

Reunion West
Community Development District

Proposed Budget
FY2026



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General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	3/31/25	6 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 1,780,771	\$ 1,544,095	\$ 236,680	\$ 1,780,775	\$ 2,052,353
Interest	37,500	15,325	12,000	27,325	24,000
Miscellaneous Income	-	-	-	-	-
Rental Income	5,714	3,880	430	4,310	5,714
Carry Forward Surplus	234,156	258,601	-	258,601	-

Total Revenues	\$ 2,058,141	\$ 1,821,901	\$ 249,110	\$ 2,071,011	\$ 2,082,067
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Expenditures:

Administrative:

Supervisor Fees	\$ 12,000	\$ 3,400	\$ 4,800	\$ 8,200	\$ 12,000
FICA Expense	918	260	367	627	918
Engineering Fees	18,000	16,673	12,000	28,673	30,000
Attorney	45,000	23,748	24,800	48,548	75,000
Arbitrage	2,250	450	1,800	2,250	2,250
Dissemination	10,500	5,250	5,250	10,500	10,815
Annual Audit	5,100	-	5,100	5,100	5,250
Trustee Fees	19,880	3,717	16,163	19,880	21,108
Assessment Administration	7,875	7,875	-	7,875	8,111
Management Fees	52,973	26,487	26,487	52,973	52,973
Information Technology	1,890	945	945	1,890	1,947
Website Maintenance	1,260	630	630	1,260	1,298
Telephone	100	-	25	25	100
Postage	1,500	298	452	750	1,500
Printing & Copies	500	132	118	250	500
Insurance	11,650	11,325	-	11,325	13,241
Legal Advertising	5,000	518	4,482	5,000	5,000
Other Current Charges	600	528	300	828	1,000
Office Supplies	250	8	42	50	100
Property Appraiser Fee	750	479	-	479	750
Dues, Licenses & Subscriptions	175	175	-	175	175

Total Administrative:	\$ 198,171	\$ 102,899	\$ 103,760	\$ 206,659	\$ 244,036
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General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	3/31/25	6 Months	9/30/25	FY2026
<u>Maintenance - Shared Expenses</u>					
Field Services	\$ 34,749	\$ 17,375	\$ 17,375	\$ 34,749	\$ 34,749 ¹
Amenity Management Services	-	-	-	-	4,128
Property Insurance	52,512	48,011	-	48,011	51,891 ²
Telephone	9,331	7,072	7,299	14,371	17,200 ³
Electric	301,000	134,532	139,411	273,942	283,800 ⁴
Streetlights	-	-	-	-	3,324
Water & Sewer	31,988	13,987	15,480	29,467	32,250 ⁵
Gas	36,937	24,293	22,751	47,044	45,150 ⁶
Trash Services	17,200	-	-	-	-
Landscape Maintenance	517,372	268,158	248,484	516,642	580,500 ⁷
Landscape Contingency	21,500	10,673	11,316	21,989	53,750 ⁸
Pond Maintenance	10,750	4,373	4,373	8,746	10,750 ⁹
Irrigation Repairs	15,050	2,688	4,526	7,214	15,050 ¹⁰
Pool & Fountain Maintenance	154,972	82,043	72,421	154,464	156,950 ¹¹
Building Repairs & Maintenance	12,900	9,463	7,921	17,384	21,500 ¹²
Contract Cleaning	62,178	30,336	29,793	60,129	61,030 ¹³
Fitness Center Repairs & Maintenance	5,977	1,389	3,440	4,829	5,977 ¹⁴
Gate & Gatehouse Repairs & Maintenance	32,250	21,058	9,053	30,111	34,400 ¹⁵
Lighting	6,450	5,877	1,509	7,386	8,600 ¹⁶
Maintenance (Inspections)	1,989	3,360	1,514	4,874	4,300 ¹⁷
Operating Supplies	2,107	-	1,054	1,054	2,150 ¹⁸
Parking Violation Tags	215	-	108	108	215 ¹⁹
Pest Control	516	339	984	1,323	1,324
Pressure Washing	21,500	19,544	-	19,544	21,500 ²⁰
Repairs & Maintenance	15,479	5,460	6,639	12,099	15,480 ²¹
Roadways/Sidewalks/Bridge	17,200	6,884	2,150	9,034	17,200 ²²
Security	91,963	36,314	35,969	72,283	91,963 ²³
Signage	6,450	4,552	2,150	6,702	8,600 ²⁴
Hurricane Expenses	-	2,671	-	2,671	4,300 ²⁵
Total Operations & Maintenance:	\$ 1,480,535	\$ 760,452	\$ 645,717	\$ 1,406,169	\$ 1,588,031

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	FY2025	3/31/25	6 Months	9/30/25	FY2026
<i>Reserves</i>					
Transfer Out - R&M Fund	\$ 379,435	\$ 379,435	\$ -	\$ 379,435	\$ 250,000
Total Reserves	\$ 379,435	\$ 379,435	\$ -	\$ 379,435	\$ 250,000
Total Expenditures	\$ 2,058,141	\$ 1,242,786	\$ 749,477	\$ 1,992,263	\$ 2,082,067
Excess Revenues (Expenditures)	\$ (0)	\$ 579,115	\$ (500,367)	\$ 78,748	\$ -

Net Assessment	\$ 2,052,353
Collection Cost (6%)	\$131,001
Gross Assessment	<u>\$2,183,355</u>

Notes:

(1 thru 36) is 43% of the shared costs with the remaining 57% allocated to Reunion East for FY25. For FY26, (1 thru 29) the proposed allocation will be 43% of the shared costs for Reunion West with the remaining 57% allocated to Reunion East.

Shared Costs

Operations & Maintenance Descriptions			FY2025 Budget	FY2025 Projections	Total Proposed 2026 Budget	RE CDD 57%	RW CDD 43%
1	Field Services		\$ 80,812	\$ 80,812	\$ 80,812	\$ 46,063	\$ 34,749
2	Amenity Management Services		-	-	9,600	5,472	4,128
3	Property Insurance		122,120	111,654	120,677	68,786	51,891
4	Telephone		21,700	33,406	40,000	22,800	17,200
5	Electric		700,000	637,212	660,000	376,200	283,800
6	Streetlights		-	-	7,730	4,406	3,324
7	Water & Sewer		74,390	68,536	75,000	42,750	32,250
8	Gas		85,900	95,654	105,000	59,850	45,150
9	Trash Services		40,000	-	-	-	-
10	Landscape Maintenance		1,203,189	1,201,494	1,350,000	769,500	580,500
11	Landscape Contingency		50,000	51,137	125,000	71,250	53,750
12	Pond Maintenance		25,000	20,340	25,000	14,250	10,750
13	Irrigation Repairs		35,000	16,777	35,000	19,950	15,050
14	Pool & Fountain Maintenance		360,400	359,218	365,000	208,050	156,950
15	Building Repairs & Maintenance		30,000	42,671	50,000	28,500	21,500
16	Contract Cleaning		144,600	139,836	141,930	80,900	61,030
17	Fitness Center Repairs & Maintenance		13,900	11,230	13,900	7,923	5,977
18	Gate & Gatehouse Repairs & Maintenance		75,000	70,273	80,000	45,600	34,400
19	Lighting		15,000	17,176	20,000	11,400	8,600
20	Maintenance (Inspections)		4,625	9,568	10,000	5,700	4,300
21	Operating Supplies		4,900	2,450	5,000	2,850	2,150
22	Parking Violation Tags		500	250	500	285	215
23	Pest Control		1,200	3,076	3,080	1,756	1,324
24	Pressure Washing		50,000	45,450	50,000	28,500	21,500
25	Repairs & Maintenance		36,000	28,137	36,000	20,520	15,480
26	Roadways/Sidewalks/Bridge		40,000	21,010	40,000	22,800	17,200
27	Security		213,868	167,644	213,868	121,905	91,963
28	Signage		15,000	15,587	20,000	11,400	8,600
29	Hurricane Expenses		-	6,195	10,000	5,700	4,300
Total			\$ 3,443,104	\$ 3,256,794	\$ 3,693,097	\$ 2,105,065	\$ 1,588,031

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Gross Per Unit Assessment Comparison Chart

Fiscal Year 2026

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%	\$344,467	\$865.49
Single Family	2.00	1581	3162.00	83.56%	\$1,824,463	\$1,153.99
Golf	1.00	25	25.00	0.66%	\$14,425	\$577.00
Total		2004	3784.00	100.00%	\$2,183,355	

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%	\$298,884	\$750.97
Single Family	2.00	1581	3162.00	83.56%	\$1,583,036	\$1,001.29
Golf	1.00	25	25.00	0.66%	\$12,516	\$500.64
Total		2004	3784.00	100.00%	\$1,894,437	

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	15%	\$114.53	\$45,582
Single Family	1581	15%	\$152.71	\$241,427
Golf	25	15%	\$76.35	\$1,909
Total	2004			\$288,918

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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 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 has contracted with AMTEC to calculate the rebate liability and submit a report to the District.

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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 has contracted with DiBartolomeo, McBee, Hartley & Barnes.

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.

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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:

43% of the maintenance costs are allocated to Reunion West and 57% are allocated to Reunion East during Fiscal Year 2025. The District has proposed the split of 43% of the maintenance costs to Reunion West and 57% to Reunion East during Fiscal Year 2026. 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.

Amenity Management Services

Services include management of facility rental including calendars, reservations, collections of fees and deposits, coordination of rental support, and issuing deposit refunds. Staff will distribute marketing materials and meet with prospective renters as needed. Services also include management of electronic mail messaging system with interface on District's website including database, content creation and distribution.

Property Insurance

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

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Telephone

This is for service for phone lines to the pool houses, guard houses, horse stables and the Heritage Crossing Community Center.

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

Kingwood Orlando Reunion
Pool Circuits & Modem
Carriage Point Phone Line 2365
Carriage Point Gate/Access
Heritage Crossing Pool Phone Line 4574
Heritage Crossing Fire Alarm Phone Line 9534
Heritage Crossing Fire Alarm Phone Line 9575
Heritage Crossing Irrigation Phone Line 9758
Heritage Crossing Irrigation Phone Line 9867
Horse Stables Phone Line 9325
Horse Stables Phone Line 9385

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Electric

The District has electrical accounts with Duke Energy and OUC for the recreation facilities 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)
9100 8656 3079	7600 Heritage Crossing Way Pump
9100 8656 3590	7500 Seven Eagles Way Spkl
9100 8656 3847	7693 Heritage Cross. Way Poolhouse

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Account #	Duke Energy Service Address
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
9101 4491 5485	15781 Reunion Village Blvd HSE
9101 7172 0695	7715 Heritage Crossing Way, Clubhouse
9101 7172 3622	1590 Reunion Blvd., Horse Stables
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
9101 7814	
5470	78271 Whitemarsh Way

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

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Streetlights

Represents estimated costs for streetlights.

Water & Sewer

The District has accounts with Toho Water Authority for water and wastewater services to the pools, pool buildings, guardhouses, the Heritage Crossing Community Center 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
2000680-892820	7715 Heritage Crossing Way, Clubhouse
2000680-892560	1590 Reunion Blvd, Horse Stables
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Guardhouse
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 Florida Natural Gas, Gas South Teco Peoples Gas for this service.

Account #	Florida Natural Gas Service Address
38660	7500 Mourning Dove Circle

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

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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

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
Bedding Dressing -Reunion Village 4-5 (Future)		\$1,438
Stables, Pond & Rec Center	\$2,985	\$35,820
Encore Area - Creative North Inc.	\$15,133	\$181,600
Contingency		\$152,259
Total		\$1,350,000

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		
11 Stormwater Pods	\$1,363	\$16,356
1 - Patriots Landing & 11 - Reunion Village		
2 Stormwater Retention Ponds	\$383	\$4,596
Encore Reunion & Grand Traverse		
Contingency		\$4,048
Total		\$25,000

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Irrigation Repairs

Represents the District expense for maintenance of the irrigation system.

Pool & Fountain Maintenance

Scheduled maintenance consists of regular cleaning and treatments of 6 pools, 6 spas, 2 kiddie pools and 3 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		\$4,500
Annual Permit Fees - Fl. Dept. of Health		\$3,550
Contingency - Misc. Repairs		\$74,950
Total		\$365,000

Building Repairs & Maintenance

Represents estimated costs for repairs and maintenance to CDD facilities.

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.

Description	Monthly	Annual
Contract Cleaning Fees		
Homestead, Heritage Crossings, Carriage Point & Terraces	\$3,036	\$36,432
Seven Eagles	\$7,580	\$90,960
Heritage Crossing Community Center	\$867	\$10,404
		\$4,134
Total		\$141,930

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 - Fitness Center/Misc. Repairs		\$6,700
Total		\$13,900

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.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2026

Maintenance (Inspections)

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen maintenance at Seven Eagles, the Horse Stables and the Heritage Crossing Community Center.

Operating Supplies

Represents estimated costs for cleaning/janitorial supplies for Seven Eagles and Heritage Crossing Community Center.

Parking Violation Tags

Represents estimated costs for purchase of parking violation tags.

Pest Control

Represents monthly and quarterly pest services as well as quarterly termite services for the Community Center. District has contracted with United Fire Protection, Inc. for this service.

Description	Monthly	Annual
Pest Control	\$85	\$1,020
Qtrly. Termite Control		\$560
Contingency		\$1,500
Total		\$3,080

Pressure Washing

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

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.

Description	Monthly	Annual
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
Total		\$213,868

Signage

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

Hurricane Expenses

Represents estimated costs for any unforeseen repairs and maintenance that is a result of weather events such as hurricanes and storms.

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2026

Maintenance – Direct Expenses

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion West
Community Development District
Proposed Budget
FY2026
Replacement & Maintenance Fund

	Adopted Budget FY2025	Actual Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues:					
Transfer In	\$ 379,435	\$ 379,435	\$ -	\$ 379,435	\$ 250,000
Interest	36,000	23,082	15,000	38,082	36,000
Total Revenues	\$ 415,435	\$ 402,517	\$ 15,000	\$ 417,517	\$ 286,000
Expenditures:					
Contingency	\$ 600	\$ 276	\$ 360	\$ 636	\$ 720
Capital Outlay	1,074,887	644,917	240,770	885,687	281,380
Total Expenditures	\$ 1,075,487	\$ 645,193	\$ 241,130	\$ 886,323	\$ 282,100
Excess Revenues (Expenditures)	\$ (660,052)	\$ (242,677)	\$ (226,130)	\$ (468,806)	\$ 3,900
Fund Balance - Beginning	\$ 952,568	\$ 939,899	\$ -	\$ 939,899	\$ 471,093
Fund Balance - Ending	\$ 292,516	\$ 697,222	\$ (226,130)	\$ 471,093	\$ 474,993

Reunion West
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2015

	Adopted Budget FY2025	Actual Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Proposed Budget FY2026
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Revenues:

Special Assessments	\$ 326,875	\$ 283,430	\$ 43,444	\$ 326,875	\$ 326,875
Interest	16,000	9,448	8,200	17,648	15,500
Carry Forward Surplus	220,411	223,659	-	223,659	238,319
Total Revenues	\$ 563,286	\$ 516,537	\$ 51,644	\$ 568,181	\$ 580,694

Expenditures:

Series 2015

Interest - 11/01	\$ 72,431	\$ 72,431	\$ -	\$ 72,431	\$ 68,500
Principal - 05/01	185,000	-	185,000	185,000	190,000
Interest - 05/01	72,431	-	72,431	72,431	68,500
Total Expenditures	\$ 329,863	\$ 72,431	\$ 257,431	\$ 329,863	\$ 327,000

Excess Revenues (Expenditures)	\$ 233,424	\$ 444,106	\$ (205,787)	\$ 238,319	\$ 253,694
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Interest - 11/1/2026	<u>\$63,750</u>
Total	<u><u>\$63,750</u></u>
 Net Assessment	 \$326,875
Collection Cost (6%)	<u>\$20,864</u>
Gross Assessment	<u><u>\$347,739</u></u>

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	161	\$2,160	\$347,739
	161		\$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
05/01/25	\$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
Totals		\$2,925,000	\$963,181.25	\$3,888,181.25

Reunion West
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2016

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	3/31/25	6 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$	538,024	\$	466,516	\$	71,508	\$	538,024	\$	538,024
Interest		28,500		16,062		14,400		30,462		28,500
Carry Forward Surplus		526,383		517,714		-		517,714		554,762

Total Revenues	\$	1,092,907	\$	1,000,292	\$	85,908	\$	1,086,200	\$	1,121,286
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Expenditures:

Series 2016

Interest - 11/01	\$	177,688	\$	177,688	\$	-	\$	177,688	\$	173,750
Principal - 11/01		180,000		180,000		-		180,000		185,000
Interest - 05/01		173,750		-		173,750		173,750		169,703

Total Expenditures	\$	531,438	\$	357,688	\$	173,750	\$	531,438	\$	528,453
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Excess Revenues (Expenditures)	\$	561,470	\$	642,604	\$	(87,842)	\$	554,762	\$	592,833
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Principal - 11/1/2026	\$195,000
Interest - 11/1/2026	\$169,703
Total	\$364,703
Net Assessment	\$538,024
Collection Cost (6%)	\$34,342
Gross Assessment	\$572,366

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	265	\$2,160	\$572,366
	265		\$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
11/01/24	\$7,230,000.00	\$180,000	\$177,687.50	\$357,687.50
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
Totals		\$7,230,000	\$4,891,875.00	\$12,121,875.00

Reunion West
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2017

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	3/31/25	6 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 503,509	\$ 436,588	\$ 66,921	\$ 503,509	\$ 503,509
Interest	26,500	14,669	13,800	28,469	26,500
Carry Forward Surplus	477,492	469,512	-	469,512	504,521
Total Revenues	\$ 1,007,501	\$ 920,769	\$ 80,721	\$ 1,001,490	\$ 1,034,530

Expenditures:

Series 2017

Interest - 11/01	\$ 167,738	\$ 167,738	\$ -	\$ 167,738	\$ 164,231
Principal - 11/01	165,000	165,000	-	165,000	170,000
Interest - 05/01	164,231	-	164,231	164,231	160,619
Total Expenditures	\$ 496,969	\$ 332,738	\$ 164,231	\$ 496,969	\$ 494,850
Excess Revenues (Expenditures)	\$ 510,532	\$ 588,032	\$ (83,511)	\$ 504,521	\$ 539,680

Principal - 11/1/2026	\$180,000
Interest - 11/1/2026	\$160,619
Total	\$340,619
 Net Assessment	 \$503,509
Collection Cost (6%)	\$32,139
Gross Assessment	\$535,648

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	248	\$2,160	\$535,648
	248		\$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
05/01/25	\$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
Totals		\$6,805,000	\$4,693,100.00	\$11,498,100.00

Reunion West
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2019

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	3/31/25	6 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$	438,505	\$	380,221	\$	58,281	\$	438,502	\$	438,505
Interest		22,500		12,782		10,800		23,582		21,500
Carry Forward Surplus		235,463		231,311		-		231,311		241,190
Total Revenues	\$	696,468	\$	624,315	\$	69,081	\$	693,395	\$	701,195

Expenditures:

Series 2019

Interest - 11/01	\$	148,181	\$	148,181	\$	-	\$	148,181	\$	145,381
Principal - 05/01		140,000		-		140,000		140,000		145,000
Interest - 05/01		148,181		-		148,181		148,181		145,381
Total Expenditures	\$	436,363	\$	148,181	\$	288,181	\$	436,363	\$	435,763

Other Sources/(Uses)

Transfer In/(Out)	\$	-	\$	(8,243)	\$	(7,600)	\$	(15,843)	\$	(15,000)
Total Other Financing Sources (Uses)	\$	-	\$	(8,243)	\$	(7,600)	\$	(15,843)	\$	(15,000)

Excess Revenues (Expenditures)	\$	260,106	\$	467,890	\$	(226,701)	\$	241,190	\$	250,432
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Interest - 11/1/2026	<u>\$142,481</u>
Total	<u><u>\$142,481</u></u>
 Net Assessment	 \$438,505
Collection Cost (6%)	<u>\$27,990</u>
Gross Assessment	<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
	230		\$466,495

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

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
05/01/25	\$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
Totals		\$6,585,000	\$4,670,312.50	\$11,255,312.50

Reunion West
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2022

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	3/31/25	6 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 1,071,322	\$ 925,202	\$ 141,816	\$ 1,067,017	\$ 1,067,016
Interest	30,500	18,343	12,200	30,543	30,500
Carry Forward Surplus	372,945	383,455	-	383,455	432,816
Total Revenues	\$ 1,474,767	\$ 1,327,000	\$ 154,016	\$ 1,481,016	\$ 1,530,332

Expenditures:

Series 2022

Interest - 11/01	\$ 156,600	\$ 156,600	\$ -	\$ 156,600	\$ 145,575
Principal - 05/01	735,000	-	735,000	735,000	760,000
Interest - 05/01	156,600	-	156,600	156,600	145,575
Total Expenditures	\$ 1,048,200	\$ 156,600	\$ 891,600	\$ 1,048,200	\$ 1,051,150
Excess Revenues (Expenditures)	\$ 426,567	\$ 1,170,400	\$ (737,584)	\$ 432,816	\$ 479,182

Interest - 11/1/2026	<u>\$134,175</u>
Total	<u>\$134,175</u>
 Net Assessment	 \$1,067,016
Collection Cost (6%)	<u>\$68,107</u>
Gross Assessment	<u><u>\$1,135,124</u></u>

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	731	\$1,527	\$1,116,040
Golf Course	1	\$19,084	\$19,084
	732		\$1,135,124

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

AMORTIZATION SCHEDULE

Date	Balance	Rate	Principal	Interest	Total
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
Totals			\$10,440,000	\$1,989,450.00	\$12,429,450.00