Reunion West

Community Development District

Proposed Budget

FY2027

Table of Contents

Reunion West

Community Development District

Proposed Budget

FY2027

General Fund

		Adopted Budget FY2026		Actual Thru 3/31/26		Projected Next 6 Months		Total Projected 9/30/26		Proposed Budget FY2027
Revenues:										
Special Assessments	$	2,052,354	$	1,796,716	$	255,631	$	2,052,347	$	2,134,448
Interest		24,000		16,676		14,000		30,676		24,000
Rental Income		5,714		6,547		3,655		10,202		5,714
Total Revenues	**$**	**2,082,067**	**$**	**1,819,939**	**$**	**273,286**	**$**	**2,093,225**	**$**	**2,164,162**
Expenditures:										
Administrative:										
Supervisor Fees	$	12,000	$	6,600	$	4,800	$	11,400	$	12,000
FICA Expense		918		505		367		872		918
Engineering Fees		30,000		12,201		12,000		24,201		30,000
Attorney		75,000		146,097		21,000		167,097		75,000
Arbitrage		2,250		450		1,800		2,250		2,250
Dissemination		10,815		5,408		5,408		10,815		11,139
Annual Audit		5,250		-		5,250		5,250		5,250
Trustee Fees		21,108		4,095		17,190		21,285		21,285
Assessment Administration		8,111		8,111		-		8,111		8,354
Management Fees		52,973		26,487		26,487		52,973		54,562
Information Technology		1,947		974		974		1,947		2,005
Website Maintenance		1,298		649		649		1,298		1,337
Telephone		100		-		25		25		100
Postage		1,500		181		181		362		1,500
Printing & Copies		500		2		98		100		500
Insurance		13,241		12,005		-		12,005		13,206
Legal Advertising		5,000		2,069		1,432		3,500		5,000
Other Current Charges		1,000		995		600		1,595		1,200
Office Supplies		100		2		48		50		100
Property Appraiser Fee		750		1,313		-		1,313		1,350
Dues, Licenses & Subscriptions		175		175		-		175		175
Total Administrative:	**$**	**244,036**	**$**	**228,317**	**$**	**98,307**	**$**	**326,624**	**$**	**247,232**

Reunion West

Community Development District

Proposed Budget

FY2027

General Fund

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027	
Maintenance - Shared Expenses						
Field Services	$ 34,749	$ 17,375	$ 17,375	$ 34,749	$ 35,792	1
Amenity Management Services	4,128	-	4,128	4,128	4,252	2
Property Insurance	51,891	47,703	-	47,703	51,891	3
Telephone	17,200	7,601	8,262	15,863	18,275	4
Electric	287,124	145,667	147,105	292,772	301,000	5
Water & Sewer	32,250	16,819	16,861	33,679	34,723	6
Gas	45,150	29,216	14,409	43,625	45,150	7
Landscape Maintenance	438,600	252,163	181,382	433,545	465,965	8
Landscape Contingency	53,750	10,608	43,142	53,750	32,250	9
Bed Dressing	-	-	-	-	60,644	10
Bedding Plants	-	-	-	-	26,622	11
Palm Trimming	-	-	-	-	38,405	12
Pond Maintenance	10,750	3,919	4,669	8,588	10,750	13
Irrigation Repairs	15,050	5,271	6,045	11,316	15,050	14
Pool & Fountain Maintenance	165,550	70,843	70,837	141,680	165,550	15
Building Repairs & Maintenance	21,500	18,452	4,300	22,752	23,650	16
Contract Cleaning	61,030	34,253	37,033	71,286	77,400	17
Fitness Center Repairs & Maintenance	5,977	2,820	839	3,659	5,977	18
Gate & Gatehouse Repairs & Maintenance	34,400	11,048	14,932	25,980	34,400	19
Amenity/Pool Lights	8,600	11,097	7,544	18,640	19,350	20
Maintenance (Inspections)	4,300	1,535	1,905	3,440	4,300	21
Operating Supplies	2,150	-	1,075	1,075	2,150	22
Parking Violation Tags	215	-	108	108	215	23
Pest Control	1,324	683	386	1,069	1,324	24
Pressure Washing	21,500	17,759	3,741	21,500	21,500	25
Repairs & Maintenance	15,480	1,162	3,682	4,844	8,600	26
Roadways/Sidewalks/Bridge	17,200	1,963	6,637	8,600	49,450	27
Security	91,963	39,442	39,442	78,884	91,963	28
Signage	8,600	4,236	4,364	8,600	8,600	29
Contingency	4,300	-	2,150	2,150	4,300	30
Total Operations & Maintenance:	**$ 1,454,732**	**$ 751,634**	**$ 642,351**	**$ 1,393,985**	**$ 1,659,497**	

Reunion West

Community Development District

Proposed Budget

FY2027

General Fund

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Reserves					
Transfer Out - R&M Fund	$ 383,300	$ 383,300	$ -	$ 383,300	$ 257,433
Total Reserves	**$ 383,300**	**$ 383,300**	**$ -**	**$ 383,300**	**$ 257,433**
Total Expenditures	**$ 2,082,068**	**$ 1,363,250**	**$ 740,658**	**$ 2,103,909**	**$ 2,164,162**
Excess Revenues (Expenditures)	$ (0)	$ 456,688	$ (467,373)	$ (10,684)	$ -

Net Assessment	$ 2,134,448
Collection Cost (6%)	$136,241
Gross Assessment	$2,270,690

Notes:

(1 thru 28) is 43% of the shared costs with the remaining 57% allocated to Reunion East for FY26. For FY27, (1 thru 30) 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	FY2026 Budget	FY2026 Projections	Total Proposed 2027 Budget	RE CDD 57%	RW CDD 43%
1	Field Services	$ 80,812	$ 80,812	$ 83,236	$ 47,445	$ 35,792
2	Amenity Management Services	9,600	9,600	9,888	5,636	4,252
3	Property Insurance	120,677	110,442	120,677	68,786	51,891
4	Telephone	40,000	36,709	42,500	24,225	18,275
5	Electric	667,730	681,003	700,000	399,000	301,000
6	Water & Sewer	75,000	78,324	80,750	46,028	34,723
7	Gas	105,000	100,917	105,000	59,850	45,150
8	Landscape Maintenance	1,020,000	1,019,999	1,083,639	617,674	465,965
9	Landscape Contingency	125,000	125,000	75,000	42,750	32,250
10	Bed Dressing	-	-	141,032	80,388	60,644
11	Bedding Plants	-	-	61,911	35,289	26,622
12	Palm Trimming	-	-	89,314	50,909	38,405
13	Pond Maintenance	25,000	19,972	25,000	14,250	10,750
14	Irrigation Repairs	35,000	26,316	35,000	19,950	15,050
15	Pool & Fountain Maintenance	385,000	329,489	385,000	219,450	165,550
16	Building Repairs & Maintenance	50,000	53,103	55,000	31,350	23,650
17	Contract Cleaning	141,930	165,781	180,000	102,600	77,400
18	Fitness Center Repairs & Maintenance	13,900	8,509	13,900	7,923	5,977
19	Gate & Gatehouse Repairs & Maintenance	80,000	59,999	80,000	45,600	34,400
20	Lighting	20,000	43,578	45,000	25,650	19,350
21	Maintenance (Inspections)	10,000	8,000	10,000	5,700	4,300
22	Operating Supplies	5,000	2,500	5,000	2,850	2,150
23	Parking Violation Tags	500	250	500	285	215
24	Pest Control	3,080	2,424	3,080	1,756	1,324
25	Pressure Washing	50,000	50,000	50,000	28,500	21,500
26	Repairs & Maintenance	36,000	14,844	20,000	11,400	8,600
27	Roadways/Sidewalks/Bridge	40,000	20,000	115,000	65,550	49,450
28	Security	213,868	183,451	213,868	121,905	91,963
29	Signage	20,000	20,000	20,000	11,400	8,600
30	Contingency	10,000	5,000	10,000	5,700	4,300
	Total	**$ 3,383,097**	**$ 3,256,023**	**$ 3,859,295**	**$ 2,199,798**	**$ 1,659,497**

Reunion West

Community Development District

Gross Per Unit Assessment Comparison Chart

Fiscal Year 2027

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%	$358,246	$900.11
Single Family	2.00	1581	3162.00	83.56%	$1,897,442	$1,200.15
Golf	1.00	25	25.00	0.66%	$15,002	$600.08
Total		**2004**	**3784.00**	**100.00%**	**$2,270,690**	

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	$865.50
Single Family	2.00	1581	3162.00	83.56%	$1,824,464	$1,153.99
Golf	1.00	25	25.00	0.66%	$14,425	$577.00
Total		**2004**	**3784.00**	**100.00%**	**$2,183,356**	

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	4%	$34.62	$13,779
Single Family	1581	4%	$46.16	$72,978
Golf	25	4%	$23.08	$577
Total	2004			$87,334

Reunion West

Community Development District

General Fund Budget

Fiscal Year 2027

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.

Reunion West

Community Development District

General Fund Budget

Fiscal Year 2027

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.

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 2026. The District has proposed the split of 43% of the maintenance costs to Reunion West and 57% to Reunion East during Fiscal Year 2027. 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 2027

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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2027

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
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

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2027

Account #	Duke Energy Service Address
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
9101 7768 7166	0000 Osceola Polk Line Road
9101 7768 7273	000 Reunion Village Blvd., Lite Reunion Village Subdivision
9101 8484 2394	78271 Poplin Street
9101 9002 4397	78051 Poplin Street
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**

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2027

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

Reunion West

Community Development District

General Fund Budget

Fiscal Year 2027

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 Mourning 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, applying fertilizer and pest and disease control and chemicals.

Description	Monthly	Annual
Landscape Contract		
Reunion East	$57,138	$685,659
Reunion West	$33,165	$397,980
Total		**$1,083,639**

Landscape Contingency

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

Bed Dressing

The District currently has a contract with Yellowstone Landscape for the annual mulch added to all plant beds in common areas maintained by the District.

Description	Monthly	Annual
Bed Dressing		
Reunion East	$8,144	$97,723
Reunion West	$3,609	$43,309
Total		**$141,032**

Bedding Plants

The District currently has a contract with Yellowstone Landscape for the quarterly installation of plants in common areas maintained by the District.

Description	Monthly	Annual
Bedding Plants		
Reunion East	$5,159	$61,911
Total		**$61,911**

Reunion West
Community Development District
General Fund Budget
Fiscal Year 2027

Palm Trimming
The District currently has a contract with Yellowstone Landscape for the quarterly trimming of palm trees in common areas maintained by the District.

Description	Monthly	Annual
Palm Trimming		
Reunion East	$5,593	$67,115
Reunion West	$1,850	$22,199
Total		**$89,314**

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 Ponds	$1,404	$16,848
1 - Patriots Landing & 11 - Reunion Village		
2 Stormwater Retention Ponds	$394	$4,728
Encore Reunion & Grand Traverse		
Contingency		$3,424
Total		**$25,000**

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	$9,100	$109,200
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		$87,750
Total		**$385,000**

Building Repairs & Maintenance
Represents estimated costs for repairs and maintenance to CDD facilities.

Reunion West

Community Development District

General Fund Budget

Fiscal Year 2027

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	$3,795	$45,540
Seven Eagles	$9,475	$113,700
Heritage Crossing Community Center	$1,084	$13,005
Contingency		$7,755
Total		**$180,000**

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	$618	$7,416
Contingency - Fitness Center/Misc. Repairs		$6,484
Total		**$13,900**

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.

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
Total		**$3,080**

Reunion West

Community Development District

General Fund Budget

Fiscal Year 2027

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	$1,428	$17,136
Contingency		$8,624
Total		**$213,868**

Signage

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

Contingency

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

Maintenance – Direct Expenses

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion West

Community Development District

Proposed Budget

FY2027

Replacement & Maintenance Fund

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Transfer In	$ 383,300	$ 383,300	$ -	$ 383,300	$ 257,433
Interest	35,000	15,568	13,500	29,068	20,000
Total Revenues	**$ 418,300**	**$ 398,868**	**$ 13,500**	**$ 412,368**	**$ 277,433**
Expenditures:					
Contingency	$ 720	$ 215	$ 301	$ 516	$ 720
Capital Outlay	281,380	93,847	316,342	410,188	245,972
Total Expenditures	**$ 282,100**	**$ 94,062**	**$ 316,643**	**$ 410,704**	**$ 246,692**
Excess Revenues (Expenditures)	$ 136,200	$ 304,806	$ (303,143)	$ 1,663	$ 30,741
Fund Balance - Beginning	$ 471,043	$ 617,302	$ -	$ 617,302	$ 618,965
Fund Balance - Ending	$ 607,243	$ 922,107	$ (303,143)	$ 618,965	$ 649,706

Reunion West

Community Development District

Proposed Budget

FY2027

Debt Service Fund

Series 2015

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	$ 326,875	$ 286,161	$ 40,714	$ 326,875	$ 326,875
Interest	15,500	8,122	6,075	14,197	8,000
Carry Forward Surplus	243,002	246,421	-	246,421	260,493
Total Revenues	**$ 585,377**	**$ 540,704**	**$ 46,789**	**$ 587,493**	**$ 595,368**
Expenditures:					
Series 2015					
Interest - 11/01	$ 68,500	$ 68,500	$ -	$ 68,500	$ 63,750
Principal - 05/01	190,000	-	190,000	190,000	200,000
Interest - 05/01	68,500	-	68,500	68,500	63,750
Total Expenditures	**$ 327,000**	**$ 68,500**	**$ 258,500**	**$ 327,000**	**$ 327,500**
Excess Revenues (Expenditures)	$ 258,377	$ 472,204	$ (211,711)	$ 260,493	$ 267,868

Interest - 11/1/2027	**$58,750**
Total	**$58,750**
Net Assessment	**$326,875**
Collection Cost (6%)	**$20,864**
Gross Assessment	**$347,739**

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
05/01/26	$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		**$2,740,000**	**$822,250.00**	**$3,562,250.00**

Reunion West

Community Development District

Proposed Budget

FY2027

Debt Service Fund

Series 2016

	Adopted Budget FY2026		Actual Thru 3/31/26		Projected Next 6 Months		Total Projected 9/30/26		Proposed Budget FY2027
Revenues:									
Special Assessments	$	538,024	$	471,010	$	67,014	$	538,024	$	538,024
Interest		28,500		13,999		12,250		26,249		20,000
Carry Forward Surplus		558,850		555,261		-		555,261		591,081
Total Revenues	**$**	**1,125,374**	**$**	**1,040,270**	**$**	**79,264**	**$**	**1,119,534**	**$**	**1,149,105**
Expenditures:										
Series 2016										
Interest - 11/01	$	173,750	$	173,750	$	-	$	173,750	$	169,703
Principal - 11/01		185,000		185,000		-		185,000		195,000
Interest - 05/01		169,703		-		169,703		169,703		165,438
Total Expenditures	**$**	**528,453**	**$**	**358,750**	**$**	**169,703**	**$**	**528,453**	**$**	**530,141**
Excess Revenues (Expenditures)	$	596,921	$	681,520	$	(90,439)	$	591,081	$	618,964

Principal - 11/1/2027	**$205,000**
Interest - 11/1/2027	**$165,438**
Total	**$370,438**
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
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		**$6,865,000**	**$4,366,687.50**	**$11,231,687.50**

Reunion West

Community Development District

Proposed Budget

FY2027

Debt Service Fund

Series 2017

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	$ 503,509	$ 440,794	$ 62,715	$ 503,509	$ 503,509
Interest	26,500	12,790	11,700	24,490	18,000
Carry Forward Surplus	511,345	50,446	-	50,446	83,596
Total Revenues	**$ 1,041,354**	**$ 504,031**	**$ 74,415**	**$ 578,446**	**$ 605,105**
Expenditures:					
Series 2017					
Interest - 11/01	$ 164,231	$ 164,231	$ -	$ 164,231	$ 160,619
Principal - 11/01	170,000	170,000	-	170,000	180,000
Interest - 05/01	160,619	-	160,619	160,619	156,794
Total Expenditures	**$ 494,850**	**$ 334,231**	**$ 160,619**	**$ 494,850**	**$ 497,413**
Excess Revenues (Expenditures)	$ 546,504	$ 169,800	$ (86,204)	$ 83,596	$ 107,692

Principal - 11/1/2027	**$185,000**
Interest - 11/1/2027	**$156,794**
Total	**$341,794**
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
05/01/26	$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		**$6,635,000**	**$4,364,637.50**	**$10,999,637.50**

Reunion West

Community Development District

Proposed Budget

FY2027

Debt Service Fund

Series 2019

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	$ 438,505	$ 383,884	$ 54,618	$ 438,502	$ 438,505
Interest	21,500	10,807	8,000	18,807	12,000
Carry Forward Surplus	248,336	253,621	-	253,621	263,605
Total Revenues	**$ 708,341**	**$ 648,312**	**$ 62,618**	**$ 710,930**	**$ 714,110**
Expenditures:					
Series 2019					
Interest - 11/01	$ 145,381	$ 145,381	$ -	$ 145,381	$ 142,481
Principal - 05/01	145,000	-	145,000	145,000	150,000
Interest - 05/01	145,381	-	145,381	145,381	142,481
Total Expenditures	**$ 435,763**	**$ 145,381**	**$ 290,381**	**$ 435,763**	**$ 434,963**
Other Sources/(Uses)					
Transfer In/(Out)	$ (15,000)	$ (6,563)	$ (5,000)	$ (11,563)	$ (10,000)
Total Other Financing Sources (Uses)	**$ (15,000)**	**$ (6,563)**	**$ (5,000)**	**$ (11,563)**	**$ (10,000)**
Excess Revenues (Expenditures)	$ 257,579	$ 496,368	$ (232,763)	$ 263,605	$ 269,147

Interest - 11/1/2027	**$139,481**
Total	**$139,481**
Net Assessment	**$438,505**
Collection Cost (6%)	**$27,990**
Gross Assessment	**$466,495**

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
05/01/26	$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		**$6,445,000**	**$4,376,750.00**	**$10,821,750.00**

Reunion West

Community Development District

Proposed Budget

FY2027

Debt Service Fund

Series 2022

		Adopted Budget FY2026		Actual Thru 3/31/26		Projected Next 6 Months		Total Projected 9/30/26		Proposed Budget FY2027
Revenues:										
Special Assessments	$	1,067,016	$	934,115	$	132,903	$	1,067,017	$	1,067,016
Interest		30,500		16,255		12,600		28,855		22,000
Carry Forward Surplus		450,655		459,104		-		459,104		503,826
Total Revenues	**$**	**1,548,171**	**$**	**1,409,473**	**$**	**145,503**	**$**	**1,554,976**	**$**	**1,592,842**
Expenditures:										
Series 2022										
Interest - 11/01	$	145,575	$	145,575	$	-	$	145,575	$	134,175
Principal - 05/01		760,000		-		760,000		760,000		780,000
Interest - 05/01		145,575		-		145,575		145,575		134,175
Total Expenditures	**$**	**1,051,150**	**$**	**145,575**	**$**	**905,575**	**$**	**1,051,150**	**$**	**1,048,350**
Excess Revenues (Expenditures)	$	497,021	$	1,263,898	$	(760,072)	$	503,826	$	544,492

Interest - 11/1/2027	**$122,475**
Total	**$122,475**
Net Assessment	**$1,067,016**
Collection Cost (6%)	**$68,107**
Gross Assessment	**$1,135,124**

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
05/01/26	$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			**$9,705,000**	**$1,687,275.00**	**$11,392,275.00**