



Reunion West
Community Development District
Proposed Budget
FY 2023



Table of Contents

1-3	<u>General Fund</u>
4-12	<u>General Fund Narrative</u>
13-16	<u>Replacement & Maintenance Fund</u>
17	<u>Debt Service Fund Series 2004-1</u>
18	<u>Debt Service Fund Series 2015</u>
19	<u>Amortization Schedule Series 2015</u>
20	<u>Debt Service Fund Series 2016</u>
21	<u>Amortization Schedule Series 2016</u>
22	<u>Debt Service Fund Series 2017</u>
23	<u>Amortization Schedule Series 2017</u>
24	<u>Debt Service Fund Series 2019</u>
25	<u>Amortization Schedule Series 2019</u>
26	<u>Debt Service Fund Series 2022</u>
27	<u>Amortization Schedule Series 2022</u>

Reunion West
Community Development District
Proposed Budget
General Fund
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 4/30/22	Projected Next 5 Months	Total thru 9/30/22	Proposed Budget FY2023
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Special Assessments - Tax Collector	\$1,764,307	\$1,644,863	\$119,444	\$1,764,307	\$1,759,797
Interest	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$60	\$0	\$60	\$0
Rental Income	\$0	\$7,168	\$1,763	\$8,930	\$1,760

Total Revenues	\$1,764,307	\$1,652,090	\$121,207	\$1,773,297	\$1,761,557
-----------------------	--------------------	--------------------	------------------	--------------------	--------------------

Expenditures

Administrative

Supervisor Pay	\$12,000	\$5,000	\$4,000	\$9,000	\$12,000
FICA	\$918	\$383	\$306	\$689	\$918
Engineering	\$8,000	\$6,487	\$12,875	\$19,362	\$8,000
Attorney	\$20,000	\$6,320	\$11,680	\$18,000	\$20,000
Trustee Fees	\$21,000	\$0	\$21,000	\$21,000	\$21,000
Dissemination	\$10,000	\$5,833	\$4,167	\$10,000	\$10,000
Arbitrage	\$2,400	\$0	\$3,000	\$3,000	\$3,000
Collection Agent	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Property Appraiser Fee	\$500	\$669	\$0	\$669	\$700
Annual Audit	\$7,300	\$7,400	\$0	\$7,400	\$7,500
Management Fees	\$44,274	\$25,827	\$18,448	\$44,274	\$46,488
Information Technology	\$1,400	\$817	\$583	\$1,400	\$1,600
Website Maintenance	\$800	\$467	\$333	\$800	\$1,000
Telephone	\$300	\$0	\$50	\$50	\$100
Postage	\$1,500	\$897	\$478	\$1,375	\$1,500
Printing & Copies	\$1,600	\$633	\$167	\$800	\$500
General Liability Insurance	\$10,150	\$9,513	\$0	\$9,513	\$11,416
Legal Advertising	\$5,000	\$697	\$4,303	\$5,000	\$5,000
Other Current Charges	\$350	\$283	\$67	\$350	\$350
Office Supplies	\$300	\$62	\$38	\$100	\$300
Travel Per Diem	\$600	\$0	\$100	\$100	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Administrative Expenses	\$156,067	\$78,961	\$81,595	\$160,556	\$159,297
--------------------------------	------------------	-----------------	-----------------	------------------	------------------

Maintenance - Shared Expenses

Field Management	\$33,625	\$19,615	\$36,427	\$56,042	\$32,877 ¹
Management Services Agreement	\$19,195	\$13,366	\$24,822	\$38,187	\$14,300 ²
Facility Lease Agreement	\$3,218	\$3,201	\$3,201	\$6,402	\$0 ³
Telephone	\$6,143	\$3,665	\$6,964	\$10,630	\$6,600 ⁴
Electric	\$318,465	\$142,522	\$270,007	\$412,529	\$259,446 ⁵
Water & Sewer	\$37,800	\$15,299	\$29,931	\$45,229	\$31,852 ⁶
Gas	\$36,383	\$22,026	\$29,741	\$51,766	\$35,992 ⁷
Pool and Fountain Maintenance	\$106,313	\$63,144	\$107,946	\$171,090	\$116,600 ⁸
Environmental	\$10,798	\$3,265	\$5,636	\$8,901	\$7,040 ⁹
Property Insurance	\$25,988	\$28,991	\$28,991	\$57,982	\$32,571 ¹⁰
Irrigation Repairs & Maintenance	\$7,678	\$1,297	\$4,525	\$5,822	\$7,150 ¹¹
Landscape Contract	\$451,184	\$270,497	\$556,408	\$826,905	\$515,490 ¹²
Landscape Contingency	\$23,625	\$1,159	\$10,914	\$12,073	\$22,000 ¹³
Gate & Gatehouse Expenses	\$15,120	\$12,838	\$22,414	\$35,252	\$22,000 ¹⁴
Roadways/Sidewalks/Bridge	\$23,625	\$4,970	\$13,616	\$18,587	\$11,000 ¹⁵
Lighting	\$4,725	\$0	\$2,217	\$2,217	\$4,400 ¹⁶
Building Repairs & Maintenance	\$11,813	\$11	\$8,879	\$8,890	\$8,800 ¹⁷
Pressure Washing	\$16,538	\$14,829	\$14,829	\$29,657	\$15,400 ¹⁸
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$220 ¹⁹
Repairs & Maintenance	\$9,450	\$4,176	\$5,950	\$10,126	\$11,000 ²⁰
Contract Cleaning	\$0	\$0	\$0	\$0	\$28,600 ²¹
Fitness Center & Repairs & Maintenance	\$0	\$0	\$0	\$0	\$2,200 ²²
Operating Supplies	\$0	\$0	\$0	\$0	\$2,200 ²³
Signage	\$11,813	\$284	\$284	\$569	\$4,400 ²⁴
Security	\$66,150	\$42,613	\$81,858	\$124,472	\$73,480 ²⁵
Parking Violation Tags	\$236	\$0	\$44	\$44	\$220 ²⁶

Total Shared Maintenance	\$1,239,881	\$667,766	\$1,265,603	\$1,933,369	\$1,265,838
---------------------------------	--------------------	------------------	--------------------	--------------------	--------------------

Reunion West
Community Development District
Proposed Budget
General Fund
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 4/30/22	Projected Next 5 Months	Total thru 9/30/22	Proposed Budget FY2023
<u>Seven Eagles</u>					
Electric	\$13,041	\$5,195	\$4,434	\$9,629	\$0 ²⁷
Water & Sewer	\$6,163	\$2,548	\$1,550	\$4,098	\$0 ²⁸
Gas	\$7,655	\$5,657	\$4,878	\$10,534	\$0 ²⁹
Telephone / Emergency Pool Phone	\$165	\$0	\$0	\$0	\$0 ³⁰
Contract Cleaning	\$24,290	\$16,896	\$12,038	\$28,934	\$0 ³¹
Landscape Contract	\$8,505	\$5,569	\$3,525	\$9,094	\$0 ³²
Landscape Contingency	\$2,363	\$0	\$2,217	\$2,217	\$0 ³³
Pool Maintenance	\$16,443	\$15,223	\$9,921	\$25,144	\$0 ³⁴
Lighting	\$709	\$0	\$444	\$444	\$0 ³⁵
Fitness Center & Repairs & Maintenance	\$709	\$1,225	\$635	\$1,860	\$0 ³⁶
Operating Supplies	\$5,906	\$0	\$888	\$888	\$0 ³⁷
Pest Control	\$198	\$0	\$0	\$0	\$0 ³⁸
Repairs & Maintenance	\$2,835	\$4,123	\$0	\$4,123	\$0 ³⁹
Total SE Community Center Shared	\$88,982	\$56,435	\$40,529	\$96,965	\$0
<u>Maintenance - Direct Expenses</u>					
Irrigation System Operations	\$20,000	\$0	\$0	\$0	\$15,000
Transfer Out - R&M Fund	\$259,377	\$100,000	\$159,377	\$259,377	\$321,422
Total Maintenance Expenses	\$279,377	\$100,000	\$159,377	\$259,377	\$336,422
Total Expenses	\$1,764,307	\$903,163	\$1,547,104	\$2,450,267	\$1,761,557
Excess Revenues (Expenditures)	(\$0)	\$748,928	(\$1,425,898)	(\$676,970)	\$0

Net Assessments	\$1,759,797
Add: Discounts & Collections	\$112,327
Gross Assessments	\$1,872,125

Notes:

(1 thru 39) is 47% of the shared costs with the remaining 53% allocated to Reunion East for FY22. For FY23, (1 thru 26) the proposed allocation will be 44% of the shared costs for Reunion West with the remaining 56% allocated to Reunion East.

	Shared Costs				
	FY 2022 Budget	FY 2022 Projections	Total Proposed 2023 Budget	Reunion East 56%	Reunion West 44%
1 Field Maintenance	\$71,163	\$71,163	\$74,721	\$41,844	\$32,877
2 Management Services Agreement	\$40,625	\$48,750	\$32,500	\$18,200	\$14,300
3 Facility Lease Agreement	\$6,811	\$6,811	\$0	\$0	\$0
4 Telephone	\$13,000	\$13,994	\$15,000	\$8,400	\$6,600
5 Electric	\$674,000	\$540,266	\$589,650	\$330,204	\$259,446
6 Water & Sewer	\$80,000	\$60,956	\$72,390	\$40,538	\$31,852
7 Gas	\$77,000	\$55,603	\$81,800	\$45,808	\$35,992
8 Pool & Fountain Maintenance	\$225,000	\$206,057	\$265,000	\$148,400	\$116,600
9 Environmental	\$22,852	\$11,151	\$16,000	\$8,960	\$7,040
10 Property Insurance	\$55,000	\$61,683	\$74,025	\$41,454	\$32,571
11 Irrigation Repairs & Maintenance	\$16,250	\$10,231	\$16,250	\$9,100	\$7,150
12 Landscape Contract	\$954,886	\$1,080,557	\$1,171,569	\$656,079	\$515,490
13 Landscape Contingency	\$50,000	\$18,032	\$50,000	\$28,000	\$22,000
14 Gate and Gatehouse Expenses	\$32,000	\$42,968	\$50,000	\$28,000	\$22,000
15 Roadways/Sidewalks/Bridge	\$50,000	\$24,302	\$25,000	\$14,000	\$11,000
16 Lighting	\$10,000	\$9,434	\$10,000	\$5,600	\$4,400
17 Building Repairs & Maintenance	\$25,000	\$14,174	\$20,000	\$11,200	\$8,800
18 Pressure Washing	\$35,000	\$31,550	\$35,000	\$19,600	\$15,400
19 Maintenance (Inspections)	\$0	\$0	\$500	\$280	\$220
20 Repairs & Maintenance	\$20,000	\$12,068	\$25,000	\$14,000	\$11,000
21 Contract Cleaning	\$0	\$0	\$65,000	\$36,400	\$28,600
22 Fitness Center & Repairs & Maintenance	\$0	\$0	\$5,000	\$2,800	\$2,200
23 Operating Supplies	\$0	\$0	\$5,000	\$2,800	\$2,200
24 Signage	\$25,000	\$605	\$10,000	\$5,600	\$4,400
25 Security	\$140,000	\$140,000	\$167,000	\$93,520	\$73,480
26 Parking Violation Tags	\$500	\$94	\$500	\$280	\$220
Subtotal	\$2,624,087	\$2,460,449	\$2,876,905	\$1,611,067	\$1,265,838
<u>Seven Eagles</u>					
27 Electric	\$27,600	\$21,305	\$0	\$0	\$0
28 Water & Sewer	\$13,044	\$7,988	\$0	\$0	\$0
29 Gas	\$16,200	\$22,295	\$0	\$0	\$0
30 Telephone / Emergency Pool Phone	\$350	\$0	\$0	\$0	\$0
31 Contract Cleaning	\$51,408	\$61,453	\$0	\$0	\$0
32 Landscape Contract	\$18,000	\$18,924	\$0	\$0	\$0
33 Landscape Contingency	\$5,000	\$4,717	\$0	\$0	\$0
34 Pool Maintenance	\$34,800	\$55,191	\$0	\$0	\$0
35 Lighting	\$1,500	\$944	\$0	\$0	\$0
36 Fitness Center & Repairs & Maintenance	\$1,500	\$3,956	\$0	\$0	\$0
37 Operating Supplies	\$12,500	\$1,888	\$0	\$0	\$0
38 Pest Control	\$420	\$0	\$0	\$0	\$0
39 Repairs & Maintenance	\$6,000	\$8,419	\$0	\$0	\$0
Subtotal	\$188,322	\$207,079	\$0	\$0	\$0
TOTAL	\$2,812,409	\$2,667,528	\$2,876,905	\$1,611,067	\$1,265,838

Reunion West
Community Development District
Proposed Budget
General Fund
Fiscal Year 2023

FISCAL YEAR 2023

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	398	597.00	15.97%	\$298,999.06	\$750.97
Single-Family	2.00	1,558	3,116.00	83.36%	\$1,560,604.80	\$1,001.29
Golf	1.00	25	25.00	0.67%	\$12,520.90	\$500.65
		1,981	3,738.00	100.00%	\$1,872,124.75	

FISCAL YEAR 2022

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%	\$294,379.97	\$750.97
Single-Family	2.00	1,568	3,136.00	83.65%	\$1,570,026.49	\$1,001.29
Golf	1.00	25	25.00	0.67%	\$12,516.16	\$500.65
		1,985	3,749.00	100.00%	\$1,876,922.61	

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	FY2019 Gross Per Unit Assessments	FY2020 Gross Per Unit Assessments	FY2021 Gross Per Unit Assessments	FY2022 Gross Per Unit Assessments	FY2023 Gross Per Unit Assessments	Increase/ (Decrease)
Commercial	\$235.53	\$0.00	\$0.00	\$0.00	\$0.00	N/A
Hotel/Condo	\$235.53	\$0.00	\$0.00	\$0.00	\$0.00	N/A
Multi-Family	\$353.29	\$552.20	\$552.20	\$750.97	\$750.97	\$0.00
Single-Family	\$471.06	\$736.27	\$736.27	\$1,001.29	\$1,001.29	\$0.00
Golf	\$235.53	\$368.14	\$368.14	\$500.65	\$500.65	\$0.00

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2023

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.

Interest

The District generates funds from invested funds.

Rental Income

Reunion East Community Development District charges rental fees for the special use of certain amenities throughout the District. A portion of the rental income is transmitted to Reunion West Community Development District based on the same percent as the Interlocal Agreement for Reciprocal Use and Shared Expense.

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, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, preparation and review of agreements and resolutions and other research as directed by the Board of Supervisors and the District Manager.

Trustee Fees

The District issued the Series 2015 Special Assessment Refunding & Improvement Bonds, the Series 2016 Special Assessment Bonds, the Series 2017 Special Assessment Bonds, the Series 2019 Special Assessment Bonds and the Series 2022 Special Assessment Refunding 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.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2023

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 Special Assessment Bonds, the Series 2017 Special Assessment Bonds, the Series 2019 Special Assessment Bonds and the Series 2022 Special Assessment Refunding Bonds. The District has contracted with Grau & Associates to calculate the rebate liability and submit a report to the District.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within 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.

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.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage and servers, security, accounting software, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of Board materials, overnight deliveries, checks for vendors and other required correspondence.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2023

Printing & Copies

Printing and copies 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.

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

Represents any miscellaneous expenses incurred the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Travel Per Diem

The Board of supervisors can be reimbursed for travel expenditures related to the conducting of District business.

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.

Maintenance:

47% of the maintenance costs are allocated to Reunion West and 53% are allocated to Reunion East during Fiscal Year 2022. The District is proposing a split of 44% of the maintenance costs to Reunion West and 56% to Reunion East during Fiscal Year 2023. 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 onsite field management services. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Management Service Agreement

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

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2023

Telephone

This is for service for phone lines to the pool houses and guard houses.

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
491122540	700 Tradition Boulevard
450054870	700 Tradition Boulevard

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
9100 8652 2608	7722 Excitement Dr Spkl, Reunion
9100 8652 2830	7500 Mourning Dove Cir Bath (Terraces)
9100 8656 3318	7477 Excitement Dr Spkl
9100 8656 5972	1300 Reunion Blvd, Irrigation
9100 8656 6717	900 Assembly Ct Spkl 900 Blk
9100 8659 9815	7399 Gathering Dr, Irrigation
9100 8647 7931	7475 Gathering Dr, Pool (Homestead Pool)
9100 8647 8156	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
9100 8647 8354	7500 Gathering Dr, Irrigation Timer
9100 8647 8601	1535 Euston Dr Spkl
9100 8647 8784	1400 Titian Ct Spkl
9100 8651 9025	7400 Excitement Dr Security Control
9100 8651 9265	7200 Reunion Blvd, Irr Timer
9100 8651 9546	15221 Fairview Circle Fountain
9100 8651 9778	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
9100 8652 0010	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
9100 8652 0268	1364 Seven Eagles Ct., Pool 50 Ft. Right of CB HS
9100 8652 0474	7400 Excitement Dr Lite
9100 8652 0763	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
9100 8652 1011	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
9100 8652 1235	7621 Heritage Crossing Way, Pool
9100 8652 1441	7300 Mourning Dove Cir, Irrigation (Terraces)
9100 8652 1673	7421 Devereaux St Spkl
9100 8652 1912	7600 Tradition Blvd, Irrigation Meter A
9100 8652 2145	7477 Gathering Dr Spkl
9100 8652 2377	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)

Reunion West
Community Development District

General Fund Budget
Fiscal Year 2023

Account #	Duke Energy Service Address
9100 8656 3079	7600 Heritage Crossing Way Pump
9100 8656 3590	7500 Seven Eagles Way Spkl
9100 8656 3847	7693 Heritage Cross. Way Poolhouse
9100 8656 4096	1400 Reunion Blvd Spkl, Irrigation
9100 8656 4319	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
9100 8656 4583	7585 Assembly Ln, Pool (Carriage Pointe)
9100 8656 4781	7500 Mourning Dove Cir Irrig (Terraces)
9100 8656 5047	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
9100 8656 5302	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)
9100 8656 5534	1300 Seven Eagles Ct., Fountain
9100 8656 6444	7700 Linkside Loop Spkl
9100 8656 6957	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
9100 8659 9170	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
9100 8659 9378	7600 Tradition Blvd, Irrigation Meter C
9100 8659 9592	700 Desert Mountain Ct Lift
9101 2363 2152	1491 Reunion Village Blvd., Gatehouse
9100 8562 9753	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
9100 8562 8736	84401 Golden Bear Drive Fountain
9100 8562 8976	700 Tradition Blvd Guardhouse (Westside Gatehouse)
9100 8562 9224	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)
9100 8562 9480	7615 Fairfax Rd. Gate
9100 8562 9993	7800 Tradition Blvd Irrig Meter B
9100 8568 0095	97201 Golden Bear Dr., Monument
9100 8563 0269	300 Sinclair Rd Irrig Meter A
9100 8563 0508	7800 Tradition Blvd Irrig Meter A

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

Reunion West
Community Development District
 General Fund Budget
 Fiscal Year 2023

Water & Sewer

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

Account #	Toho Water Authority Service Address
2000680-33266729	1500 Euston ODD Drive
2000680-33276319	1491 Reunion Village Boulevard
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-820140	1344 Seven Eagles Court Pool
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
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Grdhouse
2007070-33020489	7615 Fairfax Drive Guardhouse
2007070-942780	700 Tradition Blvd Guardhouse

Gas

This item represents utility service costs for gas service at the community pools. The District has accounts with Gas South and Teco Peoples Gas for this service.

Account #	Gas South Service Address
0861412280	Heritage Crossing Pool B
1965200079	1364 Seven Eagles Ct
5973225156	Heritage Crossing Pool A
6097984974	Homestead Pool
8086389354	Carriage Point Pool

Account #	Teco Peoples Gas Service Address
211010319849	7693 Heritage Crossing Way
211010400144	7621 Heritage Crossing Way
211010400342	7585 Assembly Ln
211010400532	7475 Gathering Dr
221003460526	7500 Morning Dove Circle
211022021771	1364 Seven Eagles Court

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2023

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. District has contracted with Roberts Pool for this service.

Description	Monthly	Annual
Pool Maintenance - Roberts Pool	\$13,000	\$156,000
Annual Fees - Kings III of America		\$3,000
Annual Permit Fees - Fl. Dept. of Health		\$3,550
Pool Cleaning - Reunion Resort	\$3,300	\$39,600
Contingency - Misc. Repairs		\$62,850
Total		\$265,000

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.

Description	Monthly	Annual
Aquatic Plant Management		
1 Pond - Patriots Landing	\$129	\$1,548
2 Stormwater Retention Ponds 1 Reunion Village	\$385	\$4,620
1 Stormwater Retention Pond - Encore Reunion	\$195	\$2,340
1 Stormwater Retention Pond - Grand Traverse	\$132	\$1,584
Contingency - Test America		\$5,908
Total		\$16,000

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.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2023

Landscape Contract

The District currently has a contract with Yellowstone Landscape and Creative North, Inc. 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.

Description	Monthly	Annual
Landscape Contract		
Common Area - Yellowstone Landscape	\$62,122	\$745,466
Seven Eagles - Yellowstone Landscape	\$1,415	\$16,980
Reunion Village 1-3 - Yellowstone Landscape	\$8,500	\$102,000
Reunion Village 4-5 - Yellowstone Landscape	\$6,383	\$76,596
Bedding Plants/Bed Dressing/Palm Trimming - YS		\$153,000
Encore Area - Creative North Inc.	\$15,133	\$181,600
Contingency		\$63,783
Total		\$1,339,425

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.

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.

Maintenance (Inspections)

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen maintenance at Seven Eagles.

Repairs & Maintenance

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

Contract Cleaning

Represents estimated costs for monthly janitorial services to the Seven Eagles Amenity Center. District has contracted with Reunion Club of Orlando, LLC for this service.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2023

Fitness Center Repairs & Maintenance

Represents costs for preventative maintenance for the Seven Eagles Fitness Center. Services will consist of 12 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

Description	Monthly	Annual
Preventative Maintenance	\$275	\$3,300
Contingency - Misc. Repairs		\$1,700
Total		\$5,000

Operating Supplies

Represents estimated costs for cleaning/janitorial supplies for Seven Eagles.

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.

Parking Violation Tags

Represents estimated costs for purchase of parking violation tags.

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.

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 4/30/22	Projected Next 5 Months	Total thru 9/30/22	Proposed Budget FY2023
Revenues					
Transfer In	\$259,377	\$100,000	\$159,377	\$259,377	\$336,422
Interest	\$750	\$591	\$479	\$1,070	\$750
Total Revenues	\$260,127	\$100,591	\$159,856	\$260,447	\$337,172
Expenditures					
Contingency	\$100	\$262	\$190	\$452	\$500
Building Improvements	\$114,109	\$7,276	\$106,166	\$113,442	\$58,520 ¹
Fountain Improvements	\$4,725	\$0	\$0	\$0	\$0 ²
Gate/Gatehouse Improvements	\$46,305	\$9,044	\$0	\$9,044	\$175,780 ³
Monument Improvements	\$4,725	\$0	\$0	\$0	\$0 ⁴
Pool Furniture	\$11,813	\$6,078	\$0	\$6,078	\$6,600 ⁵
Pool Repair & Replacements	\$24,570	\$6,107	\$21,253	\$27,361	\$11,000 ⁶
Lighting Improvements	\$2,363	\$0	\$0	\$0	\$0 ⁷
Landscape Improvements	\$23,625	\$0	\$0	\$0	\$11,000 ⁸
Irrigation Improvements	\$11,813	\$0	\$0	\$0	\$0 ⁹
Roadway Improvements	\$23,625	\$26,416	\$3,126	\$29,542	\$53,372 ¹⁰
Signage	\$30,713	\$30,240	\$0	\$30,240	\$22,000 ¹¹
Stormwater Improvements	\$0	\$0	\$0	\$0	\$22,000 ¹²
Capital Outlay	\$118,125	\$29,283	\$98,146	\$127,429	\$44,000 ¹³
Total Expenditures	\$428,421	\$130,788	\$236,209	\$366,997	\$404,772
Excess Revenues/(Expenditures)	(\$168,294)	(\$30,198)	(\$76,353)	(\$106,551)	(\$67,600)
Fund Balance - Beginning	\$861,572	\$832,425	\$0	\$832,425	\$725,874
Fund Balance - Ending	\$693,278	\$802,227	(\$76,353)	\$725,874	\$658,274

Notes:

(1 thru 18) is 47% of the shared costs with the remaining 53% allocated to Reunion East for FY22. For FY23, (1 thru 13) the proposed allocation will be 44% of the shared costs for Reunion West with the remaining 56% allocated to Reunion East.

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2023

	Shared Costs				
	FY 2022 Budget	FY 2022 Projections	Total Proposed 2023 Budget	Reunion East 56%	Reunion West 44%
1 Building Improvements	\$241,500	\$241,365	\$133,000	\$74,480	\$58,520
2 Fountain Improvements	\$10,000	\$0	\$0	\$0	\$0
3 Gate/Gatehouse Improvements	\$98,000	\$19,242	\$399,500	\$223,720	\$175,780
4 Monument Improvements	\$10,000	\$0	\$0	\$0	\$0
5 Pool Furniture	\$25,000	\$12,932	\$15,000	\$8,400	\$6,600
6 Pool Repair & Replacements	\$52,000	\$58,215	\$25,000	\$14,000	\$11,000
7 Lighting Improvements	\$5,000	\$0	\$0	\$0	\$0
8 Landscape Improvements	\$50,000	\$0	\$25,000	\$14,000	\$11,000
9 Irrigation Improvements	\$25,000	\$0	\$0	\$0	\$0
10 Roadway Improvements	\$50,000	\$62,855	\$121,300	\$67,928	\$53,372
11 Signage	\$65,000	\$64,340	\$50,000	\$28,000	\$22,000
12 Stormwater Improvements	\$0	\$0	\$50,000	\$28,000	\$22,000
13 Capital Outlay	\$250,000	\$271,125	\$100,000	\$56,000	\$44,000
Subtotal	\$881,500	\$730,074	\$918,800	\$514,528	\$404,272
Seven Eagles					
14 Fountain Improvements	\$0	\$15,592	\$0	\$0	\$0
15 Gate/Gatehouse Improvements	\$5,000	\$0	\$0	\$0	\$0
16 Pool Furniture	\$15,000	\$0	\$0	\$0	\$0
17 Pool Repair & Replacements	\$0	\$5,792	\$0	\$0	\$0
18 Landscape Improvements	\$5,000	\$0	\$0	\$0	\$0
19 Capital Outlay	\$0	\$28,425	\$0	\$0	\$0
Subtotal	\$25,000	\$5,792	\$0	\$0	\$0
TOTAL	\$906,500	\$735,866	\$918,800	\$514,528	\$404,272

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2023

Updated FY2022 Adopted Expenses	Total	RE 53%	RW 47%
Building Improvements			
Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	\$9,245	\$4,900	\$4,345
Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	\$8,450	\$4,479	\$3,972
Carriage Pointe Pool - Pressure Wash, Paint, Stucco	\$7,895	\$4,184	\$3,711
Heritage Pool "A" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875
Heritage Pool "B" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875
Homestead Pool - Pressure Wash, Paint Stucco	\$7,895	\$4,184	\$3,711
Repair/Rebuild Two Roadway Arbors	\$9,390	\$4,977	\$4,413
Seven Eagles Roof Replacement	\$167,000	\$88,510	\$78,490
Homestead Pool Pavilion Roof Repairs	\$15,000	\$7,950	\$7,050
	\$241,365	\$127,923	\$113,442
Fountain Improvement			
Resurface Two Seven Eagles Fountains	\$15,592	\$8,264	\$7,328
	\$15,592	\$8,264	\$7,328
Pool Furniture			
30 Sling Chaise Lounge/16 Sling Dining Chairs/4 - 48" Tables	\$13,032	\$6,907	\$6,125
	\$13,032	\$6,907	\$6,125
Pool Repair & Replacement			
Heritage Crossing A Wading Pool Resurfacing	\$5,295	\$2,806	\$2,489
Heritage Crossing B Pool Resurfacing	\$30,882	\$16,367	\$14,515
3 Pool Heaters - \$4,945 per Heater	\$14,835	\$7,863	\$6,972
	\$51,012	\$27,036	\$23,976
Signage			
No Parking Signs	\$64,340	\$34,100	\$30,240
	\$64,340	\$34,100	\$30,240
Capital Outlay			
Grand Traverse Parkway Playground	\$142,000	\$75,260	\$66,740
Grand Traverse Parkway Outdoor Fitness Area	\$107,000	\$56,710	\$50,290
	\$249,000	\$131,970	\$117,030

Reunion West
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2023

FY2023 Proposed Expenses	Total	RE 53%	RW 47%
Building Improvements			
HC Unit 1 - 12.5 Ton Trane Package unit AC w/Electric Heat	\$23,460	\$13,138	\$10,322
HC Unit 2 - 12.5 Ton Trane Package unit AC w/Electric Heat	\$23,460	\$13,138	\$10,322
HC Unit 3 - 12.5 Ton Trane Package unit AC w/Electric Heat	\$23,460	\$13,138	\$10,322
HC Unit 4 - 12.5 Ton Trane Package unit AC w/Electric Heat	\$23,460	\$13,138	\$10,322
HC Unit 5 - 10 Ton Trane Package unit AC w/Electric Heat	\$19,511	\$10,926	\$8,585
HC Unit 6 - 10 Ton Trane Package unit AC w/Electric Heat	\$19,511	\$10,926	\$8,585
	\$132,862	\$74,403	\$58,459
Gate/Gate House Improvements			
Upgrade Access Control System for Reunion Resort/Reunion Village North & South Gates	\$349,474	\$195,705	\$153,769
Gate House Roof Replacement (Sinclair, Spine, Heritage)	\$50,000	\$28,000	\$22,000
	\$399,474	\$223,705	\$175,769
Landscape Improvements			
Landscape Improvement Allowance	\$25,000	\$14,000	\$11,000
	\$25,000	\$14,000	\$11,000
Pool Furniture			
30 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$15,000	\$8,400	\$6,600
	\$15,000	\$8,400	\$6,600
Pool Repair & Replacements			
Pool Equipment Allowance	\$25,000	\$14,000	\$11,000
	\$25,000	\$14,000	\$11,000
Roadways/Sidewalks Improvements			
Tradition Boulevard Restriping Entrance Gate to Roundabout	\$27,800	\$15,568	\$12,232
Asphalt/Pavement Management Plan (Engineer's Report)	\$33,500	\$18,760	\$14,740
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$60,000	\$33,600	\$26,400
	\$121,300	\$67,928	\$53,372
Signage			
Qty.46 - No Parking Anytime Signs	\$21,760	\$12,186	\$9,574
Signage Allowance	\$28,240	\$15,814	\$12,426
	\$50,000	\$28,000	\$22,000
Stormwater Improvements			
Stormwater Repairs Allowance	\$50,000	\$28,000	\$22,000
	\$50,000	\$28,000	\$22,000
Capital Outlay			
Undesignated Capital Outlay Allowance	\$100,000	\$56,000	\$44,000
	\$100,000	\$56,000	\$44,000

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2004-1
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 4/30/22	Projected Next 5 Months	Total thru 9/30/22	Proposed Budget FY2023
Revenues					
Special Assessments - Tax Collector	\$1,336,719	\$1,246,976	\$89,743	\$1,336,719	\$0
Interest Income	\$100	\$78	\$0	\$78	\$0
Carry Forward Surplus	\$682,704	\$1,361,564	\$0	\$1,361,564	\$0
Total Revenue	\$2,019,523	\$2,608,618	\$89,743	\$2,698,362	\$0
Expenditures					
Interest Expense 11/01	\$405,938	\$405,938	\$0	\$405,938	\$0
Principal Expense 05/01	\$540,000	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$405,938	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$61,153	\$245,600	\$306,753	\$0
Transfer Out - Escrow	\$0	\$1,985,670	\$0	\$1,985,670	\$0
Total Expenses	\$1,351,875	\$2,452,761	\$245,600	\$2,698,361	\$0
Excess Revenues (Expenditures)	\$667,648	\$155,857	(\$155,857)	\$0	\$0

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2015
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 4/30/22	Projected Next 5 Months	Total thru 9/30/22	Proposed Budget FY2023
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Special Assessments	\$326,875	\$305,153	\$21,722	\$326,875	\$326,875
Interest	\$0	\$16	\$9	\$25	\$0
Carry Forward Surplus	\$170,957	\$173,381	\$0	\$173,381	\$173,956
Total Revenue	\$497,832	\$478,549	\$21,731	\$500,281	\$500,831

Expenditures

Interest Expense 11/01	\$83,163	\$83,163	\$0	\$83,163	\$79,763
Principal Expense 05/01	\$160,000	\$0	\$160,000	\$160,000	\$170,000
Interest Expense 05/01	\$83,163	\$0	\$83,163	\$83,163	\$79,763
Total Expenses	\$326,325	\$83,163	\$243,163	\$326,325	\$329,525
Excess Revenues (Expenditures)	\$171,507	\$395,387	(\$221,431)	\$173,956	\$171,306

11/1/2023 Interest \$76,150

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

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
Series 2015 Special Assessment Refunding & Improvement Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$3,430,000.00	\$160,000	\$83,162.50	
11/01/22	\$3,270,000.00	\$0	\$79,762.50	\$322,925.00
05/01/23	\$3,270,000.00	\$170,000	\$79,762.50	
11/01/23	\$3,100,000.00	\$0	\$76,150.00	\$325,912.50
05/01/24	\$3,100,000.00	\$175,000	\$76,150.00	
11/01/24	\$2,925,000.00	\$0	\$72,431.25	\$323,581.25
05/01/25	\$2,925,000.00	\$185,000	\$72,431.25	
11/01/25	\$2,740,000.00	\$0	\$68,500.00	\$325,931.25
05/01/26	\$2,740,000.00	\$190,000	\$68,500.00	
11/01/26	\$2,550,000.00	\$0	\$63,750.00	\$322,250.00
05/01/27	\$2,550,000.00	\$200,000	\$63,750.00	
11/01/27	\$2,350,000.00	\$0	\$58,750.00	\$322,500.00
05/01/28	\$2,350,000.00	\$210,000	\$58,750.00	
11/01/28	\$2,140,000.00	\$0	\$53,500.00	\$322,250.00
05/01/29	\$2,140,000.00	\$225,000	\$53,500.00	
11/01/29	\$1,915,000.00	\$0	\$47,875.00	\$326,375.00
05/01/30	\$1,915,000.00	\$235,000	\$47,875.00	
11/01/30	\$1,680,000.00	\$0	\$42,000.00	\$324,875.00
05/01/31	\$1,680,000.00	\$245,000	\$42,000.00	
11/01/31	\$1,435,000.00	\$0	\$35,875.00	\$322,875.00
05/01/32	\$1,435,000.00	\$260,000	\$35,875.00	
11/01/32	\$1,175,000.00	\$0	\$29,375.00	\$325,250.00
05/01/33	\$1,175,000.00	\$275,000	\$29,375.00	
11/01/33	\$900,000.00	\$0	\$22,500.00	\$326,875.00
05/01/34	\$900,000.00	\$285,000	\$22,500.00	
11/01/34	\$615,000.00	\$0	\$15,375.00	\$322,875.00
05/01/35	\$615,000.00	\$300,000	\$15,375.00	
11/01/35	\$315,000.00	\$0	\$7,875.00	\$323,250.00
05/01/36	\$315,000.00	\$315,000	\$7,875.00	\$322,875.00
		\$3,430,000	\$ 1,430,600.00	\$4,860,600.00

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2016
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 4/30/22	Projected Next 5 Months	Total thru 9/30/22	Proposed Budget FY2023
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Special Assessments	\$538,024	\$502,270	\$35,754	\$538,024	\$538,024
Interest	\$0	\$26	\$14	\$40	\$0
Carry Forward Surplus	\$421,379	\$425,348	\$0	\$425,348	\$429,880
Total Revenue	\$959,403	\$927,644	\$35,768	\$963,412	\$967,904

Expenditures

Interest Expense 11/01	\$188,516	\$188,516	\$0	\$188,516	\$185,016
Principal Expense 11/01	\$160,000	\$160,000	\$0	\$160,000	\$165,000
Interest Expense 05/01	\$185,016	\$0	\$185,016	\$185,016	\$181,406
Total Expenses	\$533,531	\$348,516	\$185,016	\$533,531	\$531,422
Excess Revenues (Expenditures)	\$425,871	\$579,128	(\$149,248)	\$429,880	\$436,482

11/1/2023 Principal	\$170,000
11/1/2023 Interest	\$181,406
	<u>\$351,406</u>

Net Assessments	\$538,024
Add: Discounts & Collections	\$34,342
Gross Assessments	<u>\$572,366</u>

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	265	\$2,030	\$2,160	\$538,024	\$572,366

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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
\$7,565,000			\$5,802,406.25	\$13,367,406.25

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2017
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 4/30/22	Projected Next 5 Months	Total thru 9/30/22	Proposed Budget FY2023
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Special Assessments	\$503,509	\$470,049	\$33,460	\$503,509	\$503,509
Interest	\$200	\$24	\$10	\$34	\$200
Carry Forward Surplus	\$382,105	\$386,433	\$0	\$386,433	\$394,738
Total Revenue	\$885,814	\$856,506	\$33,470	\$889,976	\$898,447

Expenditures

Interest Expense 11/01	\$176,388	\$176,388	\$0	\$176,388	\$173,850
Principal Expense 11/01	\$145,000	\$145,000	\$0	\$145,000	\$155,000
Interest Expense 05/01	\$173,850	\$0	\$173,850	\$173,850	\$171,138
Total Expenses	\$495,238	\$321,388	\$173,850	\$495,238	\$499,988
Excess Revenues (Expenditures)	\$390,577	\$535,118	(\$140,380)	\$394,738	\$398,460

11/1/2023 Principal	\$160,000
11/1/2023 Interest	\$171,138
	<u>\$331,138</u>

Net Assessments	\$503,509
Add: Discounts & Collections	\$32,139
Gross Assessments	<u>\$535,648</u>

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	248	\$2,030	\$2,160	\$503,509	\$535,648

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
05/01/22	\$7,285,000.00	\$0	\$173,850.00	
11/01/22	\$7,285,000.00	\$155,000	\$173,850.00	\$502,700.00
05/01/23	\$7,130,000.00	\$0	\$171,137.50	
11/01/23	\$7,130,000.00	\$160,000	\$171,137.50	\$502,275.00
05/01/24	\$6,970,000.00	\$0	\$167,737.50	
11/01/24	\$6,970,000.00	\$165,000	\$167,737.50	\$500,475.00
05/01/25	\$6,805,000.00	\$0	\$164,231.25	
11/01/25	\$6,805,000.00	\$170,000	\$164,231.25	\$498,462.50
05/01/26	\$6,635,000.00	\$0	\$160,618.75	
11/01/26	\$6,635,000.00	\$180,000	\$160,618.75	\$501,237.50
05/01/27	\$6,455,000.00	\$0	\$156,793.75	
11/01/27	\$6,455,000.00	\$185,000	\$156,793.75	\$498,587.50
05/01/28	\$6,270,000.00	\$0	\$152,862.50	
11/01/28	\$6,270,000.00	\$195,000	\$152,862.50	\$500,725.00
05/01/29	\$6,075,000.00	\$0	\$148,718.75	
11/01/29	\$6,075,000.00	\$205,000	\$148,718.75	\$502,437.50
05/01/30	\$5,870,000.00	\$0	\$143,850.00	
11/01/30	\$5,870,000.00	\$210,000	\$143,850.00	\$497,700.00
05/01/31	\$5,660,000.00	\$0	\$138,862.50	
11/01/31	\$5,660,000.00	\$220,000	\$138,862.50	\$497,725.00
05/01/32	\$5,440,000.00	\$0	\$133,637.50	
11/01/32	\$5,440,000.00	\$235,000	\$133,637.50	\$502,275.00
05/01/33	\$5,205,000.00	\$0	\$128,056.25	
11/01/33	\$5,205,000.00	\$245,000	\$128,056.25	\$501,112.50
05/01/34	\$4,960,000.00	\$0	\$122,237.50	
11/01/34	\$4,960,000.00	\$255,000	\$122,237.50	\$499,475.00
05/01/35	\$4,705,000.00	\$0	\$116,181.25	
11/01/35	\$4,705,000.00	\$270,000	\$116,181.25	\$502,362.50
05/01/36	\$4,435,000.00	\$0	\$109,768.75	
11/01/36	\$4,435,000.00	\$280,000	\$109,768.75	\$499,537.50
05/01/37	\$4,155,000.00	\$0	\$103,118.75	
11/01/37	\$4,155,000.00	\$295,000	\$103,118.75	\$501,237.50
05/01/38	\$3,860,000.00	\$0	\$96,112.50	
11/01/38	\$3,860,000.00	\$310,000	\$96,112.50	\$502,225.00
05/01/39	\$3,550,000.00	\$0	\$88,750.00	
11/01/39	\$3,550,000.00	\$325,000	\$88,750.00	\$502,500.00
05/01/40	\$3,225,000.00	\$0	\$80,625.00	
11/01/40	\$3,225,000.00	\$340,000	\$80,625.00	\$501,250.00
05/01/41	\$2,885,000.00	\$0	\$72,125.00	
11/01/41	\$2,885,000.00	\$355,000	\$72,125.00	\$499,250.00
05/01/42	\$2,530,000.00	\$0	\$63,250.00	
11/01/42	\$2,530,000.00	\$375,000	\$63,250.00	\$501,500.00
05/01/43	\$2,155,000.00	\$0	\$53,875.00	
11/01/43	\$2,155,000.00	\$390,000	\$53,875.00	\$497,750.00
05/01/44	\$1,765,000.00	\$0	\$44,125.00	
11/01/44	\$1,765,000.00	\$410,000	\$44,125.00	\$498,250.00
05/01/45	\$1,355,000.00	\$0	\$33,875.00	
11/01/45	\$1,355,000.00	\$430,000	\$33,875.00	\$497,750.00
05/01/46	\$925,000.00	\$0	\$23,125.00	
11/01/46	\$925,000.00	\$455,000	\$23,125.00	\$501,250.00
05/01/47	\$470,000.00	\$0	\$11,750.00	
11/01/47	\$470,000.00	\$470,000	\$11,750.00	\$493,500.00
		\$7,285,000	\$5,718,550.00	\$13,003,550.00

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2019
Fiscal Year 2023

Description	Adopted Budget FY2022	Actual thru 4/30/22	Projected Next 5 Months	Total thru 9/30/22	Proposed Budget FY2023
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Special Assessments	\$438,505	\$409,362	\$29,143	\$438,505	\$438,505
Interest	\$0	\$22	\$8	\$30	\$0
Carry Forward Surplus	\$172,892	\$176,134	\$0	\$176,134	\$178,672

Total Revenue	\$611,397	\$585,518	\$29,151	\$614,669	\$617,177
----------------------	------------------	------------------	-----------------	------------------	------------------

Expenditures

Interest Expense 11/01	\$155,494	\$155,494	\$0	\$155,494	\$153,150
Principal Expense 05/01	\$125,000	\$0	\$125,000	\$125,000	\$130,000
Interest Expense 05/01	\$155,494	\$0	\$155,494	\$155,494	\$153,150
Transfer Out	\$0	\$10	\$0	\$10	\$0

Total Expenses	\$435,988	\$155,504	\$280,494	\$435,997	\$436,300
-----------------------	------------------	------------------	------------------	------------------	------------------

Excess Revenues (Expenditures)	\$175,409	\$430,015	(\$251,343)	\$178,672	\$180,877
---------------------------------------	------------------	------------------	--------------------	------------------	------------------

11/1/2023 Interest	\$150,713
	<u>\$150,713</u>

Net Assessments	\$438,505
Add: Discounts & Collections	\$27,990
Gross Assessments	<u>\$466,494</u>

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	174	\$2,030	\$2,160	\$353,268	\$375,817
Townhomes	56	\$1,522	\$1,619	\$85,236	\$90,677
Total	230			\$438,505	\$466,494

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$6,975,000.00	\$125,000	\$155,493.75	\$0.00
11/01/22	\$6,850,000.00	\$0	\$153,150.00	\$433,643.75
05/01/23	\$6,850,000.00	\$130,000	\$153,150.00	\$0.00
11/01/23	\$6,720,000.00	\$0	\$150,712.50	\$433,862.50
05/01/24	\$6,720,000.00	\$135,000	\$150,712.50	\$0.00
11/01/24	\$6,585,000.00	\$0	\$148,181.25	\$433,893.75
05/01/25	\$6,585,000.00	\$140,000	\$148,181.25	\$0.00
11/01/25	\$6,445,000.00	\$0	\$145,381.25	\$433,562.50
05/01/26	\$6,445,000.00	\$145,000	\$145,381.25	\$0.00
11/01/26	\$6,300,000.00	\$0	\$142,481.25	\$432,862.50
05/01/27	\$6,300,000.00	\$150,000	\$142,481.25	\$0.00
11/01/27	\$6,150,000.00	\$0	\$139,481.25	\$431,962.50
05/01/28	\$6,150,000.00	\$155,000	\$139,481.25	\$0.00
11/01/28	\$5,995,000.00	\$0	\$136,381.25	\$430,862.50
05/01/29	\$5,995,000.00	\$165,000	\$136,381.25	\$0.00
11/01/29	\$5,830,000.00	\$0	\$133,081.25	\$434,462.50
05/01/30	\$5,830,000.00	\$170,000	\$133,081.25	\$0.00
11/01/30	\$5,660,000.00	\$0	\$129,681.25	\$432,762.50
05/01/31	\$5,660,000.00	\$180,000	\$129,681.25	\$0.00
11/01/31	\$5,480,000.00	\$0	\$125,631.25	\$435,312.50
05/01/32	\$5,480,000.00	\$185,000	\$125,631.25	\$0.00
11/01/32	\$5,295,000.00	\$0	\$121,468.75	\$432,100.00
05/01/33	\$5,295,000.00	\$195,000	\$121,468.75	\$0.00
11/01/33	\$5,100,000.00	\$0	\$117,081.25	\$433,550.00
05/01/34	\$5,100,000.00	\$205,000	\$117,081.25	\$0.00
11/01/34	\$4,895,000.00	\$0	\$112,468.75	\$434,550.00
05/01/35	\$4,895,000.00	\$210,000	\$112,468.75	\$0.00
11/01/35	\$4,685,000.00	\$0	\$107,743.75	\$430,212.50
05/01/36	\$4,685,000.00	\$220,000	\$107,743.75	\$0.00
11/01/36	\$4,465,000.00	\$0	\$102,793.75	\$430,537.50
05/01/37	\$4,465,000.00	\$235,000	\$102,793.75	\$0.00
11/01/37	\$4,230,000.00	\$0	\$97,506.25	\$435,300.00
05/01/38	\$4,230,000.00	\$245,000	\$97,506.25	\$0.00
11/01/38	\$3,985,000.00	\$0	\$91,993.75	\$434,500.00
05/01/39	\$3,985,000.00	\$255,000	\$91,993.75	\$0.00
11/01/39	\$3,730,000.00	\$0	\$86,256.25	\$433,250.00
05/01/40	\$3,730,000.00	\$265,000	\$86,256.25	\$0.00
11/01/40	\$3,465,000.00	\$0	\$80,128.13	\$431,384.38
05/01/41	\$3,465,000.00	\$280,000	\$80,128.13	\$0.00
11/01/41	\$3,185,000.00	\$0	\$73,653.13	\$433,781.25
05/01/42	\$3,185,000.00	\$290,000	\$73,653.13	\$0.00
11/01/42	\$2,895,000.00	\$0	\$66,946.88	\$430,600.00
05/01/43	\$2,895,000.00	\$305,000	\$66,946.88	\$0.00
11/01/43	\$2,590,000.00	\$0	\$59,893.75	\$431,840.63
05/01/44	\$2,590,000.00	\$320,000	\$59,893.75	\$0.00
11/01/44	\$2,270,000.00	\$0	\$52,493.75	\$432,387.50
05/01/45	\$2,270,000.00	\$335,000	\$52,493.75	\$0.00
11/01/45	\$1,935,000.00	\$0	\$44,746.88	\$432,240.63
05/01/46	\$1,935,000.00	\$350,000	\$44,746.88	\$0.00
11/01/46	\$1,585,000.00	\$0	\$36,653.13	\$431,400.00
05/01/47	\$1,585,000.00	\$370,000	\$36,653.13	\$0.00
11/01/47	\$1,215,000.00	\$0	\$28,096.88	\$434,750.00
05/01/48	\$1,215,000.00	\$385,000	\$28,096.88	\$0.00
11/01/48	\$830,000.00	\$0	\$19,193.75	\$432,290.63
05/01/49	\$830,000.00	\$405,000	\$19,193.75	\$0.00
11/01/49	\$425,000.00	\$0	\$9,828.13	\$434,021.88
05/01/50	\$425,000.00	\$425,000	\$9,828.13	\$434,828.13
\$6,975,000			\$5,581,712.50	\$12,556,712.50

Reunion West
Community Development District
Proposed Budget
Debt Service - Series 2022
Fiscal Year 2023

Description	Proposed Budget FY2022	Actual thru 4/30/22	Projected Next 5 Months	Total thru 9/30/22	Proposed Budget FY2023
-------------	------------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Special Assessments	\$0	\$0	\$0	\$0	\$1,039,749
Bond Proceeds	\$11,840,000	\$11,840,000	\$0	\$11,840,000	\$0
Premium	\$184,559	\$184,559	\$0	\$184,559	\$0
Interest	\$0	\$2	\$4	\$6	\$0
Transfer In	\$0	\$61,153	\$245,600	\$306,753	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$306,760

Total Revenue	\$12,024,559	\$12,085,715	\$245,604	\$12,331,319	\$1,346,509
----------------------	---------------------	---------------------	------------------	---------------------	--------------------

Expenditures

Interest Expense 11/01	\$0	\$0	\$0	\$0	\$252,587
Principal Expense 05/01	\$0	\$0	\$0	\$0	\$690,000
Interest Expense 05/01	\$0	\$0	\$0	\$0	\$177,600
Other Debt Service Costs	\$355,731	\$352,025	\$3,706	\$355,731	\$0
Transfer Out - Escrow	\$11,408,981	\$11,408,891	\$0	\$11,408,891	\$0

Total Expenses	\$11,764,712	\$11,760,916	\$3,706	\$11,764,622	\$1,120,187
-----------------------	---------------------	---------------------	----------------	---------------------	--------------------

Excess Revenues (Expenditures)	\$259,847	\$324,799	\$241,899	\$566,697	\$226,322
---------------------------------------	------------------	------------------	------------------	------------------	------------------

11/1/2023 Interest	\$167,250
	\$167,250

Net Assessments	\$1,039,749
Add: Discounts & Collections	\$66,367
Gross Assessments	\$1,106,116

Product Type	Units	Net Annual Per Unit	Gross Per Unit	Total Net Annual	Total Gross Annual
Single-Family	712	\$1,435	\$1,527	\$1,021,810	\$1,087,032
Townhomes	1	\$17,939	\$19,084	\$17,939	\$19,084
Total	713			\$1,039,749	\$1,106,116

Reunion West
Community Development District
Series 2022 Special Assessment Refunding Bonds
Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$11,840,000.00	3.000%	\$0	\$252,586.67	\$252,586.67
05/01/23	\$11,840,000.00	3.000%	\$690,000	\$177,600.00	
11/01/23	\$11,150,000.00	3.000%	\$0	\$167,250.00	\$1,034,850.00
05/01/24	\$11,150,000.00	3.000%	\$710,000	\$167,250.00	
11/01/24	\$10,440,000.00	3.000%	\$0	\$156,600.00	\$1,033,850.00
05/01/25	\$10,440,000.00	3.000%	\$735,000	\$156,600.00	
11/01/25	\$9,705,000.00	3.000%	\$0	\$145,575.00	\$1,037,175.00
05/01/26	\$9,705,000.00	3.000%	\$760,000	\$145,575.00	
11/01/26	\$8,945,000.00	3.000%	\$0	\$134,175.00	\$1,039,750.00
05/01/27	\$8,945,000.00	3.000%	\$780,000	\$134,175.00	
11/01/27	\$8,165,000.00	3.000%	\$0	\$122,475.00	\$1,036,650.00
05/01/28	\$8,165,000.00	3.000%	\$805,000	\$122,475.00	
11/01/28	\$7,360,000.00	3.000%	\$0	\$110,400.00	\$1,037,875.00
05/01/29	\$7,360,000.00	3.000%	\$825,000	\$110,400.00	
11/01/29	\$6,535,000.00	3.000%	\$0	\$98,025.00	\$1,033,425.00
05/01/30	\$6,535,000.00	3.000%	\$855,000	\$98,025.00	
11/01/30	\$5,680,000.00	3.000%	\$0	\$85,200.00	\$1,038,225.00
05/01/31	\$5,680,000.00	3.000%	\$875,000	\$85,200.00	
11/01/31	\$4,805,000.00	3.000%	\$0	\$72,075.00	\$1,032,275.00
05/01/32	\$4,805,000.00	3.000%	\$905,000	\$72,075.00	
11/01/32	\$3,900,000.00	3.000%	\$0	\$58,500.00	\$1,035,575.00
05/01/33	\$3,900,000.00	3.000%	\$930,000	\$58,500.00	
11/01/33	\$2,970,000.00	3.000%	\$0	\$44,550.00	\$1,033,050.00
05/01/34	\$2,970,000.00	3.000%	\$960,000	\$44,550.00	
11/01/34	\$2,010,000.00	3.000%	\$0	\$30,150.00	\$1,034,700.00
05/01/35	\$2,010,000.00	3.000%	\$990,000	\$30,150.00	
11/01/35	\$1,020,000.00	3.000%	\$0	\$15,300.00	\$1,035,450.00
05/01/36	\$1,020,000.00	3.000%	\$1,020,000	\$15,300.00	\$1,035,300.00
			\$11,840,000	\$ 2,910,736.67	\$14,750,736.67