



Reunion East
Community Development District
Adopted Budget
FY 2017



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Reunion East
Community Development District
Adopted Budget
General Fund
Fiscal Year 2017

Description	Adopted Budget FY2016	Actual thru 6/30/16	Projected Next 3 Months	Total thru 9/30/16	Adopted Budget FY2017
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Revenues

Special Assessments - Tax Collector	\$1,092,735	\$1,072,426	\$37,273	\$1,109,699	\$1,092,735
Special Assessments - Direct	\$932,027	\$932,617	\$0	\$932,617	\$932,027
Settlement Agreement	\$0	\$87,738	\$0	\$87,738	\$0
Interest	\$100	\$662	\$138	\$800	\$250
Miscellaneous Income	\$5,964	\$4,970	\$1,491	\$6,461	\$5,964
Rental Income - Base	\$42,525	\$33,750	\$11,475	\$45,225	\$47,925
Rental Income - Operating Expenses/CAM	\$36,135	\$28,532	\$9,267	\$37,799	\$42,338
Carry Forward Surplus ⁽¹⁾	\$0	\$1,147,348	\$0	\$1,147,348	\$0

Total Revenues	\$2,109,486	\$3,308,042	\$59,644	\$3,367,686	\$2,121,239
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Expenditures

Administrative

Supervisor Pay	\$12,000	\$8,800	\$3,000	\$11,800	\$12,000
FICA	\$918	\$673	\$230	\$903	\$918
Engineering	\$6,000	\$3,786	\$1,151	\$4,937	\$6,000
Attorney	\$20,000	\$25,374	\$9,626	\$35,000	\$35,000
Trustee Fees	\$22,000	\$0	\$22,000	\$22,000	\$22,000
Arbitrage	\$3,900	\$1,800	\$2,400	\$4,200	\$3,600
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$5,000	\$4,450	\$1,250	\$5,700	\$5,000
Property Appraiser Fee	\$1,200	\$815	\$0	\$815	\$1,000
Property Taxes	\$0	\$356	\$0	\$356	\$400
Annual Audit	\$5,400	\$4,900	\$0	\$4,900	\$5,400
District Management Fees	\$42,985	\$32,239	\$10,746	\$42,985	\$42,985
Information Technology	\$2,200	\$1,650	\$550	\$2,200	\$2,200
Telephone	\$300	\$115	\$85	\$200	\$300
Postage	\$3,000	\$2,174	\$826	\$3,000	\$3,500
Printing & Binding	\$2,500	\$1,353	\$647	\$2,000	\$2,500
General Liability Insurance	\$14,600	\$13,190	\$0	\$13,190	\$14,600
Legal Advertising	\$1,500	\$942	\$558	\$1,500	\$1,500
Other Current Charges	\$1,000	\$3	\$7	\$10	\$600
Office Supplies	\$500	\$211	\$89	\$300	\$500
Travel Per Diem	\$500	\$0	\$0	\$0	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Administrative Expenses	\$150,678	\$108,006	\$53,165	\$161,170	\$165,678
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Maintenance - Shared Expenses

Field Maintenance	\$48,363	\$36,272	\$12,091	\$48,363	\$48,363 ¹
Management Services Agreement	\$5,250	\$5,250	\$0	\$5,250	\$0 ²
Facility Lease Agreement	\$0	\$0	\$0	\$0	\$36,823 ³
Telephone	\$5,600	\$3,799	\$1,260	\$5,059	\$5,600 ⁴
Electric	\$406,000	\$283,533	\$96,000	\$379,533	\$406,000 ⁵
Water & Sewer	\$43,400	\$31,605	\$9,900	\$41,505	\$43,400 ⁶
Gas	\$63,000	\$31,334	\$12,321	\$43,655	\$63,000 ⁷
Pool & Fountain Maintenance	\$122,500	\$82,601	\$24,399	\$107,000	\$122,500 ⁸
Environmental	\$7,000	\$4,057	\$1,364	\$5,421	\$7,000 ⁹
Property Insurance	\$32,025	\$28,028	\$0	\$28,028	\$30,100 ¹⁰
Irrigation Repairs & Maintenance	\$7,000	\$6,332	\$1,500	\$7,832	\$8,750 ¹¹
Landscape Contract	\$536,550	\$386,838	\$129,792	\$516,630	\$543,403 ¹²
Landscape Contingency	\$0	\$18,254	\$3,000	\$21,254	\$27,178 ¹³
Landscape Consulting	\$0	\$2,275	\$6,825	\$9,100	\$27,300 ¹⁴
Gate and Gatehouse Expenses	\$22,400	\$8,576	\$8,560	\$17,136	\$22,400 ¹⁵
Roadways/Sidewalks/Bridge	\$32,480	\$4,779	\$10,703	\$15,482	\$32,480 ¹⁶
Lighting	\$5,600	\$5,138	\$480	\$5,618	\$5,600 ¹⁷
Building Repairs & Maintenance	\$28,000	\$6,956	\$6,075	\$13,031	\$28,000 ¹⁸
Pressure Washing	\$3,500	\$4,358	\$0	\$4,358	\$28,000 ¹⁹
Maintenance (Inspections)	\$700	\$764	\$256	\$1,020	\$1,225 ²⁰
Pest Control	\$508	\$0	\$0	\$0	\$508 ²¹
Security	\$98,000	\$73,500	\$24,500	\$98,000	\$98,000 ²²

Total Maintenance Shared	\$1,467,876	\$1,024,246	\$349,025	\$1,373,272	\$1,585,629
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Reunion East
Community Development District
Adopted Budget
General Fund
Fiscal Year 2017

Description	Adopted Budget FY2016	Actual thru 6/30/16	Projected Next 3 Months	Total Thru 9/30/16	Adopted Budget FY2017
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Heritage Crossing Community Center

Landscape Maintenance	\$12,300	\$12,333	\$3,075	\$15,408	\$16,000
Telephone	\$1,500	\$944	\$312	\$1,256	\$1,500
Electric	\$30,000	\$19,703	\$8,550	\$28,253	\$33,000
Water & Sewer	\$2,000	\$2,224	\$1,125	\$3,349	\$4,200
Gas	\$1,000	\$149	\$75	\$224	\$500
Maintenance (Inspections)	\$880	\$1,015	\$155	\$1,170	\$1,250
Pest Control	\$500	\$0	\$0	\$0	\$0

Total HC Community Center Shared	\$48,180	\$36,368	\$13,292	\$49,660	\$56,450
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Maintenance - Direct Expenses

Irrigation System Operations	\$100,000	\$0	\$50,000	\$50,000	\$100,000
Reserve for Direct Bills	\$0	\$0	\$0	\$0	\$0
Operating Reserves	\$100,000	\$0	\$0	\$0	\$100,000
First Quarter Operating	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$242,752	\$242,752	\$1,490,832	\$1,733,584	\$113,482

Total Maintenance Expenses	\$442,752	\$242,752	\$1,540,832	\$1,783,584	\$313,482
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Total Expenses	\$2,109,486	\$1,411,372	\$1,956,314	\$3,367,686	\$2,121,239
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Excess Revenues (Expenditures)	\$0	\$1,896,670	(\$1,896,670)	\$0	\$0
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Net Assessments	\$2,024,761
Add: Discounts & Collections	\$129,240
Gross Assessments	\$2,154,001

(1) Represents Carry Forward Surplus less 1st Quarter Operating.

Beginning Fund Balance	\$1,624,297
Less: 1st Quarter Operating	(\$476,949)
Carry Forward Surplus	\$1,147,348

Notes:

(1 thru 22) is 70% of the shared costs with the remaining 30% allocated to Reunion West

	Shared Costs				
	FY 2016 Budget	FY 2016 Projections	Total Prop 2017 Budget	Reunion East 70%	Reunion West 30%
1 Field Maintenance	\$69,090	\$69,090	\$69,090	\$48,363	\$20,727
2 Management Services Agreement	\$7,500	\$7,500	\$0	\$0	\$0
3 Facility Lease Agreement	\$0	\$0	\$52,604	\$36,823	\$15,781
4 Telephone	\$8,000	\$7,227	\$8,000	\$5,600	\$2,400
5 Electric	\$580,000	\$543,329	\$580,000	\$406,000	\$174,000
6 Water & Sewer	\$62,000	\$60,087	\$62,000	\$43,400	\$18,600
7 Gas	\$90,000	\$62,461	\$90,000	\$63,000	\$27,000
8 Pool & Fountain Maintenance	\$175,000	\$152,759	\$175,000	\$122,500	\$52,500
9 Environmental	\$10,000	\$7,744	\$10,000	\$7,000	\$3,000
10 Property Insurance	\$45,750	\$40,648	\$43,000	\$30,100	\$12,900
11 Irrigation Repairs & Maintenance	\$10,000	\$11,189	\$12,500	\$8,750	\$3,750
12 Landscape Contract	\$766,500	\$739,322	\$776,290	\$543,403	\$232,887
13 Landscape Contingency	\$0	\$30,362	\$38,825	\$27,178	\$11,648
14 Landscape Consulting	\$0	\$13,000	\$39,000	\$27,300	\$11,700
15 Gate and Gatehouse Expenses	\$32,000	\$24,480	\$32,000	\$22,400	\$9,600
16 Roadways/Sidewalks/Bridge	\$46,400	\$22,117	\$46,400	\$32,480	\$13,920
17 Lighting	\$8,000	\$8,025	\$8,000	\$5,600	\$2,400
18 Building Repairs & Maintenance	\$40,000	\$18,794	\$40,000	\$28,000	\$12,000
19 Pressure Washing	\$5,000	\$6,225	\$40,000	\$28,000	\$12,000
20 Maintenance (Inspections)	\$1,000	\$1,380	\$1,750	\$1,225	\$525
21 Pest Control	\$725	\$0	\$725	\$508	\$218
22 Security	\$140,000	\$140,000	\$140,000	\$98,000	\$42,000
	\$2,096,965	\$1,965,738	\$2,265,184	\$1,585,629	\$679,555

FISCAL YEAR 2017**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%	\$132,364	\$327.63
Hotel/Condo	1.00	404	404.00	6.15%	\$132,364	\$327.63
Multi-Family	1.50	2809	4213.50	64.09%	\$1,380,488	\$491.45
Single-Family	2.00	775	1550.00	23.58%	\$507,834	\$655.27
Golf	1.00	2.90	2.90	0.04%	\$950	\$327.63
		4,395	6574.40	100.00%	\$2,154,001	

FISCAL YEAR 2016**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%	\$132,364	\$327.63
Hotel/Condo	1.00	404	404.00	6.15%	\$132,364	\$327.63
Multi-Family	1.50	2809	4213.50	64.09%	\$1,380,488	\$491.45
Single-Family	2.00	775	1550.00	23.58%	\$507,834	\$655.27
Golf	1.00	2.90	2.90	0.04%	\$950	\$327.63
		4,395	6574.40	100.00%	\$2,154,001	

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	FY2013 Gross Per Unit Assessments	FY2014 Gross Per Unit Assessments	FY2015 Gross Per Unit Assessments	FY2016 Gross Per Unit Assessments	FY2017 Gross Per Unit Assessments	Increase/ (Decrease)
Commercial	\$257.56	\$438.45	\$438.45	\$327.63	\$327.63	\$0.00
Hotel/Condo	\$257.56	\$438.45	\$438.45	\$327.63	\$327.63	\$0.00
Multi-Family	\$386.34	\$657.67	\$657.67	\$491.45	\$491.45	\$0.00
Single-Family	\$515.12	\$876.90	\$876.90	\$655.27	\$655.27	\$0.00
Golf	\$257.56	\$438.45	\$438.45	\$327.63	\$327.63	\$0.00

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2017

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 off of invested funds.

Miscellaneous Income

Any additional funds generated by the District.

Rental Income – Base

Represents base rent received per the Lease Agreement between the District and EHOE Reunion, LLC for Heritage Crossing Community Center.

Rental Income – Operating Expenses/CAM

Represents estimated operating and maintenance costs received per the Lease Agreement between the District and EHOE Reunion, LLC for Heritage Crossing Community Center.

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.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2017

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.

Trustee Fees

The District issued 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 Special Assessment Refunding 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.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2017

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 McDirmit, Davis & Co. 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.

Information Technology

Represents costs related to the District’s accounting and information systems, District’s website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

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. FIA 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.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2017

Office Supplies

Miscellaneous office supplies.

Travel Per Diem

Costs for Board Members attendance at meetings.

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:

70% of the maintenance costs are allocated to Reunion East and 30% are allocated to Reunion West. 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 The Reunion Club of Orlando, LLC for management and operations of certain District facilities. Per executed agreement, fees for 2016 calendar year are eliminated.

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' and horse stable phone lines.

Electric

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2017

Water & Sewer

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

Gas

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

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.

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.

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.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2017

Landscape Consulting

Represents costs to provide consulting services that would include managing all aspects of the landscape program. Amount based on proposal by SunScape Consulting, Inc.

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. A portion of amount is based on proposal from Don Bo, Inc. for sidewalk grinding and replacement.

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. Amount is based on a proposal by AB Pressure Washing.

Maintenance (Inspections)

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen repairs at the Horse Stables.

Pest Control

Represents monthly and quarterly pest services as well as quarterly termite services for the Horse Stables.

Security

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

Heritage Crossing Community Center

Landscape Maintenance

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.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2017

Telephone

This item represents utility service for the Community Center's fire alarm phone lines and the emergency phone lines. Centurylink provides this service.

Electric

This item represents utility service for electric service to the Community Center. The District has an electrical account with Duke Energy for this service.

Water & Sewer

This item represents utility service for water and waste water provided by Toho Water Authority.

Gas

This item represents utility service costs for gas service for the Community Center by TECO.

Maintenance (Inspections)

Represents quarterly sprinkler inspections and annual fire backflow and domestic backflow inspections at the Community Center.

Pest Control

Represents monthly and quarterly pest services as well as quarterly termite services for the Community Center.

Maintenance – Direct Expenses

Irrigation System Operations

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

Operating Reserve

Reserves for unanticipated items.

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion East
Community Development District
Adopted Budget
Replacement & Maintenance Fund
Fiscal Year 2017

Description	Proposed Budget FY2016	Actual thru 6/30/16	Projected Next 3 Months	Total thru 9/30/16	Adopted Budget FY2017
Revenues					
Transfer In	\$242,752	\$242,752	\$1,490,832	\$1,733,584	\$113,482
Interest	\$2,000	\$5,490	\$2,490	\$7,980	\$5,000
Total Revenues	\$244,752	\$248,242	\$1,493,322	\$1,741,564	\$118,482
Expenditures					
Building Improvements	\$63,000	\$0	\$10,788	\$10,788	\$84,700 ¹
Fountain Improvements	\$30,800	\$26,010	\$0	\$26,010	\$0 ²
Pool Furniture	\$7,700	\$5,129	\$2,256	\$7,385	\$7,700 ³
Pool Repair & Replacements	\$24,500	\$5,104	\$19,396	\$24,500	\$24,500 ⁴
Lighting Improvements	\$0	\$14,797	\$0	\$14,797	\$0 ⁵
Landscape Improvements	\$0	\$0	\$0	\$0	\$49,000 ⁶
Total Expenditures	\$126,000	\$51,040	\$32,440	\$83,480	\$165,900
Excess Revenues/(Expenditures)	\$118,752	\$197,202	\$1,460,882	\$1,658,084	(\$47,418)
Fund Balance - Beginning	\$0	\$1,650,948	\$0	\$1,650,948	\$3,309,032
Fund Balance - Ending	\$118,752	\$1,848,150	\$1,460,882	\$3,309,032	\$3,261,614

Notes:

(1 thru 6) is 70% of the shared costs with the remaining 30% allocated to Reunion West

	Shared Costs				
	FY 2016 Budget	FY 2016 Projections	Total Prop 2017 Budget	Reunion East 70%	Reunion West 30%
1 Building Improvements	\$90,000	\$15,411	\$121,000	\$84,700	\$36,300
2 Fountain Improvements	\$44,000	\$37,158	\$0	\$0	\$0
3 Pool Furniture	\$11,000	\$10,550	\$11,000	\$7,700	\$3,300
4 Pool Repair & Replacements	\$35,000	\$35,000	\$35,000	\$24,500	\$10,500
5 Lighting Improvements	\$0	\$21,138	\$0	\$0	\$0
6 Landscape Improvements	\$0	\$0	\$70,000	\$49,000	\$21,000
	\$180,000	\$119,257	\$237,000	\$165,900	\$71,100

Reunion East
Community Development District
Adopted Budget
Series 2015A Debt Service
Fiscal Year 2017

Description	Adopted Budget FY2016	Actual thru 6/30/16	Projected Next 3 Months	Total thru 9/30/16	Adopted Budget FY2017
Revenues					
Special Assessments	\$2,568,595	\$2,518,344	\$87,527	\$2,605,871	\$2,568,595
Prepayment Assessments	\$0	\$16,821	\$0	\$16,821	\$0
Interest Income	\$100	\$58	\$7	\$65	\$100
Transfer In	\$0	\$6,722	\$0	\$6,722	\$0
Carry Forward Surplus	\$380,347	\$396,602	\$0	\$396,602	\$776,940
Total Revenue	\$2,949,042	\$2,938,548	\$87,534	\$3,026,082	\$3,345,635
Expenditures					
Interest Expense 11/01	\$376,842	\$376,842	\$0	\$376,842	\$714,525
Principal Expense 05/01	\$1,120,000	\$1,120,000	\$0	\$1,120,000	\$1,170,000
Interest Expense 05/01	\$737,300	\$737,300	\$0	\$737,300	\$714,525
Special Call 05/01	\$0	\$15,000	\$0	\$15,000	\$0
Total Expenses	2,234,142	2,249,142	0	2,249,142	2,599,050
EXCESS REVENUES	714,900	689,406	87,534	776,940	746,585
				11/1/17	\$691,125
				Net Assessments	\$2,568,595
				Add: Discounts & Collections	\$163,953
				Gross Assessments	<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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/16	\$29,590,000.00	\$0	\$ 714,525.00	\$714,525
05/01/17	\$29,590,000.00	\$1,170,000	\$ 714,525.00	
11/01/17	\$28,420,000.00	\$0	\$ 691,125.00	\$ 2,575,650.00
05/01/18	\$28,420,000.00	\$1,215,000	\$ 691,125.00	
11/01/18	\$27,205,000.00	\$0	\$ 666,825.00	\$ 2,572,950.00
05/01/19	\$27,205,000.00	\$1,265,000	\$ 666,825.00	
11/01/19	\$25,940,000.00	\$0	\$ 641,525.00	\$ 2,573,350.00
05/01/20	\$25,940,000.00	\$1,320,000	\$ 641,525.00	
11/01/20	\$24,620,000.00	\$0	\$ 615,125.00	\$ 2,576,650.00
05/01/21	\$24,620,000.00	\$1,380,000	\$ 615,125.00	
11/01/21	\$23,240,000.00	\$0	\$ 580,625.00	\$ 2,575,750.00
05/01/22	\$23,240,000.00	\$1,450,000	\$ 580,625.00	
11/01/22	\$21,790,000.00	\$0	\$ 544,375.00	\$ 2,575,000.00
05/01/23	\$21,790,000.00	\$1,525,000	\$ 544,375.00	
11/01/23	\$20,265,000.00	\$0	\$ 506,250.00	\$ 2,575,625.00
05/01/24	\$20,265,000.00	\$1,600,000	\$ 506,250.00	
11/01/24	\$18,665,000.00	\$0	\$ 466,250.00	\$ 2,572,500.00
05/01/25	\$18,665,000.00	\$1,685,000	\$ 466,250.00	
11/01/25	\$16,980,000.00	\$0	\$ 424,125.00	\$ 2,575,375.00
05/01/26	\$16,980,000.00	\$1,770,000	\$ 424,125.00	
11/01/26	\$15,210,000.00	\$0	\$ 379,875.00	\$ 2,574,000.00
05/01/27	\$15,210,000.00	\$1,860,000	\$ 379,875.00	
11/01/27	\$13,350,000.00	\$0	\$ 333,375.00	\$ 2,573,250.00
05/01/28	\$13,350,000.00	\$1,955,000	\$ 333,375.00	
11/01/28	\$11,395,000.00	\$0	\$ 284,500.00	\$ 2,572,875.00
05/01/29	\$11,395,000.00	\$2,055,000	\$ 284,500.00	
11/01/29	\$9,340,000.00	\$0	\$ 233,125.00	\$ 2,572,625.00
05/01/30	\$9,340,000.00	\$2,160,000	\$ 233,125.00	
11/01/30	\$7,180,000.00	\$0	\$ 179,125.00	\$ 2,572,250.00
05/01/31	\$7,180,000.00	\$2,270,000	\$ 179,125.00	
11/01/31	\$4,910,000.00	\$0	\$ 122,375.00	\$ 2,571,500.00
05/01/32	\$4,910,000.00	\$2,385,000	\$ 122,375.00	
11/01/32	\$2,525,000.00	\$0	\$ 62,750.00	\$ 2,570,125.00
05/01/33	\$2,525,000.00	\$2,510,000	\$ 62,750.00	\$ 2,572,750.00
		\$29,575,000	\$ 14,891,750.00	\$ 44,466,750.00

Reunion East
Community Development District
Adopted Budget
Series 2015-1 Debt Service
Fiscal Year 2017

Description	Adopted Budget FY2016	Actual thru 6/30/16	Projected Next 3 Months	Total thru 9/30/16	Adopted Budget FY2017
Revenues					
Special Assessments	\$690,550	\$690,443	\$904	\$691,347	\$690,550
Prepayment Assessments	\$0	\$109,841	\$0	\$109,841	\$0
Interest	\$0	\$29	\$7	\$36	\$0
Transfer In	\$0	\$52,600	\$0	\$52,600	\$0
Carry Forward Surplus	\$201,894	\$201,901	\$0	\$201,901	\$294,746
Total Revenue	\$892,444	\$1,054,814	\$911	\$1,055,725	\$985,296
Expenditures					
Interest Expense 11/01	\$201,894	\$201,894	\$0	\$201,894	\$228,525
Principal Expense 05/01	\$215,000	\$215,000	\$0	\$215,000	\$230,000
Interest Expense 05/01	\$239,085	\$239,085	\$0	\$239,085	\$228,525
Special Call 05/01	\$0	\$105,000	\$0	\$105,000	\$0
Total Expenses	\$655,979	\$760,979	\$0	\$760,979	\$687,050
Excess Revenues (Expenditures)	\$236,465	\$293,835	\$911	\$294,746	\$298,246
				11/1/17	\$220,935

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/16	\$6,925,000.00	6.600%	\$0.00	\$228,525.00	\$228,525.00
05/01/17	\$6,925,000.00	6.600%	\$230,000.00	\$228,525.00	
11/01/17	\$6,695,000.00	6.600%	\$0.00	\$220,935.00	\$679,460.00
05/01/18	\$6,695,000.00	6.600%	\$245,000.00	\$220,935.00	
11/01/18	\$6,450,000.00	6.600%	\$0.00	\$212,850.00	\$678,785.00
05/01/19	\$6,450,000.00	6.600%	\$260,000.00	\$212,850.00	
11/01/19	\$6,190,000.00	6.600%	\$0.00	\$204,270.00	\$677,120.00
05/01/20	\$6,190,000.00	6.600%	\$280,000.00	\$204,270.00	
11/01/20	\$5,910,000.00	6.600%	\$0.00	\$195,030.00	\$679,300.00
05/01/21	\$5,910,000.00	6.600%	\$295,000.00	\$195,030.00	
11/01/21	\$5,615,000.00	6.600%	\$0.00	\$185,295.00	\$675,325.00
05/01/22	\$5,615,000.00	6.600%	\$315,000.00	\$185,295.00	
11/01/22	\$5,300,000.00	6.600%	\$0.00	\$174,900.00	\$675,195.00
05/01/23	\$5,300,000.00	6.600%	\$340,000.00	\$174,900.00	
11/01/23	\$4,960,000.00	6.600%	\$0.00	\$163,680.00	\$678,580.00
05/01/24	\$4,960,000.00	6.600%	\$360,000.00	\$163,680.00	
11/01/24	\$4,600,000.00	6.600%	\$0.00	\$151,800.00	\$675,480.00
05/01/25	\$4,600,000.00	6.600%	\$385,000.00	\$151,800.00	
11/01/25	\$4,215,000.00	6.600%	\$0.00	\$139,095.00	\$675,895.00
05/01/26	\$4,215,000.00	6.600%	\$415,000.00	\$139,095.00	
11/01/26	\$3,800,000.00	6.600%	\$0.00	\$125,400.00	\$679,495.00
05/01/27	\$3,800,000.00	6.600%	\$440,000.00	\$125,400.00	
11/01/27	\$3,360,000.00	6.600%	\$0.00	\$110,880.00	\$676,280.00
05/01/28	\$3,360,000.00	6.600%	\$470,000.00	\$110,880.00	
11/01/28	\$2,890,000.00	6.600%	\$0.00	\$95,370.00	\$676,250.00
05/01/29	\$2,890,000.00	6.600%	\$505,000.00	\$95,370.00	
11/01/29	\$2,385,000.00	6.600%	\$0.00	\$78,705.00	\$679,075.00
05/01/30	\$2,385,000.00	6.600%	\$540,000.00	\$78,705.00	
11/01/30	\$1,845,000.00	6.600%	\$0.00	\$60,885.00	\$679,590.00
05/01/31	\$1,845,000.00	6.600%	\$575,000.00	\$60,885.00	
11/01/31	\$1,270,000.00	6.600%	\$0.00	\$41,910.00	\$677,795.00
05/01/32	\$1,270,000.00	6.600%	\$615,000.00	\$41,910.00	
11/01/32	\$655,000.00	6.600%	\$0.00	\$21,615.00	\$678,525.00
05/01/33	\$655,000.00	6.600%	\$655,000.00	\$21,615.00	\$676,615.00
			\$6,925,000.00	\$4,822,290.00	\$11,747,290.00

Reunion East
Community Development District
Adopted Budget
Series 2015-2 Debt Service
Fiscal Year 2017

Description	Adopted Budget FY2016	Actual thru 6/30/16	Projected Next 3 Months	Total thru 9/30/16	Adopted Budget FY2017
Revenues					
Special Assessments	\$748,025	\$745,332	\$2,693	\$748,025	\$748,025
Prepayment Assessments	\$0	\$28,305	\$0	\$28,305	\$0
Interest	\$0	\$29	\$6	\$35	\$0
Carry Forward Surplus	\$236,170	\$236,175	\$0	\$236,175	\$276,696
Total Revenue	\$984,195	\$1,009,842	\$2,699	\$1,012,541	\$1,024,721
Expenditures					
Interest Expense 11/01	\$236,170	\$236,170	\$0	\$236,170	\$272,415
Principal Expense 05/01	\$195,000	\$195,000	\$0	\$195,000	\$205,000
Interest Expense 05/01	\$279,675	\$279,675	\$0	\$279,675	\$272,415
Special Call 05/01	\$0	\$25,000	\$0	\$25,000	\$0
Total Expenses	\$710,845	\$735,845	\$0	\$735,845	\$749,830
Excess Revenues (Expenditures)	\$273,350	\$273,997	\$2,699	\$276,696	\$274,891
				11/1/17	\$265,650

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

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/16	\$8,255,000.00	6.600%	\$0.00	\$272,415.00	\$272,415.00
05/01/17	\$8,255,000.00	6.600%	\$205,000.00	\$272,415.00	
11/01/17	\$8,050,000.00	6.600%	\$0.00	\$265,650.00	\$743,065.00
05/01/18	\$8,050,000.00	6.600%	\$220,000.00	\$265,650.00	
11/01/18	\$7,830,000.00	6.600%	\$0.00	\$258,390.00	\$744,040.00
05/01/19	\$7,830,000.00	6.600%	\$235,000.00	\$258,390.00	
11/01/19	\$7,595,000.00	6.600%	\$0.00	\$250,635.00	\$744,025.00
05/01/20	\$7,595,000.00	6.600%	\$250,000.00	\$250,635.00	
11/01/20	\$7,345,000.00	6.600%	\$0.00	\$242,385.00	\$743,020.00
05/01/21	\$7,345,000.00	6.600%	\$270,000.00	\$242,385.00	
11/01/21	\$7,075,000.00	6.600%	\$0.00	\$233,475.00	\$745,860.00
05/01/22	\$7,075,000.00	6.600%	\$285,000.00	\$233,475.00	
11/01/22	\$6,790,000.00	6.600%	\$0.00	\$224,070.00	\$742,545.00
05/01/23	\$6,790,000.00	6.600%	\$305,000.00	\$224,070.00	
11/01/23	\$6,485,000.00	6.600%	\$0.00	\$214,005.00	\$743,075.00
05/01/24	\$6,485,000.00	6.600%	\$325,000.00	\$214,005.00	
11/01/24	\$6,160,000.00	6.600%	\$0.00	\$203,280.00	\$742,285.00
05/01/25	\$6,160,000.00	6.600%	\$350,000.00	\$203,280.00	
11/01/25	\$5,810,000.00	6.600%	\$0.00	\$191,730.00	\$745,010.00
05/01/26	\$5,810,000.00	6.600%	\$370,000.00	\$191,730.00	
11/01/26	\$5,440,000.00	6.600%	\$0.00	\$179,520.00	\$741,250.00
05/01/27	\$5,440,000.00	6.600%	\$395,000.00	\$179,520.00	
11/01/27	\$5,045,000.00	6.600%	\$0.00	\$166,485.00	\$741,005.00
05/01/28	\$5,045,000.00	6.600%	\$425,000.00	\$166,485.00	
11/01/28	\$4,620,000.00	6.600%	\$0.00	\$152,460.00	\$743,945.00
05/01/29	\$4,620,000.00	6.600%	\$455,000.00	\$152,460.00	
11/01/29	\$4,165,000.00	6.600%	\$0.00	\$137,445.00	\$744,905.00
05/01/30	\$4,165,000.00	6.600%	\$485,000.00	\$137,445.00	
11/01/30	\$3,680,000.00	6.600%	\$0.00	\$121,440.00	\$743,885.00
05/01/31	\$3,680,000.00	6.600%	\$515,000.00	\$121,440.00	
11/01/31	\$3,165,000.00	6.600%	\$0.00	\$104,445.00	\$740,885.00
05/01/32	\$3,165,000.00	6.600%	\$550,000.00	\$104,445.00	
11/01/32	\$2,615,000.00	6.600%	\$0.00	\$86,295.00	\$740,740.00
05/01/33	\$2,615,000.00	6.600%	\$590,000.00	\$86,295.00	
11/01/33	\$2,025,000.00	6.600%	\$0.00	\$66,825.00	\$743,120.00
05/01/34	\$2,025,000.00	6.600%	\$630,000.00	\$66,825.00	
11/01/34	\$1,395,000.00	6.600%	\$0.00	\$46,035.00	\$742,860.00
05/01/35	\$1,395,000.00	6.600%	\$675,000.00	\$46,035.00	
11/01/35	\$720,000.00	6.600%	\$0.00	\$23,760.00	\$744,795.00
05/01/36	\$720,000.00	6.600%	\$720,000.00	\$23,760.00	\$743,760.00
			\$8,255,000.00	\$6,881,490.00	\$15,136,490.00

Reunion East
Community Development District
Adopted Budget
Series 2015-3 Debt Service
Fiscal Year 2017

Description	Adopted Budget FY2016	Actual thru 6/30/16	Projected Next 3 Months	Total thru 9/30/16	Adopted Budget FY2017
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Revenues

Special Assessments	\$336,265	\$335,056	\$1,209	\$336,265	\$336,265
Interest	\$0	\$5	\$0	\$5	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$97,951	\$97,951	\$0	\$97,951	\$115,275

Total Revenue	\$434,216	\$433,013	\$1,209	\$434,222	\$451,540
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Expenditures

Interest Expense 11/01	\$97,951	\$97,951	\$0	\$97,951	\$112,530
Principal Expense 05/01	\$105,000	\$105,000	\$0	\$105,000	\$115,000
Interest Expense 05/01	\$115,995	\$115,995	\$0	\$115,995	\$112,530

Total Expenses	\$318,946	\$318,946	\$0	\$318,946	\$340,060
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Excess Revenues (Expenditures)	\$115,270	\$114,066	\$1,209	\$115,275	\$111,480
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11/1/17 \$108,735

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/16	\$3,410,000.00	6.600%	\$0.00	\$112,530.00	\$333,525.00
05/01/17	\$3,410,000.00	6.600%	\$115,000.00	\$112,530.00	
11/01/17	\$3,295,000.00	6.600%	\$0.00	\$108,735.00	\$336,265.00
05/01/18	\$3,295,000.00	6.600%	\$120,000.00	\$108,735.00	
11/01/18	\$3,175,000.00	6.600%	\$0.00	\$104,775.00	\$333,510.00
05/01/19	\$3,175,000.00	6.600%	\$130,000.00	\$104,775.00	
11/01/19	\$3,045,000.00	6.600%	\$0.00	\$100,485.00	\$335,260.00
05/01/20	\$3,045,000.00	6.600%	\$135,000.00	\$100,485.00	
11/01/20	\$2,910,000.00	6.600%	\$0.00	\$96,030.00	\$331,515.00
05/01/21	\$2,910,000.00	6.600%	\$145,000.00	\$96,030.00	
11/01/21	\$2,765,000.00	6.600%	\$0.00	\$91,245.00	\$332,275.00
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
			\$3,410,000.00	\$2,374,680.00	\$6,005,675.00