

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

***Adopted Budget***  
***FY2026***



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**Reunion West**  
**Community Development District**  
**Adopted Budget**  
**FY2026**  
**General Fund**

|  | Adopted<br>Budget | Actual<br>Thru | Projected<br>Next | Total<br>Projected | Adopted<br>Budget |
|--|-------------------|----------------|-------------------|--------------------|-------------------|
|  | FY2025            | 6/30/25        | 3 Months          | 9/30/25            | FY2026            |

**Revenues:**

|                       |              |              |       |              |              |
|-----------------------|--------------|--------------|-------|--------------|--------------|
| Special Assessments   | \$ 1,780,771 | \$ 1,802,444 | \$ -  | \$ 1,802,444 | \$ 2,052,353 |
| Interest              | 37,500       | 22,746       | 6,600 | 29,346       | 24,000       |
| Miscellaneous Income  | -            | -            | -     | -            | -            |
| Rental Income         | 5,714        | 5,729        | -     | 5,729        | 5,714        |
| Carry Forward Surplus | 234,156      | 258,601      | -     | 258,601      | -            |

|                       |                     |                     |                 |                     |                     |
|-----------------------|---------------------|---------------------|-----------------|---------------------|---------------------|
| <b>Total Revenues</b> | <b>\$ 2,058,141</b> | <b>\$ 2,089,520</b> | <b>\$ 6,600</b> | <b>\$ 2,096,120</b> | <b>\$ 2,082,067</b> |
|-----------------------|---------------------|---------------------|-----------------|---------------------|---------------------|

**Expenditures:**

**Administrative:**

|                                |           |          |          |          |           |
|--------------------------------|-----------|----------|----------|----------|-----------|
| Supervisor Fees                | \$ 12,000 | \$ 5,000 | \$ 2,400 | \$ 7,400 | \$ 12,000 |
| FICA Expense                   | 918       | 383      | 184      | 566      | 918       |
| Engineering Fees               | 18,000    | 21,558   | 6,000    | 27,558   | 30,000    |
| Attorney                       | 45,000    | 34,753   | 30,000   | 64,753   | 75,000    |
| Arbitrage                      | 2,250     | 1,800    | 450      | 2,250    | 2,250     |
| Dissemination                  | 10,500    | 7,875    | 2,625    | 10,500   | 10,815    |
| Annual Audit                   | 5,100     | 5,100    | -        | 5,100    | 5,250     |
| Trustee Fees                   | 19,880    | 16,163   | 3,717    | 19,880   | 21,108    |
| Assessment Administration      | 7,875     | 7,875    | -        | 7,875    | 8,111     |
| Management Fees                | 52,973    | 39,730   | 4,414    | 44,144   | 52,973    |
| Information Technology         | 1,890     | 1,418    | 473      | 1,890    | 1,947     |
| Website Maintenance            | 1,260     | 945      | 315      | 1,260    | 1,298     |
| Telephone                      | 100       | -        | 25       | 25       | 100       |
| Postage                        | 1,500     | 447      | 1,600    | 2,047    | 1,500     |
| Printing & Copies              | 500       | 133      | 500      | 633      | 500       |
| Insurance                      | 11,650    | 11,325   | -        | 11,325   | 13,241    |
| Legal Advertising              | 5,000     | 617      | 4,383    | 5,000    | 5,000     |
| Other Current Charges          | 600       | 803      | 300      | 1,103    | 1,000     |
| Office Supplies                | 250       | 29       | 300      | 329      | 100       |
| Property Appraiser Fee         | 750       | 479      | -        | 479      | 750       |
| Dues, Licenses & Subscriptions | 175       | 175      | -        | 175      | 175       |

|                              |                   |                   |                  |                   |                   |
|------------------------------|-------------------|-------------------|------------------|-------------------|-------------------|
| <b>Total Administrative:</b> | <b>\$ 198,171</b> | <b>\$ 156,606</b> | <b>\$ 57,686</b> | <b>\$ 214,292</b> | <b>\$ 244,036</b> |
|------------------------------|-------------------|-------------------|------------------|-------------------|-------------------|

**Reunion West**  
**Community Development District**  
**Adopted Budget**  
**FY2026**  
**General Fund**

|   | Adopted<br>Budget   | Actual<br>Thru      | Projected<br>Next | Total<br>Projected  | Adopted<br>Budget      |
|---|---------------------|---------------------|-------------------|---------------------|------------------------|
|   | FY2025              | 6/30/25             | 3 Months          | 9/30/25             | FY2026                 |
| <b><u>Maintenance - Shared Expenses</u></b> |                     |                     |                   |                     |                        |
| Field Services                              | \$ 34,749           | \$ 26,062           | \$ 8,687          | \$ 34,749           | \$ 34,749 <sup>1</sup> |
| Amenity Management Services                 | -                   | -                   | -                 | -                   | 4,128 <sup>2</sup>     |
| Property Insurance                          | 52,512              | 48,011              | -                 | 48,011              | 51,891 <sup>3</sup>    |
| Telephone                                   | 9,331               | 10,781              | 3,649             | 14,430              | 17,200 <sup>4</sup>    |
| Electric                                    | 301,000             | 212,121             | 69,705            | 281,826             | 287,124 <sup>5</sup>   |
| Water & Sewer                               | 31,988              | 24,424              | 7,740             | 32,164              | 32,250 <sup>6</sup>    |
| Gas   | 36,937              | 36,796              | 11,376            | 48,172              | 45,150 <sup>7</sup>    |
| Trash Services                              | 17,200              | -                   | -                 | -                   | - <sup>8</sup>         |
| Landscape Maintenance                       | 517,372             | 384,400             | 122,124           | 506,524             | 438,600 <sup>9</sup>   |
| Landscape Contingency                       | 21,500              | 13,311              | 11,316            | 24,627              | 53,750 <sup>10</sup>   |
| Pond Maintenance                            | 10,750              | 6,560               | 2,187             | 8,746               | 10,750 <sup>11</sup>   |
| Irrigation Repairs                          | 15,050              | 5,065               | 2,263             | 7,328               | 15,050 <sup>12</sup>   |
| Pool & Fountain Maintenance                 | 154,972             | 136,387             | 36,211            | 172,598             | 165,550 <sup>13</sup>  |
| Building Repairs & Maintenance              | 12,900              | 16,987              | 7,921             | 24,908              | 21,500 <sup>14</sup>   |
| Contract Cleaning                           | 62,178              | 45,199              | 14,964            | 60,163              | 61,030 <sup>15</sup>   |
| Fitness Center Repairs & Maintenance        | 5,977               | 1,565               | 3,440             | 5,005               | 5,977 <sup>16</sup>    |
| Gate & Gatehouse Repairs & Maintenance      | 32,250              | 21,644              | 4,526             | 26,170              | 34,400 <sup>17</sup>   |
| Amenity/Pool Lights                         | 6,450               | 9,493               | 1,509             | 11,002              | 8,600 <sup>18</sup>    |
| Maintenance (Inspections)                   | 1,989               | 3,874               | 1,015             | 4,889               | 4,300 <sup>19</sup>    |
| Operating Supplies                          | 2,107               | -                   | 1,054             | 1,054               | 2,150 <sup>20</sup>    |
| Parking Violation Tags                      | 215                 | -                   | 108               | 108                 | 215 <sup>21</sup>      |
| Pest Control                                | 516                 | 1,153               | -                 | 1,153               | 1,324 <sup>22</sup>    |
| Pressure Washing                            | 21,500              | 19,544              | -                 | 19,544              | 21,500 <sup>23</sup>   |
| Repairs & Maintenance                       | 15,479              | 7,483               | 6,035             | 13,518              | 15,480 <sup>24</sup>   |
| Roadways/Sidewalks/Bridge                   | 17,200              | 11,478              | 2,150             | 13,628              | 17,200 <sup>25</sup>   |
| Security                                    | 91,963              | 59,118              | 17,985            | 77,103              | 91,963 <sup>26</sup>   |
| Signage                                     | 6,450               | 7,270               | 2,150             | 9,420               | 8,600 <sup>27</sup>    |
| Hurricane Expenses                          | -                   | 2,671               | -                 | 2,671               | 4,300 <sup>28</sup>    |
| <b>Total Operations &amp; Maintenance:</b>  | <b>\$ 1,480,535</b> | <b>\$ 1,111,397</b> | <b>\$ 338,113</b> | <b>\$ 1,449,511</b> | <b>\$ 1,454,731</b>    |

**Reunion West**  
**Community Development District**  
**Adopted Budget**  
**FY2026**  
**General Fund**

|  | Adopted<br>Budget | Actual<br>Thru | Projected<br>Next | Total<br>Projected | Adopted<br>Budget |
|--|-------------------|----------------|-------------------|--------------------|-------------------|
|  | FY2025            | 6/30/25        | 3 Months          | 9/30/25            | FY2026            |

**Reserves**

|                                       |                     |                     |                     |                     |                     |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Transfer Out - R&M Fund               | \$ 379,435          | \$ 379,435          | \$ -                | \$ 379,435          | \$ 383,300          |
| <b>Total Reserves</b>                 | <b>\$ 379,435</b>   | <b>\$ 379,435</b>   | <b>\$ -</b>         | <b>\$ 379,435</b>   | <b>\$ 383,300</b>   |
| <b>Total Expenditures</b>             | <b>\$ 2,058,141</b> | <b>\$ 1,658,291</b> | <b>\$ 401,606</b>   | <b>\$ 2,059,898</b> | <b>\$ 2,082,067</b> |
| <b>Excess Revenues (Expenditures)</b> | <b>\$ (0)</b>       | <b>\$ 431,228</b>   | <b>\$ (395,006)</b> | <b>\$ 36,222</b>    | <b>\$ -</b>         |

|                      |                    |
|----------------------|--------------------|
| 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 adopted allocation will be 43% of the shared costs for Reunion West with the remaining 57% allocated to Reunion East.

**Shared Costs**

|    | Operations & Maintenance<br>Descriptions | FY2025<br>Budget    | FY2025<br>Projections | Total Adopted<br>2026 Budget | RE CDD<br>57%       | RW CDD<br>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              | 31,180                | 40,000                       | 22,800              | 17,200              |
| 5  | Electric                                 | 700,000             | 638,891               | 667,730                      | 380,606             | 287,124             |
| 6  | Water & Sewer                            | 74,390              | 73,019                | 75,000                       | 42,750              | 32,250              |
| 7  | Gas                                      | 85,900              | 100,417               | 105,000                      | 59,850              | 45,150              |
| 8  | Trash Services                           | 40,000              | -                     | -                            | -                   | -                   |
| 9  | Landscape Maintenance                    | 1,203,189           | 1,177,964             | 1,020,000                    | 581,400             | 438,600             |
| 10 | Landscape Contingency                    | 50,000              | 57,271                | 125,000                      | 71,250              | 53,750              |
| 11 | Pond Maintenance                         | 25,000              | 20,340                | 25,000                       | 14,250              | 10,750              |
| 12 | Irrigation Repairs                       | 35,000              | 17,042                | 35,000                       | 19,950              | 15,050              |
| 13 | Pool & Fountain Maintenance              | 360,400             | 400,799               | 385,000                      | 219,450             | 165,550             |
| 14 | Building Repairs & Maintenance           | 30,000              | 58,549                | 50,000                       | 28,500              | 21,500              |
| 15 | Contract Cleaning                        | 144,600             | 130,886               | 141,930                      | 80,900              | 61,030              |
| 16 | Fitness Center Repairs & Maintenance     | 13,900              | 11,640                | 13,900                       | 7,923               | 5,977               |
| 17 | Gate & Gatehouse Repairs & Maintenance   | 75,000              | 60,624                | 80,000                       | 45,600              | 34,400              |
| 18 | Lighting                                 | 15,000              | 25,586                | 20,000                       | 11,400              | 8,600               |
| 19 | Maintenance (Inspections)                | 4,625               | 7,376                 | 10,000                       | 5,700               | 4,300               |
| 20 | Operating Supplies                       | 4,900               | 2,450                 | 5,000                        | 2,850               | 2,150               |
| 21 | Parking Violation Tags                   | 500                 | 250                   | 500                          | 285                 | 215                 |
| 22 | Pest Control                             | 1,200               | -                     | 3,080                        | 1,756               | 1,324               |
| 23 | Pressure Washing                         | 50,000              | 44,350                | 50,000                       | 28,500              | 21,500              |
| 24 | Repairs & Maintenance                    | 36,000              | 30,637                | 36,000                       | 20,520              | 15,480              |
| 25 | Roadways/Sidewalks/Bridge                | 40,000              | 31,694                | 40,000                       | 22,800              | 17,200              |
| 26 | Security                                 | 213,868             | 178,928               | 213,868                      | 121,905             | 91,963              |
| 27 | Signage                                  | 15,000              | 21,907                | 20,000                       | 11,400              | 8,600               |
| 28 | Hurricane Expenses                       | -                   | 6,195                 | 10,000                       | 5,700               | 4,300               |
|    | <b>Total</b>                             | <b>\$ 3,443,104</b> | <b>\$ 3,359,720</b>   | <b>\$ 3,383,097</b>          | <b>\$ 1,928,365</b> | <b>\$ 1,454,731</b> |

# Reunion West

## Community Development District

### Gross Per Unit Assessment Comparison Chart

#### Fiscal Year 2026

| Property Type | EAU  | Units       | Total<br>EAU   | % of<br>EAU    | Total<br>Assessments | Gross<br>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          |
| <b>Total</b>  |      | <b>2004</b> | <b>3784.00</b> | <b>100.00%</b> | <b>\$2,183,355</b>   |                   |

#### Fiscal Year 2025

| Property Type | EAU  | Units       | Total<br>EAU   | % of<br>EAU    | Total<br>Assessments | Gross<br>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          |
| <b>Total</b>  |      | <b>2004</b> | <b>3784.00</b> | <b>100.00%</b> | <b>\$1,894,437</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         | 15%        | \$114.53       | \$45,582         |
| Single Family | 1581        | 15%        | \$152.71       | \$241,427        |
| Golf          | 25          | 15%        | \$76.35        | \$1,909          |
| <b>Total</b>  | <b>2004</b> |            |                | <b>\$288,918</b> |

**Reunion West**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2026

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

**Reunion West**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2026

**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, 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.



**Reunion West**  
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Fiscal Year 2026

**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 adopted 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.

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

General Fund Budget  
Fiscal Year 2026

**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         |
| <b>491122540</b> | <b>700 Tradition Boulevard</b> |
| <b>450054870</b> | <b>700 Tradition Boulevard</b> |

| 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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General Fund Budget  
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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  |

**Reunion West**  
**Community Development District**  
 General Fund Budget  
 Fiscal Year 2026

| 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   |
| <b>9100 8562</b> |   |
| <b>9753</b>      | <b>000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)</b>         |
| <b>9100 8562</b> |   |
| <b>8736</b>      | <b>84401 Golden Bear Drive Fountain</b>   |
| <b>9100 8562</b> |   |
| <b>8976</b>      | <b>700 Tradition Blvd Guardhouse (Westside Gatehouse)</b>                       |
| <b>9100 8562</b> |   |
| <b>9224</b>      | <b>000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)</b> |
| <b>9100 8562</b> |   |
| <b>9480</b>      | <b>7615 Fairfax Rd. Gate</b>  |
| <b>9100 8562</b> |   |
| <b>9993</b>      | <b>7800 Tradition Blvd Irrig Meter B</b>  |
| <b>9100 8568</b> |   |
| <b>0095</b>      | <b>97201 Golden Bear Dr., Monument</b>  |
| <b>9100 8563</b> |   |
| <b>0269</b>      | <b>300 Sinclair Rd Irrig Meter A</b>  |
| <b>9100 8563</b> |   |
| <b>0508</b>      | <b>7800 Tradition Blvd Irrig Meter A</b>  |
| <b>9101 7814</b> |   |
| <b>5470</b>      | <b>78271 Whitemarsh Way</b>   |

| Account #          | OUC Service Address       |
|--------------------|---------------------------|
| 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 2026

#### 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  |
| <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 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       |

**Reunion West**  
**Community Development District**  
 General Fund Budget  
 Fiscal Year 2026

| 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 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                                     | \$49,872 | \$598,459          |
| Reunion Village 1-3                             | \$6,322  | \$75,866           |
| Reunion Village 4-5                             | \$2,969  | \$35,634           |
| Reunion Village 4-5 (Future)                    | \$3,403  | \$40,836           |
| Bedding Plants/Bed Dressing/Palm Trimming       |          | \$220,679          |
| Bedding Dressing - Reunion Village 4-5 (Future) |          | \$1,438            |
| Seven Eagles                                    | \$1,046  | \$12,558           |
| Stables, Pond & Rec Center                      | \$2,556  | \$30,672           |
| Contingency                                     |          | \$3,859            |
| <b>Total</b>                                    |          | <b>\$1,020,000</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                    |         |                 |
| 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         |
| <b>Total</b>                                |         | <b>\$25,000</b> |

**Reunion West**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2026

**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         |
| <b>Total</b>                             |         | <b>\$365,000</b> |

**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 PG Service Group 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          |
| <b>Total</b>   |         | <b>\$141,930</b> |

**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         |
| <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.

**Amenity/Pool Lights**

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 HomeTeam Pest Defense. for this service.

| Description            | Monthly | Annual         |
|------------------------|---------|----------------|
| Pest Control           | \$85    | \$1,020        |
| Qtrly. Termite Control |         | \$560          |
| Contingency            |         | \$1,500        |
| <b>Total</b>           |         | <b>\$3,080</b> |

**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         |
| <b>Total</b>                                    |          | <b>\$213,868</b> |

**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**  
**Adopted Budget**  
**FY2026**  
**Replacement & Maintenance Fund**

|                                       | Adopted<br>Budget<br>FY2025 | Actual<br>Thru<br>6/30/25 | Projected<br>Next<br>3 Months | Total<br>Projected<br>9/30/25 | Adopted<br>Budget<br>FY2026 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|-------------------------------|-----------------------------|
| <b>Revenues:</b>                      |                             |                           |                               |                               |                             |
| Transfer In                           | \$ 379,435                  | \$ 379,435                | \$ -                          | \$ 379,435                    | \$ 383,300                  |
| Interest                              | 36,000                      | 30,951                    | 7,000                         | 37,951                        | 35,000                      |
| <b>Total Revenues</b>                 | <b>\$ 415,435</b>           | <b>\$ 410,386</b>         | <b>\$ 7,000</b>               | <b>\$ 417,386</b>             | <b>\$ 418,300</b>           |
| <b>Expenditures:</b>                  |                             |                           |                               |                               |                             |
| Contingency                           | \$ 600                      | \$ 421                    | \$ 135                        | \$ 556                        | \$ 720                      |
| Capital Outlay                        | 1,074,887                   | 711,460                   | 174,227                       | 885,687                       | 281,380                     |
| <b>Total Expenditures</b>             | <b>\$ 1,075,487</b>         | <b>\$ 711,880</b>         | <b>\$ 174,362</b>             | <b>\$ 886,242</b>             | <b>\$ 282,100</b>           |
| <b>Excess Revenues (Expenditures)</b> | <b>\$ (660,052)</b>         | <b>\$ (301,494)</b>       | <b>\$ (167,362)</b>           | <b>\$ (468,856)</b>           | <b>\$ 136,200</b>           |
| <b>Fund Balance - Beginning</b>       | <b>\$ 952,568</b>           | <b>\$ 939,899</b>         | <b>\$ -</b>                   | <b>\$ 939,899</b>             | <b>\$ 471,043</b>           |
| <b>Fund Balance - Ending</b>          | <b>\$ 292,516</b>           | <b>\$ 638,405</b>         | <b>\$ (167,362)</b>           | <b>\$ 471,043</b>             | <b>\$ 607,243</b>           |

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

|  | Adopted<br>Budget<br>FY2025 | Actual<br>Thru<br>6/30/25 | Projected<br>Next<br>3 Months | Total<br>Projected<br>9/30/25 | Adopted<br>Budget<br>FY2026 |
|--|-----------------------------|---------------------------|-------------------------------|-------------------------------|-----------------------------|
|--|-----------------------------|---------------------------|-------------------------------|-------------------------------|-----------------------------|

**Revenues:**

|                       |                   |                   |                 |                   |                   |
|-----------------------|-------------------|-------------------|-----------------|-------------------|-------------------|
| Special Assessments   | \$ 326,875        | \$ 330,852        | \$ -            | \$ 330,852        | \$ 326,875        |
| Interest              | 16,000            | 14,754            | 3,600           | 18,354            | 15,500            |
| Carry Forward Surplus | 220,411           | 223,659           | -               | 223,659           | 243,002           |
| <b>Total Revenues</b> | <b>\$ 563,286</b> | <b>\$ 569,265</b> | <b>\$ 3,600</b> | <b>\$ 572,865</b> | <b>\$ 585,377</b> |

**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            |
| <b>Total Expenditures</b> | <b>\$ 329,863</b> | <b>\$ 329,863</b> | <b>\$ -</b> | <b>\$ 329,863</b> | <b>\$ 327,000</b> |

|                                       |                   |                   |                 |                   |                   |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|
| <b>Excess Revenues (Expenditures)</b> | <b>\$ 233,424</b> | <b>\$ 239,402</b> | <b>\$ 3,600</b> | <b>\$ 243,002</b> | <b>\$ 258,377</b> |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|

|                         |                         |
|-------------------------|-------------------------|
| Interest - 11/1/2026    | <u>\$63,750</u>         |
| <b>Total</b>            | <u><b>\$63,750</b></u>  |
| <br>Net Assessment      | <br>\$326,875           |
| Collection Cost (6%)    | <u>\$20,864</u>         |
| <b>Gross Assessment</b> | <u><b>\$347,739</b></u> |

| Product Type  | Units      | Per Unit Gross<br>Assessments | Total<br>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                 |
|---------------|----------------|--------------------|---------------------|-----------------------|
| 11/01/25      | \$2,740,000.00 | \$0                | \$68,500.00         | \$68,500.00           |
| 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>\$2,740,000</b> | <b>\$890,750.00</b> | <b>\$3,630,750.00</b> |

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

|  | Adopted<br>Budget | Actual<br>Thru | Projected<br>Next | Total<br>Projected | Adopted<br>Budget |
|--|-------------------|----------------|-------------------|--------------------|-------------------|
|  | FY2025            | 6/30/25        | 3 Months          | 9/30/25            | FY2026            |

**Revenues:**

|                       |           |                  |           |                  |           |              |           |                  |           |                  |
|-----------------------|-----------|------------------|-----------|------------------|-----------|--------------|-----------|------------------|-----------|------------------|
| Special Assessments   | \$        | 538,024          | \$        | 544,570          | \$        | -            | \$        | 544,570          | \$        | 538,024          |
| Interest              |           | 28,500           |           | 25,003           |           | 3,000        |           | 28,003           |           | 28,500           |
| Carry Forward Surplus |           | 526,383          |           | 517,714          |           | -            |           | 517,714          |           | 558,850          |
| <b>Total Revenues</b> | <b>\$</b> | <b>1,092,907</b> | <b>\$</b> | <b>1,087,288</b> | <b>\$</b> | <b>3,000</b> | <b>\$</b> | <b>1,090,288</b> | <b>\$</b> | <b>1,125,374</b> |

**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        |
| <b>Total Expenditures</b>             | <b>\$</b> | <b>531,438</b> | <b>\$</b> | <b>531,438</b> | <b>\$</b> | <b>-</b>     | <b>\$</b> | <b>531,438</b> | <b>\$</b> | <b>528,453</b> |
| <b>Excess Revenues (Expenditures)</b> | <b>\$</b> | <b>561,470</b> | <b>\$</b> | <b>555,850</b> | <b>\$</b> | <b>3,000</b> | <b>\$</b> | <b>558,850</b> | <b>\$</b> | <b>596,921</b> |

|                         |                  |
|-------------------------|------------------|
| Principal - 11/1/2026   | \$195,000        |
| Interest - 11/1/2026    | \$169,703        |
| <b>Total</b>            | <b>\$364,703</b> |
| Net Assessment          | \$538,024        |
| Collection Cost (6%)    | \$34,342         |
| <b>Gross Assessment</b> | <b>\$572,366</b> |

| Product Type  | Units      | Per Unit Gross<br>Assessments | Total<br>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                  |
|---------------|----------------|--------------------|-----------------------|------------------------|
| 11/01/25      | \$7,050,000.00 | \$185,000          | \$173,750.00          | \$358,750.00           |
| 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>\$7,050,000</b> | <b>\$4,540,437.50</b> | <b>\$11,590,437.50</b> |

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

|  | Adopted<br>Budget | Actual<br>Thru | Projected<br>Next | Total<br>Projected | Adopted<br>Budget |
|--|-------------------|----------------|-------------------|--------------------|-------------------|
|  | FY2025            | 6/30/25        | 3 Months          | 9/30/25            | FY2026            |

**Revenues:**

|                       |           |                  |           |                  |           |              |           |                  |           |                  |
|-----------------------|-----------|------------------|-----------|------------------|-----------|--------------|-----------|------------------|-----------|------------------|
| Special Assessments   | \$        | 503,509          | \$        | 509,636          | \$        | -            | \$        | 509,636          | \$        | 503,509          |
| Interest              |           | 26,500           |           | 22,866           |           | 6,300        |           | 29,166           |           | 26,500           |
| Carry Forward Surplus |           | 477,492          |           | 469,512          |           | -            |           | 469,512          |           | 511,345          |
| <b>Total Revenues</b> | <b>\$</b> | <b>1,007,501</b> | <b>\$</b> | <b>1,002,014</b> | <b>\$</b> | <b>6,300</b> | <b>\$</b> | <b>1,008,314</b> | <b>\$</b> | <b>1,041,354</b> |

**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        |
| <b>Total Expenditures</b>             | <b>\$</b> | <b>496,969</b> | <b>\$</b> | <b>496,969</b> | <b>\$</b> | <b>-</b>     | <b>\$</b> | <b>496,969</b> | <b>\$</b> | <b>494,850</b> |
| <b>Excess Revenues (Expenditures)</b> | <b>\$</b> | <b>510,532</b> | <b>\$</b> | <b>505,045</b> | <b>\$</b> | <b>6,300</b> | <b>\$</b> | <b>511,345</b> | <b>\$</b> | <b>546,504</b> |

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

| Product Type  | Units      | Per Unit Gross<br>Assessments | Total<br>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                  |
|---------------|----------------|--------------------|-----------------------|------------------------|
| 11/01/25      | \$6,805,000.00 | \$170,000          | \$164,231.25          | \$334,231.25           |
| 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>\$6,805,000</b> | <b>\$4,528,868.75</b> | <b>\$11,333,868.75</b> |



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

|  | Adopted<br>Budget | Actual<br>Thru | Projected<br>Next | Total<br>Projected | Adopted<br>Budget |
|--|-------------------|----------------|-------------------|--------------------|-------------------|
|  | FY2025            | 6/30/25        | 3 Months          | 9/30/25            | FY2026            |

**Revenues:**

|                       |           |                |           |                |           |              |           |                |           |                |
|-----------------------|-----------|----------------|-----------|----------------|-----------|--------------|-----------|----------------|-----------|----------------|
| Special Assessments   | \$        | 438,505        | \$        | 443,838        | \$        | -            | \$        | 443,838        | \$        | 438,505        |
| Interest              |           | 22,500         |           | 19,888         |           | 5,000        |           | 24,888         |           | 21,500         |
| Carry Forward Surplus |           | 235,463        |           | 231,311        |           | -            |           | 231,311        |           | 248,336        |
| <b>Total Revenues</b> | <b>\$</b> | <b>696,468</b> | <b>\$</b> | <b>695,037</b> | <b>\$</b> | <b>5,000</b> | <b>\$</b> | <b>700,037</b> | <b>\$</b> | <b>708,341</b> |

**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        |
| <b>Total Expenditures</b> | <b>\$</b> | <b>436,363</b> | <b>\$</b> | <b>436,363</b> | <b>\$</b> | <b>-</b> | <b>\$</b> | <b>436,363</b> | <b>\$</b> | <b>435,763</b> |

**Other Sources/(Uses)**

|   |           |          |           |                 |           |          |           |                 |           |                 |
|---|-----------|----------|-----------|-----------------|-----------|----------|-----------|-----------------|-----------|-----------------|
| Transfer In/(Out)                           | \$        | -        | \$        | (15,338)        | \$        | -        | \$        | (15,338)        | \$        | (15,000)        |
| <b>Total Other Financing Sources (Uses)</b> | <b>\$</b> | <b>-</b> | <b>\$</b> | <b>(15,338)</b> | <b>\$</b> | <b>-</b> | <b>\$</b> | <b>(15,338)</b> | <b>\$</b> | <b>(15,000)</b> |

|                                       |           |                |           |                |           |              |           |                |           |                |
|---------------------------------------|-----------|----------------|-----------|----------------|-----------|--------------|-----------|----------------|-----------|----------------|
| <b>Excess Revenues (Expenditures)</b> | <b>\$</b> | <b>260,106</b> | <b>\$</b> | <b>243,336</b> | <b>\$</b> | <b>5,000</b> | <b>\$</b> | <b>248,336</b> | <b>\$</b> | <b>257,579</b> |
|---------------------------------------|-----------|----------------|-----------|----------------|-----------|--------------|-----------|----------------|-----------|----------------|

|                         |                         |
|-------------------------|-------------------------|
| Interest - 11/1/2026    | <u>\$142,481</u>        |
| <b>Total</b>            | <u><b>\$142,481</b></u> |
| <br>Net Assessment      | <br>\$438,505           |
| Collection Cost (6%)    | <u>\$27,990</u>         |
| <b>Gross Assessment</b> | <u><b>\$466,495</b></u> |

| Product Type  | Units      | Per Unit Gross<br>Assessments | Total<br>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                  |
|---------------|----------------|--------------------|-----------------------|------------------------|
| 11/01/25      | \$6,445,000.00 | \$0                | \$145,381.25          | \$145,381.25           |
| 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>\$6,445,000</b> | <b>\$4,522,131.25</b> | <b>\$10,967,131.25</b> |

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

|  | Adopted<br>Budget | Actual<br>Thru | Projected<br>Next | Total<br>Projected | Adopted<br>Budget |
|--|-------------------|----------------|-------------------|--------------------|-------------------|
|  | FY2025            | 6/30/25        | 3 Months          | 9/30/25            | FY2026            |

**Revenues:**

|                       |              |              |       |              |              |
|-----------------------|--------------|--------------|-------|--------------|--------------|
| Special Assessments   | \$ 1,071,322 | \$ 1,080,001 | \$ -  | \$ 1,080,001 | \$ 1,067,016 |
| Interest              | 30,500       | 29,849       | 5,550 | 35,399       | 30,500       |
| Carry Forward Surplus | 372,945      | 383,455      | -     | 383,455      | 450,655      |

|                       |                     |                     |                 |                     |                     |
|-----------------------|---------------------|---------------------|-----------------|---------------------|---------------------|
| <b>Total Revenues</b> | <b>\$ 1,474,767</b> | <b>\$ 1,493,305</b> | <b>\$ 5,550</b> | <b>\$ 1,498,855</b> | <b>\$ 1,548,171</b> |
|-----------------------|---------------------|---------------------|-----------------|---------------------|---------------------|

**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    |

|                           |                     |                     |             |                     |                     |
|---------------------------|---------------------|---------------------|-------------|---------------------|---------------------|
| <b>Total Expenditures</b> | <b>\$ 1,048,200</b> | <b>\$ 1,048,200</b> | <b>\$ -</b> | <b>\$ 1,048,200</b> | <b>\$ 1,051,150</b> |
|---------------------------|---------------------|---------------------|-------------|---------------------|---------------------|

|                                       |                   |                   |                 |                   |                   |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|
| <b>Excess Revenues (Expenditures)</b> | <b>\$ 426,567</b> | <b>\$ 445,105</b> | <b>\$ 5,550</b> | <b>\$ 450,655</b> | <b>\$ 497,021</b> |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|

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

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

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

**AMORTIZATION SCHEDULE**

| Date          | Balance        | Rate   | Principal          | Interest              | Total                  |
|---------------|----------------|--------|--------------------|-----------------------|------------------------|
| 11/01/25      | \$9,705,000.00 | 3.000% | \$0                | \$145,575.00          | \$145,575.00           |
| 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>\$9,705,000</b> | <b>\$1,832,850.00</b> | <b>\$11,537,850.00</b> |