



Reunion West
Community Development District
Adopted Budget
FY 2010



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Reunion West
Community Development District
Adopted Budget
General Fund
Fiscal Year 2010

Description	F/Y 2009 Annual Budget	Actual thru 6/30/2009	Projected Next 3 Month's	Total Thru 9/30/2009	F/Y 2010 Annual Budget
Revenues					
Special Assessments - Tax Collector	\$470,829	\$317,071	\$161,153	\$478,224	\$470,829
Special Assessments - Direct	\$1,078,564	\$266,470	\$0	\$266,470	\$1,078,564
Interest	\$10,000	\$3,325	\$750	\$4,075	\$4,200
Carry Forward Surplus	\$175,018	\$970,557	\$0	\$970,557	\$366,160
Total Revenues	\$1,734,411	\$1,557,423	\$161,903	\$1,719,326	\$1,919,753

Expenditures

Administrative

Supervisor Pay	\$0	\$0	\$0	\$0	\$10,000
FICA	\$0	\$0	\$0	\$0	\$765
Engineering	\$6,000	\$0	\$2,000	\$2,000	\$6,000
Attorney	\$13,000	\$15,807	\$3,250	\$19,057	\$17,000
Trustee Fee	\$17,778	\$17,759	\$0	\$17,759	\$17,778
Dissemination	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Arbitrage	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Collection Agent	\$6,000	\$5,000	\$1,000	\$6,000	\$6,000
Annual Audit	\$10,500	\$5,500	\$5,000	\$10,500	\$10,500
Management Fees	\$39,745	\$29,809	\$9,936	\$39,745	\$41,732
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Telephone	\$300	\$147	\$75	\$222	\$300
Postage	\$1,000	\$398	\$250	\$648	\$1,000
Printing & Binding	\$2,000	\$1,154	\$667	\$1,821	\$2,000
General Liability Insurance	\$5,750	\$5,000	\$0	\$5,000	\$5,750
Legal Advertising	\$1,000	\$661	\$250	\$911	\$1,200
Website Administration	\$0	\$0	\$1,000	\$1,000	\$1,200
Reserve Study	\$0	\$0	\$4,730	\$4,730	\$0
Other Current Charges	\$750	\$711	\$188	\$899	\$750
Office Supplies	\$300	\$220	\$75	\$295	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$111,798	\$88,091	\$30,170	\$118,261	\$129,950

Maintenance

Field Management	\$27,470	\$20,603	\$6,867	\$27,470	\$28,843 ¹
Management Services Agreement	\$79,722	\$59,792	\$19,930	\$79,722	\$79,722 ²
Security	\$129,000	\$96,750	\$32,250	\$129,000	\$129,000 ³
Telephone	\$1,075	\$715	\$237	\$952	\$1,075 ⁴
Electric	\$150,500	\$125,363	\$37,439	\$162,802	\$172,000 ⁵
Water & Sewer	\$75,250	\$46,669	\$16,584	\$63,253	\$78,260 ⁶
Gas	\$30,100	\$24,368	\$9,637	\$34,005	\$38,700 ⁷
Pool and Fountain Maintenance	\$66,650	\$56,210	\$9,130	\$65,340	\$77,400 ⁸

Reunion West
Community Development District
Adopted Budget
General Fund
Fiscal Year 2010

Description	F/Y 2009 Annual Budget	Actual thru 6/30/2009	Projected Next 3 Month's	Total Thru 9/30/2009	F/Y 2010 Annual Budget
Environmental	\$33,970	\$1,364	\$30,124	\$31,488	\$33,970 ⁹
Property Insurance	\$58,480	\$21,015	\$29,421	\$50,437	\$58,480 ¹⁰
Drainage	\$2,150	\$0	\$2,150	\$2,150	\$2,150 ¹¹
Irrigation Repairs	\$21,500	\$2,621	\$877	\$3,498	\$17,200 ¹²
Common Area	\$688,000	\$386,337	\$164,054	\$550,391	\$636,400 ¹³
Gate and Gatehouse Expenses	\$21,500	\$2,238	\$1,013	\$3,251	\$15,050 ¹⁴
Roadways and Alleys	\$32,250	\$13,309	\$4,331	\$17,640	\$36,550 ¹⁵
Contingency	\$2,150	\$0	\$0	\$0	\$2,150 ¹⁶
Plant Replacement	\$15,050	\$0	\$0	\$0	\$15,050 ¹⁷
Tree Replacement	\$32,250	\$0	\$1,290	\$1,290	\$32,250 ¹⁸
Facility Painting	\$0	\$0	\$0	\$0	\$34,400 ¹⁹
Maintenance Reserve	\$155,546	\$9,634	\$2,580	\$12,214	\$301,153
Maintenance Expenses	\$1,622,613	\$866,988	\$367,916	\$1,234,904	\$1,789,803
Total Expenses	\$1,734,411	\$955,079	\$398,086	\$1,353,166	\$1,919,753
Excess Revenues (Expenditures)	\$0	\$602,344	(\$236,183)	\$366,160	\$0

Notes:	Net Assessments	\$1,549,393
	Add: Discounts & Collections	\$98,897
	Gross Assessments	\$1,648,290

(1 thru 19) is 43% of the shared cost with the remaining 57% allocated to Reunion East

		Shared Costs		
		Total Budget	Reunion East 57%	Reunion West 43%
1	Field Maintenance	\$67,077	\$38,234	\$28,843
2	Management Services Agreement	\$185,400	\$105,678	\$79,722
3	Security	\$300,000	\$171,000	\$129,000
4	Telephone	\$2,500	\$1,425	\$1,075
5	Electric	\$400,000	\$228,000	\$172,000
6	Water & Sewer	\$182,000	\$103,740	\$78,260
7	Gas	\$90,000	\$51,300	\$38,700
8	Pool & Fountain Maintenance	\$180,000	\$102,600	\$77,400
9	Environmental	\$79,000	\$45,030	\$33,970
10	Property Insurance	\$136,000	\$77,520	\$58,480
11	Drainage	\$5,000	\$2,850	\$2,150
12	Irrigation Repairs	\$40,000	\$22,800	\$17,200
13	Common Area	\$1,480,000	\$843,600	\$636,400
14	Gate and Gatehouse Expenses	\$35,000	\$19,950	\$15,050
15	Roadways Expense	\$85,000	\$48,450	\$36,550
16	Contingency	\$5,000	\$2,850	\$2,150
17	Plant Replacement	\$35,000	\$19,950	\$15,050
18	Tree Replacement	\$75,000	\$42,750	\$32,250
19	Facility Painting	\$80,000	\$45,600	\$34,400
		\$3,461,977	\$1,973,327	\$1,488,650

Reunion West Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Commercial	1.00	185	185.00	3.93%	\$64,748.63	\$349.99
Hotel/Condo	1.00	1000	1000.00	21.23%	\$349,992.59	\$349.99
Multi-Family	1.50	1401	2101.50	44.62%	\$735,509.43	\$524.99
Single-Family	2.00	699	1398.00	29.68%	\$489,289.64	\$699.99
Golf	1.00	25.00	25.00	0.53%	\$8,749.81	\$349.99
			3,310	100.00%	\$1,648,290.11	

Reunion West
Community Development District

General Fund Budget
Fiscal Year 2010

REVENUES:

Maintenance Assessments

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.

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.

FICA Expenses

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

Engineering Fees

The District's engineer will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing operating and maintenance contracts, etc.

Trustee Fees

The District issued Special Assessment Revenue Bonds, which are held with a Trustee at Regions Bank. The amount of the trustee fees is based on the agreement between Regions Bank and the District.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Special Assessment Revenue Bonds. The District has contracted with Grau & Company to calculate the rebate liability and submit a report to the District.

Reunion West
Community Development District

General Fund Budget
Fiscal Year 2010

Collection Agent

These are expenses related to administering the Annual Assessments on the tax roll with the Osceola County Tax Collector.

Dissemination Agent

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 Prager, Sealy & Company, the District's bond underwriter, to provide this service.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired Grau & Company to audit the financials records.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC.

Computer Time

The District processes all of its financial activities, e.g., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services – Central Florida, LLC.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

General Liability Insurance

The District's general liability, public officials liability and property insurance coverages are provided by the Preferred Governmental Insurance Trust 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.

Reunion West
Community Development District

General Fund Budget
Fiscal Year 2010

Website Administration

The District costs as they relate to the ongoing maintenance of its own website.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Maintenance:

57 % of the maintenance costs are allocated to Reunion East and 43 % are allocated to Reunion West. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of 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 – Central Florida, LLC. to provide field management services.

Management Service Agreement

Management Service Agreement between Governmental Management Services, LLC and The Reunion Club of Orlando, LLC for management and operations of certain District facilities.

Security

Security services throughout the Community facilities.

Telephone

This is for service for the pool buildings phone lines.

Electric

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

Water & Sewer

This item represents utility service costs for water and wastewater.

Reunion West
Community Development District

General Fund Budget

Fiscal Year 2010

Gas

This item represents utility service costs for gas service at the community pools.

Pool and Fountain Maintenance

Scheduled maintenance consists of regular cleaning and treatments of pools and fountains, cleaning of pool buildings and emergency phones.

Environmental

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.

Property Insurance

The District's share of the Property Insurance.

Drainage

The District expense for maintenance of the drainage system.

Irrigation Repairs

The District expense for maintenance of the irrigation system.

Common Areas

Scheduled maintenance consists 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.

Gate and Gatehouse Expenses

Amounts based upon estimated expenditure.

Roadways Expenses

Scheduled maintenance of roadways and sidewalks consists of sweeping pavement twice monthly, curb and gutter, and sidewalk area maintenance.

Contingency

The current year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Reunion West
Community Development District

General Fund Budget

Fiscal Year 2010

Plant Replacement

Amounts based upon estimated expenditure.

Tree Replacement

Amounts based upon estimated expenditure.

Facility Painting

Amounts based on estimated expenditure.

Maintenance Reserves

Includes a specific amount of funds allocated annually for future maintenance operations.

Reunion West
Community Development District
Adopted Budget
Debt Service
Fiscal Year 2010

Description	F/Y 2009 Annual Budget	F/Y 2010 Annual Budget
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Revenues

Special Assessments - Tax Collector	\$1,337,136	\$1,337,136
Special Assessments - Direct	\$3,090,521	\$3,090,521
Interest Income	\$88,640	\$40,000
Carry Forward Surplus	\$1,537,851	\$0
Total Revenue	\$6,054,148	\$4,467,657

Expenditures

Principal Expense	\$795,000	\$845,000
Interest Expense 11/01	\$1,828,594	\$1,803,750
Interest Expense 05/01	\$1,828,594	\$1,803,750
Total Expenses	\$4,452,188	\$4,452,500
Excess Revenues (Expenditures)	\$1,601,960	\$15,157

November 1, 2010 \$1,777,344

Net Assessments	\$4,427,657
Add: Discounts & Collections	\$184,486
Gross Assessments	\$4,612,143

Projected EAU Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Commercial	1.00	185	185.00	3.93%	\$181,176	\$979
Hotel/Condo	1.00	1000	1000.00	21.23%	\$979,327	\$979
Multi-Family	1.50	1401	2101.50	44.62%	\$2,058,057	\$1,469
Single-Family	2.00	699	1398.00	29.68%	\$1,369,100	\$1,959
Golf	1.00	25.00	25.00	0.53%	\$24,483	\$979
		3,310	4709.50	100.00%	\$4,612,143	

Reunion West
Community Development District
 Series 2004 Special Assessment Bonds
 Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/04	\$59,960,000.00	6.250%	\$0	\$624,583	\$624,583
05/01/05	\$59,960,000.00	6.250%	\$0	\$1,873,750	
11/01/05	\$59,960,000.00	6.250%	\$0	\$1,873,750	\$3,747,500
05/01/06	\$59,960,000.00	6.250%	\$0	\$1,873,750	
11/01/06	\$59,960,000.00	6.250%	\$0	\$1,873,750	\$3,747,500
05/01/07	\$59,960,000.00	6.250%	\$700,000	\$1,873,750	
11/01/07	\$59,260,000.00	6.250%	\$0	\$1,851,875	\$4,425,625
05/01/08	\$59,260,000.00	6.250%	\$745,000	\$1,851,875	
11/01/08	\$58,515,000.00	6.250%	\$0	\$1,828,594	\$4,425,469
05/01/09	\$58,515,000.00	6.250%	\$795,000	\$1,828,594	
11/01/09	\$57,720,000.00	6.250%	\$0	\$1,803,750	\$4,427,344
05/01/10	\$57,720,000.00	6.250%	\$845,000	\$1,803,750	
11/01/10	\$56,875,000.00	6.250%	\$0	\$1,777,344	\$4,426,094
05/01/11	\$56,875,000.00	6.250%	\$900,000	\$1,777,344	
11/01/11	\$55,975,000.00	6.250%	\$0	\$1,749,219	\$4,426,563
05/01/12	\$55,975,000.00	6.250%	\$955,000	\$1,749,219	
11/01/12	\$55,020,000.00	6.250%	\$0	\$1,719,375	\$4,423,594
05/01/13	\$55,020,000.00	6.250%	\$1,020,000	\$1,719,375	
11/01/13	\$54,000,000.00	6.250%	\$0	\$1,687,500	\$4,426,875
05/01/14	\$54,000,000.00	6.250%	\$1,085,000	\$1,687,500	
11/01/14	\$52,915,000.00	6.250%	\$0	\$1,653,594	\$4,426,094
05/01/15	\$52,915,000.00	6.250%	\$1,155,000	\$1,653,594	
11/01/15	\$51,760,000.00	6.250%	\$0	\$1,617,500	\$4,426,094
05/01/16	\$51,760,000.00	6.250%	\$1,230,000	\$1,617,500	
11/01/16	\$50,530,000.00	6.250%	\$0	\$1,579,063	\$4,426,563
05/01/17	\$50,530,000.00	6.250%	\$1,310,000	\$1,579,063	
11/01/17	\$49,220,000.00	6.250%	\$0	\$1,538,125	\$4,427,188
05/01/18	\$49,220,000.00	6.250%	\$1,395,000	\$1,538,125	
11/01/18	\$47,825,000.00	6.250%	\$0	\$1,494,531	\$4,427,656
05/01/19	\$47,825,000.00	6.250%	\$1,485,000	\$1,494,531	
11/01/19	\$46,340,000.00	6.250%	\$0	\$1,448,125	\$4,427,656
05/01/20	\$46,340,000.00	6.250%	\$1,580,000	\$1,448,125	
11/01/20	\$44,760,000.00	6.250%	\$0	\$1,398,750	\$4,426,875
05/01/21	\$44,760,000.00	6.250%	\$1,680,000	\$1,398,750	
11/01/21	\$43,080,000.00	6.250%	\$0	\$1,346,250	\$4,425,000
05/01/22	\$43,080,000.00	6.250%	\$1,790,000	\$1,346,250	
11/01/22	\$41,290,000.00	6.250%	\$0	\$1,290,313	\$4,426,563
05/01/23	\$41,290,000.00	6.250%	\$1,905,000	\$1,290,313	
11/01/23	\$39,385,000.00	6.250%	\$0	\$1,230,781	\$4,426,094
05/01/24	\$39,385,000.00	6.250%	\$2,025,000	\$1,230,781	
11/01/24	\$37,360,000.00	6.250%	\$0	\$1,167,500	\$4,423,281
05/01/25	\$37,360,000.00	6.250%	\$2,155,000	\$1,167,500	
11/01/25	\$35,205,000.00	6.250%	\$0	\$1,100,156	\$4,422,656
05/01/26	\$35,205,000.00	6.250%	\$2,295,000	\$1,100,156	
11/01/26	\$32,910,000.00	6.250%	\$0	\$1,028,438	\$4,423,594
05/01/27	\$32,910,000.00	6.250%	\$2,445,000	\$1,028,438	
11/01/27	\$30,465,000.00	6.250%	\$0	\$952,031	\$4,425,469
05/01/28	\$30,465,000.00	6.250%	\$2,605,000	\$952,031	
11/01/28	\$27,860,000.00	6.250%	\$0	\$870,625	\$4,427,656
05/01/29	\$27,860,000.00	6.250%	\$2,770,000	\$870,625	
11/01/29	\$25,090,000.00	6.250%	\$0	\$784,063	\$4,424,688
05/01/30	\$25,090,000.00	6.250%	\$2,950,000	\$784,063	
11/01/30	\$22,140,000.00	6.250%	\$0	\$691,875	\$4,425,938
05/01/31	\$22,140,000.00	6.250%	\$3,140,000	\$691,875	
11/01/31	\$19,000,000.00	6.250%	\$0	\$593,750	\$4,425,625
05/01/32	\$19,000,000.00	6.250%	\$3,340,000	\$593,750	
11/01/32	\$15,660,000.00	6.250%	\$0	\$489,375	\$4,423,125
05/01/33	\$15,660,000.00	6.250%	\$3,555,000	\$489,375	
11/01/33	\$12,105,000.00	6.250%	\$0	\$378,281	\$4,422,656
05/01/34	\$12,105,000.00	6.250%	\$3,785,000	\$378,281	
11/01/34	\$8,320,000.00	6.250%	\$0	\$260,000	\$4,423,281
05/01/35	\$8,320,000.00	6.250%	\$4,030,000	\$260,000	
11/01/35	\$4,290,000.00	6.250%	\$0	\$134,063	\$4,424,063
05/01/36	\$4,290,000.00	6.250%	\$4,290,000	\$134,063	\$4,424,063
			\$59,960,000	\$78,888,958	\$140,883,021