

*Reunion East Community
Development District*

Agenda

September 9, 2021

AGENDA

Reunion East

Community Development District

219 E. Livingston Street, Orlando FL, 32801

Phone: 407-841-5524 – Fax: 407-839-1526

September 2, 2021

Board of Supervisors
Reunion East Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, September 9, 2021 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Summary Minutes of the August 12, 2021 Meeting
4. Consideration of Security Upgrades and Parking Rules for Carriage Point and Reunion Village
5. Ratification of Natural Gas Sales Agreement with Gas South for Seven Eagles
6. Consideration of Resolution 2021-19 Relating to the Declaration of Intent to Accept Dedications on the Plat Entitled Reunion Village Phase 4 and 5
7. Consideration of Resolution 2021-20 Approving/Ratifying Conveyances of Real Property and Improvements from EHOF II Spectrum, LLC Related to Bond Requisition No. 1
8. Consideration of Resolution 2021-21 Approving/Ratifying Conveyances of Real Property and Improvements from EHOF Acquisitions II Borrower, LLC Related to Bond Requisition No. 1
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
 - v. Presentation of Arbitrage Rebate Calculation Reports
 - D. Security Report
 - i. 24 Parking Violations
 - ii. Review of Parking Violation Notice
 - iii. Review of Security Assessment Provided by Osceola County Sheriff's Office
10. Other Business

11. Supervisor's Requests
12. Next Meeting Date
13. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the summary minutes of the August 12, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of security upgrades and parking rules for Carriage Point and Reunion Village. Enclosed for your review are the security proposal is enclosed for your review and the proposed location map will be provided via e-mail.

The fifth order of business is the ratification of the natural gas sales agreement with Gas South for Seven Eagles. A copy of the agreement is enclosed for your review.

The sixth order of business is the consideration of Resolution 2021-19 relating to the declaration of intent to accept dedications on the plat entitled Reunion Village Phase 4 and 5. A copy of the Resolution and plat are enclosed for your review.

The seventh order of business is the consideration of Resolution 2021-20 approving/ratifying conveyances of real property and improvements from EHOFF II Spectrum, LLC related to bond Requisition No. 1. A copy of the Resolution and supporting documents are enclosed for your review.

The eighth order of business is the consideration of Resolution 2021-21 approving/ratifying conveyances of real property and improvements from EHOFF Acquisitions II Borrower, LLC related to bond Requisition No. 1. A copy of the Resolution and supporting documents are enclosed for your review.

The ninth order of business is Staff Reports. Sub-Section 1 of the District Manager's Report is the presentation and discussion of the action items list. A copy of the list is enclosed for your review. Sub-Section 2 includes the check register for approval and Sub-Section 3 includes the balance sheet and income statement for your review. Sub-Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review. Sub-Section 5 is the presentation of the arbitrage rebate calculation reports. The reports for the Series 2015A, 2015-1, 2015-2 and 2015-3 bonds are enclosed for your review. Section D is the Security Report and the violation detail was previously provided via e-mail. There were 24 parking violations. Sub-Section 2 is the review of the parking violation notice. The sample violation notice is enclosed for your review. Sub-Section 3 is the review of the security assessment provided by Osceola County Sheriff's Office. A copy of the assessment is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Tricia Adams". The signature is written in a cursive, flowing style.

Tricia Adams
District Manager

Cc: Jan Carpenter, District Counsel
Steve Boyd, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, August 12, 2021 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

Mark Greenstein	Chairman
Don Harding	Vice Chairman
Trudy Hobbs	Assistant Secretary
Steven Goldstein	Assistant Secretary
John Dryburgh	Assistant Secretary by phone

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Xabier Guerricagoitia	Boyd Civil Engineering
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Mike Smith	Yellowstone
Nicole Ailes	Yellowstone
Zac Johnson	Reunion Village Development

Due to a malfunction of the meeting recording, the minutes are being presented in summary format.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll. Four Supervisors were present in person constituting a quorum, and Mr. Dryburgh attended by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 8, 2021 Meeting

Ms. Adams indicated a draft of the meeting minutes has been reviewed by staff and placed in the agenda packet for Board review. Ms. Adams asked Board members for any comments or corrections. There being none, a motion was made to approve.

On MOTION by Mr. Goldstein, seconded by Mr. Greenstein, with all in favor, the Minutes of the July 8, 2021 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Assessment Hearing

On MOTION by Mr. Greenstein, seconded by Mr. Harding, with all in favor, the public hearings on the assessments for the Series 2021 Bonds and the adoption of the Fiscal Year 2022 budget and assessments were opened.

i. Consideration of Amended Engineer's Report

Mr. Guerricagoitia presented the Amended Engineer's Report which had not changed since presentation and approval at the July 8, 2021 Board meeting. The amended report included Reunion Village and Spectrum at Reunion Village lots and condominium units. The Land Use Summary on Table 1 includes these parcels as part of the 2021 Project.

ii. Consideration of Amended Master Assessment Methodology

Ms. Adams presented the Amended Master Assessment Methodology which had not changed since presentation and approval at the July 8, 2021 Board meeting. Table 1 shows that there are 250 single family lots and 296 multi-family condominiums for a total of 546 units. Equivalent Residential Units (ERUs) are assigned based on single family homes being 2 ERUS and multi family homes being 1 and ½ ERUs. Table 2 indicated the eligible construction projects that tie into the Engineer's Report. Table 3 shows the costs and conservative bond assumptions. Table 4 shows the improvement costs and benefit per unit. Table 5 breaks down the par debt per unit. Table 6 indicates par debt and annual debt service fees per unit. There will be a Supplemental Assessment Methodology based on the actual bond terms. Table 7 indicates the preliminary assessment roll. The CDD Debt Service Fees will be added to annual property tax bills in the non ad valorem section.

iii. Public Comment and Testimony

There were no public comments.

iv. Consideration of Resolution 2021-16 Declaration of Assessments for the Series 2021 Bonds

Ms. Trucco presented Resolution 2021-06 Declaring Assessments for Series 2021 Bonds. She indicated that approving the resolution allows for levying special assessments and collecting the assessment using the uniform method of collection. The resolution also allows for property conveyance to governmental bodies.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor Resolution 2021-16 Authorizing and Confirming the Project; Equalizing, Approving and Levying Special Assessments on Property Specially Benefitted by Such Project to Pay the Costs Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Method Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for Recording of an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date was adopted.

B. Budget Hearing

i. Consideration of Resolution 2021-17 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Ms. Adams noted that the Board of Supervisors reviewed the proposed budget at Board meetings May 13 and June 10. The Board also held a budget workshop June 3rd where Board members and staff reviewed the budget in detail. It was noted that revenues are collected on the tax roll as well as direct billing for certain Reunion Village areas. The administrative expenses detail the costs to operate the District. There are shared maintenance expenses for the field expenses. The gross operations and maintenance fee per single family unit is \$846.07 annually. There is a table on page 3 that shows the annual O & M fees for hotel/condo is \$423.03 and \$634.55 for multi-family. There is no increase in O&M fees for the upcoming fiscal year. Supervisor Greenstein noted that the cost share percentage has changed for the upcoming fiscal year. For the current year it is 52% going to the East side and 48% going to the West side. For next year, it will be 53% going to the East side and 47% to the West side. The cost share per the Interlocal Agreement is based on platted lots. Mr. Greenstein also noted that there is scheduled transfer out to Capital Reserves of \$267,764 which is less than what had been budgeted in previous years. Ms. Adams noted the budget presented in the agenda packet includes a detailed narrative explaining each line item and a proposed capital project list. The Series 2021 bond information has been added

and there is an amortization schedule attached. The Series 2015 1,2,3 Debt Service is being paid off as part of the Series 2021 issuance.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor Resolution 2021-17 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations was adopted.

ii. Consideration of Resolution 2021-18 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams presented the Resolution noting it is a companion Resolution to the Budget Resolution the Board just adopted. The Board adopted the budget and Resolution 2021-18 allows for funding the budget with special assessments that will be collected on annual property tax bills. The adopted budget and tax roll will be attached to the Resolution. A copy of the tax roll is available should any Board member like to review.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor Resolution 2021-18 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the public hearings on the assessments for the Series 2021 Bonds and the adoption of the Fiscal Year 2022 budget and assessments were closed.

FIFTH ORDER OF BUSINESS

Consideration of Reunion Village Directional Signage

Ms. Adams noted that there was a last-minute request before the July meeting for the Board to consider proposed directional signage for Reunion Village. The Board discussed the signage approval in July but did not take any action. The request has been modified based on Board feedback and is included in the agenda packet for Board consideration. Reunion Village developers are requesting directional signage to be installed on Reunion Village Boulevard. In July, the Board was concerned that having the language Reunion Resort on the signage would be confusing to drivers not knowledgeable with the area. Drivers would then find themselves in Reunion Village without access to Reunion Resort properties and amenities. To address this concern, the top block on the proposed signage has been changed to "Reunion Village Residential." The plan is to install the signage and have it owned and maintained by Reunion East CDD. Mr. Greenstein noted that

the commercial properties that would be indicted on the sign pay CDD fees. Mr. Johnson, representing Reunion Village development indicated that the tenants would be established international companies such as Starbucks and Ford's Garage restaurant. The signage would not have to be changed out frequently. Ms. Trucco advised she would like to research the matter further regarding the commercial parcels being noted on the sign but understands other central Florida CDDs maintain direction signage.

On MOTION by Ms. Hobbs seconded by Mr. Harding with all in favor the Reunion Village Directional Signage, subject to legal review was approved.

SIXTH ORDER OF BUSINESS

Consideration of Revised Special Events Policy

Ms. Adams presented a proposed revised Special Events Policy. The revisions relate to the CDD directly managing Seven Eagles Center. From time to time, Linear Park and Seven Eagles Center have been requested for private events. Ms. Trucco noted that in order for the District to assess fees there would need to be a Rule Hearing. The Rule Hearing will require a 28- and 29-day legal notice. Discussion regarding if Seven Eagles should be available for private events ensued. The concern was that if someone wants to have a party at the pool, the appurtenant amenities such as the Fitness Center need to be available for residents and guests. Supervisor Goldstein noted the fees for Linear Park are low compared to market value. Ms. Trucco advised that the amount in the legal notice sets a cap. Ultimately, the Board directed staff to set a Rule Hearing October 14, 2021 at 1:00 PM at the Heritage Crossing Community Center and to notice the fees at \$1,000 for amenity rental.

SEVENTH ORDER OF BUSINESS

Consideration of First Amendment to Interlocal Agreement for Maintenance of Road Rights-of-Way

Ms. Trucco presented the First Amendment to the Interlocal Agreement with Osceola County. The agreement addresses the District's landscape improvements and maintenance on County Road 532 and other County roads in the vicinity of Reunion. Mr. Greenstein clarified the only area the District wants to cease maintaining is the south side of County Road 532.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the First Amendment to the Interlocal Agreement for Maintenance of Road Rights-of-Way (with modification to south side of County Road 532 being the only area for discontinued landscape maintenance) between Osceola County and the District was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco advised there is no further information to report but she is happy to answer any questions. She further advised that she may have some comments regarding items on the Action Item List.

B. Engineer

Mr. Guerricagoitia presented the survey proposal from American Survey and Mapping (ASM) for the Spine Road bridge area which is needed in order to provide design drawings for the resident only gate. The cost of the survey will be \$3,700.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor the ASM survey for the Reunion Village resident only entrance project was approved.

C. District Manager's Report

i. Action Items List

Ms. Adams presented the Action Items List for Reunion East and Reunion West which was included in the agenda packet. Based on earlier Board direction to convert the former Game Room to an additional Fitness Center, staff gathered a proposal from Berry Construction for demo work, capping plumbing where needed, replacing damaged sheetrock, patching and repairing walls, painting and flooring. The cost is \$8,800.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the proposal from Berry Construction to refurbish the game room at Seven Eagles into a wellness/fitness space was approved.

ii. Approval of Check Register

Ms. Adams presented the July 1st through July 31, 2021 Check Register in the amount of \$60,565.74, which was included in the agenda package.

On MOTION by Mr. Goldstein seconded by Mr. Greenstein with all in favor the July Check Register was approved as presented.

iii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials and noted that no Board action was required. There was no further discussion on the Balance Sheet and Income Statement.

iv. Status of Direct Bill Assessments

Ms. Adams noted that staff was monitoring and that the District would be fully collected for all direct billings in the current fiscal year.

v. Approval of Fiscal Year 2022 Meeting Schedule

The Board considered an annual meeting schedule presented by Ms. Adams. Ms. Adams noted that Reunion west had moved their meetings to an earlier start time and Reunion East should be able to start on time in the future. The schedule proposes meeting the second Thursday of each month at 1:00 PM at the Heritage Crossing Community Center.

On MOTION by Ms. Hobbs seconded by Mr. Goldstein with all in favor the Fiscal Year 2022 Meeting Schedule was approved.

D. Security Report

i. 63 Parking Violations and 1 Vehicle Tow

Ms. Adams noted that there were 63 parking violations issued and 1 vehicle was towed in the past month. Board members discussed what type of warning could be placed on vehicles found to be blocking sidewalks. Ms. Adams will add the vehicle warning notice to the upcoming meeting agenda.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor authorization for staff to bring a towing notice to the Board for review was approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Request

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date

Ms. Adams stated the next meeting was September 9, 2021 at 1:00 p.m.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

From: **Stacie Vanderbilt** svanderbilt@gmscfl.com
Subject: Fwd: RE - Security Items to add to agenda 09.09.2021
Date: September 1, 2021 at 5:34 PM
To:



Envera CDD Kiosk with Automatic Verification

Envera proposes to install our state-of-the-art Virtual Gate Guard system with Automatic Verification. The Central Station based system communicates with visitors at the community entrance gate kiosk using 2-way audio and 1-way video. Guests arriving at the community simply pushes either the button to open the gate or the button to ask assistance. If their name is registered as a permitted visitor, the gates automatically open. Visitors who are not in the system will be greeted by a license virtual guard who will allow entry as necessary. State Licensed "Virtual Guards" greet guests, contact residents as needed. Each visitor is logged in using active video and audio verification before being allowed entrance. Envera's Virtual Guards only open the gate remotely only once a visitor has been properly authorized to enter. Meanwhile, 100% of the vehicles entering and leaving the community are accurately captured and recorded on video. This video is professionally pulled and provided to Management as needed, by our professional Central Station staff. Please refer to drawing for detailed system layout. To see a YouTube video on how this system works visit Youtube:[MyEnvera.com](https://www.youtube.com/MyEnvera.com) YouTube Video: <https://youtu.be/MmGhPvHPsbQ>

High Speed LED Barrier Arms for Traffic Control

Envera proposes to install High Speed LED barrier gates for traffic control and help prevent tailgating. These arms have LED lights embedded into the arms that helps driver know when it's OK to drive through barrier arms. When the arm is illuminated RED it means don't go...when it turns GREEN it's safe to proceed. The arms are designed to swing-a-way when they are hit to prevent damage. No longer will they fall-off with chances of being run over. Loops are installed in the asphalt to prevent gates from striking incoming/outgoing cars and automatically triggering the exit gates to open as cars leave. Sensors are placed on arms to know when they are hit and automatic retrieval of video will be provided for prosecution. To see a YouTube video on how to help prevent tailgating: [CLICK HERE](#)

New LED Barrier Arms

<https://youtu.be/s4Q059jWril>

High Speed Barrier Arm Comparison

https://youtu.be/dQjsFP_puxk

Access Control for the Residents Entering the Community

Envera proposes to install our web-based access control to restrict access to the community. This is a managed access system meaning all additions and deletions are handled by the trained Envera professionals. No classes or training is needed by the property manager or board member. The system will be programed to allow authorized residents vehicle to gain access to the community. If resident is not current on their dues the system can temporality suspend entry and allow them access through the virtual gate guard system until dues are current. Click on Link to see how RFID works:<https://www.youtube.com/watch?v=kMZrf8MPnFg>

Quotation



Quote #: Q-08665-1
Date: 4/7/2021
Expires On: 9/30/2021

Envera Systems

Next Generation Security
4171 W Hillsboro Blvd Ste 7
Coconut Creek, FL 33073
Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Carriage Pointe CDD
847 Assembly Road
Kissimmee, Florida

SECURITY CONSULTANT	PHONE	EMAIL
Bill Ford	(407) 280-1021	bford@enverasystems.com

INSTALLATION INVESTMENT

Entrance - CDD Virtual Gate Guard

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Push-Button Entry	
1	NVR iFT - 16 IP Channels, 6TB	
1	NVR iFT 6TB HDD (Extension Kit)	
2	Ground Loop - Reno Detector Harness	
3	Outdoor Bullet Camera - 4MP	
2	License Plate Camera - 2 MP	
1	Outdoor Enclosure Kit - Large SS	
2	8' Post	
2	16' Aluminum 4 X 4 Pole	
2	Bore Setup	
65	Bore	
30	Trenching & Backfilling	
35	Conduit	
600	Wire	
1	Emergency Access Device	
1	iBoot Bar	
1	Battery Backup Rack Mount 1000VA/900W	
1	Fortigate Router (30E)	
Entrance - CDD Virtual Gate Guard TOTAL:		\$18,029.80

Entrance - High Speed LED Barrier Gates

QTY	PRODUCT	INSTALL INVESTMENT
1	12' Magnetic Toll Barrier Arm (Left Side) - LED	
1	Ground Loop - Reno Detector Harness	
1	12' Magnetic Toll Barrier Arm (Right Side) - LED	
1	Ground Loop - Reno Detector Harness	
15	Trenching & Backfilling	
20	Conduit	
100	Wire	
Entrance - High Speed LED Barrier Gates TOTAL:		\$10,063.75

Entrance - Access Control for Resident Vehicles

QTY	PRODUCT	INSTALL INVESTMENT
1	AWID Long Range Reader 20'-25'	
1	16' Aluminum 4 X 4 Pole	
1	Head End Equipment Included in Another Product Group	
1	Sicunet Access Control Panel - 4 Door	
75	Conduit	
Entrance - Access Control for Resident Vehicles TOTAL:		\$5,535.98

Installation Investment Total: \$33,629.53

THIRD PARTY FINANCING OPTIONS

36 Months Financing at 3.99%

Monthly Payment: \$992.74

- Finance Options Based on Credit Approval
- \$85 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Canon Financial Services, Inc.
- Finance Application can be found at enverasystems.com/financing

MONTHLY INVESTMENT

Entrance - CDD Virtual Gate Guard

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Push-Button Entry	\$500.00	\$500.00
94	Per Home (Address) Monitoring - 24 Hours*	\$5.00	\$470.00
1	Service & Maintenance Plan	\$188.72	\$188.72
Entrance - CDD Virtual Gate Guard TOTAL:			\$1,158.72

Entrance - High Speed LED Barrier Gates

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$98.71	\$98.71
Entrance - High Speed LED Barrier Gates TOTAL:			\$98.71

Entrance - Access Control for Resident Vehicles

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	\$150.00	\$150.00
1	Service & Maintenance Plan	\$41.65	\$41.65
Entrance - Access Control for Resident Vehicles TOTAL:			\$191.65

Monthly Investment Total: \$1,449.08

SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warrantied for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
 - Envera will perform system checks of all cameras on a daily basis.
 - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
 - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

TERMS & CONDITIONS

- Monthly pricing is based on 94 current homes, with a maximum of 94 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5MB upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. Envera will give an additional 3% discount on installation if 100% of installation is paid within 7 days of signing. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:

- *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
- Installation of the equipment will take approximately six weeks to complete and fully test
- Envera's Implementation Team will provide a resident orientation session
- Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
- After the soft opening period expires, all guests will be verified before being granted entry into the community
- Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management

SECTION V



AGREEMENT FOR NATURAL GAS SALES IN FLORIDA

Gas South, LLC ("Gas South") and REUNION EAST COMMUNITY DEVELOPMENT DISTRICT ("Customer") hereby enter into this Agreement for Natural Gas Sales as of the date that Customer signs below, upon mutual consideration, the receipt and sufficiency of which is hereby acknowledged. This document, including the General Terms and Conditions attached hereto, forms a single integrated agreement that is referred to as "the Agreement for Natural Gas Sales" or "this Agreement". Defined terms used but not otherwise defined herein have the meaning given to them in the General Terms and Conditions. Gas South and Customer agree as follows:

CUSTOMER PRIMARY CONTACT:

Business Name: REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
Address: 1408 Hamlin Avenue
City, State Zip: St. Cloud, FL 34771
Contact: Tricia Adams
Phone: 407-347-4103 | ☒ Landline ☐ Mobile
E-Mail: tadams@gmscfl.com

CUSTOMER ACCOUNTS PAYABLE/BILLING:

Billing Address: 1408 Hamlin Ave
City, State Zip: St. Cloud, FL 34771
Contact: Teresa Viscarra
Phone: 4078415524 | ☒ Landline ☐ Mobile
E-Mail: tviscarra@gmscfl.com

Term: The Customer's commitment to purchase natural gas will begin on the date when LDC starts service, which date is intended to be on or near **08/01/2021** and end on **02/29/2024** (as may be extended from time to time, the "Term").

Price: For all quantities of natural gas delivered under this Agreement, the price shall be a fixed price of \$0.3390 per therm, plus a transportation charge equivalent to the applicable pass-through cost allocation for interstate pipeline demand charges, usage charges, fuel retention, and applicable surcharges. A customer service charge of \$0.00 per month will be included in the billing invoice.


☐ If this box is checked, Gas South is offering to provide natural gas service on the pricing and for the Term provided in this Agreement based on the agreed to projections of usage attached hereto as Appendix B; otherwise, projections of usage will be based on the historic natural gas usage and patterns of use at each of the initial Locations over the prior twelve (12) months as reported to Gas South by the applicable LDC.

☐ If this box is checked, deposit must be paid before service begins under this Agreement. Deposit Amount: \$

☒ If this box is checked, Customer is claiming that the accounts included in this Agreement are tax-exempt. Tax exemption can only be applied beginning on the billing cycle after Customer provides the necessary exemption certificate to Gas South.

<u>Secretary of State Control Number</u>	<u>Sole Proprietor Social Security #</u>
Gas South Contact Information	
Gas South, LLC 3625 Cumberland Blvd, Suite 1500 Atlanta, Georgia 30309	Contact: Gas South Account Support Telephone: 866-512-3129 E-Mail: bizcustomerservice@gassouth.com

For Gas South:

Signature: 
Printed: David Malone
Title: Chief Sales & Marketing Officer
Date: Jul 14, 2021

For Customer:

Signature: 
Printed: Tricia Adams
Title: District Manager
Date: Jul 14, 2021

GENERAL TERMS AND CONDITIONS

1. **Safe and Purchase.** Customer shall purchase and pay for all of its natural gas requirements for the Location(s) set forth in Appendix A to the Agreement for Natural Gas Sales on the pricing and for the Term specified in the Agreement for Natural Gas Sales. The pricing and Term specified in the Agreement for Natural Gas Sales are based on the historic natural gas usage and patterns of use at each of the Locations as reported to Gas South by the applicable local distribution company ("LDC") and Gas South anticipates supplying similar amounts during the Term of this Agreement ("Projected Usage"). If Customer's actual usage for the combined Locations varies by more than 20% over any three consecutive calendar month period ("Test Period") from the Projected Usage for such Test Period, Gas South may propose a new Agreement that includes updated pricing and an extended Term to address changes in usage patterns. If Customer does not agree to such proposed Agreement, then Gas South may require Customer to pay Gas South's losses (as reasonably calculated by Gas South) during the Test Period resulting from Customer's actual usage for the combined Locations varying from the Projected Usage by more than 20%, or may terminate this Agreement in accordance with Section 9 of this Agreement, or both. If Customer desires to purchase natural gas from Gas South at any location not set forth in Appendix A to the Agreement for Natural Gas Sales, Customer must apply for a new Agreement or an amendment to this Agreement.
2. **Delivery of Natural Gas and Transfer of Title.** Customer appoints Gas South as its agent for gas transportation with LDC, so accordingly Gas South will deliver, or cause to be delivered, Customer's requirements for natural gas to the citygate of the LDC ("Delivery Point") in accordance with the LDC's Tariff and the other processes, procedures and directives of the LDC (together with the LDC's Tariff, the "LDC Rules"). Gas South has no obligations, duties, responsibilities or liabilities for delivery to Customer after it delivers natural gas to the LDC at the Delivery Point and the LDC is solely responsible for the delivery of natural gas from the Delivery Point to each of Customer's Location(s). Title and risk of loss pass from Gas South to Customer at the Delivery Point.
3. **Billing and Payment of Charges.** After the end of each billing cycle, Gas South shall deliver to Customer a statement setting forth the charges that are due and payable in full by the due date shown on Customer's statement. Customer authorizes Gas South to prepare and Customer agrees to pay statements based upon estimates of gas usage and charges when actual meter readings are not available. Estimated statements will be limited to no more than 2 consecutive billing periods. Customer's statement may also include, (a) all applicable federal, state and local taxes and charges, (b) all other charges applicable to Customer pursuant to the LDC Rules, (c) all adjustments related to previous billing disputes, meter reading errors, miscalculation of taxes, charges omitted from prior bills, or other errors or omissions as current laws and regulations permit and (d) all applicable turn-on, connection and other similar charges and fees. Customer may, in good faith, dispute the correctness of Customer's statement within 6 months after the date of such statement. If Customer sends written notice to Gas South within 14 days of the date of the statement in dispute, stating the good faith reason(s) for the dispute and the amount in dispute, then Customer may withhold payment for the disputed portion during investigation by Gas South so long as Customer pays the undisputed portion; otherwise, Customer must pay the statement in full by the applicable due date. After 6 months, Customer waives its right to dispute such statement. If Gas South determines that Customer was properly billed for some or all of the disputed portion, Customer shall make full payment (with interest pursuant to Section 4 of this Agreement) within 15 days after such determination.
4. **Late Payment, Nonpayment, and Discontinuation.** Without limiting Gas South's rights under Sections 9 and 10 of this Agreement and in addition to all other remedies available at law or equity, if Customer does not pay the undisputed portion of a statement in full by the due date, unpaid amounts will accrue interest from the due date at a rate equal to the lesser of (a) 1.5% per month (or a minimum of \$10 per account) or (b) the maximum amount allowed by law. Pursuant to Florida law, if the Customer's payment is refused because of lack of funds, lack of credit, or lack of an account, or where the Customer stops payment with intent to defraud, Gas South may collect bank fees it incurred in the course of tendering the Customer's payment, plus a service charge of (a) \$25 if the face value does not exceed \$50; \$30 if the face value exceeds \$50 but does not exceed \$300; \$40 if the face value exceeds \$300; or (b) 5% of the face amount of the payment instrument, whichever is greater. Customer agrees to be responsible for all costs incurred by Gas South to collect amounts due on Customer's account, including attorneys' fees.
5. **Deposits; Credit Checks.** Gas South reserves the right to require Customer to provide a deposit or increase an existing deposit. The total required deposit may not exceed the amount of projected charges to Customer for the three (3) billing periods with the highest anticipated charges over the remaining Term based on Projected Usage. Gas South may require a deposit from Customer (a) as a precondition to providing service upon agreement of the parties, (b) after a Customer Default, or (c) after a material and adverse change in Customer's financial condition such that Gas South, in its sole discretion, deems itself insecure. Customer authorizes Gas South to perform credit checks. Customer must provide a deposit to Gas South within 5 days after receiving a written demand for the deposit amount from Gas South. Gas South may draw upon the deposit in connection with (a) Customer's failure to make payment when due or (b) a termination of this Agreement. Upon the expiration or termination of this Agreement, if Gas South has drawn less than the full amount of the deposit, Gas South will refund the difference to Customer within 60 days after the date Gas South ceases to be Customer's natural gas supplier. To the extent that a court rules that Gas South is a "utility" within the meaning of the Bankruptcy Code, in the event of a filing of a bankruptcy petition by or against Customer, or if Customer consents to an order for relief under the Bankruptcy Code, Customer agrees that it will consent to a deposit under 11 U.S.C. § 366 as adequate assurance of payment equal to Customer's projected charges for the 2 billing periods with the highest anticipated charges over the remaining Term based on Projected Usage. Nothing in this Agreement shall constitute an agreement by Gas South that such deposit constitutes adequate assurance of payment, and Gas South reserves all of its rights to contest such deposit as adequate as permitted by 11 U.S.C. § 366.
6. **Option to Convert to a Fixed Price.** If index pricing is provided for under the Agreement for Natural Gas Sales executed by Customer, Customer may request to convert to a fixed price structure at any time for a Term of Customer's choosing by contacting Gas South's account management team at renewals@gassouth.com or 1-866-426-2491 and executing a new Agreement that would supersede the existing Agreement.
7. **Pricing Upon Expiration of the Term.** Upon the expiration of the Term, Customer may (a) accept new terms, pricing, and/or Term offered by Gas South, (b) send a written termination notice to Gas South in accordance with Section 8 of this Agreement, or (c) take no action and continue service under this Agreement under a month-to-month Term with, in Gas South's sole discretion, Gas South's monthly default index pricing plus a transportation charge equivalent to the applicable pass-through cost allocation for interstate pipeline demand charges, usage charges, fuel retention, and applicable surcharges. Gas South shall administer the aforementioned pricing based on Gas South's standard practices and procedures.
8. **Termination at the end of the Term.** Customer or Gas South may terminate this Agreement by sending to the other party, in the case of Customer terminating, no less than 10 days' advance written notice, and in the case of Gas South terminating, no less than 25 days' advance notice (or, in each case, such greater number of days of advance notice to the extent required by the applicable LDC Rules). After receipt of such notice, this Agreement will remain in effect until the later of (a) the end of the Term and (b) the date that Gas South receives confirmation from the LDC that service to Customer has either been disconnected at each of the Location(s) or switched to another natural gas provider.
9. **Termination for Customer Default.** Gas South may terminate this Agreement based on one or more of the following events (each a "Customer Default") upon giving notice to Customer: (a) Customer's rejection of a new Agreement after a material change in actual usage as provided in Section 1 of this Agreement, (b) termination, repudiation or discontinuation of service by Customer other than in accordance with Section 8 of this Agreement, (c) failure to pay any undisputed amount within 5 days (or such greater number of days to the extent required by the applicable LDC Rules) of such amount becoming due or a failure to provide a deposit to Gas South when due, (d) misrepresentation during the enrollment process or upon entering into this Agreement, (e) filing of petition of bankruptcy and failure of Customer to comply with the provisions of 11 U.S.C. § 366, (f) Customer makes an assignment or any general arrangement for the benefit of creditors or otherwise becomes bankrupt or insolvent or (g) any other material breach by Customer of this Agreement provided that Gas South shall first give Customer 14 days to cure such material breach.
10. **Liquidated Damages.** If Gas South terminates this Agreement based on a Customer Default, Customer shall be obligated to pay Liquidated Damages (as defined below) to Gas South, in addition to any amounts due to Gas South but unpaid at the time of termination. Customer acknowledges that Gas South has made purchases and commitments and incurred costs and charges to acquire natural gas to supply Customer's requirements. As a result, Gas South will incur substantial costs and losses in connection with a Customer Default that are difficult or impractical to exactly ascertain or compute. Customer has reviewed the Liquidated Damages as provided in this Section 10 and has had a full and fair opportunity to inquire into and be informed as to the method of the calculation of Liquidated Damages. Customer agrees that the amount of Liquidated Damages is in fact a fair and reasonable pre-estimate of the amount of actual damages that Gas South is likely to incur upon a Customer Default. Specifically, "Liquidated Damages" shall be equal to the greater of:
 - a. One month's average invoice calculated based on Customer's Projected Usage and number of Locations for the remainder of the Term; or
 - b. For each month remaining in the Term (including prorated amounts for partial months), the sum of (A) the Customer's Projected Usage for such month multiplied by the difference between (i) the contracted gas price plus the contracted transportation charge and (ii) the per therm price of the applicable index price for natural gas futures contracts plus the projected transportation costs per therm for such month, in each case, at the time this Agreement is terminated plus (B) one month's average invoice calculated based on Customer's Projected Usage and number of Locations for the remainder of the Term. In determining the applicable index price at the time the Agreement is terminated, Gas South may consider the applicable index price for futures contracts for the remainder of the Term if published, and such other forward projections based on market quotes and other commercially reasonable sources.
11. **Switching Back and Discontinuation of Supply Upon Termination.** Upon either party's exercise of its termination right in accordance with this Agreement, Gas South shall have the right to immediately initiate the process of switching each Location of Customer's back to the LDC and discontinue its supply of natural gas under this Agreement immediately after such switch back is effective. Customer shall take all actions and cooperate with Gas South as necessary to comply with the LDC Rules for switching the Locations of Customer back to such LDC pursuant to the most expedient process and schedule available pursuant to the applicable LDC Rules. Customer acknowledges that it will be required to comply with the LDC Rules upon switching back, including any deposit or creditworthiness requirements, and that the LDCs may condition continued service on such compliance. Termination of this Agreement shall be effective as of the date that all of Customer's Locations have been switched back to the applicable LDC, and Customer acknowledges that it will continue to be fully obligated to Gas South pursuant to this Agreement until such time.
12. **Loss of Authorization to Serve Location(s).** If for any reason Gas South is no longer authorized by an LDC to sell natural gas to Customer at one or more Locations served by such LDC, then (a) service for such Locations shall be switched back to such LDC, (b) such Locations shall no longer be treated as Locations under this Agreement for any purpose, (c) Gas South shall have no further obligations or liabilities to Customer with respect to such Locations and (d) Customer's Projected Usage shall be adjusted to exclude such Locations. In the event Customer undergoes a change of ownership or control, Customer acknowledges and agrees that each Location of Customer's may be switched back to the LDC by the LDC resulting from such change of ownership or control and Gas South shall not be liable for any costs or losses incurred by Customer arising from such occurrence.
13. **Representations and Warranties.** Customer hereby represents, warrants and acknowledges that: (a) this Agreement constitutes a valid and binding obligation enforceable against it in accordance with its terms, (b) there is not pending, or to its knowledge threatened against it, any legal proceedings that could materially adversely affect its ability to perform under this Agreement, (c) Gas South is not acting as a fiduciary or advisor in respect of this Agreement, (d) Customer is acting for its own account, has made its own independent decision to enter into this Agreement and as to whether this Agreement is appropriate or proper for it based upon its own judgment, is not relying upon the advice or recommendations of Gas South or any broker working for Gas South in so doing, and is capable of assessing the merits and risks of this Agreement, (e) any broker involved in marketing this Agreement is acting as Gas South's broker and not as a broker of Customer, (f) Gas South is a "critical supplier" under the Bankruptcy Code and Customer agrees to take action immediately after any bankruptcy filing to give Gas South critical supplier status, and (g) each transaction hereunder constitutes a "forward contract" within the meaning of the Bankruptcy Code and Gas South is a "forward contract merchant" within the meaning of the Bankruptcy Code. If Customer is a governmental entity, Customer further

represents and covenants that with respect to its payment obligations and liability under this Agreement, it will not claim immunity on the grounds of sovereignty or similar grounds with respect to itself or its revenues from liability, suit, jurisdiction of court, relief by way of injunction, order for specific performance or execution or enforcement of any judgment.

14. **Limitation of Warranties and Liability.** GAS SOUTH MAKES NO REPRESENTATIONS OR WARRANTIES, WRITTEN OR ORAL, OTHER THAN THOSE EXPRESSLY STATED IN THIS AGREEMENT. GAS SOUTH EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITH RESPECT TO, MERCHANTABILITY, USAGE, OR SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE. CUSTOMER'S REMEDY AGAINST GAS SOUTH ARISING FROM A BREACH OF THIS AGREEMENT IS LIMITED TO DIRECT AND ACTUAL DAMAGES INCURRED. CUSTOMER WAIVES ANY OTHER REMEDY, INCLUDING INDIRECT, SPECIAL, INCIDENTAL, MULTIPLE, EXEMPLARY, INDIRECT DAMAGES, LOST PROFITS OR OTHER BUSINESS INTERRUPTION DAMAGES BY STATUTE, IN TORT OR IN CONTRACT, CONSEQUENTIAL OR PUNITIVE DAMAGES UNDER THIS AGREEMENT. THE MAXIMUM LIABILITY OF GAS SOUTH TO CUSTOMER FOR ANY CLAIM WHETHER IN STATUTE, CONTRACT, TORT OR OTHERWISE SHALL BE THE GREATER OF \$1,000 OR TWO TIMES THE AMOUNT OF CUSTOMER'S AVERAGE MONTHLY CHARGE FOR NATURAL GAS THERMS. Any claim against Gas South must be presented to Gas South in writing within 6 months of the occurrence or event giving rise to the claim. Customer releases Gas South from all liability and waives all claims: (a) for Customer's use or handling of the natural gas, (b) for operations of the LDC, (c) for interruptions, termination or deterioration of its delivery or other services due to actions by the LDC or others, (d) for other pipeline or storage operations or resulting interruption of upstream transportation that is scheduled as firm that prevents the delivery of natural gas to the Delivery Point, (e) for personal injury or property damage and (f) presented to Gas South after the applicable 6 month time period. Customer agrees to indemnify, defend and save Gas South harmless from any and all liability, losses, damages, causes of action, lawsuits, claims, expenses, and reasonable attorneys' fees and costs of court, including death or injury to persons or property, associated with (a) natural gas sold under this Agreement after such natural gas arrives at Customer's meter at a Location or (b) Customer's equipment, machinery, devices, facilities, appliances, piping, or connections.

15. **Force Majeure.** Gas South is excused from performance and is not liable for any failure to perform under this Agreement to the extent such failure is caused by an event or circumstance that is not within its reasonable control, including without limitation acts of God, natural disasters, any governmental action, strike, labor dispute, civil unrest, war or act of terrorism, a force majeure event declared by the LDC, a failure or interruption of any natural gas pipeline or distribution system and a failure of information systems. Gas South's performance is excused for the duration of any such event until circumstances permit Gas South to resume performance.

16. **Governing Law.** This Agreement will be governed by the laws of the State of Florida, including the laws applying both to the sale of goods and the applicable provisions of the Uniform Commercial Code as adopted by the State of Florida and to natural gas pool managers registered with LDCs and shall be further governed by the LDC Rules and orders entered by the applicable regulatory entities. The conflicts of law provisions of Florida law shall not apply to this Agreement.

17. **Dispute Resolution (Class Action Waiver).** Any dispute between Gas South and Customer that cannot be resolved informally shall be resolved through either arbitration or Magistrate Court. Neither party may pursue resolution of any dispute in arbitration or in Magistrate Court as a representative, as a private attorney general, or as part of a class action, and Customer may not be a named or unnamed class member or representative in any such action. By signing below, the parties agree to comply with this dispute resolution (class action waiver) provision, which describes the only procedures under this Agreement for resolving a dispute. Customer may opt out of this dispute resolution (class action waiver) provision by following the instructions below. Gas South will be bound by the election to opt out. This dispute resolution agreement does not alter any substantive rights that Customer may have under state or federal law, including the right to file a complaint with the applicable regulatory entity.

a. **County Court guidelines.** For all qualified claims or disputes brought by a party in County Court, each party hereby consents to the jurisdiction and venue of the County Court in Leon County, Florida for the resolution of any dispute respecting the rights and duties of the parties under this Agreement. If, for any reason, the dispute cannot be adjudicated in the County Court, then the claiming party must seek resolution of the dispute through arbitration.

b. **Arbitration guidelines.** If Customer seeks resolution of the dispute in arbitration, Gas South will pay: (1) the arbitrator's fees and any other reasonable expenses charged by the arbitration provider, and (2) if Customer recovers an award of monetary and/or equitable relief that is greater than any offered previously in writing by Gas South to resolve the specific dispute and Customer has not disclosed to the arbitrator the relief offered previously by Gas South, Gas South shall pay Customer's reasonable attorney fees. Gas South will not be entitled to recover any fees or arbitration expenses from Customer. The arbitration hearing will be held before a nationally recognized provider of arbitration services at a location selected by Customer within Florida. The rules of the arbitration provider will apply. Only the arbitrator, not any federal, state, or local court or agency, has the authority to determine the applicability or enforceability of this arbitration provision. An award rendered by the arbitrator may be entered in any court having jurisdiction over the parties for purposes of enforcement.

18. **Dispute Resolution Opt-out.** Within 30 days after entering into this Agreement, Customer may opt out of the above dispute resolution (class action waiver) provision by providing written notice to Gas South at the address provided in Section 21 of this Agreement, which contains Customer's name, address, account number, and the effective date of this Agreement. Customer's election to opt-out applies only to this Agreement. Customer may opt out by sending a separate opt-out letter for each transaction. If Customer elects to opt-out of Section 17 of this Agreement in accordance with this Section 18, then with respect to any dispute between Gas South and Customer arising under this Agreement that cannot be resolved informally, each party consents to the exclusive jurisdiction of the state or federal courts located in Leon County, Florida, represents and warrants that it may sue or be sued in such courts (subject only to subject-matter jurisdiction of such courts), and waives any right to assert that such courts are not convenient forum or to bring an action in any other forum. The parties mutually and expressly waive their rights to jury trial.

19. **Taxes.** Customer is responsible for, and agrees to pay, all taxes or other governmental charges imposed on the sale, purchase, or delivery of natural gas under this Agreement or measured by the payments, receipts, volumes, or deliveries under this Agreement, together with any applicable interest or penalties ("Taxes"). Gas South shall include on the Customer's statement any Taxes that it has determined, in its commercially reasonable discretion, apply to the transactions under this Agreement. If a governmental

authority later assesses any additional Taxes against Gas South, Customer agrees promptly to reimburse or pay Gas South for such amounts upon billing by Gas South. If Customer is exempt from federal, state or local sales or use taxes, Customer will be responsible for providing Gas South with a valid exemption certificate. Tax exemption begins on the billing cycle after Gas South receives such valid exemption certificate. Customer shall notify Gas South in writing within 14 days if its exemption certificate expires or is no longer valid. Customer is primarily and ultimately responsible to the applicable taxing authority for any sales or use taxes. Customer agrees to indemnify, defend and save Gas South harmless from any and all claims and liability to anyone whomsoever, and reasonable attorneys' fees and costs of court, arising from Customer's failure to pay sales or use taxes or Gas South's failure to collect sales or use taxes based on its reliance on an expired or otherwise invalid exemption certificate.

20. **Change in Law.** If there is a change in any law, LDC Rule, administrative regulation, rule, order, judicial decision, statute, or a change in an interpretation or application of any of the foregoing (collectively, a "Change in Law") and such Change in Law causes Gas South to directly or indirectly incur any capital, operating, commodity or other costs relating to the provision of services to Customer, then Gas South shall, in its sole discretion, be permitted to either (a) pass through to Customer a share of Gas South's total Change in Law costs determined in Gas South's sole discretion by dividing such total costs across all similarly situated customers and weighted by their average monthly consumption volumes or (b) terminate this Agreement by providing Customer with 25 days' advance written notice without any further liability to Customer other than charges incurred for service up until the date of such termination.

21. **Contact Information & Notices.**

a. **Customer Contact Information.** Customer Contact Information. By providing Gas South with a contact phone number, Customer expressly agrees that Gas South may call or text Customer at that number with general communications or service notifications related to Customer's account, including collections, or this Agreement. These calls or texts may be made using an automatic dialing system or prerecorded voice message. Wireless and text message fees may apply from Customer's carrier. Message frequency varies by account or preferences. Customer may opt-out of receiving autodialed or prerecorded calls by calling Gas South at 1-866-426-2491 or by responding to a text with the word STOP. If Customer texts STOP, Customer may receive an additional confirmation text acknowledging Gas South's receipt of Customer's request. Even if Customer opts out, Gas South may still continue to communicate with Customer by other means. Customer agrees to maintain up-to-date contact information with Gas South, including current phone numbers (including cell numbers, as applicable) for Customer's contact persons. If Customer's contact information changes, Customer must notify Gas South within 14 days.

b. **Notices.** Any notices to be provided in writing to Gas South must be sent by certified mail addressed to: Gas South, LLC, 3625 Cumberland Boulevard, Suite 1500, Atlanta, GA 30339, ATTN: C&I Account Management or to any subsequent address provided by Gas South. Customer must include Customer's Gas South account number on all correspondence or payments submitted to Gas South. Any notices to be sent to Customer in writing may be sent either by U.S. mail or by electronic means (including email or text message) to the contact information provided by Customer. Notices sent by electronic means and mail are effective when received.

22. **Miscellaneous.** This Agreement is a single, integrated agreement and constitutes the entire agreement between the parties and supersedes all prior statements, agreements and negotiations, whether oral or written, related to the subject matter hereof. Customer acknowledges and agrees that, if this Agreement is solicited through a third party consultant, broker, or other agent of Customer, Customer is solely responsible for any commission or other fees charged by such third party consultant, broker or agent. Pricing under this Agreement may include any commission or similar fee payable by Gas South to any third party consultant, broker, or agent involved in the solicitation of this Agreement. Customer's payment and indemnification obligations and the dispute resolution (class action waiver) provision survive the expiration or termination of this Agreement. No affiliate of Gas South shall have any liability whatsoever for Gas South's performance, nonperformance, or delay in performance under this Agreement. If any provision of this Agreement is found to be invalid or unenforceable under applicable law, it shall be omitted from this Agreement without invalidating the remaining provisions. To the extent that any provision of this Agreement is determined to be contrary to, or otherwise in conflict with, the applicable LDC Rules, the Parties shall comply with such LDC Rules. No waiver or release of any right under this Agreement by Gas South will be effective unless in writing and specific to such right under this Agreement. Customer may not assign this Agreement or Customer's rights hereunder without the prior written consent of Gas South. Gas South shall have the right to assign this Agreement or its obligation to sell natural gas to Customer without Customer's consent so long as the price, terms and conditions are not affected by the assignment. Neither party, without the consent of the other party, will disclose the contents of this Agreement, to any third party except to its employees, officers, directors, financial advisors, attorneys, service providers, affiliates, or lenders or to comply with a lawful subpoena or litigation discovery request, applicable law, order, or regulation. Gas South collects and uses relevant information about our customers from Customer and from third parties, including credit reporting agencies. Gas South may disclose such information to affiliates and/or contractors for the purposes of developing or offering new or enhanced products or services, or administering and/or collecting customer accounts. Gas South may also disclose such information to parties in connection with proposed business transactions, to credit agencies, or to duly authorized agencies investigating potential hazardous or illegal activity. This Agreement may be executed by Customer affixing its signature of its authorized representative physically or electronically and transmitting it to Gas South personally or electronically, or by other means of electronic confirmation approved by Gas South (each such method meaning "executed"). Terms and pricing agreed to by Electronic Signature (whether digital or encrypted) shall serve to amend this Agreement without the necessity of executing a new Agreement. "Electronic Signature" shall mean any electronic sound, symbol, or process attached to or logically associated with a contract or other record and executed and adopted by a party with the intent to sign such contract or other record, including (but not limited to) facsimile, online or email electronic signatures. A photo static copy of this Agreement and signature, as well as electronic communications, shall be admissible in evidence and enforceable in court or other proceeding in lieu of, and without producing or accounting for, a document with original hand written signatures.

Appendix A to the Agreement for Natural Gas Sales

Locations

Location Name	Service Address	LDC Account #	LDC	Start Date
REUNION EAST COMM DEVELOPMT DIST	1364 SEVEN EAGLES CT, KISSIMMEE, FL 34747	211022021771	PGS - NCTS	08/01/2021






REUNION EAST COMMUNITY DEVELOPMENT DISTRI Gas South FL Agreement for Natural Gas

Final Audit Report

2021-07-14

Created:	2021-07-14
By:	Jason Hoenisch (jason.hoenisch@gassouth.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfilbYvnstDw8-qoy8kNWSAzfjlkq6MR

"REUNION EAST COMMUNITY DEVELOPMENT DISTRI Gas South FL Agreement for Natural Gas" History

-  Document created by Jason Hoenisch (jason.hoenisch@gassouth.com)
2021-07-14 - 9:17:23 PM GMT- IP address: 13.110.14.8
-  Document emailed to Tricia Adams (tviscarra@gmscfl.com) for signature
2021-07-14 - 9:18:04 PM GMT
-  Email viewed by Tricia Adams (tviscarra@gmscfl.com)
2021-07-14 - 9:20:54 PM GMT- IP address: 45.3.169.234
-  Document e-signed by Tricia Adams (tviscarra@gmscfl.com)
Signature Date: 2021-07-14 - 9:39:07 PM GMT - Time Source: server- IP address: 97.71.212.186
-  Agreement completed.
2021-07-14 - 9:39:07 PM GMT

SECTION VI

RESOLUTION NO. 2021-19

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE REUNION EAST COMMUNITY DEVELOPMENT
DISTRICT RELATING TO THE DECLARATION OF
INTENT TO ACCEPT DEDICATIONS ON THE PLAT
ENTITLED "REUNION VILLAGE PHASE 4 AND 5" AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Reunion East Community Development District ("District"), is a local unit of special-purpose government created and established in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"); and

WHEREAS, the District has been created and established for the purpose of delivering certain community development services and facilities for the benefit of the landowners and residents of the District: and

WHEREAS, Osceola County has requested declaration of the District's intention to accept for ownership and maintenance certain tracts or easements dedicated to the District within the boundaries of the plat entitled REUNION VILLAGE PHASE 4 AND 5 (a replat of Tract FD-2, Reunion Village Phase 3, a recorded in Plat Book 29, Page 53 through 60, in the Public Records of Osceola County), hereinafter referred to as the "Plat", which is currently being submitted by EHOF Acquisitions II Borrower, LLC, a Delaware limited liability company as landowner and developer (the "Developer") shown in Exhibit "A", subject to the District's procedure for acceptance of real property and improvements; and

NOW, THEREFORE, be it resolved by the Board of Supervisors of the Reunion East Community Development District that:

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. AFFIRMATION OF INTENT TO ACCEPT DEDICATIONS. To the extent necessary or otherwise required by the County, the District hereby affirms its intention to accept or otherwise own the dedicated tracts and easements, as depicted on the Plat, subject to compliance with the Developer's compliance with the District's procedure for acceptance of such dedications and improvements thereupon.

SECTION 3. AUTHORIZATION OF STAFF. District Staff, including, but not limited to, District Counsel, the District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein.

SECTION 4. APPROVAL OF PRIOR ACTIONS. All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's acceptance of the Plat and in furtherance of the District's approval of the dedications contained in the Plat, as contemplated herein, are hereby approved, confirmed and ratified.

SECTION 5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reunion East Community Development District.

PASSED AND ADOPTED this ____ day of September 2021.

Attest:

**BOARD OF SUPERVISORS OF
THE REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Print Name: _____
Secretary/Assistant Secretary

By: _____
Print Name: _____
Chairman/Vice Chairman

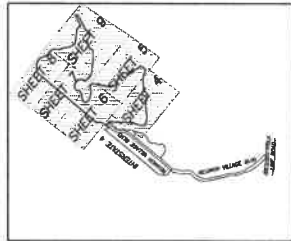
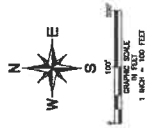
EXHIBIT "A"

Reunion Village Phase 4 and 5 Plat
see attached

REUNION VILLAGE PHASE 4 & 5

BEING A REPLAT OF TRACT FD-2, REUNION VILLAGE PHASE 3, AS RECORDED IN PLAT BOOK 29, PAGES 53 THROUGH 60, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

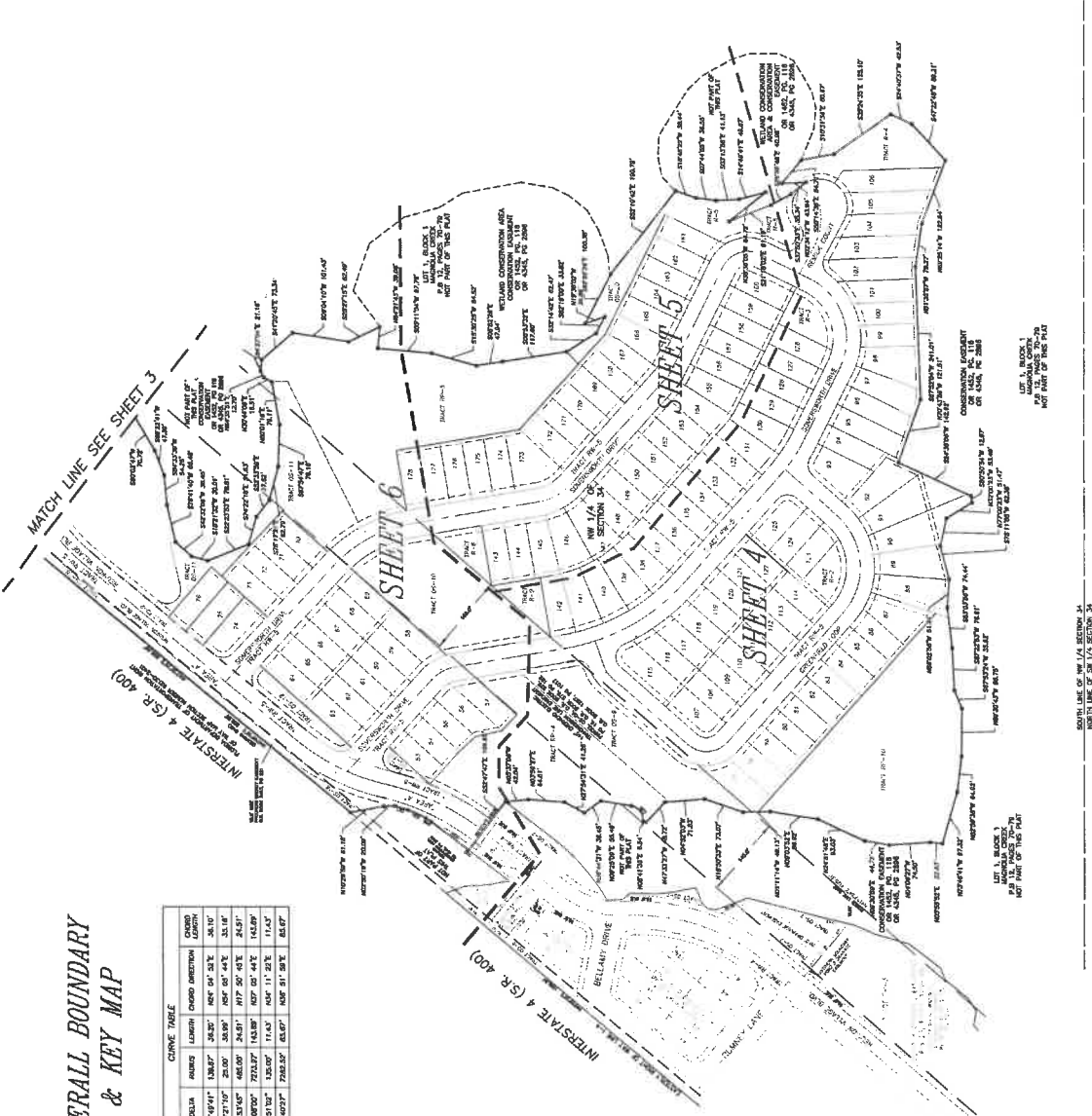
BEING A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA



KEY MAP
NTS

OVERALL BOUNDARY & KEY MAP

CURVE	DELTA	RADIUS	LENGTH	CHORD	DIRECTION	CHORD
C3A	164.611°	138.87'	36.30'	N47°04'53"	36.30'	36.30'
C3B	89.717°	28.00'	5.00'	N47°04'53"	5.00'	5.00'
C3C	233.60°	48.00'	24.51'	N17°50'43"	24.51'	24.51'
C4A	170.70°	223.57'	143.89'	N07°05'43"	143.89'	143.89'
C4B	43.71°	138.00'	11.43'	N45°11'32"	11.43'	11.43'
C4C	249.23°	738.53'	63.97'	N06°51'38"	63.97'	63.97'



1918 EMMETT STREET, SUITE A
OSCEOLA, FLORIDA 32067
CERTIFICATE OF AUTHORIZATION: 2009
BRAND: 5555 (L.S. NO. 855)
OSCEOLA COUNTY, FLORIDA
OSCEOLA COUNTY, FLORIDA



SOUTH LINE OF NW 1/4 SECTION 34
NORTH LINE OF SW 1/4 SECTION 34

REUNION VILLAGE PHASE 4 & 5

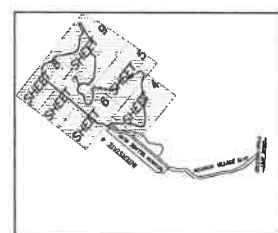
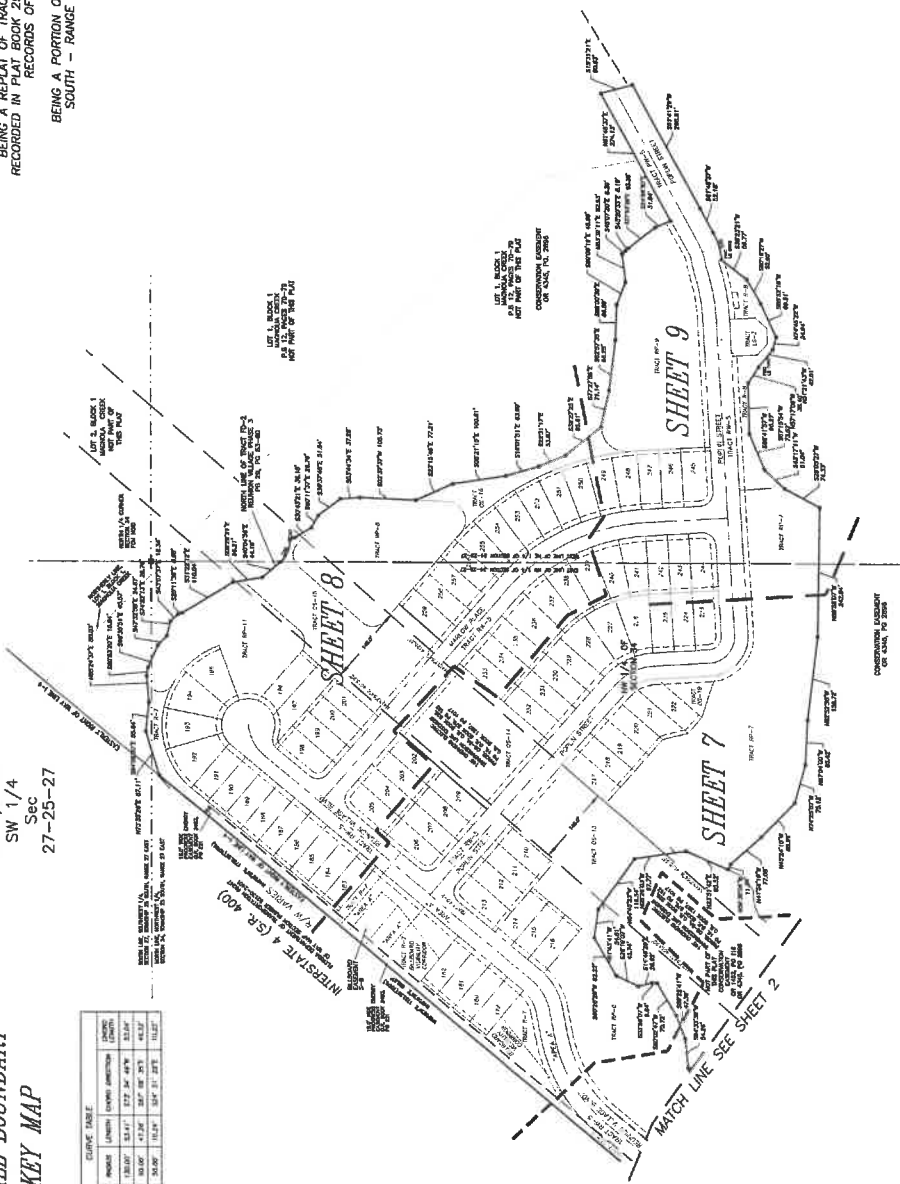
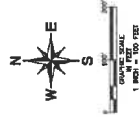
BEING A REPLAT OF TRACT FD-2, REUNION VILLAGE PHASE 3, AS RECORDED IN PLAT BOOK 29, PAGES 53 THROUGH 60, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

BEING A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

OVERALL BOUNDARY & KEY MAP

SE 1/4 of SW 1/4 Sec 27-25-27

STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
1+00.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+10.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+20.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+30.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+40.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+50.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+60.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+70.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+80.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
1+90.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
2+00.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00



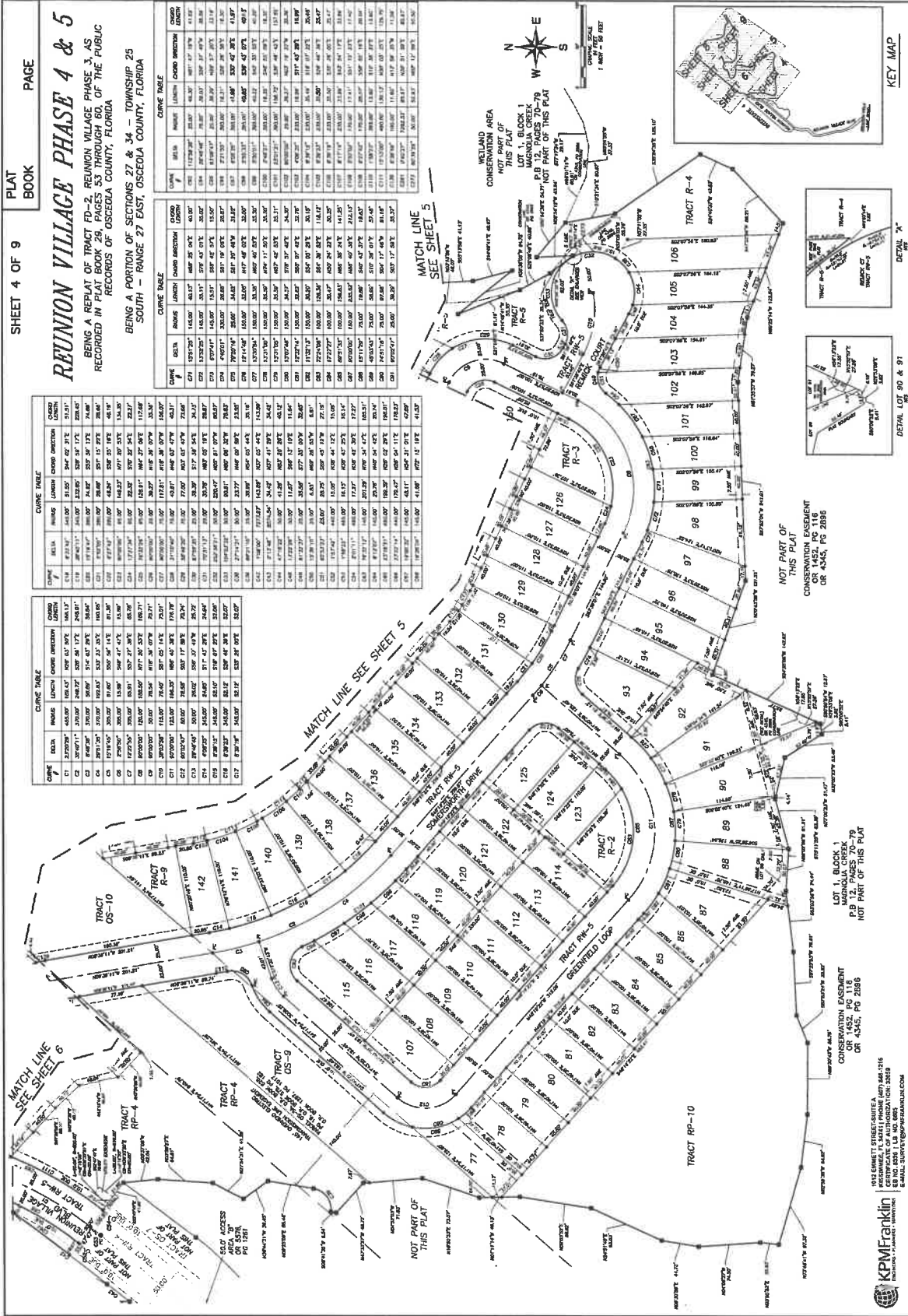
KEY MAP
NTS

REUNION VILLAGE PHASE 4 & 5

BEING A REPLAT OF TRACT FD-2, REUNION VILLAGE PHASE 3, AS RECORDED IN PLAT BOOK 29, PAGES 53 THROUGH 80, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

BEING A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

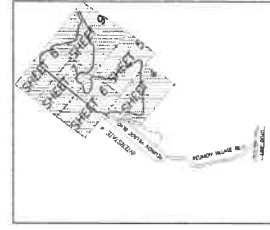
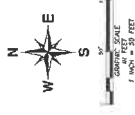
CURVE TABLE				
CURVE	DATA	LENGTH	CURVE DIRECTION	CURVE
C1	327.00'	145.00'	RIGHT	145.00'
C2	327.00'	145.00'	RIGHT	145.00'
C3	327.00'	145.00'	RIGHT	145.00'
C4	327.00'	145.00'	RIGHT	145.00'
C5	327.00'	145.00'	RIGHT	145.00'
C6	327.00'	145.00'	RIGHT	145.00'
C7	327.00'	145.00'	RIGHT	145.00'
C8	327.00'	145.00'	RIGHT	145.00'
C9	327.00'	145.00'	RIGHT	145.00'
C10	327.00'	145.00'	RIGHT	145.00'
C11	327.00'	145.00'	RIGHT	145.00'
C12	327.00'	145.00'	RIGHT	145.00'
C13	327.00'	145.00'	RIGHT	145.00'
C14	327.00'	145.00'	RIGHT	145.00'
C15	327.00'	145.00'	RIGHT	145.00'
C16	327.00'	145.00'	RIGHT	145.00'
C17	327.00'	145.00'	RIGHT	145.00'



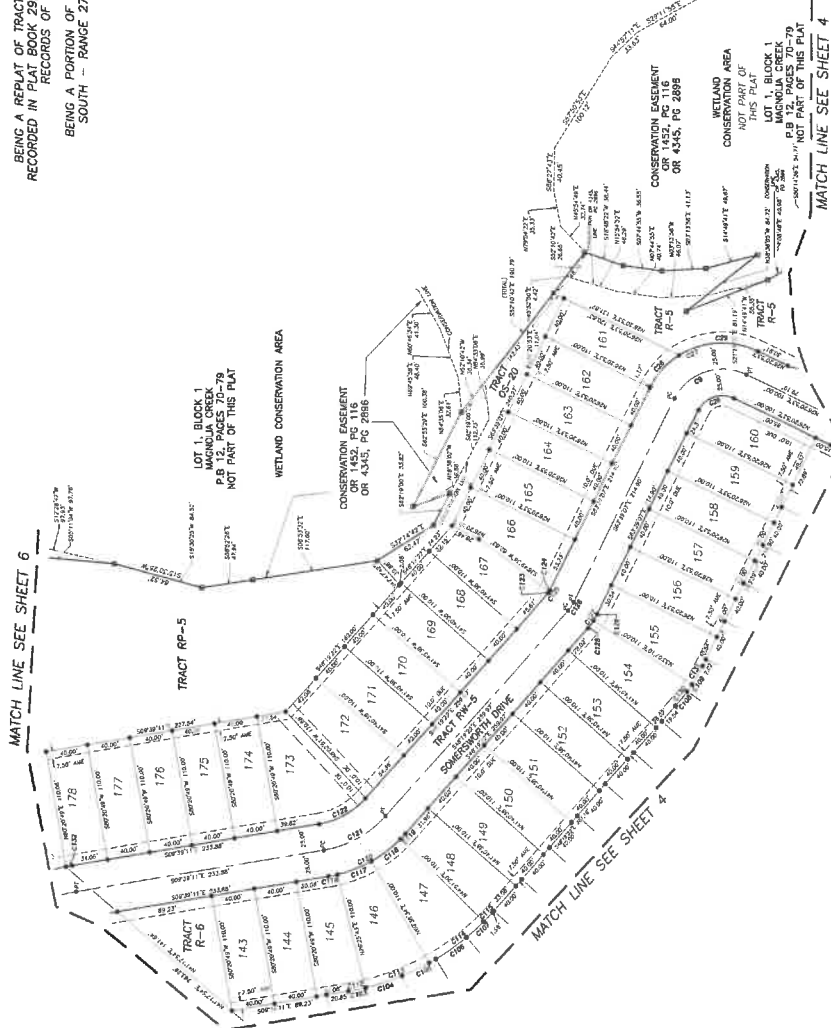
REUNION VILLAGE PHASE 4 & 5

BEING A REPLAT OF TRACT FD-2, REUNION VILLAGE PHASE 3, AS RECORDED IN PLAT BOOK 29, PAGES 53 THROUGH 60, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

BEING A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA



KEY MAP

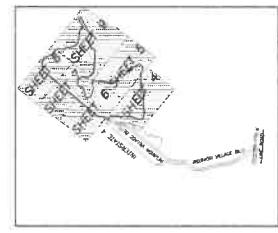
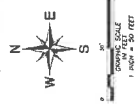


CURVE TABLE			
CURVE #	BEAR	ANGLES	CHORD BEARINGS
C1	S 89°00'00" E	20.00'	N 89°00'00" E
C2	S 89°00'00" E	20.00'	N 89°00'00" E
C3	S 89°00'00" E	20.00'	N 89°00'00" E
C4	S 89°00'00" E	20.00'	N 89°00'00" E
C5	S 89°00'00" E	20.00'	N 89°00'00" E
C6	S 89°00'00" E	20.00'	N 89°00'00" E
C7	S 89°00'00" E	20.00'	N 89°00'00" E
C8	S 89°00'00" E	20.00'	N 89°00'00" E
C9	S 89°00'00" E	20.00'	N 89°00'00" E
C10	S 89°00'00" E	20.00'	N 89°00'00" E
C11	S 89°00'00" E	20.00'	N 89°00'00" E
C12	S 89°00'00" E	20.00'	N 89°00'00" E
C13	S 89°00'00" E	20.00'	N 89°00'00" E
C14	S 89°00'00" E	20.00'	N 89°00'00" E
C15	S 89°00'00" E	20.00'	N 89°00'00" E
C16	S 89°00'00" E	20.00'	N 89°00'00" E
C17	S 89°00'00" E	20.00'	N 89°00'00" E
C18	S 89°00'00" E	20.00'	N 89°00'00" E
C19	S 89°00'00" E	20.00'	N 89°00'00" E
C20	S 89°00'00" E	20.00'	N 89°00'00" E
C21	S 89°00'00" E	20.00'	N 89°00'00" E
C22	S 89°00'00" E	20.00'	N 89°00'00" E
C23	S 89°00'00" E	20.00'	N 89°00'00" E
C24	S 89°00'00" E	20.00'	N 89°00'00" E
C25	S 89°00'00" E	20.00'	N 89°00'00" E
C26	S 89°00'00" E	20.00'	N 89°00'00" E
C27	S 89°00'00" E	20.00'	N 89°00'00" E
C28	S 89°00'00" E	20.00'	N 89°00'00" E
C29	S 89°00'00" E	20.00'	N 89°00'00" E
C30	S 89°00'00" E	20.00'	N 89°00'00" E
C31	S 89°00'00" E	20.00'	N 89°00'00" E
C32	S 89°00'00" E	20.00'	N 89°00'00" E

REUNION VILLAGE PHASE 4 & 5

BEING A REPLAT OF TRACT PD-2, REUNION VILLAGE PHASE 3, AS RECORDED IN PLAT BOOK 29, PAGES 53 THROUGH 60, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

BEING A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA



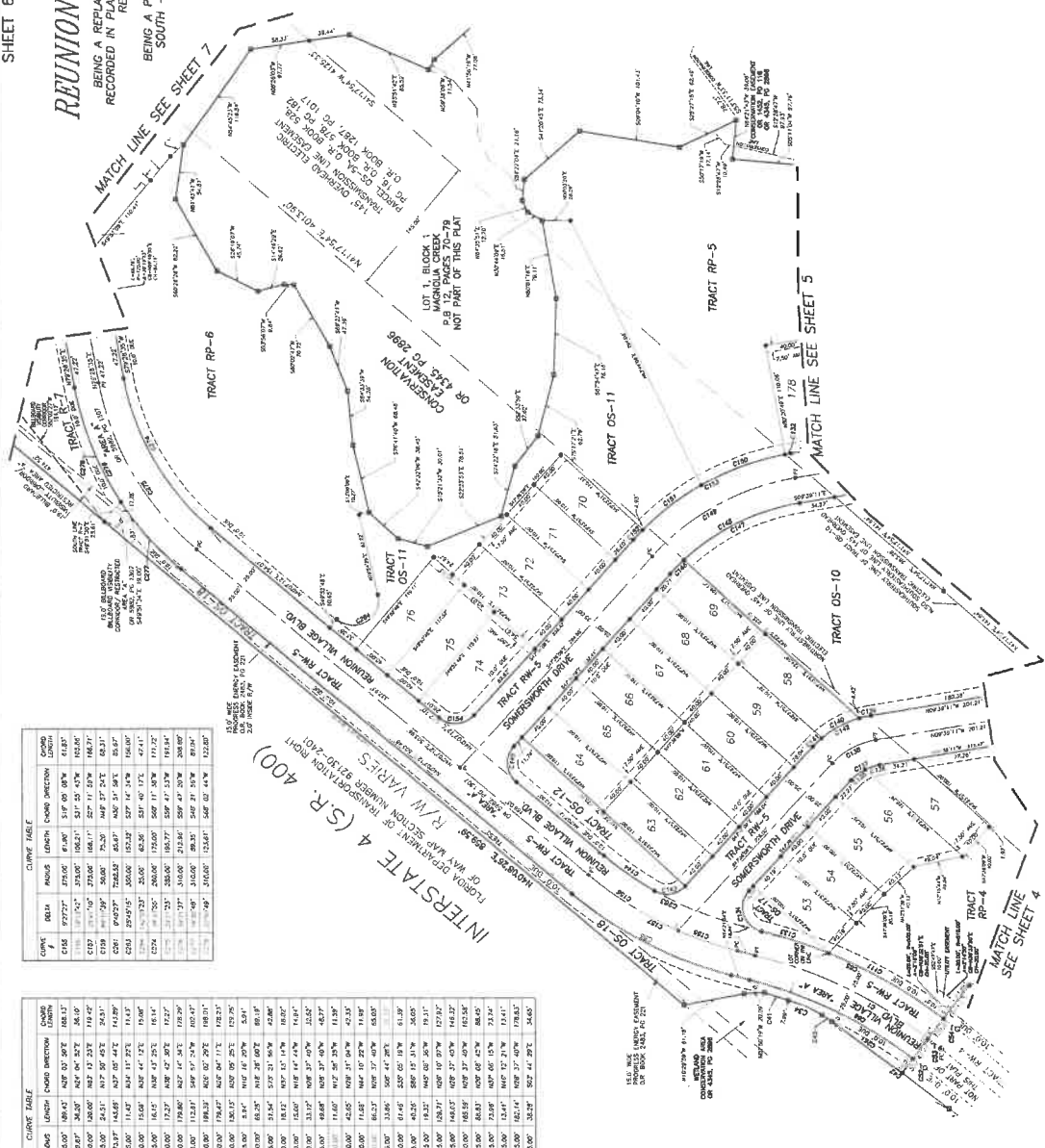
KEY MAP
MS

CLIQUE TABLE

CURVE #	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
C158	77°27'27"	275.00	51°05'08"	18.87
C159	77°27'27"	275.00	51°05'08"	18.87
C160	77°27'27"	275.00	51°05'08"	18.87
C161	77°27'27"	275.00	51°05'08"	18.87
C162	77°27'27"	275.00	51°05'08"	18.87
C163	77°27'27"	275.00	51°05'08"	18.87
C164	77°27'27"	275.00	51°05'08"	18.87
C165	77°27'27"	275.00	51°05'08"	18.87
C166	77°27'27"	275.00	51°05'08"	18.87
C167	77°27'27"	275.00	51°05'08"	18.87
C168	77°27'27"	275.00	51°05'08"	18.87
C169	77°27'27"	275.00	51°05'08"	18.87
C170	77°27'27"	275.00	51°05'08"	18.87
C171	77°27'27"	275.00	51°05'08"	18.87
C172	77°27'27"	275.00	51°05'08"	18.87
C173	77°27'27"	275.00	51°05'08"	18.87
C174	77°27'27"	275.00	51°05'08"	18.87
C175	77°27'27"	275.00	51°05'08"	18.87
C176	77°27'27"	275.00	51°05'08"	18.87
C177	77°27'27"	275.00	51°05'08"	18.87
C178	77°27'27"	275.00	51°05'08"	18.87
C179	77°27'27"	275.00	51°05'08"	18.87
C180	77°27'27"	275.00	51°05'08"	18.87

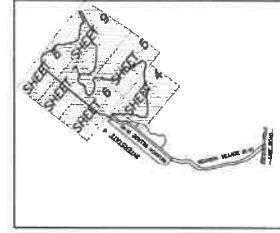
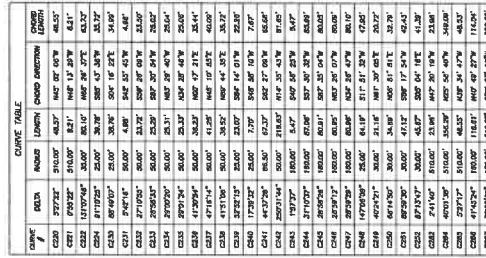
CLIQUE TABLE

CURVE #	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
C1	28°29'29"	465.00	180°42'	168.13
C2	14°09'11"	130.00	180°42'	56.10
C3	14°09'11"	130.00	180°42'	56.10
C4	14°09'11"	130.00	180°42'	56.10
C5	14°09'11"	130.00	180°42'	56.10
C6	14°09'11"	130.00	180°42'	56.10
C7	14°09'11"	130.00	180°42'	56.10
C8	14°09'11"	130.00	180°42'	56.10
C9	14°09'11"	130.00	180°42'	56.10
C10	14°09'11"	130.00	180°42'	56.10
C11	14°09'11"	130.00	180°42'	56.10
C12	14°09'11"	130.00	180°42'	56.10
C13	14°09'11"	130.00	180°42'	56.10
C14	14°09'11"	130.00	180°42'	56.10
C15	14°09'11"	130.00	180°42'	56.10
C16	14°09'11"	130.00	180°42'	56.10
C17	14°09'11"	130.00	180°42'	56.10
C18	14°09'11"	130.00	180°42'	56.10
C19	14°09'11"	130.00	180°42'	56.10
C20	14°09'11"	130.00	180°42'	56.10
C21	14°09'11"	130.00	180°42'	56.10
C22	14°09'11"	130.00	180°42'	56.10
C23	14°09'11"	130.00	180°42'	56.10
C24	14°09'11"	130.00	180°42'	56.10
C25	14°09'11"	130.00	180°42'	56.10
C26	14°09'11"	130.00	180°42'	56.10
C27	14°09'11"	130.00	180°42'	56.10
C28	14°09'11"	130.00	180°42'	56.10
C29	14°09'11"	130.00	180°42'	56.10
C30	14°09'11"	130.00	180°42'	56.10
C31	14°09'11"	130.00	180°42'	56.10
C32	14°09'11"	130.00	180°42'	56.10
C33	14°09'11"	130.00	180°42'	56.10
C34	14°09'11"	130.00	180°42'	56.10
C35	14°09'11"	130.00	180°42'	56.10
C36	14°09'11"	130.00	180°42'	56.10
C37	14°09'11"	130.00	180°42'	56.10
C38	14°09'11"	130.00	180°42'	56.10
C39	14°09'11"	130.00	180°42'	56.10
C40	14°09'11"	130.00	180°42'	56.10
C41	14°09'11"	130.00	180°42'	56.10
C42	14°09'11"	130.00	180°42'	56.10
C43	14°09'11"	130.00	180°42'	56.10
C44	14°09'11"	130.00	180°42'	56.10
C45	14°09'11"	130.00	180°42'	56.10
C46	14°09'11"	130.00	180°42'	56.10
C47	14°09'11"	130.00	180°42'	56.10
C48	14°09'11"	130.00	180°42'	56.10
C49	14°09'11"	130.00	180°42'	56.10
C50	14°09'11"	130.00	180°42'	56.10
C51	14°09'11"	130.00	180°42'	56.10
C52	14°09'11"	130.00	180°42'	56.10
C53	14°09'11"	130.00	180°42'	56.10
C54	14°09'11"	130.00	180°42'	56.10
C55	14°09'11"	130.00	180°42'	56.10
C56	14°09'11"	130.00	180°42'	56.10
C57	14°09'11"	130.00	180°42'	56.10
C58	14°09'11"	130.00	180°42'	56.10
C59	14°09'11"	130.00	180°42'	56.10
C60	14°09'11"	130.00	180°42'	56.10
C61	14°09'11"	130.00	180°42'	56.10
C62	14°09'11"	130.00	180°42'	56.10
C63	14°09'11"	130.00	180°42'	56.10
C64	14°09'11"	130.00	180°42'	56.10
C65	14°09'11"	130.00	180°42'	56.10
C66	14°09'11"	130.00	180°42'	56.10
C67	14°09'11"	130.00	180°42'	56.10
C68	14°09'11"	130.00	180°42'	56.10
C69	14°09'11"	130.00	180°42'	56.10
C70	14°09'11"	130.00	180°42'	56.10
C71	14°09'11"	130.00	180°42'	56.10
C72	14°09'11"	130.00	180°42'	56.10
C73	14°09'11"	130.00	180°42'	56.10
C74	14°09'11"	130.00	180°42'	56.10
C75	14°09'11"	130.00	180°42'	56.10
C76	14°09'11"	130.00	180°42'	56.10
C77	14°09'11"	130.00	180°42'	56.10
C78	14°09'11"	130.00	180°42'	56.10
C79	14°09'11"	130.00	180°42'	56.10
C80	14°09'11"	130.00	180°42'	56.10
C81	14°09'11"	130.00	180°42'	56.10
C82	14°09'11"	130.00	180°42'	56.10
C83	14°09'11"	130.00	180°42'	56.10
C84	14°09'11"	130.00	180°42'	56.10
C85	14°09'11"	130.00	180°42'	56.10
C86	14°09'11"	130.00	180°42'	56.10
C87	14°09'11"	130.00	180°42'	56.10
C88	14°09'11"	130.00	180°42'	56.10
C89	14°09'11"	130.00	180°42'	56.10
C90	14°09'11"	130.00	180°42'	56.10
C91	14°09'11"	130.00	180°42'	56.10
C92	14°09'11"	130.00	180°42'	56.10
C93	14°09'11"	130.00	180°42'	56.10
C94	14°09'11"	130.00	180°42'	56.10
C95	14°09'11"	130.00	180°42'	56.10
C96	14°09'11"	130.00	180°42'	56.10
C97	14°09'11"	130.00	180°42'	56.10
C98	14°09'11"	130.00	180°42'	56.10
C99	14°09'11"	130.00	180°42'	56.10
C100	14°09'11"	130.00	180°42'	56.10

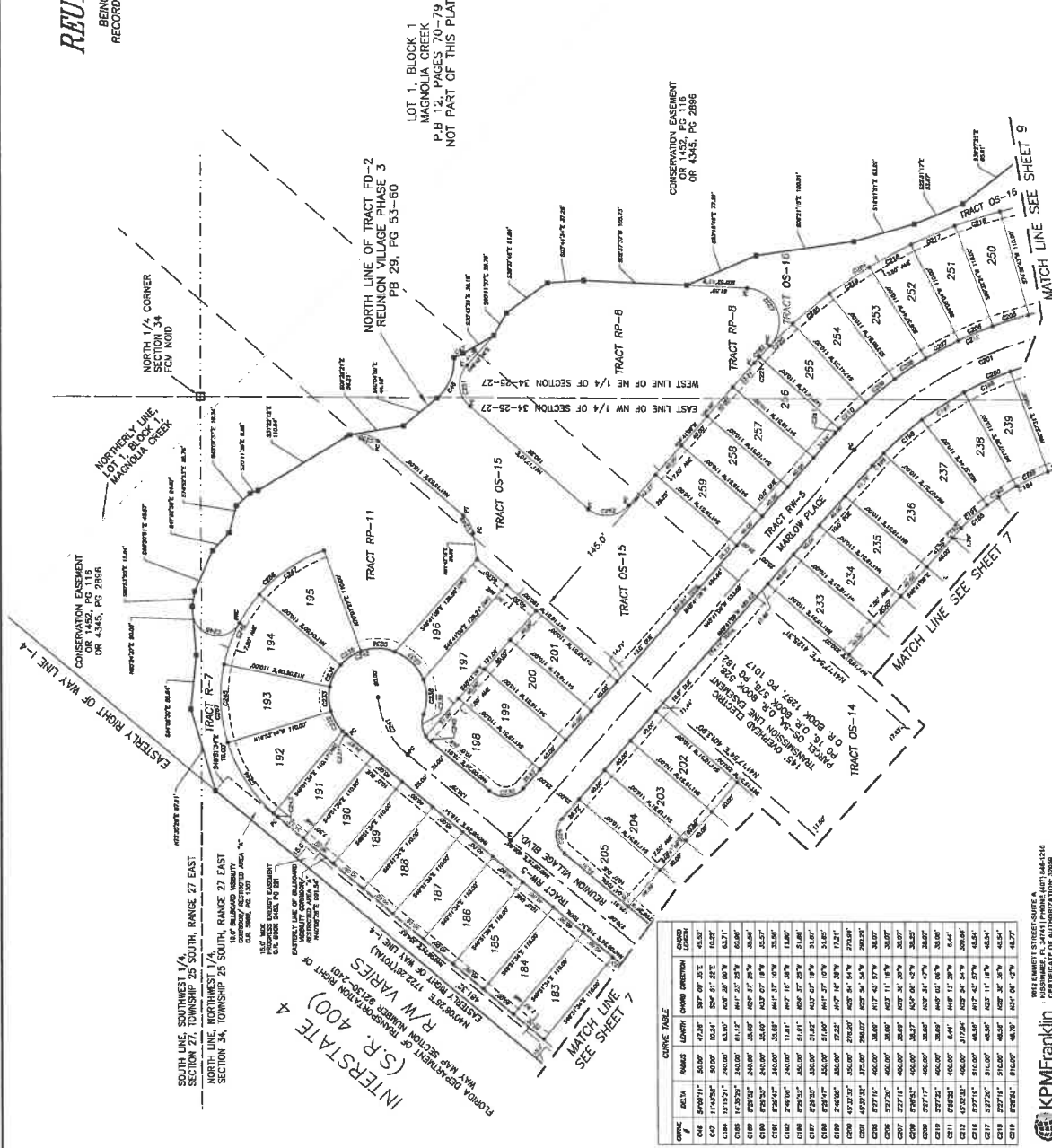


BEING A REPLAT OF TRACT FD-2, REUNION VILLAGE PHASE 3, AS
RECORDED IN PLAT BOOK 29, PAGES 53 THROUGH 60, OF THE PUBLIC
RECORDS OF OSCEOLA COUNTY, FLORIDA

Z



KEY MAP
NTS



curve	id	beta	radius	curve length	curve direction	cross section
C08	P007117	50.00	72.85	307.69	30° 35'	45.52
C09	P007118	50.00	72.85	307.69	30° 35'	45.52
C10	P007119	50.00	72.85	307.69	30° 35'	45.52
C11	P007120	50.00	72.85	307.69	30° 35'	45.52
C12	P007121	50.00	72.85	307.69	30° 35'	45.52
C13	P007122	50.00	72.85	307.69	30° 35'	45.52
C14	P007123	50.00	72.85	307.69	30° 35'	45.52
C15	P007124	50.00	72.85	307.69	30° 35'	45.52
C16	P007125	50.00	72.85	307.69	30° 35'	45.52
C17	P007126	50.00	72.85	307.69	30° 35'	45.52
C18	P007127	50.00	72.85	307.69	30° 35'	45.52
C19	P007128	50.00	72.85	307.69	30° 35'	45.52
C20	P007129	50.00	72.85	307.69	30° 35'	45.52
C21	P007130	50.00	72.85	307.69	30° 35'	45.52
C22	P007131	50.00	72.85	307.69	30° 35'	45.52
C23	P007132	50.00	72.85	307.69	30° 35'	45.52
C24	P007133	50.00	72.85	307.69	30° 35'	45.52
C25	P007134	50.00	72.85	307.69	30° 35'	45.52
C26	P007135	50.00	72.85	307.69	30° 35'	45.52
C27	P007136	50.00	72.85	307.69	30° 35'	45.52
C28	P007137	50.00	72.85	307.69	30° 35'	45.52
C29	P007138	50.00	72.85	307.69	30° 35'	45.52
C30	P007139	50.00	72.85	307.69	30° 35'	45.52
C31	P007140	50.00	72.85	307.69	30° 35'	45.52
C32	P007141	50.00	72.85	307.69	30° 35'	45.52
C33	P007142	50.00	72.85	307.69	30° 35'	45.52
C34	P007143	50.00	72.85	307.69	30° 35'	45.52
C35	P007144	50.00	72.85	307.69	30° 35'	45.52
C36	P007145	50.00	72.85	307.69	30° 35'	45.52
C37	P007146	50.00	72.85	307.69	30° 35'	45.52
C38	P007147	50.00	72.85	307.69	30° 35'	45.52
C39	P007148	50.00	72.85	307.69	30° 35'	45.52
C40	P007149	50.00	72.85	307.69	30° 35'	45.52
C41	P007150	50.00	72.85	307.69	30° 35'	45.52
C42	P007151	50.00	72.85	307.69	30° 35'	45.52
C43	P007152	50.00	72.85	307.69	30° 35'	45.52
C44	P007153	50.00	72.85	307.69	30° 35'	45.52
C45	P007154	50.00	72.85	307.69	30° 35'	45.52
C46	P007155	50.00	72.85	307.69	30° 35'	45.52
C47	P007156	50.00	72.85	307.69	30° 35'	45.52
C48	P007157	50.00	72.85	307.69	30° 35'	45.52
C49	P007158	50.00	72.85	307.69	30° 35'	45.52
C50	P007159	50.00	72.85	307.69	30° 35'	45.52
C51	P007160	50.00	72.85	307.69	30° 35'	45.52
C52	P007161	50.00	72.85	307.69	30° 35'	45.52
C53	P007162	50.00	72.85	307.69	30° 35'	45.52
C54	P007163	50.00	72.85	307.69	30° 35'	45.52
C55	P007164	50.00	72.85	307.69	30° 35'	45.52
C56	P007165	50.00	72.85	307.69	30° 35'	45.52
C57	P007166	50.00	72.85	307.69	30° 35'	45.52
C58	P007167	50.00	72.85	307.69	30° 35'	45.52
C59	P007168	50.00	72.85	307.69	30° 35'	45.52
C60	P007169	50.00	72.85	307.69	30° 35'	45.52

1012 EMMETT STREET-SUITE A
KUSSEMAIE, FL 34741 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION 32050
EB NO. 8336 | LB NO. 6803
E-MAIL - slavery@widespread.in.com

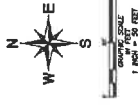


KPMFranklin
ACCOUNTING • TAX • ADVISORY

REUNION VILLAGE PHASE 4 & 5

BEING A REPLAT OF TRACT FD-2, REUNION VILLAGE PHASE 3, AS RECORDED IN PLAT BOOK 29, PAGES 53 THROUGH 60, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

BEING A PORTION OF SECTIONS 27 & 34 - TOWNSHIP 25 SOUTH - RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA

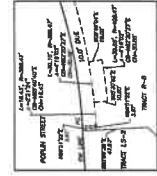
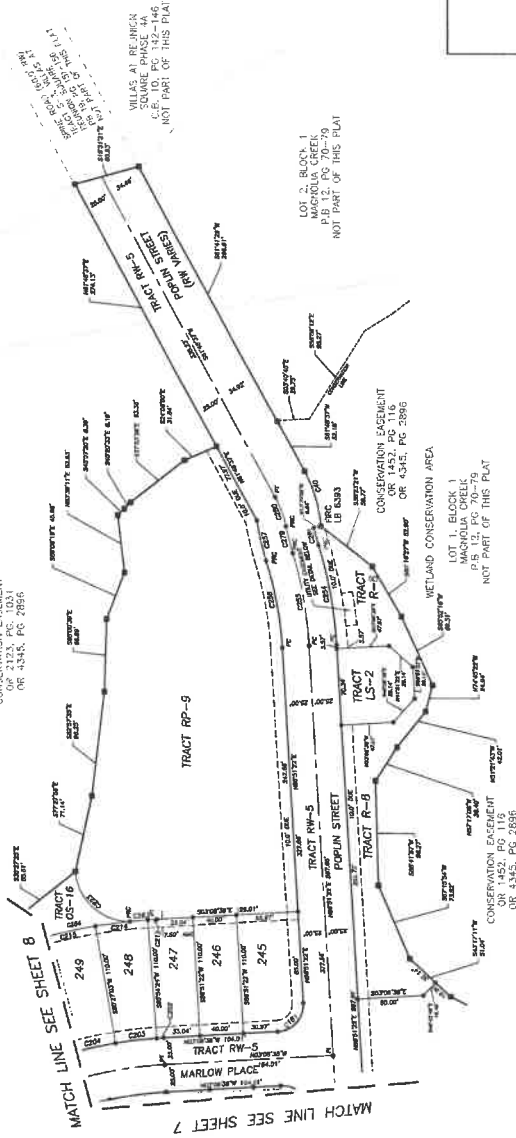


LOT 2, BLOCK 1
MAGNOLIA CREEK
P.B. 12, PG. 70-79
NOT PART OF THIS PLAT

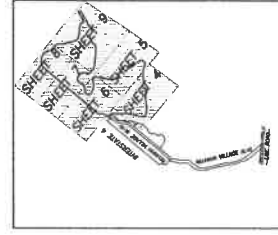
TRACT CONDO-2
SPECTRUM AT REUNION
P.B. 28, PG. 138-143
NOT PART OF THIS PLAT

LOT 1, BLOCK 1
MAGNOLIA CREEK
P.B. 12, PG. 70-79
NOT PART OF THIS PLAT

CONSERVATION EASEMENT
OR 4345, PG. 2856



KEY MAP
NTS



CHUCK	AREA	PERMITS	LOCATIONS	CHUCK	CHUCK	CHUCK
040	2243231	150.00	32.47	327.34	15.79	33.04
041	1903030	250.00	32.27	349.39	20.35	28.35
042	1703030	600.00	61.37	402.37	27.79	68.37
043	1703030	600.00	61.37	402.37	27.79	68.37
044	1703030	600.00	61.37	402.37	27.79	68.37
045	1703030	600.00	61.37	402.37	27.79	68.37
046	1703030	600.00	61.37	402.37	27.79	68.37
047	1703030	600.00	61.37	402.37	27.79	68.37
048	1703030	600.00	61.37	402.37	27.79	68.37
049	1703030	600.00	61.37	402.37	27.79	68.37
050	1703030	600.00	61.37	402.37	27.79	68.37
051	1703030	600.00	61.37	402.37	27.79	68.37
052	1703030	600.00	61.37	402.37	27.79	68.37
053	1703030	600.00	61.37	402.37	27.79	68.37
054	1703030	600.00	61.37	402.37	27.79	68.37
055	1703030	600.00	61.37	402.37	27.79	68.37
056	1703030	600.00	61.37	402.37	27.79	68.37
057	1703030	600.00	61.37	402.37	27.79	68.37
058	1703030	600.00	61.37	402.37	27.79	68.37
059	1703030	600.00	61.37	402.37	27.79	68.37
060	1703030	600.00	61.37	402.37	27.79	68.37
061	1703030	600.00	61.37	402.37	27.79	68.37
062	1703030	600.00	61.37	402.37	27.79	68.37
063	1703030	600.00	61.37	402.37	27.79	68.37
064	1703030	600.00	61.37	402.37	27.79	68.37
065	1703030	600.00	61.37	402.37	27.79	68.37
066	1703030	600.00	61.37	402.37	27.79	68.37
067	1703030	600.00	61.37	402.37	27.79	68.37
068	1703030	600.00	61.37	402.37	27.79	68.37
069	1703030	600.00	61.37	402.37	27.79	68.37
070	1703030	600.00	61.37	402.37	27.79	68.37

SECTION VII

RESOLUTION 2021-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM EHOF II - SPECTRUM, LLC; RATIFYING THE FORM AND EXECUTION OF DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, the District issued its Reunion East Community Development District Special Assessment Bonds, Series 2021 (Series 2021 Project), to pay in part the costs of constructing a portion of the infrastructure improvements within the development known as Reunion Village and the Spectrum at Reunion (the “Series 2021 Project”); and

WHEREAS, EHOF II - Spectrum, LLC, a Delaware limited liability company (“Developer”), requested a requisition of funds from the proceeds of the Series 2021 Bonds and has transferred by acceptance of the District, and in accordance with the AMENDED AND RESTATED AGREEMENT BY AND BETWEEN THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT AND DEVELOPER REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE, dated August 21, 2021, certain parcels of real property and infrastructure improvements (the “Real Property and Improvements”), as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Developer to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Developer, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit "A," to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the "Board"), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Ratification and Approval of the Acquisition of the Real Property and Improvements. The Board hereby ratifies and approves the acceptance of the Real Property and Improvements and ratifies and approves the execution and acceptance of the Conveyance Documents.
3. Authorization of District Staff. The actions of the Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are ratified and such District Officers, District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance and acceptance of the Real Property and Improvements and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary for the undertaking and fulfillment of all transactions contemplated by this Resolution.
4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Counsel and District Engineer, to effectuate the acceptance of the Real Property and Improvements are hereby ratified and authorized on behalf of the District.
5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Reunion East Community Development District, this ____ day of September, 2021.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Print: _____
Chairman/Vice Chairman

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner's Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

SECTION VIII

RESOLUTION 2021-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM EHO ACQUISITIONS II BORROWER, LLC; RATIFYING THE FORM AND EXECUTION OF DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, the District issued its Reunion East Community Development District Special Assessment Bonds, Series 2021 (Series 2021 Project), to pay in part the costs of constructing a portion of the infrastructure improvements within the development known as Reunion Village and the Spectrum at Reunion (the “Series 2021 Project”); and

WHEREAS, EHO ACQUISITIONS II Borrower, LLC, a Delaware limited liability company (“Developer”), requested a requisition of funds from the proceeds of the Series 2021 Bonds and has transferred by acceptance of the District, and in accordance with the AMENDED AND RESTATED AGREEMENT BY AND BETWEEN THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT AND DEVELOPER REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE, dated August 21, 2021, certain parcels of real property and infrastructure improvements (the “Real Property and Improvements”), as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Developer to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Developer, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit "A," to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the "Board"), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Ratification and Approval of the Acquisition of the Real Property and Improvements. The Board hereby ratifies and approves the acceptance of the Real Property and Improvements and ratifies and approves the execution and acceptance of the Conveyance Documents.

3. Authorization of District Staff. The actions of the Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are ratified and such District Officers, District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance and acceptance of the Real Property and Improvements and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary for the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Counsel and District Engineer, to effectuate the acceptance of the Real Property and Improvements are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Reunion East Community Development District, this ____ day of September, 2021.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: _____
Chairman/Vice Chairman

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner's Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

SECTION IX

SECTION C

SECTION 1

Reunion East CDD

Date Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Turnover	Kingwood/ Carpenter	In Process	Kingwood provided a proposal document which is under legal review in March. Comments will go back to Kingwood.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint/Boyd	In Process	Survey approved at BOS Meeting 08.12.2021. DE to prepare design following survey with tentative plan to split gate on each direction of travel.
11/12/20	Seven Eagles Management	Adams/Scheerer	In Process	Game Room to be repurposed into Wellness/Fitness Space. Refurbishment proposal approved at 08.12.2021 BOS Meeting. Furniture, Fixtures and Equipment costs to be considered at a future time. The fees for renting Linear park will be considered at the Rule Hearing scheduled October 14. Other transition still items in process: utility split, signage update.

Date Assigned	Action Item	Assigned To	Status	Comments
8/13/20	Security / Technology Assessment & Improvements	Adams/Dryburgh	On Hold	Security camera for pools completed in April. Other items noted on security assessment (barrier fence nearby 7-11 and barrier gate nearby Sandy Ridge Dr / Old Lake Wilson Rd) to be reviewed at 09.09.2021 BOS meeting.
9/10/20	Secure Pool Access Gates	Scheerer	In Process	A new prototype was fabricated and then installed in July. The gate is performing as expected. Five gates needed at other CDD pools. Proposals expected to be presented at a future time.
11/12/20	Feasibility Report on Selling Roads to Private Entity	Adams/Carpenter	In Process	Kingwood determining feasibility to purchase roads.
2/11/21	Develop Contact Sheet for RECDD	Adams	In Process	
4/8/21	Seven Eagles Pool Furniture	Scheerer	In Process	Approved at 04.08.2021 BOS Meeting. The furniture is ordered and has been delayed and backordered. It is possible it will ship in September.

Date Assigned	Action Item	Assigned To	Status	Comments
1/14/21	Notify Owners on South Side of CR 532 RECDD Will Discontinue Maintenance	Carpenter/Adams	In Process	District Counsel prepared a proposed amendment to Interocal agreement with OC which was approved by BOS 08.12.2021. Staff is developing process to notify owners, cap irrigation, and amend landscape maintenance agreement accordingly.
4/8/21	Duke Street Lights	Adams/Scheerer	In Process	LED Street Light Agreements approved 04.08.2021. Field verification completed in May. Materials on order and expected to arrive in August. No start date at this time.

Reunion West CDD

Meeting Assigned	Action Item	Assigned To	Status	Comments
11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Adams/Boyd/Scheerer	In Process	DE to provide proposals for Design Build for Playground and Outdoor Fitness Area. Field Operations to get quotes for fencing and sidewalks when design is approved.

Date Assigned	Action Item	Assigned To	Status	Comments
12/10/20	Encore Transition at RWCDD	Adams / Scheerer	In Process	Identification of CDD irrigation costs pending. Need Board input for landscape service provider at Encore/RWCDD. RWPOA is requesting security funding.
2/11/21	Refunding Series 2004-1 Special Assessment Bonds	Adams	On Hold	The bonds can be priced as early as November 2021 and plan to close February 1, 2022. 10 year no call provision expires May 2022.
2/11/21	Parking Rules for Encore at RWCDD	Adams	On Hold	Monitoring the need to implement street parking restrictions.
2/11/21	Monitor Elevation Development Nearby Reunion	Adams	In Process	No application as of June 2021
3/11/21	Sinclair Gate	Boyd/Adams/Trucco	In Process	Determine ability for MOT on Sinclair during emergencies - DE is in communication with OC. In the meantime, operations staff and security staff developed traffic plan using cones (installed July 28) and temporary signage (pending). Communication to residents pending.

Date Assigned	Action Item	Assigned To	Status	Comments
4/8/21	Duke Street Lights	Adams/Scheerer	In Process	LED Street Light Agreements approved 04.08.2021. Field verification completed in May. Materials on order and expected to arrive in August. No start date at this time.
5/13/21	Beautification of Sinclair Near Lift Station	Scheerer/Yellowstone	In Process	Sharon Harley met with Alan and Yellowstone in August. Proposal for palms to be presented to BOS at a future meeting.
7/8/21	Determine if any property is available for dumpsters	Scheerer	In Process	Parcel 35-25-27-4881-TRAC-0020 identified as most viable. David Burman to evaluate on behalf of HOA and communicate with stakeholders
8/12/21	Five Year R&M (Capital) Plan	Adams/Staley	In Process	

SECTION 2

Reunion East

Community Development District

Summary of Check Register

August 1, 2021 to August 31, 2021

Fund	Date	Check No.'s		Amount
General Fund	8/5/21	5098-5105	\$	133,625.26
	8/10/21	5106	\$	8,061.15
	8/11/21	5107-5111	\$	22,080.09
	8/18/21	5112-5118	\$	13,083.90
	8/24/21	5119-5125	\$	7,507.53
			\$	184,357.93
Replacement & Maintenance	8/5/21	147	\$	8,043.33
	8/18/21	148	\$	30,822.77
	8/24/21	149	\$	12,226.36
			\$	51,092.46
Payroll	<u>August 2021</u>			
	Donald Harding	50612	\$	184.70
	John Dryburgh	50613	\$	184.70
	Mark Greenstein	50614	\$	184.70
	Steven Goldstein	50615	\$	184.70
	Trudy Hobbs	50616	\$	184.70
			\$	923.50
			\$	236,373.89

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/05/21	00129	7/19/21	4901	202107	320-53800-57400				RMV BLOCKAGE FROM WASTEIN	*	96.20	
		7/19/21	4901	202107	300-13100-10100				RMV BLOCKAGE FROM WASTEIN	*	88.80	
		7/22/21	4903	202107	320-53800-46200				RMV RUST/SCALE DOOR/BONDO	*	434.20	
		7/22/21	4903	202107	300-13100-10100				RMV RUST/SCALE DOOR/BONDO	*	400.80	
		7/25/21	4905	202107	320-53800-46200				FURN/INST.4 UMBRELLA/TBLE	*	483.60	
		7/25/21	4905	202107	300-13100-10100				FURN/INST.4 UMBRELLA/TBLE	*	446.40	
BERRY CONSTRUCTION INC.												1,950.00 005098
8/05/21	00134	8/04/21	3068	202107	310-51300-31100				FOLLOW UP ACTION ITEM/WTG	*	600.00	
BOYD CIVIL ENGINEERING												600.00 005099
8/05/21	00054	8/01/21	2021AUG	202108	320-53800-34500				SECURITY SERVICES AUG21	*	6,066.66	
		8/01/21	2021AUG	202108	300-13100-10100				SECURITY SERVICES AUG21	*	5,600.00	
REUNION RESORT & CLUB MASTER ASSOC.												11,666.66 005100
8/05/21	00060	7/02/21	370377	202107	330-53800-46200				SE-INST.SUMP PUMP AT FNT	*	401.91	
		7/02/21	370377	202107	300-13100-10100				SE-INST.SUMP PUMP AT FNT	*	370.99	
		7/06/21	370584	202107	320-53800-46200				CP-INST.15MIN TIMER SPA	*	125.29	
		7/06/21	370584	202107	300-13100-10100				CP-INST.15MIN TIMER SPA	*	115.66	
		7/10/21	370635	202107	320-53800-46200				CP-RPLC BRKN PVC FITTING	*	205.74	
		7/10/21	370635	202107	300-13100-10100				CP-RPLC BRKN PVC FITTING	*	189.91	
		7/13/21	370683	202107	320-53800-46200				HC B-INST.MOTOR/SEAL/ORNG	*	426.61	
		7/13/21	370683	202107	300-13100-10100				HC B-INST.MOTOR/SEAL/ORNG	*	393.79	
		7/13/21	370684	202107	320-53800-46200				CP-INST.FILTER CART/ORING	*	409.21	
		7/13/21	370684	202107	300-13100-10100				CP-INST.FILTER CART/ORING	*	377.74	
		7/15/21	370743	202107	330-53800-46200				SE-INST.SEAT BELT/REMOTE	*	270.35	

REUE REUNION EAST TVISCARRA

*** CHECK DATES REUNION EAST-GENERAL FUND BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/15/21	370743	202107	300-13100-10100							*	249.55	
7/20/21	370857	202107	330-53800-46200							*	101.40	
7/20/21	370857	202107	300-13100-10100							*	93.60	
7/20/21	370859	202107	330-53800-46200							*	115.70	
7/20/21	370859	202107	300-13100-10100							*	106.80	
7/21/21	370931	202107	320-53800-46200							*	101.40	
7/21/21	370931	202107	300-13100-10100							*	93.60	
7/21/21	370932	202107	320-53800-46200							*	154.41	
7/21/21	370932	202107	300-13100-10100							*	142.54	
7/21/21	370933	202107	320-53800-46200							*	101.40	
7/21/21	370933	202107	300-13100-10100							*	93.60	
7/23/21	370968	202107	320-53800-46200							*	115.70	
7/23/21	370968	202107	300-13100-10100							*	106.80	
7/23/21	370969	202107	320-53800-46200							*	111.75	
7/23/21	370969	202107	300-13100-10100							*	103.15	
8/05/21	00117	7/23/21	6203728	202107	310-51300-32300				SPIES POOL LLC	*	4,000.00	5,078.60 005102
			TRUSTEE FEE SER. 2015-1							*	4,000.00	
			TRUSTEE FEE SER. 2015-2							*	4,000.00	
			TRUSTEE FEE SER. 2015-3							*	4,000.00	
8/05/21	00030	8/01/21	REU 2460	202108	320-53800-47300				USBANK	*	12,000.00	005103
			MTHLY LANDSCAPE MNT AUG21							*	26,083.20	
			REU 2460	202108	300-13100-10100					*	24,076.80	
			MTHLY LANDSCAPE MNT AUG21							*	522.60	
			REU 2460	202108	330-53800-47300				SEVEN EAGLES ADD.AUG21	*		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
8/05/21	00030		8/01/21	REU 2460	202108	300	13100	10100		SEVEN EAGLES ADD.AUG21	*	482.40	51,165.00 005104
										YELLOWSTONE LANDSCAPE			
8/05/21	00030		7/15/21	REU 2441	202107	320	53800	47300		MTHLY LANDSCAPE MNT JUL21	*	26,083.20	
			7/15/21	REU 2441	202107	300	13100	10100		MTHLY LANDSCAPE MNT JUL21	*	24,076.80	
			7/15/21	REU 2441	202107	330	53800	47300		SEVEN EAGLES ADD.JUL21	*	522.60	
			7/15/21	REU 2441	202107	300	13100	10100		SEVEN EAGLES ADD.JUL21	*	482.40	
										YELLOWSTONE LANDSCAPE			51,165.00 005105
8/10/21	00049		8/01/21	528	202108	310	51300	34000		MANAGEMENT FEES AUG21	*	3,689.58	
			8/01/21	528	202108	310	51300	35100		INFORMATION TECH AUG21	*	183.33	
			8/01/21	528	202108	310	51300	31300		DISSEMINATION FEE AUG21	*	833.33	
			8/01/21	528	202108	310	51300	51000		OFFICE SUPPLIES	*	17.88	
			8/01/21	528	202108	310	51300	42000		POSTAGE	*	134.93	
			8/01/21	528	202108	310	51300	42500		COPIES	*	118.35	
			8/01/21	529	202108	320	53800	12000		FIELD MANAGEMENT AUG21	*	3,083.75	
										GOVERNMENTAL MANAGEMENT SERVICES			8,061.15 005106
8/11/21	00074		7/31/21	196048	202107	320	53800	47000		AQUATIC PLANT MGMT JUL21	*	67.08	
			7/31/21	196048	202107	300	13100	10100		AQUATIC PLANT MGMT JUL21	*	61.92	
										APPLIED AQUATIC MANAGEMENT, INC.			129.00 005107
8/11/21	00095		7/31/21	S230414	202107	320	53800	57400		RPLC CONTROL BD/FACEPLATE	*	497.87	
			7/31/21	S230414	202107	300	13100	10100		RPLC CONTROL BD/FACEPLATE	*	459.58	
			8/05/21	S230741	202107	320	53800	57400		RPLC ARM/LED STRP/LED ARM	*	1,210.19	
			8/05/21	S230741	202107	300	13100	10100		RPLC ARM/LED STRP/LED ARM	*	1,117.10	
										ACCESS CONTROL TECHNOLOGIES, INC.			3,284.74 005108
										REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/11/21	00175	7/31/21	6731	202108	320-53800-46200					*	3,744.00	
					POOL MAINTENANCE AUG21							
7/31/21	6731	202108	300-13100-10100							*	3,456.00	
					POOL MAINTENANCE AUG21							
7/31/21	6731	202108	330-53800-46200							*	1,508.00	
					POOL MNT SEVEN EAG AUG21							
7/31/21	6731	202108	300-13100-10100							*	1,392.00	
					POOL MNT SEVEN EAG AUG21							
									ROBERTS POOL SERVICE AND REPAIR INC		10,100.00	005109
8/11/21	00060	7/30/21	371107	202107	320-53800-46200					*	205.30	
					CP-INSPECT/INST.GRATE/VAC							
7/30/21	371107	202107	300-13100-10100							*	189.50	
					CP-INSPECT/INST.GRATE/VAC							
7/30/21	371108	202107	320-53800-46200							*	115.70	
					TER-INSPECT/TIGHTEN BOLTS							
7/30/21	371108	202107	300-13100-10100							*	106.80	
					TER-INSPECT/TIGHTEN BOLTS							
									SPIES POOL LLC		617.30	005110
8/11/21	00092	7/30/21	DUKE-DUK	202107	320-53800-43000					*	880.32	
					DUKE ENERGY #40845 34210							
7/30/21	TOHO-TOH	202106	320-53800-43100							*	557.27	
					TOHO METER#62644093 JUN21							
7/30/21	TOHO-TOH	202107	320-53800-43100							*	1,278.69	
					TOHO METER#62644093 JUL21							
7/30/21	31321	202107	330-53800-43300							*	2,192.32	
					SE CONTRACT CLEAN JUL21							
7/30/21	31321	202107	300-13100-10100							*	2,023.68	
					SE CONTRACT CLEAN JUL21							
7/30/21	31322	202107	330-53800-43300							*	528.72	
					SE CLEANING SUPPLY JUL21							
7/30/21	31322	202107	300-13100-10100							*	488.05	
					SE CLEANING SUPPLY JUL21							
									REUNION RESORT		7,949.05	005111
8/18/21	00095	8/11/21	S231397	202107	320-53800-57400					*	193.44	
					TRBLSHOOT-RPLC HID READER							
8/11/21	S231397	202107	300-13100-10100							*	178.56	
					TRBLSHOOT-RPLC HID READER							
									ACCESS CONTROL TECHNOLOGIES, INC.		372.00	005112
8/18/21	00129	8/13/21	4910	202108	330-53800-48200					*	70.20	
					SE-RPR DOOR THRESHOLD ENT							
8/13/21	4910	202108	300-13100-10100							*	64.80	
					SE-RPR DOOR THRESHOLD ENT							

REUE REUNION EAST TVISCARRA

E ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/02/21
REUNION EAST-GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE.....	....EXPENSED TO....	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT
8/18/21	00002	7/28/21	39842706	202107	310-51300-48000						*	7,011.90	
			PUB.HEAR	ASMT/FY21/22	BGT					ORLANDO SENTINEL COMMUNICATION			7,011.90 005118
8/24/21	00144	8/16/21	45994334	202108	320-53800-57400						*	111.59	
		8/16/21	45994334	202108	300-13100-10100					CLN DRAIN LINE/FILTER/PAN	*	103.01	
		8/19/21	46032477	202108	320-53800-57400					CLN DRAIN LINE/FILTER/PAN	*	140.95	
		8/19/21	46032477	202108	300-13100-10100					CLEAN BLOWER ASSEMBLY	*	130.10	
										CLEAN BLOWER ASSEMBLY			485.65 005119
8/24/21	00166	8/12/21	511435ES	202107	320-53800-43200					FRANK'S AIR CONDITIONING, INC.	*	72.66	
		8/12/21	511435ES	202107	300-13100-10100					GAS CHARGE 07/07-08/05/21	*	67.07	
										GAS CHARGE 07/07-08/05/21			139.73 005120
8/24/21	00011	8/21/21	21595	202108	310-51300-31400					FLORIDA NATURAL GAS	*	600.00	
		8/23/21	21597	202108	310-51300-31400					ARBITRAGE SERIES 2015A	*	600.00	
										ARBITRAGE SERIES 2015-3			1,200.00 005121
8/24/21	00119	8/18/21	99026	202107	310-51300-31500					GRAU & ASSOCIATES	*	2,966.25	
										MTG/LS1 LIFT IMPROV/REW			2,966.25 005122
8/24/21	00172	8/04/21	5300	202108	320-53800-57500					LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	46.80	
		8/04/21	5300	202108	300-13100-10100					1000 PARKING VIOLATIONS	*	43.20	
										1000 PARKING VIOLATIONS			90.00 005123
8/24/21	00060	8/06/21	371909	202108	320-53800-46200					NEW CHAPTER DIGITAL CORP.	*	325.99	
		8/06/21	371909	202108	300-13100-10100					TER-INST.MOTOR/SEAL/ORING	*	300.91	
										TER-INST.MOTOR/SEAL/ORING			626.90 005124
8/24/21	00030	8/12/21	REU 2530	202108	330-53800-48300					SPIES POOL LLC	*	1,039.48	
		8/12/21	REU 2530	202108	300-13100-10100					100-36"SAFETY CONES/PLANT	*	959.52	
										100-36"SAFETY CONES/PLANT			1,999.00 005125
										YELLOWSTONE LANDSCAPE			
										TOTAL FOR BANK A		184,357.93	

TOTAL FOR BANK A

184,357.93

REUE REUNION EAST TVISCARRA

*** CHECK DATES 08/01/2021 - 08/31/2021 *** REUNION EAST-GENERAL FUND BANK A REUNION EAST CDD

CHECK DATE VENDOR#INVOICE..... YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNTCHECK..... AMOUNT #

TOTAL FOR REGISTER 184,357.93

REUE REUNION EAST TVISCARRA

AP300R

*** CHECK DATES 08/01/2021 - 08/31/2021 ***

RUN 9/02/21

PAGE 1

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID
21 ***
REUNION EAST-R&M
BANK C REUNION EAST R&M

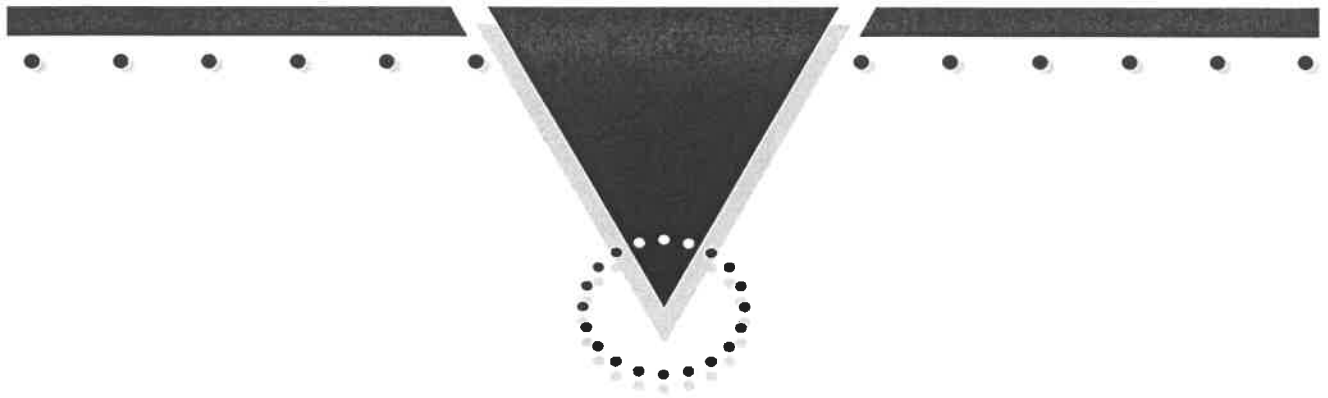
CHECK DATE	VEND#	.....INVOICE DATE	INVOICE	.....EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/05/21	00007	6/15/21	REU 2333	202106 320-53800-60000			*	356.17	
			TRIM OAK TREE-EXCITEMENT						
		6/15/21	REU 2333	202106 300-13100-10100			*	328.78	
			TRIM OAK TREE-EXCITEMENT						
		7/21/21	REU 2445	202107 320-53800-47300			*	2,600.65	
			INFILL MISSING PLNT-SPINE						
		7/21/21	REU 2445	202107 300-13100-10100			*	2,400.60	
			INFILL MISSING PLNT-SPINE						
		7/21/21	REU 2445	202107 320-53800-47300			*	1,225.71	
			INST.MULCH/RPLC SOD/IRRG						
		7/21/21	REU 2445	202107 300-13100-10100			*	1,131.42	
			INST.MULCH/RPLC SOD/IRRG						
				YELLOWSTONE LANDSCAPE					8,043.33 000147
8/18/21	00007	8/12/21	REU 2530	202108 320-53800-47300			*	5,449.46	
			TRIM OAK TREE ROUNDABOUT						
		8/12/21	REU 2530	202108 300-13100-10100			*	5,030.28	
			TRIM OAK TREE ROUNDABOUT						
		8/12/21	REU 2530	202108 320-53800-47300			*	2,938.44	
			TRIM OAK TREE HC-CP POOLS						
		8/12/21	REU 2530	202108 300-13100-10100			*	2,712.40	
			TRIM OAK TREE HC-CP POOLS						
		8/12/21	REU 2530	202108 320-53800-47300			*	2,243.90	
			TRIM OAK TREES EXCITEMT						
		8/12/21	REU 2530	202108 300-13100-10100			*	2,071.29	
			TRIM OAK TREES EXCITEMT						
		8/12/21	REU 2530	202108 320-53800-47300			*	2,511.03	
			TRIM OAKTREE WESTSIDE ENT						
		8/12/21	REU 2530	202108 300-13100-10100			*	2,317.87	
			TRIM OAKTREE WESTSIDE ENT						
		8/12/21	REU 2530	202108 320-53800-47300			*	1,228.80	
			TRIM OAK TREES TERR POOL						
		8/12/21	REU 2530	202108 300-13100-10100			*	1,134.28	
			TRIM OAK TREES TERR POOL						
		8/12/21	REU 2530	202108 320-53800-47300			*	1,656.21	
			TRIM OAK TREES LINEAR PRK						
		8/12/21	REU 2530	202108 300-13100-10100			*	1,528.81	
			TRIM OAK TREES LINEAR PRK						
				YELLOWSTONE LANDSCAPE					30,822.77 000148
8/24/21	00007	8/04/21	REU 2503	202107 320-53800-47300			*	6,357.71	
			TRIM OAK-GATHER DR-HSPOOL						
		8/04/21	REU 2503	202107 300-13100-10100			*	5,868.65	
			TRIM OAK-GATHER DR-HSPOOL						
				YELLOWSTONE LANDSCAPE					12,226.36 000149
				TOTAL FOR BANK C				51,092.46	
				REUE REUNION EAST TVISCARRA					

CHECK DATE
 VEND#
 INVOICE
 DATE
 YRMO
 DPT
 ACCT#
 SUB
 SUBCLASS
 VENDOR NAME
 STATUS
 AMOUNT
CHECK.....
 AMOUNT #

TOTAL FOR REGISTER 51,092.46

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East

Community Development District

Unaudited Financial Reporting

July 31, 2021



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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 31, 2021

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2021
ASSETS:					
CASH	\$962,546	\$526,446	---	---	\$1,488,992
CUSTODY ACCOUNT	\$463,280	---	---	---	\$463,280
STATE BOARD OF ADMINISTRATION	\$1,000,823	\$3,071,912	---	---	\$4,072,735
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM REUNION WEST	\$144,287	\$14,405	---	---	\$158,692
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,940	---	\$100,940
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$198,437	---	\$198,437
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$931,396	---	\$931,396
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$159,079	---	\$159,079
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$68,627	---	\$68,627
SERIES 2015-3					
Revenue	---	---	\$15,566	---	\$15,566
TOTAL ASSETS	\$2,570,936	\$3,612,762	\$2,373,337	\$10	\$8,557,045
LIABILITIES:					
ACCOUNTS PAYABLE	\$86,318	\$20,270	---	---	\$106,588
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DEFERRED REVENUE	\$2,797	---	---	---	\$2,797
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO REUNION WEST	\$44,251	\$624	---	---	\$44,875
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$3,214,132	---	\$3,214,132
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$3,530,000	---	\$3,530,000
ACCRUED INTEREST PAYABLE 2005	---	---	\$2,421,010	---	\$2,421,010
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$3,035,000	---	\$3,035,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,591,869	---	---	\$3,834,621
UNASSIGNED	\$2,188,495	---	---	---	\$2,188,495
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$6,643,190)	---	(\$6,643,190)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$5,257,569)	---	(\$5,257,569)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,111,396	---	\$1,111,396
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$504,354	---	\$504,354
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$442,639	---	\$442,639
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$15,566	---	\$15,566
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$2,570,936	\$3,612,762	\$2,373,337	\$10	\$8,557,045

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending July 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
Special Assessments - Tax Roll	\$1,409,207	\$1,409,207	\$1,438,273	\$29,066
Special Assessments - Direct	\$609,465	\$609,465	\$609,466	\$1
Interest	\$750	\$625	\$842	\$217
Miscellaneous Income	\$0	\$0	\$500	\$500
TOTAL REVENUES	\$2,019,422	\$2,019,297	\$2,049,080	\$29,783

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$10,000	\$10,800	(\$800)
FICA	\$918	\$765	\$826	(\$61)
Engineering	\$15,000	\$12,500	\$8,170	\$4,330
Attorney	\$35,000	\$29,167	\$38,021	(\$8,854)
Trustee Fees	\$17,500	\$12,000	\$12,000	\$0
Arbitrage	\$3,600	\$600	\$600	\$0
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$10,000	\$8,333	\$8,433	(\$100)
Property Appraiser Fee	\$1,000	\$1,000	\$468	\$532
Property Taxes	\$400	\$400	\$43	\$357
Annual Audit	\$5,600	\$5,600	\$5,600	\$0
District Management Fees	\$44,275	\$36,896	\$36,896	\$0
Information Technology	\$2,200	\$1,833	\$1,833	\$0
Telephone	\$300	\$250	\$7	\$243
Postage	\$1,500	\$1,250	\$702	\$548
Printing & Binding	\$1,500	\$1,250	\$1,111	\$139
Insurance	\$15,200	\$15,200	\$14,479	\$721
Legal Advertising	\$2,500	\$2,083	\$14,484	(\$12,400)
Other Current Charges	\$600	\$500	\$0	\$500
Office Supplies	\$500	\$416	\$160	\$256
Travel Per Diem	\$500	\$417	\$0	\$417
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$175,268	\$145,635	\$159,808	(\$14,172)

MAINTENANCE-SHARED EXPENSES:

Field Management	\$37,005	\$30,838	\$30,838	\$0
Management Services Agreement	\$21,125	\$17,604	\$0	\$17,604
Facility Lease Agreement	\$21,249	\$17,708	\$17,708	(\$0)
Telephone	\$4,836	\$4,030	\$4,018	\$12
Electric	\$317,200	\$264,333	\$241,850	\$22,484
Water & Sewer	\$41,600	\$34,667	\$21,987	\$12,680
Gas	\$40,040	\$33,367	\$19,717	\$13,649
Pool & Fountain Maintenance	\$117,000	\$97,500	\$70,617	\$26,883
Environmental	\$5,200	\$4,333	\$3,135	\$1,199
Property Insurance	\$25,740	\$25,740	\$26,828	(\$1,088)
Irrigation Repairs	\$7,800	\$6,500	\$5,080	\$1,420
Landscape Contract	\$403,671	\$336,393	\$383,157	(\$46,765)
Landscape Contingency	\$26,000	\$21,667	\$1,414	\$20,252
Gate and Gatehouse Expenses	\$16,640	\$13,867	\$18,709	(\$4,843)
Roadways/Sidewalks	\$26,000	\$21,667	\$1,547	\$20,120
Lighting	\$5,200	\$4,333	\$11,431	(\$7,098)
MSA Building Repairs	\$13,000	\$10,833	\$0	\$10,833
Pressure Washing	\$18,200	\$15,167	\$15,798	(\$631)
Maintenance (Inspections)	\$910	\$758	\$0	\$758
Repairs & Maintenance	\$10,400	\$8,667	\$1,497	\$7,169
Pest Control	\$377	\$314	\$0	\$314
Signage	\$13,000	\$10,833	\$5,720	\$5,113
Security	\$72,800	\$60,667	\$60,667	\$0
Parking Violation Tags	\$260	\$217	\$47	\$170

SEVEN EAGLES:

Electric	\$0	\$0	\$4,468	(\$4,468)
Water & Sewer	\$0	\$0	\$1,534	(\$1,534)
Gas	\$0	\$0	\$1,914	(\$1,914)
Contract Cleaning	\$0	\$0	\$20,277	(\$20,277)
Landscape Contract	\$0	\$0	\$4,766	(\$4,766)
Landscape Contingency	\$0	\$0	\$3,251	(\$3,251)
Pool Maintenance	\$0	\$0	\$27,202	(\$27,202)
Lighting	\$0	\$0	\$675	(\$675)
Fitness Center Repairs & Maintenance	\$0	\$0	\$1,311	(\$1,311)
Repairs & Maintenance	\$0	\$0	\$2,532	(\$2,532)
Contingency	\$0	\$0	\$73	(\$73)

MAINTENANCE-DIRECT EXPENSES:

Irrigation System Operations	\$100,000	\$83,333	\$0	\$83,333
Contingency	\$0	\$0	\$127	(\$127)
Transfer Out	\$498,902	\$498,902	\$498,902	\$0

TOTAL MAINTENANCE	\$1,844,155	\$1,624,236	\$1,508,798	\$115,438
TOTAL EXPENDITURES	\$2,019,422	\$1,769,871	\$1,668,605	\$101,266
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$380,475	
FUND BALANCE - Beginning	\$0	\$0	\$2,050,772	
FUND BALANCE - Ending	\$0	\$0	\$2,431,247	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures
For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
REVENUES:				
Transfer In	\$498,902	\$498,902	\$498,902	\$0
Interest	\$25,000	\$20,833	\$4,323	(\$16,510)
TOTAL REVENUES	\$523,902	\$519,735	\$503,225	(\$16,510)
EXPENDITURES:				
Contingency	\$0	\$0	\$21	(\$21)
Building Improvements	\$109,200	\$91,000	\$0	\$91,000
Fountain Improvements	\$13,000	\$10,833	\$0	\$10,833
Gate/Gatehouse Improvements	\$52,000	\$43,333	\$4,330	\$39,003
Landscape Improvements	\$104,000	\$86,667	\$14,729	\$71,938
Lighting Improvements	\$4,160	\$3,467	\$0	\$3,467
Monument Improvements	\$13,000	\$10,833	\$0	\$10,833
Pool Furniture	\$13,000	\$10,833	\$12,126	(\$1,293)
Pool Repair & Replacements	\$44,200	\$36,833	\$8,088	\$28,746
Roadways/Sidewalks Improvement	\$13,000	\$10,833	\$32,476	(\$21,643)
Signage	\$52,000	\$43,333	\$60,318	(\$16,985)
Capital Outlay	\$26,000	\$21,667	\$70,042	(\$48,375)
SEVEN EAGLES:				
Gate/Gatehouse Improvements	\$0	\$0	\$1,196	(\$1,196)
Landscape Improvements	\$0	\$0	\$3,305	(\$3,305)
Pool Furniture	\$0	\$0	\$8,009	(\$8,009)
TOTAL EXPENDITURES	\$443,560	\$369,633	\$214,640	\$154,994
EXCESS REVENUES (EXPENDITURES)	\$80,342		\$288,585	
FUND BALANCE - Beginning	\$3,282,749		\$3,303,283	
FUND BALANCE - Ending	\$3,363,091		\$3,591,869	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2
Statement of Revenues & Expenditures
For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$8	\$8
TOTAL REVENUES	\$0	\$0	\$8	\$8
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$8	
FUND BALANCE - Beginning	\$0		(\$6,643,198)	
FUND BALANCE - Ending	\$0		(\$6,643,190)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures
For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$17	\$17
TOTAL REVENUES	\$0	\$0	\$17	\$17
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Other Debt Service Costs	\$0	\$0	(\$3,771)	(\$3,771)
TOTAL OTHER	\$0	\$0	(\$3,771)	(\$3,771)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,755)	
FUND BALANCE - Beginning	\$0		(\$5,253,814)	
FUND BALANCE - Ending	\$0		(\$5,257,569)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures
For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
REVENUES:				
Special Assessments	\$2,568,595	\$2,568,595	\$2,603,323	\$34,728
Interest	\$500	\$417	\$81	(\$336)
TOTAL REVENUES	\$2,569,095	\$2,569,012	\$2,603,404	\$34,392
EXPENDITURES:				
Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest Expense 11/01	\$614,625	\$614,625	\$614,625	\$0
Principal Expense 05/01	\$1,375,000	\$1,375,000	\$1,375,000	\$0
Interest Expense 05/01	\$614,625	\$614,625	\$614,500	\$125
TOTAL EXPENDITURES	\$2,604,250	\$2,604,250	\$2,609,125	(\$4,875)
EXCESS REVENUES (EXPENDITURES)	(\$35,155)		(\$5,721)	
FUND BALANCE - Beginning	\$923,909		\$1,117,117	
FUND BALANCE - Ending	\$888,754		\$1,111,396	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures
For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$31,584	\$31,584	\$32,652	\$1,068
Special Assessments - Direct Billed	\$197,181	\$197,181	\$149,295	(\$47,886)
Interest	\$100	\$83	\$28	(\$56)
TOTAL REVENUES	\$228,865	\$228,848	\$181,974	(\$46,874)
EXPENDITURES:				
Interest Expense 11/01	\$64,185	\$64,185	\$64,185	\$0
Principal Expense 05/01	\$100,000	\$100,000	\$100,000	\$0
Interest Expense 05/01	\$64,185	\$64,185	\$64,185	\$0
TOTAL EXPENDITURES	\$228,370	\$228,370	\$228,370	\$0
EXCESS REVENUES (EXPENDITURES)	\$495		(\$46,396)	
FUND BALANCE - Beginning	\$205,248		\$550,749	
FUND BALANCE - Ending	\$205,743		\$504,354	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2

Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
Special Assessments - Tax Roll	\$10,291	\$10,291	\$6,529	(\$3,762)
Special Assessments - Direct Billed	\$583,234	\$583,234	\$437,426	(\$145,809)
Interest	\$250	\$208	\$28	(\$180)

TOTAL REVENUES

	\$593,775	\$593,733	\$443,983	(\$149,751)
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EXPENDITURES:

Interest Expense 11/01	\$192,720	\$192,720	\$192,720	\$0
Principal Expense 05/01	\$215,000	\$215,000	\$215,000	\$0
Interest Expense 05/01	\$192,720	\$192,720	\$192,720	\$0

TOTAL EXPENDITURES

	\$600,440	\$600,440	\$600,440	\$0
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EXCESS REVENUES (EXPENDITURES)

	(\$6,665)		(\$156,457)	
--	-----------	--	-------------	--

FUND BALANCE - Beginning

	\$228,728		\$54,097	
--	-----------	--	----------	--

FUND BALANCE - Ending

	\$222,063		\$442,639	
--	-----------	--	-----------	--

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$2,878	\$2,878	\$2,922	\$44
Special Assessments - Direct Billed	\$326,618	\$326,618	\$248,160	(\$78,458)
Interest	\$100	\$83	\$4	(\$79)
TOTAL REVENUES	\$329,596	\$329,579	\$251,086	(\$78,493)
EXPENDITURES:				
Interest Expense 11/01	\$96,030	\$96,030	\$96,030	\$0
Principal Expense 05/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$96,030	\$96,030	\$96,030	\$0
TOTAL EXPENDITURES	\$337,060	\$337,060	\$337,060	\$0
EXCESS REVENUES (EXPENDITURES)	(\$7,464)		(\$85,974)	
FUND BALANCE - Beginning	\$105,366		\$101,540	
FUND BALANCE - Ending	\$97,902		\$15,566	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005
Statement of Revenues & Expenditures
For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East CDD

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Roll	\$0	\$185,519	\$773,715	\$88,427	\$53,731	\$33,997	\$104,115	\$46,668	\$150,101	\$0	\$0	\$0	\$1,438,273
Special Assessments - Direct	\$0	\$0	\$113,330	\$190,210	\$0	\$95,432	\$58,724	\$56,665	\$0	\$93,105	\$0	\$0	\$609,466
Interest	\$2	\$2	\$12	\$148	\$117	\$115	\$102	\$96	\$81	\$167	\$0	\$0	\$842
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$500
Total Revenues	\$2	\$185,521	\$887,056	\$278,785	\$53,848	\$131,543	\$163,441	\$103,429	\$150,182	\$95,272	\$0	\$0	\$2,049,080
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,800	\$1,000	\$0	\$0	\$10,800
FICA	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$138	\$77	\$0	\$0	\$826
Engineering	\$3,300	\$975	\$300	\$698	\$675	\$300	\$0	\$300	\$1,021	\$600	\$0	\$0	\$8,170
Attorney	\$3,091	\$4,275	\$10,111	\$2,541	\$4,596	\$2,419	\$3,916	\$1,378	\$2,729	\$2,966	\$0	\$0	\$38,021
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$0	\$0	\$12,000
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$833	\$833	\$833	\$833	\$933	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$8,433
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$468	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$468
Property Taxes	\$0	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43
Annual Audit	\$0	\$5,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,600
District Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$36,896
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$1,833
Telephone	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage	\$343	\$19	\$14	\$25	\$123	\$65	\$25	\$22	\$45	\$22	\$0	\$0	\$702
Printing & Binding	\$117	\$43	\$188	\$138	\$102	\$67	\$102	\$58	\$108	\$189	\$0	\$0	\$1,111
Insurance	\$14,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,479
Legal Advertising	\$0	\$193	\$7,012	\$0	\$0	\$0	\$0	\$268	\$0	\$7,012	\$0	\$0	\$14,484
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$0	\$0	\$160
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, License & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Expenditures	\$32,303	\$16,947	\$23,430	\$9,201	\$11,863	\$8,649	\$10,441	\$7,824	\$10,563	\$28,588	\$0	\$0	\$159,808

**Reunion East CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$1,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$0	\$0	\$30,538
Facility Lease Agreement	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$0	\$0	\$17,708
Telephone	\$333	\$333	\$487	\$216	\$315	\$312	\$460	\$635	\$484	\$443	\$0	\$0	\$4,018
Electric	\$24,381	\$23,474	\$23,474	\$23,631	\$23,491	\$22,997	\$24,117	\$25,227	\$26,522	\$24,428	\$0	\$0	\$241,850
Water & Sewer	\$1,735	\$1,868	\$1,868	\$2,043	\$2,043	\$2,533	\$2,778	\$2,312	\$2,283	\$3,003	\$0	\$0	\$21,987
Gas	\$244	\$663	\$1,347	\$2,615	\$3,751	\$3,904	\$2,182	\$2,325	\$1,530	\$1,156	\$0	\$0	\$19,717
Pool & Fountain Maintenance	\$9,148	\$7,449	\$8,129	\$6,011	\$5,541	\$7,351	\$6,171	\$7,704	\$5,614	\$7,498	\$0	\$0	\$70,617
Environmental	\$136	\$728	\$136	\$136	\$728	\$136	\$728	\$136	\$136	\$136	\$0	\$0	\$3,135
Property Insurance	\$26,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,828
Irrigation	\$1,032	\$0	\$0	\$608	\$805	\$597	\$815	\$627	\$397	\$199	\$0	\$0	\$5,080
Landscape Contract	\$31,266	\$59,139	\$31,883	\$33,953	\$33,953	\$39,753	\$38,166	\$33,953	\$47,141	\$33,953	\$0	\$0	\$383,157
Landscape Contingency	\$374	\$624	\$0	\$0	\$0	\$0	\$416	\$0	\$0	\$0	\$0	\$0	\$1,414
Gatehouse and Gatehouse Expenses	\$1,411	\$1,664	\$1,263	\$556	\$963	\$3,314	\$2,930	\$2,935	\$1,061	\$2,611	\$0	\$0	\$18,709
Roadways/Sidewalks	\$0	\$0	\$0	\$0	\$647	\$0	\$31	\$494	\$374	\$0	\$0	\$0	\$1,547
Lighting	\$3,359	\$0	\$0	\$0	\$0	\$0	\$5,071	\$2,524	\$477	\$0	\$0	\$0	\$11,431
MSA Building Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$4,849	\$3,913	\$4,056	\$2,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,798
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$81	\$0	\$678	\$258	\$0	\$55	\$104	\$44	\$278	\$0	\$0	\$1,497
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,287	\$0	\$83	\$867	\$0	\$1,554	\$668	\$426	\$835	\$0	\$0	\$0	\$5,720
Security	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$0	\$0	\$60,667
Parking Violation Tugs	\$0	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47
Seven Eagles													
Electric	\$0	\$0	\$0	\$0	\$973	\$955	\$0	\$395	\$1,088	\$1,057	\$0	\$0	\$4,468
Water & Sewer	\$0	\$0	\$0	\$0	\$340	\$529	\$25	\$0	\$0	\$639	\$0	\$0	\$1,534
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$649	\$1,265	\$0	\$0	\$1,914
Contract Cleaning	\$0	\$0	\$2,446	\$2,459	\$2,268	\$2,506	\$2,506	\$2,721	\$2,650	\$2,721	\$0	\$0	\$20,277
Landscape Contract	\$0	\$0	\$523	\$523	\$523	\$523	\$523	\$523	\$1,108	\$523	\$0	\$0	\$4,766
Landscape Contingency	\$0	\$0	\$0	\$0	\$3,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,251
Pool Maintenance	\$0	\$91	\$4,148	\$2,244	\$3,585	\$4,704	\$3,678	\$2,156	\$3,555	\$3,042	\$0	\$0	\$27,202
Lighting	\$0	\$275	\$401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$675
Fitness Center Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$130	\$0	\$366	\$685	\$130	\$0	\$0	\$1,311
Repairs & Maintenance	\$0	\$0	\$1,490	\$0	\$275	\$0	\$0	\$0	\$767	\$0	\$0	\$0	\$2,532
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73	\$0	\$0	\$0	\$73
Maintenance-Direct													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$107	\$0	\$9	\$10	\$0	\$0	\$0	\$0	\$127
Transfer Out	\$0	\$0	\$498,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$498,902
Total Expenditures	\$117,198	\$111,199	\$591,603	\$90,201	\$94,739	\$102,717	\$102,250	\$96,494	\$108,395	\$94,002	\$0	\$0	\$1,508,798
Excess Revenues (Expenditures)	\$149,501	\$128,145	\$615,033	\$98,402	\$106,601	\$111,366	\$112,691	\$104,317	\$118,958	\$122,590	\$0	\$0	\$1,668,605
	(\$149,499)	\$57,376	\$272,023	\$179,383	(\$52,754)	\$20,177	\$50,749	(\$868)	\$31,224	(\$27,317)	\$0	\$0	\$380,475

**Reunion East
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2015A, SPECIAL ASSESSMENT REFUNDING BONDS	
INTEREST RATES:	4.000%, 5.000%, 5.000%
MATURITY DATE:	5/1/2033
RESERVE FUND REQUIREMENT	\$175,000
RESERVE FUND BALANCE	\$175,000
BONDS OUTSTANDING - 09/30/20	\$24,585,000
LESS: SPECIAL CALL 11/1/20	(\$5,000)
LESS: PRINCIPAL PAYMENT 05/1/21	(\$1,375,000)
CURRENT BONDS OUTSTANDING	\$23,205,000

SERIES 2015-1, SPECIAL ASSESSMENT REFUNDING BONDS	
INTEREST RATES:	6.600%
MATURITY DATE:	5/1/2033
RESERVE FUND REQUIREMENT	\$345,275
RESERVE FUND BALANCE	\$345,275
BONDS OUTSTANDING - 9/30/20	\$1,945,000
LESS: PRINCIPAL PAYMENT 05/1/21	(\$100,000)
CURRENT BONDS OUTSTANDING	\$1,845,000

SERIES 2015-2, SPECIAL ASSESSMENT REFUNDING BONDS	
INTEREST RATES:	6.600%
MATURITY DATE:	5/1/2036
RESERVE FUND REQUIREMENT	\$374,013
RESERVE FUND BALANCE	\$374,013
BONDS OUTSTANDING - 9/30/20	\$5,840,000
LESS: PRINCIPAL PAYMENT 05/1/21	(\$215,000)
CURRENT BONDS OUTSTANDING	\$5,625,000

SERIES 2015-3, SPECIAL ASSESSMENT REFUNDING BONDS	
INTEREST RATES:	6.600%
MATURITY DATE:	5/1/2033
RESERVE FUND REQUIREMENT	\$75,000
RESERVE FUND BALANCE	\$0
BONDS OUTSTANDING - 9/30/20	\$2,910,000
LESS: PRINCIPAL PAYMENT 05/1/21	(\$145,000)
CURRENT BONDS OUTSTANDING	\$2,765,000

Ehof II - Spectrum LLC \$626,989.00 \$117,704.00 \$191,545.00 \$219,369.00 \$98,371.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/6/21	11/1/20	WIRE	\$ 313,495.00	\$ 313,495.00	\$ 58,852.50	\$ 95,772.50	\$ 109,684.50	\$ 49,185.50
4/9/21	2/1/21	WIRE	\$ 156,747.00	\$ 156,747.00	\$ 29,425.75	\$ 47,886.25	\$ 54,842.25	\$ 24,592.75
7/8/21	5/1/21	WIRE	\$ 156,747.00	\$ 29,426.00	\$ 29,426.00	\$ -	\$ -	\$ -
			\$ 626,989.00	\$ 499,668.00	\$ 117,704.25	\$ 143,658.75	\$ 164,526.75	\$ 73,778.25

Ehof II - Spectrum LLC \$815,877.00 \$219,504.00 \$363,865.00 \$232,508.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-2	SERIES 2015-3
1/6/21	11/1/20	WIRE	\$ 407,939.00	\$ 407,939.00	\$ 109,752.50	\$ 181,932.50	\$ 116,254.00
3/1/2021 & 4/9/21	2/1/21	8539/WIRE	\$ 203,969.00	\$ 203,969.68	\$ 54,876.00	\$ 90,966.25	\$ 58,127.43
7/8/21	5/1/21	WIRE	\$ 203,969.00	\$ 54,876.00	\$ 54,876.00	\$ -	\$ -
			\$ 815,877.00	\$ 666,784.68	\$ 219,504.50	\$ 272,898.75	\$ 174,381.43

Orlando Reunion Development LLC \$8,022.00 \$2,386.00 \$5,636.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1
3/15/21	11/1/20	132443	\$ 4,012.00	\$ 4,012.00	\$ 1,194.00	\$ 2,818.00
3/15/21	2/1/21	132443	\$ 2,005.00	\$ 2,005.00	\$ 596.00	\$ 1,409.00
3/15/21	5/1/21	132443	\$ 2,005.00	\$ 2,005.00	\$ 596.00	\$ 1,409.00
			\$ 8,022.00	\$ 8,022.00	\$ 2,386.00	\$ 5,636.00

EHOF Acquisitions II, LLC \$43,211.00 \$43,211.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/6/21	11/1/20	WIRE	\$ 21,605.00	\$ 21,605.00	\$ 21,605.00
4/9/21	2/1/21	WIRE	\$ 10,803.00	\$ 10,803.00	\$ 10,803.00
7/8/21	5/1/21	WIRE	\$ 10,803.00	\$ 10,803.00	\$ 10,803.00
			\$ 43,211.00	\$ 43,211.00	\$ 43,211.00

Orlando Health Inc \$226,660.00 \$226,660.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
12/14/20	11/1/20	1001350933	\$ 113,330.00	\$ 113,330.00	\$ 113,330.00
3/15/21	2/1/21	1001359898	\$ 56,665.00	\$ 56,665.00	\$ 56,665.00
5/24/21	5/1/21	1001367811	\$ 56,665.00	\$ 56,665.00	\$ 56,665.00
			\$ 226,660.00	\$ 226,660.00	\$ 226,660.00

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$609,465.00	\$197,181.00	\$583,234.00	\$330,879.00
TOTAL RECEIVED	\$ 609,465.75	\$ 149,294.75	\$ 437,425.50	\$ 248,159.68
VARIANCE	\$ 0.75	\$ (47,886.25)	\$ (145,808.50)	\$ (82,719.32)

SECTION 4

District
Reunion EastDistrict
Reunion East

SECTION 5

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT
\$30,710,000
SPECIAL ASSESSMENT REFUNDING BONDS
SERIES 2015A
ARBITRAGE REBATE REQUIREMENT
JUNE 30, 2021**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 20, 2021

Reunion East Community Development District
Osceola County, Florida

Re: \$30,710,000 Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2015A (the "Bonds")

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended June 30, 2021 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$56,233) for June 30, 2021. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

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DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (June 30, 2021).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
Summary of Rebate Calculations
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015

<i>Anniversary Date</i>	11/01/2015
<i>Future-Value Date</i>	06/30/2021
<i>Arbitrage Yield Limit</i>	4.8687185
<i>Total of Purpose Expenditures</i>	\$30,700,938.00
<i>Internal Rate of Return</i>	0.6075827
<i>90% of rebate liability</i>	-\$50,609.88
<i>Full rebate liability</i>	-\$56,233.20

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
Purpose Expenditures Future Value Report
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015
Future Valued To: 06/30/2021

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
7/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	11.8388889	-30,869,012.60	100.0000000	1.3294284	-41,038,141.90
7/29/2015	2016		COI	11.8388889	131,050.00	100.0000000	1.3294284	174,221.59
7/29/2015	2016		Payment to escrow agent	11.8388889	31,633,198.00	100.0000000	1.3294284	42,054,071.67
7/29/2015	2016		Underwriter's discount	11.8388889	614,200.00	100.0000000	1.3294284	816,534.92
7/29/2015	2016		Transferred funds	11.8388889	-2,074,000.00	100.0000000	1.3294284	-2,757,234.49
7/30/2015	2016		COI	11.8333333	6,000.00	100.0000000	1.3292508	7,975.50
9/2/2015	2016		Reserve	11.6555556	1.00	100.0000000	1.3235791	1.32
10/2/2015	2016		Reserve	11.4888889	1.00	100.0000000	1.3182840	1.32
11/2/2015	2016		Interest	11.3222222	376,842.00	100.0000000	1.3130100	494,797.31
11/3/2015	2016		Reserve	11.3166667	1.00	100.0000000	1.3128346	1.31
12/2/2015	2016		Reserve	11.1555556	1.00	100.0000000	1.3077571	1.31
1/5/2016	2016		Reserve	10.9722222	1.00	100.0000000	1.3020032	1.30
1/29/2016	2016		COI	10.8388889	6,722.00	100.0000000	1.2978344	8,724.04
2/2/2016	2016		Reserve	10.8222222	1.00	100.0000000	1.2973143	1.30
3/2/2016	2016		Reserve	10.6555556	1.00	100.0000000	1.2921242	1.29
4/2/2016	2016		Reserve	10.4888889	1.00	100.0000000	1.2869549	1.29
5/3/2016	2016		Reserve	10.3166667	1.00	100.0000000	1.2816350	1.28
6/2/2016	2016		Reserve	10.1555556	1.00	100.0000000	1.2766782	1.28
7/1/2016	2017		Reserve	9.9944444	1.00	100.0000000	1.2717406	1.27
8/1/2016	2017		Reserve	9.8277778	1.00	100.0000000	1.2666528	1.27
9/1/2016	2017		Reserve	9.6611111	1.00	100.0000000	1.2615853	1.26
10/1/2016	2017		Reserve	9.4944444	1.00	100.0000000	1.2565382	1.26
11/1/2016	2017		Reserve	9.3277778	1.00	100.0000000	1.2515112	1.25
12/1/2016	2017		Reserve	9.1611111	1.00	100.0000000	1.2465044	1.25
1/1/2017	2017		Reserve	8.9944444	12.00	100.0000000	1.2415176	14.90
2/1/2017	2017		Reserve	8.8277778	26.00	100.0000000	1.2365507	32.15
3/1/2017	2017		Reserve	8.6611111	25.00	100.0000000	1.2316037	30.79
4/1/2017	2017		Reserve	8.4944444	38.00	100.0000000	1.2266765	46.61
5/1/2017	2017		Reserve	8.3277778	52.00	100.0000000	1.2217690	63.53
6/1/2017	2017		Reserve	8.1611111	56.00	100.0000000	1.2168811	68.15
7/5/2017	2018		Reserve	7.9722222	71.00	100.0000000	1.2113652	86.01
8/2/2017	2018		Reserve	7.8222222	87.00	100.0000000	1.2070027	105.01
9/5/2017	2018		Reserve	7.6388889	90.00	100.0000000	1.2016921	108.15
10/3/2017	2018		Reserve	7.4833333	88.00	100.0000000	1.1972044	105.35
11/2/2017	2018		Reserve	7.3222222	93.00	100.0000000	1.1925742	110.91
12/4/2017	2018		Reserve	7.1444444	95.00	100.0000000	1.1874857	112.81
1/3/2018	2018		Reserve	6.9833333	118.00	100.0000000	1.1828931	139.58
2/2/2018	2018		Reserve	6.8222222	136.00	100.0000000	1.1783182	160.25
3/2/2018	2018		Reserve	6.6555556	127.00	100.0000000	1.1736042	149.05
4/3/2018	2018		Reserve	6.4833333	163.00	100.0000000	1.1687528	190.51
5/2/2018	2018		Reserve	6.3222222	182.00	100.0000000	1.1642326	211.89
6/4/2018	2018		Reserve	6.1444444	194.00	100.0000000	1.1592651	224.90
7/3/2018	2019		Reserve	5.9833333	203.00	100.0000000	1.1547816	234.42
8/2/2018	2019		Reserve	5.8222222	223.00	100.0000000	1.1503154	256.52
9/5/2018	2019		Reserve	5.6388889	225.00	100.0000000	1.1452542	257.68

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
Purpose Expenditures Future Value Report
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015
Future Valued To: 06/30/2021

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
10/2/2018	2019		Reserve	5.4888889	226.00	100.0000000	1.1411298	257.90
11/2/2018	2019		Reserve	5.3222222	262.00	100.0000000	1.1365645	297.78
12/4/2018	2019		Reserve	5.1444444	260.00	100.0000000	1.1317151	294.25
1/3/2019	2019		Reserve	4.9833333	281.00	100.0000000	1.1273381	316.78
2/4/2019	2019		Reserve	4.8111111	301.00	100.0000000	1.1226780	337.93
3/4/2019	2019		Reserve	4.6444444	270.00	100.0000000	1.1181866	301.91
4/2/2019	2019		Reserve	4.4888889	301.00	100.0000000	1.1140108	335.32
5/2/2019	2019		Reserve	4.3222222	293.00	100.0000000	1.1095540	325.10
6/4/2019	2019		Reserve	4.1444444	299.00	100.0000000	1.1048198	330.34
7/1/2019	2020		Reserve	3.9944444	285.00	100.0000000	1.1008410	313.74
8/1/2019	2020		Reserve	3.8277778	293.00	100.0000000	1.0964369	321.26
9/1/2019	2020		Reserve	3.6611111	260.00	100.0000000	1.0920505	283.93
10/1/2019	2020		Reserve	3.4944444	246.00	100.0000000	1.0876815	267.57
11/1/2019	2020		Reserve	3.3277778	220.00	100.0000000	1.0833301	238.33
12/1/2019	2020		Reserve	3.1611111	184.00	100.0000000	1.0789961	198.54
1/1/2020	2020		Reserve	2.9944444	182.00	100.0000000	1.0746794	195.59
2/1/2020	2020		Reserve	2.8277778	177.00	100.0000000	1.0703800	189.46
3/1/2020	2020		Reserve	2.6611111	165.00	100.0000000	1.0660978	175.91
4/1/2020	2020		Reserve	2.4944444	87.00	100.0000000	1.0618327	92.38
5/1/2020	2020		Reserve	2.3277778	1.00	100.0000000	1.0575847	1.06
6/1/2020	2020		Reserve	2.1611111	1.00	100.0000000	1.0533537	1.05
7/1/2020	2020		Reserve	1.9944444	1.00	100.0000000	1.0491396	1.05
8/1/2020	2020		Reserve	1.8277778	1.00	100.0000000	1.0449424	1.04
9/1/2020	2020		Reserve	1.6611111	1.00	100.0000000	1.0407619	1.04
10/1/2020	2020		Reserve	1.4944444	1.00	100.0000000	1.0365982	1.04
11/1/2020	2020		Reserve	1.3277778	1.00	100.0000000	1.0324511	1.03
12/1/2020	2020		Reserve	1.1611111	1.00	100.0000000	1.0283207	1.03
1/1/2021	2020		Reserve	0.9944444	1.00	100.0000000	1.0242067	1.02
2/1/2021	2020		Reserve	0.8277778	1.00	100.0000000	1.0201092	1.02
3/1/2021	2020		Reserve	0.6611111	1.00	100.0000000	1.0160281	1.02
4/1/2021	2020		Reserve	0.4944444	1.00	100.0000000	1.0119634	1.01
5/1/2021	2020		Reserve	0.3277778	1.00	100.0000000	1.0079149	1.01
6/1/2021	2020		Reserve	0.1611111	1.00	100.0000000	1.0038826	1.00
6/30/2021	-1		Unspent Proceeds as of 06/30/2021	0.0000000	175,000.00	100.0000000	1.0000000	175,000.00
					6,925.40			-56,233.20

Arbitrage Yield Limit (AYL)	4.8687185
Internal Rate of Return (IRR)	0.6075827
Future Valued To.....	6/30/2021

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
A.Y.L. Verification Report
30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015
FMSBonds, Inc.
MSRB 30/360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/01/2015			376,842.22	-	376,842.22	0.9877820	372,237.96
2	05/01/2016	1,120,000.00	4.000	737,300.00	-	1,857,300.00	0.9643073	1,791,007.95
3	11/01/2016			714,900.00	-	714,900.00	0.9413905	673,000.05
4	05/01/2017	1,170,000.00	4.000	714,900.00	-	1,884,900.00	0.9190183	1,732,257.53
5	11/01/2017			691,500.00	-	691,500.00	0.8971777	620,398.41
6	05/01/2018	1,215,000.00	4.000	691,500.00	-	1,906,500.00	0.8758563	1,669,819.94
7	11/01/2018			667,200.00	-	667,200.00	0.8550415	570,483.67
8	05/01/2019	1,265,000.00	4.000	667,200.00	-	1,932,200.00	0.8347214	1,612,848.60
9	11/01/2019			641,900.00	-	641,900.00	0.8148841	523,074.13
10	05/01/2020	1,320,000.00	4.000	641,900.00	-	1,961,900.00	0.7955184	1,560,727.49
11	11/01/2020			615,500.00	-	615,500.00	0.7766128	478,005.19
12	05/01/2021	1,380,000.00	5.000	615,500.00	-	1,995,500.00	0.7581566	1,512,901.44
13	11/01/2021			581,000.00	-	581,000.00	0.7401389	430,020.72
14	05/01/2022	1,450,000.00	5.000	581,000.00	-	2,031,000.00	0.7225495	1,467,497.99
15	11/01/2022			544,750.00	-	544,750.00	0.7053780	384,254.69
16	05/01/2023	1,525,000.00	5.000	544,750.00	-	2,069,750.00	0.6886147	1,425,260.25
17	11/01/2023			506,625.00	-	506,625.00	0.6722497	340,578.51
18	05/01/2024	1,600,000.00	5.000	506,625.00	-	2,106,625.00	0.6562737	1,382,522.49
19	11/01/2024			466,625.00	-	466,625.00	0.6406773	298,956.03
20	05/01/2025	1,685,000.00	5.000	466,625.00	-	2,151,625.00	0.6254515	1,345,737.16
21	11/01/2025			424,500.00	-	424,500.00	0.6105876	259,194.45
22	05/01/2026	1,770,000.00	5.000	424,500.00	-	2,194,500.00	0.5960770	1,308,090.94
23	11/01/2026			380,250.00	-	380,250.00	0.5819112	221,271.72
24	05/01/2027	1,860,000.00	5.000	380,250.00	-	2,240,250.00	0.5680820	1,272,645.74
25	11/01/2027			333,750.00	-	333,750.00	0.5545815	185,091.58
26	05/01/2028	1,955,000.00	5.000	333,750.00	-	2,288,750.00	0.5414018	1,239,133.47
27	11/01/2028			284,875.00	-	284,875.00	0.5285354	150,566.52
28	05/01/2029	2,055,000.00	5.000	284,875.00	-	2,339,875.00	0.5159747	1,207,316.34
29	11/01/2029			233,500.00	-	233,500.00	0.5037125	117,616.88
30	05/01/2030	2,160,000.00	5.000	233,500.00	-	2,393,500.00	0.4917418	1,176,983.95
31	11/01/2030			179,500.00	-	179,500.00	0.4800555	86,169.96
32	05/01/2031	2,275,000.00	5.000	179,500.00	-	2,454,500.00	0.4686470	1,150,293.95
33	11/01/2031			122,625.00	-	122,625.00	0.4575095	56,102.11
34	05/01/2032	2,390,000.00	5.000	122,625.00	-	2,512,625.00	0.4466368	1,122,230.75
35	11/01/2032			62,875.00	-	62,875.00	0.4360224	27,414.91
36	05/01/2033	2,515,000.00	5.000	62,875.00	-	2,577,875.00	0.4256603	1,097,299.13

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015A

A.Y.L. Verification Report

30,710,000.00

Dated: 07/29/2015

Delivered: 07/29/2015

FMSBonds, Inc.

MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enb./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
		30,710,000.00		16,017,892.22	0.00	46,727,892.22		30,869,012.60

<i>True Interest Cost (TIC)</i>	5.1278763
<i>Net Interest Cost (NIC)</i>	5.0872182
<i>Arbitrage Yield Limit (AYL)</i>	4.8687185
<i>Arbitrage Net Interest Cost (ANIC)</i>	4.8927040

<i>Face value of bond Issue</i>	\$30,710,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	\$159,012.60
<i>Bond surety fee (-)</i>	\$0.00
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>= AYL Target</i>	\$30,869,012.60

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015A

T.I.C. Verification Report (Regular)

30,710,000.00

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FMSBonds, Inc.

Dated: 7/29/2015

Delivered: 7/29/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2015			376,842.22	-	376,842.22	0.9871440	371,997.52
2	5/1/2016	1,120,000.00	4.000	737,300.00	-	1,857,300.00	0.9624669	1,787,589.78
3	11/1/2016			714,900.00	-	714,900.00	0.9384067	670,866.98
4	5/1/2017	1,170,000.00	4.000	714,900.00	-	1,884,900.00	0.9149480	1,724,585.55
5	11/1/2017			691,500.00	-	691,500.00	0.8920758	616,870.39
6	5/1/2018	1,215,000.00	4.000	691,500.00	-	1,906,500.00	0.8697753	1,658,226.54
7	11/1/2018			667,200.00	-	667,200.00	0.8480322	565,807.11
8	5/1/2019	1,265,000.00	4.000	667,200.00	-	1,932,200.00	0.8268328	1,597,606.26
9	11/1/2019			641,900.00	-	641,900.00	0.8061632	517,476.18
10	5/1/2020	1,320,000.00	4.000	641,900.00	-	1,961,900.00	0.7860104	1,542,073.83
11	11/1/2020			615,500.00	-	615,500.00	0.7663614	471,695.43
12	5/1/2021	1,380,000.00	5.000	615,500.00	-	1,995,500.00	0.7472035	1,491,044.67
13	11/1/2021			581,000.00	-	581,000.00	0.7285246	423,272.81
14	5/1/2022	1,450,000.00	5.000	581,000.00	-	2,031,000.00	0.7103126	1,442,644.98
15	11/1/2022			544,750.00	-	544,750.00	0.6925559	377,269.85
16	5/1/2023	1,525,000.00	5.000	544,750.00	-	2,069,750.00	0.6752431	1,397,584.45
17	11/1/2023			506,625.00	-	506,625.00	0.6583631	333,543.21
18	5/1/2024	1,600,000.00	5.000	506,625.00	-	2,106,625.00	0.6419051	1,352,253.23
19	11/1/2024			466,625.00	-	466,625.00	0.6258584	292,041.19
20	5/1/2025	1,685,000.00	5.000	466,625.00	-	2,151,625.00	0.6102129	1,312,949.43
21	11/1/2025			424,500.00	-	424,500.00	0.5949586	252,559.92
22	5/1/2026	1,770,000.00	5.000	424,500.00	-	2,194,500.00	0.5800855	1,272,997.72
23	11/1/2026			380,250.00	-	380,250.00	0.5655843	215,063.43
24	5/1/2027	1,860,000.00	5.000	380,250.00	-	2,240,250.00	0.5514456	1,235,375.97
25	11/1/2027			333,750.00	-	333,750.00	0.5376603	179,444.13
26	5/1/2028	1,955,000.00	5.000	333,750.00	-	2,288,750.00	0.5242196	1,199,807.70
27	11/1/2028			284,875.00	-	284,875.00	0.5111150	145,603.88
28	5/1/2029	2,055,000.00	5.000	284,875.00	-	2,339,875.00	0.4983379	1,166,048.38
29	11/1/2029			233,500.00	-	233,500.00	0.4858802	113,453.03
30	5/1/2030	2,160,000.00	5.000	233,500.00	-	2,393,500.00	0.4737340	1,133,882.28
31	11/1/2030			179,500.00	-	179,500.00	0.4618914	82,909.50
32	5/1/2031	2,275,000.00	5.000	179,500.00	-	2,454,500.00	0.4503448	1,105,371.33
33	11/1/2031			122,625.00	-	122,625.00	0.4390869	53,843.03
34	5/1/2032	2,390,000.00	5.000	122,625.00	-	2,512,625.00	0.4281104	1,075,680.91
35	11/1/2032			62,875.00	-	62,875.00	0.4174083	26,244.55
36	5/1/2033	2,515,000.00	5.000	62,875.00	-	2,577,875.00	0.4069738	1,049,127.48

Reunion East CDD

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Special Assessment Refunding Bonds, Series 2015A

FMSBonds, Inc.

T.I.C. Verification Report (Regular)

Dated: 7/29/2015

30,710,000.00

Delivered: 7/29/2015

<i>Coupon</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Credit</i>	<i>Periodic</i>	<i>Present Value</i>	<i>Discounted</i>	
<i>Period</i>	<i>Date</i>	<i>Payment</i>	<i>Rate</i>	<i>Payment</i>	<i>Enhancements</i>	<i>Debt Service</i>	<i>Factor</i>	<i>Debt Service</i>
		30,710,000.00		16,017,892.22	0.00	46,727,892.22		30,254,812.60
<i>True Interest Cost (TIC)</i>			5.1278763		<i>Face value of bond Issue</i>			\$30,710,000.00
<i>Net Interest Cost (NIC)</i>			5.0872182		<i>Accrued interest (+)</i>			
<i>Arbitrage Yield Limit (AYL)</i>			4.8687185		<i>Original issue premium/discount (+)</i>			\$159,012.60
<i>Arbitrage Net Interest Cost (ANIC)</i>			4.8927040		<i>Underwriter discount (+)</i>			(\$614,200.00)
					<i>Lump-sum credit enhancements (-)</i>			\$0.00
					<i>Other TIC costs (-)</i>			
					<i>Bond surety fee (-)</i>			N/A
					<i>= TIC Target</i>			\$30,254,812.60

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
Unspent Proceeds Report
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
07/29/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			30,869,012.60
07/29/2015	2016	Y		COI	131,050.00	100.0000000		131,050.00	30,737,962.60
07/29/2015	2016	Y		Payment to escrow agent	31,633,198.00	100.0000000		31,633,198.00	-895,235.40
07/29/2015	2016	Y		Underwriter's discount	614,200.00	100.0000000		614,200.00	-1,509,435.40
07/29/2015	2016	Y		Transferred funds	-2,074,000.00	100.0000000		-2,074,000.00	564,564.60
07/30/2015	2016	Y		COI	6,000.00	100.0000000		6,000.00	558,564.60
09/02/2015	2016	Y		Reserve	1.00	100.0000000		1.00	558,563.60
10/02/2015	2016	Y		Reserve	1.00	100.0000000		1.00	558,562.60
11/02/2015	2016	Y		Interest	376,842.00	100.0000000		376,842.00	181,720.60
11/03/2015	2016	Y		Reserve	1.00	100.0000000		1.00	181,719.60
12/02/2015	2016	Y		Reserve	1.00	100.0000000		1.00	181,718.60
01/05/2016	2016	Y		Reserve	1.00	100.0000000		1.00	181,717.60
01/29/2016	2016	Y		COI	6,722.00	100.0000000		6,722.00	174,995.60
02/02/2016	2016	Y		Reserve	1.00	100.0000000		1.00	174,994.60
03/02/2016	2016	Y		Reserve	1.00	100.0000000		1.00	174,993.60
04/02/2016	2016	Y		Reserve	1.00	100.0000000		1.00	174,992.60
05/03/2016	2016	Y		Reserve	1.00	100.0000000		1.00	174,991.60
06/02/2016	2016	Y		Reserve	1.00	100.0000000		1.00	174,990.60
07/01/2016	2017	Y		Reserve	1.00	100.0000000		1.00	174,989.60
08/01/2016	2017	Y		Reserve	1.00	100.0000000		1.00	174,988.60
09/01/2016	2017	Y		Reserve	1.00	100.0000000		1.00	174,987.60
10/01/2016	2017	Y		Reserve	1.00	100.0000000		1.00	174,986.60
11/01/2016	2017	Y		Reserve	1.00	100.0000000		1.00	174,985.60
12/01/2016	2017	Y		Reserve	1.00	100.0000000		1.00	174,984.60
01/01/2017	2017	Y		Reserve	12.00	100.0000000		12.00	174,972.60
02/01/2017	2017	Y		Reserve	26.00	100.0000000		26.00	174,946.60
03/01/2017	2017	Y		Reserve	25.00	100.0000000		25.00	174,921.60

REUNIE15A-2015-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 08/20/2021 | 15:32 | Rpt11

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
Unspent Proceeds Report
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
04/01/2017	2017	Y		Reserve	38.00	100.0000000		38.00	174,883.60
05/01/2017	2017	Y		Reserve	52.00	100.0000000		52.00	174,831.60
06/01/2017	2017	Y		Reserve	56.00	100.0000000		56.00	174,775.60
07/05/2017	2018	Y		Reserve	71.00	100.0000000		71.00	174,704.60
08/02/2017	2018	Y		Reserve	87.00	100.0000000		87.00	174,617.60
09/05/2017	2018	Y		Reserve	90.00	100.0000000		90.00	174,527.60
10/03/2017	2018	Y		Reserve	88.00	100.0000000		88.00	174,439.60
11/02/2017	2018	Y		Reserve	93.00	100.0000000		93.00	174,346.60
12/04/2017	2018	Y		Reserve	95.00	100.0000000		95.00	174,251.60
01/03/2018	2018	Y		Reserve	118.00	100.0000000		118.00	174,133.60
02/02/2018	2018	Y		Reserve	136.00	100.0000000		136.00	173,997.60
03/02/2018	2018	Y		Reserve	127.00	100.0000000		127.00	173,870.60
04/03/2018	2018	Y		Reserve	163.00	100.0000000		163.00	173,707.60
05/02/2018	2018	Y		Reserve	182.00	100.0000000		182.00	173,525.60
06/04/2018	2018	Y		Reserve	194.00	100.0000000		194.00	173,331.60
07/03/2018	2019	Y		Reserve	203.00	100.0000000		203.00	173,128.60
08/02/2018	2019	Y		Reserve	223.00	100.0000000		223.00	172,905.60
09/05/2018	2019	Y		Reserve	225.00	100.0000000		225.00	172,680.60
10/02/2018	2019	Y		Reserve	226.00	100.0000000		226.00	172,454.60
11/02/2018	2019	Y		Reserve	262.00	100.0000000		262.00	172,192.60
12/04/2018	2019	Y		Reserve	260.00	100.0000000		260.00	171,932.60
01/03/2019	2019	Y		Reserve	281.00	100.0000000		281.00	171,651.60
02/04/2019	2019	Y		Reserve	301.00	100.0000000		301.00	171,350.60
03/04/2019	2019	Y		Reserve	270.00	100.0000000		270.00	171,080.60

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Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
Unspent Proceeds Report
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
04/02/2019	2019	Y		Reserve	301.00	100.0000000		301.00	170,779.60
05/02/2019	2019	Y		Reserve	293.00	100.0000000		293.00	170,486.60
06/04/2019	2019	Y		Reserve	299.00	100.0000000		299.00	170,187.60
07/01/2019	2020	Y		Reserve	285.00	100.0000000		285.00	169,902.60
08/01/2019	2020	Y		Reserve	293.00	100.0000000		293.00	169,609.60
09/01/2019	2020	Y		Reserve	260.00	100.0000000		260.00	169,349.60
10/01/2019	2020	Y		Reserve	246.00	100.0000000		246.00	169,103.60
11/01/2019	2020	Y		Reserve	220.00	100.0000000		220.00	168,883.60
12/01/2019	2020	Y		Reserve	184.00	100.0000000		184.00	168,699.60
01/01/2020	2020	Y		Reserve	182.00	100.0000000		182.00	168,517.60
02/01/2020	2020	Y		Reserve	177.00	100.0000000		177.00	168,340.60
03/01/2020	2020	Y		Reserve	165.00	100.0000000		165.00	168,175.60
04/01/2020	2020	Y		Reserve	87.00	100.0000000		87.00	168,088.60
05/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,087.60
06/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,086.60
07/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,085.60
08/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,084.60
09/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,083.60
10/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,082.60
11/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,081.60
12/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,080.60
01/01/2021	2020	Y		Reserve	1.00	100.0000000		1.00	168,079.60
02/01/2021	2020	Y		Reserve	1.00	100.0000000		1.00	168,078.60
03/01/2021	2020	Y		Reserve	1.00	100.0000000		1.00	168,077.60

REUNIE15A-2015-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 08/20/2021 | 15:32 | Rpt11

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
Unspent Proceeds Report
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
04/01/2021	2020	Y		Reserve	1.00	100.0000000		1.00	168,076.60
05/01/2021	2020	Y		Reserve	1.00	100.0000000		1.00	168,075.60
06/01/2021	2020	Y		Reserve	1.00	100.0000000		1.00	168,074.60
					30,700,938.00		0.00	30,700,938.00	

<i>First Investment Date,</i>	7/29/2015
<i>Calculation Date</i>	6/30/2021
<i>Arbitrage Yield Limit (AYL)</i>	4.8687185
<i>Internal Rate of Return (IRR)</i>	0.6075827

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A
I.R.R. Report Via Purpose Expenditures
\$ 30,710,000.00

Dated: 07/29/2015
Delivered: 07/29/2015

Grp	Trans	Fund	Day Count	Calculation Amt	Pool	** Internal Rate of Return **
ID	Date	ID	Factor	(Interest Earnings)	Pctg	PV Factor
-1	07/29/2015					
		Beg. Arbitrage Gross Proceeds	0.0000000	(30,869,012.60)	100.000	1.0000000
						(30,869,012.60)
2016	07/29/2015	COI	0.0000000	131,050.00	100.000	1.0000000
	07/29/2015	Payment to escrow agent	0.0000000	31,633,198.00	100.000	1.0000000
	07/29/2015	Underwriter's discount	0.0000000	614,200.00	100.000	1.0000000
	07/29/2015	Transferred funds	0.0000000	(2,074,000.00)	100.000	1.0000000
	07/30/2015	COI	0.0055556	6,000.00	100.000	0.9999831
	09/02/2015	Reserve	0.1833333	1.00	100.000	0.9994440
	10/02/2015	Reserve	0.3500000	1.00	100.000	0.9989389
	11/02/2015	Interest	0.5166667	376,842.00	100.000	0.9984340
	11/03/2015	Reserve	0.5222222	1.00	100.000	0.9984172
	12/02/2015	Reserve	0.6833333	1.00	100.000	0.9979294
	01/05/2016	Reserve	0.8666667	1.00	100.000	0.9973746
	01/29/2016	COI	1.0000000	6,722.00	100.000	0.9969713
	02/02/2016	Reserve	1.0166667	1.00	100.000	0.9969209
	03/02/2016	Reserve	1.1833333	1.00	100.000	0.9964170
	04/02/2016	Reserve	1.3500000	1.00	100.000	0.9959134
	05/03/2016	Reserve	1.5222222	1.00	100.000	0.9953933
	06/02/2016	Reserve	1.6833333	1.00	100.000	0.9949069
						0.99
2017	07/01/2016	Reserve	1.8444444	1.00	100.000	0.9944209
	08/01/2016	Reserve	2.0111111	1.00	100.000	0.9939182
	09/01/2016	Reserve	2.1777778	1.00	100.000	0.9934159
	10/01/2016	Reserve	2.3444444	1.00	100.000	0.9929138
	11/01/2016	Reserve	2.5111111	1.00	100.000	0.9924120
	12/01/2016	Reserve	2.6777778	1.00	100.000	0.9919104
	01/01/2017	Reserve	2.8444444	12.00	100.000	0.9914090
	02/01/2017	Reserve	3.0111111	26.00	100.000	0.9909080
	03/01/2017	Reserve	3.1777778	25.00	100.000	0.9904071
	04/01/2017	Reserve	3.3444444	38.00	100.000	0.9899066
	05/01/2017	Reserve	3.5111111	52.00	100.000	0.9894062
	06/01/2017	Reserve	3.6777778	56.00	100.000	0.9889062
						55.38
2018	07/05/2017	Reserve	3.8666667	71.00	100.000	0.9883397
	08/02/2017	Reserve	4.0166667	87.00	100.000	0.9878901
	09/05/2017	Reserve	4.2000000	90.00	100.000	0.9873409
	10/03/2017	Reserve	4.3555556	88.00	100.000	0.9868751
	11/02/2017	Reserve	4.5166667	93.00	100.000	0.9863930
	12/04/2017	Reserve	4.6944444	95.00	100.000	0.9858612
	01/03/2018	Reserve	4.8555556	118.00	100.000	0.9853795
	02/02/2018	Reserve	5.0166667	136.00	100.000	0.9848981
	03/02/2018	Reserve	5.1833333	127.00	100.000	0.9844003
	04/03/2018	Reserve	5.3555556	163.00	100.000	0.9838862
	05/02/2018	Reserve	5.5166667	182.00	100.000	0.9834055
	06/04/2018	Reserve	5.6944444	194.00	100.000	0.9828753
						190.68
2019	07/03/2018	Reserve	5.8555556	203.00	100.000	0.9823951
	08/02/2018	Reserve	6.0166667	223.00	100.000	0.9819151
	09/05/2018	Reserve	6.2000000	225.00	100.000	0.9813692
	10/02/2018	Reserve	6.3500000	226.00	100.000	0.9809228
	11/02/2018	Reserve	6.5166667	262.00	100.000	0.9804270
	12/04/2018	Reserve	6.6944444	260.00	100.000	0.9798985
	01/03/2019	Reserve	6.8555556	281.00	100.000	0.9794197
	02/04/2019	Reserve	7.0277778	301.00	100.000	0.9789082
	03/04/2019	Reserve	7.1944444	270.00	100.000	0.9784134
						264.17

REUNIE15A-2015-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 08/20/2021 | 15:32 | Rpt09c

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015A

Dated: 07/29/2015
Delivered: 07/29/2015

I.R.R. Report Via Purpose Expenditures

\$ 30,710,000.00

Grp	Trans	Fund	Day Count	Calculation Amt	Pool	** Internal Rate of Return **	
ID	Date	ID	Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt
2019	04/02/2019	Reserve	7.3500000	301.00	100.000	0.9779519	294.36
	05/02/2019	Reserve	7.5166667	293.00	100.000	0.9774576	286.40
	06/04/2019	Reserve	7.6944444	299.00	100.000	0.9769306	292.10
2020	07/01/2019	Reserve	7.8444444	285.00	100.000	0.9764862	278.30
	08/01/2019	Reserve	8.0111111	293.00	100.000	0.9759927	285.97
	09/01/2019	Reserve	8.1777778	260.00	100.000	0.9754994	253.63
	10/01/2019	Reserve	8.3444444	246.00	100.000	0.9750064	239.85
	11/01/2019	Reserve	8.5111111	220.00	100.000	0.9745136	214.39
	12/01/2019	Reserve	8.6777778	184.00	100.000	0.9740210	179.22
	01/01/2020	Reserve	8.8444444	182.00	100.000	0.9735287	177.18
	02/01/2020	Reserve	9.0111111	177.00	100.000	0.9730367	172.23
	03/01/2020	Reserve	9.1777778	165.00	100.000	0.9725449	160.47
	04/01/2020	Reserve	9.3444444	87.00	100.000	0.9720534	84.57
	05/01/2020	Reserve	9.5111111	1.00	100.000	0.9715621	0.97
	06/01/2020	Reserve	9.6777778	1.00	100.000	0.9710710	0.97
	07/01/2020	Reserve	9.8444444	1.00	100.000	0.9705802	0.97
	08/01/2020	Reserve	10.0111111	1.00	100.000	0.9700897	0.97
	09/01/2020	Reserve	10.1777778	1.00	100.000	0.9695993	0.97
	10/01/2020	Reserve	10.3444444	1.00	100.000	0.9691093	0.97
	11/01/2020	Reserve	10.5111111	1.00	100.000	0.9686195	0.97
	12/01/2020	Reserve	10.6777778	1.00	100.000	0.9681299	0.97
	01/01/2021	Reserve	10.8444444	1.00	100.000	0.9676406	0.97
	02/01/2021	Reserve	11.0111111	1.00	100.000	0.9671515	0.97
	03/01/2021	Reserve	11.1777778	1.00	100.000	0.9666627	0.97
	04/01/2021	Reserve	11.3444444	1.00	100.000	0.9661741	0.97
	05/01/2021	Reserve	11.5111111	1.00	100.000	0.9656858	0.97
	06/01/2021	Reserve	11.6777778	1.00	100.000	0.9651977	0.97
99999	06/30/2021	Unspent Proceeds as of 06/30/2021	11.8388889	175,000.00	100.000	0.9647261	168,827.08
				6,925.40			(0.03)
Arbitrage Yield Limit				4.8687185			
Internal Rate of Return				0.6075827			
Calculation Standard				MSRB 30/360 SEMI 4/3			

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT
\$7,245,000
SPECIAL ASSESSMENT REFUNDING BONDS
SERIES 2015-1
ARBITRAGE REBATE REQUIREMENT
MAY 31, 2021**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 29, 2021

Reunion East Community Development District
Osceola County, Florida

Re: \$7,245,000 Reunion East Community Development District (Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2015-1 (the "Bonds")

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended May 31, 2021 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements, the Official Statement and memorandum in connection with the trifurcation for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$151,665) for May 31, 2021. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (May 31, 2021).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-1
Summary of Rebate Calculations
\$ 7,245,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

<i>Anniversary Date</i>	11/01/2015
<i>Future-Value Date</i>	05/31/2021
<i>Arbitrage Yield Limit</i>	6.6009292
<i>Total of Purpose Expenditures</i>	\$6,913,394.00
<i>Internal Rate of Return</i>	0.6477309
<i>90% of rebate liability</i>	-\$136,498.81
<i>Full rebate liability</i>	-\$151,665.35

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-1
Purpose Expenditures Future Value Report
\$ 7,245,000.00

Dated: 05/29/2015
Delivered: 05/29/2015
Future Valued To: 05/31/2021

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
5/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	12.011111	-7,245,000.00	100.000000	1.4770119	-10,700,951.07
5/29/2015	2016		Reverse Beg Arb Gross Proceeds	12.011111	7,245,000.00	100.000000	1.4770119	10,700,951.07
5/29/2015	2016		Transferred funds	12.011111	-549,317.00	100.000000	1.4770119	-811,347.73
6/4/2015	2016	COI		11.983333	-243,733.00	100.000000	1.4756802	-359,671.97
6/4/2015	2016	COI		11.983333	247,401.00	100.000000	1.4756802	365,084.76
6/5/2015	2016	COI		11.977777	65,000.00	100.000000	1.4754140	95,901.91
6/8/2015	2016	COI		11.961111	37,775.00	100.000000	1.4746158	55,703.61
6/9/2015	2016	COI		11.955555	22,500.00	100.000000	1.4743498	33,172.87
6/16/2015	2016	COI		11.916666	15,000.00	100.000000	1.4724892	22,087.34
7/2/2015	2016	Reserve		11.827777	2.00	100.000000	1.4682451	2.94
7/24/2015	2016	COI		11.705555	7,500.00	100.000000	1.4624296	10,968.22
8/4/2015	2016	Reserve		11.650000	2.00	100.000000	1.4597938	2.92
9/2/2015	2016	Reserve		11.494444	2.00	100.000000	1.4524387	2.90
10/2/2015	2016	Reserve		11.327777	2.00	100.000000	1.4445994	2.89
11/3/2015	2016	Reserve		11.155555	2.00	100.000000	1.4365433	2.87
12/2/2015	2016	Reserve		10.994444	2.00	100.000000	1.4290475	2.86
12/4/2015	2016	COI		10.983333	52,599.00	100.000000	1.4285320	75,139.36
1/5/2016	2016	Reserve		10.811111	2.00	100.000000	1.4205655	2.84
2/2/2016	2016	Reserve		10.661111	2.00	100.000000	1.4136631	2.83
3/2/2016	2016	Reserve		10.494444	2.00	100.000000	1.4060331	2.81
4/4/2016	2016	Reserve		10.316666	2.00	100.000000	1.3979398	2.80
5/3/2016	2016	Reserve		10.155555	2.00	100.000000	1.3906455	2.78
6/2/2016	2017	Reserve		9.994444	2.00	100.000000	1.3833893	2.77
7/5/2016	2017	Reserve		9.811111	2.00	100.000000	1.3751782	2.75
8/2/2016	2017	Reserve		9.661111	2.00	100.000000	1.3684963	2.74
9/2/2016	2017	Reserve		9.494444	2.00	100.000000	1.3611101	2.72
10/4/2016	2017	Reserve		9.316666	2.00	100.000000	1.3532754	2.71
11/2/2016	2017	Reserve		9.161111	2.00	100.000000	1.3464571	2.69
12/2/2016	2017	Reserve		8.994444	2.00	100.000000	1.3391898	2.68
1/4/2017	2017	Reserve		8.816666	24.00	100.000000	1.3314813	31.96
2/2/2017	2017	Reserve		8.661111	52.00	100.000000	1.3247727	68.89
3/2/2017	2017	Reserve		8.494444	48.00	100.000000	1.3176225	63.25
4/4/2017	2017	Reserve		8.316666	76.00	100.000000	1.3100381	99.56
5/2/2017	2017	Reserve		8.161111	102.00	100.000000	1.3034376	132.95
6/2/2017	2018	Reserve		7.994444	110.00	100.000000	1.2964025	142.60
7/5/2017	2018	Reserve		7.811111	140.00	100.000000	1.2887077	180.42
8/2/2017	2018	Reserve		7.661111	172.00	100.000000	1.2824460	220.58
9/5/2017	2018	Reserve		7.477777	178.00	100.000000	1.2748341	226.92
10/3/2017	2018	Reserve		7.322222	174.00	100.000000	1.2684110	220.70
11/2/2017	2018	Reserve		7.161111	183.00	100.000000	1.2617925	230.91
12/4/2017	2018	Reserve		6.983333	188.00	100.000000	1.2545295	235.85
1/3/2018	2018	Reserve		6.822222	232.00	100.000000	1.2479835	289.53
2/2/2018	2018	Reserve		6.661111	269.00	100.000000	1.2414717	333.96
3/2/2018	2018	Reserve		6.494444	251.00	100.000000	1.2347711	309.93
4/3/2018	2018	Reserve		6.322222	321.00	100.000000	1.2278851	394.15

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Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-1
Purpose Expenditures Future Value Report
\$ 7,245,000.00

Dated: 05/29/2015
Delivered: 05/29/2015
Future Valued To: 05/31/2021

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
5/2/2018	2018		Reserve	6.1611111	359.00	100.0000000	1.2214781	438.51
6/4/2018	2019		Reserve	5.9833333	383.00	100.0000000	1.2144471	465.13
7/3/2018	2019		Reserve	5.8222222	401.00	100.0000000	1.2081103	484.45
8/2/2018	2019		Reserve	5.6611111	441.00	100.0000000	1.2018065	530.00
9/5/2018	2019		Reserve	5.4777778	445.00	100.0000000	1.1946732	531.63
10/2/2018	2019		Reserve	5.3277778	446.00	100.0000000	1.1888684	530.24
11/2/2018	2019		Reserve	5.1611111	516.00	100.0000000	1.1824517	610.15
12/4/2018	2019		Reserve	4.9833333	513.00	100.0000000	1.1756454	603.11
1/3/2019	2019		Reserve	4.8222222	554.00	100.0000000	1.1695110	647.91
2/4/2019	2019		Reserve	4.6500000	594.00	100.0000000	1.1629889	690.82
3/4/2019	2019		Reserve	4.4833333	533.00	100.0000000	1.1567119	616.53
4/2/2019	2019		Reserve	4.3277778	594.00	100.0000000	1.1508839	683.63
5/2/2019	2019		Reserve	4.1611111	578.00	100.0000000	1.1446722	661.62
6/1/2019	2020		Reserve	4.0000000	590.00	100.0000000	1.1386994	671.83
7/1/2019	2020		Reserve	3.8333333	563.00	100.0000000	1.1325535	637.63
8/1/2019	2020		Reserve	3.6666667	578.00	100.0000000	1.1264407	651.08
9/1/2019	2020		Reserve	3.5000000	512.00	100.0000000	1.1203609	573.62
10/1/2019	2020		Reserve	3.3333333	484.00	100.0000000	1.1143140	539.33
11/1/2019	2020		Reserve	3.1666667	435.00	100.0000000	1.1082997	482.11
12/1/2019	2020		Reserve	3.0000000	363.00	100.0000000	1.1023178	400.14
1/1/2020	2020		Reserve	2.8333333	358.00	100.0000000	1.0963682	392.50
2/1/2020	2020		Reserve	2.6666667	349.00	100.0000000	1.0904508	380.57
3/1/2020	2020		Reserve	2.5000000	326.00	100.0000000	1.0845653	353.57
4/1/2020	2020		Reserve	2.3333333	171.00	100.0000000	1.0787115	184.46
5/1/2020	2020		Reserve	2.1666667	3.00	100.0000000	1.0728893	3.22
6/1/2020	2021		Reserve	2.0000000	2.00	100.0000000	1.0670986	2.13
7/1/2020	2021		Reserve	1.8333333	2.00	100.0000000	1.0613391	2.12
8/1/2020	2021		Reserve	1.6666667	2.00	100.0000000	1.0556107	2.11
9/1/2020	2021		Reserve	1.5000000	2.00	100.0000000	1.0499132	2.10
10/1/2020	2021		Reserve	1.3333333	2.00	100.0000000	1.0442465	2.09
11/1/2020	2021		Reserve	1.1666667	2.00	100.0000000	1.0386104	2.08
12/1/2020	2021		Reserve	1.0000000	2.00	100.0000000	1.0330046	2.07
1/1/2021	2021		Reserve	0.8333333	2.00	100.0000000	1.0274292	2.05
2/1/2021	2021		Reserve	0.6666667	2.00	100.0000000	1.0218838	2.04
3/1/2021	2021		Reserve	0.5000000	2.00	100.0000000	1.0163684	2.03
4/1/2021	2021		Reserve	0.3333333	2.00	100.0000000	1.0108827	2.02
5/1/2021	2021		Reserve	0.1666667	2.00	100.0000000	1.0054266	2.01
5/31/2021	-1		Unspent Proceeds as of 05/31/2021	0.0000000	345,275.00	100.0000000	1.0000000	345,275.00
					13,669.00			-151,665.35

<i>Arbitrage Yield Limit (AYL)</i>	6.6009292
<i>Internal Rate of Return (IRR)</i>	0.6477309
<i>Future Valued To.....</i>	5/31/2021

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-1
A.Y.L. Verification Report
7,245,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	11/01/2015			201,893.99	-	201,893.99	0.9729520	196,433.16
2	05/01/2016	215,000.00	6.600	239,085.00	-	454,085.00	0.9418660	427,687.24
3	11/01/2016			231,990.00	-	231,990.00	0.9117733	211,522.28
4	05/01/2017	230,000.00	6.600	231,990.00	-	461,990.00	0.8826420	407,771.78
5	11/01/2017			224,400.00	-	224,400.00	0.8544415	191,736.66
6	05/01/2018	250,000.00	6.600	224,400.00	-	474,400.00	0.8271419	392,396.13
7	11/01/2018			216,150.00	-	216,150.00	0.8007146	173,074.47
8	05/01/2019	265,000.00	6.600	216,150.00	-	481,150.00	0.7751317	372,954.61
9	11/01/2019			207,405.00	-	207,405.00	0.7503661	155,629.68
10	05/01/2020	285,000.00	6.600	207,405.00	-	492,405.00	0.7263918	357,678.96
11	11/01/2020			198,000.00	-	198,000.00	0.7031835	139,230.33
12	05/01/2021	300,000.00	6.600	198,000.00	-	498,000.00	0.6807167	338,996.91
13	11/01/2021			188,100.00	-	188,100.00	0.6589677	123,951.82
14	05/01/2022	320,000.00	6.600	188,100.00	-	508,100.00	0.6379136	324,123.89
15	11/01/2022			177,540.00	-	177,540.00	0.6175321	109,636.66
16	05/01/2023	345,000.00	6.600	177,540.00	-	522,540.00	0.5978019	312,375.41
17	11/01/2023			166,155.00	-	166,155.00	0.5787020	96,154.24
18	05/01/2024	365,000.00	6.600	166,155.00	-	531,155.00	0.5602124	297,559.63
19	11/01/2024			154,110.00	-	154,110.00	0.5423136	83,575.94
20	05/01/2025	390,000.00	6.600	154,110.00	-	544,110.00	0.5249866	285,650.44
21	11/01/2025			141,240.00	-	141,240.00	0.5082132	71,780.03
22	05/01/2026	420,000.00	6.600	141,240.00	-	561,240.00	0.4919757	276,116.44
23	11/01/2026			127,380.00	-	127,380.00	0.4762570	60,665.62
24	05/01/2027	450,000.00	6.600	127,380.00	-	577,380.00	0.4610405	266,195.57
25	11/01/2027			112,530.00	-	112,530.00	0.4463102	50,223.29
26	05/01/2028	480,000.00	6.600	112,530.00	-	592,530.00	0.4320505	256,002.90
27	11/01/2028			96,690.00	-	96,690.00	0.4182465	40,440.25
28	05/01/2029	510,000.00	6.600	96,690.00	-	606,690.00	0.4048834	245,638.72
29	11/01/2029			79,860.00	-	79,860.00	0.3919473	31,300.91
30	05/01/2030	545,000.00	6.600	79,860.00	-	624,860.00	0.3794246	237,087.23
31	11/01/2030			61,875.00	-	61,875.00	0.3673019	22,726.80
32	05/01/2031	585,000.00	6.600	61,875.00	-	646,875.00	0.3555665	230,007.11
33	11/01/2031			42,570.00	-	42,570.00	0.3442061	14,652.86
34	05/01/2032	625,000.00	6.600	42,570.00	-	667,570.00	0.3332087	222,440.14
35	11/01/2032			21,945.00	-	21,945.00	0.3225626	7,078.64
36	05/01/2033	665,000.00	6.600	21,945.00	-	686,945.00	0.3122567	214,503.19

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-1
A.Y.L. Verification Report
7,245,000.00

Dated: 05/29/2015
Delivered: 05/29/2015
MSRB 30/360 SEMI 4/3

<i>Coupon Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
		7,245,000.00		5,336,858.99	0.00	12,581,858.99		7,244,999.96
<i>True Interest Cost (TIC)</i>				6.6009292		<i>Face value of bond Issue.</i>		\$7,245,000.00
<i>Net Interest Cost (NIC)</i>				6.6000000		<i>Accrued interest (+)</i>		
<i>Arbitrage Yield Limit (AYL)</i>				6.6009292		<i>Original issue premium/discount (-)</i>		\$0.00
<i>Arbitrage Net Interest Cost (ANIC)</i>				6.6000000		<i>Bond surety fee (-)</i>		\$0.00
						<i>Lump-sum credit enhancements (-)</i>		\$0.00
						<i>Other AYL costs (-)</i>		
						<i>= AYL Target.</i>		\$7,245,000.00

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-1

T.I.C. Verification Report (Regular)

7,245,000.00

MSRB 30/360 SEMI #13

Dated: 5/29/2015

Delivered: 5/29/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2015			201,893.99	-	201,893.99	0.9729520	196,433.16
2	5/1/2016	215,000.00	6.600	239,085.00	-	454,085.00	0.9418660	427,687.24
3	11/1/2016			231,990.00	-	231,990.00	0.9117733	211,522.28
4	5/1/2017	230,000.00	6.600	231,990.00	-	461,990.00	0.8826420	407,771.78
5	11/1/2017			224,400.00	-	224,400.00	0.8544415	191,736.66
6	5/1/2018	250,000.00	6.600	224,400.00	-	474,400.00	0.8271419	392,396.13
7	11/1/2018			216,150.00	-	216,150.00	0.8007146	173,074.47
8	5/1/2019	265,000.00	6.600	216,150.00	-	481,150.00	0.7751317	372,954.61
9	11/1/2019			207,405.00	-	207,405.00	0.7503661	155,629.68
10	5/1/2020	285,000.00	6.600	207,405.00	-	492,405.00	0.7263918	357,678.96
11	11/1/2020			198,000.00	-	198,000.00	0.7031835	139,230.33
12	5/1/2021	300,000.00	6.600	198,000.00	-	498,000.00	0.6807167	338,996.91
13	11/1/2021			188,100.00	-	188,100.00	0.6589677	123,951.82
14	5/1/2022	320,000.00	6.600	188,100.00	-	508,100.00	0.6379136	324,123.89
15	11/1/2022			177,540.00	-	177,540.00	0.6175321	109,636.66
16	5/1/2023	345,000.00	6.600	177,540.00	-	522,540.00	0.5978019	312,375.41
17	11/1/2023			166,155.00	-	166,155.00	0.5787020	96,154.24
18	5/1/2024	365,000.00	6.600	166,155.00	-	531,155.00	0.5602124	297,559.63
19	11/1/2024			154,110.00	-	154,110.00	0.5423136	83,575.94
20	5/1/2025	390,000.00	6.600	154,110.00	-	544,110.00	0.5249866	285,650.44
21	11/1/2025			141,240.00	-	141,240.00	0.5082132	71,780.03
22	5/1/2026	420,000.00	6.600	141,240.00	-	561,240.00	0.4919757	276,116.44
23	11/1/2026			127,380.00	-	127,380.00	0.4762570	60,665.62
24	5/1/2027	450,000.00	6.600	127,380.00	-	577,380.00	0.4610405	266,195.57
25	11/1/2027			112,530.00	-	112,530.00	0.4463102	50,223.29
26	5/1/2028	480,000.00	6.600	112,530.00	-	592,530.00	0.4320505	256,002.90
27	11/1/2028			96,690.00	-	96,690.00	0.4182465	40,440.25
28	5/1/2029	510,000.00	6.600	96,690.00	-	606,690.00	0.4048834	245,638.72
29	11/1/2029			79,860.00	-	79,860.00	0.3919473	31,300.91
30	5/1/2030	545,000.00	6.600	79,860.00	-	624,860.00	0.3794246	237,087.23
31	11/1/2030			61,875.00	-	61,875.00	0.3673019	22,726.80
32	5/1/2031	585,000.00	6.600	61,875.00	-	646,875.00	0.3555665	230,007.11
33	11/1/2031			42,570.00	-	42,570.00	0.3442061	14,652.86
34	5/1/2032	625,000.00	6.600	42,570.00	-	667,570.00	0.3332087	222,440.14
35	11/1/2032			21,945.00	-	21,945.00	0.3225626	7,078.64
36	5/1/2033	665,000.00	6.600	21,945.00	-	686,945.00	0.3122567	214,503.19

Reunion East CDD

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MSRB 30/360 SEMI 4/3

Special Assessment Refunding Bonds, Series 2015-1

T.I.C. Verification Report (Regular)

Dated: 5/29/2015

7,245,000.00

Delivered: 5/29/2015

<i>Coupon</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Credit</i>	<i>Periodic</i>	<i>Present Value</i>	<i>Discounted</i>
<i>Period</i>	<i>Date</i>	<i>Payment</i>	<i>Rate</i>	<i>Payment</i>	<i>Enhancements</i>	<i>Debt Service</i>	<i>Debt Service</i>
		7,245,000.00		5,336,858.99	0.00	12,581,858.99	7,244,999.96
<i>True Interest Cost (TIC)</i>			6.6009292			<i>Face value of bond Issue</i>	\$7,245,000.00
<i>Net Interest Cost (NIC)</i>			6.6000000			<i>Accrued interest (-)</i>	
<i>Arbitrage Yield Limit (AYL)</i>			6.6009292			<i>Original issue premium/discount (-)</i>	\$0.00
<i>Arbitrage Net Interest Cost (ANIC)</i>			6.6000000			<i>Underwriter discount (-)</i>	\$0.00
						<i>Lump-sum credit enhancements (-)</i>	\$0.00
						<i>Other TIC costs (-)</i>	
						<i>Bond surety fee (-)</i>	N/A
						<i>TIC Target</i>	\$7,245,000.00

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-1
Unspent Proceeds Report
\$ 7,245,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
05/29/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			7,245,000.00
05/29/2015	2016	Y		Reverse Beg Arb Gross Proceeds	7,245,000.00	100.0000000		7,245,000.00	0.00
05/29/2015	2016	Y		Transferred funds	-549,317.00	100.0000000		-549,317.00	549,317.00
06/04/2015	2016	Y	COI		247,401.00	100.0000000		247,401.00	545,649.00
06/04/2015	2016	Y	COI		-243,733.00	100.0000000		-243,733.00	793,050.00
06/05/2015	2016	Y	COI		65,000.00	100.0000000		65,000.00	480,649.00
06/08/2015	2016	Y	COI		37,775.00	100.0000000		37,775.00	442,874.00
06/09/2015	2016	Y	COI		22,500.00	100.0000000		22,500.00	420,374.00
06/16/2015	2016	Y	COI		15,000.00	100.0000000		15,000.00	405,374.00
07/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	405,372.00
07/24/2015	2016	Y	COI		7,500.00	100.0000000		7,500.00	397,872.00
08/04/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,870.00
09/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,868.00
10/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,866.00
11/03/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,864.00
12/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,862.00
12/04/2015	2016	Y	COI		52,599.00	100.0000000		52,599.00	345,263.00
01/05/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,261.00
02/02/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,259.00
03/02/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,257.00
04/04/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,255.00
05/03/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,253.00
06/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,251.00
07/05/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,249.00
08/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,247.00
09/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,245.00
10/04/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,243.00

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Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-1
Unspent Proceeds Report
\$ 7,245,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
11/02/2016	2017	Y		Reserve	2.00	100.0000000		2.00	345,241.00
12/02/2016	2017	Y		Reserve	2.00	100.0000000		2.00	345,239.00
01/04/2017	2017	Y		Reserve	24.00	100.0000000		24.00	345,215.00
02/02/2017	2017	Y		Reserve	52.00	100.0000000		52.00	345,163.00
03/02/2017	2017	Y		Reserve	48.00	100.0000000		48.00	345,115.00
04/04/2017	2017	Y		Reserve	76.00	100.0000000		76.00	345,039.00
05/02/2017	2017	Y		Reserve	102.00	100.0000000		102.00	344,937.00
06/02/2017	2018	Y		Reserve	110.00	100.0000000		110.00	344,827.00
07/05/2017	2018	Y		Reserve	140.00	100.0000000		140.00	344,687.00
08/02/2017	2018	Y		Reserve	172.00	100.0000000		172.00	344,515.00
09/05/2017	2018	Y		Reserve	178.00	100.0000000		178.00	344,337.00
10/03/2017	2018	Y		Reserve	174.00	100.0000000		174.00	344,163.00
11/02/2017	2018	Y		Reserve	183.00	100.0000000		183.00	343,980.00
12/04/2017	2018	Y		Reserve	188.00	100.0000000		188.00	343,792.00
01/03/2018	2018	Y		Reserve	232.00	100.0000000		232.00	343,560.00
02/02/2018	2018	Y		Reserve	269.00	100.0000000		269.00	343,291.00
03/02/2018	2018	Y		Reserve	251.00	100.0000000		251.00	343,040.00
04/03/2018	2018	Y		Reserve	321.00	100.0000000		321.00	342,719.00
05/02/2018	2018	Y		Reserve	359.00	100.0000000		359.00	342,360.00
06/04/2018	2019	Y		Reserve	383.00	100.0000000		383.00	341,977.00
07/03/2018	2019	Y		Reserve	401.00	100.0000000		401.00	341,576.00
08/02/2018	2019	Y		Reserve	441.00	100.0000000		441.00	341,135.00
09/05/2018	2019	Y		Reserve	445.00	100.0000000		445.00	340,690.00
10/02/2018	2019	Y		Reserve	446.00	100.0000000		446.00	340,244.00

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Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-1
Unspent Proceeds Report
\$ 7,245,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
11/02/2018	2019	Y		Reserve	516.00	100.0000000		516.00	339,728.00
12/04/2018	2019	Y		Reserve	513.00	100.0000000		513.00	339,215.00
01/03/2019	2019	Y		Reserve	554.00	100.0000000		554.00	338,661.00
02/04/2019	2019	Y		Reserve	594.00	100.0000000		594.00	338,067.00
03/04/2019	2019	Y		Reserve	533.00	100.0000000		533.00	337,534.00
04/02/2019	2019	Y		Reserve	594.00	100.0000000		594.00	336,940.00
05/02/2019	2019	Y		Reserve	578.00	100.0000000		578.00	336,362.00
06/01/2019	2020	Y		Reserve	590.00	100.0000000		590.00	335,772.00
07/01/2019	2020	Y		Reserve	563.00	100.0000000		563.00	335,209.00
08/01/2019	2020	Y		Reserve	578.00	100.0000000		578.00	334,631.00
09/01/2019	2020	Y		Reserve	512.00	100.0000000		512.00	334,119.00
10/01/2019	2020	Y		Reserve	484.00	100.0000000		484.00	333,635.00
11/01/2019	2020	Y		Reserve	435.00	100.0000000		435.00	333,200.00
12/01/2019	2020	Y		Reserve	363.00	100.0000000		363.00	332,837.00
01/01/2020	2020	Y		Reserve	358.00	100.0000000		358.00	332,479.00
02/01/2020	2020	Y		Reserve	349.00	100.0000000		349.00	332,130.00
03/01/2020	2020	Y		Reserve	326.00	100.0000000		326.00	331,804.00
04/01/2020	2020	Y		Reserve	171.00	100.0000000		171.00	331,633.00
05/01/2020	2020	Y		Reserve	3.00	100.0000000		3.00	331,630.00
06/01/2020	2021	Y		Reserve	2.00	100.0000000		2.00	331,628.00
07/01/2020	2021	Y		Reserve	2.00	100.0000000		2.00	331,626.00
08/01/2020	2021	Y		Reserve	2.00	100.0000000		2.00	331,624.00
09/01/2020	2021	Y		Reserve	2.00	100.0000000		2.00	331,622.00
10/01/2020	2021	Y		Reserve	2.00	100.0000000		2.00	331,620.00

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Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-1
Unspent Proceeds Report
\$ 7,245,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
11/01/2020	2021	Y		Reserve	2.00	100.0000000		2.00	331,618.00
12/01/2020	2021	Y		Reserve	2.00	100.0000000		2.00	331,616.00
01/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	331,614.00
02/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	331,612.00
03/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	331,610.00
04/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	331,608.00
05/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	331,606.00
					6,913,394.00		0.00	6,913,394.00	

<i>First Investment Date</i>	5/29/2015
<i>Calculation Date</i>	5/31/2021
<i>Arbitrage Yield Limit (AYL)</i>	6.6009292
<i>Internal Rate of Return (IRR)</i>	0.6477309

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-1
I.R.R. Report Via Purpose Expenditures
\$ 7,245,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>		<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
-1	05/29/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(7,245,000.00)	100.000	1.0000000	(7,245,000.00)
2016	05/29/2015		Reverse Beg Arb Gross Proceeds	0.0000000	7,245,000.00	100.000	1.0000000	7,245,000.00
	05/29/2015		Transferred funds	0.0000000	(549,317.00)	100.000	1.0000000	(549,317.00)
	06/04/2015		COI	0.0277778	247,401.00	100.000	0.9999102	247,378.78
	06/04/2015		COI	0.0277778	(243,733.00)	100.000	0.9999102	(243,711.11)
	06/05/2015		COI	0.0333333	65,000.00	100.000	0.9998922	64,992.99
	06/08/2015		COI	0.0500000	37,775.00	100.000	0.9998383	37,768.89
	06/09/2015		COI	0.0555556	22,500.00	100.000	0.9998204	22,495.96
	06/16/2015		COI	0.0944444	15,000.00	100.000	0.9996947	14,995.42
	07/02/2015		Reserve	0.1833333	2.00	100.000	0.9994074	2.00
	07/24/2015		COI	0.3055556	7,500.00	100.000	0.9990125	7,492.59
	08/04/2015		Reserve	0.3611111	2.00	100.000	0.9988331	2.00
	09/02/2015		Reserve	0.5166667	2.00	100.000	0.9983308	2.00
	10/02/2015		Reserve	0.6833333	2.00	100.000	0.9977929	2.00
	11/03/2015		Reserve	0.8555556	2.00	100.000	0.9972375	1.99
	12/02/2015		Reserve	1.0166667	2.00	100.000	0.9967181	1.99
	12/04/2015		COI	1.0277778	52,599.00	100.000	0.9966823	52,424.49
	01/05/2016		Reserve	1.2000000	2.00	100.000	0.9961274	1.99
	02/02/2016		Reserve	1.3500000	2.00	100.000	0.9956444	1.99
	03/02/2016		Reserve	1.5166667	2.00	100.000	0.9951080	1.99
	04/04/2016		Reserve	1.6944444	2.00	100.000	0.9945361	1.99
	05/03/2016		Reserve	1.8555556	2.00	100.000	0.9940182	1.99
2017	06/02/2016		Reserve	2.0166667	2.00	100.000	0.9935005	1.99
	07/05/2016		Reserve	2.2000000	2.00	100.000	0.9929117	1.99
	08/02/2016		Reserve	2.3500000	2.00	100.000	0.9924303	1.98
	09/02/2016		Reserve	2.5166667	2.00	100.000	0.9918956	1.98
	10/04/2016		Reserve	2.6944444	2.00	100.000	0.9913256	1.98
	11/02/2016		Reserve	2.8500000	2.00	100.000	0.9908271	1.98
	12/02/2016		Reserve	3.0166667	2.00	100.000	0.9902933	1.98
	01/04/2017		Reserve	3.1944444	24.00	100.000	0.9897242	23.75
	02/02/2017		Reserve	3.3500000	52.00	100.000	0.9892265	51.44
	03/02/2017		Reserve	3.5166667	48.00	100.000	0.9886935	47.46
	04/04/2017		Reserve	3.6944444	76.00	100.000	0.9881254	75.10
	05/02/2017		Reserve	3.8500000	102.00	100.000	0.9876285	100.74
2018	06/02/2017		Reserve	4.0166667	110.00	100.000	0.9870964	108.58
	07/05/2017		Reserve	4.2000000	140.00	100.000	0.9865114	138.11
	08/02/2017		Reserve	4.3500000	172.00	100.000	0.9860331	169.60
	09/05/2017		Reserve	4.5333333	178.00	100.000	0.9854487	175.41
	10/03/2017		Reserve	4.6888889	174.00	100.000	0.9849532	171.38
	11/02/2017		Reserve	4.8500000	183.00	100.000	0.9844402	180.15
	12/04/2017		Reserve	5.0277778	188.00	100.000	0.9838745	184.97
	01/03/2018		Reserve	5.1888889	232.00	100.000	0.9833621	228.14
	02/02/2018		Reserve	5.3500000	269.00	100.000	0.9828500	264.39
	03/02/2018		Reserve	5.5166667	251.00	100.000	0.9823204	246.56
	04/03/2018		Reserve	5.6888889	321.00	100.000	0.9817736	315.15
	05/02/2018		Reserve	5.8500000	359.00	100.000	0.9812623	352.27
2019	06/04/2018		Reserve	6.0277778	383.00	100.000	0.9806984	375.61
	07/03/2018		Reserve	6.1888889	401.00	100.000	0.9801876	393.06
	08/02/2018		Reserve	6.3500000	441.00	100.000	0.9796771	432.04
	09/05/2018		Reserve	6.5333333	445.00	100.000	0.9790965	435.70
	10/02/2018		Reserve	6.6833333	446.00	100.000	0.9786218	436.47

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-1
I.R.R. Report Via Purpose Expenditures
\$ 7,245,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
2019	11/02/2018		Reserve	6.8500000	516.00	100.000	0.9780945	504.70
	12/04/2018		Reserve	7.0277778	513.00	100.000	0.9775325	501.47
	01/03/2019		Reserve	7.1888889	554.00	100.000	0.9770234	541.27
	02/04/2019		Reserve	7.3611111	594.00	100.000	0.9764794	580.03
	03/04/2019		Reserve	7.5277778	533.00	100.000	0.9759534	520.18
	04/02/2019		Reserve	7.6833333	594.00	100.000	0.9754626	579.42
	05/02/2019		Reserve	7.8500000	578.00	100.000	0.9749371	563.51
2020	06/01/2019		Reserve	8.0111111	590.00	100.000	0.9744293	574.91
	07/01/2019		Reserve	8.1777778	563.00	100.000	0.9739043	548.31
	08/01/2019		Reserve	8.3444444	578.00	100.000	0.9733796	562.61
	09/01/2019		Reserve	8.5111111	512.00	100.000	0.9728552	498.10
	10/01/2019		Reserve	8.6777778	484.00	100.000	0.9723311	470.61
	11/01/2019		Reserve	8.8444444	435.00	100.000	0.9718072	422.74
	12/01/2019		Reserve	9.0111111	363.00	100.000	0.9712837	352.58
	01/01/2020		Reserve	9.1777778	358.00	100.000	0.9707604	347.53
	02/01/2020		Reserve	9.3444444	349.00	100.000	0.9702374	338.61
	03/01/2020		Reserve	9.5111111	326.00	100.000	0.9697146	316.13
	04/01/2020		Reserve	9.6777778	171.00	100.000	0.9691922	165.73
	05/01/2020		Reserve	9.8444444	3.00	100.000	0.9686700	2.91
2021	06/01/2020		Reserve	10.0111111	2.00	100.000	0.9681482	1.94
	07/01/2020		Reserve	10.1777778	2.00	100.000	0.9676266	1.94
	08/01/2020		Reserve	10.3444444	2.00	100.000	0.9671052	1.93
	09/01/2020		Reserve	10.5111111	2.00	100.000	0.9665842	1.93
	10/01/2020		Reserve	10.6777778	2.00	100.000	0.9660635	1.93
	11/01/2020		Reserve	10.8444444	2.00	100.000	0.9655430	1.93
	12/01/2020		Reserve	11.0111111	2.00	100.000	0.9650228	1.93
	01/01/2021		Reserve	11.1777778	2.00	100.000	0.9645029	1.93
	02/01/2021		Reserve	11.3444444	2.00	100.000	0.9639832	1.93
	03/01/2021		Reserve	11.5111111	2.00	100.000	0.9634639	1.93
	04/01/2021		Reserve	11.6777778	2.00	100.000	0.9629448	1.93
	05/01/2021		Reserve	11.8444444	2.00	100.000	0.9624260	1.92
99999	05/31/2021		Unspent Proceeds as of 05/31/2021	12.0111111	345,275.00	100.000	0.9619075	332,122.61
					13,669.00			0.04

Arbitrage Yield Limit 6.6009292
Internal Rate of Return 0.6477309
Calculation Standard MSRB 30/360 SEMI 4/3

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT
\$8,475,000
SPECIAL ASSESSMENT REFUNDING BONDS
SERIES 2015-2
ARBITRAGE REBATE REQUIREMENT
MAY 31, 2021**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 4, 2021

Reunion East Community Development District
Osceola County, Florida

Re: \$8,475,000 Reunion East Community Development District (Osceola County,
Florida)
Special Assessment Refunding Bonds, Series 2015-2 (the "Bonds")

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended May 31, 2021 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements, the Official Statement and memorandum in connection with the trifurcation for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$161,319) for May 31, 2021. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (May 31, 2021).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-2
Summary of Rebate Calculations
\$ 8,475,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

<i>Anniversary Date</i>	11/01/2015
<i>Future-Value Date</i>	05/31/2021
<i>Arbitrage Yield Limit</i>	6.6008322
<i>Total of Purpose Expenditures</i>	\$8,115,769.00
<i>Internal Rate of Return</i>	0.6559891
<i>90% of rebate liability</i>	-\$145,186.66
<i>Full rebate liability</i>	-\$161,318.51

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-2
Purpose Expenditures Future Value Report
\$ 8,475,000.00

Dated: 05/29/2015
Delivered: 05/29/2015
Future Valued To: 05/31/2021

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
5/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	12.0111111	-8,475,000.00	100.0000000	1.4770036	-12,517,605.09
5/29/2015	2016		Reverse beg arb gross proceeds	12.0111111	8,475,000.00	100.0000000	1.4770036	12,517,605.09
5/29/2015	2016		Transferred funds	12.0111111	-617,746.00	100.0000000	1.4770036	-912,413.04
6/4/2015	2016	COI		11.9833333	243,733.00	100.0000000	1.4756719	359,669.95
7/2/2015	2016		Reserve	11.8277778	2.00	100.0000000	1.4682370	2.94
8/4/2015	2016		Reserve	11.6500000	2.00	100.0000000	1.4597858	2.92
9/2/2015	2016		Reserve	11.4944444	2.00	100.0000000	1.4524309	2.90
10/2/2015	2016		Reserve	11.3277778	2.00	100.0000000	1.4445917	2.89
11/3/2015	2016		Reserve	11.1555556	2.00	100.0000000	1.4365357	2.87
12/2/2015	2016		Reserve	10.9944444	2.00	100.0000000	1.4290402	2.86
1/5/2016	2016		Reserve	10.8111111	2.00	100.0000000	1.4205583	2.84
2/2/2016	2016		Reserve	10.6611111	2.00	100.0000000	1.4136560	2.83
3/2/2016	2016		Reserve	10.4944444	2.00	100.0000000	1.4060262	2.81
4/2/2016	2016		Reserve	10.3277778	2.00	100.0000000	1.3984375	2.80
5/3/2016	2016		Reserve	10.1555556	2.00	100.0000000	1.3906389	2.78
6/2/2016	2017		Reserve	9.9944444	2.00	100.0000000	1.3833828	2.77
7/5/2016	2017		Reserve	9.8111111	2.00	100.0000000	1.3751719	2.75
8/2/2016	2017		Reserve	9.6611111	2.00	100.0000000	1.3684901	2.74
9/2/2016	2017		Reserve	9.4944444	2.00	100.0000000	1.3611041	2.72
10/4/2016	2017		Reserve	9.3166667	2.00	100.0000000	1.3532695	2.71
11/2/2016	2017		Reserve	9.1611111	2.00	100.0000000	1.3464513	2.69
12/2/2016	2017		Reserve	8.9944444	2.00	100.0000000	1.3391841	2.68
1/4/2017	2017		Reserve	8.8166667	27.00	100.0000000	1.3314757	35.95
2/2/2017	2017		Reserve	8.6611111	57.00	100.0000000	1.3247673	75.51
3/2/2017	2017		Reserve	8.4944444	52.00	100.0000000	1.3176172	68.52
4/4/2017	2017		Reserve	8.3166667	82.00	100.0000000	1.3100330	107.42
5/2/2017	2017		Reserve	8.1611111	111.00	100.0000000	1.3034326	144.68
6/2/2017	2018		Reserve	7.9944444	119.00	100.0000000	1.2963976	154.27
7/5/2017	2018		Reserve	7.8111111	151.00	100.0000000	1.2887030	194.59
8/2/2017	2018		Reserve	7.6611111	187.00	100.0000000	1.2824414	239.82
9/5/2017	2018		Reserve	7.4777778	193.00	100.0000000	1.2748296	246.04
10/3/2017	2018		Reserve	7.3222222	188.00	100.0000000	1.2684066	238.46
11/2/2017	2018		Reserve	7.1611111	198.00	100.0000000	1.2617883	249.83
12/4/2017	2018		Reserve	6.9833333	204.00	100.0000000	1.2545254	255.92
1/3/2018	2018		Reserve	6.8222222	251.00	100.0000000	1.2479795	313.24
2/2/2018	2018		Reserve	6.6611111	291.00	100.0000000	1.2414678	361.27
3/2/2018	2018		Reserve	6.4944444	272.00	100.0000000	1.2347673	335.86
4/3/2018	2018		Reserve	6.3222222	348.00	100.0000000	1.2278814	427.30
5/2/2018	2018		Reserve	6.1611111	388.00	100.0000000	1.2214746	473.93
6/4/2018	2019		Reserve	5.9833333	415.00	100.0000000	1.2144437	503.99
7/3/2018	2019		Reserve	5.8222222	435.00	100.0000000	1.2081070	525.53
8/2/2018	2019		Reserve	5.6611111	477.00	100.0000000	1.2018033	573.26
9/5/2018	2019		Reserve	5.4777778	482.00	100.0000000	1.1946701	575.83
10/2/2018	2019		Reserve	5.3277778	483.00	100.0000000	1.1888654	574.22
11/1/2018	2019		Reserve	5.1666667	1,083.00	100.0000000	1.1826622	1,280.82

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-2
Purpose Expenditures Future Value Report
\$ 8,475,000.00

Dated: 05/29/2015
Delivered: 05/29/2015
Future Valued To: 05/31/2021

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
11/2/2018	2019		Reserve	5.1611111	559.00	100.0000000	1.1824488	660.99
12/4/2018	2019		Reserve	4.9833333	554.00	100.0000000	1.1756426	651.31
1/3/2019	2019		Reserve	4.8222222	599.00	100.0000000	1.1695083	700.54
2/4/2019	2019		Reserve	4.6500000	641.00	100.0000000	1.1629864	745.47
3/4/2019	2019		Reserve	4.4833333	576.00	100.0000000	1.1567095	666.26
4/2/2019	2019		Reserve	4.3277778	641.00	100.0000000	1.1508816	737.72
5/1/2019	2019		Reserve	4.1666667	425.00	100.0000000	1.1448765	486.57
5/2/2019	2019		Reserve	4.1611111	625.00	100.0000000	1.1446700	715.42
6/1/2019	2020		Reserve	4.0000000	637.00	100.0000000	1.1386973	725.35
7/1/2019	2020		Reserve	3.8333333	607.00	100.0000000	1.1325514	687.46
8/1/2019	2020		Reserve	3.6666667	624.00	100.0000000	1.1264388	702.90
9/1/2019	2020		Reserve	3.5000000	553.00	100.0000000	1.1203591	619.56
9/26/2019	2020		Reserve	3.3611111	-1,508.00	100.0000000	1.1153178	-1,681.90
10/1/2019	2020		Reserve	3.3333333	523.00	100.0000000	1.1143122	582.79
11/1/2019	2020		Reserve	3.1666667	471.00	100.0000000	1.1082980	522.01
12/1/2019	2020		Reserve	3.0000000	393.00	100.0000000	1.1023163	433.21
1/1/2020	2020		Reserve	2.8333333	388.00	100.0000000	1.0963668	425.39
2/1/2020	2020		Reserve	2.6666667	378.00	100.0000000	1.0904494	412.19
3/1/2020	2020		Reserve	2.5000000	353.00	100.0000000	1.0845640	382.85
4/1/2020	2020		Reserve	2.3333333	186.00	100.0000000	1.0787103	200.64
5/1/2020	2020		Reserve	2.1666667	3.00	100.0000000	1.0728882	3.22
6/1/2020	2020		Reserve	2.0000000	2.00	100.0000000	1.0670976	2.13
7/1/2020	2020		Reserve	1.8333333	2.00	100.0000000	1.0613382	2.12
8/1/2020	2020		Reserve	1.6666667	2.00	100.0000000	1.0556099	2.11
9/1/2020	2020		Reserve	1.5000000	2.00	100.0000000	1.0499125	2.10
10/1/2020	2020		Reserve	1.3333333	2.00	100.0000000	1.0442459	2.09
11/1/2020	2020		Reserve	1.1666667	2.00	100.0000000	1.0386098	2.08
12/1/2020	2020		Reserve	1.0000000	2.00	100.0000000	1.0330042	2.07
1/1/2021	2020		Reserve	0.8333333	2.00	100.0000000	1.0274288	2.05
2/1/2021	2020		Reserve	0.6666667	2.00	100.0000000	1.0218835	2.04
3/1/2021	2020		Reserve	0.5000000	2.00	100.0000000	1.0163681	2.03
4/1/2021	2020		Reserve	0.3333333	2.00	100.0000000	1.0108825	2.02
5/1/2021	2020		Reserve	0.1666667	2.00	100.0000000	1.0054265	2.01
5/31/2021	-1		Unspent Proceeds as of 05/31/2021	0.0000000	374,013.00	100.0000000	1.0000000	374,013.00
					14,782.00			-161,318.51

<i>Arbitrage Yield Limit (AYL)</i>	6.6008322
<i>Internal Rate of Return (IRR)</i>	0.6559891
<i>Future Valued To</i>	5/31/2021

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-2
A.Y.L. Verification Report
8,475,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	11/01/2015			236,170.00	-	236,170.00	0.9729524	229,782.16
2	05/01/2016	195,000.00	6.600	279,675.00	-	474,675.00	0.9418669	447,080.65
3	11/01/2016			273,240.00	-	273,240.00	0.9117745	249,133.27
4	05/01/2017	205,000.00	6.600	273,240.00	-	478,240.00	0.8826436	422,115.47
5	11/01/2017			266,475.00	-	266,475.00	0.8544434	227,687.81
6	05/01/2018	220,000.00	6.600	266,475.00	-	486,475.00	0.8271442	402,384.98
7	11/01/2018			259,215.00	-	259,215.00	0.8007172	207,557.91
8	05/01/2019	235,000.00	6.600	259,215.00	-	494,215.00	0.7751345	383,083.12
9	11/01/2019			251,460.00	-	251,460.00	0.7503692	188,687.85
10	05/01/2020	250,000.00	6.600	251,460.00	-	501,460.00	0.7263952	364,258.12
11	11/01/2020			243,210.00	-	243,210.00	0.7031871	171,022.13
12	05/01/2021	270,000.00	6.600	243,210.00	-	513,210.00	0.6807205	349,352.55
13	11/01/2021			234,300.00	-	234,300.00	0.6589717	154,397.06
14	05/01/2022	285,000.00	6.600	234,300.00	-	519,300.00	0.6379177	331,270.67
15	11/01/2022			224,895.00	-	224,895.00	0.6175364	138,880.86
16	05/01/2023	305,000.00	6.600	224,895.00	-	529,895.00	0.5978063	316,774.59
17	11/01/2023			214,830.00	-	214,830.00	0.5787066	124,323.54
18	05/01/2024	325,000.00	6.600	214,830.00	-	539,830.00	0.5602171	302,422.01
19	11/01/2024			204,105.00	-	204,105.00	0.5423184	110,689.89
20	05/01/2025	350,000.00	6.600	204,105.00	-	554,105.00	0.5249915	290,900.39
21	11/01/2025			192,555.00	-	192,555.00	0.5082181	97,859.95
22	05/01/2026	375,000.00	6.600	192,555.00	-	567,555.00	0.4919807	279,226.13
23	11/01/2026			180,180.00	-	180,180.00	0.4762621	85,812.91
24	05/01/2027	400,000.00	6.600	180,180.00	-	580,180.00	0.4610457	267,489.48
25	11/01/2027			166,980.00	-	166,980.00	0.4463154	74,525.75
26	05/01/2028	425,000.00	6.600	166,980.00	-	591,980.00	0.4320558	255,768.38
27	11/01/2028			152,955.00	-	152,955.00	0.4182517	63,973.69
28	05/01/2029	455,000.00	6.600	152,955.00	-	607,955.00	0.4048887	246,154.12
29	11/01/2029			137,940.00	-	137,940.00	0.3919526	54,065.95
30	05/01/2030	485,000.00	6.600	137,940.00	-	622,940.00	0.3794299	236,362.05
31	11/01/2030			121,935.00	-	121,935.00	0.3673072	44,787.61
32	05/01/2031	520,000.00	6.600	121,935.00	-	641,935.00	0.3555719	228,254.03
33	11/01/2031			104,775.00	-	104,775.00	0.3442115	36,064.76
34	05/01/2032	555,000.00	6.600	104,775.00	-	659,775.00	0.3332140	219,846.27
35	11/01/2032			86,460.00	-	86,460.00	0.3225679	27,889.22
36	05/01/2033	590,000.00	6.600	86,460.00	-	676,460.00	0.3122620	211,232.74
37	11/01/2033			66,990.00	-	66,990.00	0.3022853	20,250.09
38	05/01/2034	635,000.00	6.600	66,990.00	-	701,990.00	0.2926274	205,421.50
39	11/01/2034			46,035.00	-	46,035.00	0.2832780	13,040.70
40	05/01/2035	675,000.00	6.600	46,035.00	-	721,035.00	0.2742274	197,727.54
41	11/01/2035			23,760.00	-	23,760.00	0.2654659	6,307.47

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Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-2
A.Y.L. Verification Report
8,475,000.00

Dated: 05/29/2015
Delivered: 05/29/2015
MSRB 30/360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	05/01/2036	720,000.00	6.600	23,760.00	-	743,760.00	0.2569844	191,134.68
		8,475,000.00		7,420,435.00	0.00	15,895,435.00		8,475,000.03

True Interest Cost (TIC)	6.6008322
Net Interest Cost (NIC)	6.6000000
Arbitrage Yield Limit (AYL)	6.6008322
Arbitrage Net Interest Cost (ANIC)	6.6000000

Face value of bond Issue	\$8,475,000.00
Accrued interest (-)	
Original issue premium/discount (-)	\$0.00
Bond surety fee (-)	\$0.00
Lump-sum credit enhancements (-)	\$0.00
Other AYL costs (-)	
= AYL Target	\$8,475,000.00

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-2

T.I.C. Verification Report (Regular)

8,475,000.00

MSRB 30/360 SEMI 4/3

Dated: 5/29/2015

Delivered: 5/29/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2015			236,170.00	-	236,170.00	0.9729524	229,782.16
2	5/1/2016	195,000.00	6.600	279,675.00	-	474,675.00	0.9418669	447,080.65
3	11/1/2016			273,240.00	-	273,240.00	0.9117745	249,133.27
4	5/1/2017	205,000.00	6.600	273,240.00	-	478,240.00	0.8826436	422,115.47
5	11/1/2017			266,475.00	-	266,475.00	0.8544434	227,687.81
6	5/1/2018	220,000.00	6.600	266,475.00	-	486,475.00	0.8271442	402,384.98
7	11/1/2018			259,215.00	-	259,215.00	0.8007172	207,557.91
8	5/1/2019	235,000.00	6.600	259,215.00	-	494,215.00	0.7751345	383,083.12
9	11/1/2019			251,460.00	-	251,460.00	0.7503692	188,687.85
10	5/1/2020	250,000.00	6.600	251,460.00	-	501,460.00	0.7263952	364,258.12
11	11/1/2020			243,210.00	-	243,210.00	0.7031871	171,022.13
12	5/1/2021	270,000.00	6.600	243,210.00	-	513,210.00	0.6807205	349,352.55
13	11/1/2021			234,300.00	-	234,300.00	0.6589717	154,397.06
14	5/1/2022	285,000.00	6.600	234,300.00	-	519,300.00	0.6379177	331,270.67
15	11/1/2022			224,895.00	-	224,895.00	0.6175364	138,880.86
16	5/1/2023	305,000.00	6.600	224,895.00	-	529,895.00	0.5978063	316,774.59
17	11/1/2023			214,830.00	-	214,830.00	0.5787066	124,323.54
18	5/1/2024	325,000.00	6.600	214,830.00	-	539,830.00	0.5602171	302,422.01
19	11/1/2024			204,105.00	-	204,105.00	0.5423184	110,689.89
20	5/1/2025	350,000.00	6.600	204,105.00	-	554,105.00	0.5249915	290,900.39
21	11/1/2025			192,555.00	-	192,555.00	0.5082181	97,859.95
22	5/1/2026	375,000.00	6.600	192,555.00	-	567,555.00	0.4919807	279,226.13
23	11/1/2026			180,180.00	-	180,180.00	0.4762621	85,812.91
24	5/1/2027	400,000.00	6.600	180,180.00	-	580,180.00	0.4610457	267,489.48
25	11/1/2027			166,980.00	-	166,980.00	0.4463154	74,525.75
26	5/1/2028	425,000.00	6.600	166,980.00	-	591,980.00	0.4320558	255,768.38
27	11/1/2028			152,955.00	-	152,955.00	0.4182517	63,973.69
28	5/1/2029	455,000.00	6.600	152,955.00	-	607,955.00	0.4048887	246,154.12
29	11/1/2029			137,940.00	-	137,940.00	0.3919526	54,065.95
30	5/1/2030	485,000.00	6.600	137,940.00	-	622,940.00	0.3794299	236,362.05
31	11/1/2030			121,935.00	-	121,935.00	0.3673072	44,787.61
32	5/1/2031	520,000.00	6.600	121,935.00	-	641,935.00	0.3555719	228,254.03
33	11/1/2031			104,775.00	-	104,775.00	0.3442115	36,064.76
34	5/1/2032	555,000.00	6.600	104,775.00	-	659,775.00	0.3332140	219,846.27
35	11/1/2032			86,460.00	-	86,460.00	0.3225679	27,889.22
36	5/1/2033	590,000.00	6.600	86,460.00	-	676,460.00	0.3122620	211,232.74
37	11/1/2033			66,990.00	-	66,990.00	0.3022853	20,250.09
38	5/1/2034	635,000.00	6.600	66,990.00	-	701,990.00	0.2926274	205,421.50
39	11/1/2034			46,035.00	-	46,035.00	0.2832780	13,040.70
40	5/1/2035	675,000.00	6.600	46,035.00	-	721,035.00	0.2742274	197,727.54
41	11/1/2035			23,760.00	-	23,760.00	0.2654659	6,307.47

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Reunion East CDD

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MSRB 30/360 SEMI 4/3

Special Assessment Refunding Bonds, Series 2015-2

T.I.C. Verification Report (Regular)

Dated: 5/29/2015

8,475,000.00

Delivered: 5/29/2015

<i>Coupon</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Credit</i>	<i>Periodic</i>	<i>Present Value</i>	<i>Discounted</i>	
<i>Period</i>	<i>Date</i>	<i>Payment</i>	<i>Rate</i>	<i>Payment</i>	<i>Enhancements</i>	<i>Debt Service</i>	<i>Factor</i>	<i>Debt Service</i>
42	5/1/2036	720,000.00	6.600	23,760.00	-	743,760.00	0.2569844	191,134.68
		8,475,000.00		7,420,435.00	0.00	15,895,435.00		8,475,000.03
<i>True Interest Cost (TIC)</i>				6.6008322	<i>Face value of bond Issue.</i>			\$8,475,000.00
<i>Net Interest Cost (NIC).</i>				6.6000000	<i>Accrued interest (-)</i>			
<i>Arbitrage Yield Limit (AYL)</i>				6.6008322	<i>Original issue premium/discount (+)</i>			\$0.00
<i>Arbitrage Net Interest Cost (ANIC)</i>				6.6000000	<i>Underwriter discount (+)</i>			\$0.00
					<i>Lump-sum credit enhancements (-)</i>			\$0.00
					<i>Other TIC costs (-)</i>			
					<i>Bond surety fee (-)</i>			N/A
					<i>= TIC Target</i>			\$8,475,000.00

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-2
Unspent Proceeds Report
\$ 8,475,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
05/29/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			8,475,000.00
05/29/2015	2016	Y		Reverse beg arb gross proceeds	8,475,000.00	100.0000000		8,475,000.00	0.00
05/29/2015	2016	Y		Transferred funds	-617,746.00	100.0000000		-617,746.00	617,746.00
06/04/2015	2016	Y	COI		243,733.00	100.0000000		243,733.00	374,013.00
07/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	374,011.00
08/04/2015	2016	Y	Reserve		2.00	100.0000000		2.00	374,009.00
09/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	374,007.00
10/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	374,005.00
11/03/2015	2016	Y	Reserve		2.00	100.0000000		2.00	374,003.00
12/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	374,001.00
01/05/2016	2016	Y	Reserve		2.00	100.0000000		2.00	373,999.00
02/02/2016	2016	Y	Reserve		2.00	100.0000000		2.00	373,997.00
03/02/2016	2016	Y	Reserve		2.00	100.0000000		2.00	373,995.00
04/02/2016	2016	Y	Reserve		2.00	100.0000000		2.00	373,993.00
05/03/2016	2016	Y	Reserve		2.00	100.0000000		2.00	373,991.00
06/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	373,989.00
07/05/2016	2017	Y	Reserve		2.00	100.0000000		2.00	373,987.00
08/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	373,985.00
09/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	373,983.00
10/04/2016	2017	Y	Reserve		2.00	100.0000000		2.00	373,981.00
11/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	373,979.00
12/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	373,977.00
01/04/2017	2017	Y	Reserve		27.00	100.0000000		27.00	373,950.00
02/02/2017	2017	Y	Reserve		57.00	100.0000000		57.00	373,893.00
03/02/2017	2017	Y	Reserve		52.00	100.0000000		52.00	373,841.00

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Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-2
Unspent Proceeds Report
\$ 8,475,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
04/04/2017	2017	Y		Reserve	82.00	100.0000000		82.00	373,759.00
05/02/2017	2017	Y		Reserve	111.00	100.0000000		111.00	373,648.00
06/02/2017	2018	Y		Reserve	119.00	100.0000000		119.00	373,529.00
07/05/2017	2018	Y		Reserve	151.00	100.0000000		151.00	373,378.00
08/02/2017	2018	Y		Reserve	187.00	100.0000000		187.00	373,191.00
09/05/2017	2018	Y		Reserve	193.00	100.0000000		193.00	372,998.00
10/03/2017	2018	Y		Reserve	188.00	100.0000000		188.00	372,810.00
11/02/2017	2018	Y		Reserve	198.00	100.0000000		198.00	372,612.00
12/04/2017	2018	Y		Reserve	204.00	100.0000000		204.00	372,408.00
01/03/2018	2018	Y		Reserve	251.00	100.0000000		251.00	372,157.00
02/02/2018	2018	Y		Reserve	291.00	100.0000000		291.00	371,866.00
03/02/2018	2018	Y		Reserve	272.00	100.0000000		272.00	371,594.00
04/03/2018	2018	Y		Reserve	348.00	100.0000000		348.00	371,246.00
05/02/2018	2018	Y		Reserve	388.00	100.0000000		388.00	370,858.00
06/04/2018	2019	Y		Reserve	415.00	100.0000000		415.00	370,443.00
07/03/2018	2019	Y		Reserve	435.00	100.0000000		435.00	370,008.00
08/02/2018	2019	Y		Reserve	477.00	100.0000000		477.00	369,531.00
09/05/2018	2019	Y		Reserve	482.00	100.0000000		482.00	369,049.00
10/02/2018	2019	Y		Reserve	483.00	100.0000000		483.00	368,566.00
11/01/2018	2019	Y		Reserve	1,083.00	100.0000000		1,083.00	367,483.00
11/02/2018	2019	Y		Reserve	559.00	100.0000000		559.00	366,924.00
12/04/2018	2019	Y		Reserve	554.00	100.0000000		554.00	366,370.00
01/03/2019	2019	Y		Reserve	599.00	100.0000000		599.00	365,771.00
02/04/2019	2019	Y		Reserve	641.00	100.0000000		641.00	365,130.00

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Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-2
Unspent Proceeds Report
\$ 8,475,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
03/04/2019	2019	Y		Reserve	576.00	100.0000000		576.00	364,554.00
04/02/2019	2019	Y		Reserve	641.00	100.0000000		641.00	363,913.00
05/01/2019	2019	Y		Reserve	425.00	100.0000000		425.00	363,488.00
05/02/2019	2019	Y		Reserve	625.00	100.0000000		625.00	362,863.00
06/01/2019	2020	Y		Reserve	637.00	100.0000000		637.00	362,226.00
07/01/2019	2020	Y		Reserve	607.00	100.0000000		607.00	361,619.00
08/01/2019	2020	Y		Reserve	624.00	100.0000000		624.00	360,995.00
09/01/2019	2020	Y		Reserve	553.00	100.0000000		553.00	360,442.00
09/26/2019	2020	Y		Reserve	-1,508.00	100.0000000		-1,508.00	361,950.00
10/01/2019	2020	Y		Reserve	523.00	100.0000000		523.00	361,427.00
11/01/2019	2020	Y		Reserve	471.00	100.0000000		471.00	360,956.00
12/01/2019	2020	Y		Reserve	393.00	100.0000000		393.00	360,563.00
01/01/2020	2020	Y		Reserve	388.00	100.0000000		388.00	360,175.00
02/01/2020	2020	Y		Reserve	378.00	100.0000000		378.00	359,797.00
03/01/2020	2020	Y		Reserve	353.00	100.0000000		353.00	359,444.00
04/01/2020	2020	Y		Reserve	186.00	100.0000000		186.00	359,258.00
05/01/2020	2020	Y		Reserve	3.00	100.0000000		3.00	359,255.00
06/01/2020	2020	Y		Reserve	2.00	100.0000000		2.00	359,253.00
07/01/2020	2020	Y		Reserve	2.00	100.0000000		2.00	359,251.00
08/01/2020	2020	Y		Reserve	2.00	100.0000000		2.00	359,249.00
09/01/2020	2020	Y		Reserve	2.00	100.0000000		2.00	359,247.00
10/01/2020	2020	Y		Reserve	2.00	100.0000000		2.00	359,245.00
11/01/2020	2020	Y		Reserve	2.00	100.0000000		2.00	359,243.00
12/01/2020	2020	Y		Reserve	2.00	100.0000000		2.00	359,241.00

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-2
Unspent Proceeds Report
\$ 8,475,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
01-01-2021	2020	Y		Reserve	2.00	100.0000000		2.00	359,239.00
02-01-2021	2020	Y		Reserve	2.00	100.0000000		2.00	359,237.00
03-01-2021	2020	Y		Reserve	2.00	100.0000000		2.00	359,235.00
04-01-2021	2020	Y		Reserve	2.00	100.0000000		2.00	359,233.00
05-01-2021	2020	Y		Reserve	2.00	100.0000000		2.00	359,231.00
					8,115,769.00		0.00	8,115,769.00	

<i>First Investment Date</i>	5/29/2015
<i>Calculation Date</i>	5/31/2021
<i>Arbitrage Yield Limit (AYL)</i>	6.6008322
<i>Internal Rate of Return (IRR)</i>	0.6559891

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-2

I.R.R. Report Via Purpose Expenditures

\$ 8,475,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

Grp	Trans	Fund	Description	Day Count	Calculation Amt	Pool	** Internal Rate of Return **	
ID	Date	ID		Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt
-1	05/29/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(8,475,000.00)	100.000	1.0000000	(8,475,000.00)
2016	05/29/2015		Reverse beg arb gross proceeds	0.0000000	8,475,000.00	100.000	1.0000000	8,475,000.00
	05/29/2015		Transferred funds	0.0000000	(617,746.00)	100.000	1.0000000	(617,746.00)
	06/04/2015		COI	0.0277778	243,733.00	100.000	0.9999090	243,710.83
	07/02/2015		Reserve	0.1833333	2.00	100.000	0.9993998	2.00
	08/04/2015		Reserve	0.3611111	2.00	100.000	0.9988182	2.00
	09/02/2015		Reserve	0.5166667	2.00	100.000	0.9983096	2.00
	10/02/2015		Reserve	0.6833333	2.00	100.000	0.9977649	2.00
	11/03/2015		Reserve	0.8555556	2.00	100.000	0.9972023	1.99
	12/02/2015		Reserve	1.0166667	2.00	100.000	0.9966764	1.99
	01/05/2016		Reserve	1.2000000	2.00	100.000	0.9960782	1.99
	02/02/2016		Reserve	1.3500000	2.00	100.000	0.9955891	1.99
	03/02/2016		Reserve	1.5166667	2.00	100.000	0.9950459	1.99
	04/02/2016		Reserve	1.6833333	2.00	100.000	0.9945030	1.99
	05/03/2016		Reserve	1.8555556	2.00	100.000	0.9939423	1.99
2017	06/02/2016		Reserve	2.0166667	2.00	100.000	0.9934180	1.99
	07/05/2016		Reserve	2.2000000	2.00	100.000	0.9928218	1.99
	08/02/2016		Reserve	2.3500000	2.00	100.000	0.9923343	1.98
	09/02/2016		Reserve	2.5166667	2.00	100.000	0.9917928	1.98
	10/04/2016		Reserve	2.6944444	2.00	100.000	0.9912156	1.98
	11/02/2016		Reserve	2.8500000	2.00	100.000	0.9907109	1.98
	12/02/2016		Reserve	3.0166667	2.00	100.000	0.9901703	1.98
	01/04/2017		Reserve	3.1944444	27.00	100.000	0.9895941	26.72
	02/02/2017		Reserve	3.3500000	57.00	100.000	0.9890901	56.38
	03/02/2017		Reserve	3.5166667	52.00	100.000	0.9885505	51.40
	04/04/2017		Reserve	3.6944444	82.00	100.000	0.9879751	81.01
	05/02/2017		Reserve	3.8500000	111.00	100.000	0.9874720	109.61
2018	06/02/2017		Reserve	4.0166667	119.00	100.000	0.9869332	117.45
	07/05/2017		Reserve	4.2000000	151.00	100.000	0.9863409	148.94
	08/02/2017		Reserve	4.3500000	187.00	100.000	0.9858566	184.36
	09/05/2017		Reserve	4.5333333	193.00	100.000	0.9852649	190.16
	10/03/2017		Reserve	4.6888889	188.00	100.000	0.9847631	185.14
	11/02/2017		Reserve	4.8500000	198.00	100.000	0.9842437	194.88
	12/04/2017		Reserve	5.0277778	204.00	100.000	0.9836709	200.67
	01/03/2018		Reserve	5.1888889	251.00	100.000	0.9831521	246.77
	02/02/2018		Reserve	5.3500000	291.00	100.000	0.9826336	285.95
	03/02/2018		Reserve	5.5166667	272.00	100.000	0.9820974	267.13
	04/03/2018		Reserve	5.6888889	348.00	100.000	0.9815437	341.58
	05/02/2018		Reserve	5.8500000	388.00	100.000	0.9810260	380.64
2019	06/04/2018		Reserve	6.0277778	415.00	100.000	0.9804551	406.89
	07/03/2018		Reserve	6.1888889	435.00	100.000	0.9799380	426.27
	08/02/2018		Reserve	6.3500000	477.00	100.000	0.9794211	467.18
	09/05/2018		Reserve	6.5333333	482.00	100.000	0.9788333	471.80
	10/02/2018		Reserve	6.6833333	483.00	100.000	0.9783526	472.54
	11/01/2018		Reserve	6.8444444	1,083.00	100.000	0.9778366	1,059.00
	11/02/2018		Reserve	6.8500000	559.00	100.000	0.9778188	546.60
	12/04/2018		Reserve	7.0277778	554.00	100.000	0.9772498	541.40
	01/03/2019		Reserve	7.1888889	599.00	100.000	0.9767343	585.06
	02/04/2019		Reserve	7.3611111	641.00	100.000	0.9761837	625.73
	03/04/2019		Reserve	7.5277778	576.00	100.000	0.9756510	561.97
	04/02/2019		Reserve	7.6833333	641.00	100.000	0.9751542	625.07

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Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-2
I.R.R. Report Via Purpose Expenditures
\$ 8,475,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
2019	05/01/2019		Reserve	7.8444444	425.00	100.000	0.9746399	414.22
	05/02/2019		Reserve	7.8500000	625.00	100.000	0.9746221	609.14
2020	06/01/2019		Reserve	8.0111111	637.00	100.000	0.9741081	620.51
	07/01/2019		Reserve	8.1777778	607.00	100.000	0.9735766	590.96
	08/01/2019		Reserve	8.3444444	624.00	100.000	0.9730454	607.18
	09/01/2019		Reserve	8.5111111	553.00	100.000	0.9725145	537.80
	09/26/2019		Reserve	8.6500000	(1,508.00)	100.000	0.9720723	(1,465.89)
	10/01/2019		Reserve	8.6777778	523.00	100.000	0.9719839	508.35
	11/01/2019		Reserve	8.8444444	471.00	100.000	0.9714535	457.55
	12/01/2019		Reserve	9.0111111	393.00	100.000	0.9709235	381.57
	01/01/2020		Reserve	9.1777778	388.00	100.000	0.9703938	376.51
	02/01/2020		Reserve	9.3444444	378.00	100.000	0.9698643	366.61
	03/01/2020		Reserve	9.5111111	353.00	100.000	0.9693351	342.18
	04/01/2020		Reserve	9.6777778	186.00	100.000	0.9688062	180.20
	05/01/2020		Reserve	9.8444444	3.00	100.000	0.9682777	2.90
	06/01/2020		Reserve	10.0111111	2.00	100.000	0.9677493	1.94
	07/01/2020		Reserve	10.1777778	2.00	100.000	0.9672213	1.93
	08/01/2020		Reserve	10.3444444	2.00	100.000	0.9666936	1.93
	09/01/2020		Reserve	10.5111111	2.00	100.000	0.9661662	1.93
	10/01/2020		Reserve	10.6777778	2.00	100.000	0.9656390	1.93
	11/01/2020		Reserve	10.8444444	2.00	100.000	0.9651121	1.93
	12/01/2020		Reserve	11.0111111	2.00	100.000	0.9645856	1.93
	01/01/2021		Reserve	11.1777778	2.00	100.000	0.9640593	1.93
	02/01/2021		Reserve	11.3444444	2.00	100.000	0.9635333	1.93
	03/01/2021		Reserve	11.5111111	2.00	100.000	0.9630075	1.93
	04/01/2021		Reserve	11.6777778	2.00	100.000	0.9624821	1.92
	05/01/2021		Reserve	11.8444444	2.00	100.000	0.9619570	1.92
99999	05/31/2021		Unspent Proceeds as of 05/31/2021	12.0111111	374,013.00	100.000	0.9614321	359,588.11
					14,782.00			0.00
					Arbitrage Yield Limit	6.6008322		
					Internal Rate of Return	0.6559891		
					Calculation Standard	MSRB 30/360 SEMI 4/3		

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT
\$3,515,000
SPECIAL ASSESSMENT REFUNDING BONDS
SERIES 2015-3
ARBITRAGE REBATE REQUIREMENT
MAY 31, 2021**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 23, 2021

Reunion East Community Development District
Osceola County, Florida

Re: \$3,515,000 Reunion East Community Development District (Osceola County,
Florida)
Special Assessment Refunding Bonds, Series 2015-3 (the "Bonds")

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended May 31, 2021 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements, the Official Statement and memorandum in connection with the trifurcation for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a Rebate Requirement of \$1 for May 31, 2021. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (May 31, 2021).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-3
Summary of Rebate Calculations
\$ 3,515,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

<i>Anniversary Date</i>	11/01/2015
<i>Future-Value Date</i>	05/31/2021
<i>Arbitrage Yield Limit</i>	6.6009294
<i>Total of Purpose Expenditures</i>	\$3,515,000.00
<i>Internal Rate of Return</i>	499.5000000
<i>90% of rebate liability</i>	\$0.90
<i>Full rebate liability</i>	\$1.00

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-3
Purpose Expenditures Future Value Report
\$ 3,515,000.00

Dated: 05/29/2015
Delivered: 05/29/2015
Future Valued To: 05/31/2021

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	12.0111111	-3,515,000.00	100.0000000	1.4770119	-5,191,696.83
5/29/2015	2016		Reverse Beg Arb Gross Proceeds	12.0111111	3,515,000.00	100.0000000	1.4770119	5,191,696.83
5/31/2021	-1		Unspent Proceeds as of 05/31/2021	0.0000000	1.00	100.0000000	1.0000000	1.00
					1.00			1.00

<i>Arbitrage Yield Limit (AYL)</i>	6.6009294
<i>Internal Rate of Return (IRR)</i>	499.5000000
<i>Future Valued To.....</i>	5/31/2021

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-3
A.Y.L. Verification Report
3,515,000.00

Dated: 05/29/2015
Delivered: 05/29/2015
MSRB 30/360 SEMI 4/3

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enb./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/01/2015			97,951.35	-	97,951.35	0.9729520	95,301.96
2	05/01/2016	105,000.00	6.600	115,995.00	-	220,995.00	0.9418660	208,147.68
3	11/01/2016			112,530.00	-	112,530.00	0.9117733	102,601.85
4	05/01/2017	115,000.00	6.600	112,530.00	-	227,530.00	0.8826420	200,827.53
5	11/01/2017			108,735.00	-	108,735.00	0.8544415	92,907.69
6	05/01/2018	120,000.00	6.600	108,735.00	-	228,735.00	0.8271419	189,196.31
7	11/01/2018			104,775.00	-	104,775.00	0.8007146	83,894.87
8	05/01/2019	130,000.00	6.600	104,775.00	-	234,775.00	0.7751317	181,981.54
9	11/01/2019			100,485.00	-	100,485.00	0.7503661	75,400.54
10	05/01/2020	135,000.00	6.600	100,485.00	-	235,485.00	0.7263918	171,054.37
11	11/01/2020			96,030.00	-	96,030.00	0.7031835	67,526.71
12	05/01/2021	145,000.00	6.600	96,030.00	-	241,030.00	0.6807167	164,073.14
13	11/01/2021			91,245.00	-	91,245.00	0.6589677	60,127.51
14	05/01/2022	155,000.00	6.600	91,245.00	-	246,245.00	0.6379136	157,083.02
15	11/01/2022			86,130.00	-	86,130.00	0.6175321	53,188.04
16	05/01/2023	165,000.00	6.600	86,130.00	-	251,130.00	0.5978019	150,125.99
17	11/01/2023			80,685.00	-	80,685.00	0.5787020	46,692.57
18	05/01/2024	180,000.00	6.600	80,685.00	-	260,685.00	0.5602124	146,038.98
19	11/01/2024			74,745.00	-	74,745.00	0.5423136	40,535.23
20	05/01/2025	190,000.00	6.600	74,745.00	-	264,745.00	0.5249866	138,987.57
21	11/01/2025			68,475.00	-	68,475.00	0.5082132	34,799.90
22	05/01/2026	205,000.00	6.600	68,475.00	-	273,475.00	0.4919757	134,543.05
23	11/01/2026			61,710.00	-	61,710.00	0.4762570	29,389.82
24	05/01/2027	215,000.00	6.600	61,710.00	-	276,710.00	0.4610405	127,574.52
25	11/01/2027			54,615.00	-	54,615.00	0.4463102	24,375.23
26	05/01/2028	230,000.00	6.600	54,615.00	-	284,615.00	0.4320505	122,968.06
27	11/01/2028			47,025.00	-	47,025.00	0.4182464	19,668.04
28	05/01/2029	250,000.00	6.600	47,025.00	-	297,025.00	0.4048834	120,260.49
29	11/01/2029			38,775.00	-	38,775.00	0.3919473	15,197.76
30	05/01/2030	265,000.00	6.600	38,775.00	-	303,775.00	0.3794246	115,259.69
31	11/01/2030			30,030.00	-	30,030.00	0.3673019	11,030.08
32	05/01/2031	285,000.00	6.600	30,030.00	-	315,030.00	0.3555665	112,014.13
33	11/01/2031			20,625.00	-	20,625.00	0.3442061	7,099.25
34	05/01/2032	300,000.00	6.600	20,625.00	-	320,625.00	0.3332087	106,835.04
35	11/01/2032			10,725.00	-	10,725.00	0.3225626	3,459.48
36	05/01/2033	325,000.00	6.600	10,725.00	-	335,725.00	0.3122567	104,832.38

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-3
A.Y.L. Verification Report
3,515,000.00

Dated: 05/29/2015
Delivered: 05/29/2015
MSRB 30/360 SEMI 4/3

<i>Coupon Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enb./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
		3,515,000.00		2,588,626.35	0.00	6,103,626.35		3,515,000.02
<i>True Interest Cost (TIC)</i>				6.6009296				
<i>Net Interest Cost (NIC)</i>				6.6000000				
<i>Arbitrage Yield Limit (AYL)</i>				6.6009294				
<i>Arbitrage Net Interest Cost (ANIC)</i>				6.6000000				
						<i>Face value of bond Issue.</i>		\$3,515,000.00
						<i>Accrued interest (+)</i>		
						<i>Original issue premium/discount (+)</i>		\$0.00
						<i>Bond surety fee (-)</i>		\$0.00
						<i>Lump-sum credit enhancements (-)</i>		\$0.00
						<i>Other AYL costs (-)</i>		
						<i>= AYL Target</i>		\$3,515,000.00

Reunion East CDD

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MSRB 30/360 SEMI 4/3

Special Assessment Refunding Bonds, Series 2015-3

T.I.C. Verification Report (Regular)

Dated: 5/29/2015

3,515,000.00

Delivered: 5/29/2015

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	11/1/2015			97,951.35	-	97,951.35	0.9729520	95,301.96
2	5/1/2016	105,000.00	6.600	115,995.00	-	220,995.00	0.9418660	208,147.68
3	11/1/2016			112,530.00	-	112,530.00	0.9117733	102,601.85
4	5/1/2017	115,000.00	6.600	112,530.00	-	227,530.00	0.8826420	200,827.53
5	11/1/2017			108,735.00	-	108,735.00	0.8544415	92,907.69
6	5/1/2018	120,000.00	6.600	108,735.00	-	228,735.00	0.8271419	189,196.31
7	11/1/2018			104,775.00	-	104,775.00	0.8007146	83,894.87
8	5/1/2019	130,000.00	6.600	104,775.00	-	234,775.00	0.7751317	181,981.54
9	11/1/2019			100,485.00	-	100,485.00	0.7503661	75,400.54
10	5/1/2020	135,000.00	6.600	100,485.00	-	235,485.00	0.7263918	171,054.37
11	11/1/2020			96,030.00	-	96,030.00	0.7031835	67,526.71
12	5/1/2021	145,000.00	6.600	96,030.00	-	241,030.00	0.6807167	164,073.14
13	11/1/2021			91,245.00	-	91,245.00	0.6589677	60,127.50
14	5/1/2022	155,000.00	6.600	91,245.00	-	246,245.00	0.6379136	157,083.02
15	11/1/2022			86,130.00	-	86,130.00	0.6175321	53,188.04
16	5/1/2023	165,000.00	6.600	86,130.00	-	251,130.00	0.5978019	150,125.99
17	11/1/2023			80,685.00	-	80,685.00	0.5787020	46,692.57
18	5/1/2024	180,000.00	6.600	80,685.00	-	260,685.00	0.5602124	146,038.97
19	11/1/2024			74,745.00	-	74,745.00	0.5423135	40,535.23
20	5/1/2025	190,000.00	6.600	74,745.00	-	264,745.00	0.5249865	138,987.56
21	11/1/2025			68,475.00	-	68,475.00	0.5082131	34,799.90
22	5/1/2026	205,000.00	6.600	68,475.00	-	273,475.00	0.4919757	134,543.05
23	11/1/2026			61,710.00	-	61,710.00	0.4762570	29,389.82
24	5/1/2027	215,000.00	6.600	61,710.00	-	276,710.00	0.4610405	127,574.51
25	11/1/2027			54,615.00	-	54,615.00	0.4463102	24,375.23
26	5/1/2028	230,000.00	6.600	54,615.00	-	284,615.00	0.4320505	122,968.06
27	11/1/2028			47,025.00	-	47,025.00	0.4182464	19,668.04
28	5/1/2029	250,000.00	6.600	47,025.00	-	297,025.00	0.4048834	120,260.49
29	11/1/2029			38,775.00	-	38,775.00	0.3919473	15,197.76
30	5/1/2030	265,000.00	6.600	38,775.00	-	303,775.00	0.3794245	115,259.69
31	11/1/2030			30,030.00	-	30,030.00	0.3673019	11,030.08
32	5/1/2031	285,000.00	6.600	30,030.00	-	315,030.00	0.3555665	112,014.12
33	11/1/2031			20,625.00	-	20,625.00	0.3442061	7,099.25
34	5/1/2032	300,000.00	6.600	20,625.00	-	320,625.00	0.3332087	106,835.04
35	11/1/2032			10,725.00	-	10,725.00	0.3225626	3,459.48
36	5/1/2033	325,000.00	6.600	10,725.00	-	335,725.00	0.3122567	104,832.38

Reunion East CDD

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MSRB 30/360 SEMI 4/3

Special Assessment Refunding Bonds, Series 2015-3

T.I.C. Verification Report (Regular)

Dated: 5/29/2015

3,515,000.00

Delivered: 5/29/2015

<i>Coupon</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Credit</i>	<i>Periodic</i>	<i>Present Value</i>	<i>Discounted</i>	
<i>Period</i>	<i>Date</i>	<i>Payment</i>	<i>Rate</i>	<i>Payment</i>	<i>Enhancements</i>	<i>Debt Service</i>	<i>Factor</i>	<i>Debt Service</i>
		3,515,000.00		2,588,626.35	0.00	6,103,626.35		3,514,999.96
<i>True Interest Cost (TIC)</i>			6.6009296		<i>Face value of bond Issue.</i>			\$3,515,000.00
<i>Net Interest Cost (NIC)</i>			6.6000000		<i>Accrued interest (+)</i>			
<i>Arbitrage Yield Limit (AYL)</i>			6.6009294		<i>Original issue premium/discount (+)</i>			\$0.00
<i>Arbitrage Net Interest Cost (ANIC)</i>			6.6000000		<i>Underwriter discount (+)</i>			\$0.00
					<i>Lump-sum credit enhancements (-)</i>			\$0.00
					<i>Other TIC costs (-)</i>			
					<i>Bond surety fee (-)</i>			N/A
					<i>= TIC Target</i>			\$3,515,000.00

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-3
Unspent Proceeds Report
\$ 3,515,000.00

Dated: 05/29/2015
Delivered: 05/29/2015

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
05/29/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			3,515,000.00
05/29/2015	2016	Y		Reverse Beg Arb Gross Proceeds	3,515,000.00	100.0000000		3,515,000.00	0.00
					3,515,000.00		0.00	3,515,000.00	

<i>First Investment Date</i>	5/29/2015
<i>Calculation Date</i>	5/31/2021
<i>Arbitrage Yield Limit (AYL)</i>	6.6009294
<i>Internal Rate of Return (IRR)</i>	499.5000000

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-3

Dated: 05/29/2015

Delivered: 05/29/2015

I.R.R. Report Via Purpose Expenditures

\$ 3,515,000.00

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>		<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
-1	05/29/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(3,515,000.00)	100.000	1.0000000	(3,515,000.00)
2016	05/29/2015		Reverse Beg Arb Gross Proceeds	0.0000000	3,515,000.00	100.000	1.0000000	3,515,000.00
99999	05/31/2021		Unspent Proceeds as of 05/31/2021	12.0111111	1.00	100.000	0.0000003	0.00
					1.00			0.00

<i>Arbitrage Yield Limit</i>	6.6009294
<i>Internal Rate of Return</i>	499.5000000
<i>Calculation Standard</i>	MSRB 30/360 SEMI 4/3

SECTION D

SECTION 2

WARNING	
YOU ARE IN VIOLATION OF THE REUNION EAST/WEST COMMUNITY DEVELOPMENT DISTRICT PARKING REGULATIONS FAILURE TO COMPLY CAN RESULT IN TOWING AT THE OWNER'S EXPENSE	
<input type="radio"/>	Parking in a No Parking Zone
<input type="radio"/>	Obstructing Traffic or Illegally Parked
<input type="radio"/>	Inoperable or Abandoned
<input type="radio"/>	Parking on a Sidewalk (Violation of § 316.1945, Fla. Stat. and County Ord. 22-39)
Prior Violation Dates:	
Vehicle Make:	Model:
Color:	Tag:
Remarks:	
Representative:	
Date:	Time:

WARNING	
YOU ARE IN VIOLATION OF THE REUNION EAST/WEST COMMUNITY DEVELOPMENT DISTRICT PARKING REGULATIONS FAILURE TO COMPLY CAN RESULT IN TOWING AT THE OWNER'S EXPENSE	
<input type="radio"/>	Parking in a No Parking Zone
<input type="radio"/>	Obstructing Traffic or Illegally Parked
<input type="radio"/>	Inoperable or Abandoned
<input type="radio"/>	Parking on a Sidewalk (Violation of § 316.1945, Fla. Stat. and County Ord. 22-39)
Prior Violation Dates:	
Vehicle Make:	Model:
Color:	Tag:
Remarks:	
Representative:	
Date:	Time:

SECTION 3

From: Stacie Vanderbilt svanderbilt@gmscfl.com
Subject: Fwd: RE Security Assessment from OCSO
Date: September 1, 2021 at 5:32 PM
To:

SV

From: Joe Whitson [mailto:jwhi@OSCEOLA.ORG]

Sent: Wednesday, September 16, 2020 1:25 PM
To: Vargas, Victor <vvargas@reunionresort.com>
Subject: Security Survey

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for showing us the property today, and the areas of concern. The property appears to be very well maintained. My suggestions are listed below.

One area of concern that you showed me was the pool area at the Terraces. I suggest one camera facing the pool area as you walk in the main entrance. The wide angle view should also capture the fence area where people have jumped over. Also a camera on the gazebo on the other side of the pool facing the pool area / entrance. In regards to people jumping the fence to enter the pool, I suggest thorny bushes along all of the fence surrounding the pool area. The property line along Old Lake Wilson does not have any fencing which allows easy access for pedestrians. A fence along Old Lake Wilson Rd in this area would make it more difficult for people to easily enter the property.

I noticed on the pool entry gate that there is some type of barrier to prevent people from reaching over the gate to turn the handle for entry into the pool area. My suggestion is to disable that handle and add an exit only button on the wall far enough away so someone cannot reach over the fence to hit the button. When someone is leaving they press the button on the wall to momentarily disable the lock so they can exit.

The property behind 7-11 and the other small businesses are wide open with no fencing. A fence along this area would keep people from wandering on to Reunion property.

At the end of Sandy Ridge Dr, along Old Lake Wilson Rd, there should some type of gate / barrier to prevent vehicles from entering or exiting that area. I understand that this was an area that the fire department used for emergency access. If you have an emergency that requires FD access, you can give them a code or have a security office meet them in that area.

You mentioned that at certain entrances to Reunion impatient drivers have backed up from the proper entrance and then drove in through the exit. This can definitely cause a problem if another vehicle is properly exiting or someone is walking by not expecting a vehicle to be going the wrong way. My suggestion is to add a retractable spike strip that provides a deterrent for impatient drivers. If someone enters the

wrong way, it will deflate their tires. I added a photo of the spike strip to this email. There are other options, but this is the idea.

You mentioned party goers renting homes and disturbing the peace. Rental restrictions is something that Reunion and the home owner / management company would have to work out. As far as disturbances and parking concerns, please call our non-emergency phone number, 407-348-2222, so a deputy can be dispatched to help resolve any concerns. Please don't wait until the party is out of control. Call as soon as there is one parking concern or one noise violation. This way we can hopefully shutdown the violations before there are too many.

Thanks again for showing us the property. Please email me if you have any questions.

Deputy Joe Whitson

Osceola County Sheriff's Office

2601 E. Irlo Bronson Hwy

Kissimmee, FL 34744

U.S.A.

Office: 407-348-1190

www.osceolasheriff.org

