

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

***Proposed Budget***  
***FY2025***

**GMS**  
GOVERNMENTAL MANAGEMENT SERVICES

# Table of Contents

1-2	<u>General Fund</u>
3-11	<u>General Fund Narrative</u>
12	<u>Replacement &amp; Maintenance Fund</u>
13	<u>Debt Service Fund Series 2015</u>
14	<u>Amortization Schedule Series 2015</u>
15	<u>Debt Service Fund Series 2016</u>
16	<u>Amortization Schedule Series 2016</u>
17	<u>Debt Service Fund Series 2017</u>
18	<u>Amortization Schedule Series 2017</u>
19	<u>Debt Service Fund Series 2019</u>
20	<u>Amortization Schedule Series 2019</u>
21	<u>Debt Service Fund Series 2022</u>
22	<u>Amortization Schedule Series 2022</u>

**Reunion West**  
**Community Development District**  
**Proposed Budget**  
**FY2025**  
**General Fund**

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues:</b>					
Special Assessments	\$ 1,780,770	\$ 1,603,783	\$ 176,993	\$ 1,780,775	\$ 1,780,771
Interest	\$ 5,000	\$ 25,712	\$ 17,500	\$ 43,212	\$ 32,625
Miscellaneous Income	\$ -	\$ 1,035	\$ -	\$ 1,035	\$ -
Rental Income	\$ 2,200	\$ 6,270	\$ 1,320	\$ 7,590	\$ 5,714
Carry Forward Surplus	\$ 193,864	\$ 390,686	\$ -	\$ 390,686	\$ 258,921
<b>Total Revenues</b>	<b>\$ 1,981,834</b>	<b>\$ 2,027,486</b>	<b>\$ 195,813</b>	<b>\$ 2,223,299</b>	<b>\$ 2,078,031</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
Supervisor Fees	\$ 12,000	\$ 4,800	\$ 4,000	\$ 8,800	\$ 12,000
FIGA Expense	\$ 918	\$ 367	\$ 306	\$ 673	\$ 918
Engineering Fees	\$ 8,000	\$ 9,695	\$ 8,305	\$ 18,000	\$ 18,000
Attorney	\$ 35,000	\$ 32,146	\$ 16,084	\$ 48,230	\$ 45,000
Arbitrage	\$ 2,250	\$ 2,700	\$ -	\$ 2,700	\$ 2,250
Dissemination	\$ 10,000	\$ 5,833	\$ 4,167	\$ 10,000	\$ 10,500
Annual Audit	\$ 9,600	\$ -	\$ 9,600	\$ 9,600	\$ 9,600
Trustee Fees	\$ 19,880	\$ 3,717	\$ 16,163	\$ 19,880	\$ 19,880
Assessment Administration	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ 7,875
Management Fees	\$ 49,277	\$ 28,745	\$ 20,532	\$ 49,277	\$ 52,973
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 1,260
Telephone	\$ 100	\$ -	\$ 50	\$ 50	\$ 100
Postage	\$ 1,500	\$ 242	\$ 258	\$ 500	\$ 1,500
Printing & Copies	\$ 500	\$ 15	\$ 15	\$ 30	\$ 500
Insurance	\$ 11,760	\$ 10,584	\$ -	\$ 10,584	\$ 11,650
Legal Advertising	\$ 5,000	\$ 1,639	\$ 3,361	\$ 5,000	\$ 5,000
Other Current Charges	\$ 600	\$ 101	\$ 200	\$ 301	\$ 600
Office Supplies	\$ 250	\$ 41	\$ 34	\$ 75	\$ 250
Property Appraiser Fee	\$ 750	\$ 648	\$ -	\$ 648	\$ 750
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative:</b>	<b>\$ 178,060</b>	<b>\$ 110,698</b>	<b>\$ 84,324</b>	<b>\$ 195,022</b>	<b>\$ 202,671</b>
<b>Maintenance - Shared Expenses</b>					
Field Services	\$ 33,864	\$ 19,754	\$ 14,110	\$ 33,864	\$ 34,749
Management Services Agreement	\$ 7,150	\$ 4,171	\$ 2,979	\$ 7,150	\$ 6,988
Property Insurance	\$ 44,602	\$ 48,226	\$ -	\$ 48,226	\$ 52,512
Telephone	\$ 6,600	\$ 3,387	\$ 2,485	\$ 5,872	\$ 6,450
Electric	\$ 290,400	\$ 167,089	\$ 116,313	\$ 283,402	\$ 283,800
Water & Sewer	\$ 31,852	\$ 16,674	\$ 11,167	\$ 27,841	\$ 31,128
Gas	\$ 37,400	\$ 25,162	\$ 6,207	\$ 31,369	\$ 36,550
Landscape Maintenance	\$ 495,042	\$ 291,636	\$ 188,987	\$ 480,623	\$ 501,969
Landscape Contingency	\$ 22,000	\$ 21,664	\$ -	\$ 21,664	\$ 21,500
Pond Maintenance	\$ 11,000	\$ 7,000	\$ 3,491	\$ 10,491	\$ 10,750
Irrigation Repairs	\$ 11,000	\$ 8,544	\$ 5,500	\$ 14,044	\$ 15,050
Pool & Fountain Maintenance	\$ 158,576	\$ 89,163	\$ 61,480	\$ 150,643	\$ 154,972
Building Repairs & Maintenance	\$ 8,800	\$ 11,715	\$ 1,527	\$ 13,242	\$ 12,900
Contract Cleaning	\$ 46,024	\$ 26,599	\$ 18,525	\$ 45,124	\$ 44,978
Fitness Center Repairs & Maintenance	\$ 6,116	\$ 2,919	\$ 3,275	\$ 6,194	\$ 5,977
Gate & Gatehouse Repairs & Maintenance	\$ 22,000	\$ 26,257	\$ 7,857	\$ 34,114	\$ 32,250
Lighting	\$ 4,400	\$ 4,363	\$ 1,571	\$ 5,934	\$ 6,450
Maintenance (Inspections)	\$ 220	\$ 684	\$ -	\$ 684	\$ 860
Operating Supplies	\$ 1,100	\$ -	\$ 550	\$ 550	\$ 1,075
Parking Violation Tags	\$ 220	\$ -	\$ 147	\$ 147	\$ 215
Pressure Washing	\$ 22,000	\$ 19,131	\$ 2,200	\$ 21,331	\$ 21,500
Repairs & Maintenance	\$ 13,200	\$ 779	\$ 7,857	\$ 8,636	\$ 12,900
Roadways/Sidewalks/Bridge	\$ 11,000	\$ 7,949	\$ 7,857	\$ 15,806	\$ 17,200
Security	\$ 94,102	\$ 42,940	\$ 30,672	\$ 73,612	\$ 91,963
Signage	\$ 4,400	\$ 8,085	\$ -	\$ 8,085	\$ 6,450
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 1,383,067</b>	<b>\$ 853,891</b>	<b>\$ 494,758</b>	<b>\$ 1,348,649</b>	<b>\$ 1,411,135</b>
<b>Reserves</b>					
Transfer Out - R&M Fund	\$ 420,707	\$ 400,000	\$ 20,707	\$ 420,707	\$ 464,225
<b>Total Reserves</b>	<b>\$ 420,707</b>	<b>\$ 400,000</b>	<b>\$ 20,707</b>	<b>\$ 420,707</b>	<b>\$ 464,225</b>
<b>Total Expenditures</b>	<b>\$ 1,981,834</b>	<b>\$ 1,364,589</b>	<b>\$ 599,789</b>	<b>\$ 1,964,378</b>	<b>\$ 2,078,031</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 662,897</b>	<b>\$ (403,976)</b>	<b>\$ 258,921</b>	<b>\$ -</b>

Net Assessment	\$1,780,771
Collection Cost (6%)	\$113,666
Gross Assessment	\$1,894,437

**Notes:**

(1 thru 25) is 44% of the shared costs with the remaining 56% allocated to Reunion East for FY24. For FY25, (1 thru 25) the proposed allocation will be 43% of the shared costs for Reunion West with the remaining 57% allocated to Reunion East.

# Reunion West

## Community Development District

### Gross Per Unit Assessment Comparison Chart

#### Fiscal Year 2025

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	0	0.00	0.00%	\$0	\$0
Hotel/Condo	1.00	0	0.00	0.00%	\$0	\$0
Multi-Family	1.50	398	597.00	15.78%	\$298,885	\$750.97
Single Family	2.00	1581	3162.00	83.56%	\$1,583,037	\$1,001.29
Golf	1.00	25	25.00	0.66%	\$12,516	\$500.64
<b>Total</b>		<b>2004</b>	<b>3784.00</b>	<b>100.00%</b>	<b>\$1,894,437</b>	

#### Fiscal Year 2024

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	0	0.00	0.00%	\$0	\$0
Hotel/Condo	1.00	0	0.00	0.00%	\$0	\$0
Multi-Family	1.50	398	597.00	15.78%	\$298,886	\$750.97
Single Family	2.00	1581	3162.00	83.56%	\$1,583,034	\$1,001.29
Golf	1.00	25	25.00	0.66%	\$12,516	\$500.64
<b>Total</b>		<b>2004</b>	<b>3784.00</b>	<b>100.00%</b>	<b>\$1,894,436</b>	

#### Variance Chart

Property Type	Units	% Increase	Gross Per Unit	Gross Total
Commercial	0	0%	\$0.00	\$0
Hotel/Condo	0	0%	\$0.00	\$0
Multi-Family	398	0%	\$0.00	-\$2
Single Family	1581	0%	\$0.00	\$3
Golf	25	0%	\$0.00	\$0
<b>Total</b>	<b>2004</b>			<b>\$1</b>

#### Shared Costs

Operations & Maintenance Descriptions	FY2024 Budget	FY2024 Projections	Total Proposed 2025 Budget	RE CDD 57%	RW CDD 43%
1 Field Services	\$76,963	\$76,963	\$80,812	\$46,063	\$34,749
2 Management Services Agreement	\$16,250	\$16,250	\$16,250	\$9,263	\$6,988
3 Property Insurance	\$101,369	\$109,604	\$122,120	\$69,608	\$52,512
4 Telephone	\$15,000	\$13,346	\$15,000	\$8,550	\$6,450
5 Electric	\$660,000	\$644,886	\$660,000	\$376,200	\$283,800
6 Water & Sewer	\$72,390	\$63,359	\$72,390	\$41,262	\$31,128
7 Gas	\$85,000	\$71,293	\$85,000	\$48,450	\$36,550
8 Landscape Maintenance	\$1,125,095	\$1,092,325	\$1,167,369	\$665,400	\$501,969
9 Landscape Contingency	\$50,000	\$49,237	\$50,000	\$28,500	\$21,500
10 Pond Maintenance	\$25,000	\$23,844	\$25,000	\$14,250	\$10,750
11 Irrigation Repairs	\$25,000	\$31,919	\$35,000	\$19,950	\$15,050
12 Pool & Fountain Maintenance	\$360,400	\$342,370	\$360,400	\$205,428	\$154,972
13 Building Repairs & Maintenance	\$20,000	\$30,094	\$30,000	\$17,100	\$12,900
14 Contract Cleaning	\$104,600	\$102,555	\$104,600	\$59,622	\$44,978
15 Fitness Center Repairs & Maintenance	\$13,900	\$14,077	\$13,900	\$7,923	\$5,977
16 Gate & Gatehouse Repairs & Maintenance	\$50,000	\$77,533	\$75,000	\$42,750	\$32,250
17 Lighting	\$10,000	\$13,486	\$15,000	\$8,550	\$6,450
18 Maintenance (Inspections)	\$500	\$1,555	\$2,000	\$1,140	\$860
19 Operating Supplies	\$2,500	\$1,250	\$2,500	\$1,425	\$1,075
20 Parking Violation Tags	\$500	\$334	\$500	\$285	\$215
21 Pressure Washing	\$50,000	\$48,480	\$50,000	\$28,500	\$21,500
22 Repairs & Maintenance	\$30,000	\$19,392	\$30,000	\$17,100	\$12,900
23 Roadways/Sidewalks/Bridge	\$25,000	\$35,922	\$40,000	\$22,800	\$17,200
24 Security	\$213,868	\$167,300	\$213,868	\$121,905	\$91,963
25 Signage	\$10,000	\$18,374	\$15,000	\$8,550	\$6,450
<b>Total</b>	<b>\$3,143,334</b>	<b>\$3,065,746</b>	<b>\$3,281,709</b>	<b>\$1,870,574</b>	<b>\$1,411,135</b>

**Reunion West**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2025

**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.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

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 Expense**

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

**Engineering Fees**

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.

**Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2015 Special Assessment Refunding & Improvement Bonds, 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 will be contracting with AMTEC to calculate the rebate liability and submit a report to the District.

**Reunion West**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2025

**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.

**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.

**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.

**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.

**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, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, 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.

**Printing & Copies**

Printing and copies for Board meetings, printing of computerized checks, stationary, envelopes, etc.

**Reunion West**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2025

**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.

**Property Appraiser Fee**

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

**Dues, Licenses & Subscriptions**

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

**Maintenance:**

44% of the maintenance costs are allocated to Reunion West and 56% are allocated to Reunion East during Fiscal Year 2024. The District has proposed the split of 43% of the maintenance costs to Reunion West and 57% to Reunion East during Fiscal Year 2025. 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.

**Property Insurance**

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

# Reunion West

## Community Development District

General Fund Budget  
Fiscal Year 2025

### 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
<b>491122540</b>	<b>700 Tradition Boulevard</b>
<b>450054870</b>	<b>700 Tradition Boulevard</b>

### 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



**Reunion West**  
**Community Development District**  
 General Fund Budget  
 Fiscal Year 2025

<b>Account #</b>	<b>Duke Energy Service Address</b>
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)
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 5766	0 Old Lake Wilson Rd Lite PH1 Parcel 1 (112-Homestead St. Lights)
9100 8656 6220	7427 Sparkling Ct. Spkl
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
9101 2363 2152	1491 Reunion Village Blvd., Gatehouse
9101 4491 5914	13201 Reunion Village Blvd., Irrigation
<b>9100 8562 9753</b>	<b>000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)</b>
<b>9100 8562 8736</b>	<b>84401 Golden Bear Drive Fountain</b>
<b>9100 8562 8976</b>	<b>700 Tradition Blvd Guardhouse (Westside Gatehouse)</b>
<b>9100 8562 9224</b>	<b>000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)</b>
<b>9100 8562 9480</b>	<b>7615 Fairfax Rd. Gate</b>
<b>9100 8562 9993</b>	<b>7800 Tradition Blvd Irrig Meter B</b>
<b>9100 8568 0095</b>	<b>97201 Golden Bear Dr., Monument</b>
<b>9100 8563 0269</b>	<b>300 Sinclair Rd Irrig Meter A</b>
<b>9100 8563 0508</b>	<b>7800 Tradition Blvd Irrig Meter A</b>

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

**Reunion West**  
**Community Development District**  
 General Fund Budget  
 Fiscal Year 2025

**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.

<b>Account #</b>	<b>Toho Water Authority Service Address</b>
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
<b>2007070-33020489</b>	<b>7615 Fairfax Drive Guardhouse</b>
<b>2007070-942780</b>	<b>700 Tradition Blvd Guardhouse</b>

**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.

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

<b>Account #</b>	<b>Teco Peoples Gas Service Address</b>
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 2025

**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	\$50,918	\$611,017
Reunion Village 1-3 - Yellowstone Landscape	\$6,322	\$75,866
Reunion Village 4-5 - Yellowstone Landscape	\$2,969	\$35,634
Reunion Village 4-5 - Yellowstone Landscape (Future)	\$3,403	\$40,836
Bedding Plants/Bed Dressing/Palm Trimming		\$215,531
Bed Dressing -Reunion Village 4-5 (Future)		\$1,438
Encore Area - Creative North Inc.	\$15,133	\$181,600
Contingency		\$5,448
<b>Total</b>		<b>\$1,167,369</b>

**Landscape Contingency**

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

**Pond Maintenance**

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	\$141	\$1,692
10 Stormwater Retention Ponds Reunion Village	\$1,115	\$13,380
1 Stormwater Retention Pond - Encore Reunion	\$219	\$2,628
1 Stormwater Retention Pond - Grand Traverse	\$153	\$1,836
Contingency		\$5,464
<b>Total</b>		<b>\$25,000</b>

**Irrigation Repairs**

Represents the District expense for maintenance of the irrigation system.

**Reunion West**  
**Community Development District**  
 General Fund Budget  
 Fiscal Year 2025

**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	\$8,500	\$102,000
Pool Chemicals - Spies Pool		\$180,000
Annual Fees - Kings III of America		\$3,000
Annual Permit Fees - Fl. Dept. of Health		\$3,550
Contingency - Misc. Repairs		\$71,850
<b>Total</b>		<b>\$360,400</b>

**Building Repairs & Maintenance**

Repairs for properties covered under the Management Services Agreement.

**Contract Cleaning**

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

**Fitness Center Repairs & Maintenance**

Represents costs for preventative maintenance for the Seven Eagles Fitness Centers. Services will consist of 24 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

Description	Monthly	Annual
Preventative Maintenance	\$600	\$7,200
Contingency - New Fitness Center/Misc. Repairs		\$6,700
<b>Total</b>		<b>\$13,900</b>

**Gate & Gatehouse Repairs & Maintenance**

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

**Lighting**

Represents costs for lighting repair scheduled during the fiscal year.

**Maintenance (Inspections)**

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

**Operating Supplies**

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

**Parking Violation Tags**

Represents estimated costs for purchase of parking violation tags.

**Pressure Washing**

Estimated cost to pressure wash certain buildings and guardhouses owned by the District.

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

General Fund Budget  
Fiscal Year 2025

**Repairs & Maintenance**

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

**Roadways/Sidewalks/Bridge**

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge.

**Security**

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

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Security		
Reunion Resort and Club Master Association	\$13,400	\$160,800
Reunion West Property Owners' Association, Inc.	\$2,276	\$27,308
Envera Security Services - Carriage Point	\$1,280	\$15,360
Contingency		\$10,400
<b>Total</b>		<b>\$213,868</b>

**Signage**

Represents estimated costs for repairing/maintaining signs within the District.

**Maintenance - Direct Expenses**

**Transfer Out - R&M Fund**

Represents proposed amount to transfer to Replacement & Maintenance Fund.

**Reunion West**  
**Community Development District**  
**Proposed Budget**  
**FY2025**  
**Replacement & Maintenance Fund**

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues:</b>					
Transfer In	\$ 420,707	\$ 400,000	\$ 20,707	\$ 420,707	\$ 464,225
Interest	\$ 19,500	\$ 22,621	\$ 18,750	\$ 41,371	\$ 36,000
<b>Total Revenues</b>	<b>\$ 440,207</b>	<b>\$ 422,621</b>	<b>\$ 39,457</b>	<b>\$ 462,078</b>	<b>\$ 500,225</b>
<b>Expenditures:</b>					
Contingency	\$ 600	\$ 272	\$ 200	\$ 472	\$ 600
Capital Outlay	\$ 429,237	\$ 304,044	\$ 125,193	\$ 429,237	\$ 111,555
<b>Total Expenditures</b>	<b>\$ 429,837</b>	<b>\$ 304,316</b>	<b>\$ 125,393</b>	<b>\$ 429,709</b>	<b>\$ 112,155</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 10,370</b>	<b>\$ 118,305</b>	<b>\$ (85,936)</b>	<b>\$ 32,369</b>	<b>\$ 388,070</b>
<b>Fund Balance - Beginning</b>	<b>\$ 561,081</b>	<b>\$ 867,613</b>	<b>\$ -</b>	<b>\$ 867,613</b>	<b>\$ 899,981</b>
<b>Fund Balance - Ending</b>	<b>\$ 571,451</b>	<b>\$ 985,917</b>	<b>\$ (85,936)</b>	<b>\$ 899,981</b>	<b>\$ 1,288,051</b>

**Reunion West**  
**Community Development District**  
**Proposed Budget**  
**FY2025**  
**Debt Service Fund**  
**Series 2015**

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues:</b>					
Special Assessments	\$ 326,875	\$ 294,004	\$ 32,871	\$ 326,875	\$ 326,875
Interest	\$ 10,000	\$ 12,689	\$ 8,495	\$ 21,184	\$ 16,000
Carry Forward Surplus	\$ 195,622	\$ 196,161	\$ -	\$ 196,161	\$ 216,920
<b>Total Revenues</b>	<b>\$ 532,497</b>	<b>\$ 502,854</b>	<b>\$ 41,366</b>	<b>\$ 544,220</b>	<b>\$ 559,795</b>
<b>Expenditures:</b>					
<b>Series 2015</b>					
Interest - 11/01	\$ 76,150	\$ 76,150	\$ -	\$ 76,150	\$ 72,431
Principal - 05/01	\$ 175,000	\$ -	\$ 175,000	\$ 175,000	\$ 185,000
Interest - 05/01	\$ 76,150	\$ -	\$ 76,150	\$ 76,150	\$ 72,431
<b>Total Expenditures</b>	<b>\$ 327,300</b>	<b>\$ 76,150</b>	<b>\$ 251,150</b>	<b>\$ 327,300</b>	<b>\$ 329,863</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 205,197</b>	<b>\$ 426,704</b>	<b>\$ (209,784)</b>	<b>\$ 216,920</b>	<b>\$ 229,932</b>

Interest - 11/1/2025	<u>\$68,500</u>
<b>Total</b>	<u><u>\$68,500</u></u>
Net Assessment	\$326,875
Collection Cost (6%)	<u>\$20,864</u>
<b>Gross Assessment</b>	<u><u>\$347,739</u></u>

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	161	\$2,160	\$347,739
	<b>161</b>		<b>\$347,739</b>

**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
05/01/24	\$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
<b>Totals</b>		<b>\$3,100,000</b>	<b>\$1,111,762.50</b>	<b>\$4,211,762.50</b>



**Reunion West**  
**Community Development District**  
**Proposed Budget**  
**FY2025**  
**Debt Service Fund**  
**Series 2016**

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues:</b>					
Special Assessments	\$ 538,024	\$ 483,920	\$ 54,104	\$ 538,024	\$ 538,024
Interest	\$ 16,050	\$ 20,955	\$ 16,000	\$ 36,955	\$ 28,000
Carry Forward Surplus	\$ 476,566	\$ 474,172	\$ -	\$ 474,172	\$ 520,057
<b>Total Revenues</b>	<b>\$ 1,030,640</b>	<b>\$ 979,047</b>	<b>\$ 70,104</b>	<b>\$ 1,049,151</b>	<b>\$ 1,086,081</b>
<b>Expenditures:</b>					
<b>Series 2016</b>					
Interest - 11/01	\$ 181,406	\$ 181,406	\$ -	\$ 181,406	\$ 177,688
Principal - 11/01	\$ 170,000	\$ 170,000	\$ -	\$ 170,000	\$ 180,000
Interest - 05/01	\$ 177,688	\$ -	\$ 177,688	\$ 177,688	\$ 173,750
<b>Total Expenditures</b>	<b>\$ 529,094</b>	<b>\$ 351,406</b>	<b>\$ 177,688</b>	<b>\$ 529,094</b>	<b>\$ 531,438</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 501,546</b>	<b>\$ 627,641</b>	<b>\$ (107,584)</b>	<b>\$ 520,057</b>	<b>\$ 554,644</b>

Principal - 11/1/2025	\$185,000
Interest - 11/1/2025	\$173,750
<b>Total</b>	<b>\$358,750</b>
Net Assessment	\$538,024
Collection Cost (6%)	\$34,342
<b>Gross Assessment</b>	<b>\$572,366</b>

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	265	\$2,160	\$572,366
	<b>265</b>		<b>\$572,366</b>

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

**AMORTIZATION SCHEDULE**

Date	Balance	Principal	Interest	Total
05/01/24	\$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	
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
<b>Totals</b>		<b>\$7,230,000</b>	<b>\$5,069,562.50</b>	<b>\$12,299,562.50</b>

**Reunion West**  
**Community Development District**  
**Proposed Budget**  
**FY2025**  
**Debt Service Fund**  
**Series 2017**

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues:</b>					
Special Assessments	\$ 503,509	\$ 452,876	\$ 50,633	\$ 503,509	\$ 503,509
Interest	\$ 14,750	\$ 19,165	\$ 15,000	\$ 34,165	\$ 26,000
Carry Forward Surplus	\$ 435,351	\$ 433,142	\$ -	\$ 433,142	\$ 471,941
<b>Total Revenues</b>	<b>\$ 953,610</b>	<b>\$ 905,183</b>	<b>\$ 65,633</b>	<b>\$ 970,816</b>	<b>\$ 1,001,450</b>
<b>Expenditures:</b>					
<b>Series 2017</b>					
Interest - 11/01	\$ 171,138	\$ 171,138	\$ -	\$ 171,138	\$ 167,738
Principal - 11/01	\$ 160,000	\$ 160,000	\$ -	\$ 160,000	\$ 165,000
Interest - 05/01	\$ 167,738	\$ -	\$ 167,738	\$ 167,738	\$ 164,231
<b>Total Expenditures</b>	<b>\$ 498,875</b>	<b>\$ 331,138</b>	<b>\$ 167,738</b>	<b>\$ 498,875</b>	<b>\$ 496,969</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 454,735</b>	<b>\$ 574,046</b>	<b>\$ (102,105)</b>	<b>\$ 471,941</b>	<b>\$ 504,481</b>

Principal - 11/1/2025	\$170,000
Interest - 11/1/2025	\$164,231
<b>Total</b>	<b>\$334,231</b>
Net Assessment	\$503,509
Collection Cost (6%)	\$32,139
<b>Gross Assessment</b>	<b>\$535,648</b>

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	248	\$2,160	\$535,648
	<b>248</b>		<b>\$535,648</b>

**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
05/01/24	\$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
<b>Totals</b>		<b>\$6,970,000</b>	<b>\$5,028,575.00</b>	<b>\$11,998,575.00</b>

**Reunion West**  
**Community Development District**  
**Proposed Budget**  
**FY2025**  
**Debt Service Fund**  
**Series 2019**

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues:</b>					
Special Assessments	\$ 438,505	\$ 394,406	\$ 44,096	\$ 438,502	\$ 438,505
Interest	\$ 13,580	\$ 17,416	\$ 10,500	\$ 27,916	\$ 21,000
Carry Forward Surplus	\$ 207,515	\$ 206,769	\$ -	\$ 206,769	\$ 229,104
<b>Total Revenues</b>	<b>\$ 659,600</b>	<b>\$ 618,591</b>	<b>\$ 54,596</b>	<b>\$ 673,187</b>	<b>\$ 688,609</b>
<b>Expenditures:</b>					
<b>Series 2019</b>					
Interest - 11/01	\$ 150,713	\$ 150,716	\$ -	\$ 150,716	\$ 148,181
Principal - 05/01	\$ 135,000	\$ -	\$ 135,000	\$ 135,000	\$ 140,000
Interest - 05/01	\$ 150,713	\$ -	\$ 150,713	\$ 150,713	\$ 148,181
<b>Total Expenditures</b>	<b>\$ 436,425</b>	<b>\$ 150,716</b>	<b>\$ 285,713</b>	<b>\$ 436,428</b>	<b>\$ 436,363</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (7,655)	\$ -	\$ (7,655)	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ (7,655)</b>	<b>\$ -</b>	<b>\$ (7,655)</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 223,175</b>	<b>\$ 460,220</b>	<b>\$ (231,117)</b>	<b>\$ 229,104</b>	<b>\$ 252,246</b>

Interest - 11/1/2025	<u>\$145,381</u>
<b>Total</b>	<u><u>\$145,381</u></u>
<b>Net Assessment</b>	<b>\$438,505</b>
<b>Collection Cost (6%)</b>	<u>\$27,990</u>
<b>Gross Assessment</b>	<u><u>\$466,495</u></u>

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	174	\$2,160	\$375,817
Townhomes	56	\$1,619	\$90,677
	<b>230</b>		<b>\$466,495</b>

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

**AMORTIZATION SCHEDULE**

Date	Balance	Principal	Interest	Total
05/01/24	\$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
<b>Totals</b>		<b>\$6,720,000</b>	<b>\$4,969,206.25</b>	<b>\$11,689,206.25</b>

**Reunion West**  
**Community Development District**  
**Proposed Budget**  
**FY2025**  
**Debt Service Fund**  
**Series 2022**

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues:</b>					
Special Assessments	\$ 1,071,322	\$ 959,718	\$ 107,299	\$ 1,067,017	\$ 1,071,322
Interest	\$ 19,660	\$ 24,759	\$ 9,500	\$ 34,259	\$ 26,000
Carry Forward Surplus	\$ 289,131	\$ 298,151	\$ -	\$ 298,151	\$ 354,927
<b>Total Revenues</b>	<b>\$ 1,380,113</b>	<b>\$ 1,282,628</b>	<b>\$ 116,799</b>	<b>\$ 1,399,427</b>	<b>\$ 1,452,249</b>
<b>Expenditures:</b>					
<b>Series 2022</b>					
Interest - 11/01	\$ 167,250	\$ 167,250	\$ -	\$ 167,250	\$ 156,600
Principal - 05/01	\$ 710,000	\$ -	\$ 710,000	\$ 710,000	\$ 735,000
Interest - 05/01	\$ 167,250	\$ -	\$ 167,250	\$ 167,250	\$ 156,600
<b>Total Expenditures</b>	<b>\$ 1,044,500</b>	<b>\$ 167,250</b>	<b>\$ 877,250</b>	<b>\$ 1,044,500</b>	<b>\$ 1,048,200</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 335,613</b>	<b>\$ 1,115,378</b>	<b>\$ (760,451)</b>	<b>\$ 354,927</b>	<b>\$ 404,049</b>

Interest - 11/1/2025	<u>\$145,575</u>
<b>Total</b>	<u><u>\$145,575</u></u>
Net Assessment	\$1,071,322
Collection Cost (6%)	<u>\$68,382</u>
<b>Gross Assessment</b>	<u><u>\$1,139,704</u></u>

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	734	\$1,527	\$1,120,620
Golf Course	1	\$19,084	\$19,084
	<b>735</b>		<b>\$1,139,704</b>

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

**AMORTIZATION SCHEDULE**

Date	Balance	Rate	Principal	Interest	Total
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
<b>Totals</b>			<b>\$11,150,000</b>	<b>\$2,313,300.00</b>	<b>\$13,463,300.00</b>