

Reunion East
Community Development District

Adopted Budget
FY2025

GMS
GOVERNMENTAL MANAGEMENT SERVICES

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General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2024	6/30/24	3 Months	9/30/24	FY2025
Revenues:					
Special Assessments - Tax Collector	\$ 1,967,895	\$ 1,995,593	\$ 350	\$ 1,995,943	\$ 2,008,852
Special Assessments - Direct Billed	\$ 37,398	\$ 28,631	\$ 8,748	\$ 37,379	\$ -
Interest	\$ 45,105	\$ 75,589	\$ 30,000	\$ 105,589	\$ 24,000
Miscellaneous Income	\$ -	\$ 313	\$ -	\$ 313	\$ -
Rental Income	\$ 2,800	\$ 10,500	\$ -	\$ 10,500	\$ 6,000
Carry Forward Surplus	\$ 410,761	\$ 1,391,721	\$ -	\$ 1,391,721	\$ 1,079,183
Total Revenues	\$ 2,463,958	\$ 3,502,346	\$ 39,099	\$ 3,541,445	\$ 3,118,035

Expenditures:

Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 2,800	\$ 11,800	\$ 12,000
FICA Expense	\$ 918	\$ 689	\$ 214	\$ 903	\$ 918
Engineering Fees	\$ 30,000	\$ 21,025	\$ 6,600	\$ 27,625	\$ 30,000
Attorney	\$ 45,000	\$ 45,931	\$ 20,000	\$ 65,931	\$ 75,000
Arbitrage	\$ 1,350	\$ 1,350	\$ -	\$ 1,350	\$ 1,350
Dissemination	\$ 10,000	\$ 7,500	\$ 2,500	\$ 10,000	\$ 10,500
Annual Audit	\$ 7,900	\$ 7,900	\$ -	\$ 7,900	\$ 4,600
Trustee Fees	\$ 8,620	\$ -	\$ 8,620	\$ 8,620	\$ 8,620
Assessment Administration	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ 7,875
Management Fees	\$ 49,278	\$ 36,959	\$ 12,320	\$ 49,278	\$ 52,974
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,260
Telephone	\$ 150	\$ -	\$ 25	\$ 25	\$ 150
Postage	\$ 1,500	\$ 792	\$ 281	\$ 1,073	\$ 1,500
Printing & Copies	\$ 500	\$ 4	\$ 46	\$ 50	\$ 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	\$ 105	\$ 280	\$ 600
Office Supplies	\$ 250	\$ 55	\$ 10	\$ 65	\$ 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	\$ 161,686	\$ 56,699	\$ 218,386	\$ 234,912

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General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2024	6/30/24	3 Months	9/30/24	FY2025
<i>Maintenance - Shared Expenses</i>					
Field Services	\$ 43,099	\$ 32,324	\$ 10,775	\$ 43,099	\$ 46,063 ¹
Management Services Agreement	\$ 9,100	\$ 6,825	\$ 2,275	\$ 9,100	\$ - ²
Property Insurance	\$ 56,766	\$ 61,378	\$ -	\$ 61,378	\$ 69,608 ³
Telephone	\$ 8,400	\$ 5,593	\$ 1,898	\$ 7,490	\$ 8,550 ⁴
Electric	\$ 369,600	\$ 262,834	\$ 89,043	\$ 351,876	\$ 376,200 ⁵
Water & Sewer	\$ 40,538	\$ 26,768	\$ 8,548	\$ 35,317	\$ 41,262 ⁶
Gas	\$ 47,600	\$ 38,316	\$ 3,400	\$ 41,716	\$ 48,450 ⁷
Landscape Maintenance	\$ 630,053	\$ 473,510	\$ 138,192	\$ 611,702	\$ 665,400 ⁸
Landscape Contingency	\$ 28,000	\$ 31,154	\$ -	\$ 31,154	\$ 28,500 ⁹
Pond Maintenance	\$ 14,000	\$ 10,686	\$ 1,956	\$ 12,643	\$ 14,250 ¹⁰
Irrigation Repairs	\$ 14,000	\$ 14,911	\$ 7,000	\$ 21,911	\$ 19,950 ¹¹
Pool & Fountain Maintenance	\$ 201,824	\$ 155,372	\$ 48,958	\$ 204,330	\$ 205,428 ¹²
Building Repairs & Maintenance	\$ 11,200	\$ 22,133	\$ 2,498	\$ 24,631	\$ 17,100 ¹³
Contract Cleaning	\$ 58,576	\$ 43,975	\$ 13,375	\$ 57,350	\$ 59,622 ¹⁴
Fitness Center Repairs & Maintenance	\$ 7,784	\$ 5,694	\$ 2,016	\$ 7,710	\$ 7,923 ¹⁵
Gate & Gatehouse Repairs & Maintenance	\$ 28,000	\$ 41,789	\$ 3,834	\$ 45,623	\$ 42,750 ¹⁶
Lighting	\$ 5,600	\$ 6,317	\$ 2,000	\$ 8,317	\$ 8,550 ¹⁷
Maintenance (Inspections)	\$ 280	\$ 1,845	\$ -	\$ 1,845	\$ 1,995 ¹⁸
Operating Supplies	\$ 1,400	\$ -	\$ 700	\$ 700	\$ 1,425 ¹⁹
Parking Violation Tags	\$ 280	\$ -	\$ 187	\$ 187	\$ 285 ²⁰
Pressure Washing	\$ 28,000	\$ 24,349	\$ 2,800	\$ 27,149	\$ 28,500 ²¹
Repairs & Maintenance	\$ 16,800	\$ 756	\$ 10,000	\$ 10,756	\$ 17,100 ²²
Roadways/Sidewalks/Bridge	\$ 14,000	\$ 10,116	\$ 10,000	\$ 20,116	\$ 22,800 ²³
Security	\$ 119,766	\$ 70,266	\$ 23,422	\$ 93,688	\$ 121,905 ²⁴
Signage	\$ 5,600	\$ 14,089	\$ -	\$ 14,089	\$ 8,550 ²⁵
Total Operations & Maintenance:	\$ 1,760,267	\$ 1,360,999	\$ 382,877	\$ 1,743,876	\$ 1,862,166

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General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2024	6/30/24	3 Months	9/30/24	FY2025
<i>Heritage Crossing Community Center:</i>					
Telephone	\$ -	\$ -	\$ -	\$ -	\$ 3,819 ²⁶
Electric	\$ -	\$ -	\$ -	\$ -	\$ 22,800 ²⁷
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 1,140 ²⁸
Gas	\$ -	\$ -	\$ -	\$ -	\$ 513 ²⁹
Trash Services	\$ -	\$ -	\$ -	\$ -	\$ 22,800 ³⁰
Contract Cleaning	\$ -	\$ -	\$ -	\$ -	\$ 22,800 ³¹
Maintenance (Inspections)	\$ -	\$ -	\$ -	\$ -	\$ 641 ³²
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 684 ³³
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 20,417 ³⁴
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ 1,368 ³⁵
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 3,420 ³⁶
Total HC Community Center Shared:	\$ -	\$ -	\$ -	\$ -	\$ 100,403
<i>Reserves</i>					
Transfer Out - R&M Fund	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	\$ 920,554
Total Reserves	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	\$ 920,554
Total Expenditures	\$ 2,463,958	\$ 2,022,686	\$ 439,576	\$ 2,462,262	\$ 3,118,035
Excess Revenues (Expenditures)	\$ 0	\$ 1,479,660	\$ (400,477)	\$ 1,079,183	\$ 0

Net Assessment	\$2,008,852
Collection Cost (6%)	\$128,223
Gross Assessment	\$2,137,075

Notes:

(1 thru 25) is 56% of the shared costs with the remaining 44% allocated to Reunion West for FY24. For FY25, (1 thru 36) the adopted allocation will be 57% of the shared costs for Reunion East with the remaining 43% allocated to Reunion West.

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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

Reunion East

Community Development District

Gross Per Unit Assessment Comparison Chart

Shared Costs

Operations & Maintenance Descriptions		FY2024 Budget	FY2024 Projections	Total Adopted 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	\$0	\$0	\$0
3	Property Insurance	\$101,369	\$109,604	\$122,120	\$69,608	\$52,512
4	Telephone	\$15,000	\$13,375	\$15,000	\$8,550	\$6,450
5	Electric	\$660,000	\$627,711	\$660,000	\$376,200	\$283,800
6	Water & Sewer	\$72,390	\$62,999	\$72,390	\$41,262	\$31,128
7	Gas	\$85,000	\$74,493	\$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	\$55,632	\$50,000	\$28,500	\$21,500
10	Pond Maintenance	\$25,000	\$22,576	\$25,000	\$14,250	\$10,750
11	Irrigation Repairs	\$25,000	\$39,127	\$35,000	\$19,950	\$15,050
12	Pool & Fountain Maintenance	\$360,400	\$367,779	\$360,400	\$205,428	\$154,972
13	Building Repairs & Maintenance	\$20,000	\$43,984	\$30,000	\$17,100	\$12,900
14	Contract Cleaning	\$104,600	\$99,507	\$104,600	\$59,622	\$44,978
15	Fitness Center Repairs & Maintenance	\$13,900	\$13,768	\$13,900	\$7,923	\$5,977
16	Gate & Gatehouse Repairs & Maintenance	\$50,000	\$81,470	\$75,000	\$42,750	\$32,250
17	Lighting	\$10,000	\$14,851	\$15,000	\$8,550	\$6,450
18	Maintenance (Inspections)	\$500	\$3,295	\$3,500	\$1,995	\$1,505
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	\$25,159	\$15,000	\$8,550	\$6,450
<i>Heritage Crossing Community Center</i>						
26	Telephone	\$0	\$0	\$6,700	\$3,819	\$2,881
27	Electric	\$0	\$0	\$40,000	\$22,800	\$17,200
28	Water & Sewer	\$0	\$0	\$2,000	\$1,140	\$860
29	Gas	\$0	\$0	\$900	\$513	\$387
30	Trash Services	\$0	\$0	\$40,000	\$22,800	\$17,200
31	Contract Cleaning	\$0	\$0	\$40,000	\$22,800	\$17,200
32	Maintenance (Inspections)	\$0	\$0	\$1,125	\$641	\$484
33	Pest Control	\$0	\$0	\$1,200	\$684	\$516
34	Landscape Maintenance	\$0	\$0	\$35,820	\$20,417	\$15,403
35	Operating Supplies	\$0	\$0	\$2,400	\$1,368	\$1,032
36	Repairs & Maintenance	\$0	\$0	\$6,000	\$3,420	\$2,580
Total		\$3,143,334	\$3,113,545	\$3,443,104	\$1,962,569	\$1,480,535

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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.

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.

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.

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Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with DiBartolomeo, McBee, Hartley and Barnes for this service.

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.

Legal Advertising

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

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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 adopted 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.

Property Insurance

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

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

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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
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

Represents estimated costs for repairs and maintenance to CDD facilities.

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 - 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.

Heritage Crossing Community Center

Telephone

This item represents utility service for the Community Center's fire alarm phone lines and the emergency phone lines. Centurylink provides this service.

Electric

This item represents utility service for electric service to the Community Center. The District has an electrical account with Duke Energy for this service.

Water & Sewer

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

Gas

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

Trash Services

This item represents utility service costs for trash service for the Community Center by Waste Management.

Contract Cleaning

Represents estimated costs for monthly janitorial services to the Community Center.

Maintenance (Inspections)

Represents quarterly sprinkler inspections and annual fire backflow and domestic backflow inspections at the Community Center.

Pest Control

Represents monthly and quarterly pest services as well as quarterly termite services for the Community Center.

Landscape Maintenance

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control and chemicals.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2025

Operating Supplies

Represents estimated costs for cleaning/janitorial supplies for the Community Center.

Repairs & Maintenance

Represents estimated costs for any unforeseen repairs and maintenance to the Community Center.

Maintenance - Direct Expenses

Transfer Out - R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

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

	Adopted Budget FY2024	Actual Thru 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Adopted Budget FY2025
Revenues:					
Transfer In	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	\$ 920,554
Interest	\$ 92,500	\$ 111,431	\$ 38,250	\$ 149,681	\$ 150,000
Total Revenues	\$ 592,500	\$ 611,431	\$ 38,250	\$ 649,681	\$ 1,070,554
Expenditures:					
Contingency	\$ 600	\$ 390	\$ 120	\$ 510	\$ 600
Capital Outlay	\$ 546,302	\$ 438,588	\$ 36,586	\$ 475,174	\$ 1,424,850
Total Expenditures	\$ 546,902	\$ 438,978	\$ 36,706	\$ 475,684	\$ 1,425,450
Excess Revenues (Expenditures)	\$ 45,598	\$ 172,453	\$ 1,544	\$ 173,997	\$ (354,896)
Fund Balance - Beginning	\$ 3,016,347	\$ 3,410,826	\$ -	\$ 3,410,826	\$ 3,584,823
Fund Balance - Ending	\$ 3,061,945	\$ 3,583,280	\$ 1,544	\$ 3,584,823	\$ 3,229,928

Reunion East
Community Development District
Adopted Budget
FY2025
Debt Service Fund
Series 2015A

	Adopted Budget FY2024	Actual Thru 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Adopted Budget FY2025
Revenues:					
Special Assessments	\$ 2,568,595	\$ 2,599,069	\$ 456	\$ 2,599,525	\$ 2,568,595
Interest	\$ 35,000	\$ 68,064	\$ 8,100	\$ 76,164	\$ 60,000
Carry Forward Surplus	\$ 1,011,038	\$ 1,033,596	\$ -	\$ 1,033,596	\$ 1,098,285
Total Revenues	\$ 3,614,633	\$ 3,700,729	\$ 8,556	\$ 3,709,285	\$ 3,726,880
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	\$ 2,611,000	\$ -	\$ 2,611,000	\$ 2,616,000
Excess Revenues (Expenditures)	\$ 1,003,633	\$ 1,089,729	\$ 8,556	\$ 1,098,285	\$ 1,110,880

Interest - 11/1/2025	<u>\$423,375</u>
Total	<u><u>\$423,375</u></u>
Net Assessment	\$2,568,595
Collection Cost (6%)	<u>\$163,953</u>
Gross Assessment	<u><u>\$2,732,548</u></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	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
11/01/24	\$18,620,000.00	\$0	\$465,500.00	\$465,500.00
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		\$18,620,000	\$4,962,500.00	\$ 23,582,500.00

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

	Adopted Budget FY2024	Actual Thru 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Adopted Budget FY2025
Revenues:					
Special Assessments	\$ 1,116,155	\$ 1,085,520	\$ 43,823	\$ 1,129,343	\$ 1,116,155
Interest	\$ 29,120	\$ 62,520	\$ 13,500	\$ 76,020	\$ 60,000
Carry Forward Surplus	\$ 408,919	\$ 421,993	\$ -	\$ 421,993	\$ 508,034
Total Revenues	\$ 1,554,194	\$ 1,570,033	\$ 57,323	\$ 1,627,356	\$ 1,684,189
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	\$ 1,119,323	\$ -	\$ 1,119,323	\$ 1,118,643
Excess Revenues (Expenditures)	\$ 434,872	\$ 450,711	\$ 57,323	\$ 508,034	\$ 565,546

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
11/01/24	\$19,050,000.00	\$0	\$331,821.25	\$331,821.25
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		\$19,050,000	\$11,361,637.50	\$30,411,637.50