



Reunion East
Community Development District
Adopted Budget
FY 2022



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Reunion East
Community Development District

Adopted Budget

General Fund

Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Adopted Budget FY2022
Revenues					
Special Assessments - Tax Collector	\$1,417,679	\$1,438,273	\$0	\$1,438,273	\$1,435,176
Special Assessments - Direct	\$600,993	\$514,361	\$95,105	\$609,466	\$583,672
Interest	\$750	\$675	\$150	\$825	\$750
Miscellaneous Income	\$0	\$500	\$0	\$500	\$0
Total Revenues	\$2,019,422	\$1,953,808	\$95,255	\$2,049,063	\$2,019,598

Expenditures

Administrative

Supervisor Pay	\$12,000	\$9,800	\$3,000	\$12,800	\$12,000
FICA	\$918	\$750	\$230	\$979	\$918
Engineering	\$15,000	\$7,570	\$2,930	\$10,500	\$15,000
Attorney	\$35,000	\$35,054	\$9,000	\$44,054	\$35,000
Trustee Fees	\$17,500	\$0	\$16,310	\$16,310	\$8,620
Arbitrage	\$3,600	\$600	\$2,400	\$3,000	\$2,400
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$10,000	\$7,600	\$2,500	\$10,100	\$10,000
Property Appraiser Fee	\$1,000	\$468	\$0	\$468	\$1,000
Property Taxes	\$400	\$43	\$0	\$43	\$400
Annual Audit	\$5,600	\$5,600	\$0	\$5,600	\$5,700
District Management Fees	\$44,275	\$33,206	\$11,069	\$44,275	\$44,275
Information Technology	\$2,200	\$1,650	\$550	\$2,200	\$1,400
Website Maintenance	\$0	\$0	\$0	\$0	\$800
Telephone	\$300	\$7	\$18	\$25	\$300
Postage	\$1,500	\$680	\$320	\$1,000	\$1,500
Printing & Binding	\$1,500	\$922	\$428	\$1,350	\$1,500
General Liability Insurance	\$15,200	\$14,479	\$0	\$14,479	\$15,950
Legal Advertising	\$2,500	\$7,472	\$2,500	\$9,972	\$5,000
Other Current Charges	\$600	\$0	\$50	\$50	\$600
Office Supplies	\$500	\$144	\$48	\$192	\$500
Travel Per Diem	\$500	\$0	\$0	\$0	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$175,268	\$131,220	\$51,352	\$182,572	\$168,288

Maintenance - Shared Expenses

Field Maintenance	\$37,005	\$27,754	\$9,251	\$37,005	\$37,538 ¹
Management Services Agreement	\$21,125	\$0	\$6,338	\$6,338	\$21,430 ²
Facility Lease Agreement	\$21,249	\$15,937	\$5,312	\$21,249	\$3,593 ³
Telephone	\$4,836	\$3,575	\$1,638	\$5,213	\$6,858 ⁴
Electric	\$317,200	\$217,422	\$81,250	\$298,672	\$355,535 ⁵
Water & Sewer	\$41,600	\$18,427	\$7,500	\$25,927	\$42,200 ⁶
Gas	\$40,040	\$18,561	\$450	\$19,011	\$40,618 ⁷
Pool & Fountain Maintenance	\$117,000	\$63,119	\$24,000	\$87,119	\$118,688 ⁸
Environmental	\$5,200	\$2,999	\$1,000	\$3,999	\$12,054 ⁹
Property Insurance	\$25,740	\$26,828	\$0	\$26,828	\$29,013 ¹⁰
Irrigation Repairs & Maintenance	\$7,800	\$4,881	\$2,500	\$7,381	\$8,572 ¹¹
Landscape Contract	\$403,671	\$349,205	\$101,858	\$451,063	\$503,702 ¹²
Landscape Contingency	\$26,000	\$1,414	\$22,386	\$23,800	\$26,375 ¹³
Gate and Gatehouse Expenses	\$16,640	\$16,098	\$7,469	\$23,567	\$16,880 ¹⁴
Roadways/Sidewalks/Bridge	\$26,000	\$1,547	\$12,353	\$13,900	\$26,375 ¹⁵
Lighting	\$5,200	\$11,431	\$0	\$11,431	\$5,275 ¹⁶
Building Repairs & Maintenance	\$13,000	\$0	\$10,000	\$10,000	\$13,188 ¹⁷
Pressure Washing	\$18,200	\$15,798	\$0	\$15,798	\$18,463 ¹⁸
Maintenance (Inspections)	\$910	\$0	\$0	\$0	\$0 ¹⁹
Repairs & Maintenance	\$10,400	\$1,220	\$1,500	\$2,720	\$10,550 ²⁰
Pest Control	\$377	\$0	\$0	\$0	\$0 ²¹
Signage	\$13,000	\$5,720	\$8,374	\$14,094	\$13,188 ²²
Security	\$72,800	\$54,600	\$18,200	\$72,800	\$73,850 ²³
Parking Violation Tags	\$260	\$47	\$83	\$130	\$264 ²⁴
Total Maintenance Shared	\$1,245,253	\$856,583	\$321,461	\$1,178,044	\$1,384,206

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Adopted Budget

General Fund

Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Adopted Budget FY2022
<u>Seven Eagles</u>					
Electric	\$0	\$3,411	\$3,588	\$6,999	\$14,559
Water & Sewer	\$0	\$895	\$1,695	\$2,590	\$6,881
Gas	\$0	\$649	\$2,106	\$2,755	\$8,546
Telephone / Emergency Pool Phone	\$0	\$0	\$0	\$0	\$185
Contract Cleaning	\$0	\$17,556	\$6,684	\$24,240	\$27,118
Landscape Contract	\$0	\$4,244	\$4,657	\$8,900	\$9,495
Landscape Contingency	\$0	\$3,251	\$0	\$3,251	\$2,638
Pool Maintenance	\$0	\$24,160	\$4,524	\$28,684	\$18,357
Lighting	\$0	\$675	\$0	\$675	\$791
Fitness Center Repairs & Maintenance	\$0	\$1,181	\$260	\$1,441	\$791
Operating Supplies	\$0	\$0	\$0	\$0	\$6,594
Pest Control	\$0	\$0	\$54	\$54	\$222
Repairs & Maintenance	\$0	\$2,672	\$0	\$2,672	\$3,165
Total SE Community Center Shared	\$0	\$58,694	\$23,568	\$82,261	\$99,340
<u>Maintenance - Direct Expenses</u>					
Irrigation System Operations	\$100,000	\$0	\$0	\$0	\$100,000
Contingency	\$0	\$127	\$0	\$127	\$0
Transfer Out - R&M Fund	\$498,902	\$498,902	\$0	\$498,902	\$267,764
Total Maintenance Expenses	\$598,902	\$499,029	\$0	\$499,029	\$367,764
Total Expenses	\$2,019,423	\$1,545,525	\$396,381	\$1,941,906	\$2,019,598
Excess Revenues (Expenditures)	(\$0)	\$408,283	(\$301,126)	\$107,157	\$0

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

Notes:

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

	Shared Costs				
	FY 2021 Budget	FY 2021 Projections	Total Adopted 2022 Budget	Reunion East 53%	Reunion West 47%
1 Field Maintenance	\$71,163	\$71,163	\$71,163	\$37,538	\$33,625
2 Management Services Agreement	\$40,625	\$12,188	\$40,625	\$21,430	\$19,195
3 Facility Lease Agreement	\$40,864	\$40,864	\$6,811	\$3,593	\$3,218
4 Telephone	\$9,300	\$10,025	\$13,000	\$6,858	\$6,143
5 Electric	\$610,000	\$574,501	\$674,000	\$355,535	\$318,465
6 Water & Sewer	\$80,000	\$48,576	\$80,000	\$42,200	\$37,800
7 Gas	\$77,000	\$36,560	\$77,000	\$40,618	\$36,383
8 Pool & Fountain Maintenance	\$225,000	\$168,658	\$225,000	\$118,688	\$106,313
9 Environmental	\$10,000	\$7,690	\$22,852	\$12,054	\$10,798
10 Property Insurance	\$49,500	\$51,537	\$55,000	\$29,013	\$25,988
11 Irrigation Repairs & Maintenance	\$15,000	\$14,540	\$16,250	\$8,572	\$7,678
12 Landscape Contract	\$776,290	\$867,428	\$954,886	\$503,702	\$451,184
13 Landscape Contingency	\$50,000	\$45,424	\$50,000	\$26,375	\$23,625
14 Gate and Gatehouse Expenses	\$32,000	\$45,321	\$32,000	\$16,880	\$15,120
15 Roadways/Sidewalks/Bridge	\$50,000	\$26,868	\$50,000	\$26,375	\$23,625
16 Lighting	\$10,000	\$21,983	\$10,000	\$5,275	\$4,725
17 Building Repairs & Maintenance	\$25,000	\$19,231	\$25,000	\$13,188	\$11,813
18 Pressure Washing	\$35,000	\$30,380	\$35,000	\$18,463	\$16,538
19 Maintenance (Inspections)	\$1,750	\$0	\$0	\$0	\$0
20 Repairs & Maintenance	\$20,000	\$4,806	\$20,000	\$10,550	\$9,450
21 Pest Control	\$725	\$0	\$0	\$0	\$0
22 Signage	\$25,000	\$27,374	\$25,000	\$13,188	\$11,813
23 Security	\$140,000	\$140,000	\$140,000	\$73,850	\$66,150
24 Parking Violation Tags	\$500	\$250	\$500	\$264	\$236
Subtotal	\$2,394,717	\$2,265,365	\$2,624,087	\$1,384,206	\$1,239,881
<u>Seven Eagles</u>					
25 Electric	\$0	\$13,893	\$27,600	\$14,559	\$13,041
26 Water & Sewer	\$0	\$4,959	\$13,044	\$6,881	\$6,163
27 Gas	\$0	\$5,298	\$16,200	\$8,546	\$7,655
28 Telephone / Emergency Pool Phone	\$0	\$0	\$350	\$185	\$165
29 Contract Cleaning	\$0	\$46,180	\$51,408	\$27,118	\$24,290
30 Landscape Contract	\$0	\$17,116	\$18,000	\$9,495	\$8,505
31 Landscape Contingency	\$0	\$6,251	\$5,000	\$2,638	\$2,363
32 Pool Maintenance	\$0	\$54,005	\$34,800	\$18,357	\$16,443
33 Lighting	\$0	\$1,298	\$1,500	\$791	\$709
34 Fitness Center & Repairs & Maintenance	\$0	\$288	\$1,500	\$791	\$709
35 Operating Supplies	\$0	\$105	\$12,500	\$6,594	\$5,906
36 Pest Control	\$0	\$2,772	\$420	\$222	\$198
37 Repairs & Maintenance	\$0	\$5,010	\$6,000	\$3,165	\$2,835
Subtotal	\$0	\$157,174	\$188,322	\$99,340	\$88,982
TOTAL	\$2,394,717	\$2,422,539	\$2,812,409	\$1,483,546	\$1,328,863

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General Fund
 Fiscal Year 2022

FISCAL YEAR 2022

Reunion East Projected EAU Administrative & Maintenance Calculation

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

FISCAL YEAR 2021

Reunion East Projected EAU Administrative & Maintenance Calculation

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

GROSS PER UNIT ASSESSMENT COMPARISON CHART

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

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General Fund Budget
Fiscal Year 2022

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. These assessments are billed on tax bills.

Special Assessments – Direct

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. The District levies these assessments directly to the property owners.

Interest

The District generates funds from invested funds.

EXPENDITURES:

Administrative:

Supervisor Pay

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 12 monthly Board meetings.

FICA Expenses

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

Engineering

The District's engineer, Boyd Civil Engineering, will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, preparation of contract specifications and bid documents, and various projects assigned by the Board of Supervisors and District Manager.

Attorney

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

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Trustee Fees

The District issued Series 2015A & 2021 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 & 2021 Bonds. The District has contracted with Grau & Associates to calculate the rebate liability and submit a report to the District.

Collection Agent

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

Dissemination

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC, the District's bond underwriter, to provide this service.

Property Appraiser Fee

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

Property Taxes

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

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired Grau & Associates to audit the financials records.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. ("Manager") These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting and assisting with annual audits.

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Information Technology

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

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine costs incurred by Manager.

Postage

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

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

General Liability Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Travel Per Diem

Costs for Board Members attendance at meetings.

Reunion East
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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:

52% of the maintenance costs are allocated to Reunion East and 48% are allocated to Reunion West during Fiscal Year 2021. The District is proposing 53% of the maintenance costs to Reunion East and 47% to Reunion West during Fiscal Year 2022. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management

The District currently has a contract with Governmental Management Services-CF, LLC to provide field management services.

Management Service Agreement

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

Facility Lease Agreement

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

Telephone

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

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)
36942-43567	1590 Reunion Blvd, Horse Stable
38275 58442	7421 Devereaux St Spkl
38751 20196	7600 Tradition Blvd, Irrigation Meter A
41812 50273	7477 Gathering Dr Spkl
44472 28386	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)
55539 91473	7600 Heritage Crossing Way Pump
59862 73513	7500 Seven Eagles Way Spkl
65222 56575	7693 Heritage Cross. Way Poolhouse
68727 88500	1400 Reunion Blvd Spkl, Irrigation
68791 86264	000 Whitmarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
68900 18289	7585 Assembly Ln, Pool (Carriage Pointe)
74202 21313	7500 Mourning Dove Cir Irrig (Terraces)
77166 33105	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
77412 10389	0 Old Lake Wilson Rd Lite Ph2 Prc1 1A (26-Excitement Dr. St. Lights)

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Account #	Duke Energy Service Address
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)
15627 52104	84401 Golden Bear Drive Fountain
30882 19259	700 Tradition Blvd Guardhouse (Westside Gatehouse)
33100 16279	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)
41457 86316	7615 Fairfax Rd. Gate
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 and other District areas.

Account #	Toho Water Authority Service Address
2000680-33266729	1500 Euston ODD Drive
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-897400	7700 Osceola Polk Line Rd
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Grdhouse
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 Gas South and Infinite Energy for this service.

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

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

Pool & Fountain Maintenance

Scheduled maintenance consists of regular cleaning and treatments of pools and fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes. District has contracted with Roberts Pool for this service.

Environmental

The District currently has a contract with Applied Aquatic Management Inc., which provides lake maintenance to all the lakes inside the Reunion East and West CDDs. These services include monthly inspections and treatment of aquatic weeds and algae, herbicide spraying, and algae control and removal. The amount also includes unscheduled maintenance. In addition, there are budgeted cost for the future treatment and maintenance of Conservation Areas Easements including Wetland Preservation, Upland Preservation, and Upland Buffers of approximately 294 acres.

Property Insurance

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

Irrigation Repairs & Maintenance

Represents the District expense for maintenance of the irrigation system.

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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.

Gate & Gatehouse Expenses

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

Roadways/Sidewalks/Bridge

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

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Building Repairs & Maintenance

Repairs for properties covered under the Management Services Agreement.

Pressure Washing

Estimated cost to pressure wash certain buildings and guardhouses owned by the District.

Repairs & Maintenance

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

Signage

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

Security

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

Parking Violation Tags

Represents estimated costs for purchase of parking violation tags.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2022

Seven Eagles

Electric

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

Water & Sewer

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

Gas

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

Telephone / Emergency Pool Phone

Represents estimated annual fee for emergency telephone for Seven Eagles pool provided by Kings III of America, Inc.

Contract Cleaning

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

Landscape Contract

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

Landscape Contingency

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

Pool Maintenance

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

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Fitness Center Repairs & Maintenance

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2022

Operating Supplies

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

Pest Control

Represents estimated costs for pest control for Seven Eagles.

Repairs & Maintenance

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

Maintenance – Direct Expenses

Irrigation System Operations

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

Contingency

Represents any costs not related to other expense line items.

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

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

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Adopted Budget FY2022
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Revenues

Transfer In	\$498,902	\$498,902	\$0	\$498,902	\$267,764
Interest	\$25,000	\$3,810	\$690	\$4,500	\$4,500

Total Revenues	\$523,902	\$502,712	\$690	\$503,402	\$272,264
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Expenditures

Contingency	\$0	\$13	\$24	\$37	\$100	
Building Improvements	\$109,200	\$0	\$0	\$0	\$127,391	1
Fountain Improvements	\$13,000	\$0	\$0	\$0	\$5,275	2
Gate/Gatehouse Improvements	\$52,000	\$4,330	\$0	\$4,330	\$51,695	3
Monument Improvements	\$13,000	\$0	\$0	\$0	\$5,275	4
Pool Furniture	\$13,000	\$12,126	\$0	\$12,126	\$13,188	5
Pool Repair & Replacements	\$44,200	\$8,088	\$0	\$8,088	\$27,430	6
Lighting Improvements	\$4,160	\$0	\$0	\$0	\$2,638	7
Landscape Improvements	\$104,000	\$4,189	\$13,136	\$17,324	\$26,375	8
Irrigation Improvements	\$0	\$0	\$11,228	\$11,228	\$13,188	9
Roadway Improvements	\$13,000	\$32,476	\$0	\$32,476	\$26,375	10
Signage	\$52,000	\$60,318	\$0	\$60,318	\$34,288	11
Capital Outlay	\$26,000	\$70,042	\$0	\$70,042	\$131,875	12

Seven Eagles

Gate/Gatehouse Improvements	\$0	\$3,305	\$0	\$3,305	\$2,638	13
Pool Furniture	\$0	\$8,009	\$8,061	\$16,070	\$7,913	14
Landscape Improvements	\$0	\$1,196	\$0	\$1,196	\$2,638	15

Total Expenditures	\$443,560	\$204,091	\$32,449	\$236,540	\$478,279
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Excess Revenues/(Expenditures)	\$80,342	\$298,621	(\$31,759)	\$266,863	(\$206,015)
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Fund Balance - Beginning	\$38,282,749	\$3,303,283	\$0	\$3,303,283	\$3,570,146
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Fund Balance - Ending	\$38,363,091	\$3,601,904	(\$31,759)	\$3,570,146	\$3,364,131
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Notes:

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

		Shared Costs			
	FY 2021 Budget	FY 2021 Projections	Total Adopted 2022 Budget	Reunion East 53%	Reunion West 47%
1 Building Improvements	\$210,000	\$0	\$241,500	\$127,391	\$114,109
2 Fountain Improvements	\$25,000	\$0	\$10,000	\$5,275	\$4,725
3 Gate/Gatehouse Improvements	\$100,000	\$8,327	\$98,000	\$51,695	\$46,305
4 Monuments Improvements	\$25,000	\$0	\$10,000	\$5,275	\$4,725
5 Pool Furniture	\$25,000	\$23,320	\$25,000	\$13,188	\$11,813
6 Pool Repair & Replacements	\$85,000	\$15,553	\$52,000	\$27,430	\$24,570
7 Lighting Improvements	\$8,000	\$0	\$5,000	\$2,638	\$2,363
8 Landscape Improvements	\$200,000	\$33,316	\$50,000	\$26,375	\$23,625
9 Irrigation Improvements	\$0	\$21,593	\$25,000	\$13,188	\$11,813
10 Roadway Improvements	\$25,000	\$62,454	\$50,000	\$26,375	\$23,625
11 Signage	\$100,000	\$115,996	\$65,000	\$34,288	\$30,713
12 Capital Outlay	\$50,000	\$134,695	\$250,000	\$131,875	\$118,125
Subtotal	\$853,000	\$415,255	\$881,500	\$464,991	\$416,509
Seven Eagles					
13 Gate/Gatehouse Improvements	\$0	\$6,356	\$5,000	\$2,638	\$2,363
14 Pool Furniture	\$0	\$30,903	\$15,000	\$7,913	\$7,088
15 Landscape Improvements	\$0	\$2,300	\$5,000	\$2,638	\$2,363
Subtotal	\$0	\$39,559	\$25,000	\$13,188	\$11,813
TOTAL	\$853,000	\$454,813	\$906,500	\$478,179	\$428,321

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

FY2021 Updated Expenses	Total	RE 52%	RW 48%
Gate/Gatehouse Improvements			
Replace Sinclair/Traditions Exit Barrier Arms with LED Arms	\$2,452	\$1,275	\$1,177
Replace Existing Barrier Arms with LED Arms - Excitement Dr., Main Entrance & Spine Road	\$5,875	\$3,055	\$2,820
	\$8,327	\$4,330	\$3,997
Pool Furniture			
60 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$23,320	\$12,126	\$11,194
	\$23,320	\$12,126	\$11,194
Pool Repair & Replacement			
Carriage Point Pool - 1 Pool Heaters	\$4,192	\$2,180	\$2,012
Seven Eagles - Install 5HP 3 Phase EQ Pump with Strainer	\$6,492	\$3,376	\$3,116
HC Pool A - Install RayPak 406A ASME Heater	\$4,869	\$2,532	\$2,337
	\$15,553	\$8,088	\$7,465
Landscape Improvements			
Main Entrance Gatehouse - Removal of Japanese Blueberry	\$1,250	\$650	\$600
Carriage Point Main Entrance - Variegated Liriope	\$2,222	\$1,155	\$1,067
Gathering Dr. Bridge Crossing - Remove Plumbago/Install Firebush	\$1,938	\$1,008	\$930
Grand Travers Mail Kiosk - Cut Ligustrum Trees/Install Liriope	\$1,431	\$744	\$687
Main Entrance - Remove Jasmin & Plumbago/Install Sod	\$1,215	\$632	\$583
Main Entrance Gatehouse Front & Large Island Back of Gatehouse	\$9,680	\$5,034	\$4,646
Front of Spine Rd Gatehouse - Flax Lily & Indian Hawthorne Removal	\$2,720	\$1,414	\$1,306
Homestead Monument Sign Island Bed - Ligustrum Trees	\$1,040	\$541	\$499
Spine Rd Island Beds	\$9,134	\$4,750	\$4,384
Liberty Bluff Back Entrance & Island Tip - Replace Jasmine	\$2,685	\$1,396	\$1,289
	\$33,314	\$17,323	\$15,991
Irrigation Improvements			
WeatherTrak ET Pro3 Irrigation Timer Upgrade	\$21,593	\$11,228	\$10,364
	\$21,593	\$11,228	\$10,364
Roadways/Sidewalks Improvements			
Patriots Landing - Remove 12' Curb & Piece of Ramp	\$1,445	\$751	\$694
Concrete Sidewalk Replacements - Various Locations	\$14,175	\$7,371	\$6,804
Seven Eagles - Replace 6x6 Section of Concrete	\$750	\$390	\$360
Tradition Blvd. - Add New Concrete Sidewalk	\$3,460	\$1,799	\$1,661
Sidewalk Grinding & Replacement	\$1,750	\$910	\$840
HC Pool B - Replace 1.5 Sections of Concrete Sidewalk	\$788	\$410	\$378
Remove Slot Drain	\$145	\$75	\$70
Grind Sidewalks - Various Locations	\$1,350	\$702	\$648
Installation of New Sidewalks/Repour of ADA Sidewalk	\$3,100	\$1,612	\$1,488
Homestead Community - Sidewalks	\$20,664	\$10,745	\$9,919
Painting & Sealing Crack - Roadway Bridges	\$3,887	\$2,021	\$1,866
Sidewalk Grinding & Replacement - Various Locations	\$10,940	\$5,689	\$5,251
	\$62,454	\$32,476	\$29,978
Signage			
Qty. 128 No Parking Signs	\$40,960	\$21,299	\$19,661
Qty. 177 No Parking Signs with Arrows	\$56,640	\$29,453	\$27,187
Qty. 4 - 15 Minute Parking Signs	\$720	\$374	\$346
Qty. 12 - Purchase/Installation Street Signs & Posts	\$17,676	\$9,192	\$8,485
	\$115,996	\$60,318	\$55,678
Capital Outlay			
Parking Improvements - Mobilization, Survey, Layouts, Testing, Curb	\$31,160	\$16,203	\$14,957
Parking Improvements - Certified As-Builts	\$9,035	\$4,698	\$4,337
6' Charleston Bench with Back	\$1,302	\$677	\$625
Heritage Crossing, Homestead, Carriage, Terrace - External Cameras	\$33,833	\$17,593	\$16,240
Sinclair, Spine Rd., Main Gates - External Cameras	\$8,740	\$4,545	\$4,195
Seven Eagles Fitness Equipment	\$15,201	\$7,904	\$7,296
Seven Eagles - Qty. 4 Refurbished 95T Discover SE Treadmills	\$11,600	\$6,032	\$5,568
Installation of Water Lines for Dog Park	\$4,125	\$2,145	\$1,980
Purchase/Installation of CF Dog Fountain & ADA Compliant	\$4,700	\$2,444	\$2,256
Reserve Study	\$15,000	\$7,800	\$7,200
	\$134,695	\$70,042	\$64,654
Seven Eagles - Gate/Gatehouse Improvements			
Fence & Gate Installation	\$6,356	\$3,305	\$3,051
	\$6,356	\$3,305	\$3,051
Seven Eagles - Pool Repair & Replacement			
40 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables/30 - 18" Tea Tables/4 - 42" Bar Height Tables/25 Armless Bar Stools	\$30,903	\$16,070	\$14,833
	\$30,903	\$16,070	\$14,833
Seven Eagles - Landscape Improvements			
Seven Eagles Pool - Sod Replacement	\$2,300	\$1,196	\$1,104
	\$2,300	\$1,196	\$1,104

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

FY2022 Adopted Expenses	Total	RE 53%	RW 47%
Building Improvements			
Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	\$9,245	\$4,900	\$4,345
Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	\$8,450	\$4,479	\$3,972
Carriage Pointe Pool - Pressure Wash, Paint, Stucco	\$7,895	\$4,184	\$3,711
Heritage Pool "A" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875
Heritage Pool "B" - Pressure Wash, Paint, Stucco	\$8,245	\$4,370	\$3,875
Homestead Pool - Pressure Wash, Paint Stucco	\$7,895	\$4,184	\$3,711
Repair/Rebuild Two Roadway Arbors	\$9,390	\$4,977	\$4,413
Seven Eagles Roof Replacement	\$167,000	\$88,510	\$78,490
Homestead Pool Pavilion Roof Repairs	\$15,000	\$7,950	\$7,050
	\$241,365	\$127,923	\$113,442
Gate/Gatehouse Improvements			
Upgrade Access Control System for Reunion Resort/Reunion Village Gate	\$75,485	\$40,007	\$35,478
	\$75,485	\$40,007	\$35,478
Pool Furniture			
30 Sling Chaise Lounge/16 Sling Dining Chairs/4 - 48" Tables	\$13,032	\$6,907	\$6,125
	\$13,032	\$6,907	\$6,125
Pool Repair & Replacement			
Heritage Crossing A Wading Pool Resurfacing	\$5,295	\$2,806	\$2,489
Heritage Crossing B Pool Resurfacing	\$30,882	\$16,367	\$14,515
3 Pool Heaters - \$4,945 per Heater	\$14,835	\$7,863	\$6,972
	\$51,012	\$27,036	\$23,976
Signage			
No Parking Signs	\$60,800	\$32,224	\$28,576
	\$60,800	\$32,224	\$28,576
Capital Outlay			
Grand Traverse Parkway Playground	\$142,000	\$75,260	\$66,740
Grand Traverse Parkway Outdoor Fitness Area	\$107,000	\$56,710	\$50,290
	\$249,000	\$131,970	\$117,030

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

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Adopted Budget FY2022
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Revenues

Special Assessments	\$2,568,595	\$2,603,323	\$0	\$2,603,323	\$2,568,595
Interest Income	\$500	\$77	\$8	\$85	\$50
Carry Forward Surplus	\$923,909	\$942,117	\$0	\$942,117	\$936,399
Total Revenue	\$3,493,004	\$3,545,516	\$8	\$3,545,524	\$3,505,045

Expenditures

Special Call 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest Expense 11/01	\$614,625	\$614,625	\$0	\$614,625	\$580,125
Principal Expense 05/01	\$1,375,000	\$1,375,000	\$0	\$1,375,000	\$1,450,000
Interest Expense 05/01	\$614,625	\$614,500	\$0	\$614,500	\$580,125
Total Expenses	\$2,604,250	\$2,609,125	\$0	\$2,609,125	\$2,610,250
EXCESS REVENUES	\$888,754	\$936,391	\$8	\$936,399	\$894,795

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

Reunion East Projected EAU Calculation 2015A

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

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

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

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Adopted Budget FY2022
Revenues					
Special Assessments	\$228,765	\$181,947	\$0	\$181,947	\$0
Prepayment Assessments	\$0	\$0	\$1,375,827	\$1,375,827	\$0
Interest	\$100	\$25	\$0	\$25	\$0
Carry Forward Surplus	\$205,248	\$550,749	\$0	\$550,749	\$0
Total Revenue	\$434,113	\$732,721	\$1,375,827	\$2,108,548	\$0
Expenditures					
Interest Expense 11/01	\$64,185	\$64,185	\$0	\$64,185	\$0
Principal Expense 05/01	\$100,000	\$100,000	\$0	\$100,000	\$0
Interest Expense 05/01	\$64,185	\$64,185	\$0	\$64,185	\$0
Principal Expense 09/15	\$0	\$0	\$1,845,000	\$1,845,000	\$0
Interest Expense 09/15	\$0	\$0	\$35,178	\$35,178	\$0
Total Expenses	\$228,370	\$228,370	\$1,880,178	\$2,108,548	\$0
Excess Revenues (Expenditures)	\$205,743	\$504,351	(\$504,351)	\$0	\$0

11/1/2022 Interest \$0

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

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

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
09/15/21	\$1,845,000.00	6.600%	\$1,845,000.00	\$35,178.00	\$1,880,178.00
11/01/21	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/22	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/22	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/23	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/23	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/24	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/24	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/25	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/25	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/26	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/26	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/27	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/27	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/28	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/28	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/29	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/29	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/30	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/30	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/31	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/31	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/32	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/32	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/33	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00

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

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Adopted Budget FY2022
Revenues					
Special Assessments	\$593,525	\$443,954	\$0	\$443,954	\$0
Prepayment Assessments	\$0	\$0	\$5,289,609	\$5,289,609	\$0
Interest	\$250	\$26	\$4	\$30	\$0
Carry Forward Surplus	\$228,813	\$599,097	\$0	\$599,097	\$0
Total Revenue	\$822,588	\$1,043,077	\$5,289,613	\$6,332,690	\$0
Expenditures					
Interest Expense 11/01	\$192,720	\$192,720	\$0	\$192,720	\$0
Principal Expense 05/01	\$215,000	\$215,000	\$0	\$215,000	\$0
Interest Expense 05/01	\$192,720	\$192,720	\$0	\$192,720	\$0
Principal Expense 09/15	\$0	\$0	\$5,625,000	\$5,625,000	\$0
Interest Expense 09/15	\$0	\$0	\$107,250	\$107,250	\$0
Total Expenses	\$600,440	\$600,440	\$5,732,250	\$6,332,690	\$0
Excess Revenues (Expenditures)	\$222,148	\$442,637	(\$442,637)	\$0	\$0

11/1/2022 Interest \$0

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

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

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
09/15/21	\$5,625,000.00	6.600%	\$5,625,000.00	\$107,250.00	\$5,732,250.00
11/01/21	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/22	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/22	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/23	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/23	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/24	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/24	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/25	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/25	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/26	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/26	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/27	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/27	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/28	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/28	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/29	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/29	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/30	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/30	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/31	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/31	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/32	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/32	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/33	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/33	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/34	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/34	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/35	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/35	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/36	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00

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

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Adopted Budget FY2022
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Revenues

Special Assessments	\$329,496	\$251,082	\$0	\$251,082	\$0
Prepayment Assessments	\$0	\$0	\$2,802,154	\$2,802,154	\$0
Interest	\$100	\$4	\$0	\$4	\$0
Carry Forward Surplus	\$105,366	\$101,540	\$0	\$101,540	\$0

Total Revenue	\$434,962	\$352,625	\$2,802,154	\$3,154,779	\$0
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Expenditures

Interest Expense 11/01	\$96,030	\$96,030	\$0	\$96,030	\$0
Principal Expense 05/01	\$145,000	\$145,000	\$0	\$145,000	\$0
Interest Expense 05/01	\$96,030	\$96,030	\$0	\$96,030	\$0
Principal Expense 09/15	\$0	\$0	\$2,765,000	\$2,765,000	\$0
Interest Expense 09/15	\$0	\$0	\$52,719	\$52,719	\$0

Total Expenses	\$337,060	\$337,060	\$2,817,719	\$3,154,779	\$0
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Excess Revenues (Expenditures)	\$97,902	\$15,565	(\$15,565)	\$0	\$0
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11/1/2022 Interest \$0

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

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

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
09/15/21	\$2,765,000.00	6.600%	\$2,765,000.00	\$52,719.00	\$2,817,719.00
11/01/21	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/22	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/22	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/23	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/23	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/24	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/24	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/25	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/25	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/26	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/26	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/27	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/27	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/28	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/28	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/29	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/29	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/30	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/30	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/31	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/31	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/32	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
11/01/32	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
05/01/33	\$0.00	6.600%	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00

Reunion East
Community Development District
Adopted Budget
Series 2021 Debt Service
Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total thru 9/30/21	Adopted Budget FY2022
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Revenues

Special Assessments	\$0	\$0	\$0	\$0	\$1,116,155
Bond Proceeds	\$1,257,078	\$1,257,078	\$0	\$1,257,078	\$0
Interest	\$0	\$0	\$0	\$0	\$100
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$140,923

Total Revenue	\$1,257,078	\$1,257,078	\$0	\$1,257,078	\$1,257,178
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Expenditures

Interest Expense 11/01	\$0	\$0	\$0	\$0	\$140,923
Principal Expense 05/01	\$0	\$0	\$0	\$0	\$425,000
Interest Expense 05/01	\$0	\$0	\$0	\$0	\$347,481

Total Expenses	\$0	\$0	\$0	\$0	\$913,404
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Excess Revenues (Expenditures)	\$1,257,078	\$1,257,078	\$0	\$1,257,078	\$343,774
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11/1/2022 Interest \$342,381

Net Assessments \$1,116,155
Add: Discounts & Collections \$71,244
Gross Assessments \$1,187,399

Reunion East Projected EAU Calculation 2021

Product Type	EAU	Units	Total Assessments	Per Unit Gross Assessments
Multi-Family	1.50	296.00	\$624,788	\$2,111
Single-Family	2.00	250.00	\$562,610	\$2,250
		546.00	\$1,187,399	

Reunion East
Community Development District
Series 2021 Special Assessment Bonds (Series 2021 Project)
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$20,355,000.00	\$0	\$ 140,922.95	\$ 140,922.95
05/01/22	\$20,355,000.00	\$425,000	\$ 347,481.25	
11/01/22	\$19,930,000.00	\$0	\$ 342,381.25	\$ 1,114,862.50
05/01/23	\$19,930,000.00	\$435,000	\$ 342,381.25	
11/01/23	\$19,495,000.00	\$0	\$ 337,161.25	\$ 1,114,542.50
05/01/24	\$19,495,000.00	\$445,000	\$ 337,161.25	
11/01/24	\$19,050,000.00	\$0	\$ 331,821.25	\$ 1,113,982.50
05/01/25	\$19,050,000.00	\$455,000	\$ 331,821.25	
11/01/25	\$18,595,000.00	\$0	\$ 326,361.25	\$ 1,113,182.50
05/01/26	\$18,595,000.00	\$465,000	\$ 326,361.25	
11/01/26	\$18,130,000.00	\$0	\$ 320,781.25	\$ 1,112,142.50
05/01/27	\$18,130,000.00	\$480,000	\$ 320,781.25	
11/01/27	\$17,650,000.00	\$0	\$ 313,941.25	\$ 1,114,722.50
05/01/28	\$17,650,000.00	\$495,000	\$ 313,941.25	
11/01/28	\$17,155,000.00	\$0	\$ 306,887.50	\$ 1,115,828.75
05/01/29	\$17,155,000.00	\$505,000	\$ 306,887.50	
11/01/29	\$16,650,000.00	\$0	\$ 299,691.25	\$ 1,111,578.75
05/01/30	\$16,650,000.00	\$520,000	\$ 299,691.25	
11/01/30	\$16,130,000.00	\$0	\$ 292,281.25	\$ 1,111,972.50
05/01/31	\$16,130,000.00	\$535,000	\$ 292,281.25	
11/01/31	\$15,595,000.00	\$0	\$ 284,657.50	\$ 1,111,938.75
05/01/32	\$15,595,000.00	\$555,000	\$ 284,657.50	
11/01/32	\$15,040,000.00	\$0	\$ 275,916.25	\$ 1,115,573.75
05/01/33	\$15,040,000.00	\$570,000	\$ 275,916.25	
11/01/33	\$14,470,000.00	\$0	\$ 266,938.75	\$ 1,112,855.00
05/01/34	\$14,470,000.00	\$590,000	\$ 266,938.75	
11/01/34	\$13,880,000.00	\$0	\$ 257,646.25	\$ 1,114,585.00
05/01/35	\$13,880,000.00	\$610,000	\$ 257,646.25	
11/01/35	\$13,270,000.00	\$0	\$ 248,038.75	\$ 1,115,685.00
05/01/36	\$13,270,000.00	\$630,000	\$ 248,038.75	
11/01/36	\$12,640,000.00	\$0	\$ 238,116.25	\$ 1,116,155.00
05/01/37	\$12,640,000.00	\$650,000	\$ 238,116.25	
11/01/37	\$11,990,000.00	\$0	\$ 227,878.75	\$ 1,115,995.00
05/01/38	\$11,990,000.00	\$670,000	\$ 227,878.75	
11/01/38	\$11,320,000.00	\$0	\$ 217,326.25	\$ 1,115,205.00
05/01/39	\$11,320,000.00	\$690,000	\$ 217,326.25	
11/01/39	\$10,630,000.00	\$0	\$ 206,458.75	\$ 1,113,785.00
05/01/40	\$10,630,000.00	\$710,000	\$ 206,458.75	
11/01/40	\$9,920,000.00	\$0	\$ 195,276.25	\$ 1,111,735.00
05/01/41	\$9,920,000.00	\$735,000	\$ 195,276.25	
11/01/41	\$9,185,000.00	\$0	\$ 183,700.00	\$ 1,113,976.25
05/01/42	\$9,185,000.00	\$760,000	\$ 183,700.00	
11/01/42	\$8,425,000.00	\$0	\$ 168,500.00	\$ 1,112,200.00
05/01/43	\$8,425,000.00	\$795,000	\$ 168,500.00	
11/01/43	\$7,630,000.00	\$0	\$ 152,600.00	\$ 1,116,100.00
05/01/44	\$7,630,000.00	\$825,000	\$ 152,600.00	
11/01/44	\$6,805,000.00	\$0	\$ 136,100.00	\$ 1,113,700.00
05/01/45	\$6,805,000.00	\$860,000	\$ 136,100.00	
11/01/45	\$5,945,000.00	\$0	\$ 118,900.00	\$ 1,115,000.00
05/01/46	\$5,945,000.00	\$895,000	\$ 118,900.00	
11/01/46	\$5,050,000.00	\$0	\$ 101,000.00	\$ 1,114,900.00
05/01/47	\$5,050,000.00	\$930,000	\$ 101,000.00	
11/01/47	\$4,120,000.00	\$0	\$ 82,400.00	\$ 1,113,400.00
05/01/48	\$4,120,000.00	\$970,000	\$ 82,400.00	
11/01/48	\$3,150,000.00	\$0	\$ 63,000.00	\$ 1,115,400.00
05/01/49	\$3,150,000.00	\$1,010,000	\$ 63,000.00	
11/01/49	\$2,140,000.00	\$0	\$ 42,800.00	\$ 1,115,800.00
05/01/50	\$2,140,000.00	\$1,050,000	\$ 42,800.00	
11/01/50	\$1,090,000.00	\$0	\$ 21,800.00	\$ 1,114,600.00
05/01/51	\$1,090,000.00	\$1,090,000	\$ 21,800.00	\$ 1,111,800.00
\$20,355,000		\$13,209,126.70	\$33,564,126.70	