

Reunion East
Community Development District

Proposed Budget
FY2025

GMS
GOVERNMENTAL MANAGEMENT SERVICES

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Reunion East
Community Development District
Proposed Budget
FY2025
General Fund

| | Adopted Budget FY2024 | Actual Thru 4/30/24 | Projected Next 5 Months | Total Projected 9/30/24 | Proposed Budget FY2025 |
|--|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| Special Assessments - Tax Collector | \$ 1,967,895 | \$ 1,789,398 | \$ 178,889 | \$ 1,968,287 | \$ 2,008,852 |
| Special Assessments - Direct Billed | \$ 37,398 | \$ 28,631 | \$ 8,748 | \$ 37,379 | \$ - |
| Interest | \$ 45,105 | \$ 58,671 | \$ 30,000 | \$ 88,671 | \$ 24,000 |
| Rental Income | \$ 2,800 | \$ 7,980 | \$ 1,680 | \$ 9,660 | \$ 6,000 |
| Carry Forward Surplus | \$ 410,761 | \$ 1,391,721 | \$ - | \$ 1,391,721 | \$ 1,069,561 |
| Total Revenues | \$ 2,463,958 | \$ 3,276,400 | \$ 219,317 | \$ 3,495,717 | \$ 3,108,413 |
| Expenditures: | | | | | |
| Administrative: | | | | | |
| Supervisor Fees | \$ 12,000 | \$ 7,000 | \$ 5,000 | \$ 12,000 | \$ 12,000 |
| FICA Expense | \$ 918 | \$ 536 | \$ 383 | \$ 918 | \$ 918 |
| Engineering Fees | \$ 30,000 | \$ 16,545 | \$ 10,000 | \$ 26,545 | \$ 30,000 |
| Attorney | \$ 45,000 | \$ 37,589 | \$ 20,000 | \$ 57,589 | \$ 60,000 |
| Arbitrage | \$ 1,350 | \$ 1,350 | \$ - | \$ 1,350 | \$ 1,350 |
| Dissemination | \$ 10,000 | \$ 5,833 | \$ 4,167 | \$ 10,000 | \$ 10,500 |
| Annual Audit | \$ 7,900 | \$ - | \$ 7,900 | \$ 7,900 | \$ 7,900 |
| Trustee Fees | \$ 8,620 | \$ - | \$ 8,620 | \$ 8,620 | \$ 8,620 |
| Assessment Administration | \$ 7,500 | \$ 7,500 | \$ - | \$ 7,500 | \$ 7,875 |
| Management Fees | \$ 49,278 | \$ 28,746 | \$ 20,533 | \$ 49,278 | \$ 52,974 |
| Information Technology | \$ 1,800 | \$ 1,050 | \$ 750 | \$ 1,800 | \$ 1,890 |
| Website Maintenance | \$ 1,200 | \$ 700 | \$ 500 | \$ 1,200 | \$ 1,260 |
| Telephone | \$ 150 | \$ - | \$ 50 | \$ 50 | \$ 150 |
| Postage | \$ 1,500 | \$ 469 | \$ 281 | \$ 750 | \$ 1,500 |
| Printing & Copies | \$ 500 | \$ 4 | \$ 121 | \$ 125 | \$ 500 |
| Insurance | \$ 18,550 | \$ 16,674 | \$ - | \$ 16,674 | \$ 18,350 |
| Legal Advertising | \$ 5,000 | \$ 2,571 | \$ 2,429 | \$ 5,000 | \$ 5,000 |
| Other Current Charges | \$ 600 | \$ 175 | \$ 200 | \$ 375 | \$ 600 |
| Office Supplies | \$ 250 | \$ 51 | \$ 24 | \$ 75 | \$ 250 |
| Property Appraiser Fee | \$ 1,000 | \$ 910 | \$ - | \$ 910 | \$ 1,000 |
| Property Taxes | \$ 400 | \$ 226 | \$ - | \$ 226 | \$ 400 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 | \$ 175 |
| Total Administrative: | \$ 203,691 | \$ 128,103 | \$ 80,956 | \$ 209,059 | \$ 223,212 |
| Maintenance - Shared Expenses | | | | | |
| Field Services | \$ 43,099 | \$ 25,141 | \$ 17,958 | \$ 43,099 | \$ 46,063 |
| Management Services Agreement | \$ 9,100 | \$ 5,308 | \$ 3,792 | \$ 9,100 | \$ 9,263 |
| Property Insurance | \$ 56,766 | \$ 61,378 | \$ - | \$ 61,378 | \$ 69,608 |
| Telephone | \$ 8,400 | \$ 4,311 | \$ 3,163 | \$ 7,474 | \$ 8,550 |
| Electric | \$ 369,600 | \$ 213,079 | \$ 148,405 | \$ 361,483 | \$ 376,200 |
| Water & Sewer | \$ 40,538 | \$ 21,271 | \$ 14,247 | \$ 35,518 | \$ 41,262 |
| Gas | \$ 47,600 | \$ 32,024 | \$ 7,900 | \$ 39,924 | \$ 48,450 |
| Landscape Maintenance | \$ 630,053 | \$ 371,173 | \$ 240,529 | \$ 611,702 | \$ 665,400 |
| Landscape Contingency | \$ 28,000 | \$ 27,573 | \$ - | \$ 27,573 | \$ 28,500 |
| Pond Maintenance | \$ 14,000 | \$ 8,909 | \$ 4,444 | \$ 13,353 | \$ 14,250 |
| Irrigation Repairs | \$ 14,000 | \$ 10,875 | \$ 7,000 | \$ 17,875 | \$ 19,950 |
| Pool & Fountain Maintenance | \$ 201,824 | \$ 113,480 | \$ 78,247 | \$ 191,727 | \$ 205,428 |
| Building Repairs & Maintenance | \$ 11,200 | \$ 14,909 | \$ 1,943 | \$ 16,852 | \$ 17,100 |
| Contract Cleaning | \$ 58,576 | \$ 33,853 | \$ 23,577 | \$ 57,431 | \$ 59,622 |
| Fitness Center Repairs & Maintenance | \$ 7,784 | \$ 3,715 | \$ 4,168 | \$ 7,883 | \$ 7,923 |
| Gate & Gatehouse Repairs & Maintenance | \$ 28,000 | \$ 33,418 | \$ 10,000 | \$ 43,418 | \$ 42,750 |
| Lighting | \$ 5,600 | \$ 5,552 | \$ 2,000 | \$ 7,552 | \$ 8,550 |
| Maintenance (Inspections) | \$ 280 | \$ 871 | \$ - | \$ 871 | \$ 1,140 |
| Operating Supplies | \$ 1,400 | \$ - | \$ 700 | \$ 700 | \$ 1,425 |
| Parking Violation Tags | \$ 280 | \$ - | \$ 187 | \$ 187 | \$ 285 |
| Pressure Washing | \$ 28,000 | \$ 24,349 | \$ 2,800 | \$ 27,149 | \$ 28,500 |
| Repairs & Maintenance | \$ 16,800 | \$ 756 | \$ 10,000 | \$ 10,756 | \$ 17,100 |
| Roadways/Sidewalks/Bridge | \$ 14,000 | \$ 10,116 | \$ 10,000 | \$ 20,116 | \$ 22,800 |
| Security | \$ 119,766 | \$ 54,651 | \$ 39,037 | \$ 93,688 | \$ 121,905 |
| Signage | \$ 5,600 | \$ 10,289 | \$ - | \$ 10,289 | \$ 8,550 |
| Total Operations & Maintenance: | \$ 1,760,267 | \$ 1,087,002 | \$ 630,096 | \$ 1,717,097 | \$ 1,870,574 |
| Reserves | | | | | |
| Transfer Out - R&M Fund | \$ 500,000 | \$ 500,000 | \$ - | \$ 500,000 | \$ 1,014,628 |
| Total Reserves | \$ 500,000 | \$ 500,000 | \$ - | \$ 500,000 | \$ 1,014,628 |
| Total Expenditures | \$ 2,463,958 | \$ 1,715,104 | \$ 711,052 | \$ 2,426,156 | \$ 3,108,414 |
| Excess Revenues (Expenditures) | \$ 0 | \$ 1,561,296 | \$ (491,735) | \$ 1,069,561 | \$ (0) |

| | |
|----------------------|---------------------------|
| Net Assessment | \$2,008,852 |
| Collection Cost (6%) | <u>\$128,223</u> |
| Gross Assessment | <u><u>\$2,137,075</u></u> |

Notes:
(1 thru 25) is 56% of the shared costs with the remaining 44% allocated to Reunion West for FY24. For FY25, (1 thru 25) the proposed allocation will be 57% of the shared costs for Reunion East with the remaining 43% allocated to Reunion West.

Reunion East

Community Development District

Gross Per Unit Assessment Comparison Chart

Fiscal Year 2025

| Property Type | EAU | Units | Total EAU | % of EAU | Total Assessments | Gross Per Unit |
|---------------|------|-------------|----------------|----------------|--------------------|----------------|
| Commercial | 1.00 | 751 | 751.39 | 14.87% | \$317,863 | \$423.03 |
| Hotel/Condo | 1.00 | 304 | 304.00 | 6.02% | \$128,602 | \$423.03 |
| Multi-Family | 1.50 | 1297 | 1945.50 | 38.51% | \$823,011 | \$634.55 |
| Single Family | 2.00 | 1024 | 2048.00 | 40.54% | \$866,372 | \$846.07 |
| Golf | 1.00 | 3 | 2.90 | 0.06% | \$1,227 | \$423.03 |
| Total | | 3379 | 5051.79 | 100.00% | \$2,137,075 | |

Fiscal Year 2024

| Property Type | EAU | Units | Total EAU | % of EAU | Total Assessments | Gross Per Unit |
|---------------|------|-------------|----------------|---------------|--------------------|----------------|
| Commercial | 1.00 | 751 | 751.39 | 14.87% | \$317,360 | \$423.03 |
| Hotel/Condo | 1.00 | 296 | 296.00 | 5.86% | \$125,020 | \$423.03 |
| Multi-Family | 1.50 | 1297 | 1945.50 | 38.51% | \$821,708 | \$634.55 |
| Single Family | 2.00 | 1024 | 2048.00 | 40.54% | \$865,000 | \$846.07 |
| Golf | 1.00 | 3 | 2.90 | 0.06% | \$1,225 | \$423.03 |
| Total | | 3371 | 5043.79 | 99.84% | \$2,133,691 | |

Variance Chart

| Property Type | Units | % Increase | Gross Per Unit | Gross Total |
|---------------|-------------|------------|----------------|-------------|
| Commercial | 751 | 0% | \$0.00 | \$0 |
| Hotel/Condo | 304 | 0% | \$0.00 | \$0 |
| Multi-Family | 1297 | 0% | \$0.00 | \$0 |
| Single Family | 1024 | 0% | \$0.00 | \$0 |
| Golf | 3 | 0% | \$0.00 | \$0 |
| Total | 3379 | | | \$0 |

Shared Costs

| Operations & Maintenance Descriptions | FY2024 Budget | FY2024 Projections | Total Proposed 2025 Budget | RE CDD 57% | RW CDD 43% |
|---|--------------------|--------------------|----------------------------|--------------------|--------------------|
| 1 Field Services | \$76,963 | \$76,963 | \$80,812 | \$46,063 | \$34,749 |
| 2 Management Services Agreement | \$16,250 | \$16,250 | \$16,250 | \$9,263 | \$6,988 |
| 3 Property Insurance | \$101,369 | \$109,604 | \$122,120 | \$69,608 | \$52,512 |
| 4 Telephone | \$15,000 | \$13,346 | \$15,000 | \$8,550 | \$6,450 |
| 5 Electric | \$660,000 | \$644,886 | \$660,000 | \$376,200 | \$283,800 |
| 6 Water & Sewer | \$72,390 | \$63,359 | \$72,390 | \$41,262 | \$31,128 |
| 7 Gas | \$85,000 | \$71,293 | \$85,000 | \$48,450 | \$36,550 |
| 8 Landscape Maintenance | \$1,125,095 | \$1,092,325 | \$1,167,369 | \$665,400 | \$501,969 |
| 9 Landscape Contingency | \$50,000 | \$49,237 | \$50,000 | \$28,500 | \$21,500 |
| 10 Pond Maintenance | \$25,000 | \$23,844 | \$25,000 | \$14,250 | \$10,750 |
| 11 Irrigation Repairs | \$25,000 | \$31,919 | \$35,000 | \$19,950 | \$15,050 |
| 12 Pool & Fountain Maintenance | \$360,400 | \$342,370 | \$360,400 | \$205,428 | \$154,972 |
| 13 Building Repairs & Maintenance | \$20,000 | \$30,094 | \$30,000 | \$17,100 | \$12,900 |
| 14 Contract Cleaning | \$104,600 | \$102,555 | \$104,600 | \$59,622 | \$44,978 |
| 15 Fitness Center Repairs & Maintenance | \$13,900 | \$14,077 | \$13,900 | \$7,923 | \$5,977 |
| 16 Gate & Gatehouse Repairs & Maintenance | \$50,000 | \$77,533 | \$75,000 | \$42,750 | \$32,250 |
| 17 Lighting | \$10,000 | \$13,486 | \$15,000 | \$8,550 | \$6,450 |
| 18 Maintenance (Inspections) | \$500 | \$1,555 | \$2,000 | \$1,140 | \$860 |
| 19 Operating Supplies | \$2,500 | \$1,250 | \$2,500 | \$1,425 | \$1,075 |
| 20 Parking Violation Tags | \$500 | \$334 | \$500 | \$285 | \$215 |
| 21 Pressure Washing | \$50,000 | \$48,480 | \$50,000 | \$28,500 | \$21,500 |
| 22 Repairs & Maintenance | \$30,000 | \$19,392 | \$30,000 | \$17,100 | \$12,900 |
| 23 Roadways/Sidewalks/Bridge | \$25,000 | \$35,922 | \$40,000 | \$22,800 | \$17,200 |
| 24 Security | \$213,868 | \$167,300 | \$213,868 | \$121,905 | \$91,963 |
| 25 Signage | \$10,000 | \$18,374 | \$15,000 | \$8,550 | \$6,450 |
| Total | \$3,143,334 | \$3,065,746 | \$3,281,709 | \$1,870,574 | \$1,411,135 |

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2025

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 Fees

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.

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.

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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.

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.

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.

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.

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.

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General Fund Budget
Fiscal Year 2025

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 Commerce 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 2024. The District has proposed the split of 57% of the maintenance costs to Reunion East and 43% to Reunion West during Fiscal Year 2025. 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.

Property Insurance

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

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 General Fund Budget
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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 |

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| Account # | Duke Energy Service Address |
|-----------------------|---|
| 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) |
| 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 |

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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 |

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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.

| Description | Monthly | Annual |
|--|----------|--------------------|
| Landscape Contract | | |
| Common Area - Yellowstone Landscape | \$50,918 | \$611,017 |
| Reunion Village 1-3 - Yellowstone Landscape | \$6,322 | \$75,866 |
| Reunion Village 4-5 - Yellowstone Landscape | \$2,969 | \$35,634 |
| Reunion Village 4-5 - Yellowstone Landscape (Future) | \$3,403 | \$40,836 |
| Bedding Plants/Bed Dressing/Palm Trimming | | \$215,531 |
| Bedd Dressing -Reunion Village 4-5 (Future) | | \$1,438 |
| Encore Area - Creative North Inc. | \$15,133 | \$181,600 |
| Contingency | | \$5,448 |
| Total | | \$1,167,369 |

Landscape Contingency

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

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.

Irrigation Repairs

Represents the District expense for maintenance of the irrigation system.

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 | \$8,500 | \$102,000 |
| 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 | | \$71,850 |
| Total | | \$360,400 |

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2025

Building Repairs & Maintenance

Repairs for properties covered under the Management Services Agreement.

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.

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 |

Gate & Gatehouse Repairs & Maintenance

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

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Maintenance (Inspections)

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

Operating Supplies

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

Parking Violation Tags

Represents estimated costs for purchase of parking violation tags.

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.

Roadways/Sidewalks/Bridge

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

Reunion East

Community Development District

General Fund Budget
Fiscal Year 2025

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 |

Signage

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

Maintenance - Direct Expenses

Transfer Out - R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion East
Community Development District
Proposed Budget
FY2025
Replacement & Maintenance Fund

| | Adopted Budget FY2024 | Actual Thru 4/30/24 | Projected Next 5 Months | Total Projected 9/30/24 | Proposed Budget FY2025 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| Transfer In | \$ 500,000 | \$ 500,000 | \$ - | \$ 500,000 | \$ 1,014,628 |
| Interest | \$ 92,500 | \$ 85,118 | \$ 62,500 | \$ 147,618 | \$ 150,000 |
| Total Revenues | \$ 592,500 | \$ 585,118 | \$ 62,500 | \$ 647,618 | \$ 1,164,628 |
| Expenditures: | | | | | |
| Contingency | \$ 600 | \$ 274 | \$ 205 | \$ 479 | \$ 600 |
| Capital Outlay | \$ 546,302 | \$ 386,965 | \$ 159,337 | \$ 546,302 | \$ 147,876 |
| Total Expenditures | \$ 546,902 | \$ 387,239 | \$ 159,542 | \$ 546,781 | \$ 148,476 |
| Excess Revenues (Expenditures) | \$ 45,598 | \$ 197,879 | \$ (97,042) | \$ 100,837 | \$ 1,016,152 |
| Fund Balance - Beginning | \$ 3,016,347 | \$ 3,410,826 | \$ - | \$ 3,410,826 | \$ 3,511,663 |
| Fund Balance - Ending | \$ 3,061,945 | \$ 3,608,705 | \$ (97,042) | \$ 3,511,663 | \$ 4,527,816 |

Reunion East

Community Development District

Proposed Budget

FY2025

Debt Service Fund

Series 2015A

| | Adopted Budget FY2024 | Actual Thru 4/30/24 | Projected Next 5 Months | Total Projected 9/30/24 | Proposed Budget FY2025 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| Special Assessments | \$ 2,568,595 | \$ 2,330,520 | \$ 232,986 | \$ 2,563,506 | \$ 2,568,595 |
| Interest | \$ 35,000 | \$ 52,176 | \$ 8,650 | \$ 60,826 | \$ 48,000 |
| Carry Forward Surplus | \$ 1,011,038 | \$ 1,033,596 | \$ - | \$ 1,033,596 | \$ 1,046,927 |
| Total Revenues | \$ 3,614,633 | \$ 3,416,292 | \$ 241,636 | \$ 3,657,927 | \$ 3,663,523 |
| Expenditures: | | | | | |
| Series 2015A | | | | | |
| Interest - 11/01 | \$ 505,500 | \$ 505,500 | \$ - | \$ 505,500 | \$ 465,500 |
| Principal - 05/01 | \$ 1,600,000 | \$ - | \$ 1,600,000 | \$ 1,600,000 | \$ 1,685,000 |
| Interest - 05/01 | \$ 505,500 | \$ - | \$ 505,500 | \$ 505,500 | \$ 465,500 |
| Total Expenditures | \$ 2,611,000 | \$ 505,500 | \$ 2,105,500 | \$ 2,611,000 | \$ 2,616,000 |
| Excess Revenues (Expenditures) | \$ 1,003,633 | \$ 2,910,792 | \$ (1,863,864) | \$ 1,046,927 | \$ 1,047,523 |

| | |
|-----------------------------|--------------------|
| Interest - 11/1/2025 | \$423,375 |
| Total | \$423,375 |
| | |
| Net Assessment | \$2,568,595 |
| Collection Cost (6%) | \$163,953 |
| Gross Assessment | \$2,732,548 |

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 | 1287.00 | 1930.50 | 54.90% | \$1,500,260 | \$1,166 |
| Single-Family | 2.00 | 762.00 | 1524.00 | 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 | |

Reunion East
Community Development District
Series 2015A Special Assessment Refunding Bonds
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

| Date | Balance | Principal | Interest | Total |
|---------------|-----------------|---------------------|-----------------------|-------------------------|
| 05/01/24 | \$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 |
| Totals | | \$20,220,000 | \$5,468,000.00 | \$ 25,688,000.00 |

Reunion East
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2021

| | Adopted Budget FY2024 | Actual Thru 4/30/24 | Projected Next 5 Months | Total Projected 9/30/24 | Proposed Budget FY2025 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| Special Assessments | \$ 1,116,155 | \$ 986,891 | \$ 129,224 | \$ 1,116,115 | \$ 1,116,155 |
| Interest | \$ 29,120 | \$ 47,769 | \$ 25,000 | \$ 72,769 | \$ 60,000 |
| Carry Forward Surplus | \$ 408,919 | \$ 421,993 | \$ - | \$ 421,993 | \$ 491,555 |
| Total Revenues | \$ 1,554,194 | \$ 1,456,654 | \$ 154,224 | \$ 1,610,877 | \$ 1,667,710 |
| Expenditures: | | | | | |
| Series 2021 | | | | | |
| Interest - 11/01 | \$ 337,161 | \$ 337,161 | \$ - | \$ 337,161 | \$ 331,821 |
| Principal - 05/01 | \$ 445,000 | \$ - | \$ 445,000 | \$ 445,000 | \$ 455,000 |
| Interest - 05/01 | \$ 337,161 | \$ - | \$ 337,161 | \$ 337,161 | \$ 331,821 |
| Total Expenditures | \$ 1,119,323 | \$ 337,161 | \$ 782,161 | \$ 1,119,323 | \$ 1,118,643 |
| Excess Revenues (Expenditures) | \$ 434,872 | \$ 1,119,492 | \$ (627,938) | \$ 491,555 | \$ 549,067 |

| | |
|-------------------------|---------------------------|
| Interest - 11/1/2025 | <u>\$326,361</u> |
| Total | <u><u>\$326,361</u></u> |
| | |
| Net Assessment | \$1,116,155 |
| Collection Cost (6%) | <u>\$71,244</u> |
| Gross Assessment | <u><u>\$1,187,399</u></u> |

Reunion East Projected EAU Calculation 2021

| Property Type | EAU | Units | Gross Per Unit | Gross Total |
|---------------|------|------------|----------------|--------------------|
| Multi-Family | 1.50 | 296 | \$2,111 | \$624,788 |
| Single Family | 2.00 | 250 | \$2,250 | \$562,610 |
| Total | | 546 | | \$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 |
|---------------|-----------------|---------------------|------------------------|------------------------|
| 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 |
| Totals | | \$19,495,000 | \$11,698,798.75 | \$31,193,798.75 |