



**Reunion West**  
**Community Development**  
**District**  
**Adopted Budget**  
**FY 2012**



**Reunion West**  
**Community Development District**  
**Adopted Budget**  
**General Fund**  
**Fiscal Year 2012**

Description	F/Y 2011 Annual Budget	Actual thru 6/30/11	Projected Next 3 Months	Total Thru 9/30/11	F/Y 2012 Adopted Budget
<b>Revenues</b>					
Special Assessments - Tax Collector	\$681,654	\$608,134	\$0	\$608,134	\$681,654
Special Assessments - Direct	\$1,536,902	\$0	\$0	\$0	\$1,536,902
Beginning Fund Balance	\$0	\$0	\$47,390	\$47,390	\$0
Interest	\$250	\$2	\$1	\$3	\$250
Miscellaneous Income	\$0	\$2,741	\$100	\$2,841	\$0
<b>Total Revenues</b>	<b>\$2,218,806</b>	<b>\$610,877</b>	<b>\$47,491</b>	<b>\$658,368</b>	<b>\$2,218,806</b>

**Expenditures**

*Administrative*

Supervisor Pay	\$10,000	\$4,600	\$2,000	\$6,600	\$10,000
FICA	\$765	\$352	\$140	\$492	\$765
Engineering	\$6,000	\$2,270	\$1,500	\$3,770	\$6,000
Attorney	\$17,000	\$6,497	\$4,500	\$10,997	\$17,000
Trustee Fee	\$18,658	\$0	\$18,500	\$18,500	\$18,658
Dissemination	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Arbitrage	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Collection Agent	\$6,000	\$6,000	\$0	\$6,000	\$6,000
Annual Audit	\$10,500	\$0	\$4,200	\$4,200	\$4,300
Management Fees	\$41,732	\$31,299	\$10,433	\$41,760	\$41,732
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Telephone	\$300	\$22	\$100	\$122	\$300
Postage	\$1,000	\$594	\$400	\$994	\$1,000
Printing & Binding	\$1,600	\$578	\$800	\$1,378	\$1,600
General Liability Insurance	\$6,600	\$6,500	\$0	\$6,500	\$6,600
Legal Advertising	\$700	\$217	\$450	\$667	\$700
Website Administration	\$1,200	\$900	\$600	\$1,500	\$1,200
Other Current Charges	\$750	\$0	\$200	\$200	\$750
Office Supplies	\$300	\$194	\$100	\$294	\$300
Travel and Per Diem	\$0	\$85	\$200	\$285	\$600
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$130,780</b>	<b>\$66,033</b>	<b>\$45,873</b>	<b>\$111,934</b>	<b>\$125,180</b>

*Maintenance - Shared Expenses*

Field Management	\$20,123	\$15,092	\$5,031	\$20,123	\$20,123 <sup>1</sup>
Management Services Agreement	\$37,620	\$28,215	\$9,405	\$37,620	\$37,620 <sup>2</sup>
Telephone	\$750	\$569	\$241	\$810	\$750 <sup>3</sup>
Electric	\$165,000	\$122,718	\$37,014	\$159,732	\$165,000 <sup>4</sup>
Water & Sewer	\$7,200	\$6,721	(\$211)	\$6,510	\$7,200 <sup>5</sup>
Gas	\$15,000	\$10,375	\$5,334	\$15,709	\$17,279 <sup>6</sup>
Pool and Fountain Maintenance	\$45,000	\$32,976	\$13,673	\$46,649	\$48,000 <sup>7</sup>

**Reunion West**  
**Community Development District**  
**Adopted Budget**  
**General Fund**  
**Fiscal Year 2012**

Description	F/Y 2011 Annual Budget	Actual thru 6/30/11	Projected Next 3 Months	Total Thru 9/30/11	F/Y 2012 Adopted Budget
Environmental	\$3,000	\$1,536	\$550	\$2,086	\$3,000 <sup>8</sup>
Property Insurance	\$19,830	\$8,499	\$10,102	\$18,601	\$20,461 <sup>9</sup>
Irrigation Repairs	\$3,000	\$2,742	\$245	\$2,987	\$3,000 <sup>10</sup>
Common Area	\$225,000	\$165,404	\$55,650	\$221,054	\$225,000 <sup>11</sup>
Gate and Gatehouse Expenses	\$2,100	\$2,481	\$1,894	\$4,375	\$4,500 <sup>12</sup>
Roadways and Alleys	\$0	\$3,692	\$808	\$4,500	\$0 <sup>13</sup>
Contingency	\$7,500	\$2,618	\$3,060	\$5,678	\$1,350 <sup>14</sup>
<b>Total Shared Maintenance</b>	<b>\$551,123</b>	<b>\$403,638</b>	<b>\$142,795</b>	<b>\$546,433</b>	<b>\$553,284</b>
<i>Maintenance - Direct Expenses</i>					
Security	\$1	\$1	\$0	\$1	\$1
Direct Bill Payment Reserve	\$1,536,902	\$0	\$0	\$0	\$1,536,902
Maintenance Reserve	\$0	\$0	\$0	\$0	\$3,439
<b>Total Maintenance Expenses</b>	<b>\$2,088,026</b>	<b>\$403,639</b>	<b>\$142,795</b>	<b>\$546,434</b>	<b>\$2,093,626</b>
<b>Total Expenses</b>	<b>\$2,218,806</b>	<b>\$469,672</b>	<b>\$188,668</b>	<b>\$658,368</b>	<b>\$2,218,806</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$0)</b>	<b>\$141,205</b>	<b>(\$141,177)</b>	<b>\$0</b>	<b>\$0</b>

Notes: Net Assessments \$2,218,556  
Add: Discounts & Collections \$141,610  
Gross Assessments \$2,360,166

(1 thru 14) is 30% of the shared cost with the remaining 70% allocated to Reunion East

Shared Costs					
	FY 2011 Budget	FY 2011 Projections	Total Prop 2012 Budget	Reunion East 70%	Reunion West 30%
1 Field Maintenance	\$67,078	\$67,079	\$67,078	\$46,955	\$20,123
2 Management Services Agreement	\$125,400	\$125,400	\$125,400	\$87,780	\$37,620
3 Telephone	\$2,500	\$2,701	\$2,500	\$1,750	\$750
4 Electric	\$550,000	\$532,439	\$550,000	\$385,000	\$165,000
5 Water & Sewer	\$24,000	\$21,699	\$24,000	\$16,800	\$7,200
6 Gas	\$50,000	\$52,362	\$57,598	\$40,319	\$17,279
7 Pool & Fountain Maintenance	\$150,000	\$155,497	\$160,000	\$112,000	\$48,000
8 Environmental	\$10,000	\$6,953	\$10,000	\$7,000	\$3,000
9 Property Insurance	\$66,100	\$62,003	\$68,203	\$47,742	\$20,461
11 Irrigation Repairs	\$10,000	\$9,958	\$10,000	\$7,000	\$3,000
12 Common Area	\$750,000	\$736,845	\$750,000	\$525,000	\$225,000
13 Gate and Gatehouse Expenses	\$7,000	\$14,584	\$15,000	\$10,500	\$4,500
14 Roadways Expense	\$0	\$15,000	\$0	\$0	\$0
15 Contingency	\$25,000	\$18,925	\$4,500	\$3,150	\$1,350
	<b>\$1,837,078</b>	<b>\$1,821,445</b>	<b>\$1,844,280</b>	<b>\$1,290,996</b>	<b>\$553,284</b>

**Reunion West Projected EAU Administrative & Maintenance Calculation**

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Commercial	1.00	185	185.00	3.93%	\$92,712.75	\$501.15
Hotel/Condo	1.00	1,000	1,000.00	21.23%	\$501,150.01	\$501.15
Multi-Family	1.50	1,385	2,077.50	44.11%	\$1,041,139.14	\$751.73
Single-Family	2.00	711	1,422.00	30.19%	\$712,635.31	\$1,002.30
Golf	1.00	25.00	25.00	0.53%	\$12,528.75	\$501.15
		<b>3,306</b>	<b>4,709.50</b>	<b>100.00%</b>	<b>\$2,360,165.96</b>	

**Reunion West**  
**Community Development District**

**Exhibit " A "**

**Allocation of Operating Reserve**

Estimated Funds Available

Beginning Fund Balance	\$	132,279
Funds Used to Balance 2011	\$	(47,390)
<b>Total Estimated Funds Available - 9/30/2011</b>	<b>\$</b>	<b>84,889</b>

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Allocation of Funds Available

First Quarter Operating Capital/Renewal and Replacement	\$	84,889
<b>Total Operating Reserves</b>	<b>\$</b>	<b>84,889</b>

Undesignated Cash \$ -

**Reunion West**  
**Community Development District**

General Fund Budget  
Adopted Fiscal Year 2012

**REVENUES:**

**Special Assessments – Tax Collector**

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the Fiscal Year. These are billed on tax bills.

**Special Assessments – Direct**

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the Fiscal Year. These are levied directly to the property owners by the District.

**Interest**

The District generates funds off of invested funds.

**Miscellaneous Income**

Any additional funds generated by the District.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Pay**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting.

**FICA**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

**Engineering**

The District's engineer will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, etc.

**Attorney**

The District's legal counsel will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing operating and maintenance contracts, etc.

**Reunion West**  
**Community Development District**

General Fund Budget  
Adopted Fiscal Year 2012

**Trustee Fees**

The District issued Special Assessment Revenue Bonds, which are held with a Trustee at Regions Bank. The amount of the trustee fees is based on the agreement between Regions Bank and the District.

**Dissemination**

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Prager, Sealy & Company, the District's bond underwriter, to provide this service.

**Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Special Assessment Revenue Bonds. The District has contracted with Grau & Company to calculate the rebate liability and submit a report to the District.

**Collection Agent**

These are expenses related to administering the Annual Assessments on the tax roll with the Osceola County Tax Collector.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired McDirmitt Davis to audit the financials records.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. ("Manager")

**Computer Time**

The District processes all of its financial activities, e.g., accounts payable, financial statements, etc. on a mainframe computer leased by Manager.

**Telephone**

Telephone and fax machine costs incurred by Manager.

**Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc. costs incurred by Manager.

**Reunion West**  
**Community Development District**

General Fund Budget  
Adopted Fiscal Year 2012

**Printing & Binding**

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

**General Liability Insurance**

The District's general liability, public officials liability and property insurance coverages are provided by the Preferred Governmental Insurance Trust who specializes in providing insurance coverage to governmental agencies.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

**Website Administration**

The District costs as they relate to the ongoing maintenance of its own website.

**Other Current Charges**

Bank charges, County Assessment Fees and any other miscellaneous expenses that are incurred during the year.

**Office Supplies**

Miscellaneous office supplies.

**Travel/Per Diem**

Costs for Board Members attendance at meetings.

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Community Affairs of \$175. This is the only expense under this category for the District.

**Maintenance:**

70 % of the maintenance costs are allocated to Reunion East and 30 % are allocated to Reunion West. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

**Field Management**

The District currently has a contract with Manager to provide field management services.

**Reunion West**  
**Community Development District**

General Fund Budget  
Adopted Fiscal Year 2012

**Management Service Agreement**

Management Service Agreement between Manager and The Reunion Club of Orlando, LLC for management and operations of certain District facilities.

**Telephone**

This is for service for the pool buildings' phone lines.

**Electric**

The District has electrical accounts with Progress Energy and OUC for the recreation facilities and other District areas.

**Water & Sewer**

This item represents utility service costs for water and wastewater.

**Gas**

This item represents utility service costs for gas service at the community pools.

**Pool & Fountain Maintenance**

Scheduled maintenance consists of regular cleaning and treatments of pools and fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes.

**Environmental**

The District currently has a contract with Applied Aquatic Management Inc. which provides lake maintenance to all the lakes inside the Reunion East and West CDDs. These services include monthly inspections and treatment of aquatic weeds and algae, herbicide spraying, and algae control and removal. The amount also includes unscheduled maintenance. In addition, there are budgeted cost for the future treatment and maintenance of Conservation Areas Easements including Wetland Preservation, Upland Preservation, and Upland Buffers of approximately 294 acres.

**Property Insurance**

The District's share of the Property Insurance.

**Irrigation Repairs**

The District expense for maintenance of the irrigation system.

**Common Area**

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control and chemicals.



**Reunion West**  
**Community Development District**  
General Fund Budget  
Adopted Fiscal Year 2012

**Gate and Gatehouse Expenses**

Amounts based upon estimated expenditure.

**Roadways and Alley**

Maintenance of roadways and sidewalks.

**Contingency**

The current year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

**Maintenance – Direct Expenses**

**Security**

Security services throughout the District facilities. Costs are based upon the actual security agreements with the District.

**Direct Bill Payments Reserve**

Reserves for anticipated non-payment of Direct Billed assessment.

**Maintenance Reserve**

Includes a specific amount of funds allocated annually for future maintenance operations.

**Reunion West**  
**Community Development District**  
**Adopted Budget**  
**Debt Service**  
Fiscal Year 2012

Description	F/Y 2011 Annual Budget	F/Y 2012 Adopted Budget
<b>Revenues</b>		
Special Assessments - Tax Collector	\$1,337,136	\$1,337,136
Special Assessments - Direct	\$3,090,521	\$3,090,521
Interest Income	\$40,000	\$5,000
<b>Total Revenue</b>	<b>\$4,467,657</b>	<b>\$4,432,657</b>

<b>Expenditures</b>		
Principal Expense	\$900,000	\$955,000
Interest Expense 11/01	\$1,777,344	\$1,749,219
Interest Expense 05/01	\$1,777,344	\$1,749,219
<b>Total Expenses</b>	<b>\$4,454,688</b>	<b>\$4,453,438</b>
Net Assessments		\$4,427,657
Add: Discounts & Collections		\$184,486
Gross Assessments		<u>\$4,612,143</u>

**Projected EAU Calculation**

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Commercial	1.00	185	185.00	3.93%	\$181,176	\$979
Hotel/Condo	1.00	1000	1000.00	21.23%	\$979,327	\$979
Multi-Family	1.50	1401	2101.50	44.62%	\$2,058,057	\$1,469
Single-Family	2.00	699	1398.00	29.68%	\$1,369,100	\$1,959
Golf	1.00	25.00	25.00	0.53%	\$24,483	\$979
		<b>3,310</b>	<b>4709.50</b>	<b>100.00%</b>	<b>\$4,612,143</b>	

**Reunion West**  
**Community Development District**  
 Series 2004 Special Assessment Bonds  
 Debt Service Schedule

**AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/11	\$55,975,000.00	6.250%	\$0	\$1,749,219	\$4,426,563
05/01/12	\$55,975,000.00	6.250%	\$955,000	\$1,749,219	
11/01/12	\$55,020,000.00	6.250%	\$0	\$1,719,375	\$4,423,594
05/01/13	\$55,020,000.00	6.250%	\$1,020,000	\$1,719,375	
11/01/13	\$54,000,000.00	6.250%	\$0	\$1,687,500	\$4,426,875
05/01/14	\$54,000,000.00	6.250%	\$1,085,000	\$1,687,500	
11/01/14	\$52,915,000.00	6.250%	\$0	\$1,653,594	\$4,426,094
05/01/15	\$52,915,000.00	6.250%	\$1,155,000	\$1,653,594	
11/01/15	\$51,760,000.00	6.250%	\$0	\$1,617,500	\$4,426,094
05/01/16	\$51,760,000.00	6.250%	\$1,230,000	\$1,617,500	
11/01/16	\$50,530,000.00	6.250%	\$0	\$1,579,063	\$4,426,563
05/01/17	\$50,530,000.00	6.250%	\$1,310,000	\$1,579,063	
11/01/17	\$49,220,000.00	6.250%	\$0	\$1,538,125	\$4,427,188
05/01/18	\$49,220,000.00	6.250%	\$1,395,000	\$1,538,125	
11/01/18	\$47,825,000.00	6.250%	\$0	\$1,494,531	\$4,427,656
05/01/19	\$47,825,000.00	6.250%	\$1,485,000	\$1,494,531	
11/01/19	\$46,340,000.00	6.250%	\$0	\$1,448,125	\$4,427,656
05/01/20	\$46,340,000.00	6.250%	\$1,580,000	\$1,448,125	
11/01/20	\$44,760,000.00	6.250%	\$0	\$1,398,750	\$4,426,875
05/01/21	\$44,760,000.00	6.250%	\$1,680,000	\$1,398,750	
11/01/21	\$43,080,000.00	6.250%	\$0	\$1,346,250	\$4,425,000
05/01/22	\$43,080,000.00	6.250%	\$1,790,000	\$1,346,250	
11/01/22	\$41,290,000.00	6.250%	\$0	\$1,290,313	\$4,426,563
05/01/23	\$41,290,000.00	6.250%	\$1,905,000	\$1,290,313	
11/01/23	\$39,385,000.00	6.250%	\$0	\$1,230,781	\$4,426,094
05/01/24	\$39,385,000.00	6.250%	\$2,025,000	\$1,230,781	
11/01/24	\$37,360,000.00	6.250%	\$0	\$1,167,500	\$4,423,281
05/01/25	\$37,360,000.00	6.250%	\$2,155,000	\$1,167,500	
11/01/25	\$35,205,000.00	6.250%	\$0	\$1,100,156	\$4,422,656
05/01/26	\$35,205,000.00	6.250%	\$2,295,000	\$1,100,156	
11/01/26	\$32,910,000.00	6.250%	\$0	\$1,028,438	\$4,423,594
05/01/27	\$32,910,000.00	6.250%	\$2,445,000	\$1,028,438	
11/01/27	\$30,465,000.00	6.250%	\$0	\$952,031	\$4,425,469
05/01/28	\$30,465,000.00	6.250%	\$2,605,000	\$952,031	
11/01/28	\$27,860,000.00	6.250%	\$0	\$870,625	\$4,427,656
05/01/29	\$27,860,000.00	6.250%	\$2,770,000	\$870,625	
11/01/29	\$25,090,000.00	6.250%	\$0	\$784,063	\$4,424,688
05/01/30	\$25,090,000.00	6.250%	\$2,950,000	\$784,063	
11/01/30	\$22,140,000.00	6.250%	\$0	\$691,875	\$4,425,938
05/01/31	\$22,140,000.00	6.250%	\$3,140,000	\$691,875	
11/01/31	\$19,000,000.00	6.250%	\$0	\$593,750	\$4,425,625
05/01/32	\$19,000,000.00	6.250%	\$3,340,000	\$593,750	
11/01/32	\$15,660,000.00	6.250%	\$0	\$489,375	\$4,423,125
05/01/33	\$15,660,000.00	6.250%	\$3,555,000	\$489,375	
11/01/33	\$12,105,000.00	6.250%	\$0	\$378,281	\$4,422,656
05/01/34	\$12,105,000.00	6.250%	\$3,785,000	\$378,281	
11/01/34	\$8,320,000.00	6.250%	\$0	\$260,000	\$4,423,281
05/01/35	\$8,320,000.00	6.250%	\$4,030,000	\$260,000	
11/01/35	\$4,290,000.00	6.250%	\$0	\$134,063	\$4,424,063
05/01/36	\$4,290,000.00	6.250%	\$4,290,000	\$134,063	\$4,424,063
			<b>\$55,975,000</b>	<b>\$56,406,563</b>	<b>\$115,058,906</b>