

Reunion West
Community Development District

Adopted Budget
FY2027



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	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2026	6/30/26	3 Months	9/30/26	FY2027

Revenues:

Special Assessments	\$ 2,052,354	\$ 2,074,297	\$ 149	\$ 2,074,446	\$ 2,134,448
Interest	24,000	28,146	9,750	37,896	31,000
Rental Income	5,714	12,395	2,320	14,715	15,450

Total Revenues	\$ 2,082,067	\$ 2,114,838	\$ 12,220	\$ 2,127,057	\$ 2,180,898
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Expenditures:

Administrative:

Supervisor Fees	\$ 12,000	\$ 8,600	\$ 2,200	\$ 10,800	\$ 12,000
FICA Expense	918	658	168	826	918
Engineering Fees	30,000	16,205	3,750	19,955	30,000
Attorney	75,000	159,340	31,000	190,340	75,000
Arbitrage	2,250	900	1,350	2,250	2,250
Dissemination	10,815	8,111	2,804	10,915	11,139
Annual Audit	5,250	5,250	-	5,250	5,250
Trustee Fees	21,108	17,078	4,095	21,173	21,285
Assessment Administration	8,111	8,111	-	8,111	8,354
Management Fees	52,973	39,730	13,243	52,973	54,562
Information Technology	1,947	1,460	487	1,947	2,005
Website Maintenance	1,298	974	325	1,298	1,337
Telephone	100	-	10	10	25
Postage	1,500	254	1,575	1,829	1,800
Printing & Copies	500	2	323	325	500
Insurance	13,241	12,005	-	12,005	13,206
Legal Advertising	5,000	2,287	2,713	5,000	5,000
Other Current Charges	1,000	1,307	577	1,884	1,800
Office Supplies	100	3	280	283	300
Property Appraiser Fee	750	1,313	-	1,313	1,350
Dues, Licenses & Subscriptions	175	175	-	175	175

Total Administrative:	\$ 244,036	\$ 283,763	\$ 64,899	\$ 348,662	\$ 248,257
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General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2026	6/30/26	3 Months	9/30/26	FY2027
<u>Maintenance - Shared Expenses</u>					
Field Services	\$ 34,749	\$ 26,062	\$ 8,688	\$ 34,750	\$ 34,959 ¹
Amenity Management Services	4,128	-	4,128	4,128	4,153 ²
Property Insurance	51,891	47,703	-	47,703	50,684 ³
Telephone	17,200	10,814	4,131	14,945	17,850 ⁴
Electric	287,124	218,725	73,553	292,278	294,000 ⁵
Water & Sewer	32,250	24,325	8,430	32,755	33,915 ⁶
Gas	45,150	42,074	2,904	44,979	44,100 ⁷
Landscape Maintenance	438,600	425,386	126,006	551,392	455,128 ⁸
Landscape Contingency	53,750	13,466	18,860	32,325	31,500 ⁹
Bed Dressing	-	-	-	-	59,233 ¹⁰
Bedding Plants	-	-	-	-	26,003 ¹¹
Palm Trimming	-	-	-	-	37,512 ¹²
Pond Maintenance	10,750	6,757	2,252	9,009	10,500 ¹³
Irrigation Repairs	15,050	8,341	6,045	14,386	14,700 ¹⁴
Pool & Fountain Maintenance	165,550	110,802	35,418	146,220	161,700 ¹⁵
Building Repairs & Maintenance	21,500	28,491	2,599	31,090	23,100 ¹⁶
Contract Cleaning	61,030	52,769	18,516	71,286	75,600 ¹⁷
Fitness Center Repairs & Maintenance	5,977	3,912	419	4,331	5,838 ¹⁸
Gate & Gatehouse Repairs & Maintenance	34,400	18,713	5,658	24,371	33,600 ¹⁹
Amenity/Pool Lights	8,600	12,989	140	13,129	18,900 ²⁰
Maintenance (Inspections)	4,300	1,699	1,905	3,603	4,200 ²¹
Operating Supplies	2,150	-	1,075	1,075	2,100 ²²
Parking Violation Tags	215	440	-	440	210 ²³
Pest Control	1,324	852	193	1,046	1,294 ²⁴
Pressure Washing	21,500	18,060	688	18,748	21,000 ²⁵
Repairs & Maintenance	15,480	2,471	1,886	4,357	8,400 ²⁶
Roadways/Sidewalks/Bridge	17,200	16,041	6,637	22,678	48,300 ²⁷
Security	91,963	63,094	19,721	82,815	89,825 ²⁸
Signage	8,600	6,112	2,150	8,262	8,400 ²⁹
Contingency	4,300	-	2,150	2,150	17,308 ³⁰
Total Operations & Maintenance:	\$ 1,454,732	\$ 1,160,100	\$ 354,152	\$ 1,514,252	\$ 1,634,012

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<u>Reserves</u>					
Transfer Out - R&M Fund	\$ 383,300	\$ 383,300	\$ -	\$ 383,300	\$ 298,629
Total Reserves	\$ 383,300	\$ 383,300	\$ -	\$ 383,300	\$ 298,629
Total Expenditures	\$ 2,082,068	\$ 1,827,162	\$ 419,052	\$ 2,246,214	\$ 2,180,898
Excess Revenues (Expenditures)	\$ (0)	\$ 287,675	\$ (406,832)	\$ (119,157)	\$ -

Net Assessment	\$ 2,134,448
Collection Cost (6%)	\$136,241
Gross Assessment	<u>\$2,270,690</u>

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 adopted allocation will be 42% of the shared costs for Reunion West with the remaining 58% allocated to Reunion East.

Shared Costs

Operations & Maintenance Descriptions			FY2026 Budget	FY2026 Projections	Total Adopted 2027 Budget	RE CDD 58%	RW CDD 42%
1	Field Services		\$ 80,812	\$ 80,813	\$ 83,236	\$ 48,277	\$ 34,959
2	Amenity Management Services		9,600	9,600	9,888	5,735	4,153
3	Property Insurance		120,677	110,442	120,677	69,993	50,684
4	Telephone		40,000	34,584	42,500	24,650	17,850
5	Electric		667,730	679,938	700,000	406,000	294,000
6	Water & Sewer		75,000	76,167	80,750	46,835	33,915
7	Gas		105,000	104,066	105,000	60,900	44,100
8	Landscape Maintenance		1,020,000	1,294,062	1,083,639	628,511	455,128
9	Landscape Contingency		125,000	76,726	75,000	43,500	31,500
10	Bed Dressing		-	-	141,032	81,799	59,233
11	Bedding Plants		-	-	61,911	35,908	26,003
12	Palm Trimming		-	-	89,314	51,802	37,512
13	Pond Maintenance		25,000	20,952	25,000	14,500	10,500
14	Irrigation Repairs		35,000	31,906	35,000	20,300	14,700
15	Pool & Fountain Maintenance		385,000	340,047	385,000	223,300	161,700
16	Building Repairs & Maintenance		50,000	72,492	55,000	31,900	23,100
17	Contract Cleaning		141,930	165,781	180,000	104,400	75,600
18	Fitness Center Repairs & Maintenance		13,900	10,072	13,900	8,062	5,838
19	Gate & Gatehouse Repairs & Maintenance		80,000	56,259	80,000	46,400	33,600
20	Lighting		20,000	30,761	45,000	26,100	18,900
21	Maintenance (Inspections)		10,000	8,380	10,000	5,800	4,200
22	Operating Supplies		5,000	2,500	5,000	2,900	2,100
23	Parking Violation Tags		500	1,468	500	290	210
24	Pest Control		3,080	2,400	3,080	1,786	1,294
25	Pressure Washing		50,000	43,600	50,000	29,000	21,000
26	Repairs & Maintenance		36,000	10,133	20,000	11,600	8,400
27	Roadways/Sidewalks/Bridge		40,000	52,739	115,000	66,700	48,300
28	Security		213,868	192,593	213,868	124,043	89,825
29	Signage		20,000	19,214	20,000	11,600	8,400
30	Contingency		10,000	5,000	41,210	23,902	17,308
Total			\$ 3,383,097	\$ 3,532,695	\$ 3,890,505	\$ 2,256,493	\$ 1,634,012

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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	\$72,979
Golf	25	4%	\$23.08	\$577
Total	2004			\$87,334

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REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. These assessments are billed on tax bills.

Interest

The District generates funds from invested funds.

Rental Income

Reunion East Community Development District charges rental fees for the special use of certain amenities throughout the District. A portion of the rental income is transmitted to Reunion West Community Development District based on the same percent as the Interlocal Agreement for Reciprocal Use and Shared Expense.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 12 monthly Board meetings.

FICA Expense

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

Engineering Fees

The District's engineer, Boyd Civil Engineering, will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, preparation of contract specifications and bid documents, and various projects assigned by the Board of Supervisors and District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, preparation and review of agreements and resolutions and other research as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2015 Special Assessment Refunding & Improvement Bonds, Series 2016 Special Assessment Bonds, the Series 2017 Special Assessment Bonds, the Series 2019 Special Assessment Bonds and the Series 2022 Special Assessment Refunding Bonds. The District has contracted with AMTEC to calculate the rebate liability and submit a report to the District.

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Dissemination

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC, to provide this service.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with DiBartolomeo, McBee, Hartley & Barnes.

Trustee Fees

The District issued the Series 2015 Special Assessment Refunding & Improvement Bonds, the Series 2016 Special Assessment Bonds, the Series 2017 Special Assessment Bonds, the Series 2019 Special Assessment Bonds and the Series 2022 Special Assessment Refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. (“Manager”) These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting and assisting with annual audits.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District’s information systems, which include but are not limited to video conferencing services, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of Board materials, overnight deliveries, checks for vendors and other required correspondence.

Printing & Copies

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

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Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser Fee

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

Dues, Licenses & Subscriptions

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

Maintenance:

43% of the maintenance costs are allocated to Reunion West and 57% are allocated to Reunion East during Fiscal Year 2026. The District has adopted the split of 42% of the maintenance costs to Reunion West and 58% 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.

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Telephone

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

Account #	Centurylink Service Address
311194330	7621 Heritage Crossing Way
311194956	7500 Morning Dove Circle
312323516	7599 Gathering Drive
311906997	7475 Gathering Drive
425626040	1590 Reunion Boulevard
491122540	700 Tradition Boulevard
450054870	700 Tradition Boulevard

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

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Electric

The District has electrical accounts with Duke Energy and OUC for the recreation facilities and other District areas.

Account #	Duke Energy Service Address
9100 8652 2608	7722 Excitement Dr Spkl, Reunion
9100 8652 2830	7500 Mourning Dove Cir Bath (Terraces)
9100 8656 3318	7477 Excitement Dr Spkl
9100 8656 5972	1300 Reunion Blvd, Irrigation
9100 8656 6717	900 Assembly Ct Spkl 900 Blk
9100 8659 9815	7399 Gathering Dr, Irrigation
9100 8647 7931	7475 Gathering Dr, Pool (Homestead Pool)
9100 8647 8156	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
9100 8647 8354	7500 Gathering Dr, Irrigation Timer
9100 8647 8601	1535 Euston Dr Spkl
9100 8647 8784	1400 Titian Ct Spkl
9100 8651 9025	7400 Excitement Dr Security Control
9100 8651 9265	7200 Reunion Blvd, Irr Timer
9100 8651 9546	15221 Fairview Circle Fountain
9100 8651 9778	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
9100 8652 0010	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
9100 8652 0268	1364 Seven Eagles Ct., Pool 50 Ft. Right of CB HS
9100 8652 0474	7400 Excitement Dr Lite
9100 8652 0763	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
9100 8652 1011	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
9100 8652 1235	7621 Heritage Crossing Way, Pool
9100 8652 1441	7300 Mourning Dove Cir, Irrigation (Terraces)
9100 8652 1673	7421 Devereaux St Spkl
9100 8652 1912	7600 Tradition Blvd, Irrigation Meter A
9100 8652 2145	7477 Gathering Dr Spkl
9100 8652 2377	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)
9100 8656 3079	7600 Heritage Crossing Way Pump
9100 8656 3590	7500 Seven Eagles Way Spkl
9100 8656 3847	7693 Heritage Cross. Way Poolhouse
9100 8656 4096	1400 Reunion Blvd Spkl, Irrigation
9100 8656 4319	000 Whitmarsh 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 Prc1 1A (26-Excitement Dr. St. Lights)
9100 8656 5534	1300 Seven Eagles Ct., Fountain

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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

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Water & Sewer

The District has accounts with Toho Water Authority for water and wastewater services to the pools, pool buildings, guardhouses, the Heritage Crossing Community Center and other District areas.

Account #	Toho Water Authority Service Address
2000680-33266729	1500 Euston ODD Drive
2000680-33276319	1491 Reunion Village Boulevard
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-820140	1344 Seven Eagles Court Pool
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-892820	7715 Heritage Crossing Way, Clubhouse
2000680-892560	1590 Reunion Blvd, Horse Stables
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Guardhouse
2007070-33020489	7615 Fairfax Drive Guardhouse
2007070-942780	700 Tradition Blvd Guardhouse

Gas

This item represents utility service costs for gas service at the community pools. The District has accounts with Florida Natural Gas, Gas South Teco Peoples Gas for this service.

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

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

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Account #	Teco Peoples Gas Service Address
211010319849	7693 Heritage Crossing Way
211010400144	7621 Heritage Crossing Way
211010400342	7585 Assembly Ln
211010400532	7475 Gathering Dr
221003460526	7500 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

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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		
12 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 and the virtual site management provided by Optic Systems.

Maintenance – Direct Expenses

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion West
Community Development District
Adopted Budget
FY2027
Replacement & Maintenance Fund

	Adopted Budget FY2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Adopted Budget FY2027
Revenues:					
Transfer In	\$ 383,300	\$ 383,300	\$ -	\$ 383,300	\$ 298,629
Interest	35,000	24,351	7,500	31,851	20,000
Total Revenues	\$ 418,300	\$ 407,651	\$ 7,500	\$ 415,151	\$ 318,629
Expenditures:					
Contingency	\$ 720	\$ 402	\$ 135	\$ 537	\$ 720
Capital Outlay	281,380	119,313	309,314	428,627	405,774
Total Expenditures	\$ 282,100	\$ 119,716	\$ 309,449	\$ 429,165	\$ 406,494
Excess Revenues (Expenditures)	\$ 136,200	\$ 287,935	\$ (301,949)	\$ (14,014)	\$ (87,865)
Fund Balance - Beginning	\$ 471,043	\$ 617,302	\$ -	\$ 617,302	\$ 603,288
Fund Balance - Ending	\$ 607,243	\$ 905,237	\$ (301,949)	\$ 603,288	\$ 515,423

Reunion West
Community Development District
Adopted Budget
FY2027
Debt Service Fund
Series 2015

	Adopted Budget FY2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Adopted Budget FY2027
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Revenues:

Special Assessments	\$ 326,875	\$ 330,371	\$ 24	\$ 330,394	\$ 326,875
Interest	15,500	12,719	2,700	15,419	8,000
Carry Forward Surplus	243,002	246,421	-	246,421	265,234
Total Revenues	\$ 585,377	\$ 589,510	\$ 2,724	\$ 592,234	\$ 600,109

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	\$ 327,000	\$ -	\$ 327,000	\$ 327,500

Excess Revenues (Expenditures)	\$ 258,377	\$ 262,510	\$ 2,724	\$ 265,234	\$ 272,609
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Interest - 11/1/2027	<u>\$58,750</u>
Total	<u>\$58,750</u>
 Net Assessment	 \$326,875
Collection Cost (6%)	<u>\$20,864</u>
Gross Assessment	<u><u>\$347,739</u></u>

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

Reunion West
Community Development District
 Series 2015 Special Assessment Refunding & Improvement Bonds
 Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
11/01/26	\$2,550,000.00	\$0	\$63,750.00	\$63,750.00
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		\$2,550,000	\$753,750.00	\$3,303,750.00

Reunion West
Community Development District
Adopted Budget
FY2027
Debt Service Fund
Series 2016

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2026	6/30/26	3 Months	9/30/26	FY2027

Revenues:

Special Assessments	\$	538,024	\$	543,778	\$	39	\$	543,817	\$	538,024
Interest		28,500		21,806		6,300		28,106		20,000
Carry Forward Surplus		558,850		555,261		-		555,261		598,731

Total Revenues	\$	1,125,374	\$	1,120,845	\$	6,339	\$	1,127,184	\$	1,156,755
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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	\$	528,453	\$	-	\$	528,453	\$	530,141
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Excess Revenues (Expenditures)	\$	596,921	\$	592,392	\$	6,339	\$	598,731	\$	626,615
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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
11/01/26	\$6,865,000.00	\$195,000	\$169,703.13	\$364,703.13
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	\$4,196,984.38	\$11,061,984.38

Reunion West
Community Development District
Adopted Budget
FY2027
Debt Service Fund
Series 2017

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2026	6/30/26	3 Months	9/30/26	FY2027

Revenues:

Special Assessments	\$	503,509	\$	508,894	\$	37	\$	508,930	\$	503,509
Interest		26,500		19,949		6,300		26,249		18,000
Carry Forward Surplus		511,345		504,446		-		504,446		544,775
Total Revenues	\$	1,041,354	\$	1,033,289	\$	6,337	\$	1,039,625	\$	1,066,284

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	\$	494,850	\$	-	\$	494,850	\$	497,413
Excess Revenues (Expenditures)	\$	546,504	\$	538,439	\$	6,337	\$	544,775	\$	568,872

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
11/01/26	\$6,635,000.00	\$180,000	\$160,618.75	\$340,618.75
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	\$4,204,018.75	\$10,839,018.75

Reunion West
Community Development District
Adopted Budget
FY2027
Debt Service Fund
Series 2019

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2026	6/30/26	3 Months	9/30/26	FY2027

Revenues:

Special Assessments	\$	438,505	\$	443,192	\$	32	\$	443,224	\$	438,505
Interest		21,500		16,898		4,050		20,948		12,000
Carry Forward Surplus		248,336		253,621		-		253,621		263,064
Total Revenues	\$	708,341	\$	713,711	\$	4,082	\$	717,793	\$	713,570

Expenditures:

Series 2019

Interest - 11/01	\$	145,381	\$	145,381	\$	-	\$	145,381	\$	142,256
Principal - 05/01		145,000		145,000		-		145,000		150,000
Interest - 05/01		145,381		145,381		-		145,381		142,256
Special Call - 08/01		-		-		10,000		10,000		-
Total Expenditures	\$	435,763	\$	435,763	\$	10,000	\$	445,763	\$	434,513

Other Sources/(Uses)

Transfer In/(Out)	\$	(15,000)	\$	(6,416)	\$	(2,550)	\$	(8,966)	\$	-
Total Other Financing Sources (Uses)	\$	(15,000)	\$	(6,416)	\$	(2,550)	\$	(8,966)	\$	-

Excess Revenues (Expenditures)	\$	257,579	\$	271,533	\$	(8,468)	\$	263,064	\$	279,057
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Interest - 11/1/2027	<u>\$139,256</u>
Total	<u><u>\$139,256</u></u>
 Net Assessment	 \$438,505
Collection Cost (6%)	<u>\$27,990</u>
Gross Assessment	<u><u>\$466,495</u></u>

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

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

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
11/01/26	\$6,290,000.00	\$0	\$142,256.25	\$142,256.25
05/01/27	\$6,290,000.00	\$150,000	\$142,256.25	\$0.00
11/01/27	\$6,140,000.00	\$0	\$139,256.25	\$431,512.50
05/01/28	\$6,140,000.00	\$155,000	\$139,256.25	\$0.00
11/01/28	\$5,985,000.00	\$0	\$136,156.25	\$430,412.50
05/01/29	\$5,985,000.00	\$165,000	\$136,156.25	\$0.00
11/01/29	\$5,820,000.00	\$0	\$132,856.25	\$434,012.50
05/01/30	\$5,820,000.00	\$170,000	\$132,856.25	\$0.00
11/01/30	\$5,650,000.00	\$0	\$129,456.25	\$432,312.50
05/01/31	\$5,650,000.00	\$175,000	\$129,456.25	\$0.00
11/01/31	\$5,475,000.00	\$0	\$125,518.75	\$429,975.00
05/01/32	\$5,475,000.00	\$185,000	\$125,518.75	\$0.00
11/01/32	\$5,290,000.00	\$0	\$121,356.25	\$431,875.00
05/01/33	\$5,290,000.00	\$195,000	\$121,356.25	\$0.00
11/01/33	\$5,095,000.00	\$0	\$116,968.75	\$433,325.00
05/01/34	\$5,095,000.00	\$205,000	\$116,968.75	\$0.00
11/01/34	\$4,890,000.00	\$0	\$112,356.25	\$434,325.00
05/01/35	\$4,890,000.00	\$210,000	\$112,356.25	\$0.00
11/01/35	\$4,680,000.00	\$0	\$107,631.25	\$429,987.50
05/01/36	\$4,680,000.00	\$220,000	\$107,631.25	\$0.00
11/01/36	\$4,460,000.00	\$0	\$102,681.25	\$430,312.50
05/01/37	\$4,460,000.00	\$230,000	\$102,681.25	\$0.00
11/01/37	\$4,230,000.00	\$0	\$97,506.25	\$430,187.50
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		\$6,290,000	\$4,227,768.75	\$10,517,768.75

Reunion West
Community Development District
Adopted Budget
FY2027
Debt Service Fund
Series 2022

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2026	6/30/26	3 Months	9/30/26	FY2027

Revenues:

Special Assessments	\$	1,067,016	\$	1,078,429	\$	78	\$	1,078,506	\$	1,067,016
Interest		30,500		26,457		4,950		31,407		24,000
Carry Forward Surplus		450,655		459,104		-		459,104		517,867

Total Revenues	\$	1,548,171	\$	1,563,990	\$	5,028	\$	1,569,017	\$	1,608,884
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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	\$	1,051,150	\$	-	\$	1,051,150	\$	1,048,350
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Excess Revenues (Expenditures)	\$	497,021	\$	512,840	\$	5,028	\$	517,867	\$	560,534
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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
11/01/26	\$8,945,000.00	3.000%	\$0	\$134,175.00	\$134,175.00
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			\$8,945,000	\$1,541,700.00	\$10,486,700.00