vargas and would be sending it out soon.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

- A. Reunion East CDD**
- B. Reunion West CDD**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date: October 9, 2025

Ms. Adams stated that the next meeting was scheduled for October 9, 2025 at 10:30 a.m. for the Reunion East and West CDD Joint Meeting and at 1:00 p.m. for the Reunion East CDD, at this location.

TENTH ORDER OF BUSINESS

Adjournment

- A. Reunion East CDD**

On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor for the Reunion East CDD the meeting was adjourned.

B. Reunion West CDD

On MOTION by Mr. Barry seconded by Ms. Harley with all in favor for the Reunion West CDD the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION A

Project Name: Reunion Seven Eagles Fountain South Reno
Reunion, Florida

Date: 17-Sep-25
Attn: Alan Sheerer @ GMS
UCC Estimate No.: 001-Rev.03

No.	Detail No.	Item Description	Quantity	Unit	Unit Price	Total
		<u>Seven Eagles Way & Seven Eagles Ct Fountain South</u>				
		OPTION #A: Keep Existing - See Photo #4 (add equipment skid)				
1.00		Completely clean up and overhaul existing Seven Eagles South 3 tier water feature, includes:	1.00	Ls.	\$ 72,000.00	\$ 72,000.00
		A) Acid wash/sand-soda blast all precast caps, walls and tiered feature and finial.				
		B) Grind, point and regrout and seal all joints and precast.				
		C) Demo and remove existing interior finishes and sandblast for new.				
		D) Apply new waterproofing, marcite and waterline tile to interior.				
		E) Installation of new pump, filtration and chlorination system on surface skid located behind nearest site wall (tree roots may determine location) hedge screening by others as required.				
		F) Includes colored LED lighting for Seasonal Decorating enhancement.				
		G) Includes ground and bonding at feature as well as new auto-fill, free standing skimmer.				
		H) Replace pavers at utility crossings and where stucco re & re occurs (as required).				
		1 YEAR Warranty on materials and labor				
		PERMIT REQUIRED & Incl for this option				
		Expected lifetime of existing fountain with this reno is 6-8 years before substantial precast/finishes reno required again.				
		- Includes engineering and mechanical design/permitting				
					Base Total:	\$ 72,000.00
		Add Alternates: Not included in base price				
1.00		Demolition & off site disposal of existing precast concrete fountain centerpiece, includes protection & salvaging of existing plumbing lines.	1.00	Ls.	\$ 595.00	\$ 595.00
2.00		Supply & installation of new 3 tiered (+/-) 69" H precast concrete fountain centerpiece in cream color, includes all required plumbing connections (utilizing existing lines), grouting & tile rework @ pedestal base.	1.00	Ls.	\$ 3,250.00	\$ 3,250.00

Qualifications:

- Tree root pruning if required by others (vault locations)
- Testing & inspections by others
- Civil curbs, bands and sidewalks by others
- M.O.T and traffic control by others
- Excludes certified survey and or as-builts
- UCC Group Inc not responsible for power, water, sewer supply services
- No allowance for sealer or polymeric sand on pavers
- DB = Design Build
- Quotation valid for 30 days
- Terms NET 30 days, no retainage

Pat DiPaolo
UCC GROUP INC.,
Orlando



SECTION 5

SECTION A

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations
Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

REUNION EAST CDD - TERRACES

7500 MOURNING DOVE CIR.
REUNION, FL.

09/19/25

ATTN: ALAN SCHEERER, FIELD MANAGER GMS

CHAIRLIFT POOL. THIS QUOTE IS FOR THE INSTALLATION OF A NEW WATER POWERED CHAIRLIFT ASSEMBLY WITH DECK ANCHOR.

SCOPE OF WORK:

INSTALL 1- AQUATIC ACCESS IGAT-180 WATER POWERED ADA LIFT ON POOL. LIFT MEETS ADA GUIDELINES AND HAS 300LBS. LIFTING CAPACITY

THE ANCHOR CUP WILL BE BONDED TO THE POOL BONDING GRID (PER NEC)

WE WILL TIE INTO THE EXISTING SUPPLY LINE AT THE SHOWER WITH AN ISOLATION VALVE, THE WATER LINE WILL BE ROUTED TO THE NEW CHAIRLIFT. WE WILL REMOVE THE NECESSARY DECK/PAVERS TO TRENCH AND ROUTE WATER SUPPLY LINE TO CHAIRLIFT LOCATION. WE WILL RESET PAVERS/REPOUR CONCRETE TO PATCH/REPAIR NECESSARY DECK FOR WORK TO BE COMPLETED.

TOTAL:

\$15,432.00

PRICE INCLUDES: LIFT, FREIGHT, INSTALLATION OF DECK ANCHOR, WATER LINE RUN TO LIFT.

*MANUFACTURING LEAD-TIME IS CURRENTLY ABOUT 2-4 WEEKS. WORK WILL TAKE ABOUT ONE WEEK TO COMPLETE. WARRANTY: ONE-YEAR SPIES LABOR. SIX-YEAR MANUFACTURER STRUCTURAL WARRANTY TWO-YEAR COMPONENTS WARRANTY. WE DO REQUIRE A 50% DEPOSIT UPON ACCEPTANCE OF THE QUOTE AND THE REMAINING 50% UPON COMPLETION OF THE WORK. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

QUOTE GOOD FOR 30 DAYS

AGREED AND ACCEPTED:

NAME _____

TITLE _____

DATE _____

REGARDS,

DEREK SCHWAN
PROJECT MANAGER
SPIES POOL LLC
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The methodology section describes the research design and the data collection process. The results section presents the findings of the study, and the conclusion section summarizes the main findings and provides recommendations for future research.

The research was conducted in a systematic and rigorous manner, following the principles of good research practice. The data were collected from a representative sample of the population, and the results were analyzed using appropriate statistical methods. The findings of the study are presented in a clear and concise manner, and the conclusions are based on the evidence presented.

The study has several strengths, including the use of a large sample size and the inclusion of a control group. However, there are also some limitations to the study, such as the potential for bias in the selection of the sample and the use of self-reported data. Despite these limitations, the study provides valuable insights into the topic and contributes to the existing literature.

In conclusion, the study has shown that there is a significant relationship between the variables studied. The findings suggest that the intervention has a positive effect on the outcome variable. Further research is needed to confirm these findings and to explore the underlying mechanisms of the relationship.

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations
Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

REUNION EAST CDD - TERRACES

7500 MOURNING DOVE CIR.
REUNION, FL.

09/19/25

ATTN: ALAN SCHEERER, FIELD MANAGER GMS

CHAIRLIFT SPA. THIS QUOTE IS FOR THE INSTALLATION OF A NEW WATER POWERED CHAIRLIFT ASSEMBLY WITH DECK ANCHOR.

SCOPE OF WORK:

INSTALL 1- AQUATIC ACCESS IGAT-180/135 WATER POWERED ADA LIFT ON SPA. LIFT MEETS ADA GUIDELINES AND HAS 300LBS. LIFTING CAPACITY

THE ANCHOR CUP WILL BE BONDED TO THE SPA BONDING GRID (PER NEC)

WE WILL TIE INTO THE EXISTING SUPPLY LINE AT THE SHOWER WITH AN ISOLATION VALVE, THE WATER LINE WILL BE ROUTED TO THE NEW CHAIRLIFT. WE WILL REMOVE THE NECESSARY DECK/PAVERS TO TRENCH AND ROUTE WATER SUPPLY LINE TO CHAIRLIFT LOCATION. WE WILL RESET PAVERS/REPOUR CONCRETE TO PATCH/REPAIR NECESSARY DECK FOR WORK TO BE COMPLETED.

TOTAL:

\$15,432.00

PRICE INCLUDES: LIFT, FREIGHT, INSTALLATION OF DECK ANCHOR, WATER LINE RUN TO LIFT.

*MANUFACTURING LEAD-TIME IS CURRENTLY ABOUT 2-4 WEEKS. WORK WILL TAKE ABOUT ONE WEEK TO COMPLETE. WARRANTY: ONE-YEAR SPIES LABOR. SIX-YEAR MANUFACTURER STRUCTURAL WARRANTY TWO-YEAR COMPONENTS WARRANTY. WE DO REQUIRE A 50% DEPOSIT UPON ACCEPTANCE OF THE QUOTE AND THE REMAINING 50% UPON COMPLETION OF THE WORK. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

QUOTE GOOD FOR 30 DAYS

AGREED AND ACCEPTED:

NAME _____

TITLE _____

DATE _____

REGARDS,

DEREK SCHWAN
PROJECT MANAGER
SPIES POOL LLC
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com

SECTION 6

SECTION A

SECTION I



Company Address 707 SW 20th Street
Ocala, FL 34471
US

Quote # A-53867-00004908
Created Date 10/2/2025

Opportunity Owner ADAM FARRELL
Prepared By ADAM FARRELL
Email adamf@admiralfurniture.com

Bill To GOVERNMENTAL MANAGEMENT SERVICES
Bill to Address 4648 EAGLE FALLS PLACE
TAMPA, FL 33619
US
Bill to Contact Name TRICIA ADAMS 863.241.8050
and Phone
Bill to Email tadams@gmscfl.com

Ship To REUNION EAST CDD
Ship to Address 7715 HERITAGE CROSSING WAY
KISSIMMEE, FL 34747
US
Ship to Contact TRICIA ADAMS 863.241.8050
Name and Phone

Payment Terms 50% DEPOSIT / BALANCE PRIOR TO
SHIPMENT

FOB Point ORIGIN
Carrier BEST WAY
Date Scheduled 11/24/2025

Product	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
MISCELLANEOUS	MISC	\$575.00	30.00	\$17,250.00	60" ROUND BANQUET TABLE
MISCELLANEOUS	MISC	\$325.00	12.00	\$3,900.00	72"X30" RECTANGLE BANQUET TABLE
MISCELLANEOUS	MISC	\$175.00	4.00	\$700.00	34" SQUARE CARD TABLE
MISCELLANEOUS	MISC	\$150.00	6.00	\$900.00	32" BAR HEIGHT TABLE
SURCHARGE	SURCHARGE	\$682.50	1.00	\$682.50	TARIFF SURCHARGE
SHIPPING - NT	SHIPPING (NON TAX)	\$750.00	1.00	\$750.00	

Subtotal	\$24,182.50
Sales Tax	\$0.00
Total	\$24,182.50

ORDER NOTES AND INSTRUCTIONS

ACCEPTANCE OF TERMS

Approved By: _____ Date: _____
By signing this quotation, you agree to our TERMS AND CONDITIONS below. Please
verify billing and shipping addresses, quantities, model number and color selections.



A/P Contact: _____ Email: _____ Phone: _____

TERMS AND CONDITIONS

Pricing: Pricing is only guaranteed for 30 days. Please consult your sales representative for updated quotes. Payment terms as noted above. We accept payments via ACH, check/money order and most major credit cards. All furniture remains the property of Admiral Furniture LLC until the invoice is paid in full.

Returns/Cancellations: No returns accepted without written authorization in advance and return freight prepaid. No cancellations accepted without written notice from purchaser within one (1) business day of purchase. Restocking charges apply.

Freight: All products are shipped FOB / Factory. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Purchaser must note any damage or missing items on the freight bill upon delivery and contact the seller within one (3) business days.

FREIGHT AND SALES TAX ARE ESTIMATES ONLY AND MAY BE SUBJECT TO CHANGE BASED ON FINAL DESTINATION AND DATE OF SHIPMENT. ADDITIONAL FREIGHT OR SALES TAX ARE THE RESPONSIBILITY OF THE PURCHASER AND SUBJECT TO CURRENT PAYMENT TERMS.



FOLDING COCKTAIL TABLE

Stand and mingle. Easy setup for job fairs, theater lobbies and receptions.

- Blow-molded polyethylene top is easy to clean.
- 44" fixed table height. Locking steel legs.
- Folds to 2 1/2" thickness for storage.

DELUXE FOLDING TABLES



Strong and sturdy – built to last. Wobble-free.

- 3 steel supports provide extra strength and durability.
- Blow-molded polyethylene top. Stain resistant.
- Tables come with adjustable or fixed legs.
- Folds to 2 1/2" thickness for easy storage.
- 60 x 30" and 72 x 30" Adjustable Height available in Red and Blue.
- [Table Dollies](#) available.





VINYL



PLASTIC

FOLDING CARD TABLES

Extra space for banquet halls, schools and community centers.

- Locking steel legs. Folds up for compact storage.
- **Vinyl** - Seat the kids at Thanksgiving dinner. Non-slip padded top is easy to clean. 28" height.
- **Plastic** - Strong and sturdy for office projects and catered events. Blow-molded polyethylene top. 29" height.

SECTION II



Quote good for 30 days from: 10/06/25

Quote # 28429-0

Quoted By: 664

Attention:

Quote for Account # 99051

HERITAE CROSSINGS COMM CENTER
REUNION EAST CDD
7715 HERITAGE CROSSING WA
KISSIMMEE FL 34747

Thank you for the opportunity to quote on the following item(s).

Co.	Item Number	Item Description	UM	QTY	Price	Extended
FLA	DADYCZ86GG	Who Called : TRICIA ADAMS	EA	4	59.110	236.44
APX	FREIGHT	34.25 SQUARE TABLE WHITE	EA	1	1191.880	1191.88
FLA	RB183RFHGG	FREIGHT CHARGE	EA	30	224.080	6722.40
FLA	RB3072GG	6FT ROUND BIFOND TABLE WHITE	EA	12	66.600	799.20
FLA	RB32RBBARGWGG	6FT RECTANGLE TABLE WHITE	EA	6	64.760	388.56
APX	Z101	HIGH TOP TABLE WHITE 2.63	EA	1	950.000	950.00
		ASSEMB/SET-UP/INSTALLATION				

Please call 800-227-1563 to place an order, or sign and fax to 800-875-9059.

**** For Furniture Orders please send to furniture@apexop.com ****

Subtotal		10288.48
Tax		
Grand Total		10288.48

Quote Accepted By:

Thank you.

Quantity	Item Description
30	 RB-183RFH-GG Kathryn 5.89-Foot Round Bi-Fold Granite White Plastic Banquet and Event Folding Table with Carrying Handle
6	 RB-32RB-BAR-GW-GG Kathryn 2.63-Foot Round Granite White Plastic Bar Height Folding Table
12	 RB-3072-GG Kathryn 6-Foot Granite White Plastic Folding Table
4	 DAD-YCZ-86-GG Elon 34.25" Square Granite White Plastic Folding Table

SECTION III

BANQUET TABLES PRO LLC
9267 Lazy Lane
TAMPA, FL 33614 US
+6774227
sales@banquettablespro.com
www.banquettablespro.com



Estimate

ADDRESS	SHIP TO	ESTIMATE # 23-3487783
Heritage Crossings Community Center	Heritage Crossings Community Center	DATE 10/02/2025
Heritage Crossings Community Center	Heritage Crossings Community Center	

SKU	DESCRIPTION	QTY	RATE	AMOUNT
BTP-Plastic-60R	60" Round Blow Molded Plastic Table. White Granite Color. Grey legs	30	159.00	4,770.00T
BTP3072	30 x 72 Blow Molded Plastic Table. White Granite Color. grey legs	12	132.00	1,584.00T
BTP-32R	32 Round Plastic Folding Bar Height Table. grey legs	6	69.00	414.00T
BTP-34SQ	34 square Square Granite grey Plastic Folding Table grey legs	4	64.00	256.00T
Shipping	Shipping, 2 week lead time. , free delivery	1	0.00	0.00T

Want to purchase?	SUBTOTAL	7,024.00
We can send you an online invoice with credit card, or bank account payment methods.	TAX (0%)	0.00
	TOTAL	\$7,024.00

Purchase Orders Accepted from Governments, Schools, Public Corporations, others on a case by case basis.

Accepted By	Accepted Date
-------------	---------------

SECTION IV



SOQ-1349713

www.bizchair.com

1-800-924-2472



Via Regular Mail:

BELNICK INCOMING ACCOUNT X9872

P.O. Box 736385

Dallas, TX 75373-6385

Make Check Payable To Bizchair

Please allow up to 10 days for check processing

Quote Information

Quote Number	SOQ-1349713	Created Date	10/02/2025
Sales Rep	Heather Singletary	Sales Rep Email	heathersingletary@theubiquegroup.com

Customer Contact Information

Account Name	Governmental Management Services - Central Florida, LLC	Phone	(407) 841-5524
Contact Name	Tricia Adams	Email	tadams@gmscfl.com

Customer Address Information

Bill To	Governmental Management Services - Central Florida, LLC 219 E Livingston St ORLANDO, FL 32801	Ship To	Reunion East CDD HERITAGE CROSSINGS COMMUNITY CENTER 7715 HERITAGE CROSSING WAY KISSIMMEE, FL 34747
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Quantity	Item Description	\$ Unit Price	\$ Extended Price
30	 RB-60R-GG Kathryn 5-Foot Round Granite White Plastic Folding Table, Commercial Grade Round Table for 8 Guests	\$ 116.78	\$ 3503.40
6	 DAD-YCZ-80R-2-BAR-GW-GG Elon 2.6-Foot Round Granite White Plastic Bar Height Folding Table	\$ 56.56	\$ 339.36

12	 DAD-YCZ-183B-GW-GG Elon 6-Foot Granite White Plastic Folding Table	\$ 61.69	\$ 740.28
4	 DAD-MJZ-88-GG Silas 34.5" Square 4-Player Folding Card Game Table with Green Playing Surface and Cup Holders	\$ 81.15	\$ 324.60
Sub Total			\$ 4907.64
Shipping & Handling			\$ 1300.00
Tax			\$ 368.07
TOTAL DUE			\$ 6575.71

Liftgate CallBeforeDelivery

Please review your quote thoroughly and verify that all shipping and product information is correct. By approving this quote, you are *acknowledging* that all information is accurate, including your shipping address and products requested.

Please note the following:

- Many of our products are packaged ready to assemble allowing smaller orders to ship via FedEx or UPS
- Large orders will ship via freight carrier and will not include inside delivery services (pallets will be unloaded curbside)
- If inside delivery service is required, please communicate this requirement with your sale representative at the time of purchase as additional charges will apply
- Any changes requested (address, items, or quantity discrepancies, etc.) will require a new quote
- The quoted shipping charges are guaranteed for 30 days though product pricing is subject to change at any time
- All purchase orders are subject to approval, please reach out to your representative to see if your organization is eligible for use of Net 30 terms.
- The following payment methods are accepted: card by phone, check by mail, wire, or ach. Please note certain restrictions may apply for card payments and another form of payment may be required.

To place an order, please contact your sales representative. If submitting a PO, please submit this form with your purchase order and fax it to (770) 721-8381 or email dtcsales@theubiquegroup.com.

SECTION V



worksapes

PRESENTATION
PREPARED FOR:

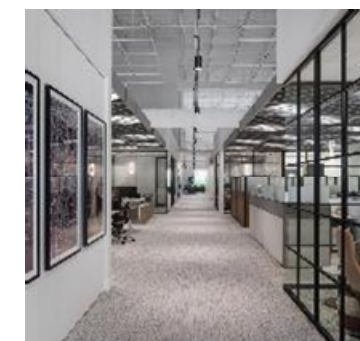
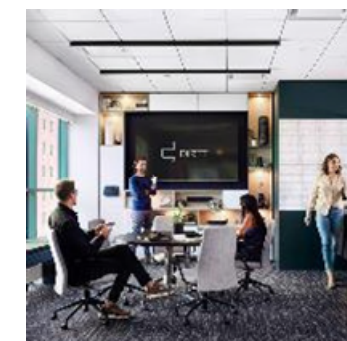
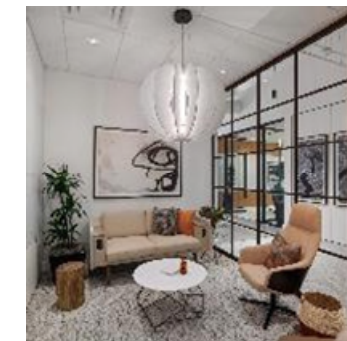
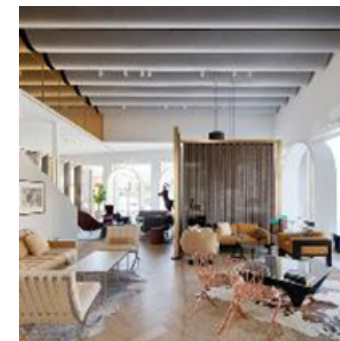


October 7th , 2025

MillerKnoll
CERTIFIED DEALER

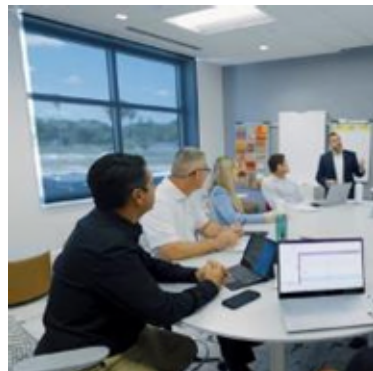
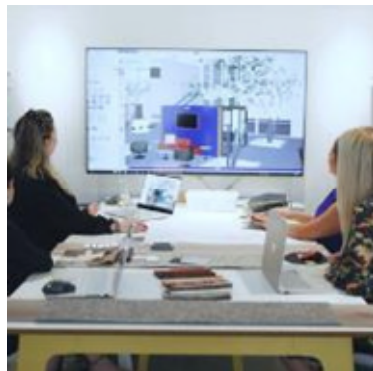
INTRODUCTION ABOUT US

Workscapes is a certified woman-owned business operating for 25 years across Florida. As a turnkey commercial interior solutions partner, Workscapes offers services including space planning and design with products including furniture, commercial flooring, modular construction, acoustical products, and more. With an exceptional team of trained installers, clients enjoy a one-stop shopping experience in Tampa, Orlando, Jacksonville, and Ft. Myers.



INTERIOR SOLUTIONS | FURNITURE | PREFABRICATED WALLS | COMMERCIAL FLOORING

INTRODUCTION ABOUT US



At Workscapes, our skilled team of designers, account executives, project coordinators, project managers, and installers work seamlessly together to create a smooth experience for our clients.

While providing furniture and solutions; we are delivering a tailored experience reflecting our clients' vision on time and on budget.

[Click to view our corporate video!](#)

INTERIOR SOLUTIONS | FURNITURE | PREFABRICATED WALLS | COMMERCIAL FLOORING

Tables



MITYLITE | ABS 30" x 72"

Grey Top | Wishbone Leg | Black Sand | Base Color | 29"H



MITYLITE | ABS 60" DIA

Grey Top | Wishbone Leg | Black Sand Base Color | 29"H

Tables



MITYLITE | ABS Expediter 30" DIA

Grey Top | X-Leg | 42"H | Black Sand Base



MITYLITE | ABS Folding Card 36"x 36"

Grey Top | 29"H | Black Sand Base Color | Post Leg

THANK YOU!

PROJECT TEAM

Kirsten Macon
Account Manager

Kmacon@workscapes.com

(954) 647-2812

Sofia Bigay
Ancillary Specialist

Sbigay@workscapes.com

(407) 470-1367

Note: All pictures/pricing are for product presentation only and may not represent the exact layout/cost and/or finishes.



Quote #:
Date Printed: 10/7/2025
Sales Name: Kirsten Macon
Sales Phone: 954.647.2812

SOLD TO:

Reunion East CDD
Heratige Crossings Community
Center
Kissimmee, FL 34747

SHIP TO:

Reunion East CDD
Heratige Crossings Community
Center
Kissimmee, FL 34747

INSTALL:

NOTES:

PROPOSAL

LINE	IMAGE	QTY	PRODUCT	UNIT SELL	EXT SELL
1		60	CT60GRB0200060000 CT 60 GRB W29BLK Top: Grey Bottom: Black Trim ABS Black Leg: Wishbone Leg/Base Color: Black Sand Height: 29in. Tall	\$451.28	\$27,076.80
2		6	CT30GRY0225060000 CT 30 GRY X42BLK BLKT Top: Grey Bottom: Grey Trim ABS Black Leg: X-Leg Leg/Base Color: Black Sand Height: 42in. Tall	\$320.51	\$1,923.06
3		12	RT3072GRB0200060000 RT 3072 GRB W29BLK Top: Grey Bottom: Black Trim ABS Black Leg: Wishbone Leg/Base Color: Black Sand Height: 29in. Tall	\$343.59	\$4,123.08
4		4	RT3636GRY0211060000 RT 3636 GRY L29BLK BLKT Top: Grey Bottom: Grey Trim ABS Black Leg: Post Leg/Base Color: Black Sand Height: 29in. Tall	\$355.13	\$1,420.52
				Subtotal	\$34,543.46

LINE	IMAGE	QTY	PRODUCT	UNIT SELL	EXT SELL
------	-------	-----	---------	-----------	----------

ZZ FREIGHT

5		1	FREIGHT Freight to 32804	\$3,350.95	\$3,350.95
ZZ FREIGHT Subtotal					\$3,350.95

ZZ LABOR

6		1	LABOR LABOR TO RECEIVE AND DELIVER DURING NORMAL BUSINESS HOURS	\$2,577.14	\$2,577.14
ZZ LABOR Subtotal					\$2,577.14

Subtotal \$40,471.55

GRAND TOTAL \$40,471.55

SECTION 7

SECTION A

Permit Number: A25-007745
Folio/Parcel ID #: 34-25 34-25-27-5019-0001-0511
Prepared by: Belinda Windham - Direct Electric, Inc.
14917 Lake Pickett Road
Orlando, FL 32820
Return to: Direct Electric, Inc.
14917 Lake Pickett Road
Orlando, FL 32820

NOTICE OF COMMENCEMENT

State of Florida, County of Osceola

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **Description of property** (legal description of the property, and street address if available) 12951 Reunion Village Blvd - Kissimmee, FL 34747 Reunion Village Ph 4+5
2. **General description of improvement**
60 amp, 1 phase, 240 volt service for irrigation timer
3. **Owner information or Lessee information if the Lessee contracted for the improvement**
Name Reunion East CDD
Address 219 E. Livingston St - Orlando, FL 32801
Interest in Property owner
Name and address of fee simple titleholder (if different from Owner listed above)
Name _____
Address _____
4. **Contractor**
Name Direct Electric, Inc. - Lawrence A. Poirier Telephone Number 407-568-4466
Address 14917 Lake Pickett Road - Orlando, FL 32820
5. **Surety** (if applicable, a copy of the payment bond is attached)
Name N/A Telephone Number _____
Address _____ Amount of Bond \$ _____
6. **Lender**
Name N/A Telephone Number _____
Address _____
7. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.**
Name _____ Telephone Number _____
Address _____
8. **In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes.**
Name _____ Telephone Number _____
Address _____
9. **Expiration date of notice of commencement** (the expiration date will be 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager _____

Signatory's Title/Office _____

The foregoing instrument was acknowledged before me this _____ day of _____ by _____
as _____ for _____
Type of authority, e.g., officer, trustee, attorney in fact _____ Name of party on behalf of whom instrument was executed _____

Signature of Notary Public - State of Florida _____

Print, type, or stamp commissioned name of Notary Public _____

Personally Known _____ OR Produced ID _____
Type of ID Produced _____

Permit Number: A25-007747
Folio/Parcel ID #: 34-25-27-5019-0001-0R30
Prepared by: Belinda Windham- Direct Electric, Inc.
14917 Lake Pickett Road
Orlando, FL 32820
Return to: Direct Electric, Inc.
14917 Lake Pickett Road
Orlando, FL 32820

NOTICE OF COMMENCEMENT

State of Florida, County of Osceola

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **Description of property** (legal description of the property, and street address if available) 77931 Somersworth Drive - Kissimmee 34747 Reunion Village Ph 4+5
2. **General description of improvement**
60 Amp 1 phase 240 Volt Service for irrigation timer
3. **Owner information or Lessee information if the Lessee contracted for the improvement**
Name Reunion East CDD
Address 219 E. Livingston Street - Orlando, FL 32801
Interest in Property owner
Name and address of fee simple titleholder (if different from Owner listed above)
Name _____
Address _____
4. **Contractor**
Name Direct Electric, Inc. - Laurier A. Poirier Telephone Number 407-568-4446
Address 14917 Lake Pickett Road - Orlando, FL 32820
5. **Surety** (if applicable, a copy of the payment bond is attached)
Name N/A Telephone Number _____
Address _____ Amount of Bond \$ _____
6. **Lender**
Name N/A Telephone Number _____
Address _____
7. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.**
Name _____ Telephone Number _____
Address _____
8. **In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes.**
Name _____ Telephone Number _____
Address _____
9. **Expiration date of notice of commencement** (the expiration date will be 1 year from the date of recording unless a different date is specified) _____

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Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager _____

Signatory's Title/Office _____

The foregoing instrument was acknowledged before me this _____ day of _____ by _____
as _____ for _____
Type of authority, e.g., officer, trustee, attorney in fact _____ Name of party on behalf of whom instrument was executed _____

Signature of Notary Public - State of Florida _____

Print, type, or stamp commissioned name of Notary Public _____

Personally Known _____ OR Produced ID _____
Type of ID Produced _____

Permit Number: A25-007748
Folio/Parcel ID #: 34-25-27-5019-0001-DB90
Prepared by: Belinda Windham - Direct Electric, Inc.
14917 Lake Pickett Road
Orlando, FL 32820
Return to: Direct Electric, Inc.
14917 Lake Pickett Road
Orlando, FL 32820

NOTICE OF COMMENCEMENT

State of Florida, County of Osceola

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **Description of property** (legal description of the property, and street address if available) Reunion Village PH. 415
78731 Somersworth Drive - Kissimmee, FL 34747
2. **General description of improvement**
60 amp 1 phase 240 Volt service for irrigation timer
3. **Owner information or Lessee information if the Lessee contracted for the improvement**
Name Reunion East CDD
Address 219 E. Livingston St - Orlando, FL 32820 32801
Interest in Property Owner
Name and address of fee simple titleholder (if different from Owner listed above)
Name _____
Address _____
4. **Contractor**
Name Direct Electric Inc. - Laurier A. Poirier Telephone Number 407-568-4466
Address 14917 Lake Pickett Road - Orlando, FL 32820
5. **Surety** (if applicable, a copy of the payment bond is attached)
Name N/A Telephone Number _____
Address _____ Amount of Bond \$ _____
6. **Lender**
Name N/A Telephone Number _____
Address _____
7. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.**
Name _____ Telephone Number _____
Address _____
8. **In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes.**
Name _____ Telephone Number _____
Address _____
9. **Expiration date of notice of commencement** (the expiration date will be 1 year from the date of recording unless a different date is specified) _____

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Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager _____

Signatory's Title/Office _____

The foregoing instrument was acknowledged before me this _____ day of _____ by _____

as _____ for _____ name of person

Type of authority, e.g., officer, trustee, attorney in fact _____

Name of party on behalf of whom instrument was executed _____

Signature of Notary Public - State of Florida _____

Print, type, or stamp commissioned name of Notary Public _____

Personally Known _____ OR Produced ID _____
Type of ID Produced _____

Permit Number: A25-007749
Folio/Parcel ID #: 34-25-27-5019-0001-RP11
Prepared by: Berinda Windham - Direct Electric, Inc.
14917 Lake Pickett Rd
Orlando, FL 32820
Return to: Direct Electric, Inc.
14917 Lake Pickett Rd
Orlando, FL 32820

NOTICE OF COMMENCEMENT

State of Florida, County of Osceola

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **Description of property** (legal description of the property, and street address if available) Reunion Village
12091 Reunion Village Blvd. - Kissimmee, FL 34747 ph 415
2. **General description of improvement**
60 amp 1 phase 240 Volt Service for irrigation timer
3. **Owner information or Lessee information if the Lessee contracted for the improvement**
Name Reunion East CDD
Address 219 E. Livingston St - Orlando, FL 32801
Interest in Property Owner
Name and address of fee simple titleholder (if different from Owner listed above)
Name _____
Address _____
4. **Contractor**
Name Direct Electric, Inc. - Laurier A. Poirier Telephone Number 407-568-4466
Address 14917 Lake Pickett Road - Orlando, FL 32820
5. **Surety** (if applicable, a copy of the payment bond is attached)
Name N/A Telephone Number _____
Address _____ Amount of Bond \$ _____
6. **Lender**
Name N/A Telephone Number _____
Address _____
7. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.**
Name _____ Telephone Number _____
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8. **In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes.**
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Address _____
9. **Expiration date of notice of commencement** (the expiration date will be 1 year from the date of recording unless a different date is specified) _____

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Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager _____

Signatory's Title/Office _____

The foregoing instrument was acknowledged before me this _____ day of _____ by _____
as _____ for _____
Type of authority, e.g., officer, trustee, attorney in fact _____ Name of party on behalf of whom instrument was executed _____

Signature of Notary Public - State of Florida _____

Print, type, or stamp commissioned name of Notary Public _____

Personally Known _____ OR Produced ID _____
Type of ID Produced _____

Permit Number: A25-007750
Folio/Parcel ID #: 34-25-27-5019-0001-0230
Prepared by: Berinda Windham - Direct Electric, Inc.
14917 Lake Pickett Rd
Orlando, FL 32820
Return to: Direct Electric, Inc.
14917 Lake Pickett Rd
Orlando, FL 32820

NOTICE OF COMMENCEMENT

State of Florida, County of Osceola

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **Description of property** (legal description of the property, and street address if available) Reunion Village
78121 Poplin St - Kissimmee, FL 34747 Ph 415
2. **General description of improvement**
60 amp 1 phase 240 Volt service for irrigation timer
3. **Owner information or Lessee information if the Lessee contracted for the improvement**
Name Reunion East CDD
Address 219 E. Livingston St - Orlando, FL 32801
Interest in Property Owner
Name and address of fee simple titleholder (if different from Owner listed above)
Name _____
Address _____
4. **Contractor**
Name Direct Electric, Inc. - Laurier A. Poirier Telephone Number 407-568-4466
Address 14917 Lake Pickett Road - Orlando, FL 32820
5. **Surety** (if applicable, a copy of the payment bond is attached)
Name N/A Telephone Number _____
Address _____ Amount of Bond \$ _____
6. **Lender**
Name N/A Telephone Number _____
Address _____
7. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.**
Name _____ Telephone Number _____
Address _____
8. **In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes.**
Name _____ Telephone Number _____
Address _____
9. **Expiration date of notice of commencement** (the expiration date will be 1 year from the date of recording unless a different date is specified) _____

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Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager _____

Signatory's Title/Office _____

The foregoing instrument was acknowledged before me this _____ day of _____ by _____
as _____ for _____
Type of authority, e.g., officer, trustee, attorney in fact _____ Name of party on behalf of whom instrument was executed _____

Signature of Notary Public - State of Florida _____

Print, type, or stamp commissioned name of Notary Public _____

Personally Known _____ OR Produced ID _____
Type of ID Produced _____

Permit Number: A25-007752
Folio/Parcel ID #: 34-25-27-5019-0001-0514
Prepared by: Bellinda Windham - Direct Electric, Inc.
14917 Lake Pickett Road
Orlando, FL 32820
Return to: Direct Electric, Inc.
14917 Lake Pickett Road
Orlando, FL 32820

NOTICE OF COMMENCEMENT

State of Florida, County of Osceola

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **Description of property** (legal description of the property, and street address if available) Reunion Village
78791 Poplin Street - Kissimmee, FL 34747 Ph 4+5
2. **General description of improvement**
60 amp 1 phase 240 volt service for irrigation timer
3. **Owner information or Lessee information if the Lessee contracted for the improvement**
Name Reunion East CDD
Address 219 E. Livingston St - Orlando, FL 32801
Interest in Property Owner
Name and address of fee simple titleholder (if different from Owner listed above)
Name _____
Address _____
4. **Contractor**
Name Direct Electric, Inc. - Laurier A. Poirier Telephone Number 407-568-4466
Address 14917 Lake Pickett Road - Orlando, FL 32820
5. **Surety** (if applicable, a copy of the payment bond is attached)
Name N/A Telephone Number _____
Address _____ Amount of Bond \$ _____
6. **Lender**
Name N/A Telephone Number _____
Address _____
7. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.**
Name _____ Telephone Number _____
Address _____
8. **In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes.**
Name _____ Telephone Number _____
Address _____
9. **Expiration date of notice of commencement** (the expiration date will be 1 year from the date of recording unless a different date is specified) _____

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Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager _____

Signatory's Title/Office _____

The foregoing instrument was acknowledged before me this _____ day of _____ by _____
as _____ for _____
Type of authority, e.g., officer, trustee, attorney in fact _____ Name of party on behalf of whom instrument was executed _____

Signature of Notary Public - State of Florida _____

Print, type, or stamp commissioned name of Notary Public _____

Personally Known _____ OR Produced ID _____
Type of ID Produced _____

SECTION 8

PROP. 5' SIDEWALK

MAIL KIOSK PAD

PROPOSED ACCESSIBLE RAMP

20.00'

PROP. PAVEMENT

PROP. TYPE 'D' CURB

PROPOSED ACCESSIBLE RAMP

REUNION VILLAGE BLVD.

SPINE RD.

180

181

182

213

212

31+00

32+00

33+00

41. AC

02. AC

16. AC

NORTH
SCALE: 1"=20'

0' 5' 10' 20'



MAIL KIOSK LOCATION

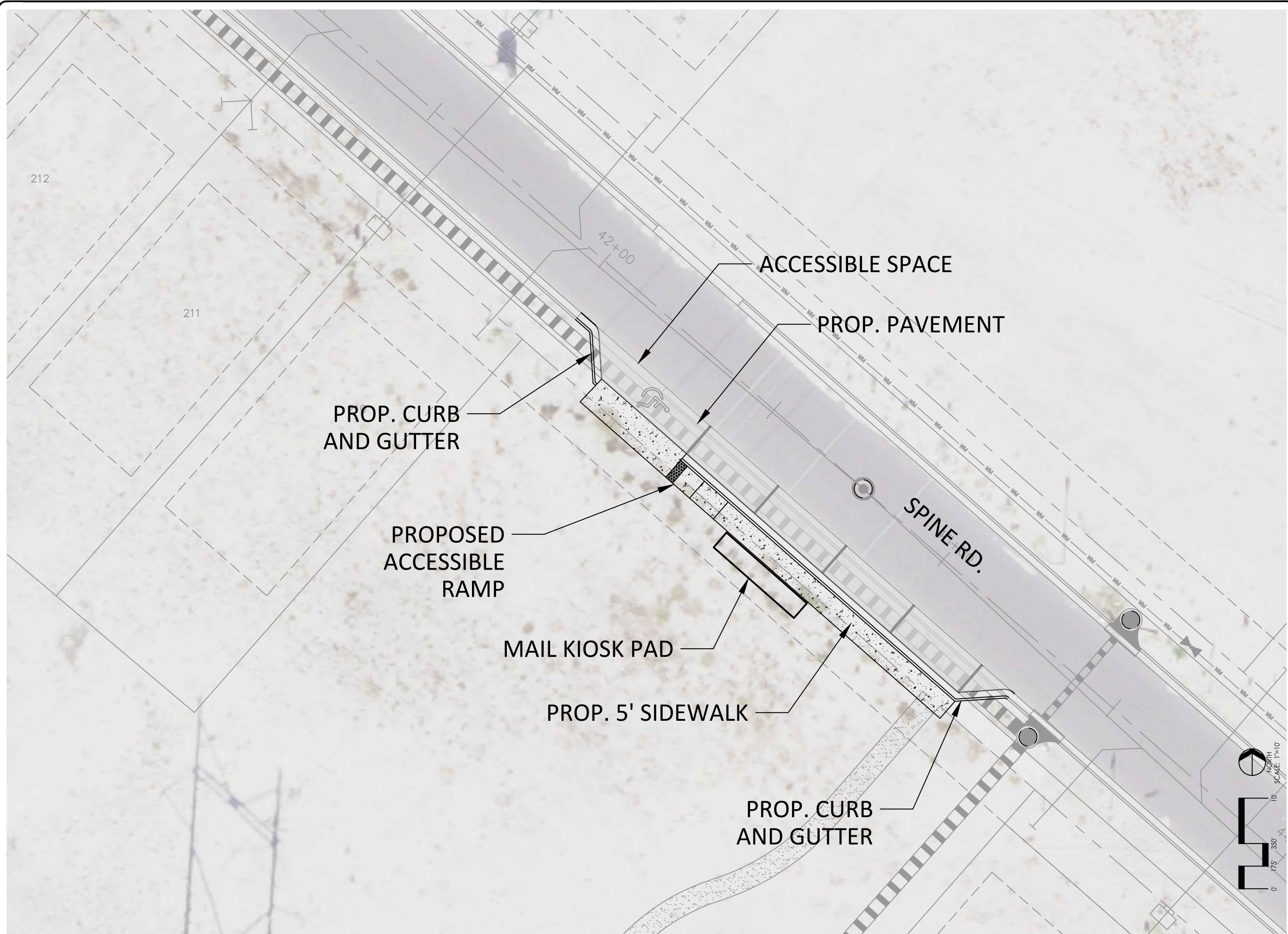
REUNION VILLAGE
OSCEOLA COUNTY, FLORIDA

EXHIBIT A

Date:	4/30/2025
Scale:	AS SHOWN
Project No.:	1003.000
Drawn By:	
Designed By:	
Checked By:	

SHEET NO.
A

Z:\PROJECTS\1003.000 Reunion East CDD\2025-04-08 Mail Box Kiosk Sketch\Reunion Village Mailbox Sketch.dwg Plotted By:Jan Hawk Plotted:May 1, 2025, 2:06:36 PM



Rev.	Date	Description	Chk By

MAIL KIOSK PICK UP LANE

REUNION VILLAGE
OSCEOLA COUNTY, FLORIDA

EXHIBIT B

Date: 5/1/2025
Scale: AS SHOWN
Project No.: 1003.000
Drawn By:
Designed By:
Checked By:

SECTION 9

SECTION D

SECTION I

Reunion East Action Items				
Meeting Assigned	Item	Assigned To	Status	Comments
2/13/20	Access to Reunion Village/ Davenport Creek Bridge	Curley/Scheerer	In Process	Meyer construction portion of project completed July 2023. ACT/Guardian agreement executed. Permitting with Osceola County issued for construction. Permit for electrical work issued. Directional bore completed. Contractor on site December 2024. Infrastructure gates and equipment installed. Wiring completed March 2025. One Meter installed at west gate as of 06.26.2025. Meter for east gate installed 09.23.2025. Internet needed to complete operations.
5/22/23	RFID & Transponder at Reunion Village Gate	Scheerer/Trucco	In Process	Approved 07.13.2023; RFID/prox card reader installed. Transponder reader installed - dataline needs troubleshooting but pending legal work to verify ownership of guard house.

6/8/23	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 is pending. Agreement executed.
10/12/23	KORR petition to consider property conveyance from RE to KORR		On Hold	Developer funding agreement in place, request under review.
12/14/23	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco	In Process	Developer funding agreement approved. Offer reviewed 09.12.2024 and BOS delegated further communication to the Chair. New offer approved 11.14.2024. Agreement pending finalization as of 01.09.2025. Alternative access approved by BOS 03.13.2025
3/13/25	Mailbox Kiosk License Agreement or Addendum	Trucco	In Process	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.

3/13/25	Mailbox Parking Modification	Adams/Curley	In Process	Reunion Village Boulevard and Poplin Street Intersection. Tentative designs provided by District Engineer. Determined Parking Improvements are feasible with USPS. Review site plan 10.09.2025.
3/13/25	Reunion East Rentals - Heritage Crossings Community Center	Adams	In Process	District Manager met with Reunion Resort rental Director of Sales and Marketing 03.31.2025. Marketing materials pending. Consideration of agreement for Rental Management approved 07.10.2025 and is effective 10.01.2025. Proposal for tables to be considered 10.09.2025.

7/10/25	Determine Feasibility of Association Tree Planting Guidelines	Supervisor Davis	In Process	Meeting with Master Association 10.06.2025 to determine feasibility of requiring tree guards for replacement trees.
7/10/25	Implement Electronic Mail Messaging	Adams	In Process	Agreement approved 07.10.2025 with services starting 10.01.2025.

Reunion West Action Items				
Meeting Assigned	Action Item	Assigned To	Status	Comments
12/9/21	Monitor Sinclair Road Extension Project			www.Osceola.org/go/sinclairroad
	Monitor Old Lake Wilson Road Improvement Project			South Old Lake Wilson Road improvement (CR 532 intersection to Assembly Ct) expedited due to I-4 planned improvements. Impact to CDD property being evaluated. North Old Lake Wilson Road improvements to be facilitated by FDOT.
7/10/25	Whitemarsh Way Parking Improvements	Scheerer/Curley	In Process	Whitemarsh Way Parking space painting, centerline striping, crosswalk striping, stop bar striping approved 07.10.2025 and scheduled 09.04.2025. Whitemarsh Way review parking map for correctness - no parking on right side.

7/10/25	Implement Electronic Mail Messaging	Adams	In Process	Agreement approved 07.10.2025 with services starting 10.01.2025.
---------	---	-------	-------------------	---

SECTION II

SECTION a

Reunion East

Community Development District

Summary of Invoices

September 01, 2025 - September 30, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	9/3/25	6596-6605	\$ 26,202.44
	9/9/25	6606-6611	22,621.51
	9/18/25	6612-6620	12,020.02
	9/22/25	6621	120,539.00
	9/29/25	6622-6628	25,716.62
			\$ 207,099.59
Payroll			
	<u>September 2025</u>		
	Diane Davis	50835	\$ 184.70
	June Wispelwey	50836	184.70
	Mark Greenstein	50837	184.70
	Trudy Hobbs	50838	184.70
			\$ 738.80
TOTAL			\$ 207,838.39

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/03/25	00106	5/16/25	332-6177	202505 320-53800-53200	6-NO MOTORIZED VEHICL.SGN	*	636.12		
		5/16/25	332-6177	202505 300-13100-10100	6-NO MOTORIZED VEHICL.SGN	*	479.88		
					FASTSIGNS SOUTH ORLANDO			1,116.00	006596
9/03/25	00079	8/30/25	11210212	202508 330-53800-47900	MTHLY PEST CONTROL AUG25	*	48.34		
		8/30/25	11210212	202508 300-13100-10100	MTHLY PEST CONTROL AUG25	*	36.46		
					HOMETEAM PEST DEFENSE			84.80	006597
9/03/25	00186	8/22/25	99890	202508 320-53800-57400	SVC CALL-ADJ.TAG CAM/WIRE	*	139.65		
		8/22/25	99890	202508 300-13100-10100	SVC CALL-ADJ.TAG CAM/WIRE	*	105.35		
					HIDDEN EYES LLC DBA ENVERA SYSTEMS			245.00	006598
9/03/25	00092	7/31/25	2911	202507 320-53800-41000	CENTURYLNK-CP GATE/ACCESS	*	124.30		
		7/31/25	2911	202507 300-13100-10100	CENTURYLNK-CP GATE/ACCESS	*	93.77		
		7/31/25	2912	202507 320-53800-41000	POOL CIRCUIT/MODEM JUL25	*	385.13		
		7/31/25	2912	202507 300-13100-10100	POOL CIRCUIT/MODEM JUL25	*	290.54		
		8/01/25	2910	202506 320-53800-43100	TOHO METER#62644090 JUN25	*	111.57		
		8/01/25	2923	202507 320-53800-43000	DUKEENERGY#9100 8324 0443	*	926.93		
		8/05/25	2922	202507 320-53800-43000	DUKEENERGY#9100 8323 9862	*	148.26		
					KINGWOOD ORLANDO REUNION RESORT LLC			2,080.50	006599
9/03/25	00054	9/01/25	2025SEP	202509 320-53800-34500	SECURITY SERVICES SEP25	*	6,650.00		
		9/01/25	2025SEP	202509 300-13100-10100	SECURITY SERVICES SEP25	*	5,016.66		
					REUNION RESORT & CLUB MASTER ASSOC.			11,666.66	006600
9/03/25	99999	9/03/25	VOID	202509 000-00000-00000	VOID CHECK	C	.00		
					*****INVALID VENDOR NUMBER*****			.00	006601
9/03/25	00060	8/18/25	320475	202508 320-53800-46200	SE-RPLC 40AMP FUSE-TRSNFM	*	142.50		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		8/18/25	320475 202508 300-13100-10100 SE-RPLC 40AMP FUSE-TRSNFM		*	107.50	
		8/20/25	320046 202508 320-53800-46200 HS-RPLC 3 NONSKID TILES		*	296.17	
		8/20/25	320046 202508 300-13100-10100 HS-RPLC 3 NONSKID TILES		*	223.43	
		8/23/25	320685 202508 320-53800-46200 CP-INST.CLAMP ON SPA PUMP		*	251.94	
		8/23/25	320685 202508 300-13100-10100 CP-INST.CLAMP ON SPA PUMP		*	190.06	
		8/25/25	320717 202508 320-53800-46200 CP-INST.MOTOR/SEAL/PLATE		*	833.31	
		8/25/25	320717 202508 300-13100-10100 CP-INST.MOTOR/SEAL/PLATE		*	628.64	
		8/25/25	320890 202508 320-53800-46200 HC B-140GAL BLCH/15GAL SA		*	286.68	
		8/25/25	320890 202508 300-13100-10100 HC B-140GAL BLCH/15GAL SA		*	216.27	
		8/25/25	320891 202508 320-53800-46200 CP-110 GALLON BULK BLEACH		*	172.43	
		8/25/25	320891 202508 300-13100-10100 CP-110 GALLON BULK BLEACH		*	130.07	
		8/25/25	320892 202508 320-53800-46200 TER-160GAL BULK BLEACH		*	250.80	
		8/25/25	320892 202508 300-13100-10100 TER-160GAL BULK BLEACH		*	189.20	
		8/25/25	320893 202508 320-53800-46200 HS-180GAL BLCH/15GAL ACID		*	332.31	
		8/25/25	320893 202508 300-13100-10100 HS-180GAL BLCH/15GAL ACID		*	250.69	
				SPIES POOL LLC			4,502.00 006602
9/03/25	00117	8/25/25	7870574 202508 310-51300-32300 TRUSTEE FEES SER.2015A		*	4,000.00	
		8/25/25	7870574 202508 310-51300-32300 INCIDENTAL EXP SER.2015A		*	310.00	
				USBANK			4,310.00 006603
9/03/25	00188	8/26/25	6999726 202508 320-53800-47700 SVC CALL-REC.PLUMB/NEW LN		*	195.21	
		8/26/25	6999726 202508 300-13100-10100 SVC CALL-REC.PLUMB/NEW LN		*	147.27	
				WIND RIVER ENVIRONMENTAL LLC			342.48 006604
9/03/25	00030	8/29/25	981469 202508 320-53800-46500 RPR 6" MEGA LUG W/ BOLTKT		*	1,057.35	
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		8/29/25 981469	202508 300-13100-10100		*	797.65	
		RPR 6" MEGA LUG W/ BOLT		YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			1,855.00 006605
9/09/25 00134		9/03/25 4489	202508 310-51300-31100		*	734.90	
		CDD MTG/OLD LKE WIL COORD		BOYD CIVIL ENGINEERING INC			734.90 006606
9/09/25 00192		9/01/25 1887	202509 320-53800-43300		*	1,730.52	
		POOL AMENITIES SEP25					
		9/01/25 1887	202509 300-13100-10100		*	1,305.48	
		POOL AMENITIES SEP25					
		9/01/25 1887	202509 320-53800-43300		*	4,320.60	
		POOL ATTENDANT SEP25					
		9/01/25 1887	202509 300-13100-10100		*	3,259.40	
		POOL ATTENDANT SEP25					
		9/01/25 1887	202509 330-53800-43300		*	494.19	
		HCCC CLEANING SEP25					
		9/01/25 1887	202509 300-13100-10100		*	372.81	
		HCCC CLEANING SEP25					
		9/01/25 1887A	202508 330-53800-43300		*	80.76	
		LITOPAK 300CT PAPER CUPS					
		9/01/25 1887A	202508 300-13100-10100		*	60.92	
		LITOPAK 300CT PAPER CUPS		PG SERVICE GROUP LLC			11,624.68 006607
9/09/25 00175		9/01/25 1012295	202509 320-53800-46200		*	4,845.00	
		POOL MAINTENANCE SEP25					
		9/01/25 1012295	202509 300-13100-10100		*	3,655.00	
		POOL MAINTENANCE SEP25		ROBERTS POOL SERVICE AND REPAIR INC			8,500.00 006608
9/09/25 00060		7/01/25 318956	202507 320-53800-46200		*	182.40	
		CP-INSP.SPA EQUIP/ADJ.VLV					
		7/01/25 318956	202507 300-13100-10100		*	137.60	
		CP-INSP.SPA EQUIP/ADJ.VLV		SPIES POOL LLC			320.00 006609
9/09/25 00002		8/14/25 12312278	202508 310-51300-48000		*	241.93	
		NOT.RW JOINT MTH 09/11/25		TRIBUNE PUBLISHING COMPANY LLC DBA			241.93 006610
9/09/25 00070		9/05/25 81770	202509 320-53800-47700		*	684.00	
		TRBLSHT 10 FIXTURE-BALLRM					
		9/05/25 81770	202509 300-13100-10100		*	516.00	
		TRBLSHT 10 FIXTURE-BALLRM		TERRY'S ELECTRIC INC			1,200.00 006611
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/18/25	00095	9/05/25 254863	202509 320-53800-57400		*	176.01	
		REPLACE TOGGLE SWITCH/TST					
		9/05/25 254863	202509 300-13100-10100		*	132.78	
		REPLACE TOGGLE SWITCH/TST					
		9/10/25 254775	202509 320-53800-57400		*	957.92	
		RPLC MOTOR/BELT/ARM/MNTR					
		9/10/25 254775	202509 300-13100-10100		*	722.64	
		RPLC MOTOR/BELT/ARM/MNTR					
			ACCESS CONTROL SYSTEMS LLC				1,989.35 006612
9/18/25	00176	8/27/25 30253	202508 320-53800-48200		*	185.25	
		SE-PREVENTATIVE MNT AUG25					
		8/27/25 30253	202508 300-13100-10100		*	139.75	
		SE-PREVENTATIVE MNT AUG25					
			FITNESS SERVICES OF FLORIDA INC				325.00 006613
9/18/25	00186	9/02/25 759596	202509 300-15500-10000		*	767.19	
		ALARM MONITOR SVC OCT25					
		9/02/25 759596	202509 300-13100-10100		*	578.75	
		ALARM MONITOR SVC OCT25					
			HIDDEN EYES LLC DBA ENVERA SYSTEMS				1,345.94 006614
9/18/25	00042	9/11/25 3159828	202509 320-53800-46200		*	22.80	
		SE COVE-REPLACE BATTERY					
		9/11/25 3159828	202509 300-13100-10100		*	17.20	
		SE COVE-REPLACE BATTERY					
			KINGS III OF AMERICA, INC.				40.00 006615
9/18/25	99999	9/18/25 VOID	202509 000-00000-00000		C	.00	
		VOID CHECK					
			*****INVALID VENDOR NUMBER*****				.00 006616
9/18/25	00092	8/31/25 2953	202508 320-53800-41000		*	49.69	
		CP PHONE LINE 2365 AUG25					
		8/31/25 2953	202508 300-13100-10100		*	37.49	
		CP PHONE LINE 2365 AUG25					
		8/31/25 2953	202508 320-53800-41000		*	49.69	
		HC PHONE LINE 4574 AUG25					
		8/31/25 2953	202508 300-13100-10100		*	37.49	
		HC PHONE LINE 4574 AUG25					
		8/31/25 2953	202508 320-53800-41000		*	49.69	
		HS PHONE LINE 9325 AUG25					
		8/31/25 2953	202508 300-13100-10100		*	37.49	
		HS PHONE LINE 9325 AUG25					
		8/31/25 2953	202508 320-53800-41000		*	49.69	
		HS PHONE LINE 9385 AUG25					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/31/25	2953	2953	202508 300-13100-10100	HS PHONE LINE 9385 AUG25	*	37.49	
8/31/25	2953	2953	202508 330-53800-41000	HC IRRG LINE 9758 AUG25	*	49.69	
8/31/25	2953	2953	202508 300-13100-10100	HC IRRG LINE 9758 AUG25	*	37.49	
8/31/25	2953	2953	202508 330-53800-41000	HC IRRG LINE 9867 AUG25	*	49.69	
8/31/25	2953	2953	202508 300-13100-10100	HC IRRG LINE 9867 AUG25	*	37.49	
8/31/25	2953	2953	202508 330-53800-41000	HC FIRE LINE 3534 AUG25	*	49.69	
8/31/25	2953	2953	202508 300-13100-10100	HC FIRE LINE 3534 AUG25	*	37.49	
8/31/25	2953	2953	202508 330-53800-41000	HC FIRE LINE 9524 AUG25	*	49.69	
8/31/25	2953	2953	202508 300-13100-10100	HC FIRE LINE 9524 AUG25	*	37.49	
8/31/25	2954	2954	202508 320-53800-41000	POOL CIRCUIT/MODEM AUG25	*	385.06	
8/31/25	2954	2954	202508 300-13100-10100	POOL CIRCUIT/MODEM AUG25	*	290.48	
8/31/25	2955	2955	202508 320-53800-41000	CENTURYLNK-CP GATE/ACCESS	*	124.27	
8/31/25	2955	2955	202508 300-13100-10100	CENTURYLNK-CP GATE/ACCESS	*	93.74	
9/01/25	3004	3004	202507 320-53800-43100	TOHO METER#62644090 JUL25	*	108.85	
9/01/25	3005	3005	202508 320-53800-43000	DUKEENERGY#9100 8323 9862	*	82.45	
9/01/25	3006	3006	202508 320-53800-43000	DUKEENERGY#9100 8324 0443	*	868.17	
KINGWOOD ORLANDO REUNION RESORT LLC						2,650.46	006617
9/18/25	00103	9/15/25	09152025 202509 300-20700-10000	FY25 DEBT SRVC SER2015A	*	363.02	
REUNION EAST CDD C/O USBANK						363.02	006618
9/18/25	00103	9/15/25	09152025 202509 300-20700-10800	FY25 DEBT SRVC SER2021	*	160.30	
REUNION EAST CDD C/O USBANK						160.30	006619
9/18/25	00060	9/02/25	320936 202509 320-53800-46200	HS-RPLC MOTOR/SEAL/ORING	*	432.63	
		9/02/25	320936 202509 300-13100-10100	HS-RPLC MOTOR/SEAL/ORING	*	326.37	
REUE REUNION EAST TVISCARRA							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		9/02/25	321100 202509 320-53800-46200 HS-RPLC MOTR/SEAL PLT/RNG		*	573.42	
		9/02/25	321100 202509 300-13100-10100 HS-RPLC MOTR/SEAL PLT/RNG		*	432.58	
		9/03/25	320085 202509 320-53800-46200 SE-SAFE INSP/RPLC GRATE		*	261.63	
		9/03/25	320085 202509 300-13100-10100 SE-SAFE INSP/RPLC GRATE		*	197.37	
		9/05/25	321066 202509 320-53800-46200 SE-320GAL BLEACH/45GAL SA		*	867.51	
		9/05/25	321066 202509 300-13100-10100 SE-320GAL BLEACH/45GAL SA		*	654.44	
		9/18/25	22931 202509 320-53800-46200 14-CHEMICAL CONTROLLER MS		*	798.00	
		9/18/25	22931 202509 300-13100-10100 14-CHEMICAL CONTROLLER MS		*	602.00	
				SPIES POOL LLC			5,145.95 006620
9/22/25	00113	9/19/25	29721 202509 300-15500-10000 FY26 GEN.LIAB/PUBLIC OFFC		*	18,912.00	
		9/19/25	29721 202509 300-15500-10000 FY26 PROPERTY INSURANCE		*	57,927.39	
		9/19/25	29721 202509 300-13100-10100 FY26 PROPERTY INSURANCE		*	43,699.61	
				EGIS INSURANCE ADVISORS, LLC.			120,539.00 006621
9/29/25	00074	9/15/25	230965 202509 320-53800-47000 AQUATIC PLANT MGMT SEP25		*	754.11	
		9/15/25	230965 202509 300-13100-10100 AQUATIC PLANT MGMT SEP25		*	568.89	
				APPLIED AQUATIC MANAGEMENT, INC.			1,323.00 006622
9/29/25	00072	9/25/25	38197 202509 320-53800-53000 EXCITEMNT DR-THERMO.STRIP		*	2,907.00	
		9/25/25	38197 202509 300-13100-10100 EXCITEMNT DR-THERMO.STRIP		*	2,193.00	
				FAUSNIGHT STRIPE & LINE INC			5,100.00 006623
9/29/25	00144	9/22/25	14958871 202509 320-53800-47700 RTU5-RPLC SNSR/RTU1-SWCH		*	354.37	
		9/22/25	14958871 202509 300-13100-10100 RTU5-RPLC SNSR/RTU1-SWCH		*	267.34	
		9/23/25	14998085 202509 320-53800-47700 RTU5-RPLC ELECTRO.SWITCH		*	98.79	
		9/23/25	14998085 202509 300-13100-10100 RTU5-RPLC ELECTRO.SWITCH		*	74.52	
				FRANK'S AIR CONDITIONING, INC.			795.02 006624
				REUE REUNION EAST TVISCARRA			

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9/29/25	00049	9/01/25 661	202509 320-53800-12000	FIELD MANAGEMENT SEP25	*	3,838.58	
		9/01/25 661A	202507 310-51300-42000	USPS-MAIL 941 FORM TO IRS	*	1.02	
		9/01/25 661A	202507 310-51300-42500	FEDEX-PARKING VIOLATION	*	197.56	
		9/01/25 661A	202507 320-53800-47700	GRAINGER INC-AC FILTERS	*	75.04	
		9/01/25 662	202509 310-51300-34000	MANAGEMENT FEES SEP25	*	4,414.50	
		9/01/25 662	202509 310-51300-35200	WEBSITE ADMIN SEP25	*	105.00	
		9/01/25 662	202509 310-51300-35100	INFORMATION TECH SEP25	*	157.50	
		9/01/25 662	202509 310-51300-31300	DISSEMINATION FEE SEP25	*	875.00	
		9/01/25 662	202509 310-51300-51000	OFFICE SUPPLIES	*	.78	
		9/01/25 662	202509 310-51300-42000	POSTAGE	*	17.24	
GOVERNMENTAL MANAGEMENT SERVICES							9,682.22 006625
9/29/25	00119	9/15/25 145025	202508 310-51300-31500	MTG/PH4&5 LNDSCP/MAILBOX	*	1,874.68	
		9/15/25 145026	202508 310-51300-31500	BRDGE LNDSCP/CDD ISSUE/I4	*	201.00	
		9/15/25 145027	202508 310-51300-31500	CELLTWR-EASEMNT AGR/RWSTR	*	725.00	
LATHAM LUNA EDEN & BEAUDINE LLP							2,800.68 006626
9/29/25	00060	9/06/25 321052	202509 320-53800-46200	CP-INST.TOROVLV/BASIN/TUB	*	263.06	
		9/06/25 321052	202509 300-13100-10100	CP-INST.TOROVLV/BASIN/TUB	*	198.44	
		9/06/25 321203	202509 320-53800-46200	TER-INST.TOR0 VLV/BASIN	*	241.25	
		9/06/25 321203	202509 300-13100-10100	TER-INST.TOR0 VLV/BASIN	*	182.00	
		9/08/25 321033	202509 320-53800-46200	SE-INST.MUD RING/PTCH SPA	*	400.14	
		9/08/25 321033	202509 300-13100-10100	SE-INST.MUD RING/PTCH SPA	*	301.86	
		9/08/25 321095	202509 320-53800-46200	HC B-INST.MAGNETIC LATCH	*	241.11	
		9/08/25 321095	202509 300-13100-10100	HC B-INST.MAGNETIC LATCH	*	181.89	
REUE REUNION EAST TVISCARRA							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		9/15/25 321322	202509 320-53800-46200		*	524.94	
		TER-260GAL	BLCH/30GAL SA				
		9/15/25 321322	202509 300-13100-10100		*	396.01	
		TER-260GAL	BLCH/30GAL SA				
				SPIES POOL LLC			2,930.70 006627
9/29/25 00030		9/15/25 995623	202508 320-53800-47400		*	1,758.45	
		PINE TREE FLUSH CUT	08/27				
		9/15/25 995623	202508 300-13100-10100		*	1,326.55	
		PINE TREE FLUSH CUT	08/27				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			3,085.00 006628
TOTAL FOR BANK A						207,099.59	
TOTAL FOR REGISTER						207,099.59	

REUE REUNION EAST TVISCARRA

SECTION b

Reunion West

Community Development District

Summary of Invoices

September 01, 2025 - September 30, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	9/3/25	2590-2591	\$ 285.00
	9/9/25	2592-2595	\$ 18,962.97
	9/18/25	2596-2603	\$ 8,875.79
	9/22/25	2604	\$ 20,447.00
	9/25/25	2605-2608	\$ 11,480.72
			\$ 60,051.48
R&M Fund			
	9/18/25	72	\$ 9,400.00
			\$ 9,400.00
Payroll			
	<u>September 2025</u>		
	Graham Staley	50698	\$ 184.70
	Mark Greenstein	50699	\$ 184.70
	Michael Barry	50700	\$ 184.70
	Sharon Harley	50701	\$ 184.70
			\$ 738.80
TOTAL			\$ 70,190.28

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/03/25	00053	7/20/25 5888	202507 300-13100-10100		*	162.45	
		RMV/CLN 2 AC FILTERS/INST					
		7/20/25 5888	202507 320-53800-57400		*	122.55	
		RMV/CLN 2 AC FILTERS/INST					
				BERRY CONSTRUCTION INC.			285.00 002590
9/03/25	00069	8/01/25 2909	202506 320-53800-43100		*	81.53	
		TOHO METER#62644090 JUN25					
		8/01/25 2924	202507 320-53800-43000		*	108.34	
		DUKEENERGY#9100 8323 9862					
		8/01/25 2925	202507 320-53800-43000		*	677.37	
		DUKEENERGY#9100 8324 0443					
		8/01/25 2909	202506 320-53800-43100		V	81.53-	
		TOHO METER#62644090 JUN25					
		8/01/25 2924	202507 320-53800-43000		V	108.34-	
		DUKEENERGY#9100 8323 9862					
		8/01/25 2925	202507 320-53800-43000		V	677.37-	
		DUKEENERGY#9100 8324 0443					
				REUNION WEST PROPERTY OWNERS INC			.00 002591
9/09/25	00051	9/03/25 4490	202508 310-51300-31100		*	687.40	
		CDD MEETING 08/14/25					
				BOYD CIVIL ENGINEERING INC			687.40 002592
9/09/25	00066	9/01/25 RWCDD09M	202509 300-13100-10100		*	8,626.00	
		LANDSCAPE MAINT SEP25					
		9/01/25 RWCDD09M	202509 320-53800-47300		*	6,507.33	
		LANDSCAPE MAINT SEP25					
				CREATIVE NORTH INC			15,133.33 002593
9/09/25	00036	8/01/25 2909	202506 320-53800-43100		*	81.53	
		TOHO METER#62644090 JUN25					
		8/01/25 2924	202507 320-53800-43000		*	108.34	
		DUKEENERGY#9100 8323 9862					
		8/01/25 2925	202507 320-53800-43000		*	677.37	
		DUKEENERGY#9100 8324 0443					
				KINGWOOD ORLANDO REUNION RESORT LLC			867.24 002594
9/09/25	00069	9/01/25 6047478	202509 300-13100-10100		*	1,296.75	
		SECURITY COST SHARE SEP25					
		9/01/25 6047478	202509 320-53800-34500		*	978.25	
		SECURITY COST SHARE SEP25					
				REUNION WEST PROPERTY OWNERS INC			2,275.00 002595
9/18/25	00077	4/29/25 252174	202504 300-13100-10100		*	2,317.19	
		RPLC TRANSCORE E4 REDHEAD					

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		4/29/25 252174	202504 320-53800-57400		*	1,748.06	
			RPLC TRANSORE E4 REDHEAD				
				ACCESS CONTROL SYSTEMS LLC			4,065.25 002596
9/18/25 00036		9/01/25 3007	202507 320-53800-43100		*	79.55	
			TOHO METER#62644090 JUL25				
		9/01/25 3008	202508 320-53800-43000		*	60.25	
			DUKEENERGY#9100 8323 9862				
		9/01/25 3009	202508 320-53800-43000		*	634.43	
			DUKEENERGY#9100 8324 0443				
				KINGWOOD ORLANDO REUNION RESORT LLC			774.23 002597
9/18/25 00031		9/15/25 09152025	202509 300-20700-10400		*	36.27	
			FY25 DEBT SRVC SER2015				
				REUNION WEST C/O USBANK			36.27 002598
9/18/25 00031		9/15/25 09152025	202509 300-20700-10500		*	59.71	
			FY25 DEBT SRVC SER2016				
				REUNION WEST C/O USBANK			59.71 002599
9/18/25 00031		9/15/25 09152025	202509 300-20700-10600		*	55.88	
			FY25 DEBT SRVC SER2017				
				REUNION WEST C/O USBANK			55.88 002600
9/18/25 00031		9/15/25 09152025	202509 300-20700-10700		*	48.66	
			FY25 DEBT SRVC SER2019				
				REUNION WEST C/O USBANK			48.66 002601
9/18/25 00031		9/15/25 09152025	202509 300-20700-10800		*	118.41	
			FY25 DEBT SRVC SER2022				
				REUNION WEST C/O USBANK			118.41 002602
9/18/25 00041		8/25/25 7869983	202508 310-51300-32300		*	3,717.38	
			TRUSTEE FEES SER2017				
				US BANK			3,717.38 002603
9/22/25 00040		9/19/25 29722	202509 300-15500-10000		*	12,005.00	
			FY26 GEN.LIAB/PUBLIC OFFC				
		9/19/25 29722	202509 300-15500-10000		*	3,630.06	
			FY26 PROPERTY INSURANCE				
		9/19/25 29722	202509 300-13100-10100		*	4,811.94	
			FY26 PROPERTY INSURANCE				
				EGIS INSURANCE ADVISORS, LLC.			20,447.00 002604
9/25/25 00035		9/15/25 230966	202509 300-13100-10100		*	212.04	
			AQUATIC PLANT MGMT SEP25				

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		9/15/25 230966	202509 320-53800-47000		*	159.96	
		AQUATIC PLANT MGMT SEP25		APPLIED AQUATIC MANAGEMENT, INC.			372.00 002605
9/25/25 00078		8/01/25 332-6252	202508 300-13100-10100		*	550.26	
		6DNGR SNAKE&ALLIGATOR SGN					
		8/01/25 332-6252	202508 320-53800-53200		*	415.11	
		6DNGR SNAKE&ALLIGATOR SGN		FASTSIGNS SOUTH ORLANDO			965.37 002606
9/25/25 00020		9/01/25 625	202509 320-53800-12000		*	2,895.75	
		FILED MANAGEMENT SEP25					
		9/01/25 625A	202507 310-51300-42000		*	1.02	
		USPS-MAIL 941 FORM TO IRS					
		9/01/25 625A	202507 310-51300-42500		*	149.04	
		FEDEX-PARKING VIOLATION					
		9/01/25 625A	202507 320-53800-47700		*	56.60	
		GRAINGER INC-AC FILTERS					
		9/01/25 626	202509 310-51300-34000		*	4,414.42	
		MANAGEMENT FEES SEP25					
		9/01/25 626	202509 310-51300-35200		*	105.00	
		WEBSITE ADMIN SEP25					
		9/01/25 626	202509 310-51300-35100		*	157.50	
		INFORMATION TECH SEP25					
		9/01/25 626	202509 310-51300-31300		*	875.00	
		DISSEMINATION FEE SEP25					
		9/01/25 626	202509 310-51300-51000		*	.57	
		OFFICE SUPPLIES					
		9/01/25 626	202509 310-51300-42000		*	9.77	
		POSTAGE		GOVERNMENTAL MANAGEMENT SERVICES			8,664.67 002607
9/25/25 00043		9/15/25 145028	202508 310-51300-31500		*	1,184.68	
		MTG/PH3 PLAT/PARK&TOW MAP					
		9/15/25 145029	202508 310-51300-31500		*	134.00	
		TRAD.BRIDGE/OWNRSHIP MNT					
		9/15/25 145030	202508 310-51300-31500		*	160.00	
		LITIGAT.UPDT-TRCT OWNRSHP		LATHAM LUNA EDEN & BEAUDINE LLP			1,478.68 002608
TOTAL FOR BANK A						60,051.48	
TOTAL FOR REGISTER						60,051.48	

REUW REUNION WEST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/18/25	00007	9/25/25 38196	202509 300-13100-10100	THERMOPLS-WHITE MARSH WAY	*	5,358.00	
		9/25/25 38196	202509 320-53800-53000	THERMOPLS-WHITE MARSH WAY	*	4,042.00	
FAUSNIGHT STRIPE & LINE INC							9,400.00 000072

TOTAL FOR BANK C						9,400.00	
TOTAL FOR REGISTER						9,400.00	

REUW REUNION WEST TVISCARRA

SECTION III

SECTION a

Reunion East
Community Development District

Unaudited Financial Reporting
August 31, 2025



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Reunion East
Community Development District
Balance Sheet
August 31, 2025

	General Fund	Replacement & Maintenance Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist	\$ 176,185	\$ 117,532	\$ -	\$ -	\$ 293,717
Investments:					
Series 2002A-2					
Reserve	-	-	3	-	3
Revenue	-	-	98,613	-	98,613
Series 2005					
Reserve	-	-	5	-	5
Revenue	-	-	192,517	-	192,517
Construction	-	-	-	11	11
Series 2015A					
Reserve	-	-	175,000	-	175,000
Revenue	-	-	1,173,202	-	1,173,202
Prepayment	-	-	40	-	40
Series 2021					
Reserve	-	-	1,116,155	-	1,116,155
Revenue	-	-	619,306	-	619,306
Construction	-	-	-	655,278	655,278
Investment - Custody	524,150	-	-	-	524,150
SBA - Operating	792,575	-	-	-	792,575
SBA - Reserve	-	3,590,344	-	-	3,590,344
Due from General Fund	-	-	5,523	-	5,523
Due from Other	3,316	-	-	-	3,316
Due from Reunion West	151,751	11,556	-	-	163,308
Prepaid Expenses	767	-	-	-	767
Total Assets	\$ 1,648,745	\$ 3,719,433	\$ 3,380,364	\$ 655,289	\$ 9,403,831
Liabilities:					
Accounts Payable	\$ 25,109	\$ -	\$ -	\$ -	\$ 25,109
Contracts Payable	1,323	-	-	-	1,323
Due to Debt Service 2015A	5,363	-	-	-	5,363
Due to Debt Service 2021	160	-	-	-	160
Due to Reunion West	50,232	19,126	-	-	69,359
Accrued Principal Payment 2002A-2	-	-	5,935,000	-	5,935,000
Accrued Interest Payment 2002A-2	-	-	4,343,405	-	4,343,405
Accrued Principal Payment 2005	-	-	5,415,000	-	5,415,000
Accrued Interest Payment 2005	-	-	3,851,276	-	3,851,276
Total Liabilities	\$ 82,187	\$ 19,126	\$ 19,544,681	\$ -	\$ 19,645,994
Fund Balances:					
Assigned For Debt Service 2002A-2	\$ -	\$ -	\$ (10,179,789)	\$ -	\$ (10,179,789)
Assigned For Debt Service 2005	-	-	(9,073,754)	-	(9,073,754)
Assigned For Debt Service 2015A	-	-	1,353,605	-	1,353,605
Assigned For Debt Service 2021	-	-	1,735,621	-	1,735,621
Assigned For Capital Projects 2005	-	-	-	11	11
Assigned For Capital Projects 2021	-	-	-	655,278	655,278
Unassigned	1,566,558	3,700,306	-	-	5,266,864
Total Fund Balances	\$ 1,566,558	\$ 3,700,306	\$ (16,164,316.49)	\$ 655,289	\$ (10,242,163)
Total Liabilities & Fund Equity	\$ 1,648,745	\$ 3,719,433	\$ 3,380,364	\$ 655,289	\$ 9,403,831

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments	\$ 2,008,852	\$ 2,008,852	\$ 2,036,563	\$ 27,711
Interest	24,000	22,000	61,226	39,226
Miscellaneous Revenues	-	-	847	847
Rental Income	6,000	5,500	7,286	1,786
Total Revenues	\$ 2,038,852	\$ 2,036,352	\$ 2,105,922	\$ 69,570
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 8,800	\$ 2,200
FICA Expense	918	842	673	168
Engineering Fees	30,000	27,500	24,374	3,126
Attorney	75,000	68,750	62,117	6,633
Arbitrage	1,350	-	-	-
Dissemination Agent	10,500	9,625	9,625	-
Annual Audit	4,600	4,600	4,600	-
Trustee Fees	8,620	8,620	4,310	4,310
Assessment Administration	7,875	7,875	7,875	-
Management Fees	52,974	48,560	48,560	-
Information Technology	1,890	1,733	1,733	-
Website Maintenance	1,260	1,155	1,155	-
Telephone	150	138	-	138
Postage	1,500	1,375	2,844	(1,469)
Printing & Binding	500	458	1,011	(553)
Insurance	18,350	18,350	17,841	509
Legal Advertising	5,000	4,583	6,459	(1,876)
Other Current Charges	600	550	195	355
Office Supplies	250	229	463	(234)
Property Appraiser Fee	1,000	696	696	-
Property Taxes	400	400	218	182
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 234,912	\$ 217,213	\$ 203,724	\$ 13,489

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 46,063	\$ 42,224	\$ 42,224	\$ 0
Property Insurance	69,608	69,608	63,643	5,965
Telephone	8,550	7,838	16,170	(8,333)
Electric	376,200	344,850	337,339	7,511
Water & Sewer	41,262	37,824	37,623	201
Gas	48,450	44,413	51,486	(7,073)
Landscape - Contract	665,400	609,950	598,358	11,592
Landscape - Contingency	28,500	26,125	19,403	6,722
Pond Maintenance	14,250	13,063	9,874	3,189
Irrigation Repairs & Maintenance	19,950	18,288	8,391	9,897
Pool & Fountain Maintenance	205,428	188,309	210,456	(22,147)
Building Repairs & Maintenance	17,100	15,675	28,486	(12,811)
Contract Cleaning	59,622	54,654	67,104	(12,450)
Fitness Center Repairs & Maintenance	7,923	7,263	3,823	3,439
Gate & Gatehouse Maintenance	42,750	39,188	33,795	5,393
Lighting	8,550	7,838	12,584	(4,746)
Maintenance (Inspections)	1,995	1,829	3,101	(1,272)
Operating Supplies	1,425	1,306	-	1,306
Parking Violation Tags	285	261	-	261
Pressure Washing	28,500	26,125	25,280	846
Repairs & Maintenance	17,100	15,675	9,119	6,556
Roadways/Sidewalks/Bridge	22,800	20,900	15,922	4,978
Security	121,905	111,746	95,528	16,218
Signage	8,550	7,838	12,500	(4,663)
Hurricane Expenses	-	-	3,524	(3,524)
Total Maintenance - Shared Expenses	\$ 1,862,166	\$ 1,712,786	\$ 1,705,733	\$ 7,053
<u>Heritage Crossing Community Center</u>				
Telephone	\$ 3,819	\$ 3,501	\$ 1,398	\$ 2,103
Electric	22,800	20,900	13,300	7,600
Water & Sewer	1,140	1,045	1,405	(360)
Gas	513	470	270	201
Trash Services	22,800	20,900	-	20,900
Building Repairs & Maintenance	-	-	1,576	(1,576)
Contract Cleaning	22,800	20,900	6,128	14,772
Landscape - Contract	20,417	18,716	-	18,716
Maintenance (Inspections)	641	588	1,237	(649)
Operating Supplies	1,368	1,254	-	1,254
Pest Control	684	627	1,705	(1,078)
Pressure Washing	-	-	627	(627)
Repairs & Maintenance	3,420	3,135	800	2,335
Total HC Community Center Shared	\$ 100,403	\$ 92,036	\$ 28,445	\$ 63,591
<u>Reserves</u>				
Capital Reserve Transfer	\$ 920,554	\$ 920,554	\$ 920,554	\$ -
Total Reserves	\$ 920,554	\$ 920,554	\$ 920,554	\$ -
Total Expenditures	\$ 3,118,035	\$ 2,942,589	\$ 2,858,457	\$ 84,132
Excess Revenues (Expenditures)	\$ (1,079,183)		\$ (752,535)	
Fund Balance - Beginning	\$ 1,079,183		\$ 2,319,092	
Fund Balance - Ending	\$ (0)		\$ 1,566,558	

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 213,351	\$ 1,265,269	\$ 78,627	\$ 61,490	\$ 47,273	\$ 169,585	\$ 59,315	\$ 141,370	\$ 284	\$ -	\$ -	\$ 2,036,563
Interest	6,652	5,861	5,729	5,636	5,211	5,389	5,451	5,529	5,477	5,282	5,009	-	61,226
Miscellaneous Revenues	847	-	-	-	-	-	-	-	-	-	-	-	847
Rental Income	560	2,280	570	1,710	-	-	570	570	1,311	(285)	-	-	7,286
Total Revenues	\$ 8,059	\$ 221,491	\$ 1,271,568	\$ 85,973	\$ 66,701	\$ 52,662	\$ 175,605	\$ 65,413	\$ 148,159	\$ 5,281	\$ 5,009	\$ -	\$ 2,105,922
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ -	\$ 800	\$ 1,000	\$ 800	\$ 1,200	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 8,800
FICA Expense	-	61	77	61	92	77	77	-	77	77	77	-	673
Engineering Fees	665	3,271	1,256	3,810	1,615	1,920	4,913	1,998	710	3,482	735	-	24,374
Attorney	12,519	10,627	3,918	6,371	9,123	3,603	4,130	1,527	4,114	3,387	2,801	-	62,117
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	875	875	875	875	875	875	875	875	875	875	875	-	9,625
Annual Audit	-	-	-	-	-	-	-	-	4,600	-	-	-	4,600
Trustee Fees	-	-	-	-	-	-	-	-	-	-	4,310	-	4,310
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	4,415	4,415	4,415	4,415	4,415	4,415	4,415	4,415	4,415	4,415	4,415	-	48,560
Information Technology	158	158	158	158	158	158	158	158	158	158	158	-	1,733
Website Maintenance	105	105	105	105	105	105	105	105	105	105	105	-	1,155
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	67	52	143	40	226	103	93	111	31	1,959	19	-	2,844
Printing & Binding	-	-	169	1	5	1	-	-	-	835	1	-	1,011
Insurance	17,841	-	-	-	-	-	-	-	-	-	-	-	17,841
Legal Advertising	-	-	956	790	283	741	-	131	-	3,316	242	-	6,459
Other Current Charges	-	-	-	35	35	-	-	-	-	125	-	-	195
Office Supplies	1	1	1	12	1	1	1	28	1	417	1	-	463
Property Appraiser Fee	-	-	-	696	-	-	-	-	-	-	-	-	696
Property Taxes	-	218	-	-	-	-	-	-	-	-	-	-	218
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 44,694	\$ 20,582	\$ 13,071	\$ 18,166	\$ 18,131	\$ 12,996	\$ 15,765	\$ 9,347	\$ 16,085	\$ 20,150	\$ 14,737	\$ -	\$ 203,724

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Maintenance - Shared Expenses</u>													
Field Maintenance	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ -	\$ 42,224
Property Insurance	63,643	-	-	-	-	-	-	-	-	-	-	-	63,643
Telephone	1,834	1,270	1,719	1,405	1,339	1,388	1,437	1,441	1,441	1,622	1,272	-	16,170
Electric	28,749	29,543	27,134	30,685	19,167	37,187	30,527	36,466	32,411	31,612	33,858	-	337,339
Water & Sewer	2,024	2,260	2,802	3,624	3,354	3,834	4,441	4,654	4,362	2,894	3,374	-	37,623
Gas	1,020	1,159	4,159	6,625	10,135	8,967	7,779	5,316	3,400	1,644	1,282	-	51,486
Landscape - Contract	44,402	98,510	65,283	44,402	44,402	58,465	44,402	44,402	65,283	44,402	44,402	-	598,358
Landscape - Contingency	1,844	10,050	852	-	-	1,402	-	750	2,747	-	1,758	-	19,403
Pond Maintenance	966	966	966	966	966	966	966	966	966	212	966	-	9,874
Irrigation Repairs & Maintenance	639	568	-	876	1,373	107	2,000	1,151	-	620	1,057	-	8,391
Pool & Fountain Maintenance	24,552	16,221	14,468	16,062	18,564	18,887	25,673	23,517	22,258	15,659	14,596	-	210,456
Building Repairs & Maintenance	3,704	3,238	456	1,867	3,451	1,119	3,247	390	6,378	2,244	2,390	-	28,486
Contract Cleaning	6,051	6,051	6,054	6,051	6,051	6,051	6,051	6,051	6,590	6,051	6,051	-	67,104
Fitness Center Repairs & Maintenance	898	-	898	45	-	-	234	-	-	1,378	371	-	3,823
Gate & Gatehouse Maintenance	2,625	2,067	11,307	4,273	2,737	1,368	3,418	740	2,237	1,387	1,636	-	33,795
Lighting	-	2,337	2,636	815	-	2,002	1,035	678	3,081	-	-	-	12,584
Maintenance (Inspections)	228	684	-	-	499	-	268	185	-	1,237	-	-	3,101
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	2,907	6,612	7,382	8,379	-	-	-	-	-	-	25,280
Repairs & Maintenance	1,573	-	3,058	2,336	-	271	721	1,160	-	-	-	-	9,119
Roadways/Sidewalks/Bridge	641	-	4,167	-	-	4,318	1,074	1,967	3,049	707	-	-	15,922
Security	8,692	8,692	8,692	8,692	8,692	8,692	8,406	8,714	8,830	8,714	8,714	-	95,528
Signage	2,933	219	105	2,615	-	162	1,103	636	2,499	764	1,463	-	12,500
Hurricane Expenses	3,128	396	-	-	-	-	-	-	-	-	-	-	3,524
Total Maintenance - Shared Expenses	\$ 203,985	\$ 188,070	\$ 161,503	\$ 141,789	\$ 131,951	\$ 167,405	\$ 146,623	\$ 143,022	\$ 169,371	\$ 124,986	\$ 127,029	\$ -	\$ 1,705,733
<u>Heritage Crossing Community Center</u>													
Telephone	\$ -	\$ -	\$ -	\$ -	\$ 224	\$ 179	\$ 199	\$ 199	\$ 199	\$ 199	\$ 199	\$ -	\$ 1,398
Electric	-	1,542	1,007	853	-	2,603	961	1,154	1,431	1,555	2,195	-	13,300
Water & Sewer	-	145	145	168	157	145	134	128	128	128	128	-	1,405
Gas	-	32	26	26	26	26	26	26	26	26	26	-	270
Trash Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Repairs & Maintenance	-	362	-	732	-	-	390	-	91	-	-	-	1,576
Contract Cleaning	494	494	1,433	494	494	494	494	515	-	640	575	-	6,128
Landscape - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance (Inspections)	228	781	-	-	-	-	228	-	-	-	-	-	1,237
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	48	128	48	48	128	48	903	128	48	48	128	-	1,705
Pressure Washing	-	-	-	-	-	627	-	-	-	-	-	-	627
Repairs & Maintenance	-	-	-	-	-	-	800	-	-	-	-	-	800
Total HC Community Center Shared	\$ 771	\$ 3,484	\$ 2,660	\$ 2,322	\$ 1,029	\$ 4,124	\$ 4,136	\$ 2,150	\$ 1,924	\$ 2,596	\$ 3,251	\$ -	\$ 28,445
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 920,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 920,554
Total Reserves	\$ -	\$ -	\$ 920,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 920,554
Total Expenditures	\$ 249,449	\$ 212,135	\$ 1,097,787	\$ 162,277	\$ 151,111	\$ 184,525	\$ 166,523	\$ 154,520	\$ 187,380	\$ 147,732	\$ 145,017	\$ -	\$ 2,858,457
Excess Revenues (Expenditures)	\$ (241,390)	\$ 9,356	\$ 173,781	\$ (76,304)	\$ (84,410)	\$ (131,863)	\$ 9,083	\$ (89,106)	\$ (39,221)	\$ (142,451)	\$ (140,009)	\$ -	\$ (752,535)

Reunion East

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Transfer In	\$ 920,554	\$ 920,554	\$ 920,554	\$ -
Interest	150,000	137,500	147,862	10,362
Total Revenues	\$ 1,070,554	\$ 1,058,054	\$ 1,068,416	\$ 10,362
Expenditures:				
Contingency	\$ 600	\$ 550	\$ 508	\$ 42
Capital Outlay	1,424,850	1,306,113	958,416	347,696
Total Expenditures	\$ 1,425,450	\$ 1,306,663	\$ 958,924	\$ 347,738
Excess Revenues (Expenditures)	\$ (354,896)		\$ 109,492	
Fund Balance - Beginning	\$ 3,584,823		\$ 3,590,815	
Fund Balance - Ending	\$ 3,229,927		\$ 3,700,306	

Reunion East

Community Development District

Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 3,981	\$ 3,981
Total Revenues	\$ -	\$ -	\$ 3,981	\$ 3,981
Expenditures:				
Series 2002A-2				
Debt Service Obligation	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	-	-	11,485	(11,485)
Total Expenditures	\$ -	\$ -	\$ 11,485	\$ (11,485)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ (7,505)	
Fund Balance - Beginning	\$ -		\$ (10,172,284)	
Fund Balance - Ending	\$ -		\$ (10,179,789)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 7,550	\$ 7,550
Total Revenues	\$ -	\$ -	\$ 7,550	\$ 7,550
Expenditures:				
Series 2005				
Debt Service Obligation	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	-	-	11,376	(11,376)
Total Expenditures	\$ -	\$ -	\$ 11,376	\$ (11,376)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ (3,826)	
Fund Balance - Beginning	\$ -		\$ (9,069,928)	
Fund Balance - Ending	\$ -		\$ (9,073,754)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments	\$ 2,568,595	\$ 2,568,595	\$ 2,598,874	\$ 30,279
Interest	60,000	55,000	68,908	13,908
Total Revenues	\$ 2,628,595	\$ 2,623,595	\$ 2,667,782	\$ 44,187
Expenditures:				
Series 2015A				
Interest - 11/01	\$ 465,500	\$ 465,500	\$ 465,500	\$ -
Principal - 05/01	1,685,000	1,685,000	1,685,000	-
Interest - 05/01	465,500	465,500	465,500	-
Total Expenditures	\$ 2,616,000	\$ 2,616,000	\$ 2,616,000	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 12,595		\$ 51,782	
Fund Balance - Beginning	\$ 1,098,285		\$ 1,301,823	
Fund Balance - Ending	\$ 1,110,880		\$ 1,353,605	

Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments	\$ 1,116,155	\$ 1,116,155	\$ 1,147,607	\$ 31,452
Interest	60,000	55,000	68,780	13,780
Total Revenues	\$ 1,176,155	\$ 1,171,155	\$ 1,216,387	\$ 45,232
Expenditures:				
Series 2021				
Interest - 11/01	\$ 331,821	\$ 331,821	\$ 331,821	\$ -
Principal - 05/01	455,000	455,000	455,000	-
Interest - 05/01	331,821	331,821	331,821	-
Total Expenditures	\$ 1,118,643	\$ 1,118,643	\$ 1,118,643	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 57,513		\$ 97,744	
Fund Balance - Beginning	\$ 508,034		\$ 1,637,877	
Fund Balance - Ending	\$ 565,547		\$ 1,735,621	

Reunion East

Community Development District

Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 11	
Fund Balance - Ending	\$ -		\$ 11	

Reunion East

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 24,215	\$ 24,215
Total Revenues	\$ -	\$ -	\$ 24,215	\$ 24,215
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 24,215	
Fund Balance - Beginning	\$ -		\$ 631,063	
Fund Balance - Ending	\$ -		\$ 655,278	

Reunion East

Community Development District

Long Term Debt Report

SERIES 2015A, SPECIAL ASSESSMENT REFUNDING BONDS

INTEREST RATES:	4.000%, 5.000%, 5.000%	
MATURITY DATE:	5/1/2033	
RESERVE FUND REQUIREMENT	\$175,000	
RESERVE FUND BALANCE	\$175,000	
BONDS OUTSTANDING - 09/30/20		\$24,585,000
LESS: SPECIAL CALL 11/1/20		(\$5,000)
LESS: PRINCIPAL PAYMENT 05/1/21		(\$1,375,000)
LESS: PRINCIPAL PAYMENT 05/1/22		(\$1,450,000)
LESS: SPECIAL CALL 11/1/22		(\$10,000)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$1,575,000)
LESS: PRINCIPAL PAYMENT 05/1/24		(\$1,600,000)
LESS: PRINCIPAL PAYMENT 05/1/25		(\$1,685,000)
CURRENT BONDS OUTSTANDING		\$16,885,000

SERIES 2021, SPECIAL ASSESSMENT BONDS

INTEREST RATES:	2.400%, 2.850%, 3.150%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND REQUIREMENT	\$1,116,155	
RESERVE FUND BALANCE	\$1,116,155	
BONDS OUTSTANDING - 8/18/21		\$20,355,000
LESS: PRINCIPAL PAYMENT 05/1/22		(\$425,000)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$435,000)
LESS: PRINCIPAL PAYMENT 05/1/24		(\$445,000)
LESS: PRINCIPAL PAYMENT 05/1/25		(\$455,000)
CURRENT BONDS OUTSTANDING		\$18,595,000

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments \$ 2,137,071.30 \$ 2,727,133.88 \$ 1,204,244.00 \$ 6,068,449.18
Net Assessments \$ 2,008,847.02 \$ 2,563,505.85 \$ 1,131,989.36 \$ 5,704,342.23

ON ROLL ASSESSMENTS

35.22% 44.94% 19.84% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2015A Debt Service Asmt</i>	<i>2021 Debt Service Asmt</i>	<i>Total</i>
11/18/24	ACH	\$38,802.91	\$739.27	\$1,839.40	\$0.00	\$36,224.24	\$12,756.77	\$16,279.01	\$7,188.46	\$36,224.24
11/22/24	ACH	\$605,450.43	\$11,624.65	\$24,217.62	\$0.00	\$569,608.16	\$200,593.80	\$255,979.36	\$113,035.01	\$569,608.17
12/10/24	ACH	\$2,278.73	\$45.31	\$13.65	\$0.00	\$2,219.77	\$781.72	\$997.55	\$440.50	\$2,219.77
12/11/24	ACH	\$3,549,200.64	\$68,144.66	\$141,967.66	\$0.00	\$3,339,088.32	\$1,175,896.77	\$1,500,571.33	\$662,620.21	\$3,339,088.31
12/20/24	ACH	\$265,919.24	\$5,133.90	\$9,223.83	\$0.00	\$251,561.51	\$88,590.16	\$113,050.62	\$49,920.73	\$251,561.51
01/09/25	ACH	\$17,401.39	\$338.16	\$495.06	\$0.00	\$16,568.17	\$16,534.66	\$7,445.66	\$3,287.84	\$16,568.16
01/09/25	ACH	\$213,343.81	\$4,138.84	\$6,400.29	\$0.00	\$202,804.68	\$71,419.90	\$91,139.51	\$40,245.26	\$202,804.67
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$3,896.78	\$3,896.78	\$1,372.29	\$1,751.20	\$773.29	\$3,896.78
02/10/25	ACH	\$1,700.11	\$33.35	\$32.65	\$0.00	\$1,634.11	\$575.47	\$734.36	\$324.28	\$1,634.11
02/10/25	ACH	\$180,375.18	\$3,530.05	\$3,872.34	\$0.00	\$172,972.79	\$60,914.28	\$77,733.20	\$34,325.32	\$172,972.80
03/11/25	ACH	\$8,454.51	\$0.00	\$169.10	\$0.00	\$8,285.41	\$2,917.80	\$3,723.43	\$1,644.19	\$8,285.42
03/11/25	ACH	\$129,909.67	\$2,570.41	\$1,389.18	\$0.00	\$125,950.08	\$44,354.71	\$56,601.40	\$24,993.97	\$125,950.08
04/09/25	ACH	\$13,909.72	\$278.19	\$0.00	\$0.00	\$13,631.53	\$4,800.49	\$6,125.95	\$2,705.09	\$13,631.53
04/09/25	ACH	\$476,612.20	\$9,531.77	\$24.00	\$0.00	\$467,056.43	\$164,479.07	\$209,893.07	\$92,684.29	\$467,056.43
04/30/25	ACH	\$0.00	\$0.00	\$0.00	\$866.26	\$866.26	\$305.06	\$389.29	\$171.90	\$866.25
05/12/25	ACH	\$2,479.05	\$49.57	\$0.00	\$0.00	\$2,429.48	\$855.57	\$1,091.80	\$482.11	\$2,429.48
05/12/25	ACH	\$169,389.26	\$3,387.79	\$0.00	\$0.00	\$166,001.47	\$58,459.25	\$74,600.32	\$32,941.90	\$166,001.47
06/09/25	ACH	\$1,839.85	\$36.80	\$0.00	\$0.00	\$1,803.05	\$634.96	\$810.28	\$357.80	\$1,803.04
06/09/25	ACH	\$68,480.13	\$1,369.60	\$0.00	\$0.00	\$67,110.53	\$23,633.71	\$30,159.18	\$13,317.65	\$67,110.54
06/16/25	ACH	\$339,309.36	\$6,786.19	\$0.00	\$0.00	\$332,523.17	\$117,101.70	\$149,434.42	\$65,987.05	\$332,523.17
07/10/25	ACH	\$0.00	\$0.00	\$0.00	\$807.79	\$807.79	\$284.47	\$363.02	\$160.30	\$807.79
TOTAL		\$ 6,084,856.19	\$ 117,738.51	\$ 189,644.78	\$ 5,570.83	\$ 5,783,043.73	\$ 2,036,562.61	\$ 2,598,873.96	\$ 1,147,607.15	\$ 5,783,043.72

101.38%	Net Percent Collected
\$ (78,701.50)	Balance Remaining to Collect

SECTION b

Reunion West
Community Development District

Unaudited Financial Reporting
August 31, 2025



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Reunion West
Community Development District
Balance Sheet
August 31, 2025

	<i>General Fund</i>	<i>Replacement & Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 163,706	\$ 49,232	\$ -	\$ -	\$ 212,938
Assessment Receivable	-	-	-	-	-
Investments:					
Series 2015					
Reserve	-	-	166,171	-	166,171
Revenue	-	-	243,398	-	243,398
Series 2016					
Reserve	-	-	313,145	-	313,145
Revenue	-	-	549,764	-	549,764
Prepayment	-	-	27	-	27
Series 2017					
Reserve	-	-	289,732	-	289,732
Revenue	-	-	496,555	-	496,555
Prepayment	-	-	2,822	-	2,822
Series 2019					
Reserve	-	-	331,945	-	331,945
Revenue	-	-	249,822	-	249,822
Construction	-	-	-	133,364	133,364
Series 2022					
Reserve	-	-	259,938	-	259,938
Revenue	-	-	449,520	-	449,520
Investment - Custody	3,250	-	-	-	3,250
SBA - Operating	671,572	-	-	-	671,572
SBA - Reserve	-	574,881	-	-	574,881
Due from General Fund	-	-	319	-	319
Due from Other	-	-	-	-	-
Due from Reunion East	50,232	19,126	-	-	69,359
Prepaid Expenses	579	-	-	-	579
Total Assets	\$ 889,339	\$ 643,239	\$ 3,353,157	\$ 133,364	\$ 5,019,099
Liabilities:					
Accounts Payable	\$ 13,047	\$ -	\$ -	\$ -	\$ 13,047
Due to Debt Service 2015	36	-	-	-	36
Due to Debt Service 2016	60	-	-	-	60
Due to Debt Service 2017	56	-	-	-	56
Due to Debt Service 2019	49	-	-	-	49
Due to Debt Service 2022	118	-	-	-	118
Due to Reunion East	151,751	11,556	-	-	163,308
Total Liabilities	\$ 165,117	\$ 11,556	\$ -	\$ -	\$ 176,674
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 409,605	\$ -	\$ 409,605
Assigned For Debt Service 2016	-	-	862,996	-	862,996
Assigned For Debt Service 2017	-	-	789,165	-	789,165
Assigned For Debt Service 2019	-	-	581,815	-	581,815
Assigned For Debt Service 2022	-	-	709,576	-	709,576
Assigned For Capital Projects 2019	-	-	-	133,364	133,364
Unassigned	724,222	631,683	-	-	1,355,905
Total Fund Balances	\$ 724,222	\$ 631,683	\$ 3,353,156.61	\$ 133,364	\$ 4,842,426
Total Liabilities & Fund Equity	\$ 889,339	\$ 643,239	\$ 3,353,157	\$ 133,364	\$ 5,019,099

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,780,771	\$ 1,780,771	\$ 1,802,641	\$ 21,870
Interest	37,500	34,375	27,818	(6,557)
Rental Income	5,714	5,238	5,514	276
Total Revenues	\$ 1,823,985	\$ 1,820,383	\$ 1,835,973	\$ 15,590
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 6,600	\$ 4,400
FICA Expense	918	842	505	337
Engineering Fees	18,000	16,500	24,000	(7,500)
Attorney	45,000	41,250	50,953	(9,703)
Arbitrage	2,250	1,800	1,800	-
Dissemination Agent	10,500	9,625	9,625	-
Annual Audit	5,100	5,100	5,100	-
Trustee Fees	19,880	19,880	19,880	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	52,973	48,559	48,559	(0)
Information Technology	1,890	1,733	1,733	-
Website Maintenance	1,260	1,155	1,155	-
Telephone	100	92	-	92
Postage	1,500	1,375	1,981	(606)
Printing & Binding	500	458	722	(263)
Insurance	11,650	11,650	11,325	325
Legal Advertising	5,000	4,583	3,393	1,191
Other Current Charges	600	550	1,217	(667)
Office Supplies	250	229	308	(78)
Property Appraiser Fee	750	750	479	271
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 198,171	\$ 185,180	\$ 197,383	\$ (12,203)

Reunion West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 34,749	\$ 31,853	\$ 31,853	\$ -
Property Insurance	52,512	52,512	48,011	4,501
Telephone	6,450	5,913	11,599	(5,687)
Electric	283,800	260,150	254,257	5,893
Water & Sewer	31,128	28,534	28,583	(49)
Gas	36,550	33,504	38,860	(5,356)
Landscape - Contract	501,969	460,138	451,393	8,745
Landscape - Contingency	21,500	19,708	14,637	5,071
Pond Maintenance	10,750	9,854	7,448	2,406
Irrigation Repairs & Maintenance	15,050	13,796	6,330	7,466
Pool & Fountain Maintenance	154,972	142,058	159,212	(17,154)
Building Repairs & Maintenance	12,900	11,825	20,023	(8,198)
Contract Cleaning	44,978	41,230	50,214	(8,984)
Fitness Center Repairs & Maintenance	5,977	5,479	2,884	2,595
Gate & Gatehouse Maintenance	32,250	29,563	25,025	4,538
Lighting	6,450	5,913	9,493	(3,581)
Maintenance (Inspections)	1,505	1,380	3,646	(2,267)
Operating Supplies	1,075	985	-	985
Parking Violation Tags	215	197	-	197
Pressure Washing	21,500	19,708	19,071	638
Repairs & Maintenance	12,900	11,825	7,483	4,342
Roadways/Sidewalks/Bridge	17,200	15,767	12,012	3,755
Security	91,963	84,299	72,692	11,608
Signage	6,450	5,912	9,430	(3,518)
Hurricane Expense	-	-	2,671	(2,671)
Total Maintenance - Shared Expenses	\$ 1,404,792	\$ 1,292,102	\$ 1,286,827	\$ 5,275
<u>Heritage Crossing Community Center</u>				
Telephone	\$ 2,881	\$ 2,641	\$ 1,665	\$ 976
Electric	17,200	15,767	10,034	5,733
Water & Sewer	860	788	841	(53)
Gas	387	355	183	171
Trash Services	17,200	15,767	-	15,767
Building Repairs & Maintenance	-	-	568	(568)
Contract Cleaning	17,200	15,767	5,031	10,735
Landscape - Contract	15,403	15,403	-	15,403
Maintenance (Inspections)	484	444	1,161	(717)
Operating Supplies	1,032	946	-	946
Pest Control	516	473	1,286	(813)
Pressure Washing	-	-	473	-
Repairs & Maintenance	2,580	2,365	-	2,365
Total HC Community Center Shared	\$ 75,742	\$ 70,714	\$ 21,242	\$ 49,945
<u>Reserves</u>				
Capital Reserve Transfer	\$ 379,435	\$ 379,435	\$ 379,435	\$ -
Total Reserves	\$ 379,435	\$ 379,435	\$ 379,435	\$ -
Total Expenditures	\$ 2,058,140	\$ 1,927,431	\$ 1,884,888	\$ 43,016
Excess Revenues (Expenditures)	\$ (234,156)		\$ (48,914)	
Fund Balance - Beginning	\$ 234,156		\$ 773,136	
Fund Balance - Ending	\$ -		\$ 724,222	

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	\$ -	\$ 203,606	\$ 1,150,262	\$ 74,796	\$ 77,840	\$ 37,592	\$ 94,522	\$ 33,463	\$ 130,364	\$ 198	\$ -	\$ -	\$ 1,802,641
Interest	2,768	2,601	2,604	2,541	2,288	2,524	2,441	2,529	2,450	2,536	2,536	-	27,818
Miscellaneous Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental Income	440	1,720	430	1,290	-	-	430	430	989	(215)	-	-	5,514
Total Revenues	\$ 3,208	\$ 207,926	\$ 1,153,296	\$ 78,627	\$ 80,127	\$ 40,115	\$ 97,393	\$ 36,422	\$ 133,803	\$ 2,518	\$ 2,536	\$ -	\$ 1,835,973
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ -	\$ 600	\$ 800	\$ 600	\$ 600	\$ 800	\$ 800	\$ -	\$ 800	\$ 800	\$ 800	\$ -	\$ 6,600
FICA Expense	-	46	61	46	46	61	61	-	61	61	61	-	505
Engineering Fees	665	3,151	2,084	3,158	5,411	2,205	3,180	-	1,705	-	2,442	-	24,000
Attorney	2,157	2,219	2,618	15,479	1,276	4,958	4,957	10,470	2,303	3,038	1,479	-	50,953
Arbitrage	-	-	-	-	450	-	-	-	1,350	-	-	-	1,800
Dissemination Agent	875	875	875	875	875	875	875	875	875	875	875	-	9,625
Annual Audit	-	-	-	-	-	-	-	-	5,100	-	-	-	5,100
Trustee Fees	-	-	-	-	-	3,717	-	4,364	8,081	-	3,717	-	19,880
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	4,414	4,414	4,414	4,414	4,414	4,414	4,414	4,414	4,414	4,414	4,414	-	48,559
Information Technology	158	158	158	158	158	158	158	158	158	158	158	-	1,733
Website Maintenance	105	105	105	105	105	105	105	105	105	105	105	-	1,155
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	25	4	30	25	103	110	52	49	48	1,501	33	-	1,981
Printing & Binding	-	-	128	0	4	-	-	1	-	589	-	-	722
Insurance	11,325	-	-	-	-	-	-	-	-	-	-	-	11,325
Legal Advertising	-	-	-	-	-	518	-	99	-	2,776	-	-	3,393
Other Current Charges	134	146	138	70	-	41	87	85	102	248	166	-	1,217
Office Supplies	1	0	0	6	0	0	0	21	0	278	0	-	308
Property Appraiser Fee	-	-	-	479	-	-	-	-	-	-	-	-	479
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 27,908	\$ 11,718	\$ 11,412	\$ 25,414	\$ 13,442	\$ 17,962	\$ 14,690	\$ 20,640	\$ 25,102	\$ 14,842	\$ 14,251	\$ -	\$ 197,383

Reunion West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Maintenance - Shared Expenses</u>													
Field Maintenance	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ 2,896	\$ -	\$ 31,853
Property Insurance	48,011	-	-	-	-	-	-	-	-	-	-	-	48,011
Telephone	1,223	823	1,129	891	1,044	1,047	1,084	1,087	1,087	1,223	959	-	11,599
Electric	21,667	22,270	20,454	23,134	14,444	28,033	23,000	27,486	24,428	23,822	25,519	-	254,257
Water & Sewer	1,525	1,704	2,113	2,733	2,647	2,890	3,449	3,509	3,288	2,181	2,545	-	28,583
Gas	769	874	3,137	4,998	7,646	6,764	5,889	4,010	2,565	1,240	967	-	38,860
Landscape - Contract	33,497	74,314	49,249	33,497	33,497	44,105	33,497	33,497	49,249	33,497	33,497	-	451,393
Landscape - Contingency	1,391	7,582	643	-	-	1,058	-	565	2,072	-	1,327	-	14,637
Pond Maintenance	729	729	729	729	729	729	729	729	729	160	729	-	7,448
Irrigation Repairs & Maintenance	482	429	-	661	1,035	81	1,509	869	-	467	798	-	6,330
Pool & Fountain Maintenance	18,523	12,237	10,915	12,117	14,004	14,248	19,367	17,741	17,237	11,813	11,011	-	159,212
Building Repairs & Maintenance	2,265	2,443	344	955	2,447	844	2,450	295	4,485	1,693	1,803	-	20,023
Contract Cleaning	4,565	4,565	4,565	4,565	4,565	4,565	4,565	4,565	4,565	4,565	4,565	-	50,214
Fitness Center Repairs & Maintenance	678	-	677	34	-	-	176	-	-	1,039	280	-	2,884
Gate & Gatehouse Maintenance	1,980	1,560	8,530	3,223	2,065	845	2,738	455	1,997	398	1,234	-	25,025
Lighting	-	1,763	1,989	615	-	1,510	780	512	2,324	-	-	-	9,493
Maintenance (Inspections)	645	516	-	1,006	376	-	202	139	-	762	-	-	3,646
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	2,193	4,988	5,569	6,321	-	-	-	-	-	-	19,071
Repairs & Maintenance	1,187	-	2,307	1,762	-	204	1,147	875	-	-	-	-	7,483
Roadways/Sidewalks/Bridge	484	-	3,143	-	-	3,257	811	1,484	2,300	533	-	-	12,012
Security	6,557	6,557	6,557	6,557	6,714	6,744	6,182	6,677	6,661	6,912	6,574	-	72,692
Signage	2,212	166	80	1,972	-	123	832	480	1,886	576	1,104	-	9,430
Hurricane Expenses	2,372	299	-	-	-	-	-	-	-	-	-	-	2,671
Total Maintenance - Shared Expenses	\$ 153,658	\$ 141,725	\$ 121,647	\$ 107,332	\$ 99,676	\$ 126,265	\$ 111,302	\$ 107,869	\$ 127,769	\$ 93,778	\$ 95,807	\$ -	\$ 1,286,827
<u>Heritage Crossing Community Center</u>													
Telephone	\$ 172	\$ 135	\$ 169	\$ 169	\$ 135	\$ 135	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,665
Electric	-	1,163	760	643	-	1,964	725	870	1,080	1,173	1,656	-	10,034
Water & Sewer	-	109	110	127	-	110	-	96	96	96	96	-	841
Gas	-	24	20	20	20	20	-	20	20	20	20	-	183
Trash Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Repairs & Maintenance	-	273	-	-	-	-	295	-	-	-	-	-	568
Contract Cleaning	373	373	1,083	373	373	373	373	389	406	483	434	-	5,031
Landscape - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance (Inspections)	228	589	-	-	-	-	172	-	-	172	-	-	1,161
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	36	97	36	36	97	36	681	97	36	36	97	-	1,286
Pressure Washing	-	-	-	-	-	473	-	-	-	-	-	-	473
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total HC Community Center Shared	\$ 809	\$ 2,763	\$ 2,177	\$ 1,368	\$ 624	\$ 3,111	\$ 2,396	\$ 1,622	\$ 1,789	\$ 2,130	\$ 2,452	\$ -	\$ 21,242
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 379,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379,435
Total Reserves	\$ -	\$ -	\$ 379,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379,435
Total Expenditures	\$ 182,375	\$ 156,206	\$ 514,671	\$ 134,114	\$ 113,743	\$ 147,337	\$ 128,388	\$ 130,132	\$ 154,660	\$ 110,751	\$ 112,510	\$ -	\$ 1,884,888
Excess Revenues (Expenditures)	\$ (179,167)	\$ 51,721	\$ 638,625	\$ (55,487)	\$ (33,616)	\$ (107,222)	\$ (30,995)	\$ (93,709)	\$ (20,857)	\$ (108,233)	\$ (109,974)	\$ -	\$ (48,914)

Reunion West

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Transfer In	\$ 379,435	\$ 379,435	\$ 379,435	\$ -
Interest	36,000	33,000	35,887	2,887
Total Revenues	\$ 415,435	\$ 412,435	\$ 415,322	\$ 2,887
Expenditures:				
Contingency	\$ 600	\$ 550	\$ 522	\$ 28
Capital Outlay	1,074,887	985,313	723,016	262,297
Total Expenditures	\$ 1,075,487	\$ 985,863	\$ 723,538	\$ 262,325
Excess Revenues (Expenditures)	\$ (660,052)		\$ (308,216)	
Fund Balance - Beginning	\$ 952,568		\$ 939,899	
Fund Balance - Ending	\$ 292,516		\$ 631,683	

Reunion West

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments	\$ 326,875	\$ 326,875	\$ 330,888	\$ 4,013
Interest	16,000	14,667	17,357	2,690
Total Revenues	\$ 342,875	\$ 341,542	\$ 348,245	\$ 6,703
Expenditures:				
Series 2015				
Interest - 11/01	\$ 72,431	\$ 72,431	\$ 72,431	\$ -
Principal - 05/01	185,000	185,000	185,000	-
Interest - 05/01	72,431	72,431	72,431	-
Total Expenditures	\$ 329,863	\$ 329,863	\$ 329,863	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 13,013		\$ 18,383	
Fund Balance - Beginning	\$ 220,411		\$ 391,223	
Fund Balance - Ending	\$ 233,424		\$ 409,605	

Reunion West

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments	\$ 538,024	\$ 538,024	\$ 544,630	\$ 6,606
Interest	28,500	26,125	30,516	4,391
Total Revenues	\$ 566,524	\$ 564,149	\$ 575,146	\$ 10,997
Expenditures:				
Series 2016				
Interest - 11/01	\$ 177,688	\$ 177,688	\$ 177,688	\$ -
Principal - 11/01	180,000	180,000	180,000	-
Interest - 05/01	173,750	173,750	173,750	-
Total Expenditures	\$ 531,438	\$ 531,438	\$ 531,438	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 35,087		\$ 43,708	
Fund Balance - Beginning	\$ 526,383		\$ 819,287	
Fund Balance - Ending	\$ 561,470		\$ 862,996	

Reunion West

Community Development District

Debt Service Fund - Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Revenues:</u>				
Special Assessments	\$ 503,509	\$ 503,509	\$ 509,692	\$ 6,183
Interest	26,500	24,292	27,905	3,613
Total Revenues	\$ 530,009	\$ 527,801	\$ 537,596	\$ 9,796
<u>Expenditures:</u>				
Series 2017				
Interest - 11/01	\$ 167,738	\$ 167,738	\$ 167,738	\$ -
Principal - 11/01	165,000	165,000	165,000	-
Interest - 05/01	164,231	164,231	164,231	-
Total Expenditures	\$ 496,969	\$ 496,969	\$ 496,969	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 33,040		\$ 40,628	
Fund Balance - Beginning	\$ 477,492		\$ 748,537	
Fund Balance - Ending	\$ 510,532		\$ 789,165	

Reunion West

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments	\$ 438,505	\$ 438,505	\$ 443,886	\$ 5,381
Interest	22,500	20,625	23,590	2,965
Total Revenues	\$ 461,005	\$ 459,130	\$ 467,476	\$ 8,346
Expenditures:				
Series 2019				
Interest - 11/01	\$ 148,181	\$ 148,181	\$ 148,181	\$ -
Principal - 05/01	140,000	140,000	140,000	-
Interest - 05/01	148,181	148,181	148,181	-
Total Expenditures	\$ 436,363	\$ 436,363	\$ 436,363	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (15,338)	\$ 15,338
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (15,338)	\$ 15,338
Excess Revenues (Expenditures)	\$ 24,643		\$ 15,776	
Fund Balance - Beginning	\$ 235,463		\$ 566,039	
Fund Balance - Ending	\$ 260,106		\$ 581,815	

Reunion West

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments	\$ 1,071,322	\$ 1,071,322	\$ 1,080,119	\$ 8,797
Interest	30,500	27,958	34,264	6,305
Total Revenues	\$ 1,101,822	\$ 1,099,280	\$ 1,114,383	\$ 15,103
Expenditures:				
Series 2022				
Interest - 11/01	\$ 156,600	\$ 156,600	\$ 156,600	\$ -
Principal - 05/01	735,000	735,000	735,000	-
Interest - 05/01	156,600	156,600	156,600	-
Total Expenditures	\$ 1,048,200	\$ 1,048,200	\$ 1,048,200	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 53,622		\$ 66,183	

Reunion West
Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 4,640	\$ 4,640
Total Revenues	\$ -	\$ -	\$ 4,640	\$ 4,640
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 15,338	\$ (15,338)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 15,338	\$ (15,338)
Excess Revenues (Expenditures)	\$ -		\$ 19,978	
Fund Balance - Beginning	\$ -		\$ 113,386	
Fund Balance - Ending	\$ -		\$ 133,364	

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	\$166,171
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)
CURRENT BONDS OUTSTANDING	\$2,740,000

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	\$313,145
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)
CURRENT BONDS OUTSTANDING	\$7,050,000

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	\$289,732
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)
CURRENT BONDS OUTSTANDING	\$6,805,000

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	\$331,945
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)
CURRENT BONDS OUTSTANDING	\$6,585,000

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)
CURRENT BONDS OUTSTANDING	\$9,705,000

Reunion West
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments	\$ 1,894,441.80	\$ 347,739.07	\$ 572,365.55	\$ 535,647.76	\$ 466,491.57	\$ 1,135,124.88	\$ 4,951,810.63
Net Assessments	\$ 1,780,775.29	\$ 326,874.73	\$ 538,023.62	\$ 503,508.89	\$ 438,502.08	\$ 1,067,017.39	\$ 4,654,701.99

ON ROLL ASSESSMENTS

38.26%	7.02%	11.56%	10.82%	9.42%	22.92%	100.00%
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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
11/18/24	ACH	\$32,502.72	\$617.79	\$1,613.42	\$0.00	\$30,271.51	\$11,581.14	\$2,125.81	\$3,499.00	\$3,274.53	\$2,851.77	\$6,939.27	\$30,271.52
11/22/24	ACH	\$533,509.44	\$10,243.38	\$21,340.46	\$0.00	\$501,925.60	\$192,024.48	\$35,247.54	\$58,016.14	\$54,294.35	\$47,284.53	\$115,058.57	\$501,925.61
12/11/24	ACH	\$2,939,376.48	\$56,436.00	\$117,576.20	\$0.00	\$2,765,364.28	\$1,057,960.83	\$194,196.68	\$319,640.50	\$299,135.26	\$260,514.63	\$633,916.37	\$2,765,364.27
12/20/24	ACH	\$255,370.88	\$4,923.73	\$9,184.51	\$0.00	\$241,262.64	\$92,301.19	\$16,942.58	\$27,886.85	\$26,097.89	\$22,728.45	\$55,305.67	\$241,262.63
01/09/25	ACH	\$14,092.34	\$274.36	\$375.33	\$0.00	\$13,442.65	\$5,142.83	\$944.01	\$1,553.80	\$1,454.12	\$1,266.38	\$3,081.52	\$13,442.66
01/09/25	ACH	\$188,195.56	\$3,650.97	\$5,645.80	\$0.00	\$178,898.79	\$68,442.31	\$12,563.10	\$20,678.40	\$19,351.86	\$16,853.39	\$41,009.74	\$178,898.80
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$3,166.09	\$3,166.09	\$1,211.27	\$222.34	\$365.96	\$342.48	\$298.27	\$725.78	\$3,166.10
02/10/25	ACH	\$2,346.06	\$46.92	\$0.00	\$0.00	\$2,299.14	\$879.59	\$161.46	\$265.75	\$248.70	\$216.59	\$527.04	\$2,299.13
02/10/25	ACH	\$209,592.46	\$4,105.37	\$4,324.48	\$0.00	\$201,162.61	\$76,959.90	\$14,126.57	\$23,251.81	\$21,760.18	\$18,950.78	\$46,113.37	\$201,162.61
03/11/25	ACH	\$2,311.18	\$46.23	\$0.00	\$0.00	\$2,264.95	\$866.51	\$159.06	\$261.80	\$245.00	\$213.37	\$519.20	\$2,264.94
03/11/25	ACH	\$98,923.90	\$1,959.06	\$970.26	\$0.00	\$95,994.58	\$36,725.18	\$6,741.18	\$11,095.74	\$10,383.94	\$9,043.29	\$22,005.25	\$95,994.58
04/09/25	ACH	\$13,511.91	\$270.23	\$0.00	\$0.00	\$13,241.68	\$5,065.94	\$929.89	\$1,530.57	\$1,432.38	\$1,247.45	\$3,035.45	\$13,241.68
04/09/25	ACH	\$237,849.83	\$4,757.01	\$0.00	\$0.00	\$233,092.82	\$89,175.62	\$16,368.86	\$26,942.53	\$25,214.14	\$21,958.80	\$53,432.87	\$233,092.82
04/30/25	ACH	\$0.00	\$0.00	\$0.00	\$732.69	\$732.69	\$280.31	\$51.45	\$84.69	\$79.26	\$69.02	\$167.96	\$732.69
05/12/25	ACH	\$707.59	\$14.16	\$0.00	\$0.00	\$693.43	\$265.29	\$48.70	\$80.15	\$75.01	\$65.33	\$158.96	\$693.44
05/12/25	ACH	\$88,545.25	\$1,770.89	\$0.00	\$0.00	\$86,774.36	\$33,197.75	\$6,093.70	\$10,030.00	\$9,386.56	\$8,174.69	\$19,891.66	\$86,774.36
06/09/25	ACH	\$2,275.71	\$45.52	\$0.00	\$0.00	\$2,230.19	\$853.22	\$156.61	\$257.78	\$241.24	\$210.10	\$511.24	\$2,230.19
06/09/25	ACH	\$87,078.44	\$1,741.57	\$0.00	\$0.00	\$85,336.87	\$32,647.80	\$5,992.75	\$9,863.84	\$9,231.07	\$8,039.27	\$19,562.14	\$85,336.87
06/16/25	ACH	\$258,352.91	\$5,167.05	\$0.00	\$0.00	\$253,185.86	\$96,862.73	\$17,779.88	\$29,265.03	\$27,387.65	\$23,851.69	\$58,038.89	\$253,185.87
07/30/25	ACH	\$0.00	\$0.00	\$0.00	\$516.55	\$516.55	\$197.62	\$36.27	\$59.71	\$55.88	\$48.66	\$118.41	\$516.55
TOTAL		\$ 4,964,542.66	\$ 96,070.24	\$ 161,030.46	\$ 4,415.33	\$ 4,711,857.29	\$ 1,802,641.51	\$ 330,888.44	\$ 544,630.05	\$ 509,691.50	\$ 443,886.46	\$ 1,080,119.36	\$ 4,711,857.32

101.23%	Net Percent Collected
\$ (57,155.30)	Balance Remaining to Collect

SECTION IV

FORM OF REQUISITION

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2021 (SERIES 2021 PROJECT)

The undersigned, a Responsible Officer of Reunion East Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as successor trustee (the “Trustee”), dated as of March 1, 2002, as supplemented by that certain Eighth Supplemental Trust Indenture, dated as of August 1, 2021 (collectively, the “Series 2021 Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2021 Indenture):

(A) Requisition Number: **9**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to Acquisition Agreement

Governmental Management Services, LLC

(D) Amount Payable: **\$ 7,000.00**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #664 – FY2024 & FY2025 Construction Accounting for Series 2021.

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. Obligations in the stated amount set forth above have been incurred by the District,
2. Each disbursement set forth above is a proper charge against Series 2021 Acquisition and Construction Fund; and
3. Each disbursement set forth above was incurred in connection with the Cost of the Series 2021 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or services rendered as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2021 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2021 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2021 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2021 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

Consulting Engineer

Date: _____

SECTION V

Reunion East and West R&M

FY2026 Project List	Estimated Cost	RE 57%	RW 43%	Month
Seven Eagles Fountain Refurbishment/Linear Park	\$ 72,100.00	\$ 41,097.00	\$ 31,003.00	October
Seven Eagles, Restrooms Counters, Tile, Paint	\$ 60,000.00	\$ 34,200.00	\$ 25,800.00	February
Stormwater Catch Basins - Drain Inlet	\$ 60,000.00	\$ 34,200.00	\$ 25,800.00	March
Stormwater Concrete Curbs and Gutters	\$ 70,000.00	\$ 39,900.00	\$ 30,100.00	March
Concrete Sidewalks	\$ 75,000.00	\$ 42,750.00	\$ 32,250.00	TBD
ROW Paver Crosswalks Spine & Tradition	\$ 40,000.00	\$ 22,800.00	\$ 17,200.00	March
Pool Equipment Allowance	\$ 46,371.00	\$ 26,431.47	\$ 19,939.53	TBD
ADA Pool Lift Terraces (2)	\$ 30,900.00	\$ 17,613.00	\$ 13,287.00	October
Pool Furniture Allowance	\$ 15,000.00	\$ 8,550.00	\$ 6,450.00	TBD
HVAC Replacement Allowance	\$ 25,000.00	\$ 14,250.00	\$ 10,750.00	TBD
Signage Replacement Allowance	\$ 20,000.00	\$ 11,400.00	\$ 8,600.00	TBD
Heritage Crossings Furniture	\$ 40,000.00	\$ 22,800.00	\$ 17,200.00	October
Contingency	\$ 100,000.00	\$ 57,000.00	\$ 43,000.00	
Projects deferred from 2025 project list		\$ -	\$ -	
Access Control System at Reunion Village Gate	\$ 20,000.00	\$ 11,400.00	\$ 8,600.00	In process
Reunion Resort/Reunion Village (Spine Road) Gate Access + Electrical	\$ 205,000.00	\$ 116,850.00	\$ 88,150.00	In process
Reunion Village No Parking Signs Phase 4 & 5	\$ 40,000.00	\$ 22,800.00	\$ 17,200.00	March
Signage Replacement, Radar Speed	\$67,531.00	\$ 38,492.67	\$ 29,038.33	invoiced FY25
Totals	\$ 919,371.00	\$ 524,041.47	\$ 395,329.53	
		\$ 524,041.47	\$ 395,329.53	