



Reunion East
Community Development
District
Adopted Budget
FY 2024



Table of Contents

1-2	<u>General Fund</u>
3-11	<u>General Fund Narrative</u>
12	<u>Replacement & Maintenance Fund</u>
13	<u>Debt Service Fund Series 2015A</u>
14	<u>Amortization Schedule Series 2015A</u>
15	<u>Debt Service Fund Series 2021</u>
16	<u>Amortization Schedule Series 2021</u>

Reunion East
Community Development District
Adopted Budget
General Fund
Fiscal Year 2024

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Adopted Budget FY2024
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Revenues

Special Assessments - Tax Collector	\$1,899,342	\$1,926,809	\$0	\$1,926,809	\$1,967,895
Special Assessments - Direct	\$102,593	\$77,541	\$25,052	\$102,593	\$37,398
Interest	\$1,250	\$56,384	\$18,000	\$74,384	\$45,105
Rental Income	\$2,240	\$8,120	\$1,120	\$9,240	\$2,800
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$410,761
Total Revenues	\$2,005,425	\$2,068,855	\$44,172	\$2,113,027	\$2,463,958

Expenditures

Administrative

Supervisor Fees	\$12,000	\$7,800	\$3,000	\$10,800	\$12,000
FICA Expense	\$918	\$597	\$230	\$826	\$918
Engineering	\$15,000	\$20,514	\$4,486	\$25,000	\$30,000
Attorney	\$35,000	\$35,822	\$12,000	\$47,822	\$45,000
Trustee Fees	\$8,620	\$0	\$8,620	\$8,620	\$8,620
Arbitrage	\$2,400	\$600	\$900	\$1,500	\$1,350
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$7,500
Dissemination	\$10,000	\$7,600	\$2,600	\$10,200	\$10,000
Annual Audit	\$7,800	\$7,800	\$0	\$7,800	\$7,900
Management Fees	\$46,489	\$34,867	\$11,622	\$46,489	\$49,278
Information Technology	\$1,600	\$1,200	\$400	\$1,600	\$1,800
Website Maintenance	\$1,000	\$750	\$250	\$1,000	\$1,200
Telephone	\$300	\$0	\$25	\$25	\$150
Postage	\$1,500	\$378	\$147	\$525	\$1,500
Printing & Copies	\$500	\$546	\$54	\$600	\$500
General Liability Insurance	\$18,000	\$16,110	\$0	\$16,110	\$18,550
Legal Advertising	\$5,000	\$666	\$1,834	\$2,500	\$5,000
Other Current Charges	\$600	\$70	\$35	\$105	\$600
Office Supplies	\$500	\$11	\$4	\$15	\$250
Property Appraiser Fee	\$1,000	\$979	\$0	\$979	\$1,000
Property Taxes	\$400	\$124	\$0	\$124	\$400
Travel Per Diem	\$250	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$174,052	\$141,609	\$46,206	\$187,816	\$203,691

Maintenance - Shared Expenses

Field Maintenance	\$41,844	\$31,383	\$10,461	\$41,844	\$43,099 ¹
Management Services Agreement	\$18,200	\$6,825	\$2,275	\$9,100	\$9,100 ²
Telephone	\$8,400	\$5,367	\$1,800	\$7,167	\$8,400 ³
Electric	\$330,204	\$258,387	\$104,114	\$362,501	\$369,600 ⁴
Water & Sewer	\$40,538	\$27,149	\$8,411	\$35,560	\$40,538 ⁵
Gas	\$45,808	\$43,637	\$3,581	\$47,218	\$47,600 ⁶
Pool & Fountain Maintenance	\$165,200	\$156,040	\$42,000	\$198,040	\$201,824 ⁷
Pond Maintenance	\$8,960	\$10,311	\$2,666	\$12,977	\$14,000 ⁸
Property Insurance	\$41,454	\$37,844	\$0	\$37,844	\$56,766 ⁹
Irrigation Repairs & Maintenance	\$9,100	\$11,132	\$3,714	\$14,846	\$14,000 ¹⁰
Landscape Contract	\$656,079	\$442,770	\$130,676	\$573,446	\$630,053 ¹¹
Landscape Contingency	\$28,000	\$10,843	\$4,660	\$15,503	\$28,000 ¹²
Gate and Gatehouse Expenses	\$28,000	\$26,795	\$2,370	\$29,165	\$28,000 ¹³
Roadways/Sidewalks/Bridge	\$14,000	\$7,823	\$6,177	\$14,000	\$14,000 ¹⁴
Lighting	\$5,600	\$5,603	\$0	\$5,603	\$5,600 ¹⁵
Building Repairs & Maintenance	\$11,200	\$860	\$5,600	\$6,460	\$11,200 ¹⁶
Pressure Washing	\$19,600	\$25,827	\$0	\$25,827	\$28,000 ¹⁷
Maintenance (Inspections)	\$280	\$0	\$280	\$280	\$280 ¹⁸
Repairs & Maintenance	\$14,000	\$17,578	\$1,602	\$19,179	\$16,800 ¹⁹
Contract Cleaning	\$36,400	\$26,867	\$9,343	\$36,210	\$58,576 ²⁰
Fitness Center Repairs & Maintenance	\$2,800	\$5,778	\$504	\$6,282	\$7,784 ²¹
Operating Supplies	\$2,800	\$0	\$1,400	\$1,400	\$1,400 ²²
Signage	\$5,600	\$12,641	\$182	\$12,823	\$5,600 ²³
Security	\$110,992	\$71,312	\$23,639	\$94,951	\$119,766 ²⁴
Parking Violation Tags	\$280	\$187	\$280	\$467	\$280 ²⁵
Total Maintenance Shared	\$1,645,339	\$1,242,961	\$365,735	\$1,608,695	\$1,760,267

Reunion East
Community Development District
Adopted Budget
General Fund
Fiscal Year 2024

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Adopted Budget FY2024
<i>Maintenance - Direct Expenses</i>					
Irrigation System Operations	\$75,000	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$111,034	\$111,034	\$0	\$111,034	\$500,000
Total Maintenance Expenses	\$186,034	\$111,034	\$0	\$111,034	\$500,000
Total Expenses	\$2,005,425	\$1,495,604	\$411,941	\$1,907,545	\$2,463,958
Excess Revenues (Expenditures)	\$0	\$573,251	(\$367,769)	\$205,482	(\$0)

Net Assessments	\$2,005,292
Add: Discounts & Collections	\$128,399
Gross Assessments	\$2,133,691

Notes:

(1 thru 25) is 56% of the shared costs with the remaining 44% allocated to Reunion West for FY23. For FY24, (1 thru 25) the adopted allocation will be 56% of the shared costs for Reunion East with the remaining 44% allocated to Reunion West.

	Shared Costs				
	FY 2023 Budget	FY 2023 Projections	Total Adopted 2024 Budget	Reunion East 56%	Reunion West 44%
1 Field Maintenance	\$74,721	\$74,721	\$76,963	\$43,099	\$33,864
2 Management Services Agreement	\$32,500	\$16,250	\$16,250	\$9,100	\$7,150
3 Telephone	\$15,000	\$12,799	\$15,000	\$8,400	\$6,600
4 Electric	\$589,650	\$650,326	\$660,000	\$369,600	\$290,400
5 Water & Sewer	\$72,390	\$63,419	\$72,390	\$40,538	\$31,852
6 Gas	\$81,800	\$80,722	\$85,000	\$47,600	\$37,400
7 Pool & Fountain Maintenance	\$295,000	\$353,660	\$360,400	\$201,824	\$158,576
8 Pond Maintenance	\$16,000	\$23,174	\$25,000	\$14,000	\$11,000
9 Property Insurance	\$74,025	\$67,579	\$101,369	\$56,766	\$44,602
10 Irrigation Repairs & Maintenance	\$16,250	\$26,510	\$25,000	\$14,000	\$11,000
11 Landscape Contract	\$1,171,569	\$1,024,011	\$1,125,095	\$630,053	\$495,042
12 Landscape Contingency	\$50,000	\$27,684	\$50,000	\$28,000	\$22,000
13 Gate and Gatehouse Expenses	\$50,000	\$52,601	\$50,000	\$28,000	\$22,000
14 Roadways/Sidewalks/Bridge	\$25,000	\$25,302	\$25,000	\$14,000	\$11,000
15 Lighting	\$10,000	\$10,006	\$10,000	\$5,600	\$4,400
16 Building Repairs & Maintenance	\$20,000	\$11,535	\$20,000	\$11,200	\$8,800
17 Pressure Washing	\$35,000	\$46,120	\$50,000	\$28,000	\$22,000
18 Maintenance (Inspections)	\$500	\$500	\$500	\$280	\$220
19 Repairs & Maintenance	\$25,000	\$34,249	\$30,000	\$16,800	\$13,200
20 Contract Cleaning	\$65,000	\$64,661	\$104,600	\$58,576	\$46,024
21 Fitness Center & Repairs & Maintenance	\$5,000	\$11,217	\$13,900	\$7,784	\$6,116
22 Operating Supplies	\$5,000	\$1,543	\$2,500	\$1,400	\$1,100
23 Signage	\$10,000	\$24,076	\$10,000	\$5,600	\$4,400
24 Security	\$198,200	\$168,734	\$213,868	\$119,766	\$94,102
25 Parking Violation Tags	\$500	\$687	\$500	\$280	\$220
TOTAL	\$2,938,105	\$2,872,086	\$3,143,334	\$1,760,267	\$1,383,067

FISCAL YEAR 2024

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	751.39	14.90%	\$317,863	\$423.03
Hotel/Condo	1.00	296	296.00	5.87%	\$125,218	\$423.03
Multi-Family	1.50	1297	1945.50	38.57%	\$823,011	\$634.55
Single-Family	2.00	1024	2048.00	40.60%	\$866,372	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,371	5043.79	100.00%	\$2,133,691	

FISCAL YEAR 2023

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	14.90%	\$317,859	\$423.03
Hotel/Condo	1.00	296	296.00	5.87%	\$125,218	\$423.03
Multi-Family	1.50	1297	1945.50	38.57%	\$823,013	\$634.55
Single-Family	2.00	1024	2048.00	40.60%	\$866,374	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,371	5043.78	100.00%	\$2,133,691	

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2024

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.

Rental Income

The District charges rental fees for the special use of certain amenities throughout the District.

EXPENDITURES:

Administrative:

Supervisor Fees

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 Expense

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, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, preparation and review of agreements and resolutions and other research as directed by the Board of Supervisors and the District Manager.

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.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2024

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's the Series 2005 Special Assessment Bonds, the Series 2015A Special Assessment Refunding Bonds and the Series 2021 Special Assessment Bonds. The District will be contracting with AMTEC to calculate the rebate liability and submit a report to the District.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

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.

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.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for 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.

Postage

The District incurs charges for mailing of Board materials, overnight deliveries, checks for vendors and other required correspondence.

Printing & Copies

Printing and copies for Board meetings, printing of computerized checks, stationary, envelopes, etc.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2024

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

Represents any miscellaneous expenses incurred the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

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.

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:

56% of the maintenance costs are allocated to Reunion East and 44% are allocated to Reunion West during Fiscal Year 2023. The District has adopted the same split of 56% of the maintenance costs to Reunion East and 44% to Reunion West during Fiscal Year 2024. 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 onsite field management services. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Management Service Agreement

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

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2024

Telephone

This is for service for phone lines to the pool houses and guard houses.

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
491122540	700 Tradition Boulevard
450054870	700 Tradition Boulevard

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
9100 8652 2608	7722 Excitement Dr Spkl, Reunion
9100 8652 2830	7500 Mourning Dove Cir Bath (Terraces)
9100 8656 3318	7477 Excitement Dr Spkl
9100 8656 5972	1300 Reunion Blvd, Irrigation
9100 8656 6717	900 Assembly Ct Spkl 900 Blk
9100 8659 9815	7399 Gathering Dr, Irrigation
9100 8647 7931	7475 Gathering Dr, Pool (Homestead Pool)
9100 8647 8156	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
9100 8647 8354	7500 Gathering Dr, Irrigation Timer
9100 8647 8601	1535 Euston Dr Spkl
9100 8647 8784	1400 Titian Ct Spkl
9100 8651 9025	7400 Excitement Dr Security Control
9100 8651 9265	7200 Reunion Blvd, Irr Timer
9100 8651 9546	15221 Fairview Circle Fountain
9100 8651 9778	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
9100 8652 0010	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
9100 8652 0268	1364 Seven Eagles Ct., Pool 50 Ft. Right of CB HS
9100 8652 0474	7400 Excitement Dr Lite
9100 8652 0763	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
9100 8652 1011	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
9100 8652 1235	7621 Heritage Crossing Way, Pool
9100 8652 1441	7300 Mourning Dove Cir, Irrigation (Terraces)
9100 8652 1673	7421 Devereaux St Spkl
9100 8652 1912	7600 Tradition Blvd, Irrigation Meter A
9100 8652 2145	7477 Gathering Dr Spkl
9100 8652 2377	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)

Reunion East
Community Development District

General Fund Budget
Fiscal Year 2024

Account #	Duke Energy Service Address
9100 8656 3079	7600 Heritage Crossing Way Pump
9100 8656 3590	7500 Seven Eagles Way Spkl
9100 8656 3847	7693 Heritage Cross. Way Poolhouse
9100 8656 4096	1400 Reunion Blvd Spkl, Irrigation
9100 8656 4319	000 Whitmarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
9100 8656 4583	7585 Assembly Ln, Pool (Carriage Pointe)
9100 8656 4781	7500 Mourning Dove Cir Irrig (Terraces)
9100 8656 5047	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
9100 8656 5302	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)
9100 8656 5534	1300 Seven Eagles Ct., Fountain
9100 8656 5766	0 Old Lake Wilson Rd Lite PH1 Parcel 1 (112-Homestead St. Lights)
9100 8656 6220	7427 Sparkling Ct. Spkl
9100 8656 6444	7700 Linkside Loop Spkl
9100 8656 6957	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
9100 8659 9170	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
9100 8659 9378	7600 Tradition Blvd, Irrigation Meter C
9101 2363 2152	1491 Reunion Village Blvd., Gatehouse
9101 4491 5914	13201 Reunion Village Blvd., Irrigation
9100 8562 9753	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
9100 8562 8736	84401 Golden Bear Drive Fountain
9100 8562 8976	700 Tradition Blvd Guardhouse (Westside Gatehouse)
9100 8562 9224	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)
9100 8562 9480	7615 Fairfax Rd. Gate
9100 8562 9993	7800 Tradition Blvd Irrig Meter B
9100 8568 0095	97201 Golden Bear Dr., Monument
9100 8563 0269	300 Sinclair Rd Irrig Meter A
9100 8563 0508	7800 Tradition Blvd Irrig Meter A

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

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2024

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
2000680-33276319	1491 Reunion Village Boulevard
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-820140	1344 Seven Eagles Court Pool
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
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Grdhouse
2007070-33020489	7615 Fairfax Drive Guardhouse
2007070-942780	700 Tradition Blvd Guardhouse

Gas

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

Account #	Gas South Service Address
0861412280	Heritage Crossing Pool B
1965200079	1364 Seven Eagles Ct
5973225156	Heritage Crossing Pool A
6097984974	Homestead Pool
8086389354	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
221003460526	7500 Morning Dove Circle
211022021771	1364 Seven Eagles Court

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2024

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.

Description	Monthly	Annual
Pool Maintenance - Roberts Pool	\$7,000	\$84,000
Pool Chemicals - Spies Pool		\$180,000
Annual Fees - Kings III of America		\$3,000
Annual Permit Fees - Fl. Dept. of Health		\$3,550
Contingency - Misc. Repairs		\$89,850
Total		\$360,400

Pond Maintenance

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.

Description	Monthly	Annual
Aquatic Plant Management		
1 Pond - Patriots Landing	\$141	\$1,692
10 Stormwater Retention Ponds Reunion Village	\$1,115	\$13,380
1 Stormwater Retention Pond - Encore Reunion	\$219	\$2,628
1 Stormwater Retention Pond - Grand Traverse	\$153	\$1,836
Contingency		\$5,964
Total		\$25,500

Property Insurance

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

Irrigation Repairs & Maintenance

Represents the District expense for maintenance of the irrigation system.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2024

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.

Description	Monthly	Annual
Landscape Contract		
Common Area - Yellowstone Landscape	\$49,435	\$593,220
Reunion Village 1-3 - Yellowstone Landscape	\$6,138	\$73,656
Reunion Village 4-5 - Yellowstone Landscape	\$2,883	\$34,596
Bedding Plants/Bed Dressing/Palm Trimming		\$209,253
Encore Area - Creative North Inc.	\$15,133	\$181,600
Contingency		\$32,770
Total		\$1,125,095

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.

Maintenance (Inspections)

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen maintenance at Seven Eagles.

Repairs & Maintenance

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

Contract Cleaning

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2024

Fitness Center Repairs & Maintenance

Represents costs for preventative maintenance for the Seven Eagles Fitness Centers. Services will consist of 24 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

Description	Monthly	Annual
Preventative Maintenance	\$600	\$7,200
Contingency - New Fitness Center/Misc. Repairs		\$6,700
Total		\$13,900

Operating Supplies

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

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.

Description	Monthly	Annual
Security		
Reunion Resort and Club Master Association	\$13,400	\$160,800
Reunion West Property Owners' Association, Inc.	\$2,276	\$27,308
Envera Security Services - Carriage Point	\$1,280	\$15,360
Contingency		\$10,400
Total		\$213,868

Parking Violation Tags

Represents estimated costs for purchase of parking violation tags.

Maintenance – Direct Expenses

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 2024

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Adopted Budget FY2024
Revenues					
Transfer In	\$111,034	\$111,034	\$0	\$111,034	\$500,000
Interest	\$12,000	\$99,443	\$25,000	\$124,443	\$92,500
Total Revenues	\$123,034	\$210,477	\$25,000	\$235,477	\$592,500
Expenditures					
Contingency	\$500	\$4,277	\$120	\$4,397	\$600
Building Improvements	\$176,145	\$30,070	\$146,075	\$176,145	\$30,800 ¹
Fountain Improvements	\$0	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$251,705	\$16,515	\$251,705	\$268,220	\$0
Monument Improvements	\$0	\$0	\$0	\$0	\$0
Pool Furniture	\$8,400	\$10,923	\$0	\$10,923	\$10,080 ²
Pool Repair & Replacements	\$0	\$12,482	\$0	\$12,482	\$53,200 ³
Lighting Improvements	\$0	\$0	\$0	\$0	\$7,049 ⁴
Landscape Improvements	\$0	\$0	\$0	\$0	\$25,200 ⁵
Irrigation Improvements	\$0	\$0	\$0	\$0	\$0
Roadway Improvements	\$62,328	\$85,262	\$62,328	\$147,590	\$272,973 ⁶
Signage	\$28,000	\$14,851	\$0	\$14,851	\$56,000 ⁷
Stormwater Improvements	\$28,000	\$5,544	\$0	\$5,544	\$0
Capital Outlay	\$5,600	\$117,851	\$0	\$117,851	\$91,000 ⁸
Total Expenditures	\$560,678	\$297,775	\$460,228	\$758,003	\$546,902
Excess Revenues/(Expenditures)	(\$437,644)	(\$87,298)	(\$435,228)	(\$522,526)	\$45,598
Fund Balance - Beginning	\$3,425,949	\$3,538,873	\$0	\$3,538,873	\$3,016,347
Fund Balance - Ending	\$2,988,305	\$3,451,575	(\$435,228)	\$3,016,347	\$3,061,945

Notes:

(1) is 56% of the shared costs with the remaining 44% allocated to Reunion West for FY23. For FY24, (1-8) the adopted allocation will be 56% of the shared costs for Reunion East with the remaining 44% allocated to Reunion West.

Shared Costs					
	FY 2023 Budget	FY 2023 Projections	Total Adopted 2024 Budget	Reunion East 56%	Reunion West 44%
1 Building Improvements	\$314,544	\$314,544	\$55,000	\$30,800	\$24,200
Fountain Improvements	\$0	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$449,474	\$478,965	\$0	\$0	\$0
Monuments Improvements	\$0	\$0	\$0	\$0	\$0
2 Pool Furniture	\$15,000	\$19,505	\$18,000	\$10,080	\$7,920
3 Pool Repair & Replacements	\$0	\$22,289	\$95,000	\$53,200	\$41,800
4 Lighting Improvements	\$0	\$0	\$12,588	\$7,049	\$5,539
5 Landscape Improvements	\$0	\$0	\$45,000	\$25,200	\$19,800
Irrigation Improvements	\$0	\$0	\$0	\$0	\$0
6 Roadway Improvements	\$111,300	\$263,554	\$487,451	\$272,973	\$214,478
7 Signage	\$50,000	\$26,520	\$100,000	\$56,000	\$44,000
Stormwater Improvements	\$50,000	\$9,900	\$0	\$0	\$0
8 Capital Outlay	\$10,000	\$210,449	\$162,500	\$91,000	\$71,500
TOTAL	\$1,000,318	\$1,345,725	\$975,539	\$546,302	\$429,237

Reunion East
Community Development District
Adopted Budget
Series 2015A Debt Service
Fiscal Year 2024

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Adopted Budget FY2024
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Revenues

Special Assessments	\$2,568,595	\$2,594,371	\$0	\$2,594,371	\$2,568,595
Interest Income	\$450	\$50,486	\$12,622	\$63,108	\$35,000
Carry Forward Surplus	\$942,874	\$976,059	\$0	\$976,059	\$1,011,038

Total Revenue	\$3,511,919	\$3,620,916	\$12,622	\$3,633,538	\$3,614,633
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Expenditures

Special Call 11/01	\$0	\$10,000		\$10,000	\$0
Interest Expense 11/01	\$543,875	\$543,875	\$0	\$543,875	\$505,500
Principal Expense 05/01	\$1,525,000	\$1,525,000	\$0	\$1,525,000	\$1,600,000
Interest Expense 05/01	\$543,875	\$543,625	\$0	\$543,625	\$505,500

Total Expenses	\$2,612,750	\$2,622,500	\$0	\$2,622,500	\$2,611,000
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EXCESS REVENUES	\$899,169	\$998,416	\$12,622	\$1,011,038	\$1,003,633
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11/1/2024 Interest	\$465,500
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%	\$45,680	\$777
Multi-Family	1.50	1,287.00	1,930.50	54.90%	\$1,500,260	\$1,166
Single-Family	2.00	762.00	1,524.00	43.34%	\$1,184,354	\$1,554
Golf	1.00	2.90	2.90	0.08%	\$2,254	\$777
		2,110.68	3,516.18	100.00%	\$2,732,548	

*SF unit reflects one lot payoff in FY22

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
11/01/23	\$20,220,000.00	\$0	\$505,500.00	\$505,500
05/01/24	\$20,220,000.00	\$1,600,000	\$505,500.00	
11/01/24	\$18,620,000.00	\$0	\$465,500.00	\$ 2,571,000.00
05/01/25	\$18,620,000.00	\$1,685,000	\$465,500.00	
11/01/25	\$16,935,000.00	\$0	\$423,375.00	\$ 2,573,875.00
05/01/26	\$16,935,000.00	\$1,765,000	\$423,375.00	
11/01/26	\$15,170,000.00	\$0	\$379,250.00	\$ 2,567,625.00
05/01/27	\$15,170,000.00	\$1,855,000	\$379,250.00	
11/01/27	\$13,315,000.00	\$0	\$332,875.00	\$ 2,567,125.00
05/01/28	\$13,315,000.00	\$1,955,000	\$332,875.00	
11/01/28	\$11,360,000.00	\$0	\$284,000.00	\$ 2,571,875.00
05/01/29	\$11,360,000.00	\$2,050,000	\$284,000.00	
11/01/29	\$9,310,000.00	\$0	\$232,750.00	\$ 2,566,750.00
05/01/30	\$9,310,000.00	\$2,155,000	\$232,750.00	
11/01/30	\$7,155,000.00	\$0	\$178,875.00	\$ 2,566,625.00
05/01/31	\$7,155,000.00	\$2,270,000	\$178,875.00	
11/01/31	\$4,885,000.00	\$0	\$122,125.00	\$ 2,571,000.00
05/01/32	\$4,885,000.00	\$2,385,000	\$122,125.00	
11/01/32	\$2,500,000.00	\$0	\$62,500.00	\$ 2,569,625.00
05/01/33	\$2,500,000.00	\$2,500,000	\$62,500.00	\$ 2,562,500.00
		\$20,220,000	\$5,973,500.00	\$ 26,193,500.00

Reunion East
Community Development District
Adopted Budget
Series 2021 Debt Service
Fiscal Year 2024

Description	Adopted Budget FY2023	Actual thru 6/30/23	Projected Next 3 Months	Total thru 9/30/23	Adopted Budget FY2024
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Revenues

Special Assessments	\$1,116,155	\$998,785	\$125,013	\$1,123,799	\$1,116,155
Interest	\$500	\$44,123	\$8,823	\$52,946	\$29,120
Carry Forward Surplus	\$344,177	\$351,938	\$0	\$351,938	\$408,919
Total Revenue	\$1,460,832	\$1,394,846	\$133,836	\$1,528,682	\$1,554,194

Expenditures

Interest Expense 11/01	\$342,381	\$342,381	\$0	\$342,381	\$337,161
Principal Expense 05/01	\$435,000	\$435,000	\$0	\$435,000	\$445,000
Interest Expense 05/01	\$342,381	\$342,381	\$0	\$342,381	\$337,161
Total Expenses	\$1,119,763	\$1,119,763	\$0	\$1,119,763	\$1,119,323
Excess Revenues (Expenditures)	\$341,070	\$275,083	\$133,836	\$408,919	\$434,872

11/1/2024 Interest \$331,821

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
11/01/23	\$19,495,000.00	\$0	\$337,161.25	\$337,161.25
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
		\$19,495,000	\$12,035,960.00	\$31,530,960.00