

*Reunion East Community  
Development District*

*Agenda*

*September 12, 2019*

# AGENDA

# *Reunion East*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando FL, 32801

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

September 5, 2019

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 12, 2019 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the August 15, 2019 Board of Supervisors Meeting and Acceptance of Minutes of the August 15, 2019 Audit Committee Meeting
4. Update on Proposed Closure of Spine Road Bridge Access for Reunion Village
5. Consideration of Resolution 2019-07 Setting a Public Hearing for the Purpose of Towing Rules and Policies
6. Discussion Items
  - A. Reunion Property Owner CDD Amenity Access Card
  - B. Directional and Advertisement Signage
  - C. Security
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Action Items Lists
    - ii. Approval of Check Register
    - iii. Status of Direct Bill Assessments
    - iv. Presentation of Arbitrage Rebate Calculation Report
8. Other Business
9. Supervisor's Requests
10. Next Meeting Date
11. 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 minutes of the August 15, 2019 Board of Supervisors meeting and Acceptance of the Minutes of the August 15, 2019 Audit Committee meeting. The minutes are enclosed for your review.

The fourth order of business is the updated on the proposed closure of the Spine Road bridge access for Reunion Village. A copy of the Parcel Declaration of Covenants, Conditions, Restrictions and Obligation is enclosed for your review.

The fifth order of business is the consideration of Resolution 2019-07 setting a public hearing for the purpose of towing rules and policies. A copy of the Resolution and proposed policies are enclosed for your review.

The sixth order of business are the discussion items. The signage policy is enclosed under Section B and a draft security agreement is enclosed under Section C for reference.

The seventh order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items lists. Copies of the lists are enclosed for your review. Section 2 includes the check register for approval. Section 3 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review. Section 4 is the presentation of the arbitrage rebate calculation report for the Series 2005 bonds. The report 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 dark ink, appearing to read 'G. S. Flint', with a stylized, sweeping flourish at the end.

George S. Flint  
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 Thursday, August 15, 2019 at 1:05 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
John Dryburgh	Assistant Secretary
Steven Goldstein	Assistant Secretary
Trudy Hobbs	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Alan Scheerer	Field Manager
Rob Stultz	Yellowstone
John Cruz	CWS Security
Richard Nasser	Kingwood International Resort

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order, all five members of the Board were present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Any members of the public have comment for the Reunion East Board? We are having a public hearing for the budget adoption, so if you have a concern about the proposed budget or associated assessments it would be more appropriate for those comments to come up under the public hearing. Hearing none, we will move to the next item.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the July 11, 2019 Meeting**

Mr. Flint: Are there any additions, corrections or deletions?

Mr. Harding: On page 3, I think that is David Burman not David Thurman. On page 11 they have me saying something but I don't think I said that. I believe that was Steve who said that.

Mr. Goldstein: Yes, that was me.

Mr. Harding: Other than that they looked good. I recommend they be approved.

On MOTION by Mr. Harding seconded by Mr. Greenstein with all in favor, the Minutes of July 11, 2019 Meeting, were approved as amended.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Request for Closure of Spine Road Bridge Access for Reunion Village**

Mr. Flint: This is a request made from the developer of the Reunion Village. Reunion Village is the 109-acre piece that runs parallel to I4, where Orlando Health will be in the front and the back will be a residential development. This issue first came up because of what came up when they were approaching Osceola County regarding the development plan for the residential portion of Reunion Village. There's a bridge at the southern end of Spline Road that traverses Davenport Creek.

Mr. Scheerer: Right now it's a bridge to nowhere.

Mr. Flint: Yes, the bridge does not connect to anything. At the time, the developer was proposing to only have that as an emergency access or exit. As a result of that, the county requested they get the approval of the CDD for that plan. When that request was presented to the Board, the Board had some discussion about whether it would be preferable for that to be general access for residents or if it would be closed as an emergency exit. That's where we are at now.

Mr. Greenstein: We deferred action at the last meeting and we are going to have to defer action again at this meeting. The hope is by next meeting the developer of the property, Encore, and the successor will review some different aspects of the project. One of those aspects is access between that property and the rest of Reunion East over the bridge that goes nowhere. I'm hoping within the next month they will reach an agreement as to what is best overall. We will take action on whatever request that is. It surfaced because when they put in for the permit, the county asked for approval of that action and we were totally unaware of anything regarding that parcel and the access on that bridge. We needed time to assess the situation. If you go past the

property you will see that they are clearing the property. Hopefully by next meeting we will have clarity as to what the direction should be.

Resident: Has anyone on the Board seen any plans?

Mr. Flint: Yes, we've seen one layout.

Resident: Where does the District's property stop?

Mr. Flint: I don't know offhand and I don't have the drawings with me. We own to the southern end of the bridge and I'm not sure beyond that where the CDD property line ends.

Resident: Where is the hospital in relationship to that?

Mr. Flint: On the far side, on 532. It's going to be gated on the southern end of the residential piece between the commercial and residential. Whether there is through access the bridge or not, we know there will be restricted access at the southern end of the commercial piece.

Mr. Scheerer: We don't have anything in front of the Board today for them to decide on so there isn't an action item. It needs to be discussed and brought back.

Mr. Greenstein: There's a hearing on the 29<sup>th</sup> to officially adopt their finding, which is to connect Poinciana Parkway to 532.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Resolution 2019-04 Setting a Public Hearing for the Purpose of Towing Rules and Policies**

Mr. Flint: The Board has talked about the issue of parking at a couple different meetings. There are some areas that are worse than others in Reunion East. There was some new legislation adopted a couple of years ago that give CDD's the ability to adopt towing policies. Although CDD's don't have police powers, they do have the ability to adopt towing policies with the proper signage and designation of no parking areas. We asked John Cruz to come up with some preliminary areas that are the most problematic that the Board might consider putting a no parking/towing policy in place at. For the Board to do that, they have to go through a public hearing process called a Rule Hearing. We would have the proposed policy in front of the Board at the time they set the public hearing to put the towing policy in place.

Mr. Scheerer: The streets John identified were Corolla, Titian, Excitement, and Oconee.

Mr. Dryburgh: Why wasn't Gathering included?

Mr. Scheerer: We can add it.

Mr. d'Adesky: I suggest adding that in, get all the maps in the next agenda, and bring that back to the Board at the next agenda.

Mr. Greenstein: Does the identification of the streets and the proposed hours of enforcement have to be set in advance of the hearing?

Mr. d'Adesky: There is some wiggle room to change it, but due to the nature of this I would prefer to have a clear document path all the way through.

Mr. Greenstein: Got it. So between now and the next meeting we can solidify this.

Resident: I have no idea what you are talking about. Are you talking about restricting the parking on those streets overnight? Do you know what a major undertaking that is and all the problems and concerns the property owners would have?

Mr. Flint: They do, and that's why there's a public hearing required to do that.

Resident: You will have major pushback on that.

Mr. Dryburgh: We would expect that. You have to understand the way the parking situation is set up currently, you cannot get an emergency vehicle like a firetruck through the lanes at night because the cars are blocking so much of the street. At midnight you have a difficult time getting an emergency vehicle down there. We're trying to address everyone's concerns.

Mr. d'Adesky: We've had folks come to the Board and say they cannot get regular vehicles through.

Mr. Harding: Per the law, emergency vehicles can plough through those areas in case of emergency.

Resident: I understand. But there are 10-12 bedroom homes that have been approved and the guests park on the street. The reality is you have a number of people that have homes that have tenants in them that require parking on the street.

Mr. Greenstein: We've been officially discussing the subject at the meetings for the last 6 months or so. We started talking about our authority to do it before then. It is being presented for evaluation purposes. It is a test called a demonstration project. We identified the most egregious parking problems that we have on the east side, and that's what we are starting with. The resort is impacted by this. Every guest or resident can be impacted by this. We need to develop a parking plan for Reunion, and it won't happen overnight.

Mr. Dryburgh: We have discussed this with resort security, their input is very big with us. They're the ones that have to deal with it on Friday and Saturday nights. Those guys need a legal guideline they can go by when there are problems. It's not safe for people to park wherever they want, whenever they want.

Mr. Harding: We have people complaining about not being able to get out of their driveways.

Resident: That's a different situation. I find it hard to believe you can't get an ambulance or firetruck down any street in Reunion.

Mr. Harding: If you park on both sides of the street in some areas you could not get a firetruck through it.

Mr. Flint: The Board is not making a decision right now. They're making the decision next month.

## **SIXTH ORDER OF BUSINESS**

### **Public Hearing**

#### **A. Consideration of Resolution 2019-05 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations**

Mr. Flint: Is there a motion to open the public hearing.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor, the Public Hearing was opened.

Mr. Flint: The Board has discussed this budget at two meetings, the proposed was initially approved at the May meeting. It was revised at the June meeting. You set the date, place, and time of the public hearing for today for its final consideration. There is a proposed increase in the assessment amount. We will walk through the budget and take any public comments before you consider any action. On page 1 you have the revenue section. You have a combination of on roll assessments which are designated as tax collector, those are certified to the county for collection. That is on all the platted lots within Reunion East. You have an off roll or direct billed section, that is for any of the unplatted lots. We send them a direct bill versus it being on the tax bill. The total of that is not significantly different from the current budget. You can see the major categories. Administrative has a slight increase of \$6,000. Maintenance has about a \$20,000 adjustment, and half of that was pressure washing. The Heritage Crossings

Community Center costs have remained the same. We have an allowance in the event we need to operate the irrigation system as a utility. There would be certain operational costs the District would be obligated to fund. We have a transfer out to the Capital Reserve, and that is based on a Reserve Study the District had done a number of years ago. The total expenses are fairly close from the current year to the next year. The District has certain shared costs, like the maintenance of the roads and landscaping. The shared costs are on page 2. Originally they were split out by planned unit, but a couple years ago it was changed to be split by platted lot. When it was split to platted lots, the original percentage was about Reunion East 70% and Reunion West around 30%. Right now it is close to 56/44%. The portion that East pays has reduced over time, but the change in development plan and reduction of density has overridden any potential savings by the shift in shared cost. On page 3 you will see the current year and next years proposed assessments. At the bottom of Table 3 you will see the historical per unit amount. A single-family home is currently paying \$655.27. That number has been fairly flat for a number of years. It is proposed to go up by \$190.80 from 2019 to 2020. Again, it's not that our costs are increasing it is that we have trued up the original development plan to what is actually on the ground. Encore, the owner of that 109-acre piece, was really bearing a much larger portion of the assessments than they should have based on the development plan. They were paying based on a proposed development plan. If you go back far enough, you will see that the per unit assessments were actually higher at one point than what they are proposed to be in 2020. Are there any questions from the Board? If not, we will ask for public comments at this time on the budget and assessments.

Mr. Stanley Tourbush (7521 Morning Dove Circle): Is the increase the same for The Terraces?

Mr. Flint: The terraces are classified as multifamily and the proposed increase is \$143.10. The letter can be confusing, but it is a legal document and is required to be written a certain way. The only impact to you would be \$143 over a 12-month period.

Resident (Unidentified): What is the difference between single family and golf?

Mr. Flint: Golf only applies to the golf course. The golf club pays an assessment. The multi family is the terraces and Seven Eagles. Are there any other public comments? If not, I will bring it back to the Board for discussion and consideration of the resolution.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor, Resolution 2019-05 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations, was approved.

**B. Consideration of Resolution 2019-06 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: This resolution attaches the budget you just adopted and the assessment roll according to the per unit assessments that were approved in the budget. Are there any questions?

On MOTION by Mr. Harding seconded by Mr. Goldstein with all in favor, Resolution 2019-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: I'll ask for a motion to close the public hearing now.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor, the Public Hearing was closed.

Mr. Flint: I want to mention that we received a letter from Orlando Health yesterday and provided you all with a copy.

Mr. Scheerer: They were asking us something that is pretty much impermissible. We haven't done it in any other case. We can't do what they asked us to do, so there is no action that needs to be taken. We just want to note that we received it, we read it, and we cannot do anything about it.

Mr. Flint: We originally assessed them based on the planned development, then it converts to the actual development. In this case, the assessment for Orlando Health is based on their ultimate development of that site which would result in O&M assessments of \$235,000 a year. They are planning to build 370,000 square feet of commercial on that piece. They are going to be developing that site over time, and will initially have a free standing emergency room. That will be expanded to a free standing emergency room and a medical office building, then a hospital bed tower, and then the future phases are to be determined. They were asking consideration from the Board to phase in how those are assessments. Ultimately, we can't do that even if we wanted to. I apologize for not bringing this up during the hearing. As a result of this information, is there any desire to reopen the hearing and reconsider any action?



Mr. Greenstein: No.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Audit Committee  
Recommendation and Selection of an Auditor**

Mr. Flint: The Board sat as the Audit Committee and ranked Grau & Associates as the #1 ranked firm. I would ask for a motion to accept the Audit Committee's recommendation.

On MOTION by Mr. Greenstein seconded by Mr. Goldstein with all in favor, the Audit Committee's Recommendation Ranking Grau & Associates #1 and Selecting them as the Auditor, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. d'Adesky: I have a couple things. There are some tweaks on the MSA based on comments from Bond Counsel. We are trying to get that moved forward as quickly as we can. We have bonds levied on these properties, so we have to take the opinion of our Bond Counsel into consideration. The next item, next week we have a meeting with the attorney for Kingwood regarding the unexchanged bond. We will get back with the Board with whatever comes out of that meeting. We will work on finalizing the towing rules. Don asked me to provide some bullet points on the public roads and the nature of the roads. The roads inside Reunion are public roads. All the rules that apply to public streets also apply to the rules within Reunion, and we are not excepted from any of the rules that apply to public streets. One of those rules is you cannot drive golf carts on public street unless they have been designated as a golf cart road, which the roads within Reunion have not. You can drive them in 55+ communities, this is not one of those communities. There are exemptions, one of the exemptions is if they are doing government work or contractors for a government. Our landscapers are allowed to drive their landscaping vehicles around, and contractors are allowed. Driving golf carts on the street is a ticket-able offense by the Osceola Sheriff's Department.

Mr. Flint: There are ways to modify them to make them street legal.

Mr. d'Adesky: Yes, you can. It is expensive, but you can do it. That's all I have unless there are any other issues that the Board would like to discuss.

**B. Engineer**

There being none, the next item followed.

**C. District Manager's Report****i. Action Items Lists**

Mr. Flint: The first two items are on hold and Andrew hit on the MSA. Item 4 has been completed. The County has indicated that we can move forward with the four way stop without them requiring a study. Steve is putting together the schematics for that. We already discussed the parking issue. Can someone speak on the dog park playgrounds?

Mr. Goldstein: We are going to do a fenced dog park with the double gate. On the other side we proposed to do a playground since there isn't a decent playground in Reunion right now. Across from the dog park there is an area with a bench and trashcan right now. In that area we are going to put a really nice playground. We've done our due diligence.

Mr. Scheerer: The size of the dog park was estimated at 65 feet by 70 feet. It would have a double 4-foot gate with a concrete pad as a staging area for the pets when you're transitioning from the sidewalk to the park. There would be a trashcan there, and in the park there would be a station with bags. On the backside of the park we have to have a 5-foot gate, so the landscapers can get their equipment in there. It's double picket to help prevent small dogs from escaping. Steve and I met with multiple vendors. Service Solutions provided a quote for \$13,718.52 for the fence, to install the three gates was an additional \$1,224, and to pour an 8x8 path was \$1,600. We had another quote for the same fencing with a 5x5 pad for \$16,968. Rose Fence was a little more reasonable. For the same size, 65x70 with three gates and double picket fence, was \$10,200. Fence Outlet quoted \$13,096. This project was not budget for 2019. If the Board chooses to do, in talking with Steve we believe the logical approach would be to go with Rose Fence. We could get the pad poured for less than \$1,600. We are also working to add water to the park, but Toho is being very slow.

Mr. Flint: Do we own the property?

Mr. Scheerer: We do not own that. Should this be something the Board would like to do, we would have to approach the property owner, which is Kingwood.

Mr. Goldstein: We talked about budgeting for the dog park now, and building in the playground to the budget.

Mr. Flint: The Board already approved the budget, but you can amend it.

Mr. Scheerer: On the playground, we looked at an area approximately 30x40. It's an open piece of property. I have a picture of a playground that American Parks Company installed in another CDD in Osceola County. It's a turnkey operation, they do it all except for a sidewalk leading to the ADA access. There's a company called Playmore that we contacted. They haven't submitted their proposal yet.

Mr. Goldstein: We will bring this back to the next meeting with more information.

**ii. Approval of Check Register**

Mr. Flint: The total for July is \$628,895. A very large portion of that is moving assessment revenue to the Debt Service Fund.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor of Check Register for July totaling \$628,895, was approved.

**iii. Balance Sheet and Income Statement**

Mr. Flint: You also have the July 31<sup>st</sup> unaudited financial statements. If there's any questions, we can discuss it. Otherwise, there's no action required.

**iv. Status of Direct Bill Assessments**

Mr. Flint: We are 100% collected on our on-roll assessments and direct assessments.

Mr. Greenstein: That's great.

**v. Approval of the Fiscal Year 2020 Meeting Schedule**

Mr. Flint: We suggested the second Thursday of each month at 1:00 p.m. in this location.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor, the Fiscal Year 2020 Meeting Schedule, was approved.

**NINTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Is there any other business? Do you want to open the floor to public comment?

Mr. Greenstein: Sure.

Mr. Bagley: Three years I approached the Board about acquiring the stables, if the Board was inclined, I would pursue that again.

Mr. Flint: We are in the process of interfacing with Bond Counsel on what would be required. We received a letter of interest from another entity about acquiring this facility. We have bond funds that were used originally to construct it, and some tax issues that we would have to navigate through.

Mr. d'Adesky: We would either have to redeem bonds with an equivalent amount of what we sold it for. Or we would have to use the funds within two years for an eligible public project.

**TENTH ORDER OF BUSINESS**

**Supervisor's Request**

Mr. Flint: Any Supervisor's requests on the business?

There being none,

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date**

Mr. Flint: The next meeting date is September 12<sup>th</sup> at this location.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the meeting adjourned at 2:14 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for ensuring the integrity of the financial system and for providing a clear audit trail. The document also highlights the need for transparency and accountability in all financial dealings.

The second part of the document outlines the procedures for handling financial transactions. It details the steps involved in processing payments, receipts, and invoices, ensuring that all transactions are properly documented and recorded. The document also provides guidance on how to handle discrepancies and errors, emphasizing the importance of prompt reporting and resolution.

The third part of the document discusses the role of the financial system in supporting the organization's operations. It explains how the system is used to track expenses, manage budgets, and generate financial reports. The document also highlights the importance of regular reviews and audits to ensure the system is functioning correctly and that all transactions are properly recorded.

The fourth part of the document provides a summary of the key points discussed in the previous sections. It reiterates the importance of accurate record-keeping, proper transaction handling, and regular system reviews. The document also provides a list of resources and contacts for further information and support.

MINUTES OF MEETING  
REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Reunion East Community Development District was held Thursday, August 15, 2019 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present were:

John Dryburgh	Chairman
Mark Greenstein	
Don Harding	
Steven Goldstein	
Trudy Hobbs	
George Flint	
Andrew d'Adesky	
Alan Scheerer	
Rob Stultz	
John Cruz	
Richard Nasser	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll and a quorum was present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Any members of the public have comment for the Reunion East Board?  
Hearing none, we will move to the next item.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the May 9, 2019 Meeting**

Mr. Flint: Are there any additions, corrections or deletions?

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor, the Minutes of the May 9, 2019 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Tally of Audit Committee Member Ranking and Selection of an Auditor**

Mr. Flint: The Board, as a government entity, is required to have an annual independent audit preformed and the Florida statutes dictate the process of selecting an auditor. Part of that process is designating an Audit Committee. For purposes of approving the form of the RFP, the selection criteria, and evaluating the responses. The Board sitting as the Audit Committee has approved the form of the RFP, they have approved the selection criteria and the notice. The notice was ran in the Orlando Sentinel and we sent it to five or six of the firms that typically provide these types of services. As a result, we received four responses; Berger Toombs, Carr Riggs, Grau & Associates, and McDirmit Davis. The Committee approved a set of evaluation criteria which include the ability of the personnel, their experience, their ability to provide and furnish the services, understanding of the scope of work, and price. All those were equally weighted at 20 points. As a result, we've provided the Committee with a scoring sheet. The prices range in the first year anywhere from \$4,575 to \$5,500. We've asked for five years of pricing, but the Board would enter into one-year contracts each year. We need the Committee to come to an agreement on a consensus ranking. The pricing is different for Reunion East than it is for Reunion West. Reunion West made a decision to go with Grau & Associates, but you don't need to have the same auditor. Reunion East can choose to go with someone else.

Mr. Harding: We were all at that meeting, I would recommend going with the same ranking as the Reunion West Board.

Mr. Flint: So you will rank Grau & Associates #1, Carr Riggs #2, Berger #3, and McDirmit #4?

Mr. Harding: Correct.

On MOTION by Mr. Harding seconded by Mr. Dryburgh with all in favor, Ranking Grau & Associates #1 and Selecting them as Auditor, was approved.

## **FIFTH ORDER OF BUSINESS**

## **Adjournment**

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the meeting adjourned at 1:05 p.m.

## SECTION V



**RESOLUTION NO. 2019-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2019 AT 1:00 P.M. AT THE HERITAGE CROSSING COMMUNITY CENTER, 7715 HERITAGE CROSSING WAY, REUNION, FLORIDA 34747, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE ESTABLISHMENT OF RULES AND POLICIES FOR PARKING ON DISTRICT PROPERTY AND THE TOWING OF IMPROPERLY PARKED VEHICLES ON DISTRICT PROPERTY IN ACCORDANCE WITH CHAPTERS 120 AND 190, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Reunion East Community Development District (the “District”), pursuant to Board action, has previously determined to establish and/or modify rules and policies for the utilization of the community amenity facilities within the Reunion East Community Development District, and the Board has also determined to establish rules and policies related to parking on District Property and the towing of improperly parked vehicles on district property (the “Parking and Towing Rules”), the Board now desires to hold a public hearing to consider the advisability and propriety of said rules and policies, and also desires to provide notice of said public hearing; and

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

1. That there is hereby declared a public hearing to be held at 1:00 p.m., \_\_\_\_\_, 2019, at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida, 34747 for the purpose of hearing comment and objection to the Parking and Towing Rules. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, 135 W. Central Blvd, Suite 320, Orlando, FL 32801.
2. That the Board also hereby authorizes preliminary, proposed Parking and Towing Rules, attached hereto as Exhibit “A”.
3. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Osceola County.
4. That this Resolution shall become effective upon its passage.

*[SIGNATURES ON FOLLOWING PAGE.]*

**SIGNATURE PAGE TO RESOLUTION 2019-07  
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

**PASSED AND ADOPTED** this 12th day of September, 2019.

**BOARD OF SUPERVISORS OF THE  
REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT, a Florida  
community development district**

**ATTEST:**

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George Flint  
Secretary / Assistant Secretary

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Chairman / Vice Chairman

**EXHIBIT “A”**

**PRELIMINARY PARKING AND TOWING  
RULES AND POLICIES**

[ATTACHED BELOW]

# REUNION EAST COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

Adopted\_\_\_\_\_, 2019 (Resolution 2019-\_\_\_)

- 1.0 Parking and Towing. The rules and regulations of this Section 1.0 are hereby adopted by the Reunion East Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 1.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of -Way"), as generally depicted on the parking and towing map shown in Appendix 1.0 (the "Parking and Towing Map"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 1.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. Notwithstanding, overnight parking at the Heritage Crossing Clubhouse, defined as parking in the Heritage Crossing Clubhouse parking lot when the Heritage Crossing Clubhouse is closed, of those non-commercial vehicles authorized to or not prohibited from parking on the Right-of-Way is permitted for a time period not to exceed 72 hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 1.3 On-Street Parking.
- 1.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District Parking and Towing Map attached hereto as Appendix 1.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:
- (a) Guests and visitors shall be permitted to park on the streets for no longer than six (6) continuous hours in any one day. While parking, guests and visitors shall follow all parking rules and regulations, including those of the

Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

(f) Overnight parking, defined as parking between the hours of 12:00am (midnight) and 6:00am, shall be prohibited in the areas as indicated on the District Parking and Towing Map attached as Appendix 1.0

1.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 1.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to single-family home mailboxes. A clearance of fifteen (15') feet before the mailbox and fifteen (15') feet after the mailbox is required.

1.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area.

1.3.4 Vehicles temporarily parked in accordance with Section 1.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 1.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.

1.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area, and shall immediately be removed.

1.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area.

1.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area shall be used as a domicile or residence either temporarily or permanently.

1.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 1.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

## 1.5 Enforcement

1.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Vehicles and vessels parked in violation of the District Parking and Towing Rules upon first offense, may receive a warning affixed to the vehicle or vessel. Towing may be initiated only after the first offense of the vehicle, trailer, or object parked in violation of these Rules. Thereafter, upon direction in writing (email and facsimile are acceptable) from the District Manager or a designee of the District Manager, the tow contractor is authorized to commence towing for a violation or violations of these Rules pursuant to Section 715.07, *Florida Statutes*. A vehicle or vessel parked in violation of the District Parking and Towing Rules for a period of longer than twenty-four (24) hours after receiving its initial warning under this section shall be subject to towing.

1.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

1.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

1.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

1.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lot or Parking Area, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

1.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.



## **Appendix 1.0**

### **District Parking and Towing Map**



Depicted Roads or Road Portions where parking limited to one designated side:

Excitement Drive

Corolla Court

Titian Court

Gathering Drive

Oconee Street



## SECTION VI

## SECTION B

## **POLICY OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

### **POLICY FOR SIGNAGE ON DISTRICT PROPERTY AND RIGHTS-OF-WAY**

**PURPOSE.** The purpose of this Policy of the Reunion East Community Development District (the “District”) is to establish a policy regulating signage on property and rights-of-way owned by and within the boundaries of the District (“District Property”), provide definitions; and provide an effective date.

**SECTION 1 – SIGNAGE ON DISTRICT PROPERTY AND RIGHTS-OF-WAY.** The Reunion East Community Development District does hereby establish a policy regulating signage on District Property.

1.1 Pursuant to §190.012(d), *Florida Statutes*, the District has specific authority over: “District roads equal to or exceeding the applicable specifications of the county in which such district roads are located; roads and improvements to existing public roads that are owned by or conveyed to the local general-purpose government, the state, or the Federal Government; street lights; alleys; landscaping; hardscaping; and the undergrounding of electric utility lines.”

1.2 It is found and declared that the purpose of District Property, including rights-of-way, Public Streets, roads, alleys, and sidewalks, is for vehicular and pedestrian traffic. Obstructions on District Property, Public Streets, and rights-of-way create safety hazards for both pedestrians and motorists. Reasonable regulation of the use of Public Streets, rights-of-way and other District Property is necessary to protect the public’s health, safety and welfare.

1.3 No signage shall be placed on any District Property, except for Signage installed with the written authorization of the District or as required by federal, state or local law, permit, regulation or requirement.

1.4 Any Signage placed in violation of this provision may be removed immediately by any authorized personnel or agent of the District. Any sign so removed shall be disposed of without notice or compensation.

1.5 All such Signage, other than those required by law, shall meet or exceed any standards for Signage imposed by Osceola County and shall meet or exceed any Signage standards imposed by the Reunion East Property Owners Association (unless such standards

conflict with Osceola County standards, in which case Osceola County standards shall prevail). Signage shall be made of quality materials that do not easily warp, fade or degrade due to exterior use and the following Signage materials are expressly prohibited: paper, fabric, plywood, unfinished metal or any other material that easily warps, fades or degrades in quality due to exterior use.

1.6 All such Signage shall be for the purpose of providing direction and wayfinding information and will not be for the purpose of marketing and/or advertisement.

1.7 All flyers, posters and other similar temporary Signage, which is placed on existing light pole fixtures and installed for the purpose of notifying Residents of upcoming community events or information, shall be exempted from this Policy. However, the District retains the right to remove any Signage if it endangers the health, safety, welfare of District residents or in any way prevents or obstructs the maintenance of District Property or District Improvements.

1.8 Upon enactment of this Policy by the District, there shall be a sixty (60) day grace period for owners of existing Signage on District Property to seek the written authorization of the District. The District may remove any unauthorized existing Signage remaining following the sixty (60) day grace period.

## SECTION 2 - DEFINITIONS.

The following definitions apply to this Chapter:

2.1 “Alley” - means a narrow service way dedicated to public use providing a secondary means of access to abutting properties and not intended for general traffic circulation.

2.2 “District” - means the Reunion East Community Development District, a political subdivision of the State of Florida, created pursuant to Chapter 190, *Florida Statutes*.

2.3 “District Property” - means property and rights-of-way owned by and within the boundaries of the District, including, but not limited to, any District right-of-way, open space, Public Street, road, alley or sidewalk owned by the District.

2.4 “Reunion East Community Development District” - means a political subdivision of the State of Florida, created pursuant to Chapter 190, *Florida Statutes*.

2.5 “Public Street” - means a street that has been dedicated to the public by the approval of an appropriate government agency and by the recordation of a plat, deed or other document in the public records.

2.6 “Signage” - means any device designed to inform or attract the attention of persons by the display of characters, letters, illustrations or any ornamentation. The term signage, as used herein, does not include any such device installed by the District, its assignees, contractors, licensees, or any governmental authority exercising jurisdiction over the District.

2.7 “Street” - means a public thoroughfare owned by the District, including avenue, road, lane, drive or other such terms.

2.8 Terms “may” and “shall” - As used herein, the word “may” is permissive, and the word “shall” is mandatory.

**Specific Authority:** Chapter 190.011, 190.012(3), 120.54, *Florida Statutes*  
**Law Implemented:** Chapter 190.012, 190.012(1), 190.012(3), *Florida Statutes*

## SECTION C

**AMENDED AND RESTATED**  
**SECURITY SERVICES PROVIDER AGREEMENT**  
**(OPERATIONS)**

**THIS AMENDED AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT** (this “**Agreement**”) is entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2019, by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Osceola County, Florida (the “**District**”), and **THE REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC.** a Florida not-for-profit corporation (the “**POA**”).

**RECITALS**

**WHEREAS**, the District and the POA previously entered into a Security Services Provider Agreement dated November 10, 2005 (the “**Prior Agreement**”), the term of which subsequently expired; and

**WHEREAS**, the District and the POA now desire to extent, amend and restate the terms of the Prior Agreement in their entirety as set forth herein.

**WHEREAS**, the following amenities and properties are owned and operated by the District: See attached Exhibit “A” for a complete list of facilities, together with certain buildings, furniture, fixtures, machinery, appliances, operating equipment, books, records and other personal property used in the operation of such facilities (collectively, the “**District Facilities**”).

**WHEREAS**, the POA acknowledges that the District, its residents and their guests expect a high level of service, quality and professionalism with regard to any security service provided within the District.

**WHEREAS**, the District, which encompasses approximately 1,000 acres, is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended. The District was created in October 2001 by Osceola County Ordinance #01-31.

**WHEREAS**, the District owns the real property on which the District Facilities are constructed.

**WHEREAS**, the District desires the benefit of the presence and expertise of professional security services to assist in the monitoring and security of District Facilities upon the terms and conditions set forth in this Agreement, and the POA is willing to provide such security services to the District directly or through an authorized sub-operator pursuant to the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, in consideration of the sum of One and 00/100 Dollars (\$1.00), each to the other paid and other valuable considerations paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. Term of Agreement. This Agreement shall be for an initial term beginning on October 1, 2019 and ending on September 31, 2021. At the end of this initial, approximately 2 year term, the Agreement shall be extended for a period of five (5) years and an addendum to this Agreement signed reflecting the new term of the Agreement; all other conditions and provisions of the Agreement shall remain the same. Additional extensions shall be at the option of the District.

3. Acceptance of Security Services Responsibility. The District hereby retains the POA to render the services herein stated in accordance with the standards set forth herein, and the POA hereby accepts such duties and shall discharge such duties all in accordance with the terms and conditions set forth in this Agreement. The POA shall take no actions inconsistent with Florida law, rules and regulations, pertaining to the District, including, but not limited to, public access requirements.

4. Specific Authority. The District hereby grants to the POA the power and authority to provide, either directly or through a sub-operator(s), security services to, and surveillance and monitoring of, the District Facilities.

5. Delegation. The POA may retain a sub-operator(s), such as a professional security services provider or other qualified operator, including, without limitation, an affiliate of the POA, to perform some or all of its duties with respect to the District Facilities and may delegate to such sub-operator(s) some or all of its authorities and duties hereunder, so long as all of the terms of this Agreement are incorporated into the terms of any such agreement between the POA and any sub-operator(s) (as applicable, the “**Sub-Operator**”). It shall be the responsibility of the POA to require that any Sub-Operator has the ability to, and has in fact agreed to, assume the responsibilities of the POA under this Agreement. Should the POA elect to retain a Sub-Operator in accordance with this Agreement, and should such Sub-Operator assume all of the obligations and duties of the POA hereunder, then any reference, where applicable, to the POA in this Agreement shall automatically refer to the Sub-Operator.

6. Expenses and Compensation. The District shall reimburse the POA for any and all expenses and costs the POA incurs during the term hereof in relation to providing such security services on behalf of the District as described herein, but only up to an amount equal to the sum the District has budgeted for security services in that particular year. Should the POA provide security services on behalf of the District for only a portion of any given year, then the fee paid by the District to the POA for such services shall be prorated accordingly on a monthly basis. Any past due amounts will bear interest at the rate of 4% per annum. Compensation fees for future years shall be incorporated automatically by the District’s adoption of its annual



budget, but the District hereby agrees that the amount allocated for security services in its future annual budgets shall not be less than \$140,000.00 so long as this Agreement is in force. In the event the District's budget does not allocate at least \$140,000.00 annually for security services, the POA shall have the right to terminate this Agreement at such point when the amount of compensation paid to the POA under this Agreement actually falls below the \$140,000.00 annual minimum requirement or its monthly pro-rated equivalent.

7. Services Provided by the POA. The POA, individually or through a Sub-Operator shall, in accordance with this Agreement, ensure that the District Facilities are provided with the following security services ("**Services**"):

(a) security personnel to man the main entry guardhouse within the District, 24 hours per day, seven days a week, and control access to the District Facilities in strict accordance with specified and approved District rules and regulations as adopted by the District, as may be amended by the District from time to time upon at least 30 days' prior written notice to the POA;

(b) security personnel to constitute roaming security patrols to monitor the District Facilities and all roads therein as determined by the District and, in the event a Sub-Operator is retained, as confirmed by the POA;

(c) monitoring of all construction sites within the District Facilities;

(d) responding to security emergencies within the District Facilities;

(e) traffic control when necessary;

(f) on-site vehicle assistance;

(g) maintaining severe weather and disaster response preparedness; and

(h) trained first responders for emergencies.

8. Standards and Operation. The Services shall be provided in accordance with those of a high quality professional security services provider, and at a level consistent with or better than a similar operation in central Florida.

9. Employees; Independent POA Status. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of entities retained by the POA, including the Sub-Operator, are the sole responsibility of such entities retained by the POA. Any entity retained by the POA shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. In performing any Services, the POA shall be an independent contractor and not an employee of the District, and any Sub-Operator(s) or entity retained by the POA to perform the Services shall only have contractual privity with the POA and shall not be an employee or an independent contractor of

the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and the POA. The POA has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District.

10. Supervision of Security Officers. The POA shall have the sole right to direct and supervise all security officers and other personnel furnished by the POA to the District. The District shall not have the right to alter instructions or directions given to the security officers or other personnel furnished by the POA or assume any supervision of such security officers or personnel. Notwithstanding anything contained in this paragraph, any rules, regulations or policies of the District either currently in force or officially adopted from time to time by the District (which, if applicable, security officers or other personnel shall be required to follow in accordance with this Agreement) shall not be construed as instructions or directions from the District to any security officers or other personnel. If POA security officers and/or other personnel furnished by the POA to the District fail to comply with rules, regulations or policies of the District, that shall be treated as a material breach, including termination for material breach within ten (10) days if not cured pursuant to Section 13 hereunder.

11. Insurance.

(a) In the event the POA undertakes to directly provide the Services to the District, the POA shall obtain and keep in force at POA's expense all of the insurance policies listed below. All insurance shall be issued by companies authorized to do business under the laws of the State of Florida, and must be reasonably acceptable to the District. The POA shall furnish certificates of insurance to the District prior to the commencement of the Services, naming the District as an additional insured, and the POA shall maintain such certificates in full force and effect. Each certificate shall clearly indicate that the POA has obtained insurance of the type, amount and classification as required for strict compliance with this paragraph, and there shall be no material change or cancellation of any insurance policy without thirty (30) days' prior written notice to the District. Insurance coverages shall be as follows:

- (i) Worker's Compensation: The POA shall provide worker's compensation coverage for all employees and require any Sub-Operator to provide the same to its employees. The limits shall be the statutory limits for worker's compensation and \$1,000,000 for employer's liability.
- (ii) Comprehensive General Liability: The POA shall provide coverage for all operations including, but not limited to, Contractual, Products and complete Operations and Personal Injury, in an amount of at least \$1,000,000 combined single limit.
- (iii) Other Insurance: The POA agrees to acquire and maintain such other insurance as may be reasonably required by the District during the term of this Agreement.

In the event the POA elects to retain a Sub-Operator(s) to perform its duties under this Agreement, the POA shall be relieved from complying with the specific insurance requirements

set forth in this paragraph 10; however, the POA shall be responsible for assuring that any and all Sub-Operators carry insurance in the minimum amount set forth in this paragraph 10 and comply with all other requirements of this paragraph.

(b) The District shall be named as an additional insured under any and all policies required under this Agreement, whether such insurance policies are acquired by the POA or a Sub-Operator. Acceptance by the District of any evidence of insurance submitted by the POA does not relieve or decrease in any manner the liability of the POA for performance of the Services in accordance with the terms and conditions hereof.

(c) The District hereby agrees to maintain an insurance policy insuring against comprehensive general liability with coverage limits as permitted by Florida law throughout the term of this Agreement.

12. Licenses, Transfers. The POA or the Sub-Operator, as the case may be, shall, at its own expense, secure all required permits, licenses and/or authorizations as are necessary to perform the Services. All licenses will be obtained in the name of the POA, if possible. In the event the POA is in default under this Agreement and/or this Agreement is terminated by the District, the POA agrees that it will transfer (to the maximum extent permitted by law, ordinance or other governmental regulation), at the District's expense, all permits and licenses which may be held by the POA as are necessary to provide the Services, to the District or, at the District's sole option, to the District's nominee.

13. Termination. This Agreement can be terminated by either party, with or without just cause, upon sixty (60) days' prior written notice to the other party. This Agreement may be terminated by the District upon a material breach of this Agreement by the POA, which breach is not cured within ten (10) days after receipt of written notice thereof from the District.

14. Notices. Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

**District:** Governmental Management Services, L.L.C.  
RE: Reunion East Community Development District  
135 W. Central Blvd, Suite 320  
Orlando, FL 32801  
Attention: District Manager

and a copy to: Latham, Luna, Eden & Beaudine.  
111 N. Magnolia Ave, Suite 1400  
Orlando, Florida 32801  
Attention: District Counsel

**POA:** The Reunion Resort & Club of Orlando Master  
Association, Inc.  
1631 E Vine Street, Suite 300  
Kissimmee, Florida 34744

and a copy to: Aegis Community Management Solutions, Inc.  
1631 E Vine Street, Suite 300  
Kissimmee, Florida 34744

15. Waivers.

(a) Risk of Loss. It is understood and agreed between the parties that the POA is not an insurer and that the rates being paid for Services are for security officer services designed to deter certain risks of loss, which rates are not related to the value of the real or personal property monitored in respect of the provision of the Services. All amounts being charged by the POA are insufficient to guarantee that no loss will occur, and the POA makes no guarantee, implied or otherwise, that no loss will occur or that the Services supplied will avert or prevent occurrences or losses that the Services are designed to help deter or avert. The District shall assume all risk of loss or physical damage to the District Facilities and any other property occurring as a result of nature, fire or other casualty and the District waives any right of recovery and its insurer rights of subrogation against the POA or any other person or entity for any loss or damage resulting from any such risks.

(b) Client Vehicle(s). If the District requires the POA's personnel to drive any vehicle(s) during the course of their duties other than the security officer's own personal vehicle or a vehicle furnished by the POA, the District agrees that its insurance is primary; and the District further agrees to carry comprehensive fire and theft, collision and liability insurance on the District's vehicle(s) in such amounts and with such deductibles and other terms as the POA may require. The District agrees to waive all rights of recovery from the POA and, subject to the limitations contained in this paragraph, to indemnify, hold harmless and defend the POA and each other Indemnified Party from any and all such losses, claims, suits, damages, thefts and expenses that may arise out of the authorized or permitted use of the District's vehicle(s). However, in the event the District shall be required to indemnify any party under this paragraph, this indemnification shall, in all circumstances, be limited to an amount not to exceed the total amount of any insurance proceeds available to the District at the time the indemnification is made plus any amount previously paid or then due and payable to the POA as compensation for providing the Services hereunder.

(c) Security Officer Theft. It is expressly understood and agreed that under no circumstances will the POA be responsible for the theft or other loss of the District's property not directly attributable to thefts by security officers employed by the POA or any Sub-Operator. In the event of allegations of security officer thefts, the District waives its right of recovery unless (i) the POA is notified in writing of such allegations within forty-eight (48) hours of the discovery of any suspected security officer theft; (ii) the District fully cooperates with the POA

in the investigating of the facts; (iii) the District presses formal charges; and (iv) a conviction is obtained.

16. Indemnification. Except for matters specified in Section 15, the POA agrees to indemnify, save harmless and defend the District, their officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) the POA's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of the POA, its agents, employees or subcontractors, in the performance of this Agreement.

17. Compliance with All Laws, Regulations, Rules and Policies. Notwithstanding any reference made in any paragraph within this section, the provisions of this section and the duties and obligations set forth herein shall apply equally to both the POA and any Sub-Operator(s) the POA may retain to provide the Services.

(a) At all times, the POA is expected to operate in accordance with all applicable statutes, regulations, ordinances and orders, as well as the rules and policies of the District, including, but not limited to, the Rules of the Reunion East District, Chapter 8, a copy of which is attached hereto as Exhibit "B" and incorporated herein.

(b) The POA hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District Facilities are located, at the POA's sole cost and expense, and the POA will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services as may be issued by any governmental agency having jurisdiction over the POA, unless specifically instructed by the District or the District Manager that it intends to contest such orders or requirements and that the POA shall not comply with the same. The POA shall provide immediate notice to the District Manager, which shall in turn notify the District within two (2) business days, of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. The POA agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to the POA.

(d) The POA shall promptly comply with all environmental statutes, rules, laws, regulations and notices and shall not keep or accumulate any flammable, polluting, or hazardous materials or substances on the District Facilities except in quantities reasonably necessary to carry out its duties under this Agreement. The POA shall hold the District harmless from any fines, penalties, costs and damages resulting from the POA's failure to do so. The



POA shall immediately discontinue any activity which is in violation of law and shall remedy the same immediately; the POA shall be responsible for the payment of any associated fines or penalties.

(e) The POA shall bear all costs associated with compliance under the Americans with Disabilities Act or any other such state or federal legislation related to its performance of the Services; provided, however, that the District shall be solely responsible for such compliance in respect of the improvements constituting the District Facilities.

18. Ownership of Books and Records & Public Records.

(a) POA understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, POA agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. POA acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently GMS – Central Florida (the “Public Records Custodian”). POA shall, to the extent applicable by law:

(b) Keep and maintain public records required by District to perform services.

(c) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(d) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the POA does not transfer the records to the Public Records Custodian of the District; and

(e) Upon completion of the Agreement, transfer to District, at no cost, all public records in District’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

**IF POA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE POA’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT’S CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT [GFLINT@GMSCFL.COM](mailto:GFLINT@GMSCFL.COM) OR BY REGULAR MAIL AT 135 W. CENTRAL BLVD, SUITE 320, ORLANDO, FLORIDA 32801, ATTN: DISTRICT PUBLIC RECORDS CUSTODIAN.**

19. Maintenance of District Facilities. Notwithstanding the fact that the POA or a Sub-Operator may occupy a District Facility in order to provide the Services under this Agreement, the District shall be responsible for the maintenance of all District owned property

and assets including, but not limited to, any and all guard houses and security gates. However, the POA or Sub-Operator shall be responsible for any and all installation and maintenance of equipment, tools, communication devices, monitoring devices or other items which are necessary for the POA or Sub-Operator to provide the Services contemplated hereunder. In addition, the POA or the Sub-Operator shall maintain a current inventory of all items or assets owned by the POA or the Sub-Operator which are installed, placed or stored on District property or in a District Facility, but these items and assets shall at all times remain the property of the POA or the Sub-Operator, as the case may be.

20. Planning and Financial Reporting. The POA shall develop and maintain a business plan and procedures manual for the operation of the security services within the District. A representative of the POA will provide, on an annual basis, financial reports to the District or the District's designated representative by the thirtieth (30th) day of the month following the end of each fiscal year of the POA. At the request and expense of the District, an audit may be requested by the District at any time. The POA shall cooperate fully with the auditor selected by the District.

21. Sovereign Immunity. Nothing herein shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, Florida Statutes, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

22. Third Party Beneficiaries. The Services provided under this Agreement are solely for the benefit of the District and neither this Agreement nor any Services rendered hereunder shall give rise to or shall be deemed to or construed so as to confer any rights on any other party as a third party beneficiary or otherwise, including any owners of property within the District.

23. Attorneys' Fees. In the case of the failure of either party hereto to perform and comply with any of the terms, covenants or conditions hereof, and such terms, covenants or conditions, or damages for the breach of same are enforced or collected by suit or arbitration or through an attorney at law, whether suit or arbitration is brought or not, the party so failing to perform and comply hereby agrees to pay the other party hereto a reasonable sum of money for attorneys' fees, together with the costs, charges, and expenses of such collection or other enforcement of rights in any such litigation or arbitration.

24. Governing Law and Jurisdiction. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.**

25. No Waiver. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such

party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

26. Miscellaneous.

(a) The captions for each paragraph of this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, or the intent of any provision hereof.

(b) Except as set forth herein, the POA may not assign this Agreement or any of the rights and duties expressed herein except with the District Manager's prior written consent, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the assignment of all or a portion of the rights and obligations hereunder to a Sub-Operator shall not constitute an assignment hereof.

(c) Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders, as the context requires.

(d) The POA and the District have had equal input in the drafting of this Agreement and, in consideration thereof, the language used in this Agreement will be construed according to its fair and common meaning and will not be construed more stringently or liberally for either party.

(e) If any provision of this Agreement is held to be illegal or invalid, the other provisions shall remain in full force and effect.

(f) No Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

(g) Time of the Essence. Time, and timely performance, is of the essence of this Agreement and of the covenants and provisions hereunder.

(i) Counterparts and Facsimile. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. Such executions may be transmitted to the parties by facsimile and such facsimile execution shall have the full force and effect of an original signature. All fully executed counterparts, whether original executions or facsimile executions or a combination thereof, shall be construed together and shall constitute one and the same agreement.



***[SIGNATURES ON FOLLOWING PAGE]***

**SIGNATURE PAGE TO  
AMENDED AND RESTATED SECURITY SERVICES PROVIDER AGREEMENT**

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

**WITNESSES:**

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Print: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**WITNESSES:**

**THE REUNION RESORT & CLUB OF  
ORLANDO MASTER ASSOCIATION,  
INC.** a Florida not-for-profit corporation

\_\_\_\_\_  
Print: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Print: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT "A"**

**LIST OF DISTRICT FACILITIES/PROPERTY**

[Description of all District facilities and property to be provided.]

## SECTION VII

## SECTION C

# SECTION 1

### Reunion East

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	3/14/11	Irrigation Turnover	Developer		On Hold	Issue on Hold Pending CUP Negotiation
2	3/16/17	Allocation of 532 Costs	Scheerer/d'Adesky		On Hold	Proposals from Yellowstone presented at August meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	1/11/18	Amendment to MSA to Incorporate Heritage Crossing Community Center & Horse Stables	Resort/Flint		In Process	Negotiations with New Resort Owners to Take Place Over the Course of 60-90 Days
4	4/11/19	Review of 4-Way Stop at Spine Road & Tradition Blvd.	Boyd		In Process	County advised District Can Move Forward with Installation.
5	4/11/19	Corolla Court Parking Issue; Evaluation of Addition of Street Parking Towaway Zones	Williams/Cruz/Scheerer		In Process	Proposed Towing Policy on September Meeting Agenda
6	4/11/19	Patriot's Landing Small Retention Pond Cleanup	Boyd		In Process	Board Approved Vendor to Commence Work in Fall
7	4/11/19	Creating Dog Parks/Playground	Goldstein		In Process	Proposals Have Been Received
8	5/9/19	Crosswalk in Front of Resort	Boyd		In Process	

### Reunion West

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	1/11/18	Installation of Neighborhood Monuments	Scheerer		In Process	6 of 7 Permits Were Approved and Installation Has Begun

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
2	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd		In Process	Engineer Authorized to Prepare Work Authorizations for Parking Area and Landscaping Installations in Amount NTE \$10,000 Each. Chairman Authorized to Execute Authorizations.
3	2/21/19	Evaluate Traffic Lanes for Sinclair Road Gate	Boyd/Scheerer		In Process	Engineer Authorized to Prepare Work Authorizations for Traffic Lane Work in Amount NTE \$10,000. Chairman Authorized to Execute Authorizations.
4	4/11/19	Review of 4-Way Stop at Tradition Blvd. & Golden Bear	Boyd		In Process	County advised District Can Move Forward with Installation.



Reunion Resort & Club  
Seven Eagles Cove CDD Action Items Punch List

Ref #	Notes & Action Items Description	Target Date	Responsible Party(s)	Status/Notes/Next Steps	Completed Date	Comments
1	Landscaping around building is over grow	21-Mar	Yellowstone	Landscaping needs to be replaced in serval areas		On Hold

## SECTION 2

# Reunion East

## Community Development District

### Summary of Check Register

August 1, 2019 to August 31, 2019

Fund	Date	Check No.'s		Amount
General Fund	8/7/19	4342-4347	\$	28,135.57
	8/13/19	4348	\$	7,876.97
	8/14/19	4349-4355	\$	12,479.22
	8/19/19	4356-4359	\$	5,848.35
	8/26/19	4360-4369	\$	22,159.65
	8/28/19	4370	\$	25.96
	8/30/19	4371-4372	\$	5,035.55
			\$	81,561.27
Payroll	<u>August 2019</u>			
	Donald Harding	50494	\$	184.70
	John Dryburgh	50495	\$	184.70
	Mark Greenstein	50496	\$	184.70
	Steven Goldstein	50497	\$	184.70
	Trudy Hobbs	50498	\$	184.70
			\$	923.50
			\$	82,484.77

\*\*\* CHECK DATES 08/01/2019 - 08/31/2019 \*\*\*

REUNION EAST-GENERAL FUND  
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/07/19	00129	7/29/19 4566	201907 320-53800-47700		*	380.80	
			RPLC LGHT BULB/WALL SCONE				
		7/29/19 4566	201907 300-13100-10100		*	299.20	
			RPLC LGHT BULB/WALL SCONE				
		7/30/19 4568	201907 320-53800-46200		*	369.60	
			INST.TOILET/EMG LGHT/SCRW				
		7/30/19 4568	201907 300-13100-10100		*	290.40	
			INST.TOILET/EMG LGHT/SCRW				
		7/30/19 4570	201907 320-53800-46200		*	394.80	
			RPR PAVR-HC/CP/HS/TR POOL				
		7/30/19 4570	201907 300-13100-10100		*	310.20	
			RPR PAVR-HC/CP/HS/TR POOL				
			BERRY CONSTRUCTION INC.				2,045.00 004342
8/07/19	00134	8/02/19 2359	201907 310-51300-31100		*	924.07	
			CDD MTG/CERT/SITE VISIT				
			BOYD CIVIL ENGINEERING				924.07 004343
8/07/19	00049	7/31/19 CF0239	201907 320-53800-47700		*	391.91	
			CLN BTHRM/WALL/FLR/BALAST				
		7/31/19 CF0239	201907 300-13100-10100		*	307.93	
			CLN BTHRM/WALL/FLR/BALAST				
			GOVERNMENTAL MANAGEMENT SERVICES				699.84 004344
8/07/19	00163	7/27/19 1491	201907 320-53800-47500		*	448.00	
			PRESS.WASH-HORS STBL/SDWK				
		7/27/19 1491	201907 300-13100-10100		*	352.00	
			PRESS.WASH-HORS STBL/SDWK				
			PRESSURE WASH THIS				800.00 004345
8/07/19	00054	8/07/19 2019AUG	201908 320-53800-34500		*	6,533.33	
			SECURITY SERVICES AUG19				
		8/07/19 2019AUG	201908 300-13100-10100		*	5,133.33	
			SECURITY SERVICES AUG19				
			REUNION RESORT & CLUB MASTER ASSOC.				11,666.66 004346
8/07/19	00117	7/25/19 5436161	201907 310-51300-32300		*	4,000.00	
			TRUSTEE FEES SER.2015-1				
		7/25/19 5436161	201907 310-51300-32300		*	4,000.00	
			TRUSTEE FEES SER.2015-2				
		7/25/19 5436161	201907 310-51300-32300		*	4,000.00	
			TRUSTEE FEES SER.2015-3				
			USBANK				12,000.00 004347
8/13/19	00049	8/01/19 467	201908 310-51300-34000		*	3,689.58	
			MANAGEMENT FEES AUG19				

REUE REUNION EAST TVISCARRA

\*\*\* CHECK DATES 08/01/2019 - 08/31/2019 \*\*\*

REUNION EAST-GENERAL FUND  
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT	#
8/01/19	467		201908	310-51300-35100	INFORMATION TECH AUG19	*	183.33		
8/01/19	467		201908	310-51300-31300	DISSEMINATION FEE AUG19	*	541.67		
8/01/19	467		201908	310-51300-51000	OFFICE SUPPLIES AUG19	*	21.02		
8/01/19	467		201908	310-51300-42000	POSTAGE AUG19	*	17.06		
8/01/19	467		201908	310-51300-42500	COPIES AUG19	*	58.65		
8/01/19	467		201908	310-51300-41000	TELEPHONE AUG19	*	38.13		
8/01/19	468		201908	320-53800-12000	FIELD MANAGEMENT AUG19	*	3,320.92		
8/01/19	468		201908	320-53800-46200	PUBLIX-BATTERIES	*	6.61		
GOVERNMENTAL MANAGEMENT SERVICES							7,876.97	004348	
8/14/19	00074	7/31/19	179032	201907 320-53800-47000	AQUATIC PLANT MGMT JUL19	*	72.24		
		7/31/19	179032	201907 300-13100-10100	AQUATIC PLANT MGMT JUL19	*	56.76		
APPLIED AQUATIC MANAGEMENT, INC.							129.00	004349	
8/14/19	99999	8/14/19	VOID	201908 000-00000-00000	VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****							.00	004350	
8/14/19	00129	8/01/19	4572	201908 320-53800-46200	RPLC BRKN TOILET/EMRG LT	*	263.20		
		8/01/19	4572	201908 300-13100-10100	RPLC BRKN TOILET/EMRG LT	*	206.80		
		8/06/19	4573	201908 320-53800-46200	RPLC UMBRLA POOL A/POOL B	*	294.00		
		8/06/19	4573	201908 300-13100-10100	RPLC UMBRLA POOL A/POOL B	*	231.00		
		8/06/19	4575	201908 320-53800-46200	RPLC 2 UMBRELLA @ CARR.PT	*	196.00		
		8/06/19	4575	201908 300-13100-10100	RPLC 2 UMBRELLA @ CARR.PT	*	154.00		
		8/09/19	4574	201908 320-53800-46200	RPLC 1 UMBRELLA @ TERRACE	*	98.00		
		8/09/19	4574	201908 300-13100-10100	RPLC 1 UMBRELLA @ TERRACE	*	77.00		
		8/09/19	4576	201908 320-53800-47700	RPLC 2CEILING TILE/42 LTS	*	487.20		

REUE REUNION EAST TVISCARRA

\*\*\* CHECK DATES 08/01/2019 - 08/31/2019 \*\*\*

REUNION EAST-GENERAL FUND  
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #
8/09/19	4576		201908 300-13100-10100		*	382.80	
			RPLC 2CEILING TILE/42 LTS				
8/09/19	4577		201908 320-53800-46200		*	156.80	
			RPLC PLSTC HOUSING/SCREWS				
8/09/19	4577		201908 300-13100-10100		*	123.20	
			RPLC PLSTC HOUSING/SCREWS				
8/09/19	4578		201908 320-53800-47700		*	856.80	
			RPLC 8 LED LIGHT @ STABLE				
8/09/19	4578		201908 300-13100-10100		*	673.20	
			RPLC 8 LED LIGHT @ STABLE				
BERRY CONSTRUCTION INC.						4,200.00	004351
8/14/19	00157	8/06/19	117 201908 320-53800-47400		*	112.00	
			REDUCE BRNCH/CRT CLRANCE				
		8/06/19	117 201908 300-13100-10100		*	88.00	
			REDUCE BRNCH/CRT CLRANCE				
		8/08/19	116 201908 320-53800-47400		*	1,232.00	
			RMV/STUMP GRIND SPLIT OAK				
		8/08/19	116 201908 300-13100-10100		*	968.00	
			RMV/STUMP GRIND SPLIT OAK				
ENVIRO TREE SERVICE LLC						2,400.00	004352
8/14/19	00011	8/07/19	18602 201907 310-51300-31400		*	600.00	
			ARBITRAGE SERIES 2005				
GRAU & ASSOCIATES						600.00	004353
8/14/19	00154	8/07/19	7988 201908 320-53800-48000		*	1,820.00	
			LANDSCAPE CONSULTING AUG				
		8/07/19	7988 201908 300-13100-10100		*	1,430.00	
			LANDSCAPE CONSULTING AUG				
SUNSCAPE CONSULTING						3,250.00	004354
8/14/19	00030	7/31/19	REU44039 201906 320-53800-46500		*	522.27	
			RPR BRKN HDS/IRG.LINE/NOZ				
		7/31/19	REU44039 201906 300-13100-10100		*	410.35	
			RPR BRKN HDS/IRG.LINE/NOZ				
		7/31/19	REU44040 201907 320-53800-46500		*	541.86	
			RPR BRKN HD/NOZZ/ZONE LIN				
		7/31/19	REU44040 201907 300-13100-10100		*	425.74	
			RPR BRKN HD/NOZZ/ZONE LIN				
YELLOWSTONE LANDSCAPE						1,900.22	004355
8/19/19	00095	8/12/19	S110409 201908 320-53800-57400		*	2,709.11	
			RPLC MAIN/EMRG BRD/CRD RD				
		8/12/19	S110409 201908 300-13100-10100		*	2,128.59	
			RPLC MAIN/EMRG BRD/CRD RD				

REUE REUNION EAST TVISCARRA

\*\*\* CHECK DATES 08/01/2019 - 08/31/2019 \*\*\*

REUNION EAST-GENERAL FUND  
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #
8/12/19		S110911	201908 320-53800-57400		*	73.92	
			RESET EMRG CTRLR/PANEL				
8/12/19		S110911	201908 300-13100-10100		*	58.08	
			RESET EMRG CTRLR/PANEL				
ACCESS CONTROL TECHNOLOGIES, INC.						4,969.70	004356
8/19/19	00129	8/14/19	4582 201908 320-53800-53200		*	103.60	
			REINST.STOP SIGN SEVN EGL				
		8/14/19	4582 201908 300-13100-10100		*	81.40	
			REINST.STOP SIGN SEVN EGL				
BERRY CONSTRUCTION INC.						185.00	004357
8/19/19	00168	8/13/19	48123 201908 320-53800-47700		*	276.44	
			RMV GRAVEL/REINFRC ROOF				
		8/13/19	48123 201908 300-13100-10100		*	217.21	
			RMV GRAVEL/REINFRC ROOF				
JURIN ROOFING SERVICES INC						493.65	004358
8/19/19	00163	7/01/19	1487 201907 320-53800-47500		*	112.00	
			PRS.WSH/TRT-PK WATSON AVE				
		7/01/19	1487 201907 300-13100-10100		*	88.00	
			PRS.WSH/TRT-PK WATSON AVE				
PRESSURE WASH THIS						200.00	004359
8/26/19	00092	7/30/19	073019 201907 320-53800-41000		*	31.64	
			HC PHONE LINE 4574 JUL19				
		7/30/19	073019 201907 300-13100-10100		*	24.86	
			HC PHONE LINE 4574 JUL19				
		7/30/19	073019 201907 330-53800-41000		*	56.50	
			HC PHONE LINE 9758 JUL19				
		7/30/19	073019 201907 330-53800-41000		*	56.50	
			HC PHONE LINE 9867 JUL19				
		7/31/19	073119 201907 330-53800-43300		*	825.00	
			BALLROOM CLEANING JUL19				
REUNION RESORT						994.50	004360
8/26/19	00095	8/22/19	S111141 201908 320-53800-57400		*	73.92	
			RECONNECT READER TO RESET				
		8/22/19	S111141 201908 300-13100-10100		*	58.08	
			RECONNECT READER TO RESET				
ACCESS CONTROL TECHNOLOGIES, INC.						132.00	004361
8/26/19	00129	8/20/19	4584 201908 320-53800-47200		*	299.60	
			RPLC VOLTAGE TRNSFMR ENTR				
		8/20/19	4584 201908 300-13100-10100		*	235.40	
			RPLC VOLTAGE TRNSFMR ENTR				
BERRY CONSTRUCTION INC.						535.00	004362

REUE REUNION EAST TVISCARRA

\*\*\* CHECK DATES 08/01/2019 - 08/31/2019 \*\*\*

REUNION EAST-GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/26/19	00119	8/20/19 87273	201907 310-51300-31500		*	2,960.20	
			CDD MTG/SPECTRUM/KINGSWD				
		8/20/19 87274	201907 310-51300-31500		*	59.00	
			EVAL.CASE/RESRCH DOCKET				
				LATHAM,SHUKER,EDEN & BEAUDINE,LLP			3,019.20 004363
8/26/19	00002	7/17/19 83666850	201907 310-51300-48000		*	226.25	
			REQ.PROPOSAL ANNL.AUDIT				
		7/17/19 83666850	201907 310-51300-48000		*	3,055.84	
			FY19/20 BDGT/ASMT/CDD MTG				
				ORLANDO SENTINEL COMMUNICATION			3,282.09 004364
8/26/19	00092	7/30/19 DUKE-DUK	201906 320-53800-43000		*	758.56	
			DUKE ENERGY #31537 19104				
		7/30/19 DUKE-DUK	201906 320-53800-43000		*	291.25	
			DUKE ENERGY #12715 05144				
		7/30/19 DUKE-DUK	201905 320-53800-43000		*	626.64	
			DUKE ENERGY #31537 19104				
		7/30/19 DUKE-DUK	201905 320-53800-43000		*	280.53	
			DUKE ENERGY #12715 05144				
		7/30/19 RECDDREE	201907 320-53800-46200		*	1,848.00	
			POOL CLEANING SERVS JUL19				
		7/30/19 RECDDREE	201907 300-13100-10100		*	1,452.00	
			POOL CLEANING SERVS JUL19				
		7/30/19 TOHO-TOH	201906 320-53800-43100		*	85.60	
			TOHO METER#62644093 JUN19				
		7/30/19 073019A	201907 320-53800-41000		*	31.64	
			HC PHONE LINE 2365 JUL19				
		7/30/19 073019A	201907 300-13100-10100		*	24.86	
			HC PHONE LINE 2365 JUL19				
		7/30/19 073019A	201907 320-53800-41000		*	31.64	
			HS PHONE LINE 9325 JUL19				
		7/30/19 073019A	201907 300-13100-10100		*	24.86	
			HS PHONE LINE 9325 JUL19				
		7/30/19 073019A	201907 320-53800-41000		*	31.64	
			HS PHONE LINE 9385 JUL19				
		7/30/19 073019A	201907 300-13100-10100		*	24.86	
			HS PHONE LINE 9385 JUL19				
				REUNION RESORT			5,512.08 004365
8/26/19	99999	8/26/19 VOID	201908 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 004366
8/26/19	00060	8/02/19 341456	201908 320-53800-46200		*	146.36	
			CP POOL-THERMOMTR/GUTTER				

REUE REUNION EAST TVISCARRA



BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/02/19 341456	201908 300-13100-10100		*	114.99	
			CP POOL-THERMOMTR/GUTTER				
		8/02/19 341457	201908 320-53800-46200		*	210.22	
			TER.POOL-THERMO/FLOWMETER				
		8/02/19 341457	201908 300-13100-10100		*	165.18	
			TER.POOL-THERMO/FLOWMETER				
		8/02/19 341458	201908 320-53800-46200		*	149.24	
			HS POOL-SPA FLOWMETER				
		8/02/19 341458	201908 300-13100-10100		*	117.26	
			HS POOL-SPA FLOWMETER				
		8/07/19 341628	201908 320-53800-46200		*	132.97	
			REBLD 3-WAY VALV POOL VAC				
		8/07/19 341628	201908 300-13100-10100		*	104.48	
			REBLD 3-WAY VALV POOL VAC				
		8/12/19 341677	201908 320-53800-46200		*	158.03	
			TER.POOL-LADDER/RPLC STEP				
		8/12/19 341677	201908 300-13100-10100		*	124.17	
			TER.POOL-LADDER/RPLC STEP				
		8/12/19 341678	201908 320-53800-46200		*	96.60	
			HS POOL-LADDER/TIGHT STEP				
		8/12/19 341678	201908 300-13100-10100		*	75.90	
			HS POOL-LADDER/TIGHT STEP				
		8/12/19 341679	201908 320-53800-46200		*	96.60	
			HC POOLB-LADDER/TGHT STEP				
		8/12/19 341679	201908 300-13100-10100		*	75.90	
			HC POOLB-LADDER/TGHT STEP				
		8/12/19 341680	201908 320-53800-46200		*	139.92	
			HC POOLA-LADDER/RPLC STEP				
		8/12/19 341680	201908 300-13100-10100		*	109.93	
			HC POOLA-LADDER/RPLC STEP				
		8/12/19 341681	201908 320-53800-46200		*	206.95	
			CP POOL-RPLC 3 STEPS&BOLT				
		8/12/19 341681	201908 300-13100-10100		*	162.60	
			CP POOL-RPLC 3 STEPS&BOLT				
			SPIES POOL LLC				2,387.30 004367
8/26/19	00075	8/21/19 66000070	201908 320-53800-47000		*	638.12	
			PESTICIDE/HERBICIDE/MERPH				
		8/21/19 66000070	201908 300-13100-10100		*	501.38	
			PESTICIDE/HERBICIDE/MERPH				
			TEST AMERICA LABORATORIES, INC.				1,139.50 004368
8/26/19	00030	8/15/19 REU45878	201908 320-53800-46200		*	3,456.31	
			AQUATIC SERVICES AUG19				
		8/15/19 REU45878	201908 300-13100-10100		*	2,715.67	
			AQUATIC SERVICES AUG19				

REUE REUNION EAST TVISCARRA

\*\*\* CHECK DATES 08/01/2019 - 08/31/2019 \*\*\*

REUNION EAST-GENERAL FUND

BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/21/19	REU31803 201906 300-13100-10400		*	1,053.00-	
			REU31803-CREDIT MEMO				
		8/31/19	REU46708 201907 320-53800-47400		*	21.84	
			RPLC-TREE & PLANT-JUL19				
		8/31/19	REU46708 201907 300-13100-10100		*	17.16	
			RPLC-TREE & PLANT-JUL19				
			YELLOWSTONE LANDSCAPE				5,157.98 004369
8/28/19	00166	8/13/19	299380ES 201907 320-53800-43200		*	14.54	
			GAS CHARGE 07/08-08/06/19				
		8/13/19	299380ES 201907 300-13100-10100		*	11.42	
			GAS CHARGE 07/08-08/06/19				
			FLORIDA NATURAL GAS				25.96 004370
8/30/19	00160	8/24/19	11196 201908 320-53800-12200		*	1,906.97	
			FACILITIES BLDG RENT AUG				
		8/24/19	11196 201908 300-13100-10100		*	1,498.33	
			FACILITIES BLDG RENT AUG				
			CITICOMMUNITIES LLC				3,405.30 004371
8/30/19	00060	8/16/19	341912 201908 320-53800-46200		*	136.89	
			HS POOL-MOUNT EXT.BOX TMR				
		8/16/19	341912 201908 300-13100-10100		*	107.56	
			HS POOL-MOUNT EXT.BOX TMR				
		8/21/19	341960 201908 320-53800-46200		*	100.49	
			HC POOLA-RPLC PUMP PLUG				
		8/21/19	341960 201908 300-13100-10100		*	78.96	
			HC POOLA-RPLC PUMP PLUG				
		8/22/19	341997 201908 320-53800-46200		*	320.54	
			CP POOL-RPLC SPA CRT/ORNG				
		8/22/19	341997 201908 300-13100-10100		*	251.86	
			CP POOL-RPLC SPA CRT/ORNG				
		8/22/19	341998 201908 320-53800-46200		*	355.01	
			TER POOL-RPLC FLOWMTR/DIF				
		8/22/19	341998 201908 300-13100-10100		*	278.94	
			TER POOL-RPLC FLOWMTR/DIF				
			SPIES POOL LLC				1,630.25 004372
			TOTAL FOR BANK A			81,561.27	
			TOTAL FOR REGISTER			81,561.27	

REUE REUNION EAST TVISCARRA

## SECTION 3

**Reunion East/West CDD Direct Billed Assessments for FY 2019**

District Reunion East	Landowner	Product	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid	
	Citicommunities					Nov	\$5,491	\$7,496	\$12,987	paid 2/25/19	
	35-25-27-4885-PRCL-0C30					Feb	\$2,746	\$3,748	\$6,494	paid 2/25/19	
			\$10,982	\$14,992	\$25,974	May	\$2,746	\$3,748	\$6,494	paid 5/30/19	
	Estoppel										
	Totals		<u>\$10,982</u>	<u>\$14,992</u>	<u>\$25,974</u>	Total	<u>\$10,982</u>	<u>\$14,992</u>	<u>\$25,974</u>		
							O & M	Debt	Total	Paid	
	LRA ORLANDO LLC		\$1,848	\$5,053	\$6,901	Nov	\$924	\$2,527	\$3,451		11/5/18
	35-25-27-4885-PRCL-0C30 4 MF					Feb	\$462	\$1,263	\$1,725		11/5/18
						May	\$462	\$1,263	\$1,725		11/5/18
District Reunion West						Total	<u>\$1,848</u>	<u>\$5,053</u>	<u>\$6,901</u>		
	EHOF						O & M	Debt	Total	Paid	
	11-1-15 Interest										
	27-25-27-2985-TRAC-FD20 30 Comm/755 MF		\$358,021	\$153,228	\$511,249	Nov	\$454,923	\$858,693	\$1,313,616	paid 1/2/19	
	35-25-27-4895-PRCL-01C0 242.29 Comm/701 MF/300 Hotel		\$490,846	\$1,207,865	\$1,698,711	Feb	\$227,462	\$429,346	\$656,808	paid 4/25/19	
	27-25-27-2985-TRAC-FD30 10 Comm/56 MF/104 Hotel		\$60,979	\$356,292	\$417,271	May	\$227,462	\$429,346	\$656,808	paid 5/2/19	
			<u>\$909,846</u>	<u>\$1,717,385</u>	<u>\$2,627,231</u>	Total	<u>\$909,846</u>	<u>\$1,717,385</u>	<u>\$2,627,231</u>		
	Landowner		Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid	
	Reunion West SPE										
District Reunion West	27-25-27-4927-0001-WC10		\$7,276		\$7,276	Dec	\$29,883	\$0	\$29,883	paid 1/30/2019	
	27-25-27-4927-0001SF10		\$37,864		\$37,864	March	\$29,883	\$0	\$29,883	paid 3/28/19	
	27-25-27-4927-0001-SF20		\$41,725		\$41,725	June	\$29,883	\$0	\$29,883	paid 6/26/19	
	27-25-27-4935-0001-OXX0		\$32,667.00		\$32,667	September	\$29,883	\$0	\$29,883		
			<u>\$119,532.00</u>	<u>\$0.00</u>	<u>\$119,532.00</u>	Total	<u>\$119,532</u>	<u>\$0</u>	<u>\$119,532</u>		
	Reunion West HOA		\$202,932	\$0	\$202,932	Dec	\$50,733.00	\$0.00	\$50,733.00	paid 1/30/2019	
	22-25-27-4923-0001-00B0					March	\$50,733.00	\$0.00	\$50,733.00	paid 3/28/19	
						June	\$50,733.00	\$0.00	\$50,733.00	paid 6/26/19	
						September	\$50,733.00	\$0.00	\$50,733.00		
						Total	<u>\$202,932.00</u>	<u>\$0.00</u>	<u>\$202,932.00</u>		

## SECTION 4

**REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT  
\$18,880,000  
SPECIAL ASSESSMENT BONDS  
SERIES 2005  
ARBITRAGE REBATE REQUIREMENT  
FEBRUARY 28, 2019**



**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](http://www.graucpa.com)

July 24, 2019

Reunion East Community Development District  
Osceola County, Florida

Re: \$18,880,000 Reunion East Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2005 (the "Bonds")

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2019 ("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 (\$2,939,017) for February 28, 2019. 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 (February 28, 2019).

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 Bonds  
Summary of Rebate Calculations  
\$ 18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005

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<i>Anniversary Date. . . . .</i>	05/01/2005
<i>Future-Value Date. . . . .</i>	02/28/2019
<i>Arbitrage Yield Limit. . . . .</i>	5.8005102
<i>Total of Purpose Expenditures. . . . .</i>	\$20,022,610.00
<i>Internal Rate of Return. . . . .</i>	2.3087703
<i>90% of rebate liability. . . . .</i>	-\$2,645,115.57
<i>Full rebate liability. . . . .</i>	-\$2,939,017.31

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Reunion East CDD  
Special Assessment Bonds  
Purpose Expenditures Future Value Report  
\$ 18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005  
Future Valued To: 02/28/2019

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
3/17/2005	-1	COI	Beg. Arbitrage Gross Proceeds	27.8944444	-18,928,668.44	100.0000000	2.2199849	-42,021,357.80
3/17/2005	0		Construction	27.8944444	127,940.00	100.0000000	2.2199849	284,024.87
3/17/2005	0		Underwriter's Discount	27.8944444	347,600.00	100.0000000	2.2199849	771,666.75
3/28/2005	0		Construction	27.8333333	1,020,593.00	100.0000000	2.2161096	2,261,745.94
3/29/2005	0		Construction	27.8277778	7,664.00	100.0000000	2.2157576	16,981.57
4/11/2005	0		Construction	27.7611111	4,020.00	100.0000000	2.2115384	8,890.38
4/13/2005	0		Construction	27.7500000	7,191.00	100.0000000	2.2108360	15,898.12
4/19/2005	0		Construction	27.7166667	1,335,340.00	100.0000000	2.2087301	2,949,405.64
4/26/2005	0		Construction	27.6777778	4,789.00	100.0000000	2.2062757	10,565.85
5/2/2005	0		Interest	27.6444444	182,507.00	100.0000000	2.2041741	402,277.21
5/2/2005	0		Construction	27.6444444	1,054.00	100.0000000	2.2041741	2,323.20
5/18/2005	0		Construction	27.5555556	350,478.00	100.0000000	2.1985797	770,553.83
6/1/2005	0		Construction	27.4833333	76.00	100.0000000	2.1940447	166.75
6/16/2005	0		Construction	27.4000000	216,921.00	100.0000000	2.1888236	474,801.81
7/1/2005	0		Construction	27.3166667	1.00	100.0000000	2.1836150	2.18
7/8/2005	0		Construction	27.2777778	592,168.00	100.0000000	2.1811885	1,291,630.05
8/1/2005	0		Construction	27.1500000	15.00	100.0000000	2.1732348	32.60
8/18/2005	0		Construction	27.0555556	2,162,379.00	100.0000000	2.1673747	4,686,685.48
9/1/2005	0		Construction	26.9833333	193.00	100.0000000	2.1629040	417.44
10/1/2005	0		Construction	26.8166667	31.00	100.0000000	2.1526223	66.73
10/3/2005	0		Construction	26.8055556	23.00	100.0000000	2.1519386	49.49
10/11/2005	0		Construction	26.7611111	870,865.00	100.0000000	2.1492060	1,871,668.26
10/20/2005	0		Construction	26.7111111	975,717.00	100.0000000	2.1461359	2,094,021.27
11/1/2005	0		Interest	26.6500000	547,520.00	100.0000000	2.1423895	1,173,001.10
11/17/2005	0		Construction	26.5611111	843,656.00	100.0000000	2.1369519	1,802,852.30
11/22/2005	0		Construction	26.5333333	2,150.00	100.0000000	2.1352555	4,590.80
12/1/2005	0		Construction	26.4833333	35.00	100.0000000	2.1322053	74.63
12/13/2005	0		Construction	26.4166667	822,395.00	100.0000000	2.1281452	1,750,175.99
12/14/2005	0		Construction	26.4111111	-40,491.00	100.0000000	2.1278072	-86,157.04
1/10/2006	0		Construction	26.2666667	-12,863.00	100.0000000	2.1190382	-27,257.19
1/11/2006	0		Construction	26.2611111	-15,577.00	100.0000000	2.1187017	-33,003.02
1/17/2006	0		Construction	26.2277778	935,136.00	100.0000000	2.1166835	1,979,386.97
2/13/2006	0		Construction	26.0833333	191,021.00	100.0000000	2.1079604	402,664.70
3/10/2006	0		Construction	25.9333333	153,349.00	100.0000000	2.0989398	321,870.31
4/12/2006	0		Construction	25.7555556	-240,678.00	100.0000000	2.0882986	-502,607.54
4/12/2006	0		Construction	25.7555556	526.00	100.0000000	2.0882986	1,098.45
5/1/2006	0		Interest	25.6500000	547,520.00	100.0000000	2.0820060	1,139,939.94
5/15/2006	0		Construction	25.5722222	350.00	100.0000000	2.0773815	727.08
5/16/2006	0		Construction	25.5666667	1,077,588.00	100.0000000	2.0770516	2,238,205.84
5/25/2006	0		Construction	25.5166667	-1,077,588.00	100.0000000	2.0740845	-2,235,008.61
5/26/2006	0		Construction	25.5111111	476,555.00	100.0000000	2.0737551	988,258.38
6/15/2006	0		Construction	25.4055556	237,718.00	100.0000000	2.0675063	491,483.47
7/21/2006	0		Construction	25.2055556	651,243.00	100.0000000	2.0557181	1,338,772.02
8/3/2006	0		Construction	25.1388889	139,711.00	100.0000000	2.0518036	286,659.54
8/15/2006	0		Construction	25.0722222	168,403.00	100.0000000	2.0478966	344,871.94

REUNION-2005-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/24/2019 | 13:21 | Rpt15a

Reunion East CDD  
Special Assessment Bonds  
Purpose Expenditures Future Value Report  
\$ 18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005  
Future Valued To: 02/28/2019

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
9/1/2006	0		Reserve	24.9833333	166.00	100.0000000	2.0426989	339.09
9/19/2006	0		Construction	24.8833333	373,218.00	100.0000000	2.0368671	760,195.48
10/2/2006	0		Construction	24.8111111	-103,816.00	100.0000000	2.0326657	-211,023.22
11/1/2006	0		Interest	24.6500000	547,520.00	100.0000000	2.0233245	1,107,810.60
11/14/2006	0		Construction	24.5777778	287,270.00	100.0000000	2.0191509	580,041.49
11/15/2006	0		Construction	24.5722222	54,917.00	100.0000000	2.0188303	110,868.10
12/20/2006	0		Construction	24.3777778	293,481.00	100.0000000	2.0076384	589,203.73
1/10/2007	0		Construction	24.2666667	90.00	100.0000000	2.0012709	180.11
1/16/2007	0		Construction	24.2333333	46,185.00	100.0000000	1.9993646	92,340.66
2/14/2007	0		Construction	24.0777778	-7,071.00	100.0000000	1.9904926	-14,074.77
2/14/2007	0		Construction	24.0777778	740.00	100.0000000	1.9904926	1,472.96
3/5/2007	0		Construction	23.9611111	-192.00	100.0000000	1.9838644	-380.90
3/8/2007	0		Construction	23.9444444	7,071.00	100.0000000	1.9829193	14,021.22
3/14/2007	0		Construction	23.9111111	-100.00	100.0000000	1.9810305	-198.10
3/19/2007	0		Construction	23.8833333	-9,051.00	100.0000000	1.9794578	-17,916.07
5/1/2007	0		Interest	23.6500000	1,540.00	100.0000000	1.9662968	3,028.10
6/19/2007	0		Construction	23.3833333	31,640.00	100.0000000	1.9513628	61,741.12
7/17/2007	0		Construction	23.2277778	8,917.00	100.0000000	1.9427037	17,323.09
8/14/2007	0		Construction	23.0777778	86,091.00	100.0000000	1.9343903	166,533.60
9/19/2007	0		Construction	22.8833333	27,383.00	100.0000000	1.9236666	52,675.76
10/19/2007	0		Construction	22.7166667	17,662.00	100.0000000	1.9145221	33,814.29
10/30/2007	0		Interest	22.6555556	-540,554.00	100.0000000	1.9111801	-1,033,096.03
11/1/2007	0		Interest	22.6500000	540,560.00	100.0000000	1.9108765	1,032,943.42
11/13/2007	0		Construction	22.5833333	2,182.00	100.0000000	1.9072379	4,161.59
12/14/2007	0		Construction	22.4111111	579.00	100.0000000	1.8978701	1,098.87
1/14/2008	0		Construction	22.2444444	27,967.00	100.0000000	1.8888482	52,825.42
2/20/2008	0		Construction	22.0444444	184,362.00	100.0000000	1.8780787	346,246.34
3/17/2008	0		Construction	21.8944444	30,833.00	100.0000000	1.8700418	57,659.00
4/14/2008	0		Construction	21.7444444	50,902.00	100.0000000	1.8620393	94,781.52
4/30/2008	0		Interest	21.6555556	-540,414.00	100.0000000	1.8573132	-1,003,718.08
5/1/2008	0		Interest	21.6500000	540,560.00	100.0000000	1.8570183	1,003,829.79
5/15/2008	0		Construction	21.5722222	22,746.00	100.0000000	1.8528935	42,145.91
5/27/2008	0		Construction	21.5055556	11,100.00	100.0000000	1.8493652	20,527.95
6/6/2008	0		Construction	21.4555556	-7,315.00	100.0000000	1.8467235	-13,508.78
6/26/2008	0		Construction	21.3444444	3,544.00	100.0000000	1.8408664	6,524.03
7/11/2008	0		Construction	21.2611111	41,830.00	100.0000000	1.8364857	76,820.20
8/15/2008	0		Construction	21.0722222	14,692.00	100.0000000	1.8265948	26,836.33
9/9/2008	0		Construction	20.9388889	10,252.00	100.0000000	1.8196451	18,655.00
10/10/2008	0		Construction	20.7666667	8,298.00	100.0000000	1.8107075	15,025.25
10/31/2008	0		Interest	20.6555556	-533,125.00	100.0000000	1.8049647	-962,271.79
11/3/2008	0		Interest	20.6388889	533,165.00	100.0000000	1.8041048	961,885.54
11/14/2008	0		Construction	20.5777778	1,601.00	100.0000000	1.8009555	2,883.33
12/8/2008	0		Construction	20.4444444	2,006.00	100.0000000	1.7941033	3,598.97
3/12/2009	0		Construction	19.9222222	984.00	100.0000000	1.7675158	1,739.24
4/15/2009	0		Construction	19.7388889	2,087.00	100.0000000	1.7582756	3,669.52

Reunion East CDD  
Special Assessment Bonds  
Purpose Expenditures Future Value Report  
\$ 18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005  
Future Valued To: 02/28/2019

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/1/2009	0		Interest	19.6500000	-533,055.00	100.0000000	1.7538129	-934,878.76
5/1/2009	0		Interest	19.6500000	533,165.00	100.0000000	1.7538129	935,071.68
5/12/2009	0		Construction	19.5888889	2,491.00	100.0000000	1.7507514	4,361.12
6/12/2009	0		Construction	19.4222222	635.00	100.0000000	1.7424290	1,106.44
7/1/2009	0		Construction	19.3166667	341.00	100.0000000	1.7371785	592.38
8/18/2009	0		Construction	19.0555556	753.00	100.0000000	1.7242585	1,298.37
9/10/2009	0		Construction	18.9333333	1,666.00	100.0000000	1.7182439	2,862.59
10/7/2009	0		Construction	18.7833333	848.00	100.0000000	1.7108910	1,450.84
11/2/2009	0		Interest	18.6444444	-525,335.00	100.0000000	1.7041108	-895,229.07
11/2/2009	0		Interest	18.6444444	525,335.00	100.0000000	1.7041108	895,229.07
11/18/2009	0		Construction	18.5555556	491.00	100.0000000	1.6997856	834.59
12/15/2009	0		Construction	18.4055556	3,500.00	100.0000000	1.6925117	5,923.79
1/15/2010	0		Construction	18.2388889	385.00	100.0000000	1.6844661	648.52
3/17/2010	0		Construction	17.8944444	341.00	100.0000000	1.6679595	568.77
4/7/2010	0		Construction	17.7833333	2,399.00	100.0000000	1.6626694	3,988.74
5/14/2010	0		Construction	17.5777778	2,581.00	100.0000000	1.6529268	4,266.20
5/24/2010	0		Reserve	17.5222222	473,916.00	100.0000000	1.6503035	782,105.24
7/23/2010	0		Construction	17.1944444	3,081.00	100.0000000	1.6349105	5,037.16
7/30/2010	0		Construction	17.1555556	546.00	100.0000000	1.6330938	891.67
9/17/2010	0		Construction	16.8944444	971.00	100.0000000	1.6209479	1,573.94
10/20/2010	0		Reserve	16.7111111	6,048.00	100.0000000	1.6124739	9,752.24
11/3/2010	0		Construction	16.6388889	-6,750.00	100.0000000	1.6091479	-10,861.75
11/3/2010	0		Construction	16.6388889	13,500.00	100.0000000	1.6091479	21,723.50
11/15/2010	0		Reserve	16.5722222	3,751.00	100.0000000	1.6060838	6,024.42
11/19/2010	0		Construction	16.5500000	5,213.00	100.0000000	1.6050637	8,367.20
11/22/2010	0		Construction	16.5333333	-10,895.00	100.0000000	1.6042991	-17,478.84
11/23/2010	0		Construction	16.5277778	21,790.00	100.0000000	1.6040443	34,952.12
2/9/2011	0		Construction	16.1055556	381.00	100.0000000	1.5847978	603.81
5/20/2011	0		Construction	15.5444444	334.00	100.0000000	1.5595771	520.90
9/21/2011	0		Reserve	14.8722222	17,082.00	100.0000000	1.5298901	26,133.58
9/26/2011	0		Construction	14.8444444	1,138.00	100.0000000	1.5286756	1,739.63
5/21/2012	0		Reserve	13.5388889	7,500.00	100.0000000	1.4726684	11,045.01
12/19/2012	0		Reserve	12.3833333	5,856.00	100.0000000	1.4248103	8,343.69
6/18/2013	0		Reserve	11.3888889	5,000.00	100.0000000	1.3848718	6,924.36
11/19/2013	0		Reserve	10.5500000	9,736.00	100.0000000	1.3520525	13,163.58
7/24/2014	2015		Deferred costs	9.1888889	32,131.00	100.0000000	1.3004492	41,784.73
8/14/2014	2015		Reserve	9.0777778	2,289.00	100.0000000	1.2963247	2,967.29
10/14/2014	2015		Construction	8.7444444	553,755.00	100.0000000	1.2840294	711,037.70
10/20/2014	2015		Construction	8.7111111	-136,030.00	100.0000000	1.2828063	-174,500.14
11/18/2014	2015		Deferred costs	8.5555556	145,613.00	100.0000000	1.2771139	185,964.39
11/18/2014	2015		Construction	8.5555556	1,208,792.00	100.0000000	1.2771139	1,543,765.10
11/26/2014	2015		Reserve	8.5111111	203,251.00	100.0000000	1.2754922	259,245.06
12/5/2014	2015		Construction	8.4611111	243,000.00	100.0000000	1.2736702	309,501.85
1/5/2015	2015		Construction	8.2944444	-71,481.00	100.0000000	1.2676156	-90,610.43
1/12/2015	2015		Construction	8.2555556	-195,605.00	100.0000000	1.2662070	-247,676.42

REUNION-2005-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/24/2019 | 13:21 | Rpt15a

**Reunion East CDD**  
**Special Assessment Bonds**  
**Purpose Expenditures Future Value Report**  
**\$ 18,880,000.00**

*Dated:* 03/01/2005  
*Delivered:* 03/17/2005  
*Future Valued To:* 02/28/2019

<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>
5/18/2015	2016		Reserve	7.5555556	22,642.00	100.0000000	1.2411183	28,101.40
5/29/2015	2016		Deferred costs	7.4944444	1.00	100.0000000	1.2389518	1.24
5/29/2015	2016		Construction	7.4944444	1,239,383.00	100.0000000	1.2389518	1,535,535.78
5/29/2015	2016		Reserve	7.4944444	512,383.00	100.0000000	1.2389518	634,817.83
2/28/2019	-1		Unspent Proceeds as of 02/28/2019	0.0000000	14.00	100.0000000	1.0000000	14.00
						1,093,955.56		-2,939,017.31

<i>Arbitrage Yield Limit (AYL) .....</i>	<b>5.8005102</b>
<i>Internal Rate of Return (IRR) .....</i>	<b>2.3087703</b>
<i>Future Valued To.. .....</i>	<b>2/28/2019</b>

Reunion East CDD  
Special Assessment Bonds  
A.Y.L. Verification Report  
18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005  
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	05/01/2005			182,506.64	-	182,506.64	0.9930357	181,235.61
2	11/01/2005			547,520.00	-	547,520.00	0.9650469	528,382.47
3	05/01/2006			547,520.00	-	547,520.00	0.9378469	513,489.95
4	11/01/2006			547,520.00	-	547,520.00	0.9114136	499,017.18
5	05/01/2007	240,000.00	5.800	547,520.00	-	787,520.00	0.8857253	697,526.41
6	11/01/2007			540,560.00	-	540,560.00	0.8607611	465,293.00
7	05/01/2008	255,000.00	5.800	540,560.00	-	795,560.00	0.8365004	665,486.27
8	11/01/2008			533,165.00	-	533,165.00	0.8129236	433,422.39
9	05/01/2009	270,000.00	5.800	533,165.00	-	803,165.00	0.7900112	634,509.36
10	11/01/2009			525,335.00	-	525,335.00	0.7677447	403,323.14
11	05/01/2010	285,000.00	5.800	525,335.00	-	810,335.00	0.7461057	604,595.55
12	11/01/2010			517,070.00	-	517,070.00	0.7250766	374,915.37
13	05/01/2011	305,000.00	5.800	517,070.00	-	822,070.00	0.7046403	579,263.61
14	11/01/2011			508,225.00	-	508,225.00	0.6847799	348,022.26
15	05/01/2012	320,000.00	5.800	508,225.00	-	828,225.00	0.6654793	551,166.59
16	11/01/2012			498,945.00	-	498,945.00	0.6467227	322,679.05
17	05/01/2013	340,000.00	5.800	498,945.00	-	838,945.00	0.6284947	527,272.51
18	11/01/2013			489,085.00	-	489,085.00	0.6107805	298,723.60
19	05/01/2014	360,000.00	5.800	489,085.00	-	849,085.00	0.5935656	503,987.67
20	11/01/2014			478,645.00	-	478,645.00	0.5768359	276,099.62
21	05/01/2015	380,000.00	5.800	478,645.00	-	858,645.00	0.5605777	481,337.26
22	11/01/2015			467,625.00	-	467,625.00	0.5447778	254,751.71
23	05/01/2016	405,000.00	5.800	467,625.00	-	872,625.00	0.5294232	461,987.88
24	11/01/2016			455,880.00	-	455,880.00	0.5145013	234,550.86
25	05/01/2017	430,000.00	5.800	455,880.00	-	885,880.00	0.5000000	442,940.03
26	11/01/2017			443,410.00	-	443,410.00	0.4859075	215,456.23
27	05/01/2018	455,000.00	5.800	443,410.00	-	898,410.00	0.4722121	424,240.09
28	11/01/2018			430,215.00	-	430,215.00	0.4589028	197,426.85
29	05/01/2019	480,000.00	5.800	430,215.00	-	910,215.00	0.4459685	405,927.26
30	11/01/2019			416,295.00	-	416,295.00	0.4333989	180,421.78
31	05/01/2020	510,000.00	5.800	416,295.00	-	926,295.00	0.4211835	390,140.15
32	11/01/2020			401,505.00	-	401,505.00	0.4093124	164,340.96
33	05/01/2021	540,000.00	5.800	401,505.00	-	941,505.00	0.3977759	374,507.96
34	11/01/2021			385,845.00	-	385,845.00	0.3865645	149,153.98
35	05/01/2022	575,000.00	5.800	385,845.00	-	960,845.00	0.3756691	360,959.81
36	11/01/2022			369,170.00	-	369,170.00	0.3650809	134,776.90
37	05/01/2023	605,000.00	5.800	369,170.00	-	974,170.00	0.3547910	345,626.76
38	11/01/2023			351,625.00	-	351,625.00	0.3447912	121,237.20
39	05/01/2024	645,000.00	5.800	351,625.00	-	996,625.00	0.3350732	333,942.34
40	11/01/2024			332,920.00	-	332,920.00	0.3256291	108,408.45
41	05/01/2025	680,000.00	5.800	332,920.00	-	1,012,920.00	0.3164512	320,539.79

REUNION-2005-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/24/2019 | 13:24 | Rpt01h

Reunion East CDD  
Special Assessment Bonds  
A.Y.L. Verification Report  
18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005

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	11/01/2025			313,200.00	-	313,200.00	0.3075320	96,319.03
43	05/01/2026	720,000.00	5.800	313,200.00	-	1,033,200.00	0.2988642	308,786.50
44	11/01/2026			292,320.00	-	292,320.00	0.2904407	84,901.62
45	05/01/2027	765,000.00	5.800	292,320.00	-	1,057,320.00	0.2822546	298,433.41
46	11/01/2027			270,135.00	-	270,135.00	0.2742992	74,097.82
47	05/01/2028	810,000.00	5.800	270,135.00	-	1,080,135.00	0.2665681	287,929.48
48	11/01/2028			246,645.00	-	246,645.00	0.2590548	63,894.57
49	05/01/2029	860,000.00	5.800	246,645.00	-	1,106,645.00	0.2517533	278,601.55
50	11/01/2029			221,705.00	-	221,705.00	0.2446576	54,241.82
51	05/01/2030	910,000.00	5.800	221,705.00	-	1,131,705.00	0.2377619	269,076.35
52	11/01/2030			195,315.00	-	195,315.00	0.2310606	45,129.60
53	05/01/2031	965,000.00	5.800	195,315.00	-	1,160,315.00	0.2245481	260,546.53
54	11/01/2031			167,330.00	-	167,330.00	0.2182192	36,514.62
55	05/01/2032	1,025,000.00	5.800	167,330.00	-	1,192,330.00	0.2120687	252,855.82
56	11/01/2032			137,605.00	-	137,605.00	0.2060915	28,359.22
57	05/01/2033	1,085,000.00	5.800	137,605.00	-	1,222,605.00	0.2002828	244,866.71
58	11/01/2033			106,140.00	-	106,140.00	0.1946378	20,658.85
59	05/01/2034	1,150,000.00	5.800	106,140.00	-	1,256,140.00	0.1891519	237,601.25
60	11/01/2034			72,790.00	-	72,790.00	0.1838206	13,380.30
61	05/01/2035	1,220,000.00	5.800	72,790.00	-	1,292,790.00	0.1786396	230,943.51
62	11/01/2035			37,410.00	-	37,410.00	0.1736046	6,494.55
63	05/01/2036	1,290,000.00	5.800	37,410.00	-	1,327,410.00	0.1687116	223,949.43
		18,880,000.00		22,784,816.64	0.00	41,664,816.64		18,928,668.40

True Interest Cost (TIC) .....	5.9651604
Net Interest Cost (NIC) .....	5.8884835
Arbitrage Yield Limit (AYL) .....	5.8005102
Arbitrage Net Interest Cost (ANIC) .....	5.8000000

Face value of bond issue .....	\$18,880,000.00
Accrued interest (-) .....	\$48,668.45
Original issue premium/discount (+) .....	\$0.00
Bond surety fee (-) .....	\$0.00
Lump-sum credit enhancements (-) .....	\$0.00
Other AYL costs (-) .....	
= AYL Target .....	\$18,928,668.45



Reunion East CDD

Special Assessment Bonds

T.I.C. Verification Report (Regular)

18,880,000.00

MSRB 30/360 SEMI 4/3

Dated: 3/1/2005

Delivered: 3/17/2005

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	5/1/2005			182,506.64	-	182,506.64	0.9928416	181,200.19
2	11/1/2005			547,520.00	-	547,520.00	0.9640869	527,856.88
3	5/1/2006			547,520.00	-	547,520.00	0.9361651	512,569.10
4	11/1/2006			547,520.00	-	547,520.00	0.9090519	497,724.08
5	5/1/2007	240,000.00	5.800	547,520.00	-	787,520.00	0.8827239	695,162.74
6	11/1/2007			540,560.00	-	540,560.00	0.8571585	463,345.59
7	5/1/2008	255,000.00	5.800	540,560.00	-	795,560.00	0.8323335	662,171.21
8	11/1/2008			533,165.00	-	533,165.00	0.8082274	430,918.58
9	5/1/2009	270,000.00	5.800	533,165.00	-	803,165.00	0.7848196	630,339.60
10	11/1/2009			525,335.00	-	525,335.00	0.7620896	400,352.35
11	5/1/2010	285,000.00	5.800	525,335.00	-	810,335.00	0.7400180	599,662.48
12	11/1/2010			517,070.00	-	517,070.00	0.7185856	371,559.06
13	5/1/2011	305,000.00	5.800	517,070.00	-	822,070.00	0.6977739	573,619.02
14	11/1/2011			508,225.00	-	508,225.00	0.6775650	344,355.48
15	5/1/2012	320,000.00	5.800	508,225.00	-	828,225.00	0.6579414	544,923.51
16	11/1/2012			498,945.00	-	498,945.00	0.6388861	318,769.02
17	5/1/2013	340,000.00	5.800	498,945.00	-	838,945.00	0.6203827	520,466.95
18	11/1/2013			489,085.00	-	489,085.00	0.6024152	294,632.22
19	5/1/2014	360,000.00	5.800	489,085.00	-	849,085.00	0.5849680	496,687.58
20	11/1/2014			478,645.00	-	478,645.00	0.5680262	271,882.90
21	5/1/2015	380,000.00	5.800	478,645.00	-	858,645.00	0.5515750	473,607.14
22	11/1/2015			467,625.00	-	467,625.00	0.5356003	250,460.10
23	5/1/2016	405,000.00	5.800	467,625.00	-	872,625.00	0.5200883	453,842.02
24	11/1/2016			455,880.00	-	455,880.00	0.5050255	230,231.01
25	5/1/2017	430,000.00	5.800	455,880.00	-	885,880.00	0.4903989	434,434.61
26	11/1/2017			443,410.00	-	443,410.00	0.4761960	211,150.07
27	5/1/2018	455,000.00	5.800	443,410.00	-	898,410.00	0.4624044	415,428.76
28	11/1/2018			430,215.00	-	430,215.00	0.4490123	193,171.82
29	5/1/2019	480,000.00	5.800	430,215.00	-	910,215.00	0.4360080	396,861.01
30	11/1/2019			416,295.00	-	416,295.00	0.4233803	176,251.11
31	5/1/2020	510,000.00	5.800	416,295.00	-	926,295.00	0.4111184	380,816.91
32	11/1/2020			401,505.00	-	401,505.00	0.3992116	160,285.45
33	5/1/2021	540,000.00	5.800	401,505.00	-	941,505.00	0.3876496	364,974.06
34	11/1/2021			385,845.00	-	385,845.00	0.3764225	145,240.75
35	5/1/2022	575,000.00	5.800	385,845.00	-	960,845.00	0.3655206	351,208.62
36	11/1/2022			369,170.00	-	369,170.00	0.3549344	131,031.12
37	5/1/2023	605,000.00	5.800	369,170.00	-	974,170.00	0.3446548	335,752.34
38	11/1/2023			351,625.00	-	351,625.00	0.3346729	117,679.35
39	5/1/2024	645,000.00	5.800	351,625.00	-	996,625.00	0.3249801	323,883.28
40	11/1/2024			332,920.00	-	332,920.00	0.3155680	105,058.91
41	5/1/2025	680,000.00	5.800	332,920.00	-	1,012,920.00	0.3064285	310,387.60

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## Reunion East CDD

## Special Assessment Bonds

## T.I.C. Verification Report (Regular)

18,880,000.00

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MSRB 30/360 SEMI 4/3

Dated: 3/11/2005

Delivered: 3/17/2005

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	11/1/2025			313,200.00	-	313,200.00	0.2975538	93,193.84
43	5/1/2026	720,000.00	5.800	313,200.00	-	1,033,200.00	0.2889360	298,528.69
44	11/1/2026			292,320.00	-	292,320.00	0.2805679	82,015.60
45	5/1/2027	765,000.00	5.800	292,320.00	-	1,057,320.00	0.2724421	288,058.43
46	11/1/2027			270,135.00	-	270,135.00	0.2645516	71,464.64
47	5/1/2028	810,000.00	5.800	270,135.00	-	1,080,135.00	0.2568897	277,475.50
48	11/1/2028			246,645.00	-	246,645.00	0.2494496	61,525.50
49	5/1/2029	860,000.00	5.800	246,645.00	-	1,106,645.00	0.2422251	268,057.15
50	11/1/2029			221,705.00	-	221,705.00	0.2352097	52,147.18
51	5/1/2030	910,000.00	5.800	221,705.00	-	1,131,705.00	0.2283976	258,478.70
52	11/1/2030			195,315.00	-	195,315.00	0.2217828	43,317.50
53	5/1/2031	965,000.00	5.800	195,315.00	-	1,160,315.00	0.2153595	249,884.84
54	11/1/2031			167,330.00	-	167,330.00	0.2091222	34,992.42
55	5/1/2032	1,025,000.00	5.800	167,330.00	-	1,192,330.00	0.2030656	242,121.26
56	11/1/2032			137,605.00	-	137,605.00	0.1971845	27,133.57
57	5/1/2033	1,085,000.00	5.800	137,605.00	-	1,222,605.00	0.1914736	234,096.59
58	11/1/2033			106,140.00	-	106,140.00	0.1859282	19,734.41
59	5/1/2034	1,150,000.00	5.800	106,140.00	-	1,256,140.00	0.1805433	226,787.66
60	11/1/2034			72,790.00	-	72,790.00	0.1753144	12,761.14
61	5/1/2035	1,220,000.00	5.800	72,790.00	-	1,292,790.00	0.1702370	220,080.64
62	11/1/2035			37,410.00	-	37,410.00	0.1653066	6,184.12
63	5/1/2036	1,290,000.00	5.800	37,410.00	-	1,327,410.00	0.1605189	213,074.46
		<b>18,880,000.00</b>		<b>22,784,816.64</b>	<b>0.00</b>	<b>41,664,816.64</b>		<b>18,581,068.43</b>

True Interest Cost (TIC) .....	<b>5.9651604</b>
Net Interest Cost (NIC) .....	<b>5.8884835</b>
Arbitrage Yield Limit (AYL) .....	<b>5.8005102</b>
Arbitrage Net Interest Cost (ANIC) .....	<b>5.8000000</b>

Face value of bond issue .....	<b>\$18,880,000.00</b>
Accrued interest (-) .....	<b>\$48,668.45</b>
Original issue premium/discount (+) .....	<b>\$0.00</b>
Underwriter discount (-) .....	<b>(\$347,600.00)</b>
Lump-sum credit enhancements (-) .....	<b>\$0.00</b>
Other TIC costs (-) .....	
Bond surety fee (-) .....	<b>N/A</b>
= TIC Target .....	<b>\$18,581,068.45</b>

Reunion East CDD  
Special Assessment Bonds  
Unspent Proceeds Report  
\$ 18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005

<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>
03/17/2005	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			18,928,668.44
03/17/2005	0	Y		Construction	127,940.00	100.0000000		127,940.00	18,800,728.44
03/17/2005	0	Y		Underwriter's Discount	347,600.00	100.0000000		347,600.00	18,453,128.44
03/28/2005	0	Y		Construction	1,020,593.00	100.0000000		1,020,593.00	17,432,535.44
03/29/2005	0	Y		Construction	7,664.00	100.0000000		7,664.00	17,424,871.44
04/11/2005	0	Y		Construction	4,020.00	100.0000000		4,020.00	17,420,851.44
04/13/2005	0	Y		Construction	7,191.00	100.0000000		7,191.00	17,413,660.44
04/19/2005	0	Y		Construction	1,335,340.00	100.0000000		1,335,340.00	16,078,320.44
04/26/2005	0	Y		Construction	4,789.00	100.0000000		4,789.00	16,073,531.44
05/02/2005	0	Y		Interest	182,507.00	100.0000000		182,507.00	15,891,024.44
05/02/2005	0	Y		Construction	1,054.00	100.0000000		1,054.00	15,889,970.44
05/18/2005	0	Y		Construction	350,478.00	100.0000000		350,478.00	15,539,492.44
06/01/2005	0	Y		Construction	76.00	100.0000000		76.00	15,539,416.44
06/16/2005	0	Y		Construction	216,921.00	100.0000000		216,921.00	15,322,495.44
07/01/2005	0	Y		Construction	1.00	100.0000000		1.00	15,322,494.44
07/08/2005	0	Y		Construction	592,168.00	100.0000000		592,168.00	14,730,326.44
08/01/2005	0	Y		Construction	15.00	100.0000000		15.00	14,730,311.44
08/18/2005	0	Y		Construction	2,162,379.00	100.0000000		2,162,379.00	12,567,932.44
09/01/2005	0	Y		Construction	193.00	100.0000000		193.00	12,567,739.44
10/01/2005	0	Y		Construction	31.00	100.0000000		31.00	12,567,708.44
10/03/2005	0	Y		Construction	23.00	100.0000000		23.00	12,567,685.44
10/11/2005	0	Y		Construction	870,865.00	100.0000000		870,865.00	11,696,820.44
10/20/2005	0	Y		Construction	975,717.00	100.0000000		975,717.00	10,721,103.44
11/01/2005	0	Y		Interest	547,520.00	100.0000000		547,520.00	10,173,583.44
11/17/2005	0	Y		Construction	843,656.00	100.0000000		843,656.00	9,329,927.44
11/22/2005	0	Y		Construction	2,150.00	100.0000000		2,150.00	9,327,777.44

Reunion East CDD  
Special Assessment Bonds  
Unspent Proceeds Report  
\$ 18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005

<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>
12/01/2005	0	Y		Construction	35.00	100.0000000		35.00	9,327,742.44
12/13/2005	0	Y		Construction	822,395.00	100.0000000		822,395.00	8,505,347.44
12/14/2005	0	Y		Construction	-40,491.00	100.0000000		-40,491.00	8,545,838.44
01/10/2006	0	Y		Construction	-12,863.00	100.0000000		-12,863.00	8,558,701.44
01/11/2006	0	Y		Construction	-15,577.00	100.0000000		-15,577.00	8,574,278.44
01/17/2006	0	Y		Construction	935,136.00	100.0000000		935,136.00	7,639,142.44
02/13/2006	0	Y		Construction	191,021.00	100.0000000		191,021.00	7,448,121.44
03/10/2006	0	Y		Construction	153,349.00	100.0000000		153,349.00	7,294,772.44
04/12/2006	0	Y		Construction	-240,678.00	100.0000000		-240,678.00	7,535,450.44
04/12/2006	0	Y		Construction	526.00	100.0000000		526.00	7,534,924.44
05/01/2006	0	Y		Interest	547,520.00	100.0000000		547,520.00	6,987,404.44
05/15/2006	0	Y		Construction	350.00	100.0000000		350.00	6,987,054.44
05/16/2006	0	Y		Construction	1,077,588.00	100.0000000		1,077,588.00	5,909,466.44
05/25/2006	0	Y		Construction	-1,077,588.00	100.0000000		-1,077,588.00	6,987,054.44
05/26/2006	0	Y		Construction	476,555.00	100.0000000		476,555.00	6,510,499.44
06/15/2006	0	Y		Construction	237,718.00	100.0000000		237,718.00	6,272,781.44
07/21/2006	0	Y		Construction	651,243.00	100.0000000		651,243.00	5,621,538.44
08/03/2006	0	Y		Construction	139,711.00	100.0000000		139,711.00	5,481,827.44
08/15/2006	0	Y		Construction	168,403.00	100.0000000		168,403.00	5,313,424.44
09/01/2006	0	Y		Reserve	166.00	100.0000000		166.00	5,313,258.44
09/19/2006	0	Y		Construction	373,218.00	100.0000000		373,218.00	4,940,040.44
10/02/2006	0	Y		Construction	-103,816.00	100.0000000		-103,816.00	5,043,856.44
11/01/2006	0	Y		Interest	547,520.00	100.0000000		547,520.00	4,496,336.44
11/14/2006	0	Y		Construction	287,270.00	100.0000000		287,270.00	4,209,066.44
11/15/2006	0	Y		Construction	54,917.00	100.0000000		54,917.00	4,154,149.44
12/20/2006	0	Y		Construction	293,481.00	100.0000000		293,481.00	3,860,668.44
01/10/2007	0	Y		Construction	90.00	100.0000000		90.00	3,860,578.44

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Reunion East CDD  
Special Assessment Bonds  
Unspent Proceeds Report  
\$ 18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
01/16/2007	0	Y		Construction	46,185.00	100.0000000		46,185.00	3,814,393.44
02/14/2007	0	Y		Construction	-7,071.00	100.0000000		-7,071.00	3,821,464.44
02/14/2007	0	Y		Construction	740.00	100.0000000		740.00	3,820,724.44
03/05/2007	0	Y		Construction	-192.00	100.0000000		-192.00	3,820,916.44
03/08/2007	0	Y		Construction	7,071.00	100.0000000		7,071.00	3,813,845.44
03/14/2007	0	Y		Construction	-100.00	100.0000000		-100.00	3,813,945.44
03/19/2007	0	Y		Construction	-9,051.00	100.0000000		-9,051.00	3,822,996.44
05/01/2007	0	Y		Interest	1,540.00	100.0000000		1,540.00	3,821,456.44
06/19/2007	0	Y		Construction	31,640.00	100.0000000		31,640.00	3,789,816.44
07/17/2007	0	Y		Construction	8,917.00	100.0000000		8,917.00	3,780,899.44
08/14/2007	0	Y		Construction	86,091.00	100.0000000		86,091.00	3,694,808.44
09/19/2007	0	Y		Construction	27,383.00	100.0000000		27,383.00	3,667,425.44
10/19/2007	0	Y		Construction	17,662.00	100.0000000		17,662.00	3,649,763.44
10/30/2007	0	Y		Interest	-540,554.00	100.0000000		-540,554.00	4,190,317.44
11/01/2007	0	Y		Interest	540,560.00	100.0000000		540,560.00	3,649,757.44
11/13/2007	0	Y		Construction	2,182.00	100.0000000		2,182.00	3,647,575.44
12/14/2007	0	Y		Construction	579.00	100.0000000		579.00	3,646,996.44
01/14/2008	0	Y		Construction	27,967.00	100.0000000		27,967.00	3,619,029.44
02/20/2008	0	Y		Construction	184,362.00	100.0000000		184,362.00	3,434,667.44
03/17/2008	0	Y		Construction	30,833.00	100.0000000		30,833.00	3,403,834.44
04/14/2008	0	Y		Construction	50,902.00	100.0000000		50,902.00	3,352,932.44
04/30/2008	0	Y		Interest	-540,414.00	100.0000000		-540,414.00	3,893,346.44
05/01/2008	0	Y		Interest	540,560.00	100.0000000		540,560.00	3,352,786.44
05/15/2008	0	Y		Construction	22,746.00	100.0000000		22,746.00	3,330,040.44
05/27/2008	0	Y		Construction	11,100.00	100.0000000		11,100.00	3,318,940.44

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Reunion East CDD  
Special Assessment Bonds  
Unspent Proceeds Report  
\$ 18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
06/06/2008	0	Y		Construction	-7,315.00	100.0000000		-7,315.00	3,326,255.44
06/26/2008	0	Y		Construction	3,544.00	100.0000000		3,544.00	3,322,711.44
07/11/2008	0	Y		Construction	41,830.00	100.0000000		41,830.00	3,280,881.44
08/15/2008	0	Y		Construction	14,692.00	100.0000000		14,692.00	3,266,189.44
09/09/2008	0	Y		Construction	10,252.00	100.0000000		10,252.00	3,255,937.44
10/10/2008	0	Y		Construction	8,298.00	100.0000000		8,298.00	3,247,639.44
10/31/2008	0	Y		Interest	-533,125.00	100.0000000		-533,125.00	3,780,764.44
11/03/2008	0	Y		Interest	533,165.00	100.0000000		533,165.00	3,247,599.44
11/14/2008	0	Y		Construction	1,601.00	100.0000000		1,601.00	3,245,998.44
12/08/2008	0	Y		Construction	2,006.00	100.0000000		2,006.00	3,243,992.44
03/12/2009	0	Y		Construction	984.00	100.0000000		984.00	3,243,008.44
04/15/2009	0	Y		Construction	2,087.00	100.0000000		2,087.00	3,240,921.44
05/01/2009	0	Y		Interest	-533,055.00	100.0000000		-533,055.00	3,773,976.44
05/01/2009	0	Y		Interest	533,165.00	100.0000000		533,165.00	3,240,811.44
05/12/2009	0	Y		Construction	2,491.00	100.0000000		2,491.00	3,238,320.44
06/12/2009	0	Y		Construction	635.00	100.0000000		635.00	3,237,685.44
07/01/2009	0	Y		Construction	341.00	100.0000000		341.00	3,237,344.44
08/18/2009	0	Y		Construction	753.00	100.0000000		753.00	3,236,591.44
09/10/2009	0	Y		Construction	1,666.00	100.0000000		1,666.00	3,234,925.44
10/07/2009	0	Y		Construction	848.00	100.0000000		848.00	3,234,077.44
11/02/2009	0	Y		Interest	-525,335.00	100.0000000		-525,335.00	3,759,412.44
11/02/2009	0	Y		Interest	525,335.00	100.0000000		525,335.00	3,234,077.44
11/18/2009	0	Y		Construction	491.00	100.0000000		491.00	3,233,586.44
12/15/2009	0	Y		Construction	3,500.00	100.0000000		3,500.00	3,230,086.44
01/15/2010	0	Y		Construction	385.00	100.0000000		385.00	3,229,701.44

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Reunion East CDD  
Special Assessment Bonds  
Unspent Proceeds Report  
\$ 18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
03/17/2010	0	Y		Construction	341.00	100.0000000		341.00	3,229,360.44
04/07/2010	0	Y		Construction	2,399.00	100.0000000		2,399.00	3,226,961.44
05/14/2010	0	Y		Construction	2,581.00	100.0000000		2,581.00	3,224,380.44
05/24/2010	0	Y		Reserve	473,916.00	100.0000000		473,916.00	2,750,464.44
07/23/2010	0	Y		Construction	3,081.00	100.0000000		3,081.00	2,747,383.44
07/30/2010	0	Y		Construction	546.00	100.0000000		546.00	2,746,837.44
09/17/2010	0	Y		Construction	971.00	100.0000000		971.00	2,745,866.44
10/20/2010	0	Y		Reserve	6,048.00	100.0000000		6,048.00	2,739,818.44
11/03/2010	0	Y		Construction	-6,750.00	100.0000000		-6,750.00	2,746,568.44
11/03/2010	0	Y		Construction	13,500.00	100.0000000		13,500.00	2,733,068.44
11/15/2010	0	Y		Reserve	3,751.00	100.0000000		3,751.00	2,729,317.44
11/19/2010	0	Y		Construction	5,213.00	100.0000000		5,213.00	2,724,104.44
11/22/2010	0	Y		Construction	-10,895.00	100.0000000		-10,895.00	2,734,999.44
11/23/2010	0	Y		Construction	21,790.00	100.0000000		21,790.00	2,713,209.44
02/09/2011	0	Y		Construction	381.00	100.0000000		381.00	2,712,828.44
05/20/2011	0	Y		Construction	334.00	100.0000000		334.00	2,712,494.44
09/21/2011	0	Y		Reserve	17,082.00	100.0000000		17,082.00	2,695,412.44
09/26/2011	0	Y		Construction	1,138.00	100.0000000		1,138.00	2,694,274.44
05/21/2012	0	Y		Reserve	7,500.00	100.0000000		7,500.00	2,686,774.44
12/19/2012	0	Y		Reserve	5,856.00	100.0000000		5,856.00	2,680,918.44
06/18/2013	0	Y		Reserve	5,000.00	100.0000000		5,000.00	2,675,918.44
11/19/2013	0	Y		Reserve	9,736.00	100.0000000		9,736.00	2,666,182.44
07/24/2014	2015	Y		Deferred costs	32,131.00	100.0000000		32,131.00	2,634,051.44
08/14/2014	2015	Y		Reserve	2,289.00	100.0000000		2,289.00	2,631,762.44
10/14/2014	2015	Y		Construction	553,755.00	100.0000000		553,755.00	2,078,007.44

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Reunion East CDD  
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Unspent Proceeds Report  
\$ 18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005

Calc Date	Grp ID	Purp	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
10/20/2014	2015	Y		Construction	-136,030.00	100.0000000		-136,030.00	2,214,037.44
11/18/2014	2015	Y		Deferred costs	145,613.00	100.0000000		145,613.00	2,068,424.44
11/18/2014	2015	Y		Construction	1,208,792.00	100.0000000		1,208,792.00	859,632.44
11/26/2014	2015	Y		Reserve	203,251.00	100.0000000		203,251.00	656,381.44
12/05/2014	2015	Y		Construction	243,000.00	100.0000000		243,000.00	413,381.44
01/05/2015	2015	Y		Construction	-71,481.00	100.0000000		-71,481.00	484,862.44
01/12/2015	2015	Y		Construction	-195,605.00	100.0000000		-195,605.00	680,467.44
05/18/2015	2016	Y		Reserve	22,642.00	100.0000000		22,642.00	657,825.44
05/29/2015	2016	Y		Deferred costs	1.00	100.0000000		1.00	657,824.44
05/29/2015	2016	Y		Construction	1,239,383.00	100.0000000		1,239,383.00	-581,558.56
05/29/2015	2016	Y		Reserve	512,383.00	100.0000000		512,383.00	-1,093,941.56
					20,022,610.00		0.00	20,022,610.00	
<i>First Investment Date</i> .....							<b>3/17/2005</b>		
<i>Calculation Date</i> .....							<b>2/28/2019</b>		
<i>Arbitrage Yield Limit (AYL)</i> .....							<b>5.8005102</b>		
<i>Internal Rate of Return (IRR)</i> .....							<b>2.3087703</b>		

\$ 18,880,000.00

Delivered: 03/17/2005

REUNION-2005-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/24/2019 | 13:21 | Rpl09c



# Reunion East CDD

## Special Assessment Bonds

### I.R.R. Report Via Purpose Expenditures

\$ 18,880,000.00

Dated: 03/01/2005  
Delivered: 03/17/2005

Grp	Trans	Fund	Day Count	Calculation Amt	Pool	** Internal Rate of Return **	
ID	Date	ID	Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt
0	01/16/2007		3.6611111	46,185.00	100.000	0.9588494	44,284.46
	02/14/2007	Construction	3.8166667	(7,071.00)	100.000	0.9571390	(6,767.93)
	02/14/2007	Construction	3.8166667	740.00	100.000	0.9571390	708.28
	03/05/2007	Construction	3.9333333	(192.00)	100.000	0.9558582	(183.52)
	03/08/2007	Construction	3.9500000	7,071.00	100.000	0.9556753	6,757.58
	03/14/2007	Construction	3.9833333	(100.00)	100.000	0.9553098	(95.53)
	03/19/2007	Construction	4.0111111	(9,051.00)	100.000	0.9550052	(8,643.75)
	05/01/2007	Interest	4.2444444	1,540.00	100.000	0.9524510	1,466.77
	06/19/2007	Construction	4.5111111	31,640.00	100.000	0.9495403	30,043.45
	07/17/2007	Construction	4.6666667	8,917.00	100.000	0.9478465	8,451.95
	08/14/2007	Construction	4.8166667	86,091.00	100.000	0.9462160	81,460.68
	09/19/2007	Construction	5.0111111	27,383.00	100.000	0.9441066	25,852.47
	10/19/2007	Construction	5.1777778	17,662.00	100.000	0.9423023	16,642.94
	10/30/2007	Interest	5.2388889	(540,554.00)	100.000	0.9416416	(509,008.13)
	11/01/2007	Interest	5.2444444	540,560.00	100.000	0.9415816	508,981.32
	11/13/2007	Construction	5.3111111	2,182.00	100.000	0.9408613	2,052.96
	12/14/2007	Construction	5.4833333	579.00	100.000	0.9390034	543.68
	01/14/2008	Construction	5.6500000	27,967.00	100.000	0.9372088	26,210.92
	02/20/2008	Construction	5.8500000	184,362.00	100.000	0.9350599	172,389.51
	03/17/2008	Construction	6.0000000	30,833.00	100.000	0.9334514	28,781.11
	04/14/2008	Construction	6.1500000	50,902.00	100.000	0.9318457	47,432.81
	04/30/2008	Interest	6.2388889	(540,414.00)	100.000	0.9308955	(503,068.95)
	05/01/2008	Interest	6.2444444	540,560.00	100.000	0.9308361	503,172.77
	05/15/2008	Construction	6.3222222	22,746.00	100.000	0.9300055	21,153.91
	05/27/2008	Construction	6.3888889	11,100.00	100.000	0.9292942	10,315.17
	06/06/2008	Construction	6.4388889	(7,315.00)	100.000	0.9287610	(6,793.89)
	06/26/2008	Construction	6.5500000	3,544.00	100.000	0.9275773	3,287.33
	07/11/2008	Construction	6.6333333	41,830.00	100.000	0.9266905	38,763.46
	08/15/2008	Construction	6.8222222	14,692.00	100.000	0.9246836	13,585.45
	09/09/2008	Construction	6.9555556	10,252.00	100.000	0.9232696	9,465.36
	10/10/2008	Construction	7.1277778	8,298.00	100.000	0.9214464	7,646.16
	10/31/2008	Interest	7.2444444	(533,125.00)	100.000	0.9202133	(490,588.72)
	11/03/2008	Interest	7.2555556	533,165.00	100.000	0.9200960	490,562.96
	11/14/2008	Construction	7.3166667	1,601.00	100.000	0.9194508	1,472.04
	12/08/2008	Construction	7.4500000	2,006.00	100.000	0.9180448	1,841.60
	03/12/2009	Construction	7.9722222	984.00	100.000	0.9125586	897.96
	04/15/2009	Construction	8.1555556	2,087.00	100.000	0.9106403	1,900.51
	05/01/2009	Interest	8.2444444	533,165.00	100.000	0.9097117	485,026.46
	05/01/2009	Interest	8.2444444	(533,055.00)	100.000	0.9097117	(484,926.39)
	05/12/2009	Construction	8.3055556	2,491.00	100.000	0.9090739	2,264.50
	06/12/2009	Construction	8.4722222	635.00	100.000	0.9073365	576.16
	07/01/2009	Construction	8.5777778	341.00	100.000	0.9062379	309.03
	08/18/2009	Construction	8.8388889	753.00	100.000	0.9035260	680.36
	09/10/2009	Construction	8.9611111	1,666.00	100.000	0.9022594	1,503.16
	10/07/2009	Construction	9.1111111	848.00	100.000	0.9007074	763.80
	11/02/2009	Interest	9.2500000	525,335.00	100.000	0.8992727	472,419.40
	11/02/2009	Interest	9.2500000	(525,335.00)	100.000	0.8992727	(472,419.40)
	11/18/2009	Construction	9.3388889	491.00	100.000	0.8983557	441.09
	12/15/2009	Construction	9.4888889	3,500.00	100.000	0.8968103	3,138.84
	01/15/2010	Construction	9.6555556	385.00	100.000	0.8950964	344.61
	03/17/2010	Construction	10.0000000	341.00	100.000	0.8915647	304.02
	04/07/2010	Construction	10.1111111	2,399.00	100.000	0.8904284	2,136.14
	05/14/2010	Construction	10.3166667	2,581.00	100.000	0.8883301	2,292.78

REUNION-2005-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/24/2019 | 13:21 | Rpt09c

Reunion East CDD  
Special Assessment Bonds

Dated: 03/01/2005  
Delivered: 03/17/2005

I.R.R. Report Via Purpose Expenditures

\$ 18,880,000.00

Grp	Trans	Fund	Day Count	Calculation Amt	Pool	** Internal Rate of Return **	
ID	Date	ID	Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt
0	05/24/2010		10.3722222	473,916.00	100.000	0.8877638	420,725.47
	07/23/2010		10.7000000	3,081.00	100.000	0.8844302	2,724.93
	07/30/2010		10.7388889	546.00	100.000	0.8840355	482.68
	09/17/2010		11.0000000	971.00	100.000	0.8813900	855.83
	10/20/2010		11.1833333	6,048.00	100.000	0.8795373	5,319.44
	11/03/2010		11.2555556	13,500.00	100.000	0.8788085	11,863.92
	11/03/2010		11.2555556	(6,750.00)	100.000	0.8788085	(5,931.96)
	11/15/2010		11.3222222	3,751.00	100.000	0.8781363	3,293.89
	11/19/2010		11.3444444	5,213.00	100.000	0.8779124	4,576.56
	11/22/2010		11.3611111	(10,895.00)	100.000	0.8777445	(9,563.03)
	11/23/2010		11.3666667	21,790.00	100.000	0.8776885	19,124.83
	02/09/2011		11.7888889	381.00	100.000	0.8734454	332.78
	05/20/2011		12.3500000	334.00	100.000	0.8678382	289.86
	09/21/2011		13.0222222	17,082.00	100.000	0.8611681	14,710.47
	09/26/2011		13.0500000	1,138.00	100.000	0.8608936	979.70
	05/21/2012		14.3555556	7,500.00	100.000	0.8480894	6,360.67
	12/19/2012		15.5111111	5,856.00	100.000	0.8369154	4,900.98
	06/18/2013		16.5055556	5,000.00	100.000	0.8274171	4,137.09
	11/19/2013		17.3444444	9,736.00	100.000	0.8194886	7,978.54
2015	07/24/2014		18.7055556	32,131.00	100.000	0.8067856	25,922.83
	08/14/2014		18.8166667	2,289.00	100.000	0.8057574	1,844.38
	10/14/2014		19.1500000	553,755.00	100.000	0.8026805	444,488.34
	10/20/2014		19.1833333	(136,030.00)	100.000	0.8023735	(109,146.86)
	11/18/2014		19.3388889	1,208,792.00	100.000	0.8009422	968,172.48
	11/18/2014		19.3388889	145,613.00	100.000	0.8009422	116,627.59
	11/26/2014		19.3833333	203,251.00	100.000	0.8005337	162,709.27
	12/05/2014		19.4333333	243,000.00	100.000	0.8000744	194,418.08
	01/05/2015		19.6000000	(71,481.00)	100.000	0.7985454	(57,080.82)
	01/12/2015		19.6388889	(195,605.00)	100.000	0.7981890	(156,129.76)
2016	05/18/2015		20.3388889	22,642.00	100.000	0.7918017	17,927.97
	05/29/2015		20.4000000	1.00	100.000	0.7912465	0.79
	05/29/2015		20.4000000	512,383.00	100.000	0.7912465	405,421.27
	05/29/2015		20.4000000	1,239,383.00	100.000	0.7912465	980,657.50
99999	02/28/2019		27.8944444	14.00	100.000	0.7260293	10.16
				1,093,955.56			
							0.01

Arbitrage Yield Limit . . . . . 5.8005102  
Internal Rate of Return . . . . . 2.3087703  
Calculation Standard . . . . . MSRB 30/360 SEMI 4/3