

*Reunion West Community
Development District*

Agenda

June 9, 2022

AGENDA

Reunion West

Community Development District

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

June 2, 2022

Board of Supervisors
Reunion West Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion West Community Development District will be held **Thursday, June 9, 2022 at 11:00 A.M. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.**

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/82018699681>

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the May 12, 2022 Meeting
4. Review of Fiscal Year 2023 Revised Proposed Budget
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Replacement and Maintenance Plan
 - v. Reminder to Board to File Form 1's with the Supervisor of Elections in the County that They Reside by the July 1, 2022 Deadline (by mail, e-mail or in person as applicable)
 - D. Security Report
 - i. 157 Vehicle Incidents
6. Other Business
7. Supervisor's Requests
8. Next Meeting Date July 8th, 2022

9. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

MINUTES

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

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, **May 12, 2022** at 11:02 a.m. at Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.

Present and constituting a quorum:

Mark Greenstein
Graham Staley
Michael Mancke
Sharon Harley

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Kristen Trucco
Jan Carpenter
Jay Lazarovich
Steve Boyd
Mike Smith
Victor Vargas
Alan Scheerer
Garret Huegel

District Manager
District Counsel
Latham Luna
District Counsel
District Engineer
Yellowstone
Reunion Security
Field Manager
Yellowstone Landscape

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams noted there was one attendee on Zoom. Resident Alexandre (353 Southfield Street) commented on speeding control, prevention, and enforcement.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 14, 2022 Meeting

Ms. Adams presented a draft of the meeting minutes from April 14, 2022. The Board had no changes to the minutes.

On MOTION by Mr. Staley, seconded by Ms. Harley, with all in favor, the Minutes of the April 14, 2022 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2021 Audit Report

Ms. Adams presented the audit report ending the Fiscal Year on September 30, 2021. She brought attention to the letter stating it was a clean audit and there were no findings. She added there were a couple of questions regarding the timing on the transfer of assets, what was comprising additions and reductions in that section. There were additional comments from the auditor in response to a Board member question on the new development.

Ms. Adams asked for additional Board questions and noted that this report was required to be filed with the state of Florida by June 30th of each calendar year. Board member Staley had a question about the allocation to East and West. Ms. Adams replied Accounting staff thought it was a typo and they will check to verify and make any needed corrections.

On MOTION by Mr. Greenstein, seconded by Mr. Mancke, with all in favor, the Fiscal Year 2021 Audit Report, was approved.
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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03
Approving the Proposed Fiscal Year 2023
Budget and Setting a Public Hearing**

Ms. Adams stated this resolution is included in the agenda packet. She added that each CDD is required to approve a proposed budget by June 15th of each year. She suggested the public hearing be set for August 11, 2022 at 11:00 a.m. in the same location.

Ms. Adams noted the budget may be revised until the time of adoption. She stated the tax roll is used to help staff develop the proposed budget. She added this is based on the number of platted lots and Reunion East is currently in a development phase. She noted the budget will change by adoption time and staff will prepare an additional budget for Board member review at the June

meeting. She added approval of the resolution includes conveying a copy of the proposed budget to Osceola County and there is requirement to publish the notice. She reviewed the proposed budget for the Board. Ms. Adams noted the current budget for Administration is \$156,067, and they are proposing the new budget at \$158,697. This includes an increase in management fees and liability insurance. The maintenance line item is currently \$1,200,000, and the proposal is for \$1,400,000 which includes landscaping and aquatic maintenance for additional areas in Reunion Village. The expectation is the landscape contract going from currently \$451,184 to an anticipated amount of \$632,878. Mr. Scheerer commented on landscaping increase. Another area with an expected increase is pool maintenance due to chemical costs and that increase is anticipated to be \$20,000. Ms. Adams commented that the contracts with Seven Eagles is integrated into the maintenance in this budget. She noted they are anticipating a transfer out to the R&M fund. This current year is \$259,377 the next year budget is \$155,310. Further discussion was on income and revenue from Seven Eagles from this year of around \$14,000.

Discussion ensued on the percentage of the split between East and West. She stated they are proposing a level assessment or no increase for residents. The gross per unit operations and maintenance assessment for 2023 for multifamily will be \$750.50, and a single-family home will be \$1,067, and golf per unit will be \$533. Detailed narratives and details on debt accounts are included in Proposed Budget published in the agenda package.

On MOTION by Mr. Greenstein, seconded by Ms. Harley, with all in favor, Resolution 2022-03 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing for August 11, 2022 at 11:00 a.m., was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-04 Authorizing Electronic Documents and Signatures

Ms. Adams noted this resolution authorizes District staff to utilize electronic documents and signatures. Ms. Trucco suggested approving the resolution.

On MOTION by Ms. Harley, seconded by Mr. Greenstein, with all in favor, the Resolution 2022-04 Authorizing Electronic Documents and Signatures, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2022-05
Setting Landowners' Meeting and
Election**

Ms. Adams stated a copy of the resolution is included in the agenda packet. She explained the process for the general election process. This resolution is noting that one seat is still under the Landowners' election process. Seat #4 will be handled through landowner election process. She noted that Seat #4 is not required to be a resident of the District. Ms. Adams clarified what constitutes a resident. In the Landowner election it's 1 ballot per household. The Landowner's election will be held at the November meeting.

On MOTION by Mr. Staley, seconded by Ms. Harley, with all in favor, Resolution 2022-05 Setting Landowners' Meeting and Election for November, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2022-06
Transitioning Seat 3 and 5 to General
Election**

Ms. Adams reviewed the general election process. This will transition two seats to the general election process which will be Seats #3 and Seats #5. The qualifying period is from June 12 at noon through noon June 17, 2022. The Supervisor of Elections office will run this process. There was continued discussion on the process, the qualifying period, and the variance of East and West. Ms. Adams noted the different entities and organizations that are notified.

On MOTION by Mr. Greenstein, seconded by Mr. Mancke, with all in favor, Resolution 2022-06 Transitioning Seat #3 and Seat #5 to the General Election Process, was approved.

NINTH ORDER OF BUSINESS**Maintenance of Traffic at Sinclair
Entrance Gate****A. Consideration of Proposal for Traffic Control Stakes at Sinclair Entrance**

Ms. Adams stated this is a carryover item from last month's agenda. She reviewed the additional information that was requested for the proposal. Mr. Scheerer updated the Board on this issue and the suggestions for resolving the issue. He noted the sign pricing. Discussion ensued on access cards for renters, visitors, and wording for the signage. After discussion the Board decided

to defer this item until later in the agenda to allow Mr. Scheerer to follow up with further information on the Flex Stake.

****The Board resumed with this topic after Item 13***

Mr. Scheerer updated the Board on the Flex Stakes and location of placement of each. Ms. Adams noted there were 158 flex stakes proposed at \$60 each. Total cost would be \$9,480.

On MOTION by Mr. Greenstein, seconded by Mr. Staley, with all in favor, the Proposal for Traffic Control Stakes at Sinclair Entrance, was approved.

B. Consideration of Road Messaging Proposal

Ms. Adams reviewed the road messaging proposal. This would mark “visitors” and “residents” on lanes. The total cost would be \$1,150. Mr. Greenstein noted the cost if they were putting in stakes at the same time. Ms. Adams restated the total cost at \$650 for additional road messaging.

On MOTION by Mr. Mancke, seconded by Mr. Greenstein, with all in favor, the Road Messaging Proposal, was approved.

C. Consideration of Signage Proposal(s)

Ms. Adams reviewed the reflective signage proposal and noted the cost would be \$3,764. She noted there was interest in changing another sign and noted the Board could set a not to exceed amount of \$6,000. Discussion ensued on the color of reflective signage. Mr. Boyd asserted the green color would be similar to what is seen on highways and Interstates.

On MOTION by Mr. Greenstein, seconded by Mr. Mancke, with all in favor, the Proposal for Two Reflective Signage with a Not to Exceed \$6,000, was approved.

TENTH ORDER OF BUSINESS

General Election Qualifying Period and Procedure

Ms. Adams reviewed the general election qualifying period and procedure. The Supervisor of Elections office provided an attachment with an explanation of the process. Ms. Adams noted

the qualifying period is from noon on June 13th through noon on June 17, 2022. She added no Board action is required.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney****i. Consideration of Encroachment on Stormwater Tract**

Ms. Adams previously notified that Board that a property owner had installed hardscape and landscape including a fence on CDD property and the encroachment was required to be removed. Staff had put on the record several considerations regarding why the encroachment should be removed. Ms. Adams explained this parcel is a stormwater parcel and the encroachment was deterring maintenance and could potentially cause an erosion issue. She added this is an issue of public property being used for private use which may be in violation of some of the bond requirements and as the Board knows the stormwater system is permitted by the water management district and the concerns on how this could impact all of these aspects. Ms. Trucco updated and explained this issue. There is additional research being done regarding the ownership of the tract. It was noted no action was needed until ownership is confirmed.

B. Engineer

Mr. Boyd noted they would continue to work on the stormwater report and the deadline of June 30th will be met.

C. District Manager's Report**i. Action Items List**

Ms. Adams reviewed the action item list that was provided to Board members in advance of the meeting. She asked for questions from the Board. Mr. Staley asked about playground development, and it was noted there were permitting issues. Mr. Scheerer further explained the issues with an address problem and permitting. Items noted as completed will be removed from the list after today's meeting.

Mr. Greenstein commented on traffic calming and enforcement. Ms. Adams updated the Board and noted this is being added to next year's budget. She noted that enforcement is not something the CDD can do itself. There was consideration of East and West hiring law enforcement officers to enhance traffic enforcement, but due to cost they decided to consider other traffic calming measures.

ii. Approval of Check Register

Ms. Adams presented the check register from April 1, 2022 to April 30, 2022 which includes general fund items for a total amount of \$229,215.37. She noted the detailed summary is included in the agenda packet.

Mr. Staley had a question regarding on \$10,000 on gate repairs. Ms. Adams noted she would get further clarification and report back for next month. Further discussion ensued on gate repairs and security policies and procedures. Ms. Adams noted that to date the gate expenses for Reunion West are \$10,618, and for Reunion East the total expenses are \$13,774.

On MOTION by Mr. Greenstein, seconded by Mr. Mancke, the Check Register for \$229,215.37, was approved.

iii. Balance Sheet and Income Statement

Ms. Adams reviewed the unaudited financials through March, 2022 and this item did not require Board action. The year to date expenses were used to prepare the proposed budget.

iv. Replacement and Maintenance Plan

Ms. Adams stated that this is for planning purposes and upcoming planned expenses were reviewed. Updates to this report will be made and no action is needed.

v. Presentation of Number of Registered Voters: 529

Ms. Adams noted that it is an annual requirement to report the number of registered voters residing in the District as of April 15th of each year. This is significant for Districts as they reach 250 registered voters and the District has been established for 6 years, this will trigger moving from the Landowners' Election process into the General Election process. There are 529 voters residing in Reunion West.

D. Security Report**i. 313 Vehicle Incidents****ii. Review Parking Enforcement Procedures**

A detailed report was provided on parking violations and vehicle towing. The vehicle incidents were 313. Mr. Staley noted the format of reporting and questioned feedback on the issues.

Mr. Vargas discussed issues and action that has been taken. Discussion ensued a specific issue and on procedures for parking enforcement on sidewalks.

Ms. Adams noted that Reunion East questioned the timeline on when the vehicle is sighted and when it is subject to being towed. Mr. Staley asked if this procedure was subject to commercial vehicles. Ms. Adams noted the parking and towing rules and procedures were included in the agenda package and referred to Section B on commercial vehicles. Discussion ensued on circulating the policies to the community. Ms. Adams stated she would prepare a more user-friendly version. She asked for the Board to approve subject to input from Reunion East.

On MOTION by Mr. Greenstein, seconded by Mr. Mancke, with all in favor, the Parking Enforcement Procedures Subject to Input from Reunion East CDD Board Of Supervisors, was approved.

TWELFTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS**Supervisor's Requests**

Ms. Adams asked if there were any other business or Supervisor requests. Hearing none,

FOURTEENTH ORDER OF BUSINESS**Next Meeting Date June 9, 2022 at 11:00 a.m.**

Ms. Adams noted the next meeting will be held on June 9, 2022 at 11:00 a.m. The proposed budget will be discussed at this meeting.

FIFTEENTH ORDER OF BUSINESS

Adjournment

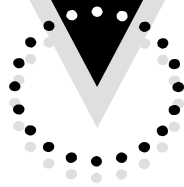
There being no further business, Ms. Adams asked for a motion to adjourn.

On MOTION by Mr. Mancke, seconded by Mr. Greenstein, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



Reunion West
Community Development District
Proposed Budget
FY 2023



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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
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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
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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
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Maintenance - Shared Expenses

Field Management	\$33,625	\$19,615	\$14,010	\$33,625	\$32,877 ¹
Management Services Agreement	\$19,195	\$13,366	\$9,547	\$22,912	\$14,300 ²
Facility Lease Agreement	\$3,218	\$3,201	\$0	\$3,201	\$0 ³
Telephone	\$6,143	\$3,665	\$2,749	\$6,414	\$6,600 ⁴
Electric	\$318,465	\$142,522	\$106,238	\$248,760	\$259,446 ⁵
Water & Sewer	\$37,800	\$15,299	\$12,193	\$27,492	\$31,852 ⁶
Gas	\$36,383	\$22,026	\$6,429	\$28,455	\$35,992 ⁷
Pool and Fountain Maintenance	\$106,313	\$63,144	\$37,335	\$100,479	\$116,600 ⁸
Environmental	\$10,798	\$3,265	\$1,976	\$5,241	\$7,040 ⁹
Property Insurance	\$25,988	\$28,991	\$0	\$28,991	\$32,571 ¹⁰
Irrigation Repairs & Maintenance	\$7,678	\$1,297	\$2,785	\$4,082	\$7,150 ¹¹
Landscape Contract	\$451,184	\$270,497	\$237,364	\$507,861	\$515,490 ¹²
Landscape Contingency	\$23,625	\$1,159	\$7,316	\$8,475	\$22,000 ¹³
Gate & Gatehouse Expenses	\$15,120	\$12,838	\$7,980	\$20,818	\$22,000 ¹⁴
Roadways/Sidewalks/Bridge	\$23,625	\$4,970	\$5,764	\$10,734	\$11,000 ¹⁵
Lighting	\$4,725	\$0	\$2,217	\$2,217	\$4,400 ¹⁶
Building Repairs & Maintenance	\$11,813	\$11	\$6,651	\$6,662	\$8,800 ¹⁷
Pressure Washing	\$16,538	\$14,829	\$0	\$14,829	\$15,400 ¹⁸
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$220 ¹⁹
Repairs & Maintenance	\$9,450	\$4,176	\$1,330	\$5,506	\$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	\$0	\$284	\$4,400 ²⁴
Security	\$66,150	\$42,613	\$32,704	\$75,317	\$73,480 ²⁵
Parking Violation Tags	\$236	\$0	\$44	\$44	\$220 ²⁶

Total Shared Maintenance	\$1,239,881	\$667,766	\$494,633	\$1,162,399	\$1,265,838
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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
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Maintenance - Direct Expenses

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
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Total Expenses	\$1,764,307	\$903,163	\$776,134	\$1,679,297	\$1,761,557
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Excess Revenues (Expenditures)	(\$0)	\$748,928	(\$654,928)	\$94,000	\$0
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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

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Community Development District
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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.

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.

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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.

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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
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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
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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
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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
<u>Revenues</u>					
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
<u>Expenditures</u>					
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
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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	\$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
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
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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
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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
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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
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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
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Excess Revenues (Expenditures)	\$175,409	\$430,015	(\$251,343)	\$178,672	\$180,877
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11/1/2023 Interest	\$150,713
	\$150,713

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

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
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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
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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
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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

SECTION V

SECTION C

SECTION 1

Reunion East Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Turnover	Kingwood/ Carpenter	In Process	Kingwood to provide information regarding water service charges to District Counsel February 2022.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Boyd/Scheerer	In Process	BOS approved design plan 03.10.2022. Construction/bid documents needed.
7/13/21	Functional Fitness Center at Seven Eagles	Adams/Scheerer	In Process	FFC opened May 27. Signage update needed. Shoulder Press for Fitness Center Purchase Order placed 04.22.2022.
9/10/20	Secure Pool Access Gates	Scheerer	In Process	Carriage Pointe fabricated and installation completed and successful. Four other pool gates are scheduled for presentation to BOS 06.09.2022..
1/14/21	Discontinue Maintenance on South Side of CR 532 RECDD	Trucco/Scheerer	In Process	Proposal to remove landscape beds approved 03.10.2022. Uninstallation in process as of 05.05.2022. Interlocal Agreement with OC being updated. OC inspecting area 06.10.2022.
9/9/21	Security Improvements at Carriage Point	Scheerer/Vargas	In Process	Access Control proposal approved 03.10.2022.
1/13/22	Stormwater Needs Analysis Report	Boyd	In Process	Report due June.
4/14/22	Pool Resurfacing	Scheerer	In Process	Scheduled 06.13.202. Notification pending.

Reunion West Action Items

Meeting Assigned	Action Item	Assigned To	Status	Comments
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11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Boyd/Scheerer	In Process	Design/installation Equipment tentative delivery delayed. Permit pending, Sidewalks, concrete work, landscape design/installation, and fencing are being addressed by Operations Manager. Signage and Amenity Policy document will be considered at a future meeting.
2/11/21	Parking Rules for Encore at RWCD	Adams/Scheerer	In Process	RWPOA enforcement agreement pending execution as of 06.01.2022. Towing agreement executed by vendor. No Parking signage fully installed. Tow Away signs audited/installed by Towing service May 2022.
2/11/21	Monitor Elevation Development Nearby Reunion	Adams	In Process	https://permits.osceola.org/CitizenAccess/Default.aspx Goodman Road and Bella Citta Boulevard Parcel Numbers: 282527000000600000 51.02 acres 332527000000500000 52.55 acres (activity Feb 2022) 3325273160000A0090 19.04 acres
1/13/22	Monitor Industrial/Commercial Development Nearby Reunion	Adams	In Process	https://permits.osceola.org/CitizenAccess/Default.aspx Sinclair Road Parcel Number: 22-25-27-3160-000C-0010
3/11/21	Sinclair Gate MOT	Boyd/Scheerer	In Process	Proposal for traffic delineator posts and signage approved 05.12.2022. Installation scheduled 06.03.2022.
12/9/21	Monitor Sinclair Road Expansion Project	Adams	In Process	www.Osceola.org/Go/SinclairRoad (waiting for update on Public Alternatives Meeting schedule)
	Monitor Old Lake Wilson Road Improvement Project	Adams	On Hold	www.improveoldlakewilsonroad.com. Intersection improvements at Pendant Court to be considered in tandem with road improvements.
1/13/22	Stormwater Needs Analysis Report	Boyd	In Process	Report due June.
3/10/22	Traffic Calming		In Process	Staff to provide information on speed humps/tables and radar display signs at July BOS meeting.

SECTION 2

Reunion West

Community Development District

Summary of Check Register

May 1, 2022 to May 31, 2022

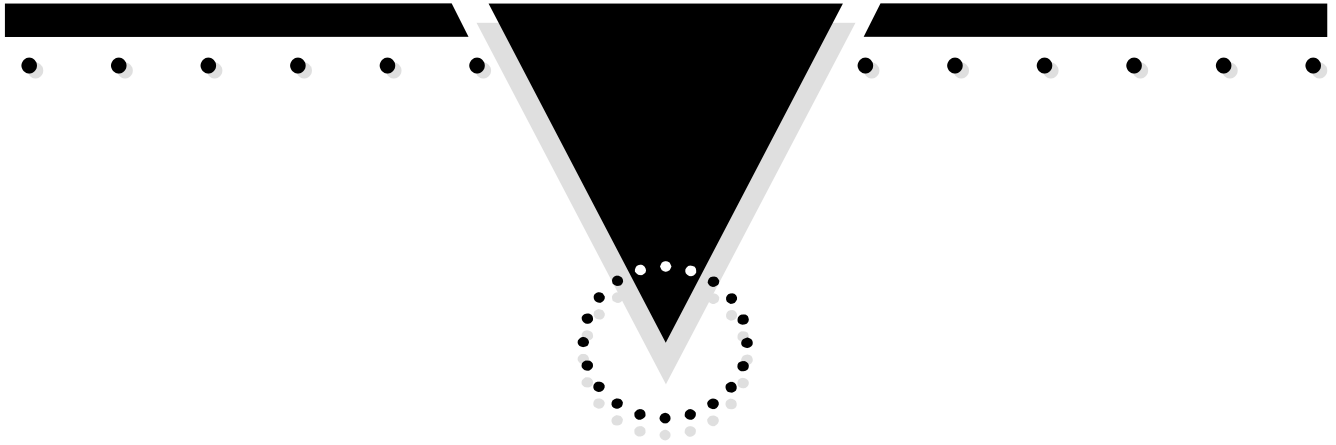
Fund	Date	Check No.'s		Amount
General Fund	5/3/22	1907	\$	15,133.33
	5/11/22	1908	\$	7,522.25
	5/16/22	1909-1918	\$	101,543.54
	5/25/22	1919	\$	254.00
			\$	124,453.12
Payroll	<u>May 2022</u>			
	Graham Staley	50563	\$	184.70
	Mark Greenstein	50564	\$	184.70
	Sharon Harley	50565	\$	184.70
			\$	554.10
			\$	125,007.22

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/16/22	00031	5/13/22 05132022	202205 300-20700-10500 FY22 DEBT SERV SER2016	REUNION WEST C/O USBANK	*	14,467.45	14,467.45 001913
5/16/22	00031	5/13/22 05132022	202205 300-20700-10600 FY22 DEBT SERV SER2017	REUNION WEST C/O USBANK	*	13,539.35	13,539.35 001914
5/16/22	00031	5/13/22 05132022	202205 300-20700-10700 FY22 DEBT SERV SER2019	REUNION WEST C/O USBANK	*	11,791.32	11,791.32 001915
5/16/22	00031	5/13/22 05132022	202205 300-20700-10800 FY22 DEBT SERV SER2022	REUNION WEST C/O USBANK	*	35,918.05	35,918.05 001916
5/16/22	00036	4/30/22 93	202204 320-53800-43000 DUKEENERGY#9100 8324 0443	REUNION RESORT	*	749.39	1,620.01 001917
		4/30/22 94	202204 330-53800-43000 DUKEENERGY#9100 8323 9862		*	203.73	
		4/30/22 95	202204 320-53800-43100 TOHO METER#62644093 APR22		*	666.89	
5/16/22	00069	1/01/22 2702891	202201 300-13100-10100 SECURITY COST SHARE JAN22		*	1,192.50	
		1/01/22 2702891	202201 320-53800-34500 SECURITY COST SHARE JAN22		*	1,057.50	
		2/01/22 2777065	202202 300-13100-10100 SECURITY COST SHARE FEB22		*	1,192.50	
		2/01/22 2777065	202202 320-53800-34500 SECURITY COST SHARE FEB22		*	1,057.50	
		3/01/22 2827099	202203 300-13100-10100 SECURITY COST SHARE MAR22		*	1,192.50	
		3/01/22 2827099	202203 320-53800-34500 SECURITY COST SHARE MAR22		*	1,057.50	
		4/01/22 2888345	202204 300-13100-10100 SECURITY COST SHARE APR22		*	1,192.50	
		4/01/22 2888345	202204 320-53800-34500 SECURITY COST SHARE APR22		*	1,057.50	
		5/01/22 2940421	202205 300-13100-10100 SECURITY COST SHARE MAY22		*	1,192.50	
		5/01/22 2940421	202205 320-53800-34500 SECURITY COST SHARE MAY22		*	1,057.50	
			REUNION WEST PROPERTY OWNERS INC				11,250.00 001918
			REUW REUNION WEST TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/25/22	00069	5/18/22 133	202203 300-13100-10100		*	134.62	
		MONTHLY GATE REPAIR MAR22					
		5/18/22 133	202203 320-53800-57400		*	119.38	
		MONTHLY GATE REPAIR MAR22					
REUNION WEST PROPERTY OWNERS INC							254.00 001919

TOTAL FOR BANK A						124,453.12	
TOTAL FOR REGISTER						124,453.12	

SECTION 3



Reunion West

Community Development District

Unaudited Financial Reporting

April 30, 2022



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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
April 30, 2022

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2022
<u>ASSETS:</u>					
CASH	\$1,671,437	\$90,600	---	---	\$1,762,037
CUSTODY ACCOUNT	\$2,872	---	---	---	\$2,872
STATE BOARD OF ADMINISTRATION	---	\$755,974	---	---	\$755,974
DUE FROM REUNION EAST	\$79,950	\$26,786	---	---	\$106,736
DUE FROM R&M FUND	\$1,611	---	---	---	\$1,611
INVESTMENTS					
SERIES 2004-1					
Revenue	---	---	\$155,857	---	\$155,857
Construction	---	---	\$72	---	\$72
SERIES 2015					
Reserve	---	---	\$163,444	---	\$163,444
Revenue	---	---	\$395,385	---	\$395,385
SERIES 2016					
Reserve	---	---	\$275,228	---	\$275,228
Revenue	---	---	\$579,094	---	\$579,094
Prepayment	---	---	\$23	---	\$23
SERIES 2017					
Reserve	---	---	\$254,650	---	\$254,650
Revenue	---	---	\$532,628	---	\$532,628
Prepayment	---	---	\$2,480	---	\$2,480
SERIES 2019					
Reserve	---	---	\$326,497	---	\$326,497
Revenue	---	---	\$430,012	---	\$430,012
Construction	---	---	---	\$85,814	\$85,814
SERIES 2022					
Reserve	---	---	\$259,938	---	\$259,938
Revenue	---	---	\$61,155	---	\$61,155
Cost of Issuance	---	---	\$3,706	---	\$3,706
TOTAL ASSETS	\$1,755,871	\$873,360	\$3,440,171	\$85,814	\$6,155,217
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$15,042	---	---	---	\$15,042
DUE TO GENERAL FUND	---	\$1,611	---	---	\$1,611
DUE TO REUNION EAST	\$300,426	\$69,522	---	---	\$369,948
<u>FUND EQUITY:</u>					
FUND BALANCES:					
ASSIGNED	---	\$802,227	---	---	\$802,227
UNASSIGNED	\$1,440,403	---	---	---	\$1,440,403
RESTRICTED FOR DEBT 2004-1	---	---	\$155,930	---	\$155,930
RESTRICTED FOR DEBT 2015	---	---	\$558,829	---	\$558,829
RESTRICTED FOR DEBT 2016	---	---	\$854,346	---	\$854,346
RESTRICTED FOR DEBT 2017	---	---	\$789,759	---	\$789,759
RESTRICTED FOR DEBT 2019	---	---	\$756,509	---	\$756,509
RESTRICTED FOR DEBT 2022	---	---	\$324,799	---	\$324,799
RESTRICTED FOR CAP. PROJ. 2015	---	---	---	\$0	\$0
RESTRICTED FOR CAP. PROJ. 2016	---	---	---	\$0	\$0
RESTRICTED FOR CAP. PROJ. 2019	---	---	---	\$85,814	\$85,814
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$1,755,871	\$873,360	\$3,440,171	\$85,814	\$6,155,217

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For The Period Ending April 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/22	ACTUAL THRU 4/30/22	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,764,307	\$1,644,863	\$1,644,863	\$0
Interest	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$60	\$60
Rental Income	\$0	\$0	\$7,168	\$7,168
TOTAL REVENUES	\$1,764,307	\$1,644,863	\$1,652,090	\$7,227
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$7,000	\$5,000	\$2,000
FICA	\$918	\$536	\$383	\$153
Engineering	\$8,000	\$4,667	\$6,487	(\$1,820)
Attorney	\$20,000	\$11,667	\$6,320	\$5,347
Trustee Fee	\$21,000	\$0	\$0	\$0
Dissemination	\$10,000	\$5,833	\$5,833	\$0
Arbitrage	\$2,400	\$0	\$0	\$0
Collection Agent	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser Fee	\$500	\$500	\$669	(\$169)
Annual Audit	\$7,300	\$7,300	\$7,400	(\$100)
Management Fees	\$44,274	\$25,827	\$25,827	\$0
Information Technology	\$1,400	\$817	\$817	(\$0)
Website Maintenance	\$800	\$467	\$467	(\$0)
Telephone	\$300	\$175	\$0	\$175
Postage	\$1,500	\$875	\$897	(\$22)
Printing & Binding	\$1,600	\$933	\$633	\$300
Insurance	\$10,150	\$10,150	\$9,513	\$637
Legal Advertising	\$5,000	\$2,917	\$697	\$2,219
Other Current Charges	\$350	\$204	\$283	(\$78)
Office Supplies	\$300	\$175	\$62	\$113
Travel Per Diem	\$600	\$350	\$0	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$156,067	\$88,066	\$78,961	\$9,105
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$33,625	\$19,615	\$19,615	\$0
Management Services Agreement	\$19,195	\$11,197	\$13,366	(\$2,169)
Facility Lease Agreement	\$3,218	\$1,877	\$3,201	(\$1,324)
Telephone	\$6,143	\$3,583	\$3,665	(\$82)
Electric	\$318,465	\$185,771	\$142,522	\$43,249
Water & Sewer	\$37,800	\$22,050	\$15,299	\$6,751
Gas	\$36,383	\$21,223	\$22,026	(\$802)
Pool and Fountain Maintenance	\$106,313	\$62,016	\$63,144	(\$1,128)
Environmental	\$10,798	\$6,299	\$3,265	\$3,034
Property Insurance	\$25,988	\$25,988	\$28,991	(\$3,003)
Irrigation Repairs	\$7,678	\$4,479	\$1,297	\$3,182
Landscape Contract	\$451,184	\$263,191	\$270,497	(\$7,306)
Landscape Contingency	\$23,625	\$13,781	\$1,159	\$12,622
Gate and Gatehouse Expenses	\$15,120	\$8,820	\$12,838	(\$4,018)
Roadways/Sidewalks	\$23,625	\$13,781	\$4,970	\$8,811
Lighting	\$4,725	\$2,756	\$0	\$2,756
Building Repairs & Maintenance	\$11,813	\$6,891	\$11	\$6,880
Pressure Washing	\$16,538	\$9,647	\$14,829	(\$5,181)
Repairs & Maintenance	\$9,450	\$5,512	\$4,627	\$885
Signage	\$11,813	\$6,891	\$284	\$6,606
Security	\$66,150	\$38,588	\$42,613	(\$4,026)
Parking Violation Tags	\$236	\$138	\$0	\$138
SEVEN EAGLES:				
Electric	\$13,041	\$7,607	\$5,195	\$2,412
Water & Sewer	\$6,163	\$3,595	\$2,548	\$1,047
Gas	\$7,655	\$4,465	\$5,657	(\$1,191)
Telephone/Emergency Pool Phone	\$165	\$96	\$0	\$96
Contract Cleaning	\$24,290	\$14,169	\$16,896	(\$2,727)
Landscape Contract	\$8,505	\$0	\$5,569	(\$5,569)
Landscape Contingency	\$2,363	\$1,378	\$0	\$1,378
Pool Maintenance	\$16,443	\$9,592	\$15,223	(\$5,631)
Lighting	\$709	\$413	\$0	\$413
Fitness Center Repairs & Maintenance	\$709	\$414	\$1,225	(\$811)
Operating Supplies	\$5,906	\$3,445	\$0	\$3,445
Pest Control	\$198	\$116	\$0	\$116
Repairs & Maintenance	\$2,835	\$1,653	\$3,672	(\$2,018)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$20,000	\$11,667	\$0	\$11,667
Contingency	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$259,377	\$100,000	\$100,000	\$0
TOTAL MAINTENANCE	\$1,608,240	\$892,704	\$824,201	\$68,503
TOTAL EXPENDITURES	\$1,764,307	\$980,770	\$903,163	\$77,607
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$748,928	\$0
FUND BALANCE - Beginning	\$0	\$0	\$691,476	\$0
FUND BALANCE - Ending	\$0	\$0	\$1,440,403	\$0

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending April 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 4/30/22	ACTUAL THRU 4/30/22	VARIANCE
Transfer In	\$259,377	\$100,000	\$100,000	\$0
Interest	\$750	\$438	\$591	\$153

TOTAL REVENUES

	\$260,127	\$100,438	\$100,591	\$153
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EXPENDITURES:

Contingency	\$100	\$58	\$262	(\$204)
Building Improvements	\$114,109	\$66,564	\$7,276	\$59,288
Fountain Improvements	\$4,725	\$2,756	\$0	\$2,756
Gate/Gatehouse Improvements	\$46,305	\$27,011	\$9,044	\$17,967
Landscape Improvements	\$23,625	\$13,781	\$0	\$13,781
Irrigation Improvemnts	\$11,813	\$6,891	\$0	\$6,891
Lighting Improvements	\$2,363	\$1,378	\$0	\$1,378
Monument Improvements	\$4,725	\$2,756	\$0	\$2,756
Pool Furniture	\$11,813	\$6,891	\$6,078	\$813
Pool Repair & Replacements	\$24,570	\$14,333	\$6,107	\$8,225
Roadways/Sidewalks Improvements	\$23,625	\$13,781	\$26,416	(\$12,635)
Signage	\$30,713	\$17,916	\$30,240	(\$12,324)
Capital Outlay	\$118,125	\$68,906	\$29,283	\$39,624

SEVEN EAGLES:

Building Improvements	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$2,363	\$1,378	\$0	\$1,378
Landscape Improvements	\$2,363	\$1,378	\$0	\$1,378
Pool Furniture	\$7,088	\$4,135	\$0	\$4,135
Pool Repair & Replacements	\$0	\$0	\$2,722	(\$2,722)
Capital Outlay	\$0	\$0	\$13,360	(\$13,360)

TOTAL EXPENDITURES

	\$428,422	\$249,913	\$130,788	\$119,124
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EXCESS REVENUES (EXPENDITURES)

	(\$168,295)	(\$30,198)		
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FUND BALANCE - Beginning

	\$861,572	\$832,425		
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FUND BALANCE - Ending

	\$693,278	\$802,227		
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2004-1

Statement of Revenues & Expenditures

For The Period Ending April 30, 2022

	ADOPTED BUDGET	PRORATED THRU 4/30/22	ACTUAL THRU 4/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$1,336,719	\$1,246,976	\$1,246,976	\$0
Interest	\$100	\$58	\$78	\$20
TOTAL REVENUES	\$1,336,819	\$1,247,034	\$1,247,054	\$20
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$405,938	\$405,938	\$405,938	\$0
Principal Expense 05/01	\$540,000	\$0	\$0	\$0
Interest Expense 05/01	\$405,938	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,351,875	\$405,938	\$405,938	\$0
Transfer In/(Out)	\$0	\$0	(\$61,081)	(\$61,081)
Transfer Out - Escrow	\$0	\$0	(\$1,985,670)	(\$1,985,670)
TOTAL OTHER	\$0	\$0	(\$2,046,751)	(\$2,046,751)
EXCESS REVENUES (EXPENDITURES)	(\$15,056)		(\$1,205,635)	
FUND BALANCE - Beginning	\$682,704		\$1,361,564	
FUND BALANCE - Ending	\$667,648		\$155,930	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending April 30, 2022

	ADOPTED BUDGET	PRORATED THRU 4/30/22	ACTUAL THRU 4/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments Tax Collector	\$326,875	\$305,153	\$305,153	\$0
Interest	\$0	\$0	\$16	\$16
TOTAL REVENUES	\$326,875	\$305,153	\$305,169	\$16
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$83,163	\$83,163	\$83,163	\$0
Principal Expense 05/01	\$160,000	\$0	\$0	\$0
Interest Expense 05/01	\$83,163	\$0	\$0	\$0
TOTAL EXPENDITURES	\$326,325	\$83,163	\$83,163	\$0
EXCESS REVENUES (EXPENDITURES)	\$550		\$222,006	
FUND BALANCE - Beginning	\$170,957		\$336,823	
FUND BALANCE - Ending	\$171,507		\$558,829	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending April 30, 2022

	ADOPTED BUDGET	PRORATED THRU 4/30/22	ACTUAL THRU 4/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$538,024	\$502,270	\$502,270	\$0
Interest	\$0	\$0	\$26	\$26
TOTAL REVENUES	\$538,024	\$502,270	\$502,296	\$26
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$188,516	\$188,516	\$188,516	\$0
Principal Expense 11/01	\$160,000	\$160,000	\$160,000	\$0
Interest Expense 05/01	\$185,016	\$0	\$0	\$0
TOTAL EXPENDITURES	\$533,531	\$348,516	\$348,516	\$0
EXCESS REVENUES (EXPENDITURES)	\$4,493		\$153,780	
FUND BALANCE - Beginning	\$421,379		\$700,565	
FUND BALANCE - Ending	\$425,872		\$854,346	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2017

Statement of Revenues & Expenditures

For The Period Ending April 30, 2022

	ADOPTED BUDGET	PRORATED THRU 4/30/22	ACTUAL THRU 4/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$503,509	\$470,049	\$470,049	\$0
Interest	\$200	\$117	\$24	(\$93)
TOTAL REVENUES	\$503,709	\$470,166	\$470,073	(\$93)
<u>EXPENDITURES:</u>				
Interest Expense 11/01	\$176,388	\$176,388	\$176,388	\$0
Principal Expense 11/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$173,850	\$0	\$0	\$0
TOTAL EXPENDITURES	\$495,238	\$321,388	\$321,388	\$0
EXCESS REVENUES (EXPENDITURES)	\$8,472		\$148,685	
FUND BALANCE - Beginning	\$382,105		\$641,074	
FUND BALANCE - Ending	\$390,577		\$789,759	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending April 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 4/30/22	ACTUAL THRU 4/30/22	VARIANCE
Special Assessments - Tax Collector	\$438,505	\$409,362	\$409,362	\$0
Interest	\$0	\$0	\$22	\$22

TOTAL REVENUES	\$438,505	\$409,362	\$409,384	\$22
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EXPENDITURES:

Interest Expense 11/01	\$155,494	\$155,494	\$155,494	\$0
Principal Expense 05/01	\$125,000	\$0	\$0	\$0
Interest Expense 05/01	\$155,494	\$0	\$0	\$0

TOTAL EXPENDITURES	\$435,988	\$155,494	\$155,494	\$0
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Transfer In/(Out)	\$0	\$0	(\$10)	\$10
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TOTAL OTHER	\$0	\$0	(\$10)	\$10
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EXCESS REVENUES (EXPENDITURES)	\$2,518		\$253,881	
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FUND BALANCE - Beginning	\$172,892		\$502,628	
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FUND BALANCE - Ending	\$175,410		\$756,509	
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Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Series 2022

Statement of Revenues & Expenditures

For The Period Ending April 30, 2022

	ADOPTED BUDGET	PRORATED THRU 4/30/22	ACTUAL THRU 4/30/22	VARIANCE
<u>REVENUES:</u>				
Bond Proceeds	\$0	\$0	\$11,840,000	\$11,840,000
Premium	\$0	\$0	\$184,559	\$184,559
Interest	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$0	\$0	\$12,024,562	\$12,024,562
<u>EXPENDITURES:</u>				
Other Debt Service Costs	\$0	\$0	\$352,025	(\$352,025)
TOTAL EXPENDITURES	\$0	\$0	\$352,025	(\$352,025)
Transfer In/(Out)	\$0	\$0	(\$11,347,738)	\$11,347,738
TOTAL OTHER	\$0	\$0	(\$11,347,738)	\$11,347,738
EXCESS REVENUES (EXPENDITURES)	\$0		\$324,799	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$324,799	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending April 30, 2022

	ADOPTED BUDGET	PRORATED THRU 4/30/22	ACTUAL THRU 4/30/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	(\$5)	(\$5)
TOTAL OTHER	\$0	\$0	(\$5)	(\$5)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$5)	
FUND BALANCE - Beginning	\$0		\$5	
FUND BALANCE - Ending	\$0		\$0	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending April 30, 2022

	ADOPTED BUDGET	PRORATED THRU 4/30/22	ACTUAL THRU 4/30/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	(\$67)	(\$67)
TOTAL OTHER	\$0	\$0	(\$67)	(\$67)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$67)	
FUND BALANCE - Beginning	\$0		\$67	
FUND BALANCE - Ending	\$0		\$0	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2019

Statement of Revenues & Expenditures

For The Period Ending April 30, 2022

	ADOPTED BUDGET	PRORATED THRU 4/30/22	ACTUAL THRU 4/30/22	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$3	\$3
TOTAL REVENUES	\$0	\$0	\$3	\$3
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$3,500	(\$3,500)
TOTAL EXPENDITURES	\$0	\$0	\$3,500	(\$3,500)
Transfer In/(Out)	\$0	\$0	\$10	\$10
TOTAL OTHER	\$0	\$0	\$10	\$10
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,487)	
FUND BALANCE - Beginning	\$0		\$89,301	
FUND BALANCE - Ending	\$0		\$85,814	

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$261,780	\$1,096,863	\$80,643	\$77,858	\$53,233	\$74,486	\$0	\$0	\$0	\$0	\$0	\$1,644,863
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$60	\$0	\$0	\$0	\$0	\$0	\$60
Rental Income	\$0	\$0	\$0	\$0	\$0	\$7,168	\$0	\$0	\$0	\$0	\$0	\$0	\$7,168
Total Revenues	\$0	\$261,780	\$1,096,863	\$80,643	\$77,858	\$60,401	\$74,546	\$0	\$0	\$0	\$0	\$0	\$1,652,090
Expenses													
Supervisor Fees	\$800	\$800	\$600	\$600	\$800	\$800	\$600	\$0	\$0	\$0	\$0	\$0	\$5,000
FICA	\$61	\$61	\$46	\$46	\$61	\$61	\$46	\$0	\$0	\$0	\$0	\$0	\$383
Engineering	\$1,102	\$375	\$0	\$375	\$375	\$479	\$3,780	\$0	\$0	\$0	\$0	\$0	\$6,487
Attorney	\$1,627	\$962	\$857	\$324	\$632	\$1,917	\$0	\$0	\$0	\$0	\$0	\$0	\$6,320
Trustee Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$5,833
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$669	\$0	\$0	\$0	\$0	\$0	\$0	\$669
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$7,400	\$0	\$0	\$0	\$0	\$0	\$0	\$7,400
Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$0	\$0	\$0	\$25,827
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$817
Website Maintenance	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$467
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$39	\$9	\$6	\$30	\$13	\$676	\$125	\$0	\$0	\$0	\$0	\$0	\$897
Printing & Binding	\$159	\$144	\$116	\$56	\$4	\$153	\$0	\$0	\$0	\$0	\$0	\$0	\$633
Insurance	\$9,513	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,513
Legal Advertising	\$0	\$193	\$0	\$264	\$0	\$241	\$0	\$0	\$0	\$0	\$0	\$0	\$697
Other Current Charges	\$131	\$84	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$283
Office Supplies	\$15	\$15	\$15	\$15	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$25,829	\$7,350	\$6,413	\$6,417	\$6,592	\$17,102	\$9,258	\$0	\$0	\$0	\$0	\$0	\$78,961

Reunion West CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance-Shared Expenses:													
Field Management	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$0	\$0	\$0	\$0	\$0	\$19,615
Management Services Agreement	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$1,909	\$0	\$0	\$0	\$0	\$0	\$13,366
Facility Lease Agreement	\$1,600	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,201
Telephone	\$551	\$549	\$549	\$549	\$487	\$593	\$387	\$0	\$0	\$0	\$0	\$0	\$3,665
Electric	\$23,510	\$21,015	\$13,870	\$24,271	\$24,561	\$18,029	\$17,266	\$0	\$0	\$0	\$0	\$0	\$142,522
Water & Sewer	\$2,573	\$1,864	\$2,145	\$2,420	\$1,323	\$3,388	\$1,586	\$0	\$0	\$0	\$0	\$0	\$15,299
Gas	\$940	\$1,509	\$2,698	\$4,017	\$3,970	\$5,285	\$3,607	\$0	\$0	\$0	\$0	\$0	\$22,026
Pool and Fountain Maintenance	\$14,420	\$9,638	\$8,555	\$7,446	\$6,306	\$6,602	\$10,176	\$0	\$0	\$0	\$0	\$0	\$63,144
Environmental	\$703	\$214	\$214	\$395	\$947	\$395	\$395	\$0	\$0	\$0	\$0	\$0	\$3,265
Property Insurance	\$28,991	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,991
Irrigation Repairs	\$652	\$0	\$0	\$543	\$102	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,297
Landscape Contract	\$30,688	\$60,565	\$42,608	\$30,688	\$30,688	\$38,950	\$36,310	\$0	\$0	\$0	\$0	\$0	\$270,497
Landscape Contingency	\$0	\$0	\$0	\$0	\$1,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,159
Gate and Gatehouse Expenses	\$3,982	\$1,172	\$2,243	\$919	\$1,471	\$951	\$2,100	\$0	\$0	\$0	\$0	\$0	\$12,838
Roadways/Sidewalks	\$0	\$2,092	\$0	\$0	\$2,879	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,970
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MSA Building Repairs	\$0	\$0	\$0	\$0	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
Pressure Washing	\$0	\$5,485	\$5,537	\$3,149	\$658	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,829
Repairs & Maintenance	\$451	\$2,209	\$0	\$470	\$0	\$1,497	\$0	\$0	\$0	\$0	\$0	\$0	\$4,627
Signage	\$0	\$0	\$0	\$284	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$284
Security	\$5,483	\$5,483	\$5,483	\$6,541	\$6,541	\$6,541	\$6,541	\$0	\$0	\$0	\$0	\$0	\$42,613
Parking Violation Tags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Seven Eagles:													
Electric	\$1,235	\$152	\$213	\$886	\$1,653	\$853	\$204	\$0	\$0	\$0	\$0	\$0	\$5,195
Water & Sewer	\$298	\$343	\$287	\$357	\$316	\$291	\$655	\$0	\$0	\$0	\$0	\$0	\$2,548
Gas	\$261	\$237	\$369	\$1,253	\$1,082	\$1,424	\$1,031	\$0	\$0	\$0	\$0	\$0	\$5,657
Telephone/Emergency Pool Phone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contract Cleaning	\$2,459	\$2,395	\$2,395	\$2,459	\$2,268	\$2,459	\$2,459	\$0	\$0	\$0	\$0	\$0	\$16,896
Landscape Contract	\$472	\$1,820	\$1,002	\$472	\$472	\$665	\$665	\$0	\$0	\$0	\$0	\$0	\$5,569
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$1,785	\$2,276	\$2,122	\$1,640	\$2,223	\$3,495	\$1,684	\$0	\$0	\$0	\$0	\$0	\$15,223
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs & Maintenance	\$0	\$118	\$0	\$0	\$118	\$0	\$990	\$0	\$0	\$0	\$0	\$0	\$1,225
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$125	\$0	\$0	\$362	\$0	\$31	\$3,154	\$0	\$0	\$0	\$0	\$0	\$3,672
Maintenance - Direct:													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
Total Maintenance	\$125,891	\$225,449	\$95,002	\$93,833	\$93,946	\$96,159	\$93,922	\$0	\$0	\$0	\$0	\$0	\$824,201
Total Expenses	\$151,721	\$232,798	\$101,415	\$100,250	\$100,538	\$113,261	\$103,180	\$0	\$0	\$0	\$0	\$0	\$903,163
Excess Revenues (Expenditures)	(\$151,721)	\$28,981	\$995,448	(\$19,606)	(\$22,680)	(\$52,860)	(\$28,635)	\$0	\$0	\$0	\$0	\$0	\$748,928

**Reunion West
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2015, SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS	
ASSESSMENT AREA TWO - PHASE ONE	
INTEREST RATES:	3.500%, 4.250%, 5.000%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$163,438
RESERVE FUND BALANCE	\$163,444
BONDS OUTSTANDING - 9/30/20	\$3,585,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$155,000)
CURRENT BONDS OUTSTANDING	\$3,430,000

SERIES 2016, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA THREE PROJECT	
INTEREST RATES:	3.625%, 4.375%, 5.000%
MATURITY DATE:	11/1/2046
RESERVE FUND REQUIREMENT	\$274,875
RESERVE FUND BALANCE	\$275,228
BONDS OUTSTANDING - 9/30/20	\$7,880,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$160,000)
CURRENT BONDS OUTSTANDING	\$7,565,000

SERIES 2017, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA FOUR PROJECT	
INTEREST RATES:	3.500%, 4.250%, 4.750%, 5.000%
MATURITY DATE:	11/1/2047
RESERVE FUND REQUIREMENT	\$254,625
RESERVE FUND BALANCE	\$254,650
BONDS OUTSTANDING - 9/30/20	\$7,575,000
LESS: PRINCIPAL PAYMENT 11/1/20	(\$145,000)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$145,000)
CURRENT BONDS OUTSTANDING	\$7,285,000

SERIES 2019, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA FIVE PROJECT	
INTEREST RATES:	3.750%, 4.000%, 4.500%, 4.625%
MATURITY DATE:	5/1/2050
RESERVE FUND REQUIREMENT	\$326,484
RESERVE FUND BALANCE	\$326,497
BONDS OUTSTANDING - 9/30/20	\$7,095,000
LESS: PRINCIPAL PAYMENT 05/01/21	(\$120,000)
CURRENT BONDS OUTSTANDING	\$6,975,000

SERIES 2022, SPECIAL ASSESSMENT REFUNDING BONDS	
INTEREST RATES:	3.000%
MATURITY DATE:	5/1/2031
RESERVE FUND BALANCE	\$259,938
BONDS OUTSTANDING - 02/15/22	\$11,840,000
CURRENT BONDS OUTSTANDING	\$11,840,000

SPECIAL ASSESSMENT RECEIPTS - FY2022

Gross Assessments	\$ 5,217,660	\$ 1,874,416	\$ 1,421,000	\$ 347,739	\$ 572,366	\$ 535,648	\$ 466,492
Net Assessments	\$ 4,904,601	\$ 1,761,951	\$ 1,335,740	\$ 326,875	\$ 538,024	\$ 503,509	\$ 438,502

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SECTION 4

Reunion East and West R&M

FY2022 Projects	Estimated Cost	RE 53%	RW 47%	Budget Amount	Actual Cost	Estimated Date
Building Improvements						
Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	\$9,245	\$4,900	\$4,345		\$ 8,622.50	Jul-22
Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	\$8,450	\$4,479	\$3,972		\$ 8,622.50	Jul-22
Carriage Pointe Pool - Pressure Wash, Paint, Stucco	\$7,895	\$4,184	\$3,711		\$ 7,420.00	Jun-22
Heritage Pool "A" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875		\$ 7,740.00	May-22
Heritage Pool "B" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875		\$ 7,740.00	May-22
Homestead Pool - Pressure Wash, Paint Stucco	\$7,895	\$4,184	\$3,711		\$ 7,420.00	Sep-22
Repair/Rebuild Two Roadway Arbors	\$9,390	\$4,977	\$4,413			May-22
Seven Eagles Roof Replacement	\$167,000	\$88,510	\$78,490		\$ 125,000.00	Aug-22
Homestead Pool Pavilion Arbor Repairs	\$15,000	\$7,950	\$7,050			Oct-21
Seven Eagles Functional Fitness Center	\$26,000	\$13,780	\$12,220		\$ 25,024.00	May-22
	\$267,365	\$141,703	\$125,662	\$ 241,500		
Gate/Gatehouse Improvements						
Upgrade Access Control System for Reunion Resort/Reunion Village Gate	\$349,474	\$185,221	\$164,253			Defer to FY2023
Upgrade Access Control for Carriage Pointe	\$40,000	\$21,200	\$18,800			
	\$389,474	\$206,421	\$183,053	\$ 100,000		
Pool Furniture						
30 Sling Chaise Lounge/16 Sling Dining Chairs/4 - 48" Tables at Terraces Pool	\$13,032	\$6,907	\$6,125		\$ 13,032.00	Mar-22
	\$13,032	\$6,907	\$6,125	\$ 25,000		
Pool Repair & Replacement						
Heritage Crossing A Wading Pool Resurfacing (Building C&D)	\$5,295	\$2,806	\$2,489			Jun-22
Heritage Crossing B Pool Resurfacing (Building R&S)	\$30,882	\$16,367	\$14,515			Jun-22
3 Pool Heaters - \$4,945 per Heater	\$14,835	\$7,863	\$6,972		\$ 5,792.00	Feb-22
Pool Gates (5)	\$37,500	\$19,875	\$17,625			
	\$88,512	\$46,911	\$41,601	\$ 50,000		
Signage						
No Parking Signs	\$60,800	\$32,224	\$28,576			TBD
	\$60,800	\$32,224	\$28,576	\$ 65,000		
Capital Outlay						
Grand Traverse Parkway Playground	\$142,000	\$75,260	\$66,740			May-22
Grand Traverse Parkway Outdoor Fitness Area	\$107,000	\$56,710	\$50,290			May-22
	\$249,000	\$131,970	\$117,030	\$ 250,000		
Landscape Improvements						
Ribbon Palms				\$ 50,000		May-22
Fountain Improvements				\$ 10,000	\$ 15,592.00	Jun-22
Monument Improvements				\$ 10,000	\$ -	
Lighting Improvements				\$ 5,000	\$ -	
Irrigation Improvements				\$ 25,000	\$ -	
Roadway Improvements Sinclair Gate Delineators				\$ 50,000	\$ -	
Seven Eagles Gate/Gatehouse Improvements				\$ 5,000	\$ -	
Seven Eagles Pool Furniture				\$ 15,000	\$ -	
Seven Eagles Landscape Improvements				\$ 5,000	\$ -	
Estimated Totals & Total Adopted R&M Budget FY2022	\$1,068,183	\$566,137	\$502,046	\$ 906,500	\$ 232,005	

Reunion East and West R&M

FY2023 Discussion List for June 9, 2022	Estimated Cost	RE	RW
Gate House Roof Replacement (Sinclair, Spine, Heritage)	\$ 50,000.00		
HVAC Replacement (Heritage Crossings Community Center)	\$ 133,000.00		
Asphalt/Pavement Management Plan (Engineer's Report)	\$ 33,500.00		
Reunion Resort/Reunion Village Gate Access	\$ 349,500.00		
No Parking Signs (Reunion Village) and Sign Allowance	\$ 50,000.00		
Pool Furniture (Inventory)	\$ 15,000.00		
Roadway Improvements (Restriping Reunion West)	\$ 27,800.00		
Traffic Calming (Signage, Radar Display Signage, Speed Humps)	\$ 60,000.00		
Pool Equipment Allowance	\$ 25,000.00		
Landscape Improvement Allowance	\$ 25,000.00		
Stormwater Repairs Allowance	\$ 50,000.00		
Undesignated Capital Outlay Allowance	\$ 100,000.00		
	\$ 918,800.00		