



Reunion West
Community Development District
Proposed Budget
FY 2021



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Reunion West
Community Development District
Proposed Budget
General Fund
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
Revenues					
Special Assessments - Tax Collector	\$1,163,411	\$1,178,377	\$0	\$1,178,377	\$1,093,855
Special Assessments - Direct	\$133,920	\$133,920	\$0	\$133,920	\$203,476
Interest	\$0	\$2	\$0	\$2	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$24,250
Total Revenues	\$1,297,331	\$1,312,299	\$0	\$1,312,299	\$1,321,581

Expenditures

Administrative

Supervisor Pay	\$12,000	\$4,600	\$2,400	\$7,000	\$12,000
FICA	\$918	\$352	\$184	\$536	\$918
Engineering	\$8,000	\$9,073	\$3,600	\$12,673	\$8,000
Attorney	\$20,000	\$8,773	\$4,227	\$13,000	\$20,000
Trustee Fees	\$21,000	\$12,445	\$8,555	\$21,000	\$21,000
Dissemination	\$10,000	\$7,750	\$2,500	\$10,250	\$10,000
Arbitrage	\$2,400	\$4,200	\$1,200	\$5,400	\$2,400
Collection Agent	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Property Appraiser Fee	\$500	\$392	\$0	\$392	\$500
Annual Audit	\$5,200	\$7,226	\$0	\$7,226	\$7,300
Management Fees	\$44,274	\$33,206	\$11,069	\$44,274	\$44,274
Information Technology	\$3,400	\$1,650	\$550	\$2,200	\$2,200
Telephone	\$300	\$20	\$20	\$40	\$300
Postage	\$1,200	\$1,022	\$278	\$1,300	\$1,500
Printing & Binding	\$1,600	\$299	\$150	\$449	\$1,600
General Liability Insurance	\$9,400	\$8,754	\$0	\$8,754	\$9,700
Legal Advertising	\$1,500	\$1,458	\$542	\$2,000	\$1,500
Other Current Charges	\$350	\$3,050	\$0	\$3,050	\$350
Office Supplies	\$300	\$111	\$75	\$186	\$300
Travel Per Diem	\$600	\$0	\$0	\$0	\$600
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$150,617	\$112,055	\$35,349	\$147,404	\$152,117

Maintenance - Shared Expenses

Field Management	\$31,312	\$26,093	\$7,828	\$33,921	\$34,158 ¹
Management Services Agreement	\$0	\$7,150	\$5,363	\$12,513	\$19,500 ²
Facility Lease Agreement	\$17,980	\$14,983	\$4,495	\$19,478	\$19,615 ³
Telephone	\$3,740	\$3,162	\$994	\$4,155	\$4,464 ⁴
Electric	\$268,400	\$206,347	\$66,000	\$272,347	\$292,800 ⁵
Water & Sewer	\$35,200	\$21,890	\$6,600	\$28,490	\$38,400 ⁶
Gas	\$33,880	\$15,311	\$1,179	\$16,490	\$36,960 ⁷
Pool and Fountain Maintenance	\$79,200	\$75,049	\$21,300	\$96,349	\$108,000 ⁸
Environmental	\$4,400	\$2,653	\$846	\$3,498	\$4,800 ⁹
Property Insurance	\$20,130	\$19,604	\$0	\$19,604	\$23,760 ¹⁰
Irrigation Repairs & Maintenance	\$6,600	\$6,485	\$1,425	\$7,910	\$7,200 ¹¹
Landscape Contract	\$341,568	\$281,339	\$71,532	\$352,871	\$372,619 ¹²
Landscape Contingency	\$22,000	\$11,462	\$5,895	\$17,357	\$24,000 ¹³
Landscape Consulting	\$17,160	\$8,474	\$0	\$8,474	\$0 ¹⁴
Gate & Gatehouse Expenses	\$14,080	\$11,704	\$6,600	\$18,304	\$15,360 ¹⁵
Roadways/Sidewalks/Bridge	\$22,000	\$8,417	\$4,400	\$12,817	\$24,000 ¹⁶
Lighting	\$4,400	\$2,750	\$1,867	\$4,617	\$4,800 ¹⁷
Building Repairs & Maintenance	\$11,000	\$1,628	\$1,320	\$2,948	\$12,000 ¹⁸
Pressure Washing	\$15,400	\$15,730	\$0	\$15,730	\$16,800 ¹⁹
Maintenance (Inspections)	\$770	\$415	\$87	\$502	\$840 ²⁰
Repairs & Maintenance	\$8,800	\$2,106	\$591	\$2,697	\$9,600 ²¹
Pest Control	\$319	\$0	\$0	\$0	\$348 ²²
Signage	\$3,520	\$19,174	\$0	\$19,174	\$12,000 ²³
Security	\$61,600	\$51,333	\$15,400	\$66,733	\$67,200 ²⁴
Parking Violation Tags	\$0	\$12	\$0	\$12	\$240 ²⁵
Total Shared Maintenance	\$1,023,459	\$813,271	\$223,721	\$1,036,992	\$1,149,464

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General Fund
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Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
<i>Maintenance - Direct Expenses</i>					
Irrigation System Operations	\$20,000	\$0	\$0	\$0	\$20,000
Transfer Out - R&M Fund	\$103,255	\$103,255	\$0	\$103,255	\$0
Total Maintenance Expenses	\$123,255	\$103,255	\$0	\$103,255	\$20,000
Total Expenses	\$1,297,331	\$1,028,581	\$259,070	\$1,287,651	\$1,321,581
Excess Revenues (Expenditures)	\$0	\$283,718	(\$259,070)	\$24,648	\$0

Net Assessments	\$1,297,331
Add: Discounts & Collections	\$82,808
Gross Assessments	\$1,380,140

Notes:

(1 thru 25) is 44% of the shared costs with the remaining 56% allocated to Reunion East for FY20. For FY21, the proposed allocation will be 48% of the shared costs for Reunion West with the remaining 52% allocated to Reunion East.

	Shared Costs				
	FY 2020 Budget	FY 2020 Projections	Total Proposed 2021 Budget	Reunion East 52%	Reunion West 48%
1 Field Maintenance	\$71,163	\$71,163	\$71,163	\$37,005	\$34,158
2 Management Services Agreement	\$0	\$24,375	\$40,625	\$21,125	\$19,500
3 Facility Lease Agreement	\$40,864	\$40,864	\$40,864	\$21,249	\$19,615
4 Telephone	\$8,500	\$8,940	\$9,300	\$4,836	\$4,464
5 Electric	\$610,000	\$569,473	\$610,000	\$317,200	\$292,800
6 Water & Sewer	\$80,000	\$59,932	\$80,000	\$41,600	\$38,400
7 Gas	\$77,000	\$36,584	\$77,000	\$40,040	\$36,960
8 Pool & Fountain Maintenance	\$180,000	\$202,729	\$225,000	\$117,000	\$108,000
9 Environmental	\$10,000	\$7,690	\$10,000	\$5,200	\$4,800
10 Property Insurance	\$45,750	\$44,554	\$49,500	\$25,740	\$23,760
11 Irrigation Repairs & Maintenance	\$15,000	\$17,364	\$15,000	\$7,800	\$7,200
12 Landscape Contract	\$776,290	\$747,537	\$776,290	\$403,671	\$372,619
13 Landscape Contingency	\$50,000	\$34,979	\$50,000	\$26,000	\$24,000
14 Landscaping Consulting	\$39,000	\$19,260	\$0	\$0	\$0
15 Gate and Gatehouse Expenses	\$32,000	\$26,599	\$32,000	\$16,640	\$15,360
16 Roadways/Sidewalks/Bridge	\$50,000	\$19,133	\$50,000	\$26,000	\$24,000
17 Lighting	\$10,000	\$6,251	\$10,000	\$5,200	\$4,800
18 Building Repairs & Maintenance	\$25,000	\$5,700	\$25,000	\$13,000	\$12,000
19 Pressure Washing	\$35,000	\$35,750	\$35,000	\$18,200	\$16,800
20 Maintenance (Inspections)	\$1,750	\$943	\$1,750	\$910	\$840
21 Repairs & Maintenance	\$20,000	\$5,679	\$20,000	\$10,400	\$9,600
22 Pest Control	\$725	\$0	\$725	\$377	\$348
23 Signage	\$8,000	\$43,578	\$25,000	\$13,000	\$12,000
24 Security	\$140,000	\$140,000	\$140,000	\$72,800	\$67,200
25 Parking Violation Tags	\$0	\$27	\$500	\$260	\$240
	\$2,326,042	\$2,169,104	\$2,394,717	\$1,245,253	\$1,149,464

FISCAL YEAR 2021

Reunion West Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Commercial	1.00	0	0.00	0.00%	\$0.00	\$0.00
Hotel/Condo	1.00	0	0.00	0.00%	\$0.00	\$0.00
Multi-Family	1.50	392	588.00	15.68%	\$216,463.60	\$552.20
Single-Family	2.00	1,568	3,136.00	83.65%	\$1,154,472.55	\$736.27
Golf	1.00	25	25.00	0.67%	\$9,203.38	\$368.14
		1,985	3,749.00	100.00%	\$1,380,139.53	

FISCAL YEAR 2020

Reunion West Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Commercial	1.00	0	0.00	0.00%	\$0.00	\$0.00
Hotel/Condo	1.00	0	0.00	0.00%	\$0.00	\$0.00
Multi-Family	1.50	392	588.00	15.68%	\$216,463.49	\$552.20
Single-Family	2.00	1,568	3,136.00	83.65%	\$1,154,471.94	\$736.27
Golf	1.00	25	25.00	0.67%	\$9,203.38	\$368.14
		1,985	3,749.00	100.00%	\$1,380,138.81	

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	FY2017	FY2018	FY2019	FY2020	FY2021	Increase/ (Decrease)
	Gross Per Unit Assessments	Gross Per Unit Assessments	Gross Per Unit Assessments	Gross Per Unit Assessments	Gross Per Unit Assessments	
Commercial	\$208.97	\$235.53	\$235.53	\$0.00	\$0.00	N/A
Hotel/Condo	\$208.97	\$235.53	\$235.53	\$0.00	\$0.00	N/A
Multi-Family	\$313.45	\$353.29	\$353.29	\$552.20	\$552.20	\$0.00
Single-Family	\$417.93	\$471.06	\$471.06	\$736.27	\$736.27	\$0.00
Golf	\$208.97	\$235.53	\$235.53	\$368.14	\$368.14	\$0.00

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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 assessments 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. The District levies these directly to the property owners.

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, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 12 monthly Board meetings.

FICA Expenses

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

Engineering

The District's engineer, Boyd Civil Engineering, will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, preparation of contract specifications and bid documents, and various projects assigned by the Board of Supervisors and District Manager.

Attorney

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

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Trustee Fees

The District issued Series 2004-1 Special Assessment Bonds, Series 2015 Special Assessment Refunding & Improvement Bonds, Series 2016 Special Assessment Bonds, Series 2017 Special Assessments Bonds (Assessment Area 4) and Series 2019 Special Assessment Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US 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 Governmental Management Services, LLC, 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 Bonds and Special Assessment Refunding and Improvement Bonds. The District has contracted with Grau & Associates 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.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

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 Grau & Associates to audit the financials records.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. ("Manager") These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting and assisting with annual audits.

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Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine costs incurred by Manager.

Postage

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

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 and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies. FIA 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.

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

Represents reimbursed costs to Board Members for attendance at meetings.

Dues, Licenses & Subscriptions

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

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General Fund Budget
Fiscal Year 2021

Maintenance:

44% of the maintenance costs are allocated to Reunion West and 56% are allocated to Reunion East during Fiscal Year 2020. The District is proposing an allocation of 42% of the maintenance costs to Reunion West and 58% to Reunion East during Fiscal Year 2021. 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 Governmental Management Services-CF, LLC to provide field management services.

Management Service Agreement

Management Service Agreement between the District and Kingwood Orlando Reunion Resort, LLC for management and operations of certain District facilities.

Facility Lease Agreement

The District has entered into a multi-party agreement, Reunion Landscaping and Maintenance Facility Lease Agreement, with Citicommunities, LLC and Reunion East CDD. The District will be responsible for a percentage of the approximately 28% allocated to Reunion East and Reunion West per the agreement.

Telephone

This is a service for the pool buildings' and horse stables phone lines.

Account #	Centurylink Service Address
311194330	7621 Heritage Crossing Way
311194956	7500 Morning Dove Circle
312323516	7599 Gathering Drive
311906997	7475 Gathering Drive
425626040	1590 Reunion Boulevard

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Electric

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

Account #	Duke Energy Service Address
05350 66347	7722 Excitement Dr Spkl, Reunion
05481 84194	7500 Mourning Dove Cir Bath (Terraces)
05699 66436	7477 Excitement Dr Spkl
08152 59495	1300 Reunion Blvd, Irrigation
08929 00579	900 Assembly Ct Spkl 900 Blk
09554 73426	7399 Gathering Dr, Irrigation
13564 01487	7475 Gathering Dr, Pool (Homestead Pool)
15026 22032	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
16017 33396	7500 Gathering Dr, Irrigation Timer
17197 83455	1535 Euston Dr Spkl
17349 22403	1400 Titian Ct Spkl
17441 33552	7400 Excitement Dr Security Control
22603 50590	7200 Reunion Blvd, Irr Timer
23752 82252	15221 Fairview Circle Fountain
24612 68522	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
24936 47164	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
29830 75316	7400 Excitement Dr Lite
33595 72430	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
33668 23497	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
33785 01399	7621 Heritage Crossing Way, Pool
33933 31268	7300 Mourning Dove Cir, Irrigation (Terraces)
34570 89532	7700 Osceola Polk Line Rd, Irrg. Timer
36942-43567	1590 Reunion Blvd, Horse Stable
38275 58442	7421 Devereaux St Spkl
38751 20196	7600 Tradition Blvd, Irrigation Meter A
41812 50273	7477 Gathering Dr Spkl
44472 28386	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)
55539 91473	7600 Heritage Crossing Way Pump
59862 73513	7500 Seven Eagles Way Spkl
65222 56575	7693 Heritage Cross. Way Poolhouse
68727 88500	1400 Reunion Blvd Spkl, Irrigation
68791 86264	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
68900 18289	7585 Assembly Ln, Pool (Carriage Pointe)
74202 21313	7500 Mourning Dove Cir Irrig (Terraces)
77166 33105	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
77412 10389	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)

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Account #	Duke Energy Service Address
79838 47399	1300 Seven Eagles Ct, Fountain
80748 99057	0 Old Lake Wilson Rd Lite PH1 Prcl 1 (112-Homestead St. Lights)
82014 88555	7427 Sparkling Ct Spkl
82133 02524	7700 Linkside Loop Spkl
90531 74565	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
92541 35155	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
92906 18477	7600 Tradition Blvd, Irrigation Meter C
95096 13119	700 Desert Mountain Ct Lift
04868 87236	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
15627 52104	84401 Golden Bear Drive Fountain
30882 19259	700 Tradition Blvd Guardhouse (Westside Gatehouse)
33100 16279	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (69-Westside of RW Streets)
64824 62462	7800 Tradition Blvd Irrig Meter B
92245 38200	300 Sinclair Rd Irrig Meter A
97194 91147	7800 Tradition Blvd Irrig Meter A

Account #	OUC Service Address
76305-72865	7855 Osceola Polk Line Rd
95820-59007	Sinclair Rd

Water & Sewer

The District has accounts with Toho Water Authority for water and wastewater services to the pools, pool buildings, guardhouses, horse stables and other District areas

Account #	Toho Water Authority Service Address
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-892560	1590 Reunion Blvd, Stable
2000680-897400	7700 Osceola Polk Line Rd
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Grdhouse
2007070-942780	700 Tradition Blvd Guardhouse

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Gas

This item represents utility service costs for gas service at the community pools. The District has accounts with TECO and Infinite Energy for this service.

Account #	Teco Peoples Gas Service Address
211010319849	7693 Heritage Crossing Way
211010400144	7621 Heritage Crossing Way
211010400342	7585 Assembly Ln
211010400532	7475 Gathering Dr

Account #	Infinite Energy Service Address
1715158842	Heritage Crossing Pool A
2007210430	Heritage Crossing Pool B
5752592741	Homestead Pool
5948185633	Carriage Point Pool

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

Represents the District’s share of the annual coverage of property insurance. Coverage is provided by Florida Insurance Alliance.

Irrigation Repairs & Maintenance

Represents the District expense for maintenance of the irrigation system.

Landscape Contract

The District currently has a contract with Yellowstone Landscape for scheduled maintenance consisting 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.

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Landscape Contingency

Represents estimated costs for any additional landscape maintenance not covered/outlined in the contract with Yellowstone Landscape.

Gate & Gatehouse Expenses

Amounts based upon estimated expenditures for any repairs and maintenance to entry gates and gatehouse.

Roadways/Sidewalks/Bridge

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge. A portion of amount is based on proposal from Don Bo, Inc. for sidewalk grinding and replacement.

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Building Repairs & Maintenance

Repairs for properties covered under the Management Services Agreement.

Pressure Washing

Estimated cost to pressure wash certain buildings and guardhouses owned by the District. Amount is based on a proposal by AB Pressure Washing.

Maintenance (Inspections)

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen repairs at the Horse Stables.

Repairs & Maintenance

Represents estimated costs for any unforeseen repairs and maintenance to the common areas.

Pest Control

Represents monthly and quarterly pest services as well as quarterly termite services for the Horse Stables.

Signage

Represents estimated costs for repairing/maintaining signs within the District

Security

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

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Maintenance – Direct Expenses

Irrigation System Operations

Represents estimated net operating expenses for irrigation system serving CDD and POA common areas and Golf Course.

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

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Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
Revenues					
Transfer In	\$103,255	\$103,255	\$0	\$103,255	\$0
Interest	\$10,000	\$11,920	\$1,500	\$13,420	\$10,000
Total Revenues	\$113,255	\$115,175	\$1,500	\$116,675	\$10,000
Expenditures					
Building Improvements	\$92,400	\$8,520	\$94,419	\$102,939	\$100,800 ¹
Fountain Improvements	\$11,000	\$0	\$0	\$0	\$12,000 ²
Gate/Gatehouse Improvements	\$4,400	\$0	\$0	\$0	\$48,000 ³
Monument Improvements	\$11,000	\$17,019	\$0	\$17,019	\$12,000 ⁴
Pool Furniture	\$6,600	\$6,222	\$0	\$6,222	\$12,000 ⁵
Pool Repair & Replacements	\$37,400	\$7,696	\$15,665	\$23,361	\$40,800 ⁶
Lighting Improvements	\$3,520	\$0	\$0	\$0	\$3,840 ⁷
Landscape Improvements	\$110,000	\$31,000	\$13,073	\$44,073	\$96,000 ⁸
Roadway Improvements	\$6,820	\$8,314	\$8,246	\$16,560	\$12,000 ⁹
Signage	\$22,000	\$0	\$15,030	\$15,030	\$48,000 ¹⁰
Contingency	\$0	\$23,669	\$5,275	\$28,944	\$24,000 ¹¹
Total Expenditures	\$305,140	\$102,440	\$151,708	\$254,148	\$409,440
Excess Revenues/(Expenditures)	(\$191,885)	\$12,736	(\$150,208)	(\$137,472)	(\$399,440)
Fund Balance - Beginning	\$1,138,890	\$1,195,299	\$0	\$1,195,299	\$1,057,826
Fund Balance - Ending	\$947,005	\$1,208,034	(\$150,208)	\$1,057,826	\$658,386

Notes:

(1 thru 11) is 44% of the shared costs with the remaining 56% allocated to Reunion East for FY20. For FY21, the proposed allocation will be 48% of the shared costs for Reunion West with the remaining 52% allocated to Reunion East.

	Shared Costs				
	FY 2020 Budget	FY 2020 Projections	Total Proposed 2021 Budget	Reunion East 52%	Reunion West 48%
1 Building Improvements	\$210,000	\$227,344	\$210,000	\$109,200	\$100,800
2 Fountain Improvements	\$25,000	\$0	\$25,000	\$13,000	\$12,000
3 Gate/Gatehouse Improvements	\$10,000	\$0	\$100,000	\$52,000	\$48,000
4 Monument Improvements	\$25,000	\$38,680	\$25,000	\$13,000	\$12,000
5 Pool Furniture	\$15,000	\$14,140	\$25,000	\$13,000	\$12,000
6 Pool Repair & Replacements	\$85,000	\$53,094	\$85,000	\$44,200	\$40,800
7 Lighting Improvements	\$8,000	\$0	\$8,000	\$4,160	\$3,840
8 Landscape Improvements	\$250,000	\$100,167	\$200,000	\$104,000	\$96,000
9 Roadway Improvements	\$15,500	\$37,636	\$25,000	\$13,000	\$12,000
10 Signage	\$50,000	\$34,160	\$100,000	\$52,000	\$48,000
11 Contingency	\$0	\$65,762	\$50,000	\$26,000	\$24,000
	\$693,500	\$570,984	\$853,000	\$443,560	\$409,440

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2021

FY2020 Proposed Expenses (Updated)		Amount
Building Improvements		
Kingwood Orlando Reunion Resort	Interior/Exterior Painting - Horse Stables	\$42,000
Kingwood Orlando Reunion Resort	Exterior Painting - Heritage Crossing Community Center	\$17,000
	HCCC Kitchen Renovations	\$40,000
	Roof Replacement - Heritage Crossing Way	\$157,588
		\$256,588
Landscape Improvements		
Enviro Tree Service	Hardwood Pruning - Tree Removal	\$9,775
Enviro Tree Service	Hardwood Pruning - Tree Removal	\$14,200
Yellowstone Landscaping	Excitement Drive Elm Removals	\$8,032
Yellowstone Landscaping	Gathering Drive/Linear Park Roadway Plant Upgrade	\$31,878
Yellowstone Landscaping	Heritage Crossing Plant Upgrade	\$38,056
Yellowstone Landscaping	Homestead Jasmine Replacement	\$2,055
Yellowstone Landscaping	Main Entrance Palm Replacement	\$12,476
Yellowstone Landscaping	Reunion Blvd & 532 Juniper Replacement	\$7,268
Yellowstone Landscaping	Reunion Traffic Circle Jasmine Replacement	\$3,628
Yellowstone Landscaping	Terraces Pool Plant Upgrades	\$6,459
		\$133,826
Pool Furniture		
JNJ Home Services	30 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$14,040
		\$14,040
Pool Repair & Replacement		
Spies Pool	Seven Eagles 2 Spas Pool Resurfacing	\$10,000
Spies Pool	Heritage Crossing B Spa Resurfacing	\$6,587
Spies Pool	2 Pool Heaters - \$4,152 per Heater	\$8,304
Spies Pool	Heritage Crossing B Pool Resurfacing	\$29,015
		\$53,906
Signage		
	Purchase & Installation of 44 Street Signs	\$34,160
		\$34,160

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2021

FY2021 Proposed Expenses		Amount
Building Improvements		
Heritage Service Solutions LLC	Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	\$9,245
Heritage Service Solutions LLC	Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	\$8,450
Heritage Service Solutions LLC	Carriage Pointe Pool - Pressure Wash, Paint, Stucco	\$7,895
Heritage Service Solutions LLC	Heritage Pool "A" - Pressure Wash, Paint, Stucco	\$8,245
Heritage Service Solutions LLC	Heritage Pool "B" - Pressure Wash, Paint, Stucco	\$8,245
Heritage Service Solutions LLC	Homestead Pool - Pressure Wash, Paint Stucco	\$7,895
Heritage Service Solutions LLC	Repair/Rebuild Two Roadway Arbors	\$9,390
		\$59,365
Gate/Gatehouse Improvements		
Access Control Technologies	Upgradge Access Control System	\$75,485
		\$75,485
Landscape Improvements		
Yellowstone Landscaping	Main Entrance Gatehouse Front & Large Island Back of Gatehouse	\$9,680
Yellowstone Landscaping	Front of Spine Rd Gatehouse - Flax Lily & Indian Hawthorne Removal	\$2,720
Yellowstone Landscaping	Homestead Monument Sign Island Bed - Ligustrum Trees	\$1,040
Yellowstone Landscaping	Spine Rd Island Beds	\$9,134
Yellowstone Landscaping	Liberty Bluff Back Entrance & Island Tip - Replace Jasmine	\$2,685
		\$25,259
Pool Furniture		
JNJ Home Services	60 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$23,220
		\$23,220
Pool Repair & Replacement		
Spies Pool	Heritage Crossing A Wading Pool Resurfacing	\$5,295
Spies Pool	2 Pool Heaters - \$4,152 per Heater	\$8,304
Spies Pool	Heritage Crossing A Pool Resurfacing	\$30,882
		\$44,481
Signage		
Fausnight Stripe & Line	190 No Parking Signs	\$60,800
		\$60,800

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2004-1
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments - Tax Collector	\$1,336,719	\$1,354,029	\$0	\$1,354,029	\$1,336,719
Interest Income	\$500	\$13,192	\$33	\$13,225	\$500
Carry Forward Surplus	\$643,623	\$655,255	\$0	\$655,255	\$674,384

Total Revenue	\$1,980,842	\$2,022,476	\$33	\$2,022,509	\$2,011,602
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Expenditures

Interest Expense 11/01	\$436,563	\$436,563	\$0	\$436,563	\$421,719
Principal Expense 05/01	\$475,000	\$475,000	\$0	\$475,000	\$505,000
Interest Expense 05/01	\$436,563	\$436,563	\$0	\$436,563	\$421,719

Total Expenses	\$1,348,125	\$1,348,125	\$0	\$1,348,125	\$1,348,438
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Excess Revenues (Expenditures)	\$632,717	\$674,351	\$33	\$674,384	\$663,165
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11/1/2021 Interest \$405,938

Net Assessments	\$1,336,719
Add: Discounts & Collections	\$80,364
Gross Assessments	\$1,417,083

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Single-Family	2.00	711	1422.00	98.27%	\$1,392,600	\$1,958.65
Golf	1.00	25	25.00	1.73%	\$24,483	\$979.32
		736	1447.00	100.00%	\$1,417,083	

Reunion West
Community Development District
Series 2004-1 Special Assessment Bonds
Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$13,495,000.00	6.250%	\$0	\$ 421,718.75	\$421,719
05/01/21	\$13,495,000.00	6.250%	\$505,000	\$ 421,718.75	
11/01/21	\$12,990,000.00	6.250%	\$0	\$ 405,937.50	\$ 1,332,656.25
05/01/22	\$12,990,000.00	6.250%	\$540,000	\$ 405,937.50	
11/01/22	\$12,450,000.00	6.250%	\$0	\$ 389,062.50	\$ 1,335,000.00
05/01/23	\$12,450,000.00	6.250%	\$575,000	\$ 389,062.50	
11/01/23	\$11,875,000.00	6.250%	\$0	\$ 371,093.75	\$ 1,335,156.25
05/01/24	\$11,875,000.00	6.250%	\$610,000	\$ 371,093.75	
11/01/24	\$11,265,000.00	6.250%	\$0	\$ 352,031.25	\$ 1,333,125.00
05/01/25	\$11,265,000.00	6.250%	\$650,000	\$ 352,031.25	
11/01/25	\$10,615,000.00	6.250%	\$0	\$ 331,718.75	\$ 1,333,750.00
05/01/26	\$10,615,000.00	6.250%	\$695,000	\$ 331,718.75	
11/01/26	\$9,920,000.00	6.250%	\$0	\$ 310,000.00	\$ 1,336,718.75
05/01/27	\$9,920,000.00	6.250%	\$735,000	\$ 310,000.00	
11/01/27	\$9,185,000.00	6.250%	\$0	\$ 287,031.25	\$ 1,332,031.25
05/01/28	\$9,185,000.00	6.250%	\$785,000	\$ 287,031.25	
11/01/28	\$8,400,000.00	6.250%	\$0	\$ 262,500.00	\$ 1,334,531.25
05/01/29	\$8,400,000.00	6.250%	\$835,000	\$ 262,500.00	
11/01/29	\$7,565,000.00	6.250%	\$0	\$ 236,406.25	\$ 1,333,906.25
05/01/30	\$7,565,000.00	6.250%	\$890,000	\$ 236,406.25	
11/01/30	\$6,675,000.00	6.250%	\$0	\$ 208,593.75	\$ 1,335,000.00
05/01/31	\$6,675,000.00	6.250%	\$945,000	\$ 208,593.75	
11/01/31	\$5,730,000.00	6.250%	\$0	\$ 179,062.50	\$ 1,332,656.25
05/01/32	\$5,730,000.00	6.250%	\$1,010,000	\$ 179,062.50	
11/01/32	\$4,720,000.00	6.250%	\$0	\$ 147,500.00	\$ 1,336,562.50
05/01/33	\$4,720,000.00	6.250%	\$1,070,000	\$ 147,500.00	
11/01/33	\$3,650,000.00	6.250%	\$0	\$ 114,062.50	\$ 1,331,562.50
05/01/34	\$3,650,000.00	6.250%	\$1,140,000	\$ 114,062.50	
11/01/34	\$2,510,000.00	6.250%	\$0	\$ 78,437.50	\$ 1,332,500.00
05/01/35	\$2,510,000.00	6.250%	\$1,215,000	\$ 78,437.50	
11/01/35	\$1,295,000.00	6.250%	\$0	\$ 40,468.75	\$ 1,333,906.25
05/01/36	\$1,295,000.00	6.250%	\$1,295,000	\$ 40,468.75	\$ 1,335,468.75
			\$13,495,000	\$ 8,271,250.00	\$21,766,250

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2015
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$326,875	\$332,266	\$0	\$332,266	\$326,875
Interest	\$100	\$2,541	\$9	\$2,550	\$100
Carry Forward Surplus	\$155,168	\$157,418	\$0	\$157,418	\$162,946
Total Revenue	\$482,143	\$492,225	\$9	\$492,234	\$489,921

Expenditures

Interest Expense 11/01	\$89,644	\$89,644	\$0	\$89,644	\$86,456
Principal Expense 05/01	\$150,000	\$150,000	\$0	\$150,000	\$155,000
Interest Expense 05/01	\$89,644	\$89,644	\$0	\$89,644	\$86,456
Total Expenses	\$329,288	\$329,288	\$0	\$329,288	\$327,913
Excess Revenues (Expenditures)	\$152,856	\$162,937	\$9	\$162,946	\$162,009

11/1/2021 Interest \$83,163

Net Assessments	\$326,875
Add: Discounts & Collections	\$20,864
Gross Assessments	\$347,739

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	161	\$2,030	\$2,160	\$326,875	\$347,739

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2016
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$549,750	\$546,898	\$2,852	\$549,750	\$549,750
Interest	\$0	\$4,247	\$8	\$4,255	\$200
Carry Forward Surplus	\$383,954	\$389,991	\$0	\$389,991	\$413,718
Total Revenue	\$933,704	\$941,136	\$2,860	\$943,996	\$963,668

Expenditures

Interest Expense 11/01	\$193,953	\$193,953	\$0	\$193,953	\$191,325
Principal Expense 11/01	\$145,000	\$145,000	\$0	\$145,000	\$155,000
Interest Expense 05/01	\$191,325	\$191,325	\$0	\$191,325	\$188,516
Total Expenses	\$530,278	\$530,278	\$0	\$530,278	\$534,841
Excess Revenues (Expenditures)	\$403,426	\$410,858	\$2,860	\$413,718	\$428,827

11/1/2021 Principal	\$160,000
11/1/2021 Interest	\$188,516
	<u>\$348,516</u>

Net Assessments	\$549,750
Add: Discounts & Collections	\$35,090
Gross Assessments	<u>\$584,840</u>

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	271	\$2,029	\$2,159	\$549,859	\$584,956

Reunion West
Community Development District
Series 2016 Special Assessment Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$7,880,000.00	\$155,000	\$ 191,325.00	\$346,325
05/01/21	\$7,725,000.00	\$0	\$ 188,515.63	
11/01/21	\$7,725,000.00	\$160,000	\$ 188,515.63	\$ 537,031.25
05/01/22	\$7,565,000.00	\$0	\$ 185,015.63	
11/01/22	\$7,565,000.00	\$165,000	\$ 185,015.63	\$ 535,031.25
05/01/23	\$7,400,000.00	\$0	\$ 181,406.25	
11/01/23	\$7,400,000.00	\$170,000	\$ 181,406.25	\$ 532,812.50
05/01/24	\$7,230,000.00	\$0	\$ 177,687.50	
11/01/24	\$7,230,000.00	\$180,000	\$ 177,687.50	\$ 535,375.00
05/01/25	\$7,050,000.00	\$0	\$ 173,750.00	
11/01/25	\$7,050,000.00	\$185,000	\$ 173,750.00	\$ 532,500.00
05/01/26	\$6,865,000.00	\$0	\$ 169,703.13	
11/01/26	\$6,865,000.00	\$195,000	\$ 169,703.13	\$ 534,406.25
05/01/27	\$6,670,000.00	\$0	\$ 165,437.50	
11/01/27	\$6,670,000.00	\$205,000	\$ 165,437.50	\$ 535,875.00
05/01/28	\$6,465,000.00	\$0	\$ 160,953.13	
11/01/28	\$6,465,000.00	\$215,000	\$ 160,953.13	\$ 536,906.25
05/01/29	\$6,250,000.00	\$0	\$ 156,250.00	
11/01/29	\$6,250,000.00	\$220,000	\$ 156,250.00	\$ 532,500.00
05/01/30	\$6,030,000.00	\$0	\$ 150,750.00	
11/01/30	\$6,030,000.00	\$235,000	\$ 150,750.00	\$ 536,500.00
05/01/31	\$5,795,000.00	\$0	\$ 144,875.00	
11/01/31	\$5,795,000.00	\$245,000	\$ 144,875.00	\$ 534,750.00
05/01/32	\$5,550,000.00	\$0	\$ 138,750.00	
11/01/32	\$5,550,000.00	\$255,000	\$ 138,750.00	\$ 532,500.00
05/01/33	\$5,295,000.00	\$0	\$ 132,375.00	
11/01/33	\$5,295,000.00	\$270,000	\$ 132,375.00	\$ 534,750.00
05/01/34	\$5,025,000.00	\$0	\$ 125,625.00	
11/01/34	\$5,025,000.00	\$285,000	\$ 125,625.00	\$ 536,250.00
05/01/35	\$4,740,000.00	\$0	\$ 118,500.00	
11/01/35	\$4,740,000.00	\$300,000	\$ 118,500.00	\$ 537,000.00
05/01/36	\$4,440,000.00	\$0	\$ 111,000.00	
11/01/36	\$4,440,000.00	\$310,000	\$ 111,000.00	\$ 532,000.00
05/01/37	\$4,130,000.00	\$0	\$ 103,250.00	
11/01/37	\$4,130,000.00	\$330,000	\$ 103,250.00	\$ 536,500.00
05/01/38	\$3,800,000.00	\$0	\$ 95,000.00	
11/01/38	\$3,800,000.00	\$345,000	\$ 95,000.00	\$ 535,000.00
05/01/39	\$3,455,000.00	\$0	\$ 86,375.00	
11/01/39	\$3,455,000.00	\$360,000	\$ 86,375.00	\$ 532,750.00
05/01/40	\$3,095,000.00	\$0	\$ 77,375.00	
11/01/40	\$3,095,000.00	\$380,000	\$ 77,375.00	\$ 534,750.00
05/01/41	\$2,715,000.00	\$0	\$ 67,875.00	
11/01/41	\$2,715,000.00	\$400,000	\$ 67,875.00	\$ 535,750.00
05/01/42	\$2,315,000.00	\$0	\$ 57,875.00	
11/01/42	\$2,315,000.00	\$420,000	\$ 57,875.00	\$ 535,750.00
05/01/43	\$1,895,000.00	\$0	\$ 47,375.00	
11/01/43	\$1,895,000.00	\$440,000	\$ 47,375.00	\$ 534,750.00
05/01/44	\$1,455,000.00	\$0	\$ 36,375.00	
11/01/44	\$1,455,000.00	\$460,000	\$ 36,375.00	\$ 532,750.00
05/01/45	\$995,000.00	\$0	\$ 24,875.00	
11/01/45	\$995,000.00	\$485,000	\$ 24,875.00	\$ 534,750.00
05/01/46	\$510,000.00	\$0	\$ 12,750.00	
11/01/46	\$510,000.00	\$510,000	\$ 12,750.00	\$ 535,500.00
		\$7,880,000	\$ 6,370,762.50	\$14,250,763

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2017
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$509,250	\$515,941	\$0	\$515,941	\$509,279
Prepayment Assessments	\$0	\$60,876	\$0	\$60,876	\$0
Interest	\$0	\$3,914	\$6	\$3,920	\$200
Carry Forward Surplus	\$350,127	\$353,002	\$0	\$353,002	\$370,388
Total Revenue	\$859,377	\$933,732	\$6	\$933,738	\$879,867

Expenditures

Interest Expense 11/01	\$182,900	\$182,900	\$0	\$182,900	\$179,050
Principal Expense 11/01	\$140,000	\$140,000	\$0	\$140,000	\$145,000
Interest Expense 05/01	\$180,450	\$180,450	\$0	\$180,450	\$176,513
Special Call 05/01	\$0	\$60,000	\$0	\$60,000	\$0
Total Expenses	\$503,350	\$563,350	\$0	\$563,350	\$500,563

Excess Revenues (Expenditures)	\$356,027	\$370,382	\$6	\$370,388	\$379,305
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11/1/2021 Principal	\$145,000
11/1/2021 Interest	\$176,513
	<u>\$321,513</u>

Net Assessments	\$509,279
Add: Discounts & Collections	\$32,507
Gross Assessments	<u>\$541,786</u>

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	251	\$2,029	\$2,159	\$509,279	\$541,786

Reunion West
Community Development District
Series 2017 Special Assessment Bonds (Assessment Area 4)
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$7,580,000.00	\$145,000.00	\$179,050.00	\$324,050.00
05/01/21	\$7,435,000.00	\$0.00	\$176,512.50	
11/01/21	\$7,435,000.00	\$145,000.00	\$176,512.50	\$498,025.00
05/01/22	\$7,290,000.00	\$0.00	\$173,975.00	
11/01/22	\$7,290,000.00	\$155,000.00	\$173,975.00	\$502,950.00
05/01/23	\$7,135,000.00	\$0.00	\$171,262.50	
11/01/23	\$7,135,000.00	\$160,000.00	\$171,262.50	\$502,525.00
05/01/24	\$6,975,000.00	\$0.00	\$167,862.50	
11/01/24	\$6,975,000.00	\$165,000.00	\$167,862.50	\$500,725.00
05/01/25	\$6,810,000.00	\$0.00	\$164,356.25	
11/01/25	\$6,810,000.00	\$170,000.00	\$164,356.25	\$498,712.50
05/01/26	\$6,640,000.00	\$0.00	\$160,743.75	
11/01/26	\$6,640,000.00	\$180,000.00	\$160,743.75	\$501,487.50
05/01/27	\$6,460,000.00	\$0.00	\$156,918.75	
11/01/27	\$6,460,000.00	\$185,000.00	\$156,918.75	\$498,837.50
05/01/28	\$6,275,000.00	\$0.00	\$152,987.50	
11/01/28	\$6,275,000.00	\$195,000.00	\$152,987.50	\$500,975.00
05/01/29	\$6,080,000.00	\$0.00	\$148,843.75	
11/01/29	\$6,080,000.00	\$205,000.00	\$148,843.75	\$502,687.50
05/01/30	\$5,875,000.00	\$0.00	\$143,975.00	
11/01/30	\$5,875,000.00	\$210,000.00	\$143,975.00	\$497,950.00
05/01/31	\$5,665,000.00	\$0.00	\$138,987.50	
11/01/31	\$5,665,000.00	\$220,000.00	\$138,987.50	\$497,975.00
05/01/32	\$5,445,000.00	\$0.00	\$133,762.50	
11/01/32	\$5,445,000.00	\$235,000.00	\$133,762.50	\$502,525.00
05/01/33	\$5,210,000.00	\$0.00	\$128,181.25	
11/01/33	\$5,210,000.00	\$245,000.00	\$128,181.25	\$501,362.50
05/01/34	\$4,965,000.00	\$0.00	\$122,362.50	
11/01/34	\$4,965,000.00	\$255,000.00	\$122,362.50	\$499,725.00
05/01/35	\$4,710,000.00	\$0.00	\$116,306.25	
11/01/35	\$4,710,000.00	\$270,000.00	\$116,306.25	\$502,612.50
05/01/36	\$4,440,000.00	\$0.00	\$109,893.75	
11/01/36	\$4,440,000.00	\$280,000.00	\$109,893.75	\$499,787.50
05/01/37	\$4,160,000.00	\$0.00	\$103,243.75	
11/01/37	\$4,160,000.00	\$295,000.00	\$103,243.75	\$501,487.50
05/01/38	\$3,865,000.00	\$0.00	\$96,237.50	
11/01/38	\$3,865,000.00	\$310,000.00	\$96,237.50	\$502,475.00
05/01/39	\$3,555,000.00	\$0.00	\$88,875.00	
11/01/39	\$3,555,000.00	\$325,000.00	\$88,875.00	\$502,750.00
05/01/40	\$3,230,000.00	\$0.00	\$80,750.00	
11/01/40	\$3,230,000.00	\$340,000.00	\$80,750.00	\$501,500.00
05/01/41	\$2,890,000.00	\$0.00	\$72,250.00	
11/01/41	\$2,890,000.00	\$355,000.00	\$72,250.00	\$499,500.00
05/01/42	\$2,535,000.00	\$0.00	\$63,375.00	
11/01/42	\$2,535,000.00	\$375,000.00	\$63,375.00	\$501,750.00
05/01/43	\$2,160,000.00	\$0.00	\$54,000.00	
11/01/43	\$2,160,000.00	\$390,000.00	\$54,000.00	\$498,000.00
05/01/44	\$1,770,000.00	\$0.00	\$44,250.00	
11/01/44	\$1,770,000.00	\$410,000.00	\$44,250.00	\$498,500.00
05/01/45	\$1,360,000.00	\$0.00	\$34,000.00	
11/01/45	\$1,360,000.00	\$430,000.00	\$34,000.00	\$498,000.00
05/01/46	\$930,000.00	\$0.00	\$23,250.00	
11/01/46	\$930,000.00	\$455,000.00	\$23,250.00	\$501,500.00
05/01/47	\$475,000.00	\$0.00	\$11,875.00	
11/01/47	\$475,000.00	\$475,000.00	\$11,875.00	\$498,750.00
		\$7,580,000	\$6,257,125.00	\$13,837,125.00

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2019
Fiscal Year 2021

Description	Proposed Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$435,313	\$158,723	\$0	\$158,723	\$435,313
Interest	\$0	\$4,856	\$9	\$4,865	\$200
Transfer In	\$0	\$101	\$0	\$101	\$0
Carry Forward Surplus	\$291,755	\$291,497	\$0	\$291,497	\$165,113
Total Revenue	\$727,068	\$455,177	\$9	\$455,186	\$600,625

Expenditures

Interest Expense 11/01	\$132,329	\$132,329	\$0	\$132,329	\$157,744
Principal Expense 05/01	\$0	\$0	\$0	\$0	\$120,000
Interest Expense 05/01	\$157,744	\$157,744	\$0	\$157,744	\$157,744
Total Expenses	\$290,073	\$290,073	\$0	\$290,073	\$435,488

Excess Revenues (Expenditures)	\$436,995	\$165,104	\$9	\$165,113	\$165,138
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11/1/2021 Interest \$155,494
\$155,494

Net Assessments \$435,313
Add: Discounts & Collections \$27,702
Gross Assessments \$463,015

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	174	\$2,029	\$2,159	\$353,046	\$375,581
Townhomes	54	\$1,522	\$1,619	\$82,188	\$87,434
Total	228			\$435,234	\$463,015

Reunion West
Community Development District
Series 2019 Special Assessment Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$7,095,000.00	\$0.00	\$157,743.75	\$157,743.75
05/01/21	\$7,095,000.00	\$120,000.00	\$157,743.75	\$0.00
11/01/21	\$6,975,000.00	\$0.00	\$155,493.75	\$433,237.50
05/01/22	\$6,975,000.00	\$125,000.00	\$155,493.75	\$0.00
11/01/22	\$6,850,000.00	\$0.00	\$153,150.00	\$433,643.75
05/01/23	\$6,850,000.00	\$130,000.00	\$153,150.00	\$0.00
11/01/23	\$6,720,000.00	\$0.00	\$150,712.50	\$433,862.50
05/01/24	\$6,720,000.00	\$135,000.00	\$150,712.50	\$0.00
11/01/24	\$6,585,000.00	\$0.00	\$148,181.25	\$433,893.75
05/01/25	\$6,585,000.00	\$140,000.00	\$148,181.25	\$0.00
11/01/25	\$6,445,000.00	\$0.00	\$145,381.25	\$433,562.50
05/01/26	\$6,445,000.00	\$145,000.00	\$145,381.25	\$0.00
11/01/26	\$6,300,000.00	\$0.00	\$142,481.25	\$432,862.50
05/01/27	\$6,300,000.00	\$150,000.00	\$142,481.25	\$0.00
11/01/27	\$6,150,000.00	\$0.00	\$139,481.25	\$431,962.50
05/01/28	\$6,150,000.00	\$155,000.00	\$139,481.25	\$0.00
11/01/28	\$5,995,000.00	\$0.00	\$136,381.25	\$430,862.50
05/01/29	\$5,995,000.00	\$165,000.00	\$136,381.25	\$0.00
11/01/29	\$5,830,000.00	\$0.00	\$133,081.25	\$434,462.50
05/01/30	\$5,830,000.00	\$170,000.00	\$133,081.25	\$0.00
11/01/30	\$5,660,000.00	\$0.00	\$129,681.25	\$432,762.50
05/01/31	\$5,660,000.00	\$180,000.00	\$129,681.25	\$0.00
11/01/31	\$5,480,000.00	\$0.00	\$125,631.25	\$435,312.50
05/01/32	\$5,480,000.00	\$185,000.00	\$125,631.25	\$0.00
11/01/32	\$5,295,000.00	\$0.00	\$121,468.75	\$432,100.00
05/01/33	\$5,295,000.00	\$195,000.00	\$121,468.75	\$0.00
11/01/33	\$5,100,000.00	\$0.00	\$117,081.25	\$433,550.00
05/01/34	\$5,100,000.00	\$205,000.00	\$117,081.25	\$0.00
11/01/34	\$4,895,000.00	\$0.00	\$112,468.75	\$434,550.00
05/01/35	\$4,895,000.00	\$210,000.00	\$112,468.75	\$0.00
11/01/35	\$4,685,000.00	\$0.00	\$107,743.75	\$430,212.50
05/01/36	\$4,685,000.00	\$220,000.00	\$107,743.75	\$0.00
11/01/36	\$4,465,000.00	\$0.00	\$102,793.75	\$430,537.50
05/01/37	\$4,465,000.00	\$235,000.00	\$102,793.75	\$0.00
11/01/37	\$4,230,000.00	\$0.00	\$97,506.25	\$435,300.00
05/01/38	\$4,230,000.00	\$245,000.00	\$97,506.25	\$0.00
11/01/38	\$3,985,000.00	\$0.00	\$91,993.75	\$434,500.00
05/01/39	\$3,985,000.00	\$255,000.00	\$91,993.75	\$0.00
11/01/39	\$3,730,000.00	\$0.00	\$86,256.25	\$433,250.00
05/01/40	\$3,730,000.00	\$265,000.00	\$86,256.25	\$0.00
11/01/40	\$3,465,000.00	\$0.00	\$80,128.13	\$431,384.38
05/01/41	\$3,465,000.00	\$280,000.00	\$80,128.13	\$0.00
11/01/41	\$3,185,000.00	\$0.00	\$73,653.13	\$433,781.25
05/01/42	\$3,185,000.00	\$290,000.00	\$73,653.13	\$0.00
11/01/42	\$2,895,000.00	\$0.00	\$66,946.88	\$430,600.00
05/01/43	\$2,895,000.00	\$305,000.00	\$66,946.88	\$0.00
11/01/43	\$2,590,000.00	\$0.00	\$59,893.75	\$431,840.63
05/01/44	\$2,590,000.00	\$320,000.00	\$59,893.75	\$0.00
11/01/44	\$2,270,000.00	\$0.00	\$52,493.75	\$432,387.50
05/01/45	\$2,270,000.00	\$335,000.00	\$52,493.75	\$0.00
11/01/45	\$1,935,000.00	\$0.00	\$44,746.88	\$432,240.63
05/01/46	\$1,935,000.00	\$350,000.00	\$44,746.88	\$0.00
11/01/46	\$1,585,000.00	\$0.00	\$36,653.13	\$431,400.00
05/01/47	\$1,585,000.00	\$370,000.00	\$36,653.13	\$0.00
11/01/47	\$1,215,000.00	\$0.00	\$28,096.88	\$434,750.00
05/01/48	\$1,215,000.00	\$385,000.00	\$28,096.88	\$0.00
11/01/48	\$830,000.00	\$0.00	\$19,193.75	\$432,290.63
05/01/49	\$830,000.00	\$405,000.00	\$19,193.75	\$0.00
11/01/49	\$425,000.00	\$0.00	\$9,828.13	\$434,021.88
05/01/50	\$425,000.00	\$425,000.00	\$9,828.13	\$434,828.13
		\$7,095,000	\$6,052,693.75	\$13,147,693.75