



Reunion East

Community Development District

Adopted Budget

FY 2019



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Reunion East
Community Development District
Adopted Budget
General Fund
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 6/30/18	Projected Next 3 Months	Total thru 9/30/18	Adopted Budget FY2019
Revenues					
Special Assessments - Tax Collector	\$1,092,735	\$1,110,772	\$34	\$1,110,806	\$1,092,735
Special Assessments - Direct	\$922,677	\$922,677	\$0	\$922,677	\$922,677
Interest	\$250	\$727	\$123	\$850	\$250
Miscellaneous Income	\$5,368	\$3,408	\$1,704	\$5,112	\$4,771
Rental Income - Base	\$12,150	\$32,400	\$0	\$32,400	\$0
Rental Income - Operating Expenses/CAM	\$10,585	\$10,035	\$0	\$10,035	\$0

Total Revenues	\$2,043,765	\$2,080,019	\$1,861	\$2,081,880	\$2,020,434
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Expenditures

Administrative

Supervisor Pay	\$12,000	\$8,600	\$2,000	\$10,600	\$12,000
FICA	\$918	\$658	\$153	\$811	\$918
Engineering	\$15,000	\$8,321	\$1,679	\$10,000	\$15,000
Attorney	\$35,000	\$17,539	\$12,461	\$30,000	\$35,000
Trustee Fees	\$17,500	\$0	\$17,500	\$17,500	\$17,500
Arbitrage	\$3,600	\$600	\$2,400	\$3,000	\$3,600
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$5,000	\$3,850	\$833	\$4,683	\$5,000
Property Appraiser Fee	\$1,000	\$817	\$0	\$817	\$1,000
Property Taxes	\$400	\$183	\$0	\$183	\$400
Annual Audit	\$5,100	\$5,100	\$0	\$5,100	\$5,200
District Management Fees	\$42,985	\$32,239	\$10,746	\$42,985	\$44,275
Information Technology	\$2,200	\$1,650	\$550	\$2,200	\$2,200
Telephone	\$300	\$39	\$36	\$75	\$300
Postage	\$3,500	\$272	\$128	\$400	\$3,500
Printing & Binding	\$2,500	\$474	\$176	\$650	\$2,500
General Liability Insurance	\$14,800	\$13,453	\$0	\$13,453	\$14,800
Legal Advertising	\$1,500	\$397	\$1,103	\$1,500	\$1,500
Other Current Charges	\$600	\$178	\$22	\$200	\$600
Office Supplies	\$500	\$189	\$61	\$250	\$500
Travel Per Diem	\$500	\$0	\$0	\$0	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Administrative Expenses	\$170,078	\$99,735	\$49,848	\$149,583	\$171,468
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Maintenance - Shared Expenses

Field Maintenance	\$41,454	\$31,091	\$10,364	\$41,454	\$39,851 ¹
Management Services Agreement	\$0	\$0	\$0	\$0	\$0 ²
Facility Lease Agreement	\$31,562	\$18,389	\$6,130	\$24,518	\$22,884 ³
Telephone	\$4,800	\$4,076	\$1,372	\$5,448	\$4,760 ⁴
Electric	\$348,000	\$303,408	\$101,109	\$404,517	\$330,400 ⁵
Water & Sewer	\$45,000	\$42,301	\$12,222	\$54,523	\$44,800 ⁶
Gas	\$46,200	\$33,928	\$1,440	\$35,368	\$43,120 ⁷
Pool & Fountain Maintenance	\$105,000	\$78,580	\$26,148	\$104,728	\$98,000 ⁸
Environmental	\$6,000	\$3,440	\$1,147	\$4,587	\$5,600 ⁹
Property Insurance	\$26,100	\$24,914	\$0	\$24,914	\$25,620 ¹⁰
Irrigation Repairs & Maintenance	\$7,500	\$7,660	\$1,890	\$9,550	\$8,400 ¹¹
Landscape Contract	\$465,774	\$319,128	\$112,194	\$431,322	\$434,722 ¹²
Landscape Contingency	\$23,295	\$14,043	\$5,100	\$19,143	\$21,742 ¹³
Landscape Consulting	\$23,400	\$27,851	\$5,850	\$33,701	\$21,840 ¹⁴
Gate and Gatehouse Expenses	\$19,200	\$7,662	\$4,500	\$12,162	\$17,920 ¹⁵
Roadways/Sidewalks/Bridge	\$27,840	\$107,637	\$1,800	\$109,437	\$28,000 ¹⁶
Lighting	\$4,800	\$4,606	\$0	\$4,606	\$5,600 ¹⁷
Building Repairs & Maintenance	\$24,000	\$27,449	\$1,800	\$29,249	\$22,400 ¹⁸
Pressure Washing	\$24,000	\$11,588	\$1,800	\$13,388	\$11,200 ¹⁹
Maintenance (Inspections)	\$1,050	\$378	\$464	\$842	\$980 ²⁰
Repairs & Maintenance	\$0	\$0	\$1,800	\$1,800	\$11,200 ²¹
Pest Control	\$435	\$0	\$0	\$0	\$406 ²²
Signage	\$2,400	\$8,484	\$0	\$8,484	\$2,240 ²³
Security	\$84,000	\$63,000	\$21,000	\$84,000	\$78,400 ²⁴

Total Maintenance Shared	\$1,361,810	\$1,139,612	\$318,129	\$1,457,741	\$1,280,086
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Reunion East
Community Development District
Adopted Budget
General Fund
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 6/30/18	Projected Next 3 Months	Total Thru 9/30/18	Adopted Budget FY2019
<i>Heritage Crossing Community Center</i>					
Landscape Maintenance	\$16,000	\$8,648	\$0	\$8,648	\$16,000
Telephone	\$1,500	\$993	\$331	\$1,324	\$1,500
Electric	\$33,000	\$14,277	\$5,760	\$20,037	\$25,000
Water & Sewer	\$4,200	\$1,413	\$475	\$1,888	\$2,500
Gas	\$500	\$224	\$75	\$299	\$350
Contract Cleaning	\$0	\$4,800	\$2,200	\$7,000	\$10,000
Maintenance (Inspections)	\$1,250	\$1,085	\$450	\$1,535	\$1,250
Pest Control	\$0	\$0	\$0	\$0	\$0
Total HC Community Center Shared	\$56,450	\$31,440	\$9,291	\$40,731	\$56,600
<i>Maintenance - Direct Expenses</i>					
Irrigation System Operations	\$100,000	\$0	\$0	\$0	\$100,000
Contingency	\$0	\$250	\$101	\$351	\$0
Transfer Out - R&M Fund	\$355,427	\$355,427	\$0	\$355,427	\$412,280
Total Maintenance Expenses	\$455,427	\$355,677	\$101	\$355,778	\$512,280
Total Expenses	\$2,043,765	\$1,626,464	\$377,370	\$2,003,833	\$2,020,434
Excess Revenues (Expenditures)	\$0	\$453,556	(\$375,508)	\$78,047	\$0

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

Notes:

(1 thru 24) is 60% of the shared costs with the remaining 40% allocated to Reunion West for FY18. For FY19, the proposed allocation will be 56% of the shared costs for Reunion East with the remaining 44% allocated to Reunion West.

	Shared Costs				
	FY 2018 Budget	FY 2018 Projections	Total Prop 2019 Budget	Reunion East 56%	Reunion West 44%
1 Field Maintenance	\$69,090	\$69,090	\$71,163	\$39,851	\$31,312
2 Management Services Agreement	\$0	\$0	\$0	\$0	\$0
3 Facility Lease Agreement	\$52,604	\$40,864	\$40,864	\$22,884	\$17,980
4 Telephone	\$8,000	\$8,154	\$8,500	\$4,760	\$3,740
5 Electric	\$580,000	\$580,450	\$590,000	\$330,400	\$259,600
6 Water & Sewer	\$75,000	\$79,506	\$80,000	\$44,800	\$35,200
7 Gas	\$77,000	\$53,976	\$77,000	\$43,120	\$33,880
8 Pool & Fountain Maintenance	\$175,000	\$176,135	\$175,000	\$98,000	\$77,000
9 Environmental	\$10,000	\$7,645	\$10,000	\$5,600	\$4,400
10 Property Insurance	\$43,500	\$41,524	\$45,750	\$25,620	\$20,130
11 Irrigation Repairs & Maintenance	\$12,500	\$15,917	\$15,000	\$8,400	\$6,600
12 Landscape Contract	\$776,290	\$712,631	\$776,290	\$434,722	\$341,568
13 Landscape Contingency	\$38,825	\$31,904	\$38,825	\$21,742	\$17,083
14 Landscape Consulting	\$39,000	\$56,168	\$39,000	\$21,840	\$17,160
15 Gate and Gatehouse Expenses	\$32,000	\$20,271	\$32,000	\$17,920	\$14,080
16 Roadways/Sidewalks/Bridge	\$46,400	\$182,395	\$50,000	\$28,000	\$22,000
17 Lighting	\$8,000	\$7,681	\$10,000	\$5,600	\$4,400
18 Building Repairs & Maintenance	\$40,000	\$48,749	\$40,000	\$22,400	\$17,600
19 Pressure Washing	\$40,000	\$22,313	\$20,000	\$11,200	\$8,800
20 Maintenance (Inspections)	\$1,750	\$1,403	\$1,750	\$980	\$770
21 Repairs & Maintenance	\$0	\$3,000	\$20,000	\$11,200	\$8,800
22 Pest Control	\$725	\$0	\$725	\$406	\$319
23 Signage	\$4,000	\$15,239	\$4,000	\$2,240	\$1,760
24 Security	\$140,000	\$139,999	\$140,000	\$78,400	\$61,600
	\$2,269,684	\$2,315,013	\$2,285,867	\$1,280,086	\$1,005,781

FISCAL YEAR 2019

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 2018

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	FY2015	FY2016	FY2017	FY2018	FY2019	Increase/ (Decrease)
	Gross Per Unit Assessments	Gross Per Unit Assessments	Gross Per Unit Assessments	Gross Per Unit Assessments	Gross Per Unit Assessments	
Commercial	\$438.45	\$327.63	\$327.63	\$327.63	\$327.63	\$0.00
Hotel/Condo	\$438.45	\$327.63	\$327.63	\$327.63	\$327.63	\$0.00
Multi-Family	\$657.67	\$491.45	\$491.45	\$491.45	\$491.45	\$0.00
Single-Family	\$876.90	\$655.27	\$655.27	\$655.27	\$655.27	\$0.00
Golf	\$438.45	\$327.63	\$327.63	\$327.63	\$327.63	\$0.00

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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.

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.

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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 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 McDirmit, Davis & Co. to audit the financials records.

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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.

Office Supplies

Miscellaneous office supplies.

Travel Per Diem

Costs for Board Members attendance at meetings.

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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:

60% of the maintenance costs are allocated to Reunion East and 40% are allocated to Reunion West during Fiscal Year 2018. The District is proposing an allocation of 56% of the maintenance costs to Reunion East and 44% to Reunion West during Fiscal Year 2019. 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.

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

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Electric

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

Account #	Duke Energy Service Address
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)
34570 89532	7700 Osceola Polk Line Rd, Irrg. Timer
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
44278-43387	7715 Heritage Crossing Way, Clubhouse
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)

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Account #	Duke Energy Service Address
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 Prcl 1A (26-Excitement Dr. St. Lights)
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
04868 87236	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
33100 16279	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (69-Westside of RW Streets)
64824 62462	7800 Tradition Blvd Irrig Meter B
92245 38200	300 Sinclair Rd Irrig Meter A
97194 91147	7800 Tradition Blvd Irrig Meter A

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

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.

Account #	Toho Water Authority Service Address
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
2000680-892560	1590 Reunion Blvd, Stable
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
2007070-942780	700 Tradition Blvd Guardhouse

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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.

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

Account #	Teco Peoples Gas Service Address
211010319849	7693 Heritage Crossing Way
211010400144	7621 Heritage Crossing Way
211010400342	7585 Assembly Ln
211010400532	7475 Gathering Dr

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.

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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.

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.

Repairs & Maintenance

Represents estimated costs for any unforeseen repairs and maintenance to the common areas.

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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.

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.

Account #	Duke Energy Service Address
44278-43387	7715 Heritage Crossing Way, Clubhouse

Water & Sewer

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

Account #	Toho Water Authority Service Address
2000680-892820	7715 Heritage Crossing Way, Clubhouse

Gas

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

Account #	Teco Peoples Gas Service Address
211010400771	7715 Heritage Crossing Way - HC Comm Ctr

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Fiscal Year 2019

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 2019

Description	Proposed Budget FY2018	Actual thru 6/30/18	Projected Next 3 Months	Total thru 9/30/18	Adopted Budget FY2019
Revenues					
Transfer In	\$355,427	\$355,427	\$0	\$355,427	\$412,280
Interest	\$10,000	\$32,784	\$11,216	\$44,000	\$10,000
Total Revenues	\$365,427	\$388,211	\$11,216	\$399,427	\$422,280
Expenditures					
Building Improvements	\$60,000	\$12,147	\$53,829	\$65,976	\$100,800 ¹
Fountain Improvements	\$0	\$0	\$0	\$0	\$14,000 ²
Monument Improvements	\$0	\$0	\$90,000	\$90,000	\$14,000 ³
Pool Furniture	\$7,200	\$7,800	\$0	\$7,800	\$6,720 ⁴
Pool Repair & Replacements	\$31,800	\$6,359	\$11,545	\$17,905	\$22,400 ⁵
Lighting Improvements	\$0	\$2,934	\$0	\$2,934	\$4,480 ⁶
Landscape Improvements	\$75,000	\$121,184	\$0	\$121,184	\$75,600 ⁷
Roadway Improvements	\$0	\$5,592	\$0	\$5,592	\$5,600 ⁸
Signage	\$6,000	\$0	\$0	\$0	\$36,400 ⁹
Signalization	\$90,000	\$0	\$0	\$0	\$0 ¹⁰
Total Expenditures	\$270,000	\$156,017	\$155,374	\$311,391	\$280,000
Excess Revenues/(Expenditures)	\$95,427	\$232,194	(\$144,158)	\$88,036	\$142,280
Fund Balance - Beginning	\$2,842,453	\$2,821,236	\$0	\$2,821,236	\$2,909,272
Fund Balance - Ending	\$2,937,880	\$3,053,430	(\$144,158)	\$2,909,272	\$3,051,552

Notes:

(1 thru 10) is 60% of the shared costs with the remaining 40% allocated to Reunion West for FY18. For FY19, the proposed allocation will be 56% of the shared costs for Reunion East with the remaining 44% allocated to Reunion West,

	Shared Costs				
	FY 2018 Budget	FY 2018 Projections	Total Prop 2019 Budget	Reunion East 56%	Reunion West 44%
1 Building Improvements	\$100,000	\$109,960	\$180,000	\$100,800	\$79,200
2 Fountain Improvements	\$0	\$0	\$25,000	\$14,000	\$11,000
3 Monuments Improvements	\$0	\$150,000	\$25,000	\$14,000	\$11,000
4 Pool Furniture	\$12,000	\$13,000	\$12,000	\$6,720	\$5,280
5 Pool Repair & Replacements	\$53,000	\$29,841	\$40,000	\$22,400	\$17,600
6 Lighting Improvements	\$0	\$4,890	\$8,000	\$4,480	\$3,520
7 Landscape Improvements	\$125,000	\$201,973	\$135,000	\$75,600	\$59,400
8 Roadway Improvements	\$0	\$9,320	\$10,000	\$5,600	\$4,400
9 Signage	\$10,000	\$0	\$65,000	\$36,400	\$28,600
10 Signalization	\$150,000	\$0	\$0	\$0	\$0
	\$450,000	\$518,984	\$500,000	\$280,000	\$220,000

Reunion East
Community Development District
Adopted Budget
Replacement & Maintenance Fund
Fiscal Year 2019

FY2018 Remaining Projected Expenses		Amount
Building Improvements		
Heritage Service Solutions	Chemical Clean Roofs, Repairs to Gazebos & Pergolas - Terraces	\$5,709
Heritage Service Solutions	Pressure Washing Exterior & Painting - Terraces Buildings	\$18,245
Heritage Service Solutions	Pressure Washing Exterior & Painting - Heritage Crossing Ballroom	\$21,681
Heritage Service Solutions	Pressure Washing Exterior & Painting - Horse Stables Building	\$52,675
		\$98,310
Monument Improvements		
	6 Monuments - \$25,000 per Monument	\$150,000
		\$150,000
Pool Furniture		
JNJ Home Services	20 Sling Chaise Lounge Chairs - \$200 per Chair	\$4,000
		\$4,000
Pool Repair & Replacement		
Spies Pool	Commercial Sand Filter - Seven Eagles Pool	\$19,242
		\$19,242

FY2019 Proposed Expenses		Amount
Building Improvements		
HUFCOR	Recover 46 Panels & 4 Pocket Doors	\$37,950
Jurin Roofing Services	Roof Replacement - Seven Eagles	\$142,023
		\$179,973
Fountain Improvements		
	2 Fountains - Grand Traverse	\$21,120
		\$21,120
Landscape Improvements		
Enviro Tree Service	Hardwood Pruning - Various Areas within Districts	\$42,900
Frank Garcia Landscaping	Trimming of 20 Medjool Palms	\$9,500
Yellowstone Landscaping	Plant Installation/Mulch/Tree Pruning/Sod - Horse Stables	\$68,800
Sunscape Consulting, inc.	8.5%Fee Project Management Fee & Design Fee - Horse Stables	\$8,848
		\$130,048
Pool Furniture		
JNJ Home Services	30 Sling Chaise Lounge/16 Sling Dining Chairs/4 - 42" Tables	\$11,630
		\$11,630
Pool Repair & Replacement		
Spies Pool	2 Pool Heaters - \$3,625 per Heater	\$7,250
		\$7,250
Signage		
Berry Construction Inc.	Repaint Stop Signs & Information Signs - 224 Signs	\$63,840
		\$63,840

Reunion East
Community Development District
Adopted Budget
Series 2015A Debt Service
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 6/30/18	Projected Next 3 Months	Total thru 9/30/18	Adopted Budget FY2019
Revenues					
Special Assessments	\$2,568,595	\$2,608,760	\$80	\$2,608,841	\$2,568,595
Special Assessments - Prepayment	\$0	\$11,599	\$0	\$11,599	\$0
Interest Income	\$100	\$9,726	\$1,274	\$11,000	\$100
Carry Forward Surplus	\$807,010	\$822,385	\$0	\$822,385	\$841,825
Total Revenue	\$3,375,705	\$3,452,471	\$1,354	\$3,453,825	\$3,410,520
Expenditures					
Interest Expense 11/01	\$691,000	\$691,000	\$0	\$691,000	\$666,325
Principal Expense 05/01	\$1,215,000	\$1,215,000	\$0	\$1,215,000	\$1,265,000
Interest Expense 05/01	\$691,000	\$691,000	\$0	\$691,000	\$666,325
Special Call 05/01	\$0	\$15,000	\$0	\$15,000	\$0
Total Expenses	\$2,597,000	\$2,612,000	\$0	\$2,612,000	\$2,597,650
EXCESS REVENUES	\$778,705	\$840,471	\$1,354	\$841,825	\$812,870

11/1/2019 Interest	\$641,025
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
11/01/18	\$27,185,000.00	\$0	\$ 666,325.00	\$ 666,325.00
05/01/19	\$27,185,000.00	\$1,265,000	\$ 666,325.00	
11/01/19	\$25,920,000.00	\$0	\$ 641,025.00	\$ 2,572,350.00
05/01/20	\$25,920,000.00	\$1,320,000	\$ 641,025.00	
11/01/20	\$24,600,000.00	\$0	\$ 614,625.00	\$ 2,575,650.00
05/01/21	\$24,600,000.00	\$1,375,000	\$ 614,625.00	
11/01/21	\$23,225,000.00	\$0	\$ 580,250.00	\$ 2,569,875.00
05/01/22	\$23,225,000.00	\$1,450,000	\$ 580,250.00	
11/01/22	\$21,775,000.00	\$0	\$ 544,000.00	\$ 2,574,250.00
05/01/23	\$21,775,000.00	\$1,525,000	\$ 544,000.00	
11/01/23	\$20,250,000.00	\$0	\$ 505,875.00	\$ 2,574,875.00
05/01/24	\$20,250,000.00	\$1,600,000	\$ 505,875.00	
11/01/24	\$18,650,000.00	\$0	\$ 465,875.00	\$ 2,571,750.00
05/01/25	\$18,650,000.00	\$1,685,000	\$ 465,875.00	
11/01/25	\$16,965,000.00	\$0	\$ 423,750.00	\$ 2,574,625.00
05/01/26	\$16,965,000.00	\$1,765,000	\$ 423,750.00	
11/01/26	\$15,200,000.00	\$0	\$ 379,625.00	\$ 2,568,375.00
05/01/27	\$15,200,000.00	\$1,855,000	\$ 379,625.00	
11/01/27	\$13,345,000.00	\$0	\$ 333,250.00	\$ 2,567,875.00
05/01/28	\$13,345,000.00	\$1,955,000	\$ 333,250.00	
11/01/28	\$11,390,000.00	\$0	\$ 284,375.00	\$ 2,572,625.00
05/01/29	\$11,390,000.00	\$2,055,000	\$ 284,375.00	
11/01/29	\$9,335,000.00	\$0	\$ 233,000.00	\$ 2,572,375.00
05/01/30	\$9,335,000.00	\$2,160,000	\$ 233,000.00	
11/01/30	\$7,175,000.00	\$0	\$ 179,000.00	\$ 2,572,000.00
05/01/31	\$7,175,000.00	\$2,270,000	\$ 179,000.00	
11/01/31	\$4,905,000.00	\$0	\$ 122,250.00	\$ 2,571,250.00
05/01/32	\$4,905,000.00	\$2,385,000	\$ 122,250.00	
11/01/32	\$2,520,000.00	\$0	\$ 62,625.00	\$ 2,569,875.00
05/01/33	\$2,520,000.00	\$2,505,000	\$ 62,625.00	\$ 2,567,625.00
		\$27,170,000	\$ 12,071,700.00	\$ 39,241,700.00

Reunion East
Community Development District
Adopted Budget
Series 2015-1 Debt Service
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 6/30/18	Projected Next 3 Months	Total thru 9/30/18	Adopted Budget FY2019
<u>Revenues</u>					
Special Assessments	\$679,165	\$683,255	\$1	\$683,256	\$679,165
Interest	\$0	\$3,755	\$745	\$4,500	\$0
Carry Forward Surplus	\$283,704	\$284,676	\$0	\$284,676	\$285,892
Total Revenue	\$962,869	\$971,686	\$746	\$972,432	\$965,057
<u>Expenditures</u>					
Interest Expense 11/01	\$220,770	\$220,770	\$0	\$220,770	\$212,685
Principal Expense 05/01	\$245,000	\$245,000	\$0	\$245,000	\$260,000
Interest Expense 05/01	\$220,770	\$220,770	\$0	\$220,770	\$212,685
Total Expenses	\$686,540	\$686,540	\$0	\$686,540	\$685,370
Excess Revenues (Expenditures)	\$276,329	\$285,146	\$746	\$285,892	\$279,687
				11/1/2019 Interest	\$204,105

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

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/18	\$6,445,000.00	6.600%	\$0.00	\$212,685.00	\$212,685.00
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
			\$6,445,000.00	\$3,919,410.00	\$10,364,410.00

Reunion East
Community Development District
Adopted Budget
Series 2015-2 Debt Service
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 6/30/18	Projected Next 3 Months	Total thru 9/30/18	Adopted Budget FY2019
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Revenues

Special Assessments	\$745,860	\$745,860	\$0	\$745,860	\$745,860
Interest	\$1,100	\$3,593	\$907	\$4,500	\$100
Carry Forward Surplus	\$266,862	\$267,484	\$0	\$267,484	\$266,544

Total Revenue	\$1,013,822	\$1,016,937	\$907	\$1,017,844	\$1,012,504
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Expenditures

Interest Expense 11/01	\$265,650	\$265,650	\$0	\$265,650	\$258,390
Principal Expense 05/01	\$220,000	\$220,000	\$0	\$220,000	\$235,000
Interest Expense 05/01	\$265,650	\$265,650	\$0	\$265,650	\$258,390

Total Expenses	\$751,300	\$751,300	\$0	\$751,300	\$751,780
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Excess Revenues (Expenditures)	\$262,522	\$265,637	\$907	\$266,544	\$260,724
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11/1/2019 Interest \$250,635

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

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/18	\$7,830,000.00	6.600%	\$0.00	\$258,390.00	\$258,390.00
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
			\$7,830,000.00	\$5,805,360.00	\$13,635,360.00

Reunion East
Community Development District
Adopted Budget
Series 2015-3 Debt Service
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 6/30/18	Projected Next 3 Months	Total thru 9/30/18	Adopted Budget FY2019
Revenues					
Special Assessments	\$336,265	\$335,260	\$0	\$335,260	\$336,265
Interest	\$0	\$432	\$88	\$520	\$0
Carry Forward Surplus	\$108,414	\$108,482	\$0	\$108,482	\$106,792
Total Revenue	\$444,679	\$444,174	\$88	\$444,262	\$443,057
Expenditures					
Interest Expense 11/01	\$108,735	\$108,735	\$0	\$108,735	\$104,775
Principal Expense 05/01	\$120,000	\$120,000	\$0	\$120,000	\$130,000
Interest Expense 05/01	\$108,735	\$108,735	\$0	\$108,735	\$104,775
Total Expenses	\$337,470	\$337,470	\$0	\$337,470	\$339,550
Excess Revenues (Expenditures)	\$107,209	\$106,704	\$88	\$106,792	\$103,507

11/1/2019 Interest \$100,485

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

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/18	\$3,175,000.00	6.600%	\$0.00	\$104,775.00	\$104,775.00
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
			\$3,175,000.00	\$1,932,150.00	\$5,107,150.00