



**Reunion East**  
**Community Development District**  
**Adopted Budget**  
**FY 2010**



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**Reunion East**  
Community Development District  
**Adopted Budget**  
**General Fund**  
Fiscal Year 2010

Description	F/Y 2009 Annual Budget	Actual thru 6/30/2009	Projected Next 3 Months	Total Thru 9/30/2009	F/Y 2010 Annual Budget
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**Revenues**

Special Assessments-Tax Collector	\$1,089,004	\$932,596	\$156,408	\$1,089,004	\$1,089,004
Special Assessments-Direct	\$963,671	\$966,077	\$0	\$966,077	\$963,671
Interest	\$6,000	\$3,920	\$500	\$4,420	\$4,100
Miscellaneous Income	\$0	\$250	\$0	\$250	\$0
Carry Forward Surplus	\$128,300	\$701,967	\$0	\$701,967	\$990,250

<b>Total Revenues</b>	<b>\$2,186,975</b>	<b>\$2,604,810</b>	<b>\$156,908</b>	<b>\$2,761,718</b>	<b>\$3,047,025</b>
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**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	\$20,000	\$9,768	\$5,700	\$15,468	\$20,000
Trustee Fees	\$22,000	\$21,167	\$0	\$21,167	\$22,000
Arbitrage	\$5,400	\$1,500	\$3,900	\$5,400	\$5,400
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$6,000	\$6,000	\$0	\$6,000	\$6,000
Annual Audit	\$10,500	\$2,500	\$8,000	\$10,500	\$10,500
District Management Fees	\$39,746	\$29,809	\$9,937	\$39,746	\$41,733
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Telephone	\$300	\$18	\$75	\$93	\$300
Postage	\$3,000	\$2,086	\$695	\$2,781	\$3,000
Printing & Binding	\$5,000	\$1,280	\$600	\$1,880	\$5,000
General Liability Insurance	\$9,197	\$9,197	\$0	\$9,197	\$9,657
Legal Advertising	\$1,000	\$656	\$750	\$1,406	\$1,500
Website Administration	\$0	\$0	\$1,000	\$1,000	\$1,200
Reserve Study	\$0	\$0	\$6,270	\$6,270	\$0
Other Current Charges	\$5,000	\$1,977	\$659	\$2,636	\$5,000
Office Supplies	\$500	\$201	\$250	\$451	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

<b>Administrative Expenses</b>	<b>\$139,818</b>	<b>\$92,084</b>	<b>\$40,086</b>	<b>\$132,170</b>	<b>\$154,730</b>
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*Maintenance*

Field Maintenance	\$36,413	\$27,310	\$9,103	\$36,413	\$38,234 <sup>1</sup>
Management Services Agreement	\$105,678	\$79,259	\$26,419	\$105,678	\$105,678 <sup>2</sup>
Security	\$171,000	\$128,250	\$42,750	\$171,000	\$171,000 <sup>3</sup>
Telephone	\$1,425	\$948	\$313	\$1,261	\$1,425 <sup>4</sup>
Electric	\$199,500	\$160,869	\$54,939	\$215,808	\$228,000 <sup>5</sup>
Water & Sewer	\$99,750	\$65,895	\$17,953	\$83,848	\$103,740 <sup>6</sup>
Gas	\$39,900	\$33,055	\$12,022	\$45,077	\$51,300 <sup>7</sup>
Pool & Fountain Maintenance	\$88,350	\$78,704	\$7,910	\$86,614	\$102,600 <sup>8</sup>

**Reunion East**  
**Community Development District**  
**Adopted Budget**  
**General Fund**  
**Fiscal Year 2010**

Description	F/Y 2009 Annual Budget	Actual thru 6/30/2009	Projected Next 3 Months	Total Thru 9/30/2009	F/Y 2010 Annual Budget
Environmental	\$45,030	\$1,258	\$40,482	\$41,740	\$45,030 <sup>9</sup>
Property Insurance	\$77,520	\$27,858	\$39,000	\$66,858	\$77,520 <sup>10</sup>
Drainage	\$2,850	\$0	\$2,850	\$2,850	\$2,850 <sup>11</sup>
Irrigation Repairs	\$28,500	\$3,953	\$685	\$4,638	\$22,800 <sup>12</sup>
Common Area	\$912,000	\$492,149	\$237,440	\$729,589	\$843,600 <sup>13</sup>
Gate and Gatehouse Expenses	\$28,500	\$3,212	\$1,098	\$4,310	\$19,950 <sup>14</sup>
Roadways Expense	\$42,750	\$18,098	\$5,285	\$23,383	\$48,450 <sup>15</sup>
Contingency	\$2,850	\$0	\$0	\$0	\$2,850 <sup>16</sup>
Plant Replacement	\$19,950	\$0	\$0	\$0	\$19,950 <sup>17</sup>
Tree Replacement	\$42,750	\$0	\$1,710	\$1,710	\$42,750 <sup>18</sup>
Facility Painting	\$0	\$0	\$0	\$0	\$45,600 <sup>19</sup>
Maintenance Reserve	\$102,441	\$15,102	\$3,420	\$18,522	\$918,968
<b>Maintenance Expenses</b>	<b>\$2,047,157</b>	<b>\$1,135,920</b>	<b>\$503,377</b>	<b>\$1,639,297</b>	<b>\$2,892,295</b>
<b>Total Expenses</b>	<b>\$2,186,975</b>	<b>\$1,228,004</b>	<b>\$543,464</b>	<b>\$1,771,468</b>	<b>\$3,047,025</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>	<b>\$1,376,806</b>	<b>(\$386,558)</b>	<b>\$990,250</b>	<b>(\$0)</b>

Net Assessments	\$2,052,675
Add: Discounts & Collections	\$131,022
Gross Assessments	\$2,183,697

**Notes:**

(1 thru 18) is 57% of the shared costs with the remaining 43% allocated to Reunion West

		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
		<b>\$3,461,977</b>	<b>\$1,973,327</b>	<b>\$1,488,650</b>

**Reunion East Projected EAU Administrative & Maintenance Calculation**

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	404	404.00	6.15%	\$134,189	\$332.15
Hotel/Condo	1.00	404	404.00	6.15%	\$134,189	\$332.15
Multi-Family	1.50	2809	4213.50	64.09%	\$1,399,520	\$498.23
Single-Family	2.00	775	1550.00	23.58%	\$514,835	\$664.30
Golf	1.00	2.90	2.90	0.04%	\$963	\$332.15
			<b>4,395</b>	<b>100.00%</b>	<b>\$2,183,697</b>	

**Reunion East**  
**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.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting.

**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 East**  
**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 East**  
**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 East**  
**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 East**  
**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 East**  
**Community Development District**  
**Adopted Budget**  
**Series 2002 A Debt Service**  
**Fiscal Year 2010**

Description	F/Y 2009 Annual Budget	Actual thru 6/30/2009	Projected Next 3 Months	Total Thru 9/30/2009	F/Y 2010 Annual Budget
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**Revenues**

Interest Income	\$125,000	\$150,853	\$11,945	\$162,798	\$125,000
Special Assessments-Tax Collector	\$3,100,040	\$2,654,801	\$548,121	\$3,202,922	\$3,100,040
Special Assessments-Direct	\$1,407,541	\$1,411,052	\$0	\$1,411,052	\$1,407,541
Carry Forward Surplus	\$1,734,651	\$2,113,935	\$0	\$2,113,935	\$2,305,296
<b>Total Revenue</b>	<b>\$6,367,232</b>	<b>\$6,330,641</b>	<b>\$560,066</b>	<b>\$6,890,707</b>	<b>\$6,937,877</b>

**Expenditures**

*Series 2002A*

Interest Expense 11/01	\$1,887,491	\$1,887,491	\$0	\$1,887,491	\$1,860,311
Principal Expense 05/01	\$755,000	\$755,000	\$0	\$755,000	\$815,000
Interest Expense 05/01	\$1,887,491	\$1,887,491	\$0	\$1,887,491	\$1,860,311
Transfer Out	\$0	\$55,429	\$0	\$55,429	\$0
<b>Total Expenses</b>	<b>\$4,529,982</b>	<b>\$4,585,411</b>	<b>\$0</b>	<b>\$4,585,411</b>	<b>\$4,535,621</b>

<b>Excess Revenues (Expenditures)</b>	<b>\$1,837,250</b>	<b>\$1,745,230</b>	<b>\$560,066</b>	<b>\$2,305,296</b>	<b>\$2,402,256</b>
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1. Carry forward surplus is net of Reserves.	Nov 1, 2010	\$1,830,971
	Net Assessments	\$4,507,581
	Add: Discounts & Collections	\$187,816
	Gross Assessments	\$4,695,397

**Reunion East Projected EAU Calculation 2002A & 2005**

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	404	404.00	6.15%	\$373,688	\$925
Hotel/Condo	1.00	404	404.00	6.15%	\$373,688	\$925
Multi-Family	1.50	2809	4213.50	64.09%	\$3,897,360	\$1,387
Single-Family	2.00	775	1550.00	23.58%	\$1,433,703	\$1,850
Golf	1.00	2.90	2.90	0.04%	\$2,851	\$983
		4,395	6574.40	100.00%	\$6,081,121	

**Reunion East**  
**Community Development District**  
Series 2002 A Special Assessment Bonds  
Debt Service Schedule

**AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/07	\$52,310,000.00	7.311%	\$0.00	\$1,912,870.63	\$4,504,321.26
05/01/08	\$52,310,000.00	7.311%	\$705,000.00	\$1,912,870.63	
11/01/08	\$51,605,000.00	7.311%	\$0.00	\$1,887,490.63	\$4,505,361.26
05/01/09	\$51,605,000.00	7.311%	\$755,000.00	\$1,887,490.63	
11/01/09	\$50,850,000.00	7.311%	\$0.00	\$1,860,310.63	\$4,502,801.26
05/01/10	\$50,850,000.00	7.311%	\$815,000.00	\$1,860,310.63	
11/01/10	\$50,035,000.00	7.311%	\$0.00	\$1,830,970.63	\$4,506,281.26
05/01/11	\$50,035,000.00	7.311%	\$875,000.00	\$1,830,970.63	
11/01/11	\$49,160,000.00	7.311%	\$0.00	\$1,799,470.63	\$4,505,441.26
05/01/12	\$49,160,000.00	7.311%	\$940,000.00	\$1,799,470.63	
11/01/12	\$48,220,000.00	7.311%	\$0.00	\$1,765,630.63	\$4,505,101.26
05/01/13	\$48,220,000.00	7.311%	\$1,010,000.00	\$1,765,630.63	
11/01/13	\$47,210,000.00	7.311%	\$0.00	\$1,729,270.63	\$4,504,901.26
05/01/14	\$47,210,000.00	7.311%	\$1,085,000.00	\$1,729,270.63	
11/01/14	\$46,125,000.00	7.311%	\$0.00	\$1,690,210.63	\$4,504,481.26
05/01/15	\$46,125,000.00	7.311%	\$1,165,000.00	\$1,690,210.63	
11/01/15	\$44,960,000.00	7.311%	\$0.00	\$1,648,270.63	\$4,503,481.26
05/01/16	\$44,960,000.00	7.311%	\$1,255,000.00	\$1,648,270.63	
11/01/16	\$43,705,000.00	7.311%	\$0.00	\$1,603,090.63	\$4,506,361.26
05/01/17	\$43,705,000.00	7.311%	\$1,350,000.00	\$1,603,090.63	
11/01/17	\$42,355,000.00	7.311%	\$0.00	\$1,554,490.63	<b>\$4,507,581.26</b>
05/01/18	\$42,355,000.00	7.311%	\$1,450,000.00	\$1,554,490.63	
11/01/18	\$40,905,000.00	7.311%	\$0.00	\$1,502,290.63	\$4,506,781.26
05/01/19	\$40,905,000.00	7.311%	\$1,555,000.00	\$1,502,290.63	
11/01/19	\$39,350,000.00	7.311%	\$0.00	\$1,446,310.63	\$4,503,601.26
05/01/20	\$39,350,000.00	7.311%	\$1,670,000.00	\$1,446,310.63	
11/01/20	\$37,680,000.00	7.311%	\$0.00	\$1,386,190.63	\$4,502,501.26
05/01/21	\$37,680,000.00	7.311%	\$1,795,000.00	\$1,386,190.63	
11/01/21	\$35,885,000.00	7.311%	\$0.00	\$1,321,570.63	\$4,502,761.26
05/01/22	\$35,885,000.00	7.311%	\$1,930,000.00	\$1,321,570.63	
11/01/22	\$33,955,000.00	7.311%	\$0.00	\$1,252,090.63	\$4,503,661.26
05/01/23	\$33,955,000.00	7.375%	\$2,080,000.00	\$1,252,090.63	
11/01/23	\$31,875,000.00	7.375%	\$0.00	\$1,175,390.63	\$4,507,481.25
05/01/24	\$31,875,000.00	7.375%	\$2,235,000.00	\$1,175,390.63	
11/01/24	\$29,640,000.00	7.375%	\$0.00	\$1,092,975.00	\$4,503,365.63
05/01/25	\$29,640,000.00	7.375%	\$2,410,000.00	\$1,092,975.00	
11/01/25	\$27,230,000.00	7.375%	\$0.00	\$1,004,106.25	\$4,507,081.25
05/01/26	\$27,230,000.00	7.375%	\$2,590,000.00	\$1,004,106.25	
11/01/26	\$24,640,000.00	7.375%	\$0.00	\$908,600.00	\$4,502,706.25
05/01/27	\$24,640,000.00	7.375%	\$2,790,000.00	\$908,600.00	
11/01/27	\$21,850,000.00	7.375%	\$0.00	\$805,718.75	\$4,504,318.75
05/01/28	\$21,850,000.00	7.375%	\$3,005,000.00	\$805,718.75	
11/01/28	\$18,845,000.00	7.375%	\$0.00	\$694,909.38	\$4,505,628.13
05/01/29	\$18,845,000.00	7.375%	\$3,235,000.00	\$694,909.38	
11/01/29	\$15,610,000.00	7.375%	\$0.00	\$575,618.75	\$4,505,528.13
05/01/30	\$15,610,000.00	7.375%	\$3,480,000.00	\$575,618.75	
11/01/30	\$12,130,000.00	7.375%	\$0.00	\$447,293.75	\$4,502,912.50
05/01/31	\$12,130,000.00	7.375%	\$3,750,000.00	\$447,293.75	
11/01/31	\$8,380,000.00	7.375%	\$0.00	\$309,012.50	\$4,506,306.25
05/01/32	\$8,380,000.00	7.375%	\$4,035,000.00	\$309,012.50	
11/01/32	\$4,345,000.00	7.375%	\$0.00	\$160,221.88	\$4,504,234.38
05/01/33	\$4,345,000.00	7.375%	\$4,345,000.00	\$160,221.88	\$4,505,221.88
			<b>\$52,310,000.00</b>	<b>\$66,728,753.91</b>	<b>\$121,630,204.54</b>

**Reunion East**  
**Community Development District**  
**Adopted Budget**  
**Series 2005 Debt Service**  
**Fiscal Year 2010**

Description	F/Y 2009 Annual Budget	Actual thru 6/30/2009	Projected Next 3 Months	Total Thru 9/30/2009	F/Y 2010 Annual Budget
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**Revenues**

Special Assessments-Direct	\$1,330,295	\$1,333,622	\$0	\$1,333,622	\$1,330,295
Interest	\$30,000	\$13,306	\$6,524	\$19,830	\$30,000
Transfer In	\$0	\$55,429	\$0	\$55,429	\$0
Carry Forward Surplus <sup>1</sup>	\$670,209	\$505,111	\$0	\$505,111	\$577,662
<b>Total Revenue</b>	<b>\$2,030,504</b>	<b>\$1,907,468</b>	<b>\$6,524</b>	<b>\$1,913,992</b>	<b>\$1,937,957</b>

**Expenditures**

Interest Expense 11/01	\$533,165	\$533,165	\$0	\$533,165	\$525,335
Principal Expense 05/01	\$270,000	\$270,000	\$0	\$270,000	\$285,000
Interest Expense 05/01	\$533,165	\$533,165	\$0	\$533,165	\$525,335
<b>Total Expenses</b>	<b>\$1,336,330</b>	<b>\$1,336,330</b>	<b>\$0</b>	<b>\$1,336,330</b>	<b>\$1,335,670</b>

<b>Excess Revenues (Expenditures)</b>	<b>\$694,175</b>	<b>\$571,138</b>	<b>\$6,524</b>	<b>\$577,662</b>	<b>\$602,287</b>
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Nov 1,2010                    \$517,070

1. Carry forward surplus is net of Reserves.

Net Assessments	\$1,330,295
Add: Discounts & Collections	\$55,429
Gross Assessments	<u>\$1,385,724</u>

**Projected EAU Calculation 2002A & 2005**

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	404	404.00	6.15%	\$373,688	\$925
Hotel/Condo	1.00	404	404.00	6.15%	\$373,688	\$925
Multi-Family	1.50	2809	4213.50	64.09%	\$3,897,360	\$1,387
Single-Family	2.00	775	1550.00	23.58%	\$1,433,703	\$1,850
Golf	1.00	2.90	2.90	0.04%	\$2,851	\$983
		<b>4,395</b>	<b>6574.40</b>	<b>100.00%</b>	<b>\$6,081,121</b>	

**Reunion East**  
**Community Development District**  
 Series 2005 Special Assessment Bonds  
 Debt Service Schedule

**AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/07	\$18,640,000.00	5.800%	\$0.00	\$540,560.00	\$1,328,080.00
05/01/08	\$18,640,000.00	5.800%	\$255,000.00	\$540,560.00	
11/01/08	\$18,385,000.00	5.800%	\$0.00	\$533,165.00	\$1,328,725.00
05/01/09	\$18,385,000.00	5.800%	\$270,000.00	\$533,165.00	
11/01/09	\$18,115,000.00	5.800%	\$0.00	\$525,335.00	\$1,328,500.00
05/01/10	\$18,115,000.00	5.800%	\$285,000.00	\$525,335.00	
11/01/10	\$17,830,000.00	5.800%	\$0.00	\$517,070.00	\$1,327,405.00
05/01/11	\$17,830,000.00	5.800%	\$305,000.00	\$517,070.00	
11/01/11	\$17,525,000.00	5.800%	\$0.00	\$508,225.00	\$1,330,295.00
05/01/12	\$17,525,000.00	5.800%	\$320,000.00	\$508,225.00	
11/01/12	\$17,205,000.00	5.800%	\$0.00	\$498,945.00	\$1,327,170.00
05/01/13	\$17,205,000.00	5.800%	\$340,000.00	\$498,945.00	
11/01/13	\$16,865,000.00	5.800%	\$0.00	\$489,085.00	\$1,328,030.00
05/01/14	\$16,865,000.00	5.800%	\$360,000.00	\$489,085.00	
11/01/14	\$16,505,000.00	5.800%	\$0.00	\$478,645.00	\$1,327,730.00
05/01/15	\$16,505,000.00	5.800%	\$380,000.00	\$478,645.00	
11/01/15	\$16,125,000.00	5.800%	\$0.00	\$467,625.00	\$1,326,270.00
05/01/16	\$16,125,000.00	5.800%	\$405,000.00	\$467,625.00	
11/01/16	\$15,720,000.00	5.800%	\$0.00	\$455,880.00	\$1,328,505.00
05/01/17	\$15,720,000.00	5.800%	\$430,000.00	\$455,880.00	
11/01/17	\$15,290,000.00	5.800%	\$0.00	\$443,410.00	\$1,329,290.00
05/01/18	\$15,290,000.00	5.800%	\$455,000.00	\$443,410.00	
11/01/18	\$14,835,000.00	5.800%	\$0.00	\$430,215.00	\$1,328,625.00
05/01/19	\$14,835,000.00	5.800%	\$480,000.00	\$430,215.00	
11/01/19	\$14,355,000.00	5.800%	\$0.00	\$416,295.00	\$1,326,510.00
05/01/20	\$14,355,000.00	5.800%	\$510,000.00	\$416,295.00	
11/01/20	\$13,845,000.00	5.800%	\$0.00	\$401,505.00	\$1,327,800.00
05/01/21	\$13,845,000.00	5.800%	\$540,000.00	\$401,505.00	
11/01/21	\$13,305,000.00	5.800%	\$0.00	\$385,845.00	\$1,327,350.00
05/01/22	\$13,305,000.00	5.800%	\$575,000.00	\$385,845.00	
11/01/22	\$12,730,000.00	5.800%	\$0.00	\$369,170.00	\$1,330,015.00
05/01/23	\$12,730,000.00	5.800%	\$605,000.00	\$369,170.00	
11/01/23	\$12,125,000.00	5.800%	\$0.00	\$351,625.00	\$1,325,795.00
05/01/24	\$12,125,000.00	5.800%	\$645,000.00	\$351,625.00	
11/01/24	\$11,480,000.00	5.800%	\$0.00	\$332,920.00	\$1,329,545.00
05/01/25	\$11,480,000.00	5.800%	\$680,000.00	\$332,920.00	
11/01/25	\$10,800,000.00	5.800%	\$0.00	\$313,200.00	\$1,326,120.00
05/01/26	\$10,800,000.00	5.800%	\$720,000.00	\$313,200.00	
11/01/26	\$10,080,000.00	5.800%	\$0.00	\$292,320.00	\$1,325,520.00
05/01/27	\$10,080,000.00	5.800%	\$765,000.00	\$292,320.00	
11/01/27	\$9,315,000.00	5.800%	\$0.00	\$270,135.00	\$1,327,455.00
05/01/28	\$9,315,000.00	5.800%	\$810,000.00	\$270,135.00	
11/01/28	\$8,505,000.00	5.800%	\$0.00	\$246,645.00	\$1,326,780.00
05/01/29	\$8,505,000.00	5.800%	\$860,000.00	\$246,645.00	
11/01/29	\$7,645,000.00	5.800%	\$0.00	\$221,705.00	\$1,328,350.00
05/01/30	\$7,645,000.00	5.800%	\$910,000.00	\$221,705.00	
11/01/30	\$6,735,000.00	5.800%	\$0.00	\$195,315.00	\$1,327,020.00
05/01/31	\$6,735,000.00	5.800%	\$965,000.00	\$195,315.00	
11/01/31	\$5,770,000.00	5.800%	\$0.00	\$167,330.00	\$1,327,645.00
05/01/32	\$5,770,000.00	5.800%	\$1,025,000.00	\$167,330.00	
11/01/32	\$4,745,000.00	5.800%	\$0.00	\$137,605.00	\$1,329,935.00
05/01/33	\$4,745,000.00	5.800%	\$1,085,000.00	\$137,605.00	
11/01/33	\$3,660,000.00	5.800%	\$0.00	\$106,140.00	\$1,328,745.00
05/01/34	\$3,660,000.00	5.800%	\$1,150,000.00	\$106,140.00	
11/01/34	\$2,510,000.00	5.800%	\$0.00	\$72,790.00	\$1,328,930.00
05/01/35	\$2,510,000.00	5.800%	\$1,220,000.00	\$72,790.00	
11/01/35	\$1,290,000.00	5.800%	\$0.00	\$37,410.00	\$1,330,200.00
05/01/36	\$1,290,000.00	5.800%	\$1,290,000.00	\$37,410.00	\$1,327,410.00
			<b>\$18,640,000.00</b>	<b>\$20,412,230.00</b>	<b>\$41,664,816.67</b>