



**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**FY 2022**



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**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**General Fund**  
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 3/31/21	Projected Next 6 Months	Total thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Special Assessments - Tax Collector	\$1,417,679	\$1,137,389	\$279,491	\$1,416,880	\$1,435,176
Special Assessments - Direct	\$600,993	\$398,972	\$210,493	\$609,465	\$583,672
Interest	\$750	\$395	\$355	\$750	\$750
<b>Total Revenues</b>	<b>\$2,019,422</b>	<b>\$1,536,756</b>	<b>\$490,339</b>	<b>\$2,027,095</b>	<b>\$2,019,598</b>

**Expenditures**

Administrative

Supervisor Pay	\$12,000	\$6,000	\$6,000	\$12,000	\$12,000
FICA	\$918	\$459	\$459	\$918	\$918
Engineering	\$15,000	\$6,248	\$8,752	\$15,000	\$15,000
Attorney	\$35,000	\$19,813	\$20,187	\$40,000	\$35,000
Trustee Fees	\$17,500	\$0	\$17,500	\$17,500	\$17,500
Arbitrage	\$3,600	\$0	\$3,600	\$3,600	\$3,600
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$10,000	\$5,100	\$5,000	\$10,100	\$10,000
Property Appraiser Fee	\$1,000	\$468	\$0	\$468	\$1,000
Property Taxes	\$400	\$43	\$0	\$43	\$400
Annual Audit	\$5,600	\$5,600	\$0	\$5,600	\$5,700
District Management Fees	\$44,275	\$22,137	\$22,137	\$44,275	\$44,275
Information Technology	\$2,200	\$1,100	\$1,100	\$2,200	\$1,400
Website Maintenance	\$0	\$0	\$0	\$0	\$800
Telephone	\$300	\$7	\$18	\$25	\$300
Postage	\$1,500	\$588	\$912	\$1,500	\$1,500
Printing & Binding	\$1,500	\$655	\$655	\$1,310	\$1,500
General Liability Insurance	\$15,200	\$14,479	\$0	\$14,479	\$15,950
Legal Advertising	\$2,500	\$7,204	\$2,500	\$9,704	\$5,000
Other Current Charges	\$600	\$0	\$100	\$100	\$600
Office Supplies	\$500	\$96	\$104	\$200	\$500
Travel Per Diem	\$500	\$0	\$0	\$0	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$175,268</b>	<b>\$95,173</b>	<b>\$89,024</b>	<b>\$184,198</b>	<b>\$178,368</b>

Maintenance - Shared Expenses

Field Maintenance	\$37,005	\$18,503	\$18,503	\$37,005	\$37,538	1
Management Services Agreement	\$21,125	\$0	\$12,675	\$12,675	\$21,430	2
Facility Lease Agreement	\$21,249	\$10,625	\$10,625	\$21,249	\$3,593	3
Telephone	\$4,836	\$1,869	\$1,661	\$3,530	\$4,906	4
Electric	\$317,200	\$141,557	\$162,500	\$304,057	\$355,535	5
Water & Sewer	\$41,600	\$10,239	\$15,000	\$25,239	\$42,200	6
Gas	\$40,040	\$12,524	\$3,600	\$16,124	\$40,618	7
Pool & Fountain Maintenance	\$117,000	\$45,480	\$48,000	\$93,480	\$118,688	8
Environmental	\$5,200	\$1,999	\$1,999	\$3,999	\$12,054	9
Property Insurance	\$25,740	\$26,828	\$0	\$26,828	\$29,013	10
Irrigation Repairs & Maintenance	\$7,800	\$2,504	\$4,500	\$7,004	\$8,572	11
Landscape Contract	\$403,671	\$229,946	\$160,713	\$390,658	\$503,702	12
Landscape Contingency	\$26,000	\$998	\$22,386	\$23,384	\$26,375	13
Gate and Gatehouse Expenses	\$16,640	\$9,171	\$7,469	\$16,640	\$16,880	14
Roadways/Sidewalks/Bridge	\$26,000	\$647	\$12,353	\$13,000	\$26,375	15
Lighting	\$5,200	\$3,359	\$3,363	\$6,722	\$5,275	16
Building Repairs & Maintenance	\$13,000	\$0	\$10,000	\$10,000	\$13,188	17
Pressure Washing	\$18,200	\$15,798	\$2,300	\$18,098	\$18,463	18
Maintenance (Inspections)	\$910	\$0	\$0	\$0	\$0	19
Repairs & Maintenance	\$10,400	\$759	\$2,500	\$3,259	\$10,550	20
Pest Control	\$377	\$0	\$0	\$0	\$0	21
Signage	\$13,000	\$3,791	\$8,998	\$12,789	\$13,188	22
Security	\$78,400	\$36,400	\$36,400	\$72,800	\$73,850	23
Parking Violation Tags	\$260	\$47	\$83	\$130	\$264	24
<b>Total Maintenance Shared</b>	<b>\$1,250,853</b>	<b>\$573,044</b>	<b>\$545,627</b>	<b>\$1,118,671</b>	<b>\$1,382,254</b>	

**Reunion East**  
**Community Development District**  
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**General Fund**  
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
<u>Seven Eagles</u>					
Electric	\$0	\$1,928	\$7,176	\$9,104	\$14,559
Water & Sewer	\$0	\$870	\$3,390	\$4,260	\$6,881
Gas	\$0	\$0	\$4,212	\$4,212	\$8,546
Telephone / Emergency Pool Phone	\$0	\$0	\$510	\$510	\$1,016
Contract Cleaning	\$0	\$9,679	\$13,368	\$23,047	\$27,118
Landscape Contract	\$0	\$2,090	\$6,224	\$8,315	\$9,495
Landscape Contingency	\$0	\$3,251	\$0	\$3,251	\$2,638
Pool Maintenance	\$0	\$14,623	\$9,048	\$23,671	\$18,357
Lighting	\$0	\$675	\$0	\$675	\$791
Fitness Center Repairs & Maintenance	\$0	\$130	\$390	\$520	\$791
Operating Supplies	\$0	\$0	\$0	\$0	\$6,594
Pest Control	\$0	\$0	\$108	\$108	\$222
Repairs & Maintenance	\$0	\$1,765	\$0	\$1,765	\$3,165
<b>Total SE Community Center Shared</b>	<b>\$0</b>	<b>\$35,011</b>	<b>\$44,426</b>	<b>\$79,437</b>	<b>\$100,171</b>
<u>Maintenance - Direct Expenses</u>					
Irrigation System Operations	\$100,000	\$0	\$0	\$0	\$100,000
Contingency	\$0	\$107	\$0	\$107	\$0
Transfer Out - R&M Fund	\$498,902	\$498,902	\$0	\$498,902	\$258,805
<b>Total Maintenance Expenses</b>	<b>\$598,902</b>	<b>\$499,009</b>	<b>\$0</b>	<b>\$499,009</b>	<b>\$358,805</b>
<b>Total Expenses</b>	<b>\$2,025,023</b>	<b>\$1,202,238</b>	<b>\$679,077</b>	<b>\$1,881,316</b>	<b>\$2,019,598</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$5,601)</b>	<b>\$334,518</b>	<b>(\$188,738)</b>	<b>\$145,779</b>	<b>(\$0)</b>

Net Assessments	\$2,024,761
Add: Discounts & Collections	\$129,240
Gross Assessments	\$2,154,001

**Notes:**

(1 thru 37) is 52% of the shared costs with the remaining 48% allocated to Reunion West for FY21. For FY22, the proposed allocation will be 53% of the shared costs for Reunion East with the remaining 47% allocated to Reunion West.

	Shared Costs				
	FY 2021 Budget	FY 2021 Projections	Total Proposed 2022 Budget	Reunion East 53%	Reunion West 47%
1 Field Maintenance	\$71,163	\$71,163	\$71,163	\$37,538	\$33,625
2 Management Services Agreement	\$40,625	\$24,375	\$40,625	\$21,430	\$19,195
3 Facility Lease Agreement	\$40,864	\$40,864	\$6,811	\$3,593	\$3,218
4 Telephone	\$9,300	\$6,789	\$9,300	\$4,906	\$4,394
5 Electric	\$610,000	\$585,347	\$674,000	\$355,535	\$318,465
6 Water & Sewer	\$80,000	\$47,980	\$80,000	\$42,200	\$37,800
7 Gas	\$77,000	\$31,008	\$77,000	\$40,618	\$36,383
8 Pool & Fountain Maintenance	\$225,000	\$180,642	\$225,000	\$118,688	\$106,313
9 Environmental	\$10,000	\$7,690	\$22,852	\$12,054	\$10,798
10 Property Insurance	\$49,500	\$51,537	\$55,000	\$29,013	\$25,988
11 Irrigation Repairs & Maintenance	\$15,000	\$13,815	\$16,250	\$8,572	\$7,678
12 Landscape Contract	\$776,290	\$755,480	\$954,886	\$503,702	\$451,184
13 Landscape Contingency	\$50,000	\$44,624	\$50,000	\$26,375	\$23,625
14 Gate and Gatehouse Expenses	\$32,000	\$32,001	\$32,000	\$16,880	\$15,120
15 Roadways/Sidewalks/Bridge	\$50,000	\$25,001	\$50,000	\$26,375	\$23,625
16 Lighting	\$10,000	\$12,927	\$10,000	\$5,275	\$4,725
17 Building Repairs & Maintenance	\$25,000	\$19,231	\$25,000	\$13,188	\$11,813
18 Pressure Washing	\$35,000	\$34,803	\$35,000	\$18,463	\$16,538
19 Maintenance (Inspections)	\$1,750	\$0	\$0	\$0	\$0
20 Repairs & Maintenance	\$20,000	\$6,097	\$20,000	\$10,550	\$9,450
21 Pest Control	\$725	\$0	\$0	\$0	\$0
22 Signage	\$25,000	\$25,000	\$25,000	\$13,188	\$11,813
23 Security	\$140,000	\$140,000	\$140,000	\$73,850	\$66,150
24 Parking Violation Tags	\$500	\$250	\$500	\$264	\$236
<u>Seven Eagles</u>					
25 Electric	\$0	\$17,940	\$27,600	\$14,559	\$13,041
26 Water & Sewer	\$0	\$8,195	\$13,044	\$6,881	\$6,163
27 Gas	\$0	\$8,100	\$16,200	\$8,546	\$7,655
28 Telephone / Emergency Pool Phone	\$0	\$978	\$1,926	\$1,016	\$910
29 Contract Cleaning	\$0	\$43,884	\$51,408	\$27,118	\$24,290
30 Landscape Contract	\$0	\$15,990	\$18,000	\$9,495	\$8,505
31 Landscape Contingency	\$0	\$6,251	\$5,000	\$2,638	\$2,363
32 Pool Maintenance	\$0	\$44,615	\$34,800	\$18,357	\$16,443
33 Lighting	\$0	\$1,298	\$1,500	\$791	\$709
34 Fitness Center & Repairs & Maintenance	\$0	\$288	\$1,500	\$791	\$709
35 Operating Supplies	\$0	\$210	\$12,500	\$6,594	\$5,906
36 Pest Control	\$0	\$1,000	\$420	\$222	\$198
37 Repairs & Maintenance	\$0	\$3,140	\$6,000	\$3,165	\$2,835
	<b>\$2,394,717</b>	<b>\$2,308,510</b>	<b>\$2,810,285</b>	<b>\$1,482,425</b>	<b>\$1,327,859</b>

**Reunion East**  
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**General Fund**  
 Fiscal Year 2022

FISCAL YEAR 2022

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	751	751.38	14.76%	\$317,860	\$423.03
Hotel/Condo	1.00	296	296.00	5.81%	\$125,218	\$423.03
Multi-Family	1.50	1293	1939.50	38.09%	\$820,476	\$634.55
Single-Family	2.00	1051	2102.00	41.28%	\$889,220	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,394	5091.78	100.00%	\$2,154,001	

FISCAL YEAR 2021

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	751	751.38	14.76%	\$317,860	\$423.03
Hotel/Condo	1.00	296	296.00	5.81%	\$125,218	\$423.03
Multi-Family	1.50	1293	1939.50	38.09%	\$820,476	\$634.55
Single-Family	2.00	1051	2102.00	41.28%	\$889,220	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,394	5091.78	100.00%	\$2,154,001	

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	FY2018	FY2019	FY2020	FY2021	FY2022	Increase/ (Decrease)
	Gross Per Unit Assessments	Gross Per Unit Assessments	Gross Per Unit Assessments	Gross Per Unit Assessments	Gross Per Unit Assessments	
Commercial	\$327.63	\$327.63	\$423.03	\$423.03	\$423.03	\$0.00
Hotel/Condo	\$327.63	\$327.63	\$423.03	\$423.03	\$423.03	\$0.00
Multi-Family	\$491.45	\$491.45	\$634.55	\$634.55	\$634.55	\$0.00
Single-Family	\$655.27	\$655.27	\$846.07	\$846.07	\$846.07	(\$0.00)
Golf	\$327.63	\$327.63	\$423.03	\$423.03	\$423.03	\$0.00

**Reunion East**  
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General Fund Budget  
Fiscal Year 2022

**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.

**Special Assessments – Direct**

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. The District levies these assessments directly to the property owners.

**Interest**

The District generates funds from invested funds.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Pay**

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 Expenses**

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

**Engineering**

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, Shuker, Eden & Beaudine, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing operating and maintenance contracts, etc.

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Fiscal Year 2022

**Trustee Fees**

The District issued Series 2015A, 2015-1, 2015-2 & 2015-3 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.

**Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2002A-2, 2005, 2015A, 2015-1, 2015-2 & 2015-3 Bonds. The District has contracted with Grau & Associates to calculate the rebate liability and submit a report to the District.

**Collection Agent**

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

**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, the District's bond underwriter, to provide this service.

**Property Appraiser Fee**

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

**Property Taxes**

Represents estimated fees charged by the Osceola County Tax Collector's Office for all assessable property within the District.

**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 & Associates to audit the financials records.

**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.

**Reunion East**  
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General Fund Budget  
Fiscal Year 2022

**Information Technology**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage and servers, security, accounting software, etc.

**Website Maintenance**

Represents 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 costs incurred by Manager.

**Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc. costs incurred by Manager.

**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 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**

Bank charges, County Assessment Fees and any other miscellaneous expenses that are incurred during the year.

**Office Supplies**

Miscellaneous office supplies.

**Travel Per Diem**

Costs for Board Members attendance at meetings.



**Reunion East**  
**Community Development District**

General Fund Budget  
Fiscal Year 2022

**Dues, Licenses & Subscriptions**

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

**Maintenance:**

52% of the maintenance costs are allocated to Reunion East and 48% are allocated to Reunion West during Fiscal Year 2021. The District is proposing 53% of the maintenance costs to Reunion East and 47% to Reunion West during Fiscal Year 2022. 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 field management services.

**Management Service Agreement**

Management Service Agreement between the District and Kingwood Orlando Reunion Resort, LLC for management and operations of certain District facilities.

**Facility Lease Agreement**

The District has entered into a multi-party agreement, Reunion Landscaping and Maintenance Facility Lease Agreement, with Citicommunities, LLC and Reunion West CDD. The District will be responsible for a percentage of the approximately 28% allocated to Reunion East and Reunion West per the agreement.

**Telephone**

This is for service for the pool buildings' phone lines.

<b>Account #</b>	<b>Centurylink Service Address</b>
311194330	7621 Heritage Crossing Way
311194956	7500 Morning Dove Circle
312323516	7599 Gathering Drive
311906997	7475 Gathering Drive
425626040	1590 Reunion Boulevard

**Reunion East**  
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**Electric**

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

<b>Account #</b>	<b>Duke Energy Service Address</b>
05350 66347	7722 Excitement Dr Spkl, Reunion
05481 84194	7500 Mourning Dove Cir Bath (Terraces)
05699 66436	7477 Excitement Dr Spkl
08152 59495	1300 Reunion Blvd, Irrigation
08929 00579	900 Assembly Ct Spkl 900 Blk
09554 73426	7399 Gathering Dr, Irrigation
13564 01487	7475 Gathering Dr, Pool (Homestead Pool)
15026 22032	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
16017 33396	7500 Gathering Dr, Irrigation Timer
17197 83455	1535 Euston Dr Spkl
17349 22403	1400 Titian Ct Spkl
17441 33552	7400 Excitement Dr Security Control
22603 50590	7200 Reunion Blvd, Irr Timer
23752 82252	15221 Fairview Circle Fountain
24612 68522	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
24936 47164	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
29830 75316	7400 Excitement Dr Lite
33595 72430	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
33668 23497	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
33785 01399	7621 Heritage Crossing Way, Pool
33933 31268	7300 Mourning Dove Cir, Irrigation (Terraces)
36942-43567	1590 Reunion Blvd, Horse Stable
38275 58442	7421 Devereaux St Spkl
38751 20196	7600 Tradition Blvd, Irrigation Meter A
41812 50273	7477 Gathering Dr Spkl
44472 28386	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)
55539 91473	7600 Heritage Crossing Way Pump
59862 73513	7500 Seven Eagles Way Spkl
65222 56575	7693 Heritage Cross. Way Poolhouse
68727 88500	1400 Reunion Blvd Spkl, Irrigation
68791 86264	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
68900 18289	7585 Assembly Ln, Pool (Carriage Pointe)
74202 21313	7500 Mourning Dove Cir Irrig (Terraces)
77166 33105	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
77412 10389	0 Old Lake Wilson Rd Lite Ph2 Prc1 1A (26-Excitement Dr. St. Lights)

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<b>Account #</b>	<b>Duke Energy Service Address</b>
79838 47399	1300 Seven Eagles Ct, Fountain
80748 99057	0 Old Lake Wilson Rd Lite PH1 Prcl 1 (112-Homestead St. Lights)
82014 88555	7427 Sparkling Ct Spkl
82133 02524	7700 Linkside Loop Spkl
90531 74565	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
92541 35155	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
92906 18477	7600 Tradition Blvd, Irrigation Meter C
95096 13119	700 Desert Mountain Ct Lift
<b>04868 87236</b>	<b>000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)</b>
<b>15627 52104</b>	<b>84401 Golden Bear Drive Fountain</b>
<b>30882 19259</b>	<b>700 Tradition Blvd Guardhouse (Westside Gatehouse)</b>
<b>33100 16279</b>	<b>000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)</b>
<b>41457 86316</b>	<b>7615 Fairfax Rd. Gate</b>
<b>64824 62462</b>	<b>7800 Tradition Blvd Irrig Meter B</b>
<b>92245 38200</b>	<b>300 Sinclair Rd Irrig Meter A</b>
<b>97194 91147</b>	<b>7800 Tradition Blvd Irrig Meter A</b>

<b>Account #</b>	<b>OUC Service Address</b>
76305-72865	7855 Osceola Polk Line Rd
<b>95820-59007</b>	<b>Sinclair Rd</b>

**Water & Sewer**

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

<b>Account #</b>	<b>Toho Water Authority Service Address</b>
2000680-33266729	1500 Euston ODD Drive
2000680-818450	7755 Reunion Blvd Guardhouse
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
2000680-897400	7700 Osceola Polk Line Rd
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Grdhouse
<b>2007070-942780</b>	<b>700 Tradition Blvd Guardhouse</b>

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Fiscal Year 2022

**Gas**

This item represents utility service costs for gas service at the community pools. The District has accounts with Gas South and Infinite Energy for this service.

<b>Account #</b>	<b>Gas South Service Address</b>
211010319849	7693 Heritage Crossing Way
211010400144	7621 Heritage Crossing Way
211010400342	7585 Assembly Ln
211010400532	7475 Gathering Dr

<b>Account #</b>	<b>Infinite Energy Service Address</b>
1715158842	Heritage Crossing Pool A
2007210430	Heritage Crossing Pool B
5752592741	Homestead Pool
5948185633	Carriage Point Pool

**Pool & Fountain Maintenance**

Scheduled maintenance consists of regular cleaning and treatments of pools and 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.

**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**

Represents the District's share of the annual coverage of property insurance. Coverage is provided by Florida Insurance Alliance.

**Irrigation Repairs & Maintenance**

Represents the District expense for maintenance of the irrigation system.

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2022

**Landscape Contract**

The District currently has a contract with Yellowstone Landscape for scheduled maintenance consisting of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control and chemicals.

**Landscape Contingency**

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

**Gate & Gatehouse Expenses**

Amounts based upon estimated expenditures for any repairs and maintenance to entry gates and gatehouse.

**Roadways/Sidewalks/Bridge**

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge.

**Lighting**

Represents costs for lighting repair scheduled during the fiscal year.

**Building Repairs & Maintenance**

Repairs for properties covered under the Management Services Agreement.

**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.

**Signage**

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

**Security**

Security services throughout the District facilities. Costs are based upon the actual security agreements with the District.

**Parking Violation Tags**

Represents estimated costs for purchase of parking violation tags.

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2022

**Seven Eagles**

**Electric**

Represents estimated costs for electric services related to Seven Eagles pool. Accounts will be with Duke Energy.

**Water & Sewer**

Represents estimated costs for water and wastewater services related to Seven Eagles pool. Accounts will be with Toho Water Authority.

**Gas**

Represents estimated costs for gas services related to the Seven Eagles pool.

**Telephone / Emergency Pool Phone**

Represents estimated costs for telephone services for Seven Eagles pool provided by Centurylink and annual fee for emergency phone from Kings III of America, Inc.

**Contract Cleaning**

Represents estimated costs for monthly janitorial services to the Seven Eagles Amenity Center. District has contracted with Reunion Club of Orlando, LLC for this service.

**Landscape Contract**

The District has contracted with Yellowstone Landscape for scheduled maintenance consisting of mowing, edging, blowing, applying pest and diseases control chemicals to sod, mulching once per year and palm pruning twice per year for Seven Eagles.

**Landscape Contingency**

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

**Pool Maintenance**

Scheduled maintenance consists of regular cleaning and treatments of pool, spa 1 and spa 2, cleaning of pool building and emergency phone. Pool and spas are maintained in accordance to Osceola County Health Department codes. District has contracted with Roberts Pool for this service.

**Lighting**

Represents costs for lighting repair scheduled during the fiscal year.

**Fitness Center Repairs & Maintenance**

Represents costs for preventative maintenance for the Seven Eagles Fitness Center. Services will consist of 6 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

**Reunion East**  
**Community Development District**

General Fund Budget  
Fiscal Year 2022

**Operating Supplies**

Represents estimated costs for cleaning/janitorial supplies for Seven Eagles.

**Pest Control**

Represents estimated costs for pest control for Seven Eagles.

**Repairs & Maintenance**

Represents estimated costs for any unforeseen repairs and maintenance to Seven Eagles.

**Maintenance – Direct Expenses**

**Irrigation System Operations**

Represents estimated net operating expenses for irrigation system serving CDD and POA common areas and Golf Course.

**Contingency**

Represents any costs not related to other expense line items.

**Transfer Out – R&M Fund**

Represents proposed amount to transfer to Replacement & Maintenance Fund.

**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**Replacement & Maintenance Fund**  
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 3/31/21	Projected Next 6 Months	Total thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Transfer In	\$498,902	\$498,902	\$0	\$498,902	\$258,805
Interest	\$25,000	\$2,957	\$1,950	\$4,907	\$4,500
<b>Total Revenues</b>	<b>\$523,902</b>	<b>\$501,859</b>	<b>\$1,950</b>	<b>\$503,809</b>	<b>\$263,305</b>

<b>Expenditures</b>						
Building Improvements	\$109,200	\$0	\$0	\$0	\$127,391	1
Fountain Improvements	\$13,000	\$0	\$0	\$0	\$5,275	2
Gate/Gatehouse Improvements	\$52,000	\$4,330	\$0	\$4,330	\$52,750	3
Monument Improvements	\$13,000	\$0	\$0	\$0	\$5,275	4
Pool Furniture	\$13,000	\$12,126	\$0	\$12,126	\$13,188	5
Pool Repair & Replacements	\$44,200	\$8,088	\$16,059	\$24,146	\$26,375	6
Lighting Improvements	\$4,160	\$0	\$0	\$0	\$2,638	7
Landscape Improvements	\$104,000	\$650	\$16,671	\$17,321	\$26,375	8
Irrigation Improvements	\$0	\$0	\$11,228	\$11,228	\$13,188	9
Roadway Improvements	\$13,000	\$26,302	\$410	\$26,712	\$26,375	10
Signage	\$52,000	\$60,318	\$0	\$60,318	\$34,288	11
Capital Outlay	\$26,000	\$63,124	\$6,923	\$70,047	\$131,875	12

<b>Seven Eagles</b>						
Gate/Gatehouse Improvements	\$0	\$3,305	\$0	\$3,305	\$2,638	13
Pool Furniture	\$0	\$0	\$16,070	\$16,070	\$7,913	14
Landscape Improvements	\$0	\$1,196	\$0	\$1,196	\$2,638	15
<b>Total Expenditures</b>	<b>\$443,560</b>	<b>\$179,439</b>	<b>\$67,360</b>	<b>\$246,799</b>	<b>\$478,179</b>	
<b>Excess Revenues/(Expenditures)</b>	<b>\$80,342</b>	<b>\$322,420</b>	<b>(\$65,410)</b>	<b>\$257,010</b>	<b>(\$214,874)</b>	
<b>Fund Balance - Beginning</b>	<b>\$38,282,749</b>	<b>\$3,303,283</b>	<b>\$0</b>	<b>\$3,303,283</b>	<b>\$3,560,293</b>	
<b>Fund Balance - Ending</b>	<b>\$38,363,091</b>	<b>\$3,625,703</b>	<b>(\$65,410)</b>	<b>\$3,560,293</b>	<b>\$3,345,420</b>	

**Notes:**

(1 thru 15) is 52% of the shared costs with the remaining 48% allocated to Reunion West for FY21. For FY22, the proposed allocation will be 53% of the shared costs for Reunion East with the remaining 47% allocated to Reunion West.

	Shared Costs				
	FY 2021 Budget	FY 2021 Projections	Total Proposed 2022 Budget	Reunion East 53%	Reunion West 47%
1 Building Improvements	\$210,000	\$0	\$241,500	\$127,391	\$114,109
2 Fountain Improvements	\$25,000	\$0	\$10,000	\$5,275	\$4,725
3 Gate/Gatehouse Improvements	\$100,000	\$8,327	\$100,000	\$52,750	\$47,250
4 Monuments Improvements	\$25,000	\$0	\$10,000	\$5,275	\$4,725
5 Pool Furniture	\$25,000	\$23,320	\$25,000	\$13,188	\$11,813
6 Pool Repair & Replacements	\$85,000	\$46,435	\$50,000	\$26,375	\$23,625
7 Lighting Improvements	\$8,000	\$0	\$5,000	\$2,638	\$2,363
8 Landscape Improvements	\$200,000	\$33,312	\$50,000	\$26,375	\$23,625
9 Irrigation Improvements	\$0	\$21,593	\$25,000	\$13,188	\$11,813
10 Roadway Improvements	\$25,000	\$51,369	\$50,000	\$26,375	\$23,625
11 Signage	\$100,000	\$115,996	\$65,000	\$34,288	\$30,713
12 Capital Outlay	\$50,000	\$134,715	\$250,000	\$131,875	\$118,125
<b>Seven Eagles</b>					
13 Gate/Gatehouse Improvements	\$0	\$6,356	\$5,000	\$2,638	\$2,363
14 Pool Furniture	\$0	\$30,903	\$15,000	\$7,913	\$7,088
15 Landscape Improvements	\$0	\$2,300	\$5,000	\$2,638	\$2,363
	<b>\$853,000</b>	<b>\$474,626</b>	<b>\$906,500</b>	<b>\$478,179</b>	<b>\$428,321</b>



**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**Series 2015A Debt Service**  
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 3/31/21	Projected Next 6 Months	Total thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Special Assessments	\$2,568,595	\$2,058,713	\$505,888	\$2,564,601	\$2,568,595
Interest Income	\$500	\$47	\$28	\$75	\$50
Carry Forward Surplus	\$923,909	\$942,117	\$0	\$942,117	\$897,667
<b>Total Revenue</b>	<b>\$3,493,004</b>	<b>\$3,000,876</b>	<b>\$505,916</b>	<b>\$3,506,792</b>	<b>\$3,466,312</b>
<b>Expenditures</b>					
Special Call 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest Expense 11/01	\$614,625	\$614,625	\$0	\$614,625	\$580,125
Principal Expense 05/01	\$1,375,000	\$0	\$1,375,000	\$1,375,000	\$1,450,000
Interest Expense 05/01	\$614,625	\$0	\$614,500	\$614,500	\$580,125
<b>Total Expenses</b>	<b>\$2,604,250</b>	<b>\$619,625</b>	<b>\$1,989,500</b>	<b>\$2,609,125</b>	<b>\$2,610,250</b>
<b>EXCESS REVENUES</b>	<b>\$888,754</b>	<b>\$2,381,251</b>	<b>(\$1,483,584)</b>	<b>\$897,667</b>	<b>\$856,062</b>

11/1/2022 Interest	\$543,875
Net Assessments	\$2,568,595
Add: Discounts & Collections	\$163,953
Gross Assessments	<u>\$2,732,548</u>

**Reunion East Projected EAU Calculation 2015A**

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	58.78	58.78	1.67%	\$45,654	\$777
Multi-Family	1.50	1,287.00	1,930.50	54.87%	\$1,499,407	\$1,165
Single-Family	2.00	763.00	1,526.00	43.37%	\$1,185,234	\$1,553
Golf	1.00	2.90	2.90	0.08%	\$2,252	\$777
		<u>2,111.68</u>	<u>3,518.18</u>	<u>100.00%</u>	<u>\$2,732,548</u>	

**Reunion East**  
**Community Development District**  
Series 2015A Special Assessment Refunding Bonds  
Debt Service Schedule (Term Bonds Due Combined)

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/21	\$23,205,000.00	\$0	\$580,125.00	\$580,125
05/01/22	\$23,205,000.00	\$1,450,000	\$580,125.00	
11/01/22	\$21,755,000.00	\$0	\$543,875.00	\$2,574,000
05/01/23	\$21,755,000.00	\$1,525,000	\$543,875.00	
11/01/23	\$20,230,000.00	\$0	\$505,750.00	\$2,574,625
05/01/24	\$20,230,000.00	\$1,600,000	\$505,750.00	
11/01/24	\$18,630,000.00	\$0	\$465,750.00	\$2,571,500
05/01/25	\$18,630,000.00	\$1,685,000	\$465,750.00	
11/01/25	\$16,945,000.00	\$0	\$423,625.00	\$2,574,375
05/01/26	\$16,945,000.00	\$1,765,000	\$423,625.00	
11/01/26	\$15,180,000.00	\$0	\$379,500.00	\$2,568,125
05/01/27	\$15,180,000.00	\$1,855,000	\$379,500.00	
11/01/27	\$13,325,000.00	\$0	\$333,125.00	\$2,567,625
05/01/28	\$13,325,000.00	\$1,950,000	\$333,125.00	
11/01/28	\$11,375,000.00	\$0	\$284,375.00	\$2,567,500
05/01/29	\$11,375,000.00	\$2,055,000	\$284,375.00	
11/01/29	\$9,320,000.00	\$0	\$233,000.00	\$2,572,375
05/01/30	\$9,320,000.00	\$2,160,000	\$233,000.00	
11/01/30	\$7,160,000.00	\$0	\$179,000.00	\$2,572,000
05/01/31	\$7,160,000.00	\$2,270,000	\$179,000.00	
11/01/31	\$4,890,000.00	\$0	\$122,250.00	\$2,571,250
05/01/32	\$4,890,000.00	\$2,385,000	\$122,250.00	
11/01/32	\$2,505,000.00	\$0	\$62,625.00	\$2,569,875
05/01/33	\$2,505,000.00	\$2,500,000	\$62,625.00	\$2,562,625
		<b>\$23,200,000</b>	<b>\$8,226,000.00</b>	<b>\$31,426,000</b>

**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**Series 2015-1 Debt Service**  
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 3/31/21	Projected Next 6 Months	Total thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Special Assessments	\$228,765	\$127,230	\$102,117	\$229,347	\$228,765
Interest	\$100	\$17	\$8	\$25	\$0
Carry Forward Surplus	\$205,248	\$205,474	\$0	\$205,474	\$206,475
<b>Total Revenue</b>	<b>\$434,113</b>	<b>\$332,720</b>	<b>\$102,125</b>	<b>\$434,845</b>	<b>\$435,240</b>
<b>Expenditures</b>					
Interest Expense 11/01	\$64,185	\$64,185	\$0	\$64,185	\$60,885
Principal Expense 05/01	\$100,000	\$0	\$100,000	\$100,000	\$105,000
Interest Expense 05/01	\$64,185	\$0	\$64,185	\$64,185	\$60,885
<b>Total Expenses</b>	<b>\$228,370</b>	<b>\$64,185</b>	<b>\$164,185</b>	<b>\$228,370</b>	<b>\$226,770</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$205,743</b>	<b>\$268,535</b>	<b>(\$62,060)</b>	<b>\$206,475</b>	<b>\$208,470</b>

11/1/2022 Interest            \$57,420

Description	Net Annual Series 2015-1	Net Annual Series 2015-2	Net Annual Series 2015-3
0C30	\$ 5,053	\$ -	\$ -
Tax Roll	\$ 26,531	\$ -	\$ -
FD30	\$ 133,942	\$ 153,379	\$ 68,334
FD20	\$ 57,603	\$ 65,971	\$ 29,654
Citi Comm.	\$ 5,636	\$ 6,455	\$ -
01C0(Revised Net)	\$ -	\$ 367,720	\$ 231,508
<b>Total</b>	<b>\$ 228,765</b>	<b>\$ 593,525</b>	<b>\$ 329,496</b>

**Reunion East**  
**Community Development District**  
Series 2015-1 Special Assessment Refunding Bonds  
Debt Service Schedule

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/21	\$1,845,000.00	6.600%	\$0.00	\$60,885.00	\$60,885.00
05/01/22	\$1,845,000.00	6.600%	\$105,000.00	\$60,885.00	
11/01/22	\$1,740,000.00	6.600%	\$0.00	\$57,420.00	\$223,305.00
05/01/23	\$1,740,000.00	6.600%	\$110,000.00	\$57,420.00	
11/01/23	\$1,630,000.00	6.600%	\$0.00	\$53,790.00	\$221,210.00
05/01/24	\$1,630,000.00	6.600%	\$120,000.00	\$53,790.00	
11/01/24	\$1,510,000.00	6.600%	\$0.00	\$49,830.00	\$223,620.00
05/01/25	\$1,510,000.00	6.600%	\$130,000.00	\$49,830.00	
11/01/25	\$1,380,000.00	6.600%	\$0.00	\$45,540.00	\$225,370.00
05/01/26	\$1,380,000.00	6.600%	\$135,000.00	\$45,540.00	
11/01/26	\$1,245,000.00	6.600%	\$0.00	\$41,085.00	\$221,625.00
05/01/27	\$1,245,000.00	6.600%	\$145,000.00	\$41,085.00	
11/01/27	\$1,100,000.00	6.600%	\$0.00	\$36,300.00	\$222,385.00
05/01/28	\$1,100,000.00	6.600%	\$155,000.00	\$36,300.00	
11/01/28	\$945,000.00	6.600%	\$0.00	\$31,185.00	\$222,485.00
05/01/29	\$945,000.00	6.600%	\$165,000.00	\$31,185.00	
11/01/29	\$780,000.00	6.600%	\$0.00	\$25,740.00	\$221,925.00
05/01/30	\$780,000.00	6.600%	\$175,000.00	\$25,740.00	
11/01/30	\$605,000.00	6.600%	\$0.00	\$19,965.00	\$220,705.00
05/01/31	\$605,000.00	6.600%	\$190,000.00	\$19,965.00	
11/01/31	\$415,000.00	6.600%	\$0.00	\$13,695.00	\$223,660.00
05/01/32	\$415,000.00	6.600%	\$200,000.00	\$13,695.00	
11/01/32	\$215,000.00	6.600%	\$0.00	\$7,095.00	\$220,790.00
05/01/33	\$215,000.00	6.600%	\$215,000.00	\$7,095.00	\$222,095.00
			<b>\$1,845,000.00</b>	<b>\$885,060.00</b>	<b>\$2,730,060.00</b>

**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**Series 2015-2 Debt Service**  
**Fiscal Year 2022**

Description	Adopted Budget FY2021	Actual thru 3/31/21	Projected Next 6 Months	Total thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Special Assessments	\$593,525	\$357,088	\$237,741	\$594,829	\$593,525
Interest	\$250	\$16	\$9	\$25	\$0
Carry Forward Surplus	\$228,813	\$225,084	\$0	\$225,084	\$219,498
<b>Total Revenue</b>	<b>\$822,588</b>	<b>\$582,188</b>	<b>\$237,750</b>	<b>\$819,938</b>	<b>\$813,023</b>
<b>Expenditures</b>					
Interest Expense 11/01	\$192,720	\$192,720	\$0	\$192,720	\$185,625
Principal Expense 05/01	\$215,000	\$0	\$215,000	\$215,000	\$225,000
Interest Expense 05/01	\$192,720	\$0	\$192,720	\$192,720	\$185,625
<b>Total Expenses</b>	<b>\$600,440</b>	<b>\$192,720</b>	<b>\$407,720</b>	<b>\$600,440</b>	<b>\$596,250</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$222,148</b>	<b>\$389,468</b>	<b>(\$169,970)</b>	<b>\$219,498</b>	<b>\$216,773</b>

11/1/2022 Interest      \$178,200

Description	Net Annual Series 2015-1	Net Annual Series 2015-2	Net Annual Series 2015-3
0C30	\$ 5,053	\$ -	\$ -
Tax Roll	\$ 26,531	\$ -	\$ -
FD30	\$ 133,942	\$ 153,379	\$ 68,334
FD20	\$ 57,603	\$ 65,971	\$ 29,654
Citi Comm.	\$ 5,636	\$ 6,455	\$ -
01C0(Revised Net)	\$ -	\$ 367,720	\$ 231,508
<b>Total</b>	<b>\$ 228,765</b>	<b>\$ 593,525</b>	<b>\$ 329,496</b>

**Reunion East**  
**Community Development District**  
Series 2015-2 Special Assessment Refunding Bonds  
Debt Service Schedule

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/21	\$5,625,000.00	6.600%	\$0.00	\$185,625.00	\$185,625.00
05/01/22	\$5,625,000.00	6.600%	\$225,000.00	\$185,625.00	
11/01/22	\$5,400,000.00	6.600%	\$0.00	\$178,200.00	\$588,825.00
05/01/23	\$5,400,000.00	6.600%	\$245,000.00	\$178,200.00	
11/01/23	\$5,155,000.00	6.600%	\$0.00	\$170,115.00	\$593,315.00
05/01/24	\$5,155,000.00	6.600%	\$260,000.00	\$170,115.00	
11/01/24	\$4,895,000.00	6.600%	\$0.00	\$161,535.00	\$591,650.00
05/01/25	\$4,895,000.00	6.600%	\$275,000.00	\$161,535.00	
11/01/25	\$4,620,000.00	6.600%	\$0.00	\$152,460.00	\$588,995.00
05/01/26	\$4,620,000.00	6.600%	\$295,000.00	\$152,460.00	
11/01/26	\$4,325,000.00	6.600%	\$0.00	\$142,725.00	\$590,185.00
05/01/27	\$4,325,000.00	6.600%	\$315,000.00	\$142,725.00	
11/01/27	\$4,010,000.00	6.600%	\$0.00	\$132,330.00	\$590,055.00
05/01/28	\$4,010,000.00	6.600%	\$340,000.00	\$132,330.00	
11/01/28	\$3,670,000.00	6.600%	\$0.00	\$121,110.00	\$593,440.00
05/01/29	\$3,670,000.00	6.600%	\$360,000.00	\$121,110.00	
11/01/29	\$3,310,000.00	6.600%	\$0.00	\$109,230.00	\$590,340.00
05/01/30	\$3,310,000.00	6.600%	\$385,000.00	\$109,230.00	
11/01/30	\$2,925,000.00	6.600%	\$0.00	\$96,525.00	\$590,755.00
05/01/31	\$2,925,000.00	6.600%	\$410,000.00	\$96,525.00	
11/01/31	\$2,515,000.00	6.600%	\$0.00	\$82,995.00	\$589,520.00
05/01/32	\$2,515,000.00	6.600%	\$440,000.00	\$82,995.00	
11/01/32	\$2,075,000.00	6.600%	\$0.00	\$68,475.00	\$591,470.00
05/01/33	\$2,075,000.00	6.600%	\$470,000.00	\$68,475.00	
11/01/33	\$1,605,000.00	6.600%	\$0.00	\$52,965.00	\$591,440.00
05/01/34	\$1,605,000.00	6.600%	\$500,000.00	\$52,965.00	
11/01/34	\$1,105,000.00	6.600%	\$0.00	\$36,465.00	\$589,430.00
05/01/35	\$1,105,000.00	6.600%	\$535,000.00	\$36,465.00	
11/01/35	\$570,000.00	6.600%	\$0.00	\$18,810.00	\$590,275.00
05/01/36	\$570,000.00	6.600%	\$570,000.00	\$18,810.00	\$588,810.00
			<b>\$5,625,000.00</b>	<b>\$3,419,130.00</b>	<b>\$9,044,130.00</b>

**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**Series 2015-3 Debt Service**  
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 3/31/21	Projected Next 6 Months	Total thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Special Assessments	\$329,496	\$206,286	\$127,471	\$333,757	\$329,496
Interest	\$100	\$2	\$0	\$2	\$0
Carry Forward Surplus	\$105,366	\$101,540	\$0	\$101,540	\$98,239
<b>Total Revenue</b>	<b>\$434,962</b>	<b>\$307,828</b>	<b>\$127,471</b>	<b>\$435,299</b>	<b>\$427,735</b>
<b>Expenditures</b>					
Interest Expense 11/01	\$96,030	\$96,030	\$0	\$96,030	\$91,245
Principal Expense 05/01	\$145,000	\$0	\$145,000	\$145,000	\$155,000
Interest Expense 05/01	\$96,030	\$0	\$96,030	\$96,030	\$91,245
<b>Total Expenses</b>	<b>\$337,060</b>	<b>\$96,030</b>	<b>\$241,030</b>	<b>\$337,060</b>	<b>\$337,490</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$97,902</b>	<b>\$211,798</b>	<b>(\$113,559)</b>	<b>\$98,239</b>	<b>\$90,245</b>

11/1/2022 Interest      \$86,130

Description	Net Annual Series 2015-1	Net Annual Series 2015-2	Net Annual Series 2015-3
0C30	\$ 5,053	\$ -	\$ -
Tax Roll	\$ 26,531	\$ -	\$ -
FD30	\$ 133,942	\$ 153,379	\$ 68,334
FD20	\$ 57,603	\$ 65,971	\$ 29,654
Citi Comm.	\$ 5,636	\$ 6,455	\$ -
01C0(Revised Net)	\$ -	\$ 367,720	\$ 231,508
<b>Total</b>	<b>\$ 228,765</b>	<b>\$ 593,525</b>	<b>\$ 329,496</b>

**Reunion East**  
**Community Development District**  
Series 2015-3 Special Assessment Refunding Bonds  
Debt Service Schedule

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/21	\$2,765,000.00	6.600%	\$0.00	\$91,245.00	\$91,245.00
05/01/22	\$2,765,000.00	6.600%	\$155,000.00	\$91,245.00	
11/01/22	\$2,610,000.00	6.600%	\$0.00	\$86,130.00	\$332,375.00
05/01/23	\$2,610,000.00	6.600%	\$165,000.00	\$86,130.00	
11/01/23	\$2,445,000.00	6.600%	\$0.00	\$80,685.00	\$331,815.00
05/01/24	\$2,445,000.00	6.600%	\$180,000.00	\$80,685.00	
11/01/24	\$2,265,000.00	6.600%	\$0.00	\$74,745.00	\$335,430.00
05/01/25	\$2,265,000.00	6.600%	\$190,000.00	\$74,745.00	
11/01/25	\$2,075,000.00	6.600%	\$0.00	\$68,475.00	\$333,220.00
05/01/26	\$2,075,000.00	6.600%	\$205,000.00	\$68,475.00	
11/01/26	\$1,870,000.00	6.600%	\$0.00	\$61,710.00	\$335,185.00
05/01/27	\$1,870,000.00	6.600%	\$215,000.00	\$61,710.00	
11/01/27	\$1,655,000.00	6.600%	\$0.00	\$54,615.00	\$331,325.00
05/01/28	\$1,655,000.00	6.600%	\$230,000.00	\$54,615.00	
11/01/28	\$1,425,000.00	6.600%	\$0.00	\$47,025.00	\$331,640.00
05/01/29	\$1,425,000.00	6.600%	\$250,000.00	\$47,025.00	
11/01/29	\$1,175,000.00	6.600%	\$0.00	\$38,775.00	\$335,800.00
05/01/30	\$1,175,000.00	6.600%	\$265,000.00	\$38,775.00	
11/01/30	\$910,000.00	6.600%	\$0.00	\$30,030.00	\$333,805.00
05/01/31	\$910,000.00	6.600%	\$285,000.00	\$30,030.00	
11/01/31	\$625,000.00	6.600%	\$0.00	\$20,625.00	\$335,655.00
05/01/32	\$625,000.00	6.600%	\$300,000.00	\$20,625.00	
11/01/32	\$325,000.00	6.600%	\$0.00	\$10,725.00	\$331,350.00
05/01/33	\$325,000.00	6.600%	\$325,000.00	\$10,725.00	\$335,725.00
			<b>\$2,765,000.00</b>	<b>\$1,329,570.00</b>	<b>\$4,094,570.00</b>