



# **Reunion East**

## **Community Development District**

### **Adopted Budget**

**FY 2018**



# Table of Contents

1-10	<u>General Fund</u>
11	<u>Replacement &amp; Maintenance Fund</u>
12	<u>Debt Service Fund Series 2015A</u>
13	<u>Amortization Schedule Series 2015A</u>
14	<u>Debt Service Fund Series 2015-1</u>
15	<u>Amortization Schedule Series 2015-1</u>
16	<u>Debt Service Fund Series 2015-2</u>
17	<u>Amortization Schedule Series 2015-2</u>
18	<u>Debt Service Fund Series 2015-3</u>
19	<u>Amortization Schedule Series 2015-3</u>

**Reunion East**  
**Community Development District**  
**Adopted Budget**  
**General Fund**  
Fiscal Year 2018

Description	Adopted Budget FY2017	Actual thru 6/30/17	Projected Next 3 Months	Total thru 9/30/17	Adopted Budget FY2018
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**Revenues**

Special Assessments - Tax Collector	\$1,092,735	\$1,074,422	\$37,270	\$1,111,691	\$1,092,735
Special Assessments - Direct	\$932,027	\$922,677	\$0	\$922,677	\$922,677
Interest	\$250	\$475	\$225	\$700	\$250
Miscellaneous Income	\$5,964	\$4,026	\$1,342	\$5,368	\$5,368
Rental Income - Base	\$47,925	\$11,475	\$36,450	\$47,925	\$12,150
Rental Income - Operating Expenses/CAM	\$42,338	\$9,267	\$33,071	\$42,338	\$10,585

<b>Total Revenues</b>	<b>\$2,121,239</b>	<b>\$2,022,341</b>	<b>\$108,357</b>	<b>\$2,130,698</b>	<b>\$2,043,765</b>
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**Expenditures**

**Administrative**

Supervisor Pay	\$12,000	\$9,000	\$3,000	\$12,000	\$12,000
FICA	\$918	\$689	\$230	\$918	\$918
Engineering	\$6,000	\$10,884	\$4,116	\$15,000	\$15,000
Attorney	\$35,000	\$27,687	\$7,313	\$35,000	\$35,000
Trustee Fees	\$22,000	\$0	\$17,500	\$17,500	\$17,500
Arbitrage	\$3,600	\$600	\$3,000	\$3,600	\$3,600
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$5,000	\$3,750	\$1,250	\$5,000	\$5,000
Property Appraiser Fee	\$1,000	\$783	\$0	\$783	\$1,000
Property Taxes	\$400	\$42	\$0	\$42	\$400
Annual Audit	\$5,400	\$5,000	\$0	\$5,000	\$5,100
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	\$156	\$94	\$250	\$300
Postage	\$3,500	\$2,421	\$579	\$3,000	\$3,500
Printing & Binding	\$2,500	\$741	\$509	\$1,250	\$2,500
General Liability Insurance	\$14,600	\$13,453	\$0	\$13,453	\$14,800
Legal Advertising	\$1,500	\$917	\$583	\$1,500	\$1,500
Other Current Charges	\$600	\$0	\$50	\$50	\$600
Office Supplies	\$500	\$189	\$61	\$250	\$500
Travel Per Diem	\$500	\$0	\$0	\$0	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

<b>Administrative Expenses</b>	<b>\$165,678</b>	<b>\$115,375</b>	<b>\$49,581</b>	<b>\$164,956</b>	<b>\$170,078</b>
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**Maintenance - Shared Expenses**

Field Maintenance	\$48,363	\$36,272	\$12,091	\$48,363	\$41,454 <sup>1</sup>
Management Services Agreement	\$0	\$0	\$0	\$0	\$0 <sup>2</sup>
Facility Lease Agreement	\$36,823	\$0	\$0	\$0	\$31,562 <sup>3</sup>
Telephone	\$5,600	\$3,919	\$1,194	\$5,113	\$4,800 <sup>4</sup>
Electric	\$406,000	\$297,348	\$75,000	\$372,348	\$348,000 <sup>5</sup>
Water & Sewer	\$43,400	\$37,452	\$10,500	\$47,952	\$45,000 <sup>6</sup>
Gas	\$63,000	\$29,922	\$3,600	\$33,522	\$46,200 <sup>7</sup>
Pool & Fountain Maintenance	\$122,500	\$80,306	\$24,000	\$104,306	\$105,000 <sup>8</sup>
Environmental	\$7,000	\$2,917	\$486	\$3,403	\$6,000 <sup>9</sup>
Property Insurance	\$30,100	\$28,944	\$0	\$28,944	\$26,100 <sup>10</sup>
Irrigation Repairs & Maintenance	\$8,750	\$5,668	\$1,890	\$7,558	\$7,500 <sup>11</sup>
Landscape Contract	\$543,403	\$335,663	\$128,819	\$464,482	\$465,774 <sup>12</sup>
Landscape Contingency	\$27,178	\$7,797	\$5,100	\$12,897	\$23,295 <sup>13</sup>
Landscape Consulting	\$27,300	\$22,126	\$6,143	\$28,269	\$23,400 <sup>14</sup>
Gate and Gatehouse Expenses	\$22,400	\$10,011	\$0	\$10,011	\$19,200 <sup>15</sup>
Roadways/Sidewalks/Bridge	\$32,480	\$18,500	\$0	\$18,500	\$27,840 <sup>16</sup>
Lighting	\$5,600	\$3,293	\$840	\$4,133	\$4,800 <sup>17</sup>
Building Repairs & Maintenance	\$28,000	\$8,720	\$0	\$8,720	\$24,000 <sup>18</sup>
Pressure Washing	\$28,000	\$378	\$0	\$378	\$24,000 <sup>19</sup>
Maintenance (Inspections)	\$1,225	\$806	\$464	\$1,270	\$1,050 <sup>20</sup>
Pest Control	\$508	\$0	\$0	\$0	\$435 <sup>21</sup>
Signage	\$0	\$1,164	\$0	\$1,164	\$2,400 <sup>22</sup>
Security	\$98,000	\$66,150	\$22,050	\$88,200	\$84,000 <sup>23</sup>

<b>Total Maintenance Shared</b>	<b>\$1,585,629</b>	<b>\$997,356</b>	<b>\$292,176</b>	<b>\$1,289,532</b>	<b>\$1,361,810</b>
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**Reunion East**  
**Community Development District**  
**Adopted Budget**  
**General Fund**  
Fiscal Year 2018

Description	Adopted Budget FY2017	Actual thru 6/30/17	Projected Next 3 Months	Total Thru 9/30/17	Adopted Budget FY2018
<u>Heritage Crossing Community Center</u>					
Landscape Maintenance	\$16,000	\$8,663	\$3,324	\$11,987	\$16,000
Telephone	\$1,500	\$994	\$331	\$1,325	\$1,500
Electric	\$33,000	\$14,405	\$5,760	\$20,165	\$33,000
Water & Sewer	\$4,200	\$1,771	\$675	\$2,446	\$4,200
Gas	\$500	\$186	\$75	\$261	\$500
Maintenance (Inspections)	\$1,250	\$1,100	\$450	\$1,550	\$1,250
Pest Control	\$0	\$0	\$0	\$0	\$0
<b>Total HC Community Center Shared</b>	<b>\$56,450</b>	<b>\$27,119</b>	<b>\$10,615</b>	<b>\$37,735</b>	<b>\$56,450</b>
<u>Maintenance - Direct Expenses</u>					
Irrigation System Operations	\$100,000	\$0	\$0	\$0	\$100,000
Reserve for Direct Bills	\$0	\$0	\$0	\$0	\$0
Operating Reserves	\$100,000	\$0	\$0	\$0	\$0
First Quarter Operating	\$0	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$113,482	\$113,482	\$0	\$113,482	\$355,427
<b>Total Maintenance Expenses</b>	<b>\$313,482</b>	<b>\$113,482</b>	<b>\$0</b>	<b>\$113,482</b>	<b>\$455,427</b>
<b>Total Expenses</b>	<b>\$2,121,239</b>	<b>\$1,253,333</b>	<b>\$352,372</b>	<b>\$1,605,705</b>	<b>\$2,043,765</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>	<b>\$769,008</b>	<b>(\$244,014)</b>	<b>\$524,994</b>	<b>\$0</b>

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

**Notes:**

(1 thru 23) were adopted in FY17 with 70% of the shared costs with the remaining 30% allocated to Reunion West. Subsequent to budget adoption, Board revised allocation to 60% of the shared costs with the remaining 40% allocated to Reunion West.

	Shared Costs				
	FY 2017 Budget	FY 2017 Projections	Total Prop 2018 Budget	Reunion East 60%	Reunion West 40%
1 Field Maintenance	\$69,090	\$69,090	\$69,090	\$41,454	\$27,636
2 Management Services Agreement	\$0	\$0	\$0	\$0	\$0
3 Facility Lease Agreement	\$52,604	\$0	\$52,604	\$31,562	\$21,042
4 Telephone	\$8,000	\$7,690	\$8,000	\$4,800	\$3,200
5 Electric	\$580,000	\$545,871	\$580,000	\$348,000	\$232,000
6 Water & Sewer	\$62,000	\$70,780	\$75,000	\$45,000	\$30,000
7 Gas	\$90,000	\$50,068	\$77,000	\$46,200	\$30,800
8 Pool & Fountain Maintenance	\$175,000	\$166,099	\$175,000	\$105,000	\$70,000
9 Environmental	\$10,000	\$5,401	\$10,000	\$6,000	\$4,000
10 Property Insurance	\$43,000	\$41,348	\$43,500	\$26,100	\$17,400
11 Irrigation Repairs & Maintenance	\$12,500	\$13,291	\$12,500	\$7,500	\$5,000
12 Landscape Contract	\$776,290	\$737,273	\$776,290	\$465,774	\$310,516
13 Landscape Contingency	\$38,825	\$19,175	\$38,825	\$23,295	\$15,530
14 Landscape Consulting	\$39,000	\$44,871	\$39,000	\$23,400	\$15,600
15 Gate and Gatehouse Expenses	\$32,000	\$15,891	\$32,000	\$19,200	\$12,800
16 Roadways/Sidewalks/Bridge	\$46,400	\$29,365	\$46,400	\$27,840	\$18,560
17 Lighting	\$8,000	\$5,932	\$8,000	\$4,800	\$3,200
18 Building Repairs & Maintenance	\$40,000	\$13,821	\$40,000	\$24,000	\$16,000
19 Pressure Washing	\$40,000	\$600	\$40,000	\$24,000	\$16,000
20 Maintenance (Inspections)	\$1,750	\$2,016	\$1,750	\$1,050	\$700
21 Pest Control	\$725	\$0	\$725	\$435	\$290
22 Signage	\$0	\$1,848	\$4,000	\$2,400	\$1,600
23 Security	\$140,000	\$140,000	\$140,000	\$84,000	\$56,000
	<b>\$2,265,184</b>	<b>\$1,980,430</b>	<b>\$2,269,684</b>	<b>\$1,361,810</b>	<b>\$907,874</b>

**FISCAL YEAR 2018**

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

<b>Product Type</b>	<b>EAU</b>	<b>Units</b>	<b>Total EAU</b>	<b>% of EAU</b>	<b>Total Assessments</b>	<b>Per Unit Gross Assessments</b>
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 2017**

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

<b>Product Type</b>	<b>EAU</b>	<b>Units</b>	<b>Total EAU</b>	<b>% of EAU</b>	<b>Total Assessments</b>	<b>Per Unit Gross Assessments</b>
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**

<b>Product Type</b>	<b>FY2014 Gross Per Unit Assessments</b>	<b>FY2015 Gross Per Unit Assessments</b>	<b>FY2016 Gross Per Unit Assessments</b>	<b>FY2017 Gross Per Unit Assessments</b>	<b>FY2018 Gross Per Unit Assessments</b>	<b>Increase/ (Decrease)</b>
Commercial	\$438.45	\$438.45	\$327.63	\$327.63	\$327.63	\$0.00
Hotel/Condo	\$438.45	\$438.45	\$327.63	\$327.63	\$327.63	\$0.00
Multi-Family	\$657.67	\$657.67	\$491.45	\$491.45	\$491.45	\$0.00
Single-Family	\$876.90	\$876.90	\$655.27	\$655.27	\$655.27	\$0.00
Golf	\$438.45	\$438.45	\$327.63	\$327.63	\$327.63	\$0.00

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2018

**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.

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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.

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2018

**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 2018

**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 2018

**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:**

63% of the maintenance costs are allocated to Reunion East and 37% are allocated to Reunion West during Fiscal Year 2017. The District is proposing an allocation of 60% of the maintenance costs to Reunion East and 40% to Reunion West for Fiscal Year 2018. 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 2018

**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 2018

**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.

**Reunion East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2018

**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.

**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.

**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 2018

Description	Proposed Budget FY2017	Actual thru 6/30/17	Projected Next 3 Months	Total thru 9/30/17	Adopted Budget FY2018
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**Revenues**

Transfer In	\$113,482	\$113,482	\$0	\$113,482	\$355,427
Interest	\$5,000	\$18,923	\$6,077	\$25,000	\$10,000

<b>Total Revenues</b>	<b>\$118,482</b>	<b>\$132,405</b>	<b>\$6,077</b>	<b>\$138,482</b>	<b>\$365,427</b>
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**Expenditures**

Building Improvements	\$84,700	\$3,182	\$0	\$3,182	\$60,000 <sup>1</sup>
Fountain Improvements	\$0	\$0	\$0	\$0	\$0 <sup>2</sup>
Pool Furniture	\$7,700	\$6,961	\$0	\$6,961	\$7,200 <sup>3</sup>
Pool Repair & Replacements	\$24,500	\$8,039	\$0	\$8,039	\$31,800 <sup>4</sup>
Lighting Improvements	\$0	\$0	\$0	\$0	\$0 <sup>5</sup>
Landscape Improvements	\$49,000	\$82,611	\$0	\$82,611	\$75,000 <sup>6</sup>
Signage	\$0	\$14,175	\$0	\$14,175	\$6,000 <sup>7</sup>
Signalization	\$0	\$0	\$0	\$0	\$90,000 <sup>8</sup>

<b>Total Expenditures</b>	<b>\$165,900</b>	<b>\$114,967</b>	<b>\$0</b>	<b>\$114,967</b>	<b>\$270,000</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>(\$47,418)</b>	<b>\$17,437</b>	<b>\$6,077</b>	<b>\$23,515</b>	<b>\$95,427</b>
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<b>Fund Balance - Beginning</b>	<b>\$3,309,032</b>	<b>\$2,818,938</b>	<b>\$0</b>	<b>\$2,818,938</b>	<b>\$2,842,453</b>
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<b>Fund Balance - Ending</b>	<b>\$3,261,614</b>	<b>\$2,836,375</b>	<b>\$6,077</b>	<b>\$2,842,453</b>	<b>\$2,937,880</b>
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**Notes:**

(1 thru 8) were adopted in FY17 with 70% of the shared costs with the remaining 30% allocated to Reunion West. Subsequent to budget adoption, Board revised allocation to 60% of the shared costs with the remaining 40% allocated to Reunion West.

**Shared Costs**

	FY 2017 Budget	FY 2017 Projections	Total Prop 2018 Budget	Reunion East 60%	Reunion West 40%
1 Building Improvements	\$121,000	\$5,050	\$100,000	\$60,000	\$40,000
2 Fountain Improvements	\$0	\$0	\$0	\$0	\$0
3 Pool Furniture	\$11,000	\$11,049	\$12,000	\$7,200	\$4,800
4 Pool Repair & Replacements	\$35,000	\$12,760	\$53,000	\$31,800	\$21,200
5 Lighting Improvements	\$0	\$0	\$0	\$0	\$0
6 Landscape Improvements	\$70,000	\$131,129	\$125,000	\$75,000	\$50,000
7 Signage	\$0	\$22,500	\$10,000	\$6,000	\$4,000
8 Signalization	\$0	\$0	\$150,000	\$90,000	\$60,000
	<b>\$237,000</b>	<b>\$182,488</b>	<b>\$450,000</b>	<b>\$270,000</b>	<b>\$180,000</b>

**Reunion East**  
**Community Development District**  
**Adopted Budget**  
**Series 2015A Debt Service**  
Fiscal Year 2018

Description	Adopted Budget FY2017	Actual thru 6/30/17	Projected Next 3 Months	Total thru 9/30/17	Adopted Budget FY2018
<b>Revenues</b>					
Special Assessments	\$2,568,595	\$2,523,388	\$87,531	\$2,610,920	\$2,568,595
Interest Income	\$100	\$2,054	\$446	\$2,500	\$100
Carry Forward Surplus	\$776,940	\$797,516	\$0	\$797,516	\$807,010
<b>Total Revenue</b>	<b>\$3,345,635</b>	<b>\$3,322,958</b>	<b>\$87,977</b>	<b>\$3,410,935</b>	<b>\$3,375,705</b>
<b>Expenditures</b>					
Special Call 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest Expense 11/01	\$714,525	\$714,525	\$0	\$714,525	\$691,000
Principal Expense 05/01	\$1,170,000	\$1,170,000	\$0	\$1,170,000	\$1,215,000
Interest Expense 05/01	\$714,525	\$714,400	\$0	\$714,400	\$691,000
<b>Total Expenses</b>	<b>2,599,050</b>	<b>2,603,925</b>	<b>0</b>	<b>2,603,925</b>	<b>2,597,000</b>
<b>EXCESS REVENUES</b>	<b>746,585</b>	<b>719,033</b>	<b>87,977</b>	<b>807,010</b>	<b>778,705</b>
				11/1/18	\$666,700
				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
05/01/17	\$29,570,000.00	\$1,170,000	\$ 714,400.00	
11/01/17	\$28,400,000.00	\$0	\$ 691,000.00	2,575,400.00
05/01/18	\$28,400,000.00	\$1,215,000	\$ 691,000.00	
11/01/18	\$27,185,000.00	\$0	\$ 666,700.00	2,572,700.00
05/01/19	\$27,185,000.00	\$1,265,000	\$ 666,700.00	
11/01/19	\$25,920,000.00	\$0	\$ 641,400.00	2,573,100.00
05/01/20	\$25,920,000.00	\$1,320,000	\$ 641,400.00	
11/01/20	\$24,600,000.00	\$0	\$ 615,000.00	2,576,400.00
05/01/21	\$24,600,000.00	\$1,375,000	\$ 615,000.00	
11/01/21	\$23,225,000.00	\$0	\$ 580,625.00	2,570,625.00
05/01/22	\$23,225,000.00	\$1,450,000	\$ 580,625.00	
11/01/22	\$21,775,000.00	\$0	\$ 544,375.00	2,575,000.00
05/01/23	\$21,775,000.00	\$1,525,000	\$ 544,375.00	
11/01/23	\$20,250,000.00	\$0	\$ 506,250.00	2,575,625.00
05/01/24	\$20,250,000.00	\$1,600,000	\$ 506,250.00	
11/01/24	\$18,650,000.00	\$0	\$ 466,250.00	2,572,500.00
05/01/25	\$18,650,000.00	\$1,685,000	\$ 466,250.00	
11/01/25	\$16,965,000.00	\$0	\$ 424,125.00	2,575,375.00
05/01/26	\$16,965,000.00	\$1,770,000	\$ 424,125.00	
11/01/26	\$15,195,000.00	\$0	\$ 379,875.00	2,574,000.00
05/01/27	\$15,195,000.00	\$1,860,000	\$ 379,875.00	
11/01/27	\$13,335,000.00	\$0	\$ 333,375.00	2,573,250.00
05/01/28	\$13,335,000.00	\$1,955,000	\$ 333,375.00	
11/01/28	\$11,380,000.00	\$0	\$ 284,500.00	2,572,875.00
05/01/29	\$11,380,000.00	\$2,055,000	\$ 284,500.00	
11/01/29	\$9,325,000.00	\$0	\$ 233,125.00	2,572,625.00
05/01/30	\$9,325,000.00	\$2,160,000	\$ 233,125.00	
11/01/30	\$7,165,000.00	\$0	\$ 179,125.00	2,572,250.00
05/01/31	\$7,165,000.00	\$2,270,000	\$ 179,125.00	
11/01/31	\$4,895,000.00	\$0	\$ 122,375.00	2,571,500.00
05/01/32	\$4,895,000.00	\$2,385,000	\$ 122,375.00	
11/01/32	\$2,510,000.00	\$0	\$ 62,750.00	2,570,125.00
05/01/33	\$2,510,000.00	\$2,510,000	\$ 62,750.00	2,572,750.00
		<b>\$29,570,000</b>	<b>\$ 14,176,100.00</b>	<b>\$ 43,746,100.00</b>

**Reunion East**  
**Community Development District**  
**Adopted Budget**  
**Series 2015-1 Debt Service**  
Fiscal Year 2018

Description	Adopted Budget FY2017	Actual thru 6/30/17	Projected Next 3 Months	Total thru 9/30/17	Adopted Budget FY2018
<b>Revenues</b>					
Special Assessments	\$690,550	\$682,374	\$904	\$683,278	\$679,165
Interest	\$0	\$794	\$7	\$801	\$0
Carry Forward Surplus	\$294,746	\$291,510	\$0	\$291,510	\$283,704
<b>Total Revenue</b>	<b>\$985,296</b>	<b>\$974,678</b>	<b>\$911</b>	<b>\$975,589</b>	<b>\$962,869</b>
<b>Expenditures</b>					
Special Call 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest Expense 11/01	\$228,525	\$228,525	\$0	\$228,525	\$220,770
Principal Expense 05/01	\$230,000	\$230,000	\$0	\$230,000	\$245,000
Interest Expense 05/01	\$228,525	\$228,360	\$0	\$228,360	\$220,770
<b>Total Expenses</b>	<b>\$687,050</b>	<b>\$691,885</b>	<b>\$0</b>	<b>\$691,885</b>	<b>\$686,540</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$298,246</b>	<b>\$282,793</b>	<b>\$911</b>	<b>\$283,704</b>	<b>\$276,329</b>
				11/1/18	\$212,685



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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/17	\$6,920,000.00	6.600%	\$230,000.00	\$228,360.00	
11/01/17	\$6,690,000.00	6.600%	\$0.00	\$220,770.00	\$679,130.00
05/01/18	\$6,690,000.00	6.600%	\$245,000.00	\$220,770.00	
11/01/18	\$6,445,000.00	6.600%	\$0.00	\$212,685.00	\$678,455.00
05/01/19	\$6,445,000.00	6.600%	\$260,000.00	\$212,685.00	
11/01/19	\$6,185,000.00	6.600%	\$0.00	\$204,105.00	\$676,790.00
05/01/20	\$6,185,000.00	6.600%	\$280,000.00	\$204,105.00	
11/01/20	\$5,905,000.00	6.600%	\$0.00	\$194,865.00	\$678,970.00
05/01/21	\$5,905,000.00	6.600%	\$295,000.00	\$194,865.00	
11/01/21	\$5,610,000.00	6.600%	\$0.00	\$185,130.00	\$674,995.00
05/01/22	\$5,610,000.00	6.600%	\$315,000.00	\$185,130.00	
11/01/22	\$5,295,000.00	6.600%	\$0.00	\$174,735.00	\$674,865.00
05/01/23	\$5,295,000.00	6.600%	\$340,000.00	\$174,735.00	
11/01/23	\$4,955,000.00	6.600%	\$0.00	\$163,515.00	\$678,250.00
05/01/24	\$4,955,000.00	6.600%	\$360,000.00	\$163,515.00	
11/01/24	\$4,595,000.00	6.600%	\$0.00	\$151,635.00	\$675,150.00
05/01/25	\$4,595,000.00	6.600%	\$385,000.00	\$151,635.00	
11/01/25	\$4,210,000.00	6.600%	\$0.00	\$138,930.00	\$675,565.00
05/01/26	\$4,210,000.00	6.600%	\$415,000.00	\$138,930.00	
11/01/26	\$3,795,000.00	6.600%	\$0.00	\$125,235.00	\$679,165.00
05/01/27	\$3,795,000.00	6.600%	\$440,000.00	\$125,235.00	
11/01/27	\$3,355,000.00	6.600%	\$0.00	\$110,715.00	\$675,950.00
05/01/28	\$3,355,000.00	6.600%	\$470,000.00	\$110,715.00	
11/01/28	\$2,885,000.00	6.600%	\$0.00	\$95,205.00	\$675,920.00
05/01/29	\$2,885,000.00	6.600%	\$505,000.00	\$95,205.00	
11/01/29	\$2,380,000.00	6.600%	\$0.00	\$78,540.00	\$678,745.00
05/01/30	\$2,380,000.00	6.600%	\$535,000.00	\$78,540.00	
11/01/30	\$1,845,000.00	6.600%	\$0.00	\$60,885.00	\$674,425.00
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
			<b>\$6,920,000.00</b>	<b>\$4,589,310.00</b>	<b>\$11,509,310.00</b>

**Reunion East**  
Community Development District  
**Adopted Budget**  
**Series 2015-2 Debt Service**  
Fiscal Year 2018

Description	Adopted Budget FY2017	Actual thru 6/30/17	Projected Next 3 Months	Total thru 9/30/17	Adopted Budget FY2018
<b><u>Revenues</u></b>					
Special Assessments	\$748,025	\$739,884	\$0	\$739,884	\$745,860
Interest	\$0	\$784	\$216	\$1,000	\$100
Carry Forward Surplus	\$276,696	\$275,807	\$0	\$275,807	\$266,862
<b>Total Revenue</b>	<b>\$1,024,721</b>	<b>\$1,016,476</b>	<b>\$216</b>	<b>\$1,016,692</b>	<b>\$1,012,822</b>
<b><u>Expenditures</u></b>					
Interest Expense 11/01	\$272,415	\$272,415	\$0	\$272,415	\$265,650
Principal Expense 05/01	\$205,000	\$205,000	\$0	\$205,000	\$220,000
Interest Expense 05/01	\$272,415	\$272,415	\$0	\$272,415	\$265,650
<b>Total Expenses</b>	<b>\$749,830</b>	<b>\$749,830</b>	<b>\$0</b>	<b>\$749,830</b>	<b>\$751,300</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$274,891</b>	<b>\$266,646</b>	<b>\$216</b>	<b>\$266,862</b>	<b>\$261,522</b>
				11/1/18	\$258,390

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
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
			<b>\$8,255,000.00</b>	<b>\$6,609,075.00</b>	<b>\$14,864,075.00</b>

**Reunion East**  
Community Development District  
**Adopted Budget**  
**Series 2015-3 Debt Service**  
Fiscal Year 2018

Description	Adopted Budget FY2017	Actual thru 6/30/17	Projected Next 3 Months	Total thru 9/30/17	Adopted Budget FY2018
<b><u>Revenues</u></b>					
Special Assessments	\$336,265	\$332,606	\$0	\$332,606	\$336,265
Interest	\$0	\$146	\$54	\$200	\$0
Carry Forward Surplus	\$115,275	\$115,668	\$0	\$115,668	\$108,414
<b>Total Revenue</b>	<b>\$451,540</b>	<b>\$448,420</b>	<b>\$54</b>	<b>\$448,474</b>	<b>\$444,679</b>
<b><u>Expenditures</u></b>					
Interest Expense 11/01	\$112,530	\$112,530	\$0	\$112,530	\$108,735
Principal Expense 05/01	\$115,000	\$115,000	\$0	\$115,000	\$120,000
Interest Expense 05/01	\$112,530	\$112,530	\$0	\$112,530	\$108,735
<b>Total Expenses</b>	<b>\$340,060</b>	<b>\$340,060</b>	<b>\$0</b>	<b>\$340,060</b>	<b>\$337,470</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$111,480</b>	<b>\$108,360</b>	<b>\$54</b>	<b>\$108,414</b>	<b>\$107,209</b>
				11/1/18	\$104,775

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
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
			<b>\$3,410,000.00</b>	<b>\$2,262,150.00</b>	<b>\$5,672,150.00</b>