

*Reunion East Community
Development District*

Agenda

August 13, 2020

AGENDA

Reunion East

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

August 6, 2020

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, August 13, 2020 at 1:00 p.m. via Zoom webinar: <https://zoom.us/j/91970330945>**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the July 9, 2020 Meeting
4. Public Hearings
 - A. Rule Hearing
 - i. Consideration of Resolution 2020-08 Adopting Amendments to the Parking and Towing Rules
 - B. Budget and Assessments Hearing
 - i. Consideration of Resolution 2020-09 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations
 - ii. Consideration of Resolution 2020-10 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Pool, Spa & Fountain Maintenance Agreement with Roberts Pool Service, Inc.
6. Consideration of Management Services Agreement for Seven Eagles
7. Discussion of Installation of Camera System at Terraces Pool
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items Lists
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
 - v. Approval of Fiscal Year 2021 Meeting Schedule
 - vi. Presentation of Arbitrage Rebate Calculation Reports
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date
12. 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 July 9, 2020 meeting. The minutes are enclosed for your review.

The fourth order of business opens the Public Hearings. Section A is the Rule Hearing. Sub-Section 1 is the consideration of Resolution 2020-08 adopting amendments to the Parking and Towing Rules (Chapter V). A copy of the Resolution and amended rules are enclosed for your review. Section B is the Budget & Assessments Hearing. Sub-Section 1 is the consideration of Resolution 2020-09 adopting the Fiscal Year 2021 budget and relating to the annual appropriations. A copy of the Resolution is enclosed for your review and a copy of the budget will be provided under separate cover. Sub-Section 2 is the consideration of Resolution 2020-10 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for reference.

The fifth order of business is the consideration of agreement with Roberts Pool Service, Inc to provide pool, spa and fountain maintenance services. A copy of the agreement is enclosed for your review.

The sixth order of business is the consideration of the management services agreement for Seven Eagles. A copy of the agreement will be provided under separate cover.

The seventh order of business is the discussion of the installation of a camera system at The Terraces pool. Back-up materials will be provided under separate cover.

The eighth order of business is Staff Reports. Sub-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. Sub-Section 2 includes the check register for approval and Sub-Section 3 includes the balance sheet and income statement for your review. Sub-Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review. Sub-Section 5 is the approval of the Fiscal Year 2021 meeting schedule. A sample meeting notice is enclosed for your review. Sub-Section 6 is the presentation of the arbitrage rebate calculation reports for the Series 2005 and 2015 bonds. Copies of the reports are 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,



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 on Thursday, July 9, 2020 at 1:00 p.m. via Zoom video conferencing, due to the COVID-19 virus.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Tricia Adams	GMS
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager
Victor Vargas	CWS Security
John Cruz	CWS Security
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: For the attendees, the Governor passed an Executive Order, allowing us to have meetings remotely via Zoom. That Executive Order extends through this month, so at this point, as a government entity, the District is meeting via Zoom. That may change in August. We provided the Zoom contact information on the website and legal notice. So, there is an opportunity to provide public comment. We have that at the beginning of the meeting, so members of the public have an opportunity to comment on any agenda item. The Board adopted a public input policy. It asks that you try to limit your comments as much as possible and state your name and address. We amended the agenda to add one item related to the pool cleaning contract with

Yellowstone. For those on Zoom, there is a, "raise your hand" function. You will see it on at the bottom right. If you desire to provide public comment, click on it and it will alert us to the fact that you want to provide comments. For anyone on the phone, you can press *9, to alert us that you want to provide public comments. Do any members of the public want to provide comments to the Board at this time?

Mr. Byron Allen (Heritage Crossing Way): Hello everyone. I was a victim of a vehicle break-in in Heritage Crossing on March 19th of this year. In light of COVID-19, I'm curious to know what steps can be taken to prevent the increased crime in our community.

Mr. Harding: Byron, as you know I had communications with you back and forth via email and so has David Burman of our HOA. One of the things that has come out of some of these concerns and some of the events that happened at Reunion East relative to security, David Burman has taken some action to make sure we get more information out to the community about what is happening. Of course the Osceola Sheriff's Office has been involved. I think they stepped up their patrols. Even our own security people are doing a lot of patrols throughout the neighborhood. We had a number of vandalized cars, home invasions and so forth. These have been noted in some of the notifications that have come from David to all property owners, to alert them to these issues and remind them to keep their cars and homes locked and call any suspicious behavior into security, as well as the police especially if there's a major concern. There was a party next door with over 100 people. It got shut down quickly after the owner and my wife called the police. You brought up the point as far as people not knowing about what's going on. Through the HOA and with security's help, putting out information via their website and to property owners as far as events, I think that is all helpful and hopefully will better provide security to our neighborhoods. I think we are doing everything we can. As David Burman outlined to you and as I outlined to you, it's a little difficult in our community with our roads being public and security being limited as to what they can do in terms of challenging people coming through the front gates. I think you indicated that you were concerned about security just waving people through and not checking license plates on a regular basis for people coming in. I think John Cruz and Victor Vargas are going to try to step up their discipline with their people at the gates regarding that particular issue. Then again, they really can't stop anybody from coming in. They can challenge them, ask for their license, and if something is suspicious they can see where they are going and so forth to try to further ensure that there is not going to be any bad things happening. Other than that, I don't know what else to tell you. With more communication out there and

everyone's awareness we have a neighborhood watch and hopefully people communicate with each other in terms of suspicious items going around the neighborhood.

Ms. Hobbs: We used to get a monthly report from Security.

Mr. Harding: That's a good point, Trudy.

Ms. Hobbs: We don't get that anymore and I think that would be useful.

Mr. Harding: I don't know the cost to add to our security system, a scanner to scan driver's licenses. It probably takes less than 15 seconds. It's just like a credit card reader. As you know, the new driver's licenses are supposed to have a data strip to give them information. We certainly could at a cost, offer that. The other choice is, why wouldn't we put cameras up in communities at Reunion where people have no garages, because those are the ones with the highest risk?

M. Greenstein: The one thing that we have to be careful or mindful of is that there are jurisdictional issues. There are properties that are owned and maintained by Condo and Master Associations. We are basically operating. We delegated authority and entered into an agreement with the Master Association to provide for security. Multiple jurisdictions are involved. When you bring up cameras or gate control or various different things, there isn't one solution or one entity controlling all of these things. I believe that we are doing a good job overall and the community through the Master Association and our contractor have definitely increased the number of patrols and number of personnel that are out there. We will continue to work. Don, I appreciate your work with the community watch and wearing dual hats. We will continue to do whatever we can to increase vigilance. I think we have a good relationship with the Osceola County Sheriff's Office. The main thing is if you see something, if something doesn't look or feel right, report it. I think Trudy's point about the statistics, we can definitely talk with David Berman of the Master Association about getting more data as far as activity reports.

Ms. Hobbs: I think it helps people get aware of what is happening. They are aware that we are seeing more car break-ins and so on and hopefully that raises their awareness and more people take notice of what is going on. The biggest help as we know are the people in this community paying attention, looking at specific activity and reporting it.

Mr. Harding: That is the whole idea of the neighborhood watch.

Ms. Hobbs: Yes. I recently had some guy ring my doorbell. When I didn't answer the door, he knocked on it. As he knocked on the door, he spotted my SkyCam bell. As soon as he saw it, he turned around and walked straight off my porch. That's not right. I reported it and said

there's a suspicious person. I think that's part of it. A lot of us have to be aware and report things when they are not right.

Mr. Harding: Is Victor or John online?

Ms. Adams: Yes. John Cruz is online.

Mr. Harding: I think John and Victor should provide their reports on a monthly basis, talking about activity as far as your security people are concerned and maybe even activity that the Sheriff's Office has performed would be beneficial in making people aware of what's going on and being more observant.

Mr. Cruz: Hello everyone. I'm here with Victor and have a couple of comments. With regards to the reports, we can get those statistics out again. That's not a problem at all. We can have those just like with the street parking violations, automatically sent out to the Board or to Tricia or whoever wants to receive those. Victor and I spoke today, and we are going to put out monthly status reports like a briefing of any incidents that occurred, and the actions taken so that everyone is up to date.

Mr. Harding: John, are going to put that out through the HOA?

Mr. Cruz: Yes. Whenever we have to put out any mass communication, we give it to David and Debbie, and they send an eblast out to everyone.

Mr. Harding: To all property owners.

Mr. Cruz: As far as the comments on that home invasion earlier this week, that occurred Monday into Tuesday. Within 72 hours, we had that guy arrested and behind bars.

Mr. Harding: Good job!

Mr. Cruz: We have, I would say, the best relationship with the Sheriff's Department out of any community in this area. I challenge anybody on that. We work very closely with them and there is no such thing as a property or community that is 100% crime free, but when unfortunate events happen, we jump on it and get it resolved. There may be one or two incidents that cannot be resolved and it's completely out of our hands and out of the Sheriff's Department hands. It's a matter of procedure and evidence collected. It's unfortunate to say that sometimes, crooks get away with it. That's just the reality of it, but I would say that our track record shows that when something happens, if it does, we take care of it. Reunion continues to be one of the safest communities in Central Florida.

Mr. Greenstein: Thank you John and Victor.

Mr. Harding: Byron, do you have anything else?

Mr. Allen: I appreciate all of you sharing your thoughts on what's being done. Thank you, John for chiming in; you and Victor both. I will just say one more thing. I think I told Don in our email exchange that in a perfect world, if Reunion security could just be more proactive on our security measures instead of reactive in regard to the crime, that would be perfect. Maybe going back to the drawing board and looking at ideas of installing security cameras or the ID verification at the front gate, whatever can be done to be more proactive in regard to our security measures, than just reactive. Because we can always call the police when it comes to finding out a car was vandalized or there was a home invasion. Just like we call security. That's reactive. Whatever we can do to try to prevent it as much as possible, would be perfect.

Mr. Greenstein: Thank you, Byron.

Mr. Goldstein: I think security has been very proactive and I think they are going out of their way to add extra patrols. They are doing a lot of extra things that were never done at this resort before. I can appreciate, Byron wanting them to do more. We all do, obviously, but everybody has their limits to what they can do. When you look around us and what's happening in other places, John and Victor have done an amazing job. That is not to say they can't do it better, but they have done better than I think we could expect.

Mr. Greenstein: Steve, I don't think there's any disagreement among the Board Members or among the community overall relative to personnel. I think the issues Byron has been bringing up, we can kick around again with the Master Association or the resort, such as additional technological things. So, we will look at that.

Mr. Goldstein: That would be a great idea.

Mr. Flint: Are there any other public comments? I don't see anybody else.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 11, 2020 Meeting

Mr. Flint: Are there any additions, deletions, or corrections to the June 11, 2020 minutes?

Ms. Hobbs: I have one. On Page 21, right at the top it says, "I was thinking of the bridge on the west side over the river area, but that's fine. I go fishing off of that bridge." I do not go fishing off of that bridge. I think I said that I have seen people fishing off of that bridge.

Mr. Greenstein: Are we all okay, by just deleting, "I go fishing off of that bridge?"

Ms. Hobbs: Yes.

Mr. Harding: On Page 6, there was a statement made by me versus Mr. Dryburgh. On Page 22, there is a statement regarding the playground. It's not me. It may have been Mr. Goldstein. I'm not sure. Some of those get confusing. Maybe the fact that it doesn't matter, I don't know.

Mr. Greenstein: If no one is going to be sued, then we are fine.

Mr. Goldstein: We have one on Page 30, where it says, "Mr. Goldstein: You mean the gate on the walkway itself is off of its hinges?" That was actually Alan continuing his conversation with Don.

Mr. Harding: Yes.

Mr. Greenstein: I will amend it. The reason why I have taken over this, is because I have to sign off on the minutes and I'm making adjustments to the hard copy.

Mr. Flint: Are there any other comments or corrections?

Ms. Hobbs: No.

Mr. Flint: Then we need a motion to approve the minutes as amended.

On MOTION by Ms. Hobbs seconded by Mr. Goldstein with all in favor the minutes of the June 11, 2020 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2019 Audit Report

Mr. Flint: We provided the audit report in the Board's agenda package, which was completed last month. It was transmitted to the State, as required and we are asking the Board to accept it and ratify our action in transmitting it. As in prior years, there were a couple of comments in the Report to Management, relative to assigning bonds as part of the restructuring. As you recall, a portion of the bonds were not assigned to any specific property, so there is no pledge to repayment. That was by design by the bondholders in the event there was even an opportunity to assign any of that debt to land that wasn't already assigned. They would have that out there versus writing it off. As you know, that is an issue between the Trustee and the District and now Kingwood. That comment continues to be in the audit. We provided a response as we have in the past. It doesn't necessarily impact the District from property that the District owns or any particular owner or resident within the District. A recourse that the bondholders have is to assign to property that the debt is pledged to. At this point, that comment is the only one. Otherwise,

there are no other findings or recommendations related to the audit. Are there any questions on the audit?

Mr. Greenstein: The Management Letter addresses everything and is included in the report. Do we need a motion to accept the audit?

Mr. Flint: Yes, to accept it and ratify our action in transmitting it to the State of Florida.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor accepting the Fiscal Year 2019 Draft Audit Report and ratifying District Management transmitting to the State was approved.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Yellowstone Landscape to Provide Landscape Maintenance Services

Mr. Flint: At the last meeting, the Board reviewed the responses to the Request for Proposals (RFP) issued for landscape maintenance services and the recommendations of the Landscape Review Committee. An Agreement with Yellowstone Landscape (Yellowstone) was included in the agenda package. The effective date of the agreement is July 1st. The scope and pricing are consistent with what was indicated in the RFP and the response. The way it is drafted is there is a separate agreement with Reunion East and Reunion West. We just need to make sure the agreement contemplates the allocation of costs between both Districts.

Mr. Goldstein: George, maybe I missed it somewhere, but did they address the storage of their equipment and our past payment for the use of Bagley's building? How does that all play in right now?

Mr. Flint: In the prior agreement, there was language where we were obligated to provide them with space. It didn't necessarily address the terms of the agreement, but there was an obligation that both Districts provide them a facility to operate out of. That obligation was removed from this agreement.

Mr. Goldstein: So, we are no longer paying Mr. Bagley?

Mr. Flint: That is a separate issue from the Lease Agreement that the District continues to be a party to. That is not necessarily impacted by this agreement, other than we no longer have the obligation to provide space going forward. That is a separate discussion. Maybe we can deal with this agreement and then under, "Other Business," if the Board wants to talk about that, we can discuss that further. The Chairman and I discussed that issue and to the extent we can, we are

working on it. I had conversations with the landlord. I reviewed the terms of the agreement, but I think that's separate from the agreement from Yellowstone.

Mr. Greenstein: Okay.

Mr. Flint: The difference being that we no longer have an obligation to provide space. The prior agreement obligated us to provide the space.

Mr. Greenstein: The valid question to raise, as you say George, we can discuss under, "Other Business." We need a motion to approve the Landscape Grounds Maintenance Agreement with Yellowstone.

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the Agreement with Yellowstone Landscape to provide landscape maintenance services was approved.

SIXTH ORDER OF BUSINESS

Discussion of Pool Services Contract with Yellowstone - Added

Mr. Flint: We added a new item related to the aquatic maintenance for the pools. Yellowstone had also been providing the pool cleaning services for all of the CDDs pools, with the exception of Seven Eagles, which is operated by the resort. Between when the agenda went out and today, we received a letter from Yellowstone, terminating their agreement for the pool cleaning. We ended up adding that and amending the agenda. We have to make a change, because when we bid out landscaping, we anticipated that if someone other than Yellowstone was selected, we would need to engage another pool maintenance contractor. So, we reached out to pool cleaning companies and received proposals from Central Florida Pools, the company the resort uses for their pools and Robert's Pools, the company that we do a fair amount of work within another community. Tricia provided a summary of those bids. Yellowstone came in at \$7,464 per month, which is irrelevant, because they are exercising their option to terminate that agreement. Robert's Pools came in at \$7,200 per month, which ends up being \$86,400 and Central Florida Pools was the highest at \$8,445 per month or \$125,000 per year. We have \$130,500 budgeted. We provided you an email of the scope of work. It was included in the RFP. We are comfortable that Robert's Pools can perform under the scope. I'm sure that Central Florida Pools could perform under the scope as well.

Mr. Harding: Is that Alan's recommendation?

Mr. Flint: They are the lowest bidder by a significant amount, and we believe that they can perform. We would be comfortable with them doing the job, but ultimately, it's the Board's decision.

On MOTION by Mr. Harding seconded by Mr. Dryburgh with all in favor awarding the pool services contract to Robert's Pools to replace Yellowstone was approved.

Mr. Flint: We will get an agreement drafted and coordinate. Yellowstone did not indicate when their services would stop, but we will get a contract in place and coordinate the transition of when Yellowstone will stop, and the new contract will start. Sounds good.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen and Jan?

Ms. Trucco: We just wanted to give the Board a quick update regarding the Kingwood matter. We have been in contact with Counsel for Kingwood regarding reaching a mutually acceptable operating agreement for the reclaimed irrigation water system and Kingwood's dealings with Toho Water Authority. We brought several things to their attention, including provisions of Florida Law that establish requirements related to the operation of this reclaimed irrigation system, such as the ratemaking hearing process. We also requested complete and substantiated information regarding their interactions with Toho Water Authority. We reached out again this week and are still waiting a response from our counsel, but we will continue to keep the Board updated of their response. That's all I have to report today.

B. Engineer

Mr. Flint: Steve, do you have a report for the Board?

Mr. Boyd: Yes. Alan and I have continued to work on the erosion repair on Tradition Boulevard. We have another bid that we were hoping was going to come in before we had the meeting this morning, but they are still lagging. We know that you approved a not-to-exceed (NTE) amount. We were hoping to get another bid that was going to come in under that. We have some short-term remediation in place to keep it from getting any worse in the sort-term. We have a meeting with Rick Feather onsite tomorrow morning to coordinate with him. He had a concern about whether we were going to impact their dumpster pads at the bottom of the hill, which we

are not. We are going to resolve that tomorrow morning. We had this second bid in our hands and should be able to proceed based on what you authorized us to do last month.

Mr. Greenstein: So basically, what you are saying, Steve, is after tomorrow's meeting and let's say another week or so goes by for lag time, based upon our previous authorization with the NTE, which was \$17,000, you should be able to select the vendor.

Mr. Boyd: Correct.

Mr. Flint: My thought is if Gary's Grading as the alternate bidder, doesn't provide anything by the end of tomorrow, we move forward with All Terrain Tractor Service. I don't think we want to wait, unless the Board objects. The savings, if any, are going to be significant. I would be surprised if they come in lower than \$17,000. They may, but it is probably going to be a significant savings. It will take a few weeks to try to get the bid from them. We obviously understand the urgency in getting that repair done. Some of these improvements are on property we don't own and that is the purpose for the meeting with Rick Feather, because the bottom of the hill is actually part of the Spectrum development, where the outfall is. Technically, we might want to have a construction easement and then a permanent easement in place. I would think under the current circumstances, if we can get an agreement with them, we can start the work. Jan, correct me if I'm wrong.

Ms. Carpenter: Yes. We can do a quick construction easement and get that replaced immediately and then follow up with a more permanent one, if you feel there's an issue. We can do that fairly quickly.

Mr. Greenstein: Sounds good.

Mr. Flint: Jan, do we want the Board to authorize the Chairman to execute that construction easement?

Ms. Carpenter: Yes, that makes sense, so we don't hold them up. Have them authorize a construction easement and permanent one, if we can get it done in one document. It just depends if the other side is going to have attorneys and how much work they are going to do. If we can bring it back, we will, but let's give the authority to sign it, in case we can miraculously get it all done quickly, but they are fairly routine.

<p>On MOTION by Mr. Harding seconded by Ms. Hobbs with all in favor authorization for District Counsel to prepare a construction easement for the erosion repair on Tradition Boulevard and the Chairman executing the same was approved.</p>

Mr. Flint: Do you have anything else, Steve?

Mr. Boyd: That's all I had.

C. District Manager's Report

i. Action Items List

Mr. Flint: Kristen addressed Item 1, which is the irrigation issue. It says this item is on hold, but obviously it's not on hold at this point. Item 2 is on hold. Item 3 is the expansion of the initial Parking and Towing Policy. A public hearing was scheduled for the August 13th meeting, to consider amending the rule that authorizes the Parking and Towing Policy. So, we will be addressing that in August. Item 4 is the playground shade structure. We decided to open the playground in the absence of that shade structure. Alan is shaking his head. We have an installation date, but it's not until later this month.

Mr. Scheerer: It is supposed to ship on July 17th and we hope to have it installed by the end of the month.

Mr. Goldstein: We are hoping to get water in this week, George, for both the dog park and the playground for the fountains.

Mr. Flint: Okay. Great. Item 5 is the Davenport Creek bridge crossing and guard access. Steve, that should be something you might want to address. You came up with a preliminary design for the guardhouse. You have it on the north side of Davenport Creek next to one of the buildings. It looks like you are able to accommodate the design within the existing right-of-way (ROW).

Mr. Boyd: That is correct. We will be able to put this within the limits of the existing sidewalks. There will be a two-way gate with a keypad on each side, so if you are coming or going, you would have to activate the gate.

Mr. Harding: It's basically the same as what we have on our back gate, coming in through S. Old Lake Wilson Road.

Mr. Greenstein: The design looks the same to me. You have the solid gate and then have the bars in front of it to avoid tailgating. The only question I had, Steve, is I went over there yesterday and took a look. It's a tight fit.

Mr. Boyd: It is.

Mr. Greenstein: If you look at the sidewalk, the key question is, will we be able to construct a turnaround, so if people ignore the signage that we put up for resident access only,

they can turn at Whisper Way. Right now, at the Liberty Bluff gate, there is ample space to do the turnaround to get through that cut in the island. In the diagram, on one side, I can see a cut in the island, but not coming from the other way. So, what was your thinking about the ability to turn around?

Mr. Boyd: What we have done is we pulled the proposed curb all the way out to the sidewalk. The keypad would be in the center and then it widens out. It's wide enough for a car or single unit truck to turn around. The single unit truck may have to make a three-point turn.

Mr. Greenstein: Right.

Mr. Boyd: It's not large enough for a tractor trailer to turn around. We would have to have a pretty big area for that to happen. So, I think that worst case scenario of somebody coming in from Reunion that is trying to leave, they can turn around. If for some reason, they are in a vehicle that's too big to turn around, they would have to back up into Whisper Way. There may need to be some signage on the south side of the bridge, alerting to the fact that there's a gate ahead and there is no ability for a truck to turn around. A car can turn around.

Mr. Flint: They can do that at the intersection where there is a split off of the road within Reunion. We can possibly put some signage there that hopefully would prevent tractor trailers from turning down there. It is resident only access.

Mr. Greenstein: The good thing is by having it located where it is, it is fairly visible. Once you make that turn off of Tradition and get on the spine, going towards Whisper Way, you are going to see it. We will have to put up some other warning signs, like we have at the Liberty Bluff gate. A tractor trailer couldn't make the U-turn at the Liberty Bluff gate either.

Mr. Harding: They would have to back out.

Mr. Greenstein: As long as the average vehicle can do it, even a three-point turn. I'm not overly concerned about it, but I just want to get your feeling for not having to go beyond the existing sidewalk.

Mr. Harding: Yes, I'm comfortable with that.

Mr. Boyd: They will have some extra room there. There is room so that doesn't have to happen.

Mr. Harding: One thing from a security standpoint. I know until it is implemented, at least Alan has Encore involved with blocking that area off with large equipment at the end of their shift every day. So that seems to be working well.

Mr. Greenstein: When I went by there the other day, there was a 5-foot chain link fence. I don't know if it has concrete blocks. They did something to secure it in place. You are not getting through there unless you physically get out of your vehicle and start moving stuff around.

Mr. Harding: Okay.

Mr. Greenstein: I think it serving the purpose that we intended.

Mr. Goldstein: I checked it over the weekend, and they had the concrete blocks and a big tractor blocking the area between them. You couldn't get through at all.

Mr. Harding: So, Steve, what would be the timing on this new gate?

Mr. Boyd: Is this something that the group developing to the south is going to do or is this something that the CDD is going to do and then get reimbursed from them? We will need to take this to the County.

Mr. Flint: The CDD will be paying for it. I don't know if we would be able to get Encore to permit and handle the construction aspect so we can talk to them about it.

Mr. Harding: Okay.

Mr. Flint: It becomes a timing issue. We don't want it in there while you have construction traffic going back and forth like you have right now, because things are going to get damaged.

Mr. Harding: The timing is probably not good right now.

Mr. Greenstein: I'm assuming that it's going to tie into when the roadway within Reunion Village is accessible to the public.

Mr. Harding: I would think so too.

Mr. Flint: We may want to start on the permitting part of it. If we are going to be bidding and contracting it, we should complete the bidding part.

Mr. Boyd: Right. So, what will we need to do is take a concept sketch and turn it into final plans and send it out for permitting.

Mr. Harding: So, we can go after the permitting now and be ready for when we want to implement it. Right?

Mr. Boyd: Yes. We will need to coordinate with power for the gates and whoever is going to handle the communication systems.

Mr. Flint: We will work with the POA on that.

Mr. Greenstein: It may be something for the Master Association to handle as far as staffing the main gatehouse. In other words, the one that is going to be behind the hospital; the one that you will have to go through in order to get into Reunion Village. Unless you are a resident, you

can't get through our gate. At the appropriate time, we will coordinate with the Master Association. We will share our plan. This way, if it does have any impact on staffing of the official security gatehouse by the hospital at the entrance to Reunion Village, then they can't consider it.

Mr. Flint: Are there any other items that the Board wanted to discuss?

Mr. Goldstein: Are we close to finalizing the gates at the pools as far as making sure that you can't just reach over the fence and open the handle to the pool and finalizing our access controls to the pools? Right now, they have a temporary card at the pool that you can use, and the gates are open right now.

Mr. Flint: Yes. Tricia, what is the deadline for eliminating the temporary card?

Ms. Adams: July 31st.

Mr. Goldstein: Will we also have some sort of structure that will keep people from reaching over and opening it from the other side?

Ms. Adams: Yes.

Mr. Flint: Alan, do you have an update on the shields?

Mr. Scheerer: I noticed that they started to put some of those in already. Seven Eagles had one. I haven't been to the other pools yet. Maybe John can update that, but it's my understanding that they are working on that now.

Mr. Harding: Okay, because Homestead didn't the other day.

Ms. Adams: As of today, they are about 80% done, but all of them will be on by the end of the month.

Mr. Goldstein: Good.

Ms. Adams: John and his crew have been working furiously with processing applications for the RFID access card distribution.

Mr. Goldstein: Do we have plans to send out another email blast, informing the owners of the deadline coming down fairly quickly?

Ms. Adams: Yes. When security is caught up on processing applications, we will send out another courtesy reminder.

Mr. Greenstein: It's the first time that I have ever embarked on a field trip of all CDD owned amenities, with my pad and paper, along with family members, just looking at some of the facilities. Before I get into the things that I brought up that need to be addressed, which are maintenance items, which will be addressed and the resort will take a look at, I'm really impressed with an unappreciated or unrecognized beauty of The Terraces set up with the gazebo and the

pool and the fountain. It is beautifully maintained. We went over there, and everything was perfect. I appreciate what we have and what it means to that community. I'm kind of using this as a segue into the infamous mission of getting the street signage up to speed. When I say, "street signage," I'm talking about the poles. The original developer took the easy way out and we have no idea, from a financial standpoint, what went on. The standard Reunion poles were not used. It may have been originally anticipated, but they put up what I call, "generic corrugated street signs." I think it was last year. Right, Alan?

Mr. Scheerer: We did The Terraces the previous year.

Mr. Greenstein: Yes, all of the signage that was along Excitement Drive, was visible and upgraded. We really need to continue that process. Because of the expense involved, we didn't do it all in one shot. I think this fiscal year, we should get an estimate of what it would take to do the entire project. Maybe we can prioritize if we have to. We've had some savings. I'm not saying that I'm going to burn all of the money that's already been saved in the aquatic contract from the budget, but we should look at it. I propose that we complete that project for The Terraces.

Mr. Scheerer: I don't know if you remember, Mark, but we did all of major intersections along Excitement Drive and had those changed out. So, what we are really dealing with are some of the interior decorative fluted sign posts within the inner roads; Mourning Dove Circle specifically, in The Terraces. We will get some pricing on that and will bring that back.

Mr. Greenstein: That would be great.

Mr. Scheerer: The maintenance items that you sent over were already being addressed. We have been in contact with Anthony about some of the other issues that the resort is maintaining.

Mr. Greenstein: Just so you know, some of the things that I brought out with us, was some screening on windows that needed to be replaced and a couple of ceiling fixtures, which were traditional residential, hanging below the ceiling type of fixtures. So, you had all sorts of insects. Those need to be cleaned, possibly the bulbs changed, doors that stick and things like that, but the resort does the maintenance for us, so we gave them a To-Do-List.

Mr. Scheerer: We will make sure it's taken care of.

Mr. Goldstein: At the last meeting, George, you were going to look into the Golf Cart Study for the neighborhood.

Mr. Harding: That's an action item.

Mr. Greenstein: It's on the Action Item List.

Mr. Flint: I communicated with the county. The county doesn't have a formal process, so it's not something that has come up very often. All of the folks that were involved the last time the issue came up, are no longer there. The issue was passed around from department to department, depending on when it came up, but I have a contact person there. For long-term purposes, they want to develop a formal policy, handling future requests, but they thought in the interim, they could handle our request, but they need justification from our engineer. I spoke with Steve Boyd and provided him with the section of Chapter 316 that addresses this issue. They are not being very clear on what they want from us to be able to review, so we have to try to come up with what we believe would justify the community being deemed a golf cart community, based on the language that's in the statutes. So, I'm working with the engineer on that. It is on our To-Do-List.

Mr. Goldstein: Thank you.

Mr. Greenstein: Yes, thank you.

Mr. Flint: Is there anything else?

Mr. Harding: The resort wants us to carry the insurance for the Seven Eagle MSA. Are there any issues with that, right now, whether it is \$1 million or \$5 million? Is that still being debated?

Mr. Flint: The issue with the MSA is the language that was in the draft that you saw was basically the prior agreement with changed terms. That was the form of the agreement we had. We had come to an agreement previously on that language, but going forward, we are basically waiting on the resort right now. I will follow up with them.

Mr. Harding: Okay.

Mr. Flint: They are not focused on the issue. We are looking for feedback from them. Mark and I had conversations. Tricia followed up with Anthony. Anthony sent an email earlier this week that just said they are not prepared yet to discuss it. So, we are continuing to work on the issue. We want to make progress on it. We are waiting on feedback to be able to understand how the agreement may change going forward.

Mr. Harding: Okay. Good. Thank you.

Mr. Flint: That is where we are at with that. We will continue to follow up with the resort, but until they focus on it and provide us some reasonable feedback, they are continuing to operate and maintain it in the interim. It is just a matter of getting that agreement renegotiated.

Mr. Harding: Thank you.

ii. Approval of Check Register

Mr. Flint: You have the June Check Register for the General Fund, replacement and maintenance and payroll totaling \$78,478.71. Were there any questions on the Check Register? Hearing none,

On MOTION by Mr. Greenstein seconded by Mr. Harding with all in favor the Check Register for the month of June was approved as presented.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through May 31st. No action is required of the Board, but if you have any questions, we can discuss those.

iv. Status of Direct Bill Assessments

Mr. Flint: We have a direct bill from EHOF that was due in May. John Chiste indicated that they were in the process of wiring those funds. They wanted to make sure that I knew that in advance of this meeting. Other than that, everything else is up to date.

EIGHTH ORDER OF BUSINESS**Other Business**

Mr. Flint: Is there any other business that the Board would like to discuss that was not on the agenda? Hearing none,

NINTH ORDER OF BUSINESS**Supervisor's Request**

Mr. Flint: Are there any Supervisor's requests? Hearing none,

TENTH ORDER OF BUSINESS**Next Meeting Date**

This item was not discussed.

ELEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2020-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE REUNION EAST COMMUNITY DEVELOPMENT
DISTRICT ADOPTING AMENDMENTS TO THE
PARKING AND TOWING RULES; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Reunion East Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the Osceola County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules & procedures to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Amended Parking and Towing Rules attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Amended Parking and Towing Rules are hereby adopted. These Parking and Towing Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any previously adopted Parking and Towing Rules.

SECTION 2. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of August, 2020.

ATTEST:

**REUNION EAST COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Parking and Towing Rules

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

CHAPTER V

PARKING AND TOWING RULES

Parking and Towing Rules adopted December 19, 2019 by Resolution 2020-04
Revised as of _____, 2020 by Resolution 2020-____

- 5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted by the Reunion East Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules"
- 5.1 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 right-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 maps shown in Appendix 5.0 (the "**Parking and Towing Maps – Revised _____ 2020**"), 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.
- 5.2 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. 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.
- 5.3 On-Street Parking.
- 5.3.1 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 Maps – Revised _____ 2020**, attached hereto as Appendix 5.0, 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 follow all parking rules and regulations, including those of 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.

5.3.2 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 5.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to any mailboxes.

5.3.3 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 lots or Parking Areas.

5.3.4 Vehicles temporarily parked in accordance with Section 5.3.1 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 Areas. In addition, vehicles temporarily parked in accordance with Section 5.3.1 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.

5.3.5 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 lots or Parking Areas, and shall immediately be removed.

5.3.6 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 lots or Parking Areas.

5.3.7 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 lots or Parking Areas 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 lots or Parking Areas shall be used as a domicile or residence either temporarily or permanently.

5.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 5.3.1 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.

5.5 Enforcement

5.5.1 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 Nothing herein shall be interpreted to prevent the District from issuing warnings or from implementing an administrative grace period.

5.5.2 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.

5.6 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.

5.7 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.

5.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lots or Parking Areas, 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.

5.9 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.

Effective Date: _____, 2020

Appendix 5.0

District Parking and Towing Maps – Revised _____ 2020

[ATTACHED ON FOLLOWING PAGE(S)]



SHEET NO.
1.00

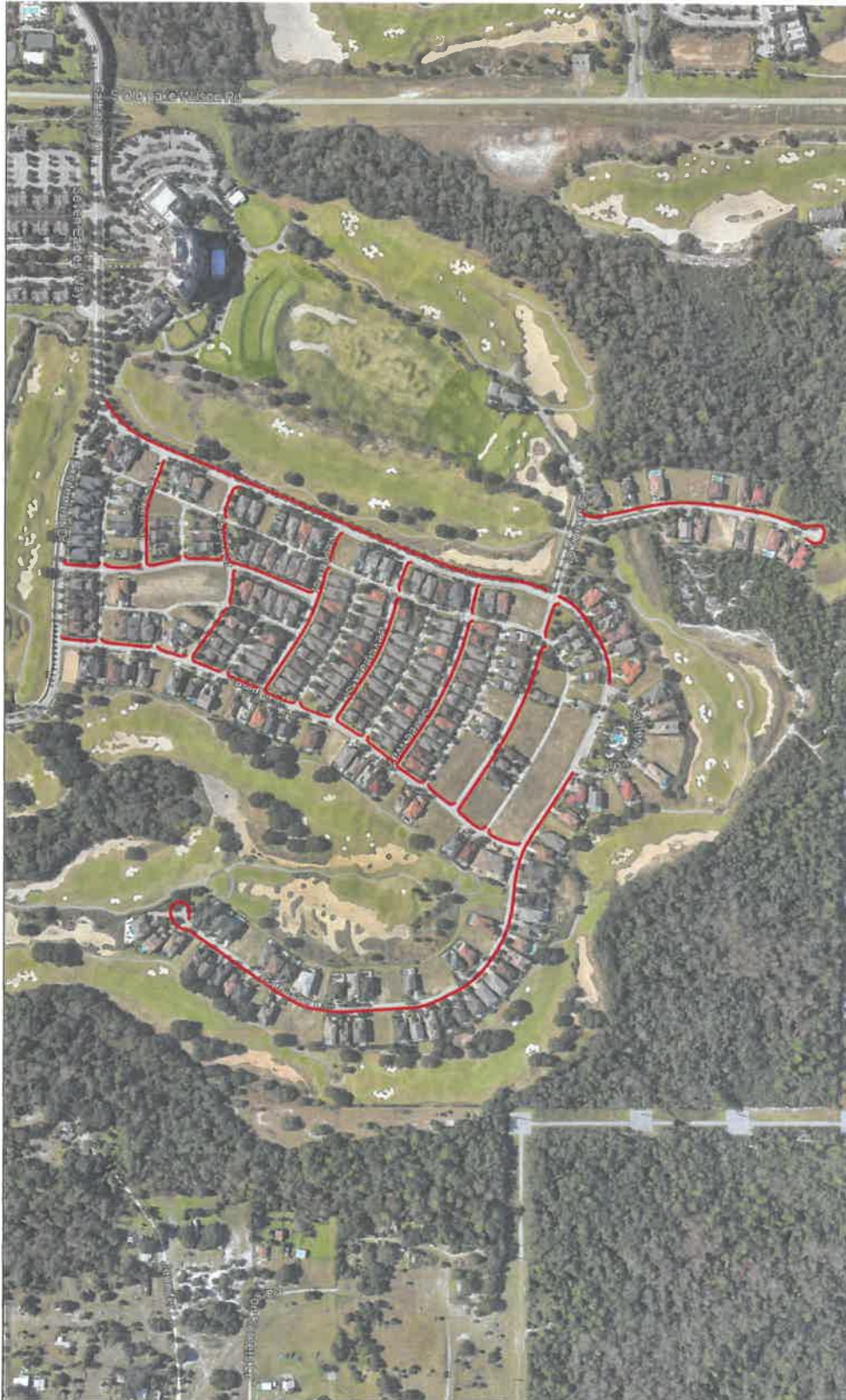
Date: 7/15/2020
Scale: AS SHOWN
Title: 1000.001
Drawing No.: 1000.001
Drawing Title: AREAS OF NO PARKING
Drawing No.: 1000.001
Drawing Title: AREAS OF NO PARKING
Drawing No.: 1000.001
Drawing Title: AREAS OF NO PARKING

REUNION EAST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA
AREAS OF NO PARKING OVERALL

Rev.	Date	Description	CHK. BY

Chief Engineer
STEVEN M. BOYD, P.E.
License No. 43225

BOYD CIVIL
ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407) 994-2893
Cell: (407) 994-2893
Fax: (407) 994-2893



LEGEND
 — AREAS OF NO PARKING



SHEET NO.
1.01

DATE: 7/15/2020
 DRAWN BY: AS SHOWN
 PROJECT: 1002.001
 DRAWING: CDD
 CHECKED BY: CDB
 CDD

REUNION EAST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA
NO PARKING DETAIL 1 OF 3

Rev.	Date	Description	CDB

Civil Engineer
STEVEN N. BOYD, P.E.
 License No. 43325

BOYD CIVIL
 ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32817
 Office: (407)494-2693
 Certificate of Auth. 32791



LEGEND
 — AREAS OF NO PARKING



SHEET NO.
1.02

Date: 7/15/2020
 User: AS SHOWN
 Project: 1000.001
 Drawing: 1.02
 Designed by: CJB
 Checked by: NLS

REUNION EAST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA
NO PARKING DETAIL 2 OF 3

Rev.	Date	Description	Drawn By

Civil Engineer
STEVEN N. BOYD, P.E.
 License No. 43235

BOYD CIVIL
 ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407) 994-2893
 Cell: (407) 994-2893



LEGEND
 AREAS OF NO PARKING



SHEET NO.
1.03

Date: 7/15/2020
 Drawn By: AS SHOWN
 Checked By: CDB
 Drawn: 1003.001
 Checked: N/A

REUNION EAST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA
NO PARKING DETAIL 3 OF 3

Rev.	Date	Description	CHK By

Civil Engineer
 STEVEN N. BOYD, P.E.
 License No. 43325

BOYD CIVIL
 ENGINEERING
 6816 Hanging Moss Road
 Orlando, Florida 32807
 Office: (407) 954-2003
 Certificate of Auth. 39791

SECTION B

SECTION 1

RESOLUTION 2020-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Reunion East Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 13, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2020 and/or revised projections for Fiscal Year 2021.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for Reunion East Community Development District for the Fiscal Year Ending September 30, 2021", as adopted by the Board of Supervisors on August 13, 2020.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Reunion East Community Development District, for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – 2015A	\$ _____
TOTAL DEBT SERVICE FUND – 2015-1	\$ _____
TOTAL DEBT SERVICE FUND – 2015-2	\$ _____
TOTAL DEBT SERVICE FUND – 2015-3	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.

- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 13th day of August, 2020.

ATTEST:

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

Secretary/Assistant Secretary

By:_____

Its:_____



Reunion East

Community Development District

Proposed Budget

FY 2021



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Reunion East
Community Development District
Proposed Budget
General Fund
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments - Tax Collector	\$1,417,679	\$1,471,581	\$0	\$1,471,581	\$1,417,679
Special Assessments - Direct	\$600,993	\$482,137	\$118,856	\$600,993	\$600,993
Interest	\$750	\$381	\$299	\$680	\$750
Miscellaneous Income	\$0	\$2,481	\$26	\$2,507	\$0

Total Revenues	\$2,019,422	\$1,956,580	\$119,181	\$2,075,760	\$2,019,422
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Expenditures

Administrative

Supervisor Pay	\$12,000	\$7,800	\$5,000	\$12,800	\$12,000
FICA	\$918	\$597	\$383	\$979	\$918
Engineering	\$15,000	\$5,463	\$3,873	\$9,336	\$15,000
Attorney	\$35,000	\$30,336	\$4,664	\$35,000	\$35,000
Trustee Fees	\$17,500	\$0	\$17,500	\$17,500	\$17,500
Arbitrage	\$3,600	\$600	\$3,600	\$4,200	\$3,600
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$10,000	\$8,500	\$5,000	\$13,500	\$10,000
Property Appraiser Fee	\$1,000	\$502	\$0	\$502	\$1,000
Property Taxes	\$400	\$295	\$0	\$295	\$400
Annual Audit	\$5,200	\$5,578	\$3,000	\$8,578	\$5,600
District Management Fees	\$44,275	\$33,206	\$22,137	\$55,344	\$44,275
Information Technology	\$3,400	\$1,650	\$1,100	\$2,750	\$2,200
Telephone	\$300	\$7	\$93	\$100	\$300
Postage	\$3,500	\$857	\$368	\$1,225	\$1,500
Printing & Binding	\$2,500	\$542	\$505	\$1,047	\$1,500
General Liability Insurance	\$14,800	\$13,789	\$0	\$13,789	\$15,200
Legal Advertising	\$1,500	\$3,354	\$830	\$4,184	\$2,500
Other Current Charges	\$600	\$0	\$200	\$200	\$600
Office Supplies	\$500	\$117	\$103	\$220	\$500
Travel Per Diem	\$500	\$0	\$125	\$125	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Administrative Expenses	\$177,668	\$118,367	\$68,481	\$186,848	\$175,268
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Maintenance - Shared Expenses

Field Maintenance	\$39,851	\$29,888	\$9,963	\$39,851	\$41,275 ¹
Management Services Agreement	\$0	\$0	\$13,650	\$13,650	\$23,563 ²
Facility Lease Agreement	\$22,884	\$17,163	\$5,721	\$22,884	\$23,701 ³
Telephone	\$4,760	\$3,849	\$1,266	\$5,115	\$5,394 ⁴
Electric	\$341,600	\$235,126	\$84,000	\$319,126	\$353,800 ⁵
Water & Sewer	\$44,800	\$25,242	\$8,400	\$33,642	\$46,400 ⁶
Gas	\$43,120	\$18,987	\$1,500	\$20,487	\$44,660 ⁷
Pool & Fountain Maintenance	\$100,800	\$86,480	\$27,000	\$113,480	\$130,500 ⁸
Environmental	\$5,600	\$3,230	\$1,077	\$4,306	\$5,800 ⁹
Property Insurance	\$25,620	\$24,950	\$0	\$24,950	\$28,710 ¹⁰
Irrigation Repairs & Maintenance	\$8,400	\$8,130	\$1,800	\$9,930	\$8,700 ¹¹
Landscape Contract	\$434,722	\$327,470	\$91,041	\$418,511	\$450,248 ¹²
Landscape Contingency	\$28,000	\$12,087	\$7,500	\$19,587	\$29,000 ¹³
Landscape Consulting	\$21,840	\$10,785	\$0	\$10,785	\$0 ¹⁴
Gate and Gatehouse Expenses	\$17,920	\$6,496	\$8,400	\$14,896	\$18,560 ¹⁵
Roadways/Sidewalks/Bridge	\$28,000	\$5,116	\$5,600	\$10,716	\$29,000 ¹⁶
Lighting	\$5,600	\$1,124	\$2,376	\$3,500	\$5,800 ¹⁷
Building Repairs & Maintenance	\$14,000	\$1,512	\$1,680	\$3,192	\$14,500 ¹⁸
Pressure Washing	\$19,600	\$20,020	\$0	\$20,020	\$20,300 ¹⁹
Maintenance (Inspections)	\$980	\$418	\$110	\$528	\$1,015 ²⁰
Repairs & Maintenance	\$11,200	\$2,430	\$750	\$3,180	\$11,600 ²¹
Pest Control	\$406	\$0	\$0	\$0	\$421 ²²
Signage	\$4,480	\$24,404	\$0	\$24,404	\$14,500 ²³
Security	\$78,400	\$58,800	\$19,600	\$78,400	\$81,200 ²⁴
Parking Violation Tags	\$0	\$15	\$0	\$15	\$290 ²⁵

Total Maintenance Shared	\$1,302,583	\$923,722	\$291,433	\$1,215,155	\$1,388,936
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Reunion East
Community Development District
Proposed Budget
General Fund
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total Thru 9/30/20	Proposed Budget FY2021
<u>Heritage Crossing Community Center</u>					
Landscape Maintenance	\$16,000	\$6,131	\$0	\$6,131	\$0
Telephone	\$1,500	\$726	\$0	\$726	\$0
Electric	\$25,000	\$10,961	\$0	\$10,961	\$0
Water & Sewer	\$2,500	\$1,023	\$0	\$1,023	\$0
Gas	\$350	\$165	\$0	\$165	\$0
Contract Cleaning	\$10,000	\$4,675	\$0	\$4,675	\$0
Maintenance (Inspections)	\$1,250	\$968	\$0	\$968	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0
Total HC Community Center Shared	\$56,600	\$24,649	\$0	\$24,649	\$0
<u>Maintenance - Direct Expenses</u>					
Irrigation System Operations	\$100,000	\$0	\$0	\$0	\$100,000
Transfer Out - R&M Fund	\$382,571	\$382,571	\$0	\$382,571	\$355,219
Total Maintenance Expenses	\$482,571	\$382,571	\$0	\$382,571	\$455,219
Total Expenses	\$2,019,422	\$1,449,309	\$359,914	\$1,809,223	\$2,019,423
Excess Revenues (Expenditures)	\$0	\$507,271	(\$240,733)	\$266,538	(\$0)

Net Assessments	\$2,024,761
Add: Discounts & Collections	\$129,240
Gross Assessments	\$2,154,001

Notes:

(1 thru 25) is 56% of the shared costs with the remaining 44% allocated to Reunion West for FY20. For FY21, the proposed allocation will be 58% of the shared costs for Reunion East with the remaining 42% allocated to Reunion West.

	FY 2020		Shared Costs		
	Budget	Projections	Total Proposed 2021 Budget	Reunion East 58%	Reunion West 42%
1 Field Maintenance	\$71,163	\$71,163	\$71,163	\$41,275	\$29,888
2 Management Services Agreement	\$0	\$24,375	\$40,625	\$23,563	\$17,063
3 Facility Lease Agreement	\$40,864	\$40,864	\$40,864	\$23,701	\$17,163
4 Telephone	\$8,500	\$8,940	\$9,300	\$5,394	\$3,906
5 Electric	\$610,000	\$569,473	\$610,000	\$353,800	\$256,200
6 Water & Sewer	\$80,000	\$59,932	\$80,000	\$46,400	\$33,600
7 Gas	\$77,000	\$36,584	\$77,000	\$44,660	\$32,340
8 Pool & Fountain Maintenance	\$180,000	\$202,729	\$225,000	\$130,500	\$94,500
9 Environmental	\$10,000	\$7,690	\$10,000	\$5,800	\$4,200
10 Property Insurance	\$45,750	\$44,554	\$49,500	\$28,710	\$20,790
11 Irrigation Repairs & Maintenance	\$15,000	\$17,364	\$15,000	\$8,700	\$6,300
12 Landscape Contract	\$776,290	\$747,537	\$776,290	\$450,248	\$326,042
13 Landscape Contingency	\$50,000	\$34,979	\$50,000	\$29,000	\$21,000
14 Landscape Consulting	\$39,000	\$19,260	\$0	\$0	\$0
15 Gate and Gatehouse Expenses	\$32,000	\$26,599	\$32,000	\$18,560	\$13,440
16 Roadways/Sidewalks/Bridge	\$50,000	\$19,133	\$50,000	\$29,000	\$21,000
17 Lighting	\$10,000	\$6,251	\$10,000	\$5,800	\$4,200
18 Building Repairs & Maintenance	\$25,000	\$5,700	\$25,000	\$14,500	\$10,500
19 Pressure Washing	\$35,000	\$35,750	\$35,000	\$20,300	\$14,700
20 Maintenance (Inspections)	\$1,750	\$943	\$1,750	\$1,015	\$735
21 Repairs & Maintenance	\$20,000	\$5,679	\$20,000	\$11,600	\$8,400
22 Pest Control	\$725	\$0	\$725	\$421	\$305
23 Signage	\$8,000	\$43,578	\$25,000	\$14,500	\$10,500
24 Security	\$140,000	\$140,000	\$140,000	\$81,200	\$58,800
25 Parking Violation Tags	\$0	\$27	\$500	\$290	\$210
	\$2,326,042	\$2,169,104	\$2,394,717	\$1,388,936	\$1,005,781

FISCAL YEAR 2021

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	751	751.38	14.76%	\$317,860	\$423.03
Hotel/Condo	1.00	296	296.00	5.81%	\$125,218	\$423.03
Multi-Family	1.50	1293	1939.50	38.09%	\$820,476	\$634.55
Single-Family	2.00	1051	2102.00	41.28%	\$889,220	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,394	5091.78	100.00%	\$2,154,001	

FISCAL YEAR 2020

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	751	751.38	14.76%	\$317,860	\$423.03
Hotel/Condo	1.00	296	296.00	5.81%	\$125,218	\$423.03
Multi-Family	1.50	1293	1939.50	38.09%	\$820,476	\$634.55
Single-Family	2.00	1051	2102.00	41.28%	\$889,220	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,394	5091.78	100.00%	\$2,154,001	

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	FY2017	FY2018	FY2019	FY2020	FY2021	Increase/ (Decrease)
	Gross Per Unit Assessments	Gross Per Unit Assessments	Gross Per Unit Assessments	Gross Per Unit Assessments	Gross Per Unit Assessments	
Commercial	\$327.63	\$327.63	\$327.63	\$423.03	\$423.03	\$0.00
Hotel/Condo	\$327.63	\$327.63	\$327.63	\$423.03	\$423.03	\$0.00
Multi-Family	\$491.45	\$491.45	\$491.45	\$634.55	\$634.55	\$0.00
Single-Family	\$655.27	\$655.27	\$655.27	\$846.07	\$846.07	(\$0.00)
Golf	\$327.63	\$327.63	\$327.63	\$423.03	\$423.03	\$0.00

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2021

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. These assessments are billed on tax bills.

Special Assessments – Direct

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the fiscal year. The District levies these assessments directly to the property owners.

Interest

The District generates funds off of invested funds.

EXPENDITURES:

Administrative:

Supervisor Pay

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. Amount is based on attendance of 5 Supervisors at 12 monthly Board meetings.

FICA Expenses

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer, Boyd Civil Engineering, will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, preparation of contract specifications and bid documents, and various projects assigned by the Board of Supervisors and District Manager.

Attorney

The District's legal counsel, Latham, Shuker, Eden & Beaudine, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing operating and maintenance contracts, etc.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2021

Trustee Fees

The District issued Series 2015A, 2015-1, 2015-2 & 2015-3 Special Assessment Refunding Bonds, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2002A-2, 2005, 2015A, 2015-1, 2015-2 & 2015-3 Bonds. The District has contracted with Grau & Associates to calculate the rebate liability and submit a report to the District.

Collection Agent

These are expenses related to administering the Annual Assessments on the tax roll with the Osceola County Tax Collector.

Dissemination

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC, the District's bond underwriter, to provide this service.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Property Taxes

Represents estimated fees charged by the Osceola County Tax Collector's Office for all assessable property within the District.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired Grau & Associates to audit the financials records.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. ("Manager") These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting and assisting with annual audits.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2021

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine costs incurred by Manager.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc. costs incurred by Manager.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

General Liability Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies. FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

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

Other Current Charges

Bank charges, County Assessment Fees and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Travel Per Diem

Costs for Board Members attendance at meetings.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2021

Maintenance:

56% of the maintenance costs are allocated to Reunion East and 44% are allocated to Reunion West during Fiscal Year 2020. The District is proposing an allocation of 58% of the maintenance costs to Reunion East and 42% to Reunion West during Fiscal Year 2021. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management

The District currently has a contract with Governmental Management Services-CF, LLC to provide field management services.

Management Service Agreement

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

Facility Lease Agreement

The District has entered into a multi-party agreement, Reunion Landscaping and Maintenance Facility Lease Agreement, with Citicommunities, LLC and Reunion West CDD. The District will be responsible for a percentage of the approximately 28% allocated to Reunion East and Reunion West per the agreement.

Telephone

This is for service for the pool buildings' and horse stable phone lines.

Account #	Centurylink Service Address
311194330	7621 Heritage Crossing Way
311194956	7500 Morning Dove Circle
312323516	7599 Gathering Drive
311906997	7475 Gathering Drive
425626040	1590 Reunion Boulevard

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2021

Electric

The District has electrical accounts with Duke Energy and OUC for the recreation facilities, streetlights and other District areas.

Account #	Duke Energy Service Address
05350 66347	7722 Excitement Dr Spkl, Reunion
05481 84194	7500 Mourning Dove Cir Bath (Terraces)
05699 66436	7477 Excitement Dr Spkl
08152 59495	1300 Reunion Blvd, Irrigation
08929 00579	900 Assembly Ct Spkl 900 Blk
09554 73426	7399 Gathering Dr, Irrigation
13564 01487	7475 Gathering Dr, Pool (Homestead Pool)
15026 22032	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
16017 33396	7500 Gathering Dr, Irrigation Timer
17197 83455	1535 Euston Dr Spkl
17349 22403	1400 Titian Ct Spkl
17441 33552	7400 Excitement Dr Security Control
22603 50590	7200 Reunion Blvd, Irr Timer
23752 82252	15221 Fairview Circle Fountain
24612 68522	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
24936 47164	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
29830 75316	7400 Excitement Dr Lite
33595 72430	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
33668 23497	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
33785 01399	7621 Heritage Crossing Way, Pool
33933 31268	7300 Mourning Dove Cir, Irrigation (Terraces)
34570 89532	7700 Osceola Polk Line Rd, Irrg. Timer
36942-43567	1590 Reunion Blvd, Horse Stable
38275 58442	7421 Devereaux St Spkl
38751 20196	7600 Tradition Blvd, Irrigation Meter A
41812 50273	7477 Gathering Dr Spkl
44472 28386	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)
55539 91473	7600 Heritage Crossing Way Pump
59862 73513	7500 Seven Eagles Way Spkl
65222 56575	7693 Heritage Cross. Way Poolhouse
68727 88500	1400 Reunion Blvd Spkl, Irrigation
68791 86264	000 Whitmarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
68900 18289	7585 Assembly Ln, Pool (Carriage Pointe)
74202 21313	7500 Mourning Dove Cir Irrig (Terraces)
77166 33105	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
77412 10389	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2021

Account #	Duke Energy Service Address
79838 47399	1300 Seven Eagles Ct, Fountain
80748 99057	0 Old Lake Wilson Rd Lite PH1 Prcl 1 (112-Homestead St. Lights)
82014 88555	7427 Sparkling Ct Spkl
82133 02524	7700 Linkside Loop Spkl
90531 74565	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
92541 35155	7755 Osceola Polk Line Rd, Gatehouse (Main Gatehouse)
92906 18477	7600 Tradition Blvd, Irrigation Meter C
95096 13119	700 Desert Mountain Ct Lift
04868 87236	000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)
15627 52104	84401 Golden Bear Drive Fountain
30882 19259	700 Tradition Blvd Guardhouse (Westside Gatehouse)
33100 16279	000 Reunion Blvd Par78 (Grand Traverse Pkwy) (69-Westside of RW Streets)
64824 62462	7800 Tradition Blvd Irrig Meter B
92245 38200	300 Sinclair Rd Irrig Meter A
97194 91147	7800 Tradition Blvd Irrig Meter A

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

Water & Sewer

The District has accounts with Toho Water Authority for water and wastewater services to the pools, pool buildings, guardhouses, horse stables and other District areas.

Account #	Toho Water Authority Service Address
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-892560	1590 Reunion Blvd, Stable
2000680-897400	7700 Osceola Polk Line Rd
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Grdhouse
2007070-942780	700 Tradition Blvd Guardhouse

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2021

Gas

This item represents utility service costs for gas service at the community pools. The District has accounts with TECO and Infinite Energy for this service.

Account #	Teco Peoples Gas Service Address
211010319849	7693 Heritage Crossing Way
211010400144	7621 Heritage Crossing Way
211010400342	7585 Assembly Ln
211010400532	7475 Gathering Dr

Account #	Infinite Energy Service Address
1715158842	Heritage Crossing Pool A
2007210430	Heritage Crossing Pool B
5752592741	Homestead Pool
5948185633	Carriage Point Pool

Pool & Fountain Maintenance

Scheduled maintenance consists of regular cleaning and treatments of pools and fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes.

Environmental

The District currently has a contract with Applied Aquatic Management Inc., which provides lake maintenance to all the lakes inside the Reunion East and West CDDs. These services include monthly inspections and treatment of aquatic weeds and algae, herbicide spraying, and algae control and removal. The amount also includes unscheduled maintenance. In addition, there are budgeted cost for the future treatment and maintenance of Conservation Areas Easements including Wetland Preservation, Upland Preservation, and Upland Buffers of approximately 294 acres.

Property Insurance

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

Irrigation Repairs & Maintenance

Represents the District expense for maintenance of the irrigation system.

Landscape Contract

The District currently has a contract with Yellowstone Landscape for scheduled maintenance consisting of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control and chemicals.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2021

Landscape Contingency

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

Gate & Gatehouse Expenses

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

Roadways/Sidewalks/Bridge

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge. A portion of amount is based on proposal from Don Bo, Inc. for sidewalk grinding and replacement.

Lighting

Represents costs for lighting repair scheduled during the fiscal year.

Building Repairs & Maintenance

Repairs for properties covered under the Management Services Agreement.

Pressure Washing

Estimated cost to pressure wash certain buildings and guardhouses owned by the District. Amount is based on a proposal by AB Pressure Washing.

Maintenance (Inspections)

Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen repairs at the Horse Stables.

Repairs & Maintenance

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

Pest Control

Represents monthly and quarterly pest services as well as quarterly termite services for the Horse Stables.

Signage

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

Security

Security services throughout the District facilities. Costs are based upon the actual security agreements with the District.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2021

Parking Violation Tags

Represents estimated costs for purchase of parking violation tags.

Maintenance – Direct Expenses

Irrigation System Operations

Represents estimated net operating expenses for irrigation system serving CDD and POA common areas and Golf Course.

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
Revenues					
Transfer In	\$382,571	\$382,571	\$0	\$382,571	\$355,219
Interest	\$25,000	\$30,447	\$3,000	\$33,447	\$25,000
Total Revenues	\$407,571	\$413,018	\$3,000	\$416,018	\$380,219
Expenditures					
Building Improvements	\$117,600	\$10,844	\$113,561	\$124,405	\$121,800 ¹
Fountain Improvements	\$14,000	\$0	\$0	\$0	\$14,500 ²
Gate/Gatehouse Improvements	\$5,600	\$0	\$0	\$0	\$58,000 ³
Monument Improvements	\$14,000	\$21,661	\$0	\$21,661	\$14,500 ⁴
Pool Furniture	\$8,400	\$7,918	\$0	\$7,918	\$14,500 ⁵
Pool Repair & Replacements	\$47,600	\$9,796	\$19,937	\$29,733	\$49,300 ⁶
Lighting Improvements	\$4,480	\$0	\$0	\$0	\$4,640 ⁷
Landscape Improvements	\$140,000	\$39,454	\$16,640	\$56,094	\$116,000 ⁸
Roadway Improvements	\$8,680	\$10,581	\$10,495	\$21,077	\$14,500 ⁹
Signage	\$28,000	\$0	\$19,130	\$19,130	\$58,000 ¹⁰
Contingency	\$0	\$30,105	\$6,714	\$36,819	\$29,000 ¹¹
Total Expenditures	\$388,360	\$130,359	\$186,477	\$316,836	\$494,740
Excess Revenues/(Expenditures)	\$19,211	\$282,660	(\$183,477)	\$99,182	(\$114,521)
Fund Balance - Beginning	\$2,934,206	\$3,183,567	\$0	\$3,183,567	\$3,282,749
Fund Balance - Ending	\$2,953,417	\$3,466,226	(\$183,477)	\$3,282,749	\$3,168,228

Notes:

(1 thru 11) is 56% of the shared costs with the remaining 44% allocated to Reunion West for FY20. For FY21, the proposed allocation will be 58% of the shared costs for Reunion East with the remaining 42% allocated to Reunion West.

Shared Costs					
	FY 2020 Budget	FY 2020 Projections	Total Proposed 2021 Budget	Reunion East 58%	Reunion West 42%
1 Building Improvements	\$210,000	\$227,344	\$210,000	\$121,800	\$88,200
2 Fountain Improvements	\$25,000	\$0	\$25,000	\$14,500	\$10,500
3 Gate/Gatehouse Improvements	\$10,000	\$0	\$100,000	\$58,000	\$42,000
4 Monuments Improvements	\$25,000	\$38,680	\$25,000	\$14,500	\$10,500
5 Pool Furniture	\$15,000	\$14,140	\$25,000	\$14,500	\$10,500
6 Pool Repair & Replacements	\$85,000	\$53,094	\$85,000	\$49,300	\$35,700
7 Lighting Improvements	\$8,000	\$0	\$8,000	\$4,640	\$3,360
8 Landscape Improvements	\$250,000	\$100,167	\$200,000	\$116,000	\$84,000
9 Roadway Improvements	\$15,500	\$37,636	\$25,000	\$14,500	\$10,500
10 Signage	\$50,000	\$34,160	\$100,000	\$58,000	\$42,000
11 Contingency	\$0	\$65,762	\$50,000	\$29,000	\$21,000
	\$693,500	\$570,984	\$853,000	\$494,740	\$358,260

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2021

FY2020 Proposed Expenses (Updated)		Amount
Building Improvements		
Kingwood Orlando Reunion Resort	Interior/Exterior Painting - Horse Stables	\$42,000
Kingwood Orlando Reunion Resort	Exterior Painting - Heritage Crossing Community Center	\$17,000
	HCCC Kitchen Renovations	\$40,000
	Roof Replacement - Heritage Crossing Way	\$157,588
		\$256,588
Landscape Improvements		
Enviro Tree Service	Hardwood Pruning - Tree Removal	\$9,775
Enviro Tree Service	Hardwood Pruning - Tree Removal	\$14,200
Yellowstone Landscaping	Excitement Drive Elm Removals	\$8,032
Yellowstone Landscaping	Gathering Drive/Linear Park Roadway Plant Upgrade	\$31,878
Yellowstone Landscaping	Heritage Crossing Plant Upgrade	\$38,056
Yellowstone Landscaping	Homestead Jasmine Replacement	\$2,055
Yellowstone Landscaping	Main Entrance Palm Replacement	\$12,476
Yellowstone Landscaping	Reunion Blvd & 532 Juniper Replacement	\$7,268
Yellowstone Landscaping	Reunion Traffic Circle Jasmine Replacement	\$3,628
Yellowstone Landscaping	Terraces Pool Plant Upgrades	\$6,459
		\$133,826
Pool Furniture		
JNJ Home Services	30 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$14,040
		\$14,040
Pool Repair & Replacement		
Spies Pool	Seven Eagles 2 Spas Pool Resurfacing	\$10,000
Spies Pool	Heritage Crossing B Spa Resurfacing	\$6,587
Spies Pool	2 Pool Heaters - \$4,152 per Heater	\$8,304
Spies Pool	Heritage Crossing B Pool Resurfacing	\$29,015
		\$53,906
Signage		
	Purchase & Installation of 44 Street Signs	\$34,160
		\$34,160

Reunion East
Community Development District
Proposed Budget
Replacement & Maintenance Fund
Fiscal Year 2021

FY2021 Proposed Expenses		Amount
Building Improvements		
Heritage Service Solutions LLC	Main Guardhouse Structure & Portico - Pressure Wash, Paint, Stucco	\$9,245
Heritage Service Solutions LLC	Spine Rd Structure & Portico - Pressure Wash, Paint, Stucco	\$8,450
Heritage Service Solutions LLC	Carriage Pointe Pool - Pressure Wash, Paint, Stucco	\$7,895
Heritage Service Solutions LLC	Heritage Pool "A" - Pressure Wash, Paint, Stucco	\$8,245
Heritage Service Solutions LLC	Heritage Pool "B" - Pressure Wash, Paint, Stucco	\$8,245
Heritage Service Solutions LLC	Homestead Pool - Pressure Wash, Paint Stucco	\$7,895
Heritage Service Solutions LLC	Repair/Rebuild Two Roadway Arbors	\$9,390
		\$59,365
Gate/Gatehouse Improvements		
Access Control Technologies	Upgrade Access Control System	\$75,485
		\$75,485
Landscape Improvements		
Yellowstone Landscaping	Main Entrance Gatehouse Front & Large Island Back of Gatehouse	\$9,680
Yellowstone Landscaping	Front of Spine Rd Gatehouse - Flax Lily & Indian Hawthorne Removal	\$2,720
Yellowstone Landscaping	Homestead Monument Sign Island Bed - Ligustrum Trees	\$1,040
Yellowstone Landscaping	Spine Rd Island Beds	\$9,134
Yellowstone Landscaping	Liberty Bluff Back Entrance & Island Tip - Replace Jasmine	\$2,685
		\$25,259
Pool Furniture		
JNJ Home Services	60 Sling Chaise Lounge/24 Sling Dining Chairs/6 - 48" Tables	\$23,220
		\$23,220
Pool Repair & Replacement		
Spies Pool	Heritage Crossing A Wading Pool Resurfacing	\$5,295
Spies Pool	2 Pool Heaters - \$4,152 per Heater	\$8,304
Spies Pool	Heritage Crossing A Pool Resurfacing	\$30,882
		\$44,481
Signage		
Fausnight Stripe & Line	190 No Parking Signs	\$60,800
		\$60,800

Reunion East
Community Development District
Proposed Budget
Series 2015A Debt Service
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$2,568,595	\$2,605,287	\$0	\$2,605,287	\$2,568,595
Interest Income	\$1,000	\$10,044	\$6	\$10,050	\$500
Carry Forward Surplus	\$891,203	\$910,621	\$0	\$910,621	\$923,909
Total Revenue	\$3,460,798	\$3,525,953	\$6	\$3,525,959	\$3,493,004

Expenditures

Interest Expense 11/01	\$641,025	\$641,025	\$0	\$641,025	\$614,625
Principal Expense 05/01	\$1,320,000	\$1,320,000	\$0	\$1,320,000	\$1,375,000
Interest Expense 05/01	\$641,025	\$641,025	\$0	\$641,025	\$614,625
Total Expenses	\$2,602,050	\$2,602,050	\$0	\$2,602,050	\$2,604,250
EXCESS REVENUES	\$858,748	\$923,903	\$6	\$923,909	\$888,754

11/1/2021 Interest	\$580,250
Net Assessments	\$2,568,595
Add: Discounts & Collections	\$163,953
Gross Assessments	<u>\$2,732,548</u>

Reunion East Projected EAU Calculation 2015A

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	58.78	58.78	1.67%	\$45,654	\$777
Multi-Family	1.50	1,287.00	1,930.50	54.87%	\$1,499,407	\$1,165
Single-Family	2.00	763.00	1,526.00	43.37%	\$1,185,234	\$1,553
Golf	1.00	2.90	2.90	0.08%	\$2,252	\$777
		2,111.68	3,518.18	100.00%	\$2,732,548	

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

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$24,600,000.00	\$0	\$ 614,625.00	\$614,625
05/01/21	\$24,600,000.00	\$1,375,000	\$ 614,625.00	
11/01/21	\$23,225,000.00	\$0	\$ 580,250.00	\$ 2,569,875.00
05/01/22	\$23,225,000.00	\$1,450,000	\$ 580,250.00	
11/01/22	\$21,775,000.00	\$0	\$ 544,000.00	\$ 2,574,250.00
05/01/23	\$21,775,000.00	\$1,525,000	\$ 544,000.00	
11/01/23	\$20,250,000.00	\$0	\$ 505,875.00	\$ 2,574,875.00
05/01/24	\$20,250,000.00	\$1,600,000	\$ 505,875.00	
11/01/24	\$18,650,000.00	\$0	\$ 465,875.00	\$ 2,571,750.00
05/01/25	\$18,650,000.00	\$1,685,000	\$ 465,875.00	
11/01/25	\$16,965,000.00	\$0	\$ 423,750.00	\$ 2,574,625.00
05/01/26	\$16,965,000.00	\$1,765,000	\$ 423,750.00	
11/01/26	\$15,200,000.00	\$0	\$ 379,625.00	\$ 2,568,375.00
05/01/27	\$15,200,000.00	\$1,855,000	\$ 379,625.00	
11/01/27	\$13,345,000.00	\$0	\$ 333,250.00	\$ 2,567,875.00
05/01/28	\$13,345,000.00	\$1,955,000	\$ 333,250.00	
11/01/28	\$11,390,000.00	\$0	\$ 284,375.00	\$ 2,572,625.00
05/01/29	\$11,390,000.00	\$2,055,000	\$ 284,375.00	
11/01/29	\$9,335,000.00	\$0	\$ 233,000.00	\$ 2,572,375.00
05/01/30	\$9,335,000.00	\$2,160,000	\$ 233,000.00	
11/01/30	\$7,175,000.00	\$0	\$ 179,000.00	\$ 2,572,000.00
05/01/31	\$7,175,000.00	\$2,270,000	\$ 179,000.00	
11/01/31	\$4,905,000.00	\$0	\$ 122,250.00	\$ 2,571,250.00
05/01/32	\$4,905,000.00	\$2,385,000	\$ 122,250.00	
11/01/32	\$2,520,000.00	\$0	\$ 62,625.00	\$ 2,569,875.00
05/01/33	\$2,520,000.00	\$2,505,000	\$ 62,625.00	\$ 2,567,625.00
		\$24,585,000	\$ 9,457,000.00	\$34,042,000

Reunion East
Community Development District
Proposed Budget
Series 2015-1 Debt Service
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
<u>Revenues</u>					
Special Assessments	\$225,370	\$181,392	\$47,887	\$229,279	\$228,765
Interest	\$1,000	\$15,168	\$7	\$15,175	\$100
Carry Forward Surplus	\$4,470,778	\$4,472,055	\$0	\$4,472,055	\$205,248
Total Revenue	\$4,697,148	\$4,668,614	\$47,894	\$4,716,508	\$434,113
<u>Expenditures</u>					
Special Call 11/01	\$4,150,000	\$4,150,000	\$0	\$4,150,000	\$0
Interest Expense 11/01	\$204,105	\$204,105	\$0	\$204,105	\$64,185
Principal Expense 05/01	\$90,000	\$90,000	\$0	\$90,000	\$100,000
Interest Expense 05/01	\$67,155	\$67,155	\$0	\$67,155	\$64,185
Total Expenses	\$4,511,260	\$4,511,260	\$0	\$4,511,260	\$228,370
Excess Revenues (Expenditures)	\$185,888	\$157,354	\$47,894	\$205,248	\$205,743

11/1/2021 Interest \$60,885

Description	Net Annual Series 2015-1	Net Annual Series 2015-2	Net Annual Series 2015-3
0C30	\$ 5,053	\$ -	\$ -
Tax Roll	\$ 26,531	\$ -	\$ -
FD30	\$ 133,942	\$ 153,379	\$ 68,334
FD20	\$ 57,603	\$ 65,971	\$ 29,654
Citi Comm.	\$ 5,636	\$ 6,455	\$ -
01C0(Revised Net)	\$ -	\$ 367,720	\$ 231,508
Total	\$ 228,765	\$ 593,525	\$ 329,496

Reunion East
Community Development District
 Series 2015-1 Special Assessment Refunding Bonds
 Debt Service Schedule
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$1,945,000.00	6.600%	\$0.00	\$64,185.00	\$64,185.00
05/01/21	\$1,945,000.00	6.600%	\$100,000.00	\$64,185.00	
11/01/21	\$1,845,000.00	6.600%	\$0.00	\$60,885.00	\$225,070.00
05/01/22	\$1,845,000.00	6.600%	\$105,000.00	\$60,885.00	
11/01/22	\$1,740,000.00	6.600%	\$0.00	\$57,420.00	\$223,305.00
05/01/23	\$1,740,000.00	6.600%	\$110,000.00	\$57,420.00	
11/01/23	\$1,630,000.00	6.600%	\$0.00	\$53,790.00	\$221,210.00
05/01/24	\$1,630,000.00	6.600%	\$120,000.00	\$53,790.00	
11/01/24	\$1,510,000.00	6.600%	\$0.00	\$49,830.00	\$223,620.00
05/01/25	\$1,510,000.00	6.600%	\$130,000.00	\$49,830.00	
11/01/25	\$1,380,000.00	6.600%	\$0.00	\$45,540.00	\$225,370.00
05/01/26	\$1,380,000.00	6.600%	\$135,000.00	\$45,540.00	
11/01/26	\$1,245,000.00	6.600%	\$0.00	\$41,085.00	\$221,625.00
05/01/27	\$1,245,000.00	6.600%	\$145,000.00	\$41,085.00	
11/01/27	\$1,100,000.00	6.600%	\$0.00	\$36,300.00	\$222,385.00
05/01/28	\$1,100,000.00	6.600%	\$155,000.00	\$36,300.00	
11/01/28	\$945,000.00	6.600%	\$0.00	\$31,185.00	\$222,485.00
05/01/29	\$945,000.00	6.600%	\$165,000.00	\$31,185.00	
11/01/29	\$780,000.00	6.600%	\$0.00	\$25,740.00	\$221,925.00
05/01/30	\$780,000.00	6.600%	\$175,000.00	\$25,740.00	
11/01/30	\$605,000.00	6.600%	\$0.00	\$19,965.00	\$220,705.00
05/01/31	\$605,000.00	6.600%	\$190,000.00	\$19,965.00	
11/01/31	\$415,000.00	6.600%	\$0.00	\$13,695.00	\$223,660.00
05/01/32	\$415,000.00	6.600%	\$200,000.00	\$13,695.00	
11/01/32	\$215,000.00	6.600%	\$0.00	\$7,095.00	\$220,790.00
05/01/33	\$215,000.00	6.600%	\$215,000.00	\$7,095.00	\$222,095.00
			\$1,945,000.00	\$1,013,430.00	\$2,958,430.00

Reunion East
Community Development District
Proposed Budget
Series 2015-2 Debt Service
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$593,440	\$443,946	\$149,494	\$593,440	\$593,525
Interest	\$1,000	\$8,114	\$6	\$8,120	\$250
Carry Forward Surplus	\$1,825,115	\$1,826,957	\$0	\$1,826,957	\$228,728
Total Revenue	\$2,419,555	\$2,279,017	\$149,500	\$2,428,518	\$822,503

Expenditures

Special Call 11/01	\$1,550,000	\$1,550,000	\$0	\$1,550,000	\$0
Interest Expense 11/01	\$250,470	\$250,470	\$0	\$250,470	\$192,720
Principal Expense 05/01	\$200,000	\$200,000	\$0	\$200,000	\$215,000
Interest Expense 05/01	\$199,320	\$199,320	\$0	\$199,320	\$192,720
Total Expenses	\$2,199,790	\$2,199,790	\$0	\$2,199,790	\$600,440

Excess Revenues (Expenditures)	\$219,765	\$79,227	\$149,500	\$228,728	\$222,063
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11/1/2021 Interest \$185,625

Description	Net Annual Series 2015-1	Net Annual Series 2015-2	Net Annual Series 2015-3
0C30	\$ 5,053	\$ -	\$ -
Tax Roll	\$ 26,531	\$ -	\$ -
FD30	\$ 133,942	\$ 153,379	\$ 68,334
FD20	\$ 57,603	\$ 65,971	\$ 29,654
Citi Comm.	\$ 5,636	\$ 6,455	\$ -
01C0(Revised Net)	\$ -	\$ 367,720	\$ 231,508
Total	\$ 228,765	\$ 593,525	\$ 329,496

Reunion East
Community Development District
 Series 2015-2 Special Assessment Refunding Bonds
 Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$5,840,000.00	6.600%	\$0.00	\$192,720.00	\$192,720.00
05/01/21	\$5,840,000.00	6.600%	\$215,000.00	\$192,720.00	
11/01/21	\$5,625,000.00	6.600%	\$0.00	\$185,625.00	\$593,345.00
05/01/22	\$5,625,000.00	6.600%	\$225,000.00	\$185,625.00	
11/01/22	\$5,400,000.00	6.600%	\$0.00	\$178,200.00	\$588,825.00
05/01/23	\$5,400,000.00	6.600%	\$245,000.00	\$178,200.00	
11/01/23	\$5,155,000.00	6.600%	\$0.00	\$170,115.00	\$593,315.00
05/01/24	\$5,155,000.00	6.600%	\$260,000.00	\$170,115.00	
11/01/24	\$4,895,000.00	6.600%	\$0.00	\$161,535.00	\$591,650.00
05/01/25	\$4,895,000.00	6.600%	\$275,000.00	\$161,535.00	
11/01/25	\$4,620,000.00	6.600%	\$0.00	\$152,460.00	\$588,995.00
05/01/26	\$4,620,000.00	6.600%	\$295,000.00	\$152,460.00	
11/01/26	\$4,325,000.00	6.600%	\$0.00	\$142,725.00	\$590,185.00
05/01/27	\$4,325,000.00	6.600%	\$315,000.00	\$142,725.00	
11/01/27	\$4,010,000.00	6.600%	\$0.00	\$132,330.00	\$590,055.00
05/01/28	\$4,010,000.00	6.600%	\$340,000.00	\$132,330.00	
11/01/28	\$3,670,000.00	6.600%	\$0.00	\$121,110.00	\$593,440.00
05/01/29	\$3,670,000.00	6.600%	\$360,000.00	\$121,110.00	
11/01/29	\$3,310,000.00	6.600%	\$0.00	\$109,230.00	\$590,340.00
05/01/30	\$3,310,000.00	6.600%	\$385,000.00	\$109,230.00	
11/01/30	\$2,925,000.00	6.600%	\$0.00	\$96,525.00	\$590,755.00
05/01/31	\$2,925,000.00	6.600%	\$410,000.00	\$96,525.00	
11/01/31	\$2,515,000.00	6.600%	\$0.00	\$82,995.00	\$589,520.00
05/01/32	\$2,515,000.00	6.600%	\$440,000.00	\$82,995.00	
11/01/32	\$2,075,000.00	6.600%	\$0.00	\$68,475.00	\$591,470.00
05/01/33	\$2,075,000.00	6.600%	\$470,000.00	\$68,475.00	
11/01/33	\$1,605,000.00	6.600%	\$0.00	\$52,965.00	\$591,440.00
05/01/34	\$1,605,000.00	6.600%	\$500,000.00	\$52,965.00	
11/01/34	\$1,105,000.00	6.600%	\$0.00	\$36,465.00	\$589,430.00
05/01/35	\$1,105,000.00	6.600%	\$535,000.00	\$36,465.00	
11/01/35	\$570,000.00	6.600%	\$0.00	\$18,810.00	\$590,275.00
05/01/36	\$570,000.00	6.600%	\$570,000.00	\$18,810.00	\$588,810.00
			\$5,840,000.00	\$3,804,570.00	\$9,644,570.00

Reunion East
Community Development District
Proposed Budget
Series 2015-3 Debt Service
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$336,265	\$250,045	\$86,220	\$336,265	\$329,496
Interest	\$500	\$528	\$2	\$530	\$100
Carry Forward Surplus	\$104,353	\$104,541	\$0	\$104,541	\$105,366
Total Revenue	\$441,118	\$355,114	\$86,222	\$441,336	\$434,962

Expenditures

Interest Expense 11/01	\$100,485	\$100,485	\$0	\$100,485	\$96,030
Principal Expense 05/01	\$135,000	\$135,000	\$0	\$135,000	\$145,000
Interest Expense 05/01	\$100,485	\$100,485	\$0	\$100,485	\$96,030
Total Expenses	\$335,970	\$335,970	\$0	\$335,970	\$337,060
Excess Revenues (Expenditures)	\$105,148	\$19,144	\$86,222	\$105,366	\$97,902

11/1/2021 Interest \$91,245

Description	Net Annual Series 2015-1	Net Annual Series 2015-2	Net Annual Series 2015-3
0C30	\$ 5,053	\$ -	\$ -
Tax Roll	\$ 26,531	\$ -	\$ -
FD30	\$ 133,942	\$ 153,379	\$ 68,334
FD20	\$ 57,603	\$ 65,971	\$ 29,654
Citi Comm.	\$ 5,636	\$ 6,455	\$ -
01C0(Revised Net)	\$ -	\$ 367,720	\$ 231,508
Total	\$ 228,765	\$ 593,525	\$ 329,496

Reunion East
Community Development District
 Series 2015-3 Special Assessment Refunding Bonds
 Debt Service Schedule

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$2,910,000.00	6.600%	\$0.00	\$96,030.00	\$96,030.00
05/01/21	\$2,910,000.00	6.600%	\$145,000.00	\$96,030.00	
11/01/21	\$2,765,000.00	6.600%	\$0.00	\$91,245.00	\$332,275.00
05/01/22	\$2,765,000.00	6.600%	\$155,000.00	\$91,245.00	
11/01/22	\$2,610,000.00	6.600%	\$0.00	\$86,130.00	\$332,375.00
05/01/23	\$2,610,000.00	6.600%	\$165,000.00	\$86,130.00	
11/01/23	\$2,445,000.00	6.600%	\$0.00	\$80,685.00	\$331,815.00
05/01/24	\$2,445,000.00	6.600%	\$180,000.00	\$80,685.00	
11/01/24	\$2,265,000.00	6.600%	\$0.00	\$74,745.00	\$335,430.00
05/01/25	\$2,265,000.00	6.600%	\$190,000.00	\$74,745.00	
11/01/25	\$2,075,000.00	6.600%	\$0.00	\$68,475.00	\$333,220.00
05/01/26	\$2,075,000.00	6.600%	\$205,000.00	\$68,475.00	
11/01/26	\$1,870,000.00	6.600%	\$0.00	\$61,710.00	\$335,185.00
05/01/27	\$1,870,000.00	6.600%	\$215,000.00	\$61,710.00	
11/01/27	\$1,655,000.00	6.600%	\$0.00	\$54,615.00	\$331,325.00
05/01/28	\$1,655,000.00	6.600%	\$230,000.00	\$54,615.00	
11/01/28	\$1,425,000.00	6.600%	\$0.00	\$47,025.00	\$331,640.00
05/01/29	\$1,425,000.00	6.600%	\$250,000.00	\$47,025.00	
11/01/29	\$1,175,000.00	6.600%	\$0.00	\$38,775.00	\$335,800.00
05/01/30	\$1,175,000.00	6.600%	\$265,000.00	\$38,775.00	
11/01/30	\$910,000.00	6.600%	\$0.00	\$30,030.00	\$333,805.00
05/01/31	\$910,000.00	6.600%	\$285,000.00	\$30,030.00	
11/01/31	\$625,000.00	6.600%	\$0.00	\$20,625.00	\$335,655.00
05/01/32	\$625,000.00	6.600%	\$300,000.00	\$20,625.00	
11/01/32	\$325,000.00	6.600%	\$0.00	\$10,725.00	\$331,350.00
05/01/33	\$325,000.00	6.600%	\$325,000.00	\$10,725.00	\$335,725.00
			\$2,910,000.00	\$1,521,630.00	\$4,431,630.00

SECTION 2

RESOLUTION 2020-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2020-2021 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2020-2021; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots as set forth in the budget; and

WHEREAS, the District desires to levy and directly collect on the unplatted lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Reunion East Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2020, 25% due no later than February 1, 2021 and 25% due no later than May 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment

payments due for Fiscal Year 2021 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Reunion East Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Reunion East Community Development District.

PASSED AND ADOPTED this 13th day of August, 2020.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

SECTION V

POOL, SPA AND FOUNTAIN MAINTENANCE AGREEMENT
(Reunion East Community Development District)

THIS POOL, SPA AND FOUNTAIN MAINTENANCE AGREEMENT ("Agreement") is made and enter into effective as of August 15, 2020, between the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a Florida community development district and local unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **ROBERTS POOL SERVICE AND REPAIR INC.**, a Florida corporation (hereinafter referred to as the "Contractor"), whose principal and mailing address is 19315 Lake Pickett Road, Orlando, Florida, 32820.

WITNESSTH:

Subject to and upon terms and conditions of this Agreement an in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. **DEFINITIONS.**

(a) **Agreement.** This Agreement consists of this Pool, Spa and Fountain Maintenance Agreement, the "RECDD Scope of Services," attached hereto as **Exhibit "A,"** and the "Proposer's Qualifications Statement," attached hereto as **Exhibit "B."** The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation or agreements, either written or oral. The Agreement may be amended or modified only as set forth below. In the event of any conflict between the terms of this Agreement and the exhibits attached hereto, the terms of this Agreement (without the conflicting exhibit term(s)) shall prevail.

(b) **Services.** The term Services as used in this Agreement shall be construed to include all services set forth in **Exhibit "A,"** all obligations of Contractor under this Agreement, including any addenda or special conditions or changed services set forth therein (the "Services").

2. **SCOPE OF WORK.**

(a) A description of the nature and scope of work to be performed by Contractor under this Agreement is set forth in **Exhibit "A"** attached hereto (the "Scope of Services").

(b) The following exhibits are applicable to the Services:

- i. Exhibit "A" - Scope of Services
- ii. Exhibit "B" - Proposer's Qualifications Statement

3. **COMMENCEMENT OF SERVICES.** Contractor shall commence its Services beginning August 15, 2020 or upon receipt of a Notice to Proceed (if date will be before or after

August 15, 2020) and shall perform the same in accordance with any schedules set forth in this Agreement for a twelve (12) month period thereafter the commencement date.

4. DISTRICT MANAGER.

(a) The District's authorized representative (herein referred to as the "District Manager") shall be Governmental Management Services-CF, LLC, whose mailing address is 219 E. Livingston Street, Orlando, Florida 32801, Attention: George Flint; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District; provided, however, that the District (and not the District Manager) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) Provided that the Contractor shall strictly perform all of its obligations under the Agreement, the District shall pay the Contractor seven thousand two hundred dollars (\$7,200.00), on a monthly basis for the completion of the Services, as described in **Exhibit "B"**, to the satisfaction of the District. Any payment terms contained in the proposal, other than the price, are hereby null and void. After the Services are completed, the District shall have the right to inspect and/or review the Services to accept or deny the sufficiency of the Services before final payment is required to be made by the District.

(b) District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2 herein. Should this occur, a revised Scope of Services and amount due under subsection 5(a) will be agreed upon in writing by both District and Contractor.

(c) As described in **Exhibit "B,"** the Contractor will provide emergency service trips and storm preparedness and/or storm recovery at an hourly rate of \$75.00.

(d) Notwithstanding anything to the contrary, the District shall not be liable for late fees or penalties for the Services.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) it has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement Documents.

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor 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. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises.

(b) Contractor is an independent contractor and not an employee 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 Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor is expected to operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders.

(b) Contractor hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District 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*. Contractor 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 Contractor.

9. WORKPLACE ENVIRONMENT.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District). In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work zones and handling and use of materials, vehicles and equipment.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Contractor will provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Management Company, which is currently Governmental Management Services-CFL, LLC (the "Public Records Custodian"). Contractor 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 Contractor 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 THE CUSTOMER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT 407-841-5521, OR BY E-MAIL AT GFLINT@GMSCFL.COM OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FL 32801, ATTN: DISTRICT PUBLIC RECORDS CUSTODIAN.

11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain:

(i) Occurrence basis comprehensive general liability insurance (including broad form contractual coverage) and automobile liability insurance, with minimum limits of \$2,000,000 and \$2,000,000, respectively, combined single limit per occurrence, protecting it and District from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contractor's services under this

Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of \$100,000 per occurrence.

(iii) Employers liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, 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. Any late fees or penalties, including those listed on the Proposer's Qualifications Statement are hereby deleted in their entirety.

13. INDEMNIFICATION. Contractor agrees to indemnify, save harmless and defend the District, its 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) Contractor's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or sub-contractors, in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor

shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, as governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Services are to be performed clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall submit any program or routine of ongoing monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

16. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor. In the event of termination, District's sole obligation and liability to Contractor, if any, shall be to pay to Contractor that portion of the Services completed by the date of termination.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver,

refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Services furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. TERM. District desires to employ the services of Contractor to perform the herein described services for a period beginning on the date as described in Article 3 and ending upon twelve (12) months thereafter.

19. NOTICES.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, facsimile, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District:	REUNION EAST COMMUNITY DEVELOPMENT DISTRICT c/o Governmental Management Services - Central Florida, LLC 219 E. Livingston Street Orlando, Florida 32801 Attn: George Flint, District Manager
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If to Contractor: ROBERTS POOL SERVICE AND REPAIR INC.
19315 Lake Pickett Road
Orlando, Florida 32820
Attention: Manager

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN OSCEOLA COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract 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, contract, 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, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. 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 contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

[Signatures on following page]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

CONTRACTOR:

ROBERTS POOL SERVICE AND REPAIR, INC., a Florida corporation

Name: Patricia C Buchanan

Print: Patricia C Buchanan

Title: President

Date: 7/16/2020

DISTRICT:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

Name: _____

Print: _____

Title: _____

Date: _____

EXHIBIT “A”

RECDD SCOPE OF SERVICES

Exhibit "A"

RECDD

Scope of Services

Pools, Spas, and Fountains

RECDD Service Areas

Homestead Community Pool
Heritage Crossing Pools (A and B)
Carriage Point Pool
Terraces Pool
Terraces Community Fountain
Seven Eagles Community Fountains

Daily Service for Aquatic Centers

Maintain pools and spas in accordance with State of Florida Administrative Codes enforced by the Department of Health guidelines for public swimming pools as well as the Center for Disease Control (CDC) guidelines for healthy swimming pool water.

Unless otherwise noted, regular aquatic service and maintenance tasks are scheduled seven days a week, 365 days annually, between the hours of 7:00 a.m. and 5:00 p.m.

Provide all labor, transportation, supervision, tools, parts, equipment, supplies, and chemicals (including algae-control chemicals) to balance and maintain the pools, spas, and fountain for the duration of the agreement. Provide Material Safety Data Sheets (MSDS) sheets for all chemicals and cleaning agents used at the property.

Pool deck and wet pool deck cleaned as necessary during regular service stops. The entire pool area should be evaluated and vendor should put away floats, towels, and clean up any debris. The pool deck will be spot cleaned daily with a bleach solution.

Check, maintain, troubleshoot and repair recirculation system and verify proper pump function. Inspect filter to determine clean rated pressure and manually clean filter medium, pump strainer baskets, and skimmer baskets as necessary to maintain 8-10 PSI differential. Cartridge filters, where used, will be replaced up to two times per year. A filter is determined dirty when the pressure exceeds eight (8) pounds above the clean filter.

Check, maintain, troubleshoot, and repair mechanical equipment such as natural gas heaters and other equipment associated with the pools, spas, and fountains. Heated pools and spas temperatures monitored for designated levels. Spas should be maintained at 102 degrees Fahrenheit with 104 degrees Fahrenheit maximum temperature. Pools should be maintained at 85 degrees Fahrenheit. Any discrepancies remedied or notify Reunion East Community Development District Field Operations Manager of problems.

Clean pool by vacuuming, brushing, netting, and tile scrubbing at the water line. Adjust water levels to insure proper skimming.

Maintain proper chemical balance in pools, spas, and fountains. Vendor will test water in all pools and spas two times daily (before 9:00 a.m. and after 1:00 p.m.) to determine the effectiveness of sanitizer and to maintain the pH to NSPI standard – between 7.2 and 7.8. Add adjustment chemicals as necessary. Program and monitor

chemical controllers. Chemical controllers may need to be provided by vendor as part of monthly maintenance. Vendor will add sequestering and cobalting agents as needed (invoice separately for sequestering and cobalting products used).

Inspect the chemical tanks at each pool. Chemicals must be properly stored. Vendor must have proper certification and documentation for chemical storage and administration. Refill chemical storage tanks as necessary.

Communication

Maintain chemical testing, inspection, and operating reports and records on site; update with each service stop. Communicate with the Reunion East Community Development District Field Operations Manager using electronic mail, cellular telephone, text messaging, and communication logs.

Promptly report all malfunctions, concerns, safety issues, temperature problems, and other special maintenance needs including all pool equipment, spa equipment, fountain equipment, light fixtures, and tile to Field Operations Manager. Provide quotes for needed work. All repairs must be approved by the Field Operations Manager.

A monthly safety inspection must be performed and a written report submitted to the Field Operations Manager. A monthly pool maintenance report summarizing activities performed, planned, and scheduled should be submitted in writing to the Field Operations Manager.

Vendor should be able to respond to emergency calls seven days a week from 7:00 a.m. to 5:00 p.m. with one hour response time for equipment failures or other emergency situations such as pool contamination. Vendor should follow guidelines set forth by the Center for Disease Control (CDC) for fecal contamination.

Vendor may need to accompany county health inspectors for inspection of the facilities.

Service activities and timing may need to be coordinated with Field Operations Manager to accommodate scheduled recreational activities.

Severe Weather Preparedness

Vendor should be able to assist with storm preparedness and recovery for all aquatic features as directed by Field Operations Manager.

Personnel

Vendor's personnel are perceived as representatives of Reunion East Community Development District and will conduct themselves in an efficient, well-mannered, well-groomed, and professional manner at all times. Personnel should have clean attire deemed appropriate by Field Operations Manager.

All aquatic technicians will be certified by a recognized program or trainer in the state of Florida and a copy of the certifications will be provided to the Field Operations Manager.

The vendor is responsible for any damage caused by workers activities and will make repairs and replacements at no cost to Reunion East Community Development District.

Community Fountain Maintenance

Test water to determine the effectiveness of sanitizer, oxidizers, and algistats used to inhibit the growth of underwater plant life and maintain balanced water chemistry. Add adjustment chemicals as necessary. Water testing will be conducted by a certified technician no less than two (2) times weekly.

Fountain will be drained and pressure washed no less than two (2) times per year.

Inspection of equipment should occur no less than two (2) times weekly. Damaged or malfunctioning equipment will be immediately reported to the Field Operations Manager.

A technician will be available for fountain troubleshooting and repairs between the hours of 8:00 a.m. and 5:00 p.m. Monday through Saturday.

EXHIBIT “B”

PROPOSER’S QUALIFICATIONS STATEMENT

Exhibit "B"

Proposer's Qualifications Statement

Robert's Pool Service and Repair Inc.

Principal Address:

19315 Lake Pickett Rd.

Orlando FL 32820

Office and Cellular Telephone Number(s):

Office 407 568-1074 Cell : Pat 407 948-6063 Cell : J.P. 407 948-5810

Electronic Mail Address:

RobertsPool1977@aol.com

Proposer's License Description and Number(s):

Patricia C. Buchanan President / CPC 041419

For the above, please identify or attach state registration(s) for proposer's license for Business, Pool/Contractor, Certified Pool Operator, Natural Gas Installer, other relevant licensure, etc.

Proposer's Federal Identification Number:

45-4139834

Number of years organization has been in business:

42

Please confirm that all proposed service areas have been inspected and describe the staffing plan including who would be performing inspections and their qualifications:

We will have 1 pool tech on site each morning by 5:00 Am / they are qualified CPO's

J.P. will be performing inspections

Three professional references with contact name and telephone number(s):

Sun Communities: Gena May cell 407 775-0500

Stoneybrook Golf Community: Juanita Martinez Office 407 249-7010

University Estates Maryam Musanti Cell 407 454-3390

Cost per month to perform work as outlined in the scope of services:

\$ 7200.00 monthly

Other costs:

\$ 75.00 rate per hour for emergency service trips

\$ 75.00 rate per hour for storm preparedness and/or storm recovery

SECTION VI

MANAGEMENT SERVICES AGREEMENT
(SEVEN EAGLES)

THIS MANAGEMENT SERVICES AGREEMENT (this “Agreement”) is entered into this ____ day of _____, 2020 and effective retroactively to August 1, 2020 (the “Effective Date”), by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district and a local unit of special purpose government (the “CDD”), and **THE REUNION CLUB OF ORLANDO, LLC**, a Georgia limited liability company (the “Management Company”).

RECITALS:

A. **WHEREAS**, the CDD 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, and pursuant to Osceola County Ordinance Number 01-31.

B. **WHEREAS**, the recreational amenity/property commonly referred to as “Seven Eagles,” as further described in the attached **Exhibit “A,”** (the “CDD Facilities”) is owned by the CDD.

C. **WHEREAS**, the CDD desires the benefit of the experience and services of the Management Company for the operation and management of the CDD Facilities upon the terms and conditions set forth in this Agreement, and the Management Company is willing to accept such obligations pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of 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 on a month-to-month basis beginning on the Effective Date and ending August 31, 2020 (the “Term”). Thereafter, this Agreement shall be automatically extended on a monthly basis unless written notice of termination is delivered by either party. Such notice of termination must be provided to the other party at least thirty (30) days prior to the desired date of termination.

3. Acceptance of Management Responsibility. The CDD hereby retains the Management Company to manage and operate the CDD Facilities in accordance with the standards set forth herein and to further render the Services (as defined below), and the Management Company hereby accepts such duties and shall discharge such duties all in accordance with the terms and conditions set forth in this Agreement.

4. Compensation. The Parties agree that no monies or other compensation shall be due from the CDD to the Management Company for the provision of the Services (as defined hereunder). The Management Company will receive all revenues and income derived from the operations of the CDD Facilities and will be responsible for paying all bills and costs associated with the operation and management of the CDD Facilities as more fully set forth herein, and any balances remaining after payment of such costs will remain the income of the Management Company.

5. Services of Management Company and Operation of CDD Facilities. The Management Company shall act as the manager of the CDD Facilities, including all activities related thereto, and the Management Company shall provide the CDD with the following services, including but not limited to (collectively, the “Services”):

(a) Standards and Operation. The Management Company shall manage and maintain the CDD Facilities as a part of the CDD community and at all times in accordance with that of a high-quality public facility, at a level consistent with or better than a similar operation in central Florida. General standards for management and maintenance of the CDD Facilities are set forth in this Agreement, and more specific standards pertaining to the CDD Facilities are set forth in **Exhibit “B”** attached hereto.

(b) Operational Inventory. The Management Company shall purchase all necessary and recommended inventory and supplies, enter into all necessary contracts for electricity, gas, propane, telephone, general cleaning, window cleaning, refuse disposal, pest control, payroll or staff services, and for any other utilities or services which the Management Company shall consider reasonably necessary or advisable for the operation of the CDD Facilities, and make ordinary repairs and maintenance (as more fully set forth below and subject to the prior approval of the CDD, and the lack of a statutory or regulatory need to bid for such services). Within sixty (60) days after the Management Company has begun to perform its duties under this Agreement, both the Management Company and the CDD shall cooperate to produce an inventory detailing the ownership of all personal property items located at or within the CDD Facilities which are subject to this Agreement.

(c) Emergency Maintenance Service. The Management Company will have a properly qualified person available to handle maintenance emergencies affecting the CDD Facilities, before and after the maintenance emergency event.

(d) Other Services and Conditions.

(i) The Management Company will provide appropriate personnel to manage the CDD Facilities during hours of operation, which hours shall be established by the Management Company from time to time, and which hours shall be subject to review by the CDD. The Management Company shall post appropriate signage indicating the hours of operation and a contact number for the Management Company. The Management Company may elect to permit use of certain areas of the CDD Facility during discrete periods while restricting use of

other areas of the CDD Facilities during those same periods. The Management company shall make best efforts to ensure CDD Facilities are only accessed by (a) property owners within the boundaries of either Reunion East or Reunion West community development district ("Property Owner") and the guests of Property Owners (inclusive of guests of the Management Company, as a Property Owner), (b) employees, contractors, subcontractors, and other licensees of the Management Company and (c) individuals who have paid the CDD Non-Resident User Fee. The Management Company shall have discretion regarding implementation of operating procedures to ensure authorized users follow use and conduct policies established by the Management Company consistent with the mutually acceptable operating and maintenance requirements. The Management Company will secure the CDD Facility during periods of in-operation, and may, in its sole discretion, monitor and surveil the CDD Facilities for compliance. The Management Company shall have the authority to restrict access, deny privileges, and/or apply other appropriate measures to address unauthorized users, authorized users attempting use during periods of in-operation, and authorized users that violate behavioral standards of the Management Company.

(ii) The Management Company hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the CDD Facilities are located, at Management Company's sole cost and expense, except as provided in paragraph 6.(b) herein, and the Management Company will take such action as may be reasonably necessary to comply with any and all notices, orders or other requirements affecting the CDD Facilities issued by any governmental agency having jurisdiction over it, unless specifically instructed by the CDD or the CDD that it intends to contest, at the CDD's cost and expense, such orders or requirements and that the Management Company shall not comply with the same. The Management Company shall provide immediate notice to the CDD of any such orders or requirements upon receipt of same.

(iii) If requested by the CDD, a representative of the Management Company shall attend all CDD Board of Supervisors meetings. Additionally, the Management Company shall attend membership meetings with homeowners and developer representatives upon prior notice by the CDD.

(e) Liquor Licenses and Liability. In the event liquor or any other alcoholic beverage is to be served in or upon any of the CDD Facilities, the Management Company shall be responsible for acquiring and maintaining in good standing any and all licenses required by law which are necessary to legally serve alcoholic beverages. In addition, the Management Company shall comply with all liquor liability insurance requirements as more fully described herein. The CDD shall cooperate with Management Company as may be reasonably required to provide documentation or information to licensing authorities in order for the Management Company to acquire and maintain such licenses.

6. Repair, Maintenance and Utilities.

(a) Except for the CDD's maintenance responsibilities set forth below, Management Company shall maintain the interior, exterior, landscaping and grounds of the CDD Facilities and every part thereof in good repair and condition; damages by causes beyond the control of the Management Company, reasonable use, ordinary decay, wear, and tear excepted. Management Company hereby further covenants at its expense to:

- (i) Comply with the requirements of applicable building, housing and health codes specifically applicable to Management Company's use of the CDD Facilities;
- (ii) Maintain the ceilings, windows, screens, doors, steps, porches, interior walls, floors, cosmetic features of the exterior of the building(s), paint, landscaping, grounds, parking lots and all other non-structural components in good repair and the plumbing, heating and air conditioning systems in good working condition;
- (iii) Provide for the monthly extermination and prevention of rats, mice, roaches, ants and wood-destroying organisms;
- (iv) Maintain all locks and keys;
- (v) Maintain in a clean and safe condition all areas of the CDD Facilities;
- (vi) Provide for garbage removal and outside receptacles therefor; and
- (vii) Pay for all utilities provided to the CDD Facilities.

Subject to subsection (b) below, the CDD shall maintain the structure of the building(s) on the grounds of the CDD Facilities, including the integrity (but not the cosmetic condition) of exterior walls, roof and foundation except to the extent that any maintenance or repairs are deemed "minor repairs" (*i.e.*, less than or equal to \$2,500), and also to the extent that any maintenance or repairs are required as a result of the negligence or intentional acts of the Management Company, its employees, agents, contractors or guests, in which cases Management Company shall be responsible for said costs and obligations. Notwithstanding the foregoing, the CDD shall have no liability or obligation for said maintenance unless and until it receives written notice from Management Company that maintenance and/or repairs are necessary.

(b) The Management Company shall not be responsible for any "Capital Expense" for any single item of repair or replacement which exceeds Two Thousand, Five Hundred and 00/100 Dollars (\$2,500) (unless said repair or replacement is a result of the negligence or intentional acts of the Management Company, its employees, agents,

contractors or guests), and shall not incur on behalf of the CDD any Capital Expense unless specifically authorized in writing, in advance, by the CDD, except, however, such emergency repair as may involve a danger to life or property or as may be immediately necessary for the preservation and safety of the CDD Facilities or the members, occupants and livestock, or as may be required to avoid the suspension of any necessary service to the CDD Facilities. A "Capital Expense" is defined as any capital expenditure (not normal operational maintenance and repairs), upgrade or long-term repair that is in excess of \$2,500. Capital Expenses shall include, without limitation, building structural repairs, roof replacement, appliance replacement, carpet or flooring replacement and major building systems replacement including, but not limited to, air conditioning and plumbing. Minor operational repairs and maintenance are included in the Fixed Fee, as defined below, and are to be performed at the cost of the Management Company. Without limiting the generality of the foregoing, it is the intent of this paragraph that the Management Company shall be responsible for the expense if it is due to normal wear and tear or part of routine maintenance service, and the CDD shall be responsible for the expense if it is to prolong the life of the facility or component (e.g., painting exterior, refurbishing chairs) or to make modifications to the CDD Facilities as may be required by law.

(c) The Management Company shall be directly responsible for the general operation and management of the CDD Facilities and the associated maintenance necessary for the upkeep of the CDD Facilities and its related amenities according to the standards reasonably acceptable to the CDD, including cleaning and such maintenance and repair work as may be necessary to operate the facility successfully, and as set forth herein. In the event that the Management Company, at any time during the term of this Agreement, fails to so maintain the CDD Facilities, the CDD shall have the right to give written notice to the Management Company, specifying those areas of specific matters in regard to which the Management Company is not meeting the standards of operation (i.e., facility conditions, employee training, failure to operate within the approved CDD rules and regulations as adopted by the CDD from time to time). The Management Company shall have thirty (30) days from the receipt of said notice to cure such failures in their entirety, or in the event that such failures cannot be reasonably cured within that period, a reasonable period shall be established, provided that the Management Company diligently commences and pursues to complete such cure. If such efforts are not made, this Agreement may be terminated at the sole discretion of the CDD.

(d) The CDD Facilities and all furniture and fixtures, machinery, appliances, operating equipment and all personal property used in the operation of the CDD Facilities and owned by the CDD shall be maintained by the Management Company on behalf of the CDD, in a condition that is appropriate for the operation of the CDD Facilities. Title thereto shall remain in the name of the CDD. The Management Company will use reasonable caution and care in performing its Services to protect the equipment and premises of the CDD Facilities now owned or hereafter acquired. An inventory of all property owned by the CDD shall be performed by the CDD (or other individual acceptable to the CDD) and the Management Company prior to the Management Company beginning operations at the CDD Facilities. Annual inventories shall be

performed in the same manner. At the termination of this Agreement, the Management Company shall be responsible for leaving all CDD inventory items in good condition and repair, ordinary wear and tear excepted.

7. Insurance. The Management Company shall, at its own expense, secure insurance policies as listed below necessary for the proper maintenance, preservation and operation of the CDD Facilities. 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 CDD. The Management Company shall furnish certificates of insurance to the CDD prior to providing the Services, and each certificate shall clearly indicate that the Management Company has obtained insurance of the type, amount and classification as required for strict compliance with this paragraph.

Management Company shall, throughout the performance of its services pursuant to this Agreement, maintain:

a. Occurrence based comprehensive general liability insurance (including broad form contractual coverage) with minimum limits of \$1,000,000 per occurrence and \$2,000,000 annual aggregate, protecting it and CDD from claims for bodily injury (including death) and property damage, for incidents occurring on, in or about the CDD premises / facilities, solely which arise from or in connection with the performance of Management Company's services under this Agreement.

b. Business automobile liability insurance covering owned, non-owned and hired automobile exposures, with policy limits not less than \$1,000,000 combined single limit.

c. Workers' compensation insurance sufficient to satisfy all applicable statutory requirements, and Employer's liability insurance in amounts not less than:

Bodily Injury by Accident:	\$1,000,000 each accident
Bodily Injury by Disease:	\$1,000,000 policy limit
Bodily Injury by Disease:	\$1,000,000 each employee

d. Liquor liability insurance in an amount not less than \$1,000,000 per occurrence and \$1,000,000 annual aggregate.

e. Umbrella / Excess liability insurance with a minimum limit of \$25,000,000 each occurrence and \$25,000,000 annual aggregate.

All such insurance required in this Section 7 shall be with companies and on forms reasonably acceptable to CDD and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to CDD; the insurance required under paragraph 7.a, 7.b, and 7.d shall name the CDD as an additional insured. Certificates of insurance (and copies of all policies, if required by the CDD) shall be furnished to the CDD. In the event of any cancellation or reduction of coverage, Management Company shall obtain substitute coverage as required under this Agreement, without any lapse of

coverage to CDD whatsoever. Acceptance by the CDD of any evidence of insurance submitted by the Management Company does not relieve or decrease in any manner the liability of the Management Company for performance of the Services in accordance with the terms and conditions hereof.

All coverage types, limits and deductible amounts as set forth in this Section 7 hereof shall be reviewed by CDD and Management Company from time to time for the purpose of determining the coverage types, limits and deductible amounts then appropriate of properties similar in type and construction to the CDD facilities and for the nature of the business being conducted, and for purposes of complying with the requirements of any mortgagee.

CDD shall, at its own expense, secure insurance policies necessary for the proper maintenance, preservation and operation of the CDD Facilities and shall name the Management Company as an additional insured. Certificates of insurance shall be furnished to the Management Company.

8. Management Company's Employees. The Management Company shall employ, hire, train and supervise all personnel reasonably necessary to operate the CDD Facilities, with all employees' compensation, benefits and labor costs to be paid by the Management Company. The Management Company shall have authority to hire, train and discharge all employees necessary for the operation of the CDD Facilities, and to fix their compensation; such employees shall not be employees or independent contractors of the CDD. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of Management Company or of entities retained by Management Company are the sole responsibility of Management Company. Management Company shall obtain, for each individual Management Company employs at the CDD Facilities at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed provider of such services, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within Management Company's industry. Management Company shall maintain copies of said background checks on file so long as the subject individual(s) remains in Management Company's employ, and to the extent permissible by law, Management Company shall make all background checks available for CDD's review upon request. Management Company shall use commercially reasonable efforts to enforce strict discipline and good order among its employees while at the CDD Facilities.

9. Licenses, Transfers. The Management Company, at its own expense, shall obtain all licenses and permits necessary to perform the Services. All licenses will be obtained in the name of the Management Company, if possible. In the event the Management Company is in default under this Agreement and/or this Agreement is terminated by the CDD, the Management Company agrees that it will transfer (to the maximum extent permitted by law, ordinance or other governmental regulation), at the CDD's expense, all permits and licenses, including but not limited to any liquor license(s), which may be held by the Management Company for the CDD Facilities and the operation thereof, to the CDD or, at the CDD's sole option, to the CDD's nominee. The cost and expense of such transfers shall be borne solely by the CDD.

10. Termination. Notwithstanding anything to the contrary contained herein, CDD or Management Company may terminate this Agreement, with or without just cause, upon thirty (30) days' prior written notice to the other party. Except as provided for in Section 6(c), in the case of a material event of default by either party, which default has not been cured within ten (10) days after receipt of written notice thereof from the non-defaulting party, the non-defaulting party may terminate the Agreement upon five days' prior written notice to the defaulting party, provided that, if such default is of a nature that it cannot be cured within such ten (10) day period, then such period shall be extended for such additional period as may be reasonably necessary to remedy the default, but in no event shall such extended remedy period extend beyond ninety (90) days.

11. 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, sent via recognized overnight courier (such as Federal Express), or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

CDD: Reunion East Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801
Attn.: District Manager

with a copy to: Latham, Luna, Eden & Beaudine, LLP
111 N. Magnolia Ave., Suite 1400
Orlando, Florida 32801
Attn.: Jan Albanese Carpenter, Esq.

Management Company: Reunion Club of Orlando, LLC
200 Ocean Crest Dr., Suite 31
Palm Coast, Florida 32137
Attn.: Legal Dept.

and a copy to: Salamander Reunion, LLC
100 West Washington Street
Middleburg, Virginia 20117
Attn.: Prem Devadas

12. Indemnification. Management Company agrees to indemnify, save harmless and defend the CDD, its 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 CDD, 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)

Management Company's breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Management Company, its agents, employees or sub-contractors in the performance of this Agreement.

13. Compliance with All Laws, Regulations, Rules and Policies.

(a) At all times, Management Company is expected to operate in accordance with all applicable laws, statutes, regulations, ordinances and orders.

(b) Management Company hereby covenants and agrees to comply with all the regulations, ordinances and rules of governmental authorities wherein the CDD's Facilities are located, as said regulations, etc. may specifically relate to Management Company or its services provided hereunder, at Management Company's sole cost and expense except as otherwise provided herein, and Management Company will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Management Company, unless specifically instructed by the CDD that it intends to contest such orders or requirements and that Management Company shall not comply with the same. Management Company shall provide immediate notice to the CDD of any such orders or requirements upon receipt of same. Should such compliance require changes or modifications to the CDD Facilities, Management Company shall provide notice to the CDD as provided under Section 6.

(c) Management Company shall bear all costs associated with compliance with the Americans with Disabilities Act or any other state or Federal legislation related to its performance of the Services; provided however, that the CDD shall be solely responsible for such compliance in respect of the improvements constituting the CDD Facilities and other assets owned by the CDD.

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

14. Ownership of Books and Records. Any books, documents, records, correspondence or other information kept or obtained by the CDD or furnished by the CDD to Management Company in connection with the services contemplated herein and/or the CDD Facilities and any related records are property of the CDD. Management Company agrees and acknowledges that any and all such books, documents, records, correspondence or other information may be public records under Chapter 119, *Florida Statutes*.

15. Public Records. Management Company agrees to promptly comply with any order of a Court having competent jurisdiction which determines that records pertaining to the

management of the CDD Facilities maintained by Management Company are “public records” which must be available to the public.

Management Company agrees and acknowledges that any and all books, documents, records, correspondence or other information related to this Agreement and/or the CDD Facilities may also be subject to inspection and copying by members of the public pursuant to Chapter 119, *Florida Statutes*. In accordance with applicable Florida law:

a. Management Company shall keep and maintain public records that ordinarily and necessarily would be required by the CDD in order to perform the services provided in this Agreement.

b. Management Company shall provide the public with access to public records on the same term and conditions that the CDD would provide the records and a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law.

c. Management Company shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

d. Management Company shall meet all requirements for maintaining public records and transfer, at no cost, to the public agency all public records in possession of Management Company upon termination of this Agreement and shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements, provided that Management Company shall be entitled to retain copies of any records it deems necessary to comply with IRS, Florida Department of Revenue and any other regulatory agencies or necessary for Management Company’s defense of any claims by CDD or any third party resulting from Management Company’s performance under this Agreement. All records stored electronically shall be provided to the CDD in a format that is compatible with the information technology systems of the CDD so long as Management Company does not incur unreasonable cost or expense in doing so.

If Management Company does not comply with a public records request, such failure to comply shall be considered a default under the terms of this Agreement and applicable law, and the CDD shall enforce the Agreement accordingly.

16. Environmental Covenants.

(a) Management Company shall comply with all environmental laws, rules, regulations, statutes and ordinances, including, without limitation, those applicable to “hazardous substances.” Management Company shall unconditionally, absolutely and irrevocably agree to indemnify, defend and hold harmless CDD and its officers, employees, agents, and contractors, from and against and to pay in full on demand by CDD all loss, cost and expense (including, without limitation, attorneys’ fees and disbursements and fees of other professionals advising CDD) of whatever nature suffered

or incurred by CDD on account of the existence on the CDD Facilities, or the release or discharge from the CDD Facilities, of “hazardous substances” caused by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services, including, without limitation, any claims, costs, losses, liabilities and expenses arising from the violation (or claimed violation) of any environmental laws by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services, or the institution of any action by any party against Management Company, CDD or the property whereon the CDD Facilities are situated based upon nuisance, negligence or other tort theory alleging liability due to the improper generation, storage, disposal, removal, transportation or treatment of hazardous substances by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services, or the imposition of a lien on any part of the Demised Premises under the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 U.S.C. 9601, et seq., as amended (“CERCLA”), and the laws of the state where the Demised Premises is located, or any other laws pursuant to which a lien or liability may be imposed on the CDD due to the existence of hazardous substances caused by Management Company or its employees, agents, licensees and subcontractors after the commencement of the Services.

(b) In the event any claims, costs, losses, liabilities or expenses arise from the violation (or claimed violation) of any environmental laws by the CDD or its employees, agents, licensees and subcontractors prior to the commencement of the Services, applicable law shall determine the allocation of any liability or responsibility, if any, between any and all parties involved, provided, however, that in no event shall the Management Company be responsible, in whole or in part, for any such claims, costs, losses, liabilities or expenses.

17. Third Party Beneficiaries. The Services provided under this Agreement are solely for the benefit of the CDD 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 CDD.

18. Attorneys’ Fees. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its reasonable attorneys’ fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

19. Governing Law and Jurisdiction. This Agreement shall be interpreted and enforced under the laws of the State of Florida, regardless of any conflict-of-interest rules. Any litigation arising under this Agreement shall have venue in a court having jurisdiction over Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT HAVING JURISDICTION OVER OSCEOLA COUNTY, FLORIDA.**

20. Independent Contractor Status. At all times hereunder, the Management Company shall undertake all duties, obligations, and responsibilities as an independent contractor, and not as an employee, agent or representative of the CDD. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the CDD and the Management Company. The Management Company has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the CDD.

21. Sovereign Immunity. Nothing contained herein shall cause or be construed as a waiver of the CDD's sovereign immunity or limitations on liability beyond any limited waiver 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. Waivers. 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.

23. 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) The Management Company may not assign this Agreement or any of the rights and duties expressed herein except with the CDD prior written consent, which consent may be withheld in the CDD's sole and absolute discretion.

(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 Management Company and the CDD 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, 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, and timely performance, is of the essence of this Agreement and of the covenants and provisions hereunder.

(h) In the event of any conflict between the terms of this Agreement and **Exhibit "A"** and/or **Exhibit "B,"** the terms of this Agreement (without the conflicting exhibit term(s)) shall prevail.

24. Termination of Conflicting Contracts. The Parties agree that this Agreement shall serve to terminate and replace any other agreements pertaining to the provision of the Services described hereunder, including the Management Services Agreement entered into with the Effective Date of November 1, 2013.

25. Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

[SIGNATURE PAGE TO FOLLOW.]

**SIGNATURE PAGE TO
MANAGEMENT SERVICES AGREEMENT
(SEVEN EAGLES)**

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.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

By: _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: _____
Chairman/Vice-Chairman

WITNESS:

**THE REUNION CLUB OF ORLANDO,
LLC**, a Georgia limited liability company

By: _____
Print: _____

By: _____
Print: _____
Title: _____

EXHIBIT “A”

Description of CDD Facilities

[ATTACHED BELOW]

Exhibit A

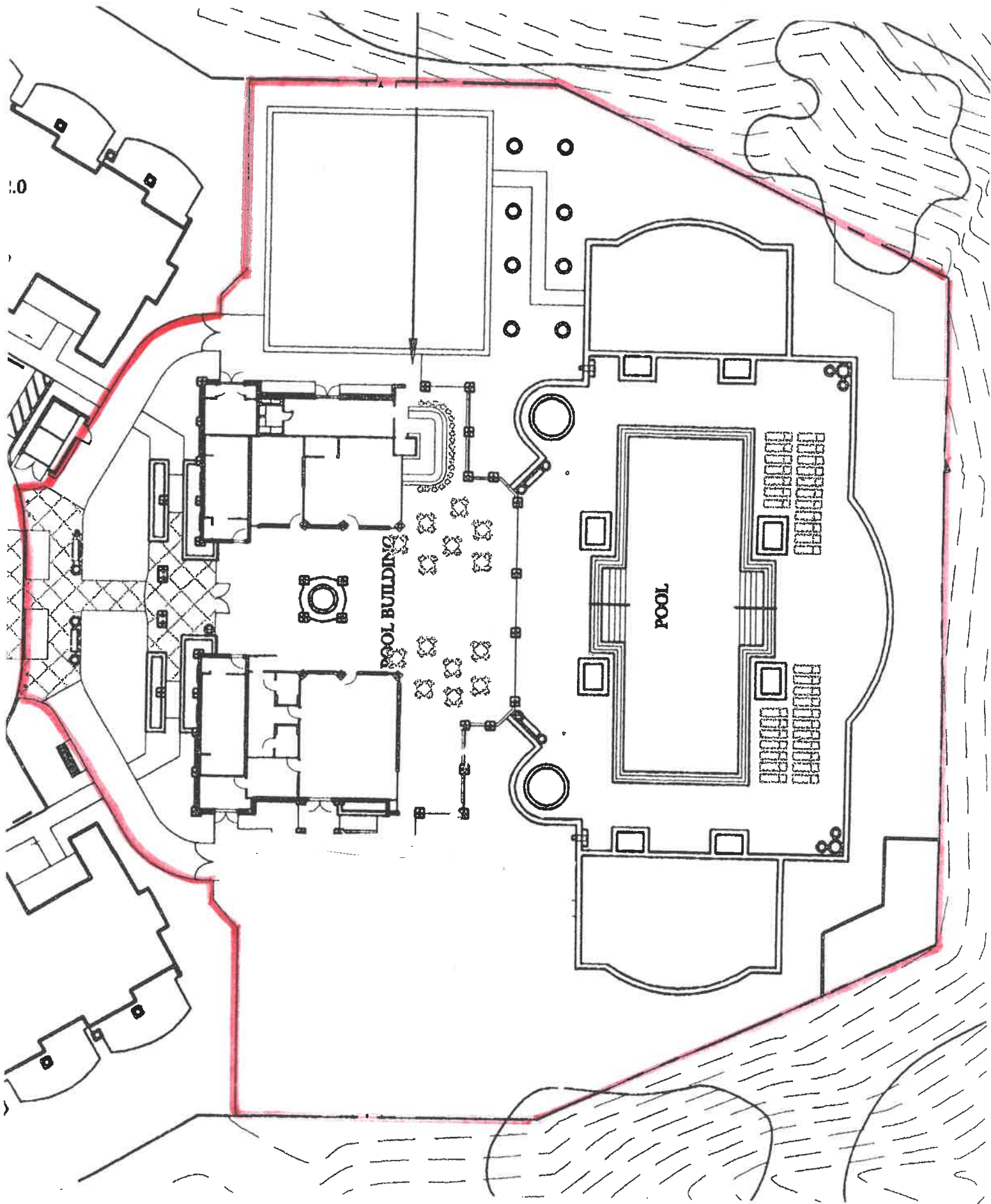


EXHIBIT "B"

SPECIFIC OPERATION AND MAINTENANCE REQUIREMENTS FOR THE CDD FACILITIES.

The specific requirements for the CDD Facilities listed below shall be in addition to all the management, operational and maintenance requirements set forth in the Agreement. However, this list shall not be deemed to be an exhaustive or all-inclusive list of the Management Company's responsibilities with respect to the CDD facilities. The exact duties performed by the Management Company shall be those duties mutually agreeable to the CDD and the Management Company, and shall include, but not be limited to, the following:

- The Management Company shall be responsible for maintenance of the CDD owned swimming pool complex, commonly referred to as the Seven Eagles Pool Complex, which consists of a swimming pool, a children's recreation center and a fitness center.
- Management Company shall manage and operate the facility as first-rate public swimming pool and recreation facility, and shall keep the pool, the recreation areas and the appurtenant areas in a clean, attractive and safe condition at all times.
- All pool/patio furniture, fitness equipment, recreational equipment, and any other items of personal property owned by the Management Company and listed in the inventory created pursuant to this Agreement, or hereafter acquired by the Management Company, shall continue to be owned and maintained by the Management Company.
- Management Company shall check pool water quality and complete equivalent to DH Form 921 3/98 Swimming Pool Report, as required by Chapter 64E-9.004(13), FAC, per site visit.
- Management Company shall conduct necessary tests for proper pool chemicals as required to maintain water quality levels within the requirements of chapter 64E-9.004(d).
- Management Company shall operate the filtration systems and recirculation systems, backwashing as needed. Management Company shall clean all strainers, maintain the pools at proper water levels and maintain filtration rates. Management Company shall check valves for leaks, as well as other components, and maintain in proper condition.
- Management Company shall manually skim, brush and vacuum the pool as necessary. Maintenance shall be performed three days per week year-round. At least one day per week, as necessary, the pool will receive super chlorination and algae treatment.
- Management Company shall advise the CDD of any necessary repairs, cleaning or replacement which is deemed a Capital Expense as defined in the Agreement. Upon approval from the CDD's Board of Supervisors, such repairs shall be completed and billed separately.

SECTION VIII

SECTION C

SECTION 1

Reunion East Community Development District

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
1	3/14/11	Irrigation Turnover	Developer	In Process	June 2020 RECDD Legal Counsel requested Additional Documentation from Kingwood's Attorney.
2	3/16/17	Allocation of 532 Costs	Legal	On Hold	Proposals from Yellowstone presented at BOS meeting. Counsel Sent Demand Letters for Costs to Each Parcel Owner. Publix Declined Sharing Costs.
3	4/11/19	Street Parking Towaway Zones	Scheerer/ Adams/Legal	First Phase Implemented Second Phase Underway	Parking Rules Hearing Scheduled August 13 at 1:00 PM to Expand No Parking Zones
4	4/11/19	Playground Shade Structure	Scheerer	In Process	Shade structure now installed. Clean up is underway. The playground can reopen when the final inspection is successfully completed (mid-August).
5	2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint / Boyd	In Process	Encore agreed to have a gate at the entrance to the residential portion of Reunion Village and then another resident only gate before crossing the Davenport Creek bridge going into Reunion proper. Engineer presented first revision of Preliminary Plan to BOS at the July meeting. Engineer will be submitting plan for permitting. Construction bid documents pending. Coordination of power supply and communication systems pending.
6	5/14/20	Remediate washout under I4 Reunion East/West Bridge	Boyd	In Process	All Terrain to begin work August 14. District Engineer and District Counsel coordinating and finalizing the construction easement and future maintenance easement.
7	5/14/20	Amenity Status During Covid-19	Flint/Adams/Carl	In Process	Pools Open; Spas Closed; Dog Park Open, Fitness Center Open, Playground Open as of July 2020 (but playground is temporarily closed for construction not related to virus).

Item #	Date Assigned	Action Item	Assigned To	Status	Comments
8		RFID Access Control for Amenities	Cruz	Completed	RFID Readers Installed; RFID Access Card Applications are ongoing and being processed; Residents have been notified access cards are required for certain amenities.
9	5/14/20	Seven Eagles MSA	Flint/Carl	In Process	Discussion Meeting Held June 17; Kingwood evaluating the agreement and in the meantime a month to month extension of the MSA will be presented to BOS for approval.
10	5/14/20	Golf Cart Community Status	Flint	In Process	Communication with OC has taken place to determine the steps to be a designated Golf Cart Community.
11	7/9/20	New Pool Service Agreement with Robert's Pools	Adams/Scheerer	In Process	Robert's Pools Agreement to begin August 15. Agreement scheduled for ratification at August BOS meeting.
12	7/9/20	Upgrade Terraces Sign Posts	Scheerer	In Process	Upgrade sign posts to decorative fluted posts with finial. Proposal for \$17,700 received and included in the RECDD FY2021 budget.
Reunion West Community Development District					
Item #	Meeting Assigned	Action Item	Assigned To	Status	Comments
1	2/21/19	Cost to Install Parking Spaces at Valhalla Mail Kiosk Area	Boyd	In Process	County requested additional information June 2020; Permit modified and resubmitted by Engineer. Former low bidder became unresponsive. Two proposals came in excess of \$91K. Engineer rebid and received a response for \$46,484 but it did not include landscape installation. The plan is expected to be approved by OC mid-August.

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 grown	21-Mar	Yellowstone	Landscaping needs to be replaced in seral areas		On Hold

SECTION 2

Reunion East

Community Development District

Summary of Check Register

July 1, 2020 to July 31, 2020

Fund	Date	Check No.'s		Amount
General Fund	7/1/20	4689-4695	\$	92,813.65
	7/7/20	4696	\$	8,138.15
	7/9/20	4697-4699	\$	58,061.00
	7/16/20	4700-4709	\$	12,969.49
	7/22/20	4710-4712	\$	525.32
	7/23/20	4712-4719	\$	622,578.01
	7/27/20	4720-4723	\$	3,223.19
	7/29/20	4724	\$	3,570.50
	7/30/20	4725-4726	\$	2,644.05
			\$	804,523.36
Replacement & Maintenance	7/16/20	99-100	\$	25,953.00
	7/22/20	101-102	\$	17,250.00
	7/27/20	103	\$	10,691.80
	7/30/20	104	\$	2,912.00
	7/31/20	105	\$	-
			\$	56,806.80
Payroll	<u>July 2020</u>			
	Donald Harding	50543	\$	184.70
	John Dryburgh	50544	\$	184.70
	Mark Greenstein	50545	\$	184.70
	Steven Goldstein	50546	\$	184.70
	Trudy Hobbs	50547	\$	184.70
			\$	923.50
			\$	862,253.66

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
7/01/20	00160	6/17/20	11220A	202007	320	53800	12200		FACILITIES BLDG RENT JUL	*	1,906.97		
7/01/20	00160	6/17/20	11220A	202007	300	13100	10100		FACILITIES BLDG RENT JUL	*	1,498.33		
7/01/20	00010	6/23/20	7-045-47	202006	310	51300	42000		CITICOMMUNITIES LLC	*	24.74	3,405.30	004689
7/01/20	00161	6/24/20	2225	202005	320	53800	57400		FEDEX	*	1,139.60	24.74	004690
7/01/20	00161	6/24/20	2225	202005	300	13100	10100		SAND/PAINT GUARD HS DOORS	*	895.40		
7/01/20	00054	7/01/20	2020JUL	202007	320	53800	34500		HERITAGE SERVICE SOLUTIONS LLC	*	6,533.33	2,035.00	004691
7/01/20	99999	7/01/20	VOID	202007	000	00000	00000		SECURITY SERVICES-JUL20	*	5,133.33		
7/01/20	99999	7/01/20	VOID	202007	000	00000	00000		SECURITY SERVICES-JUL20	*		11,666.66	004692
7/01/20	00060	6/01/20	352999	202006	320	53800	46200		REUNION RESORT & CLUB MASTER ASSOC.	C	.00	.00	
7/01/20	00060	6/01/20	352999	202006	300	13100	10100		*****INVALID VENDOR NUMBER*****	*	116.03		
7/01/20	00060	6/01/20	352999	202006	320	53800	46200		CP-RPLC PLATE/TIGHTN BOLT	*	91.17		
7/01/20	00060	6/01/20	353000	202006	320	53800	46200		CP-RPLC PLATE/TIGHTN BOLT	*	113.09		
7/01/20	00060	6/01/20	353000	202006	300	13100	10100		HC B-SAFE CHCK/RPLC PLATE	*	88.86		
7/01/20	00060	6/01/20	353001	202006	320	53800	46200		HC B-SAFE CHCK/RPLC PLATE	*	98.00		
7/01/20	00060	6/01/20	353001	202006	300	13100	10100		HC A-INSP.LDR/RAIL SAFETY	*	77.00		
7/01/20	00060	6/03/20	353029	202006	320	53800	46200		HC A-INSP.LDR/RAIL SAFETY	*	98.00		
7/01/20	00060	6/03/20	353029	202006	300	13100	10100		HC A-RMV UNUSED FEEDER	*	77.00		
7/01/20	00060	6/04/20	353039	202006	320	53800	46200		HC A-RMV UNUSED FEEDER	*	142.77		
7/01/20	00060	6/04/20	353039	202006	300	13100	10100		HC A-RPLC BRKN SHOWR HNDL	*	112.18		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACC#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/01/20	00030	6/09/20	353095	202006	320	53800	46200		CP-RPLC TORO VALVE POOL	*	133.25	
		6/09/20	353095	202006	300	13100	10100		CP-RPLC TORO VALVE POOL	*	104.70	
		6/17/20	353328	202006	320	53800	46200		TER-RPLC ROBERT/BALL VALV	*	134.90	
		6/17/20	353328	202006	300	13100	10100		TER-RPLC ROBERT/BALL VALV	*	106.00	
									SPIES POOL LLC			1,492.95 004694
7/01/20	00030	6/24/20	REU 1235	202006	320	53800	47400		LEVEL/GRADE RETENTION PND	*	1,996.40	
		6/24/20	REU 1235	202006	300	13100	10100		LEVEL/GRADE RETENTION PND	*	1,568.60	
		6/30/20	REU 1235	202006	320	53800	47300		MTHLY LNDSCP MAINT JUN20	*	30,346.88	
		6/30/20	REU 1235	202006	300	13100	10100		MTHLY LNDSCP MAINT JUN20	*	23,843.97	
		6/30/20	REU 1235	202006	330	53800	47300		MTHLY LNDSCP MAINT JUN20	*	881.15	
		6/30/20	REU 1235	202006	320	53800	47300		BEDDING PLANTS	*	5,019.84	
		6/30/20	REU 1235	202006	300	13100	10100		BEDDING PLANTS	*	3,944.16	
		6/30/20	REU 1235	202006	320	53800	47300		PALM TRIMMING	*	3,689.28	
		6/30/20	REU 1235	202006	300	13100	10100		PALM TRIMMING	*	2,898.72	
									YELLOWSTONE LANDSCAPE			74,189.00 004695
7/07/20	00049	7/01/20	497	202007	310	51300	34000		MANAGEMENT FEES JUL20	*	3,689.58	
		7/01/20	497	202007	310	51300	35100		INFORMATION TECH JUL20	*	183.33	
		7/01/20	497	202007	310	51300	31300		DISSEMINATION FEE JUL20	*	833.33	
		7/01/20	497	202007	310	51300	51000		OFFICE SUPPLIES	*	16.02	
		7/01/20	497	202007	310	51300	42000		POSTAGE	*	21.92	
		7/01/20	497	202007	310	51300	42500		COPIES	*	73.05	
		7/01/20	498	202007	320	53800	12000		FIELD MANAGEMENT JUL20	*	3,320.92	
									GOVERNMENTAL MANAGEMENT SERVICES			8,138.15 004696

REUE REUNION EAST TVISCARRA

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 #
7/09/20	00074	6/30/20	186578	202006 320-53800-47000						AQUATIC PLANT MGMT JUN20	*	72.24	
7/09/20		6/30/20	186578	202006 300-13100-10100						AQUATIC PLANT MGMT JUN20	*	56.76	
7/09/20	00011	7/04/20	19972	202006 310-51300-32200						APPLIED AQUATIC MANAGEMENT, INC.	*	1,000.00	129.00 004697
7/05/20		20057		FY19 AUDIT FEE-FINAL BILL							*	600.00	
7/05/20		20057		ARBITRAGE SERIES 2005							*		
7/09/20	00030	7/01/20	REU 1247	202007 320-53800-46200						GRAU & ASSOCIATES	*	3,456.32	1,600.00 004698
7/01/20		REU 1247		AQUATIC SERVICES-JUL20							*	2,715.68	
7/01/20		REU 1292		AQUATIC SERVICES-JUL20							*	28,089.60	
7/01/20		REU 1292		MTHLY LNDSCP MAINT JUL20							*	22,070.40	
7/01/20		REU 1292		MTHLY LNDSCP MAINT JUL20							*		
7/16/20	00095	6/30/20	S163644	202006 320-53800-57400						YELLOWSTONE LANDSCAPE	*	99.12	56,332.00 004699
6/30/20		S163644		RMV ANTS/RPR BAD CONNECTN							*	77.88	
6/30/20		S163721		202006 320-53800-57400							*	134.79	
6/30/20		S163721		REINST.HALF MOON/RPLC BLT							*	105.91	
6/30/20		S163721		REINST.HALF MOON/RPLC BLT							*		
7/16/20	00129	6/30/20	4702	202006 320-53800-46200						ACCESS CONTROL TECHNOLOGIES, INC.	*	467.60	417.70 004700
6/30/20		4702		RPLC UMBRELLA/CHAIRS/TABL							*	367.40	
7/09/20		4704		202007 320-53800-46200							*	103.60	
7/09/20		4704		RELOCT UMBRLA BASE/4CHAIR							*	81.40	
7/09/20		4705		202007 320-53800-53200							*	103.60	
7/09/20		4705		RPR FAIRVIEW CIR.STOP SGN							*	81.40	
7/09/20		4705		RPR FAIRVIEW CIR.STOP SGN							*		
										BERRY CONSTRUCTION INC.			1,205.00 004701

REUE REUNION EAST TWISCARRA

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE YRMO	EXPENSED TO...	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/16/20	00134	7/09/20	2698	I-4 EROSION PLAN/MTG/GATE					BOYD CIVIL ENGINEERING	*	2,393.58	2,393.58 004702
7/16/20	00010	7/07/20	7-058-90	DELIVERY 06/29/20					FEDEX	*	32.34	32.34
7/16/20	00072	7/10/20	31484	FIRE LANE STRIPE/3NO PARK					FAUSNIGHT STRIPE & LINE INC	*	1,069.60	1,069.60
7/16/20	00072	7/10/20	31484	FIRE LANE STRIPE/3NO PARK					FAUSNIGHT STRIPE & LINE INC	*	840.40	840.40
7/16/20	00106	5/12/20	332-4680	RESIDENT ENT.SGN/RES.ONLY					FASTSIGNS SOUTH ORLANDO	*	169.12	169.12
7/16/20	00106	5/12/20	332-4680	RESIDENT ENT.SGN/RES.ONLY					FASTSIGNS SOUTH ORLANDO	*	132.88	132.88
7/16/20	00106	5/21/20	332-4685	COVID PLAYGRND CLOSED SGN					FASTSIGNS SOUTH ORLANDO	*	74.09	74.09
7/16/20	00106	5/21/20	332-4685	COVID PLAYGRND CLOSED SGN					FASTSIGNS SOUTH ORLANDO	*	58.21	58.21
7/16/20	00106	6/23/20	332-4700	NO PARKING/2 SPD LMT SIGN					FASTSIGNS SOUTH ORLANDO	*	91.28	91.28
7/16/20	00106	6/23/20	332-4700	NO PARKING/2 SPD LMT SIGN					FASTSIGNS SOUTH ORLANDO	*	71.72	71.72
7/16/20	00002	6/03/20	21985315	NOT.OF MEETING 06/11/20					ORLANDO SENTINEL COMMUNICATION	*	522.51	522.51
7/16/20	00002	6/03/20	21985315	NOT.WORKSHOP LDSCP/IRRG					ORLANDO SENTINEL COMMUNICATION	*	545.01	545.01
7/16/20	00092	5/31/20	053120	HC PHONE LINE 4574 MAY20					ORLANDO SENTINEL COMMUNICATION	*	69.08	69.08
7/16/20	00092	5/31/20	053120	HC PHONE LINE 4574 MAY20					ORLANDO SENTINEL COMMUNICATION	*	54.28	54.28
7/16/20	00092	5/31/20	053120	HC PHONE LINE 4574 MAY20					ORLANDO SENTINEL COMMUNICATION	*	61.68	61.68
7/16/20	00092	5/31/20	053120	HC PHONE LINE 9758 MAY20					ORLANDO SENTINEL COMMUNICATION	*	61.68	61.68
7/16/20	00092	6/30/20	RECDDREE	POOL CLEANING SERV JUN20					ORLANDO SENTINEL COMMUNICATION	*	1,848.00	1,848.00
7/16/20	00092	6/30/20	RECDDREE	POOL CLEANING SERV JUN20					ORLANDO SENTINEL COMMUNICATION	*	1,452.00	1,452.00

CHECK DATE	VEND#	.....INVOICE.....	....EXPENSED TO....	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
7/23/20	00103	7/22/20	07222020	202007	300-20700-10500					REUNION EAST CDD C/O USBANK	*	4,276.94	4,276.94	004714
				FY20	DEBT SERV	SER	2015-1							
7/23/20	00103	7/22/20	07222020	202007	300-20700-10500					REUNION EAST CDD C/O USBANK	*	47,886.50	47,886.50	004715
				FY20	EHOF II	SPEC	2015-1							
7/23/20	00103	7/22/20	07222020	202007	300-20700-10600					REUNION EAST CDD C/O USBANK	*	855.19	855.19	004716
				FY20	DEBT SERV	SER	2015-2							
7/23/20	00103	7/22/20	07222020	202007	300-20700-10600					REUNION EAST CDD C/O USBANK	*	145,803.75	145,803.75	004717
				FY20	EHOF II	SPEC	2015-2							
7/23/20	00103	7/22/20	07222020	202007	300-20700-10700					REUNION EAST CDD C/O USBANK	*	382.73	382.73	004718
				FY20	DEBT SERV	SER	2015-3							
7/23/20	00103	7/22/20	07222020	202007	300-20700-10700					REUNION EAST CDD C/O USBANK	*	82,374.75	82,374.75	004719
				FY20	EHOF II	SPEC	2015-3							
7/27/20	00095	7/21/20	S164088	202007	320-53800-57400					ACCESS CONTROL TECHNOLOGIES, INC.	*	176.39	176.39	004720
				RPD	STARTING	CAPACITOR								
		7/21/20	S164088	202007	300-13100-10100					ACCESS CONTROL TECHNOLOGIES, INC.	*	138.60	138.60	004721
				RPD	STARTING	CAPACITOR								
7/27/20	00129	7/20/20	4713	202007	320-53800-46200					ACCESS CONTROL TECHNOLOGIES, INC.	*	103.60	103.60	004722
				RPD	SCREWS/REINSTALLED	TOP								
		7/20/20	4713	202007	300-13100-10100					ACCESS CONTROL TECHNOLOGIES, INC.	*	81.40	81.40	004723
				RPD	SCREWS/REINSTALLED	TOP								
		7/20/20	4714	202007	320-53800-46200					ACCESS CONTROL TECHNOLOGIES, INC.	*	128.80	128.80	004724
				PURCH	/INSTALL	UMBRELLA								
		7/20/20	4714	202007	300-13100-10100					ACCESS CONTROL TECHNOLOGIES, INC.	*	101.20	101.20	004725
				PURCH	/INSTALL	UMBRELLA								
		7/20/20	4715	202007	320-53800-46200					ACCESS CONTROL TECHNOLOGIES, INC.	*	361.20	361.20	004726
				RWVD	CAP/RPD	BROKEN	WALL							
		7/20/20	4715	202007	300-13100-10100					ACCESS CONTROL TECHNOLOGIES, INC.	*	283.80	283.80	004727
				RWVD	CAP/RPD	BROKEN	WALL							
		7/20/20	4716	202007	320-53800-48100					ACCESS CONTROL TECHNOLOGIES, INC.	*	126.00	126.00	004728
				INST.	2	NEW	DOOR	HANDLES						
		7/20/20	4716	202007	300-13100-10100					ACCESS CONTROL TECHNOLOGIES, INC.	*	99.00	99.00	004729
				INST.	2	NEW	DOOR	HANDLES						
										BERRY CONSTRUCTION INC.		1,285.00	1,285.00	004721

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
7/27/20	00161	7/20/20	2237	202005	320	53800	48100		SRVC CALL/REMOVED FLAGS	*	64.40		
7/20/20	2237	SRVC CALL/REMOVED FLAGS	202005	300	13100	10100			SRVC CALL/REMOVED FLAGS	*	50.60		
7/20/20	2240	CONCRETE REPAIRS SIDEWALK	202007	320	53800	53000			CONCRETE REPAIRS SIDEWALK	*	353.70		
7/20/20	2240	CONCRETE REPAIRS SIDEWALK	202007	300	13100	10100			CONCRETE REPAIRS SIDEWALK	*	277.90		
7/20/20	2241	CONCRETE REPAIRS SIDEWALK	202007	320	53800	53000			CONCRETE REPAIRS SIDEWALK	*	353.70		
7/20/20	2241	CONCRETE REPAIRS SIDEWALK	202007	300	13100	10100			CONCRETE REPAIRS SIDEWALK	*	277.90		
7/20/20	2252	INST. SGN ENT. DOG PARK	202007	320	53800	53200			INST. SGN ENT. DOG PARK	*	28.00		
7/20/20	2252	INST. SGN ENT. DOG PARK	202007	300	13100	10100			INST. SGN ENT. DOG PARK	*	22.00		
7/27/20	00060	5/13/20	352093	202005	320	53800	46200		HERITAGE SERVICE SOLUTIONS LLC	*	109.20	1,428.20	004722
5/13/20	352093	INSP. PL LADDER/SAFETY	202005	300	13100	10100			INSP. PL LADDER/SAFETY	*	85.80		
7/29/20	00119	9/26/89	06302020	202006	310	51300	31500		SPIES POOL LLC	*	3,570.50	195.00	004723
7/30/20	00129	7/30/20	4718	202007	320	53800	57400		LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	324.80	3,570.50	004724
7/30/20	4718	REPAIRED ROOF LEAK SPLINE	202007	300	13100	10100			REPAIRED ROOF LEAK SPLINE	*	255.20		
7/30/20	00060	7/09/20	354599	202007	320	53800	46200		BERRY CONSTRUCTION INC.	*	406.22	580.00	004725
7/09/20	354599	TNK BDY HOUSING/RED BUSH	202007	300	13100	10100			TNK BDY HOUSING/RED BUSH	*	319.18		
7/14/20	354713	REPLACED BROKEN FLOOR GATE	202007	320	53800	46200			REPLACED BROKEN FLOOR GATE	*	102.62		
7/14/20	354713	REPLACED BROKEN FLOOR GATE	202007	300	13100	10100			REPLACED BROKEN FLOOR GATE	*	80.63		
7/15/20	354627	REPLACED TORO VALVE POOL	202007	320	53800	46200			REPLACED TORO VALVE POOL	*	133.25		
7/15/20	354627	REPLACED TORO VALVE POOL	202007	300	13100	10100			REPLACED TORO VALVE POOL	*	104.70		

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/24/20	354862	7/24/20	354862	202007	320	53800	46200		WIRE NUT/POOL BULB/SPA	*	380.52	
7/24/20	354862	7/24/20	354862	202007	300	13100	10100		WIRE NUT/POOL BULB/SPA	*	298.98	
7/27/20	354949	7/27/20	354949	202007	320	53800	46200		REPLACED TORO VALVE POOL	*	133.25	
7/27/20	354949	7/27/20	354949	202007	300	13100	10100		REPLACED TORO VALVE POOL	*	104.70	
SPIES POOL LLC											2,064.05	004726
TOTAL FOR BANK A											804,523.36	
TOTAL FOR REGISTER											804,523.36	

REUE REUNION EAST TVISCARRA

AP300R
*** CHECK DATES 07/01/2020 - 07/31/2020 ***
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
REUNION EAST-R&M
BANK C REUNION EAST R&M
RUN 8/06/20
PAGE 1

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	VENDOR NAME	STATUSCHECK..... AMOUNTCHECK..... AMOUNT	#
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7/16/20	00024	4/07/20	11190310	202004	320-53800-60000	*	864.08
			PLAYGRD	BRDR	SPIKE/RAMP		
		4/07/20	11190310	202004	300-13100-10100	*	678.92
			PLAYGRD	BRDR	SPIKE/RAMP		
		7/09/20	11190310	202007	320-53800-60000	*	5,593.84
			INST.PLAY	STRUCT/WOOD	FBR		
		7/09/20	11190310	202007	300-13100-10100	*	4,395.16
			INST.PLAY	STRUCT/WOOD	FBR		

		PLAYCORE GROUP, INC & SUBSIDIARIES			
7/16/20	00007	7/03/20	REU 1276 202007 320-53800-47300 PLNT INST.HC PERIMTR/TREE	*	3,550.96
7/03/20	REU 1276 202007 300-13100-10100		PLNT INST.HC PERIMTR/TREE	*	2,790.04
7/03/20	REU 1276 202006 320-53800-47300		HC PLANT INST BLDG M/N/P	*	4,524.80
7/03/20	REU 1276 202006 300-13100-10100		HC PLANT INST BLDG M/N/P	*	3,555.20
					11,532.00 000099

DATE	TIME	DESCRIPTION	AMOUNT	BALANCE
7/22/20	00001	7/15/20 4712 202007 320-53800-53000		14,421.00
		322-CONCRETE GRIND 7 SECT	*	
		7/15/20 4712 202007 300-13100-10100		4,508.00
		322-CONCRETE GRIND 7 SECT	*	
				3,542.00

7/22/20	00006	6/30/20	353997	202006 320-53800-64000	BERRY CONSTRUCTION INC.	8,050.00	000101
				7 EAG-RESURF.SPA1&2 TILES	*		
				6/30/20 353997		5,152.00	
				7 EAG-RESURF.SPA1&2 TILES	*		
				6/30/20 353997		4,048.00	
				7 EAG-RESURF.SPA1&2 TILES			
					SPIES POOL, LLC	9,200.00	000102

7/27/20	00013	7/20/20	2242	202007 320-53800-53000		*	3,660.61	
		RPR/INST.	CONCRETE SIDEWLK					
7/20/20	2242	202007 300-13100-10100		*	2,876.19			
		RPR/INST.	CONCRETE SIDEWLK					
7/20/20	2243	202007 320-53800-53000		*	2,326.80			
		RPR/INST.	CONCRETE SIDEWLK					
7/20/20	2243	202007 300-13100-10100		*	1,828.20			
		RPR/INST.	CONCRETE SIDEWLK					
								HERITAGE SERVICE SOLUTIONS LLC
7/30/20	00022	7/29/20	20-58	202007 320-53800-61000		*	2,912.00	
		FURNISH/INST./STACK	ASSEMBLY					
								10,691.80 000103

 COMPLETE PARTITIONS & EQUIPMENT LLC

 2,912.00 000104

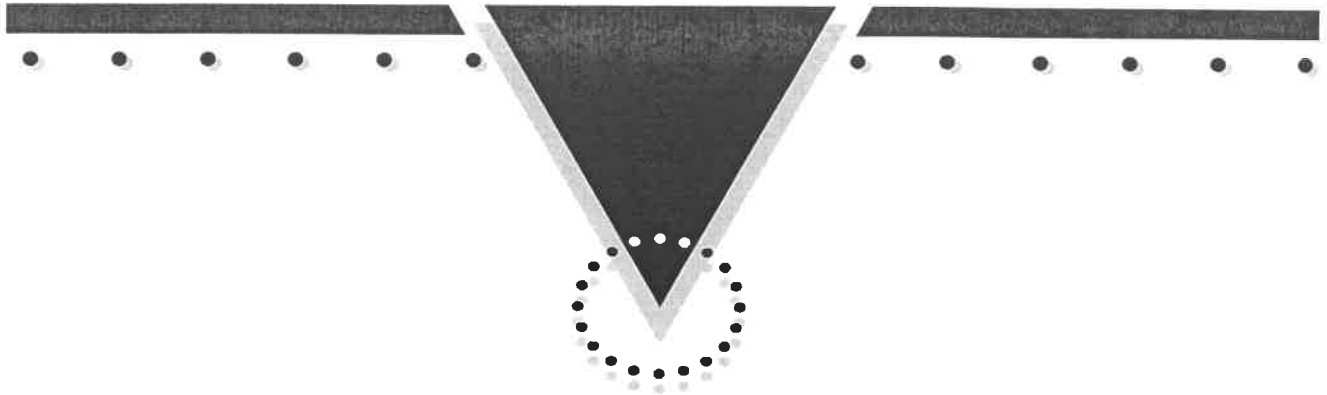
REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO		SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
				YRMO	DPT	ACCT#					
7/31/20	00001	7/30/20	4720	202007	320	53800	53000		*	1,540.00	
			REMOVED	SIDEWALK CONCRETE							
		7/30/20	4720	202007	300	13100	10100		*	1,210.00	
			REMOVED	SIDEWALK CONCRETE							
		7/30/20	4720	202007	320	53800	53000		V	1,540.00-	
			REMOVED	SIDEWALK CONCRETE							
		7/30/20	4720	202007	300	13100	10100		V	1,210.00-	
			REMOVED	SIDEWALK CONCRETE							
BERRY CONSTRUCTION INC.											.00
											000105

TOTAL FOR BANK C 56,806.80
TOTAL FOR REGISTER 56,806.80

REUE REUNION EAST TVISCARRA

SECTION 3



Reunion East
Community Development District

Unaudited Financial Reporting

June 30, 2020



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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
June 30, 2020

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2020
ASSETS:					
CASH	\$1,817,021	\$360,116	---	---	\$2,177,137
CUSTODY ACCOUNT	\$463,255	---	---	---	\$463,255
STATE BOARD OF ADMINISTRATION	---	\$3,064,652	---	---	\$3,064,652
DUE FROM GENERAL FUND	---	---	\$351,493	---	\$351,493
DUE FROM OTHER	\$750	---	---	---	\$750
DUE FROM REUNION WEST	\$397,396	\$59,417	---	---	\$456,813
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,929	---	\$100,929
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$214,384	---	\$214,384
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$577,901	---	\$577,901
Prepayment	---	---	\$24	---	\$24
SERIES 2015-1					
Reserve	---	---	\$345,275	---	\$345,275
Revenue	---	---	\$153,075	---	\$153,075
SERIES 2015-2					
Reserve	---	---	\$374,013	---	\$374,013
Revenue	---	---	\$78,372	---	\$78,372
SERIES 2015-3					
Revenue	---	---	\$18,761	---	\$18,761
TOTAL ASSETS	\$2,678,422	\$3,484,185	\$2,389,233	\$10	\$8,551,850
LIABILITIES:					
ACCOUNTS PAYABLE	\$94,746	\$18,823	---	---	\$113,569
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DUE TO DEBT 2015A	\$345,979	---	---	---	\$345,979
DUE TO DEBT 2015-1	\$4,277	---	---	---	\$4,277
DUE TO DEBT 2015-2	\$855	---	---	---	\$855
DUE TO DEBT 2015-3	\$383	---	---	---	\$383
DUE TO REUNION WEST	\$51,499	---	---	---	\$51,499
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$3,020,000	---	\$3,020,000
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$2,815,148	---	\$2,815,148
ACCRUED INTEREST PAYABLE 2005	---	---	\$2,110,560	---	\$2,110,560
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$2,525,000	---	\$2,525,000
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,465,362	---	---	\$3,708,114
UNASSIGNED	\$1,936,609	---	---	---	\$1,936,609
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$5,734,217)	---	(\$5,734,217)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$4,421,172)	---	(\$4,421,172)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,098,903	---	\$1,098,903
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$502,626	---	\$502,626
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$453,240	---	\$453,240
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$19,144	---	\$19,144
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$10	\$10
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$2,678,422	\$3,484,185	\$2,389,233	\$10	\$8,551,850

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$1,417,679	\$1,417,679	\$1,471,581	\$53,902
Special Assessments - Direct	\$600,993	\$600,993	\$482,137	(\$118,856)
Interest	\$750	\$563	\$381	(\$182)
Miscellaneous Income	\$0	\$0	\$2,481	\$2,481
TOTAL REVENUES	\$2,019,422	\$2,019,235	\$1,956,580	(\$62,655)
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$9,000	\$7,800	\$1,200
FICA	\$918	\$689	\$597	\$92
Engineering	\$15,000	\$11,250	\$5,463	\$5,787
Attorney	\$35,000	\$26,250	\$30,336	(\$4,086)
Trustee Fees	\$17,500	\$0	\$0	\$0
Arbitrage	\$3,600	\$2,700	\$600	\$2,100
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$10,000	\$7,500	\$8,500	(\$1,000)
Property Appraiser Fee	\$1,000	\$502	\$502	\$0
Property Taxes	\$400	\$400	\$295	\$105
Annual Audit	\$5,200	\$5,578	\$5,578	\$0
District Management Fees	\$44,275	\$33,206	\$33,206	\$0
Information Technology	\$3,400	\$2,550	\$1,650	\$900
Telephone	\$300	\$225	\$7	\$219
Postage	\$3,500	\$2,625	\$857	\$1,768
Printing & Binding	\$2,500	\$1,875	\$542	\$1,333
Insurance	\$14,800	\$14,800	\$13,789	\$1,011
Legal Advertising	\$1,500	\$1,125	\$3,354	(\$2,229)
Other Current Charges	\$600	\$450	\$0	\$450
Office Supplies	\$500	\$375	\$117	\$258
Travel Per Diem	\$500	\$375	\$0	\$375
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$177,668	\$126,649	\$118,367	\$8,282
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$39,851	\$29,888	\$29,888	\$0
Facility Lease Agreement	\$22,884	\$17,163	\$17,163	\$0
Telephone	\$4,760	\$3,570	\$3,849	(\$279)
Electric	\$341,600	\$256,200	\$235,126	\$21,074
Water & Sewer	\$44,800	\$33,600	\$25,242	\$8,358
Gas	\$43,120	\$32,340	\$18,987	\$13,353
Pool & Fountain Maintenance	\$100,800	\$75,600	\$86,480	(\$10,880)
Environmental	\$5,600	\$4,200	\$3,230	\$970
Property Insurance	\$25,620	\$25,620	\$24,950	\$670
Irrigation Repairs	\$8,400	\$6,300	\$8,130	(\$1,830)
Landscape Contract	\$434,722	\$326,042	\$327,470	(\$1,428)
Landscape Contingency	\$28,000	\$21,000	\$12,087	\$8,913
Landscape Consulting	\$21,840	\$16,380	\$10,785	\$5,595
Gate and Gatehouse Expenses	\$17,920	\$13,440	\$6,496	\$6,944
Roadways/Sidewalks	\$28,000	\$21,000	\$5,116	\$15,884
Lighting	\$5,600	\$4,200	\$1,124	\$3,076
MSA Building Repairs	\$14,000	\$10,500	\$1,512	\$8,988
Pressure Washing	\$19,600	\$14,700	\$20,020	(\$5,320)
Maintenance (Inspections)	\$980	\$735	\$418	\$317
Repairs & Maintenance	\$11,200	\$8,400	\$2,430	\$5,971
Pest Control	\$406	\$305	\$0	\$305
Signage	\$4,480	\$3,360	\$24,404	(\$21,044)
Security	\$78,400	\$58,800	\$58,800	\$0
Parking Violation Tags	\$0	\$0	\$15	(\$15)
COMMUNITY CENTER:				
Landscape	\$16,000	\$12,000	\$6,131	\$5,869
Telephone	\$1,500	\$1,125	\$726	\$399
Electric	\$25,000	\$18,750	\$10,961	\$7,789
Water & Sewer	\$2,500	\$1,875	\$1,023	\$852
Gas	\$350	\$263	\$165	\$98
Contract Cleaning	\$10,000	\$7,500	\$4,675	\$2,825
Maintenance (Inspections)	\$1,250	\$938	\$968	(\$31)
MAINTENANCE-DIRECT EXPENSES:				
Irrigation System Operations	\$100,000	\$75,000	\$0	\$75,000
Contingency	\$0	\$0	\$0	\$0
Transfer Out	\$382,571	\$382,571	\$382,571	\$0
TOTAL MAINTENANCE	\$1,841,754	\$1,483,364	\$1,330,942	\$152,422
TOTAL EXPENDITURES	\$2,019,422	\$1,610,013	\$1,449,309	\$160,703
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$507,271	\$0
FUND BALANCE - Beginning	\$0	\$0	\$1,672,090	\$0
FUND BALANCE - Ending	\$0	\$0	\$2,179,361	\$0

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
REPLACEMENT & MAINTENANCE FUND

Statement of Revenues & Expenditures
For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
REVENUES:				
Transfer In	\$382,571	\$382,571	\$382,571	\$0
Interest	\$25,000	\$25,000	\$30,447	\$5,447
TOTAL REVENUES	\$407,571	\$407,571	\$413,018	\$5,447
EXPENDITURES:				
Building Improvements	\$117,600	\$88,200	\$10,844	\$77,356
Fountain Improvements	\$14,000	\$10,500	\$0	\$10,500
Gate/Gatehouse Improvements	\$5,600	\$4,200	\$0	\$4,200
Landscape Improvements	\$140,000	\$105,000	\$39,454	\$65,546
Lighting Improvements	\$4,480	\$3,360	\$0	\$3,360
Monument Improvements	\$14,000	\$10,500	\$21,661	(\$11,161)
Pool Furniture	\$8,400	\$6,300	\$7,918	(\$1,618)
Pool Repair & Replacements	\$47,600	\$35,700	\$9,796	\$25,904
Roadways/Sidewalks Improvement	\$8,680	\$6,510	\$10,581	(\$4,071)
Signage	\$28,000	\$21,000	\$0	\$21,000
Contingency	\$0	\$0	\$30,969	(\$30,969)
TOTAL EXPENDITURES	\$388,360	\$291,270	\$131,224	\$160,046
EXCESS REVENUES (EXPENDITURES)	\$19,211		\$281,795	
FUND BALANCE - Beginning	\$2,934,206		\$3,183,567	
FUND BALANCE - Ending	\$2,953,417		\$3,465,362	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2002A-2
Statement of Revenues & Expenditures
For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$935	\$935
TOTAL REVENUES	\$0	\$0	\$935	\$935
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$4,514)	(\$4,514)
TOTAL OTHER	\$0	\$0	(\$4,514)	(\$4,514)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,579)	
FUND BALANCE - Beginning	\$0		(\$5,730,637)	
FUND BALANCE - Ending	\$0		(\$5,734,217)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2005

Statement of Revenues & Expenditures
For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
REVENUES:				
Special Assessments	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$1,969	\$1,969
TOTAL REVENUES	\$0	\$0	\$1,969	\$1,969
EXPENDITURES:				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$8,710)	(\$8,710)
TOTAL OTHER	\$0	\$0	(\$8,710)	(\$8,710)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$6,741)	
FUND BALANCE - Beginning	\$0		(\$4,414,431)	
FUND BALANCE - Ending	\$0		(\$4,421,172)	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015A

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
REVENUES:				
Special Assessments	\$2,568,595	\$2,568,595	\$2,605,287	\$36,692
Interest	\$1,000	\$750	\$10,044	\$9,294
TOTAL REVENUES	\$2,569,595	\$2,569,345	\$2,615,332	\$45,987
EXPENDITURES:				
Interest Expense 11/01	\$641,025	\$641,025	\$641,025	\$0
Principal Expense 05/01	\$1,320,000	\$1,320,000	\$1,320,000	\$0
Interest Expense 05/01	\$641,025	\$641,025	\$641,025	\$0
TOTAL EXPENDITURES	\$2,602,050	\$2,602,050	\$2,602,050	\$0
EXCESS REVENUES (EXPENDITURES)	(\$32,455)		\$13,282	
FUND BALANCE - Beginning	\$891,203		\$1,085,621	
FUND BALANCE - Ending	\$858,748		\$1,098,903	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-1

Statement of Revenues & Expenditures
For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$28,771	\$28,771	\$32,677	\$3,906
Special Assessments - Direct Billed	\$196,599	\$196,599	\$148,713	(\$47,887)
Interest	\$1,000	\$750	\$15,168	\$14,418
TOTAL REVENUES	\$226,370	\$226,120	\$196,557	(\$29,563)
EXPENDITURES:				
Special Call 11/01	\$4,150,000	\$4,150,000	\$4,150,000	\$0
Interest Expense 11/01	\$204,105	\$204,105	\$204,105	\$0
Principal Expense 05/01	\$90,000	\$90,000	\$90,000	\$0
Interest Expense 05/01	\$67,155	\$67,155	\$67,155	\$0
TOTAL EXPENDITURES	\$4,511,260	\$4,511,260	\$4,511,260	\$0
EXCESS REVENUES (EXPENDITURES)	(\$4,284,890)		(\$4,314,703)	
FUND BALANCE - Beginning	\$4,470,778		\$4,817,330	
FUND BALANCE - Ending	\$185,888		\$502,626	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-2

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$10,225	\$10,225	\$6,534	(\$3,691)
Special Assessments - Direct Billed	\$583,215	\$583,215	\$437,412	(\$145,803)
Interest	\$1,000	\$750	\$8,114	\$7,364
TOTAL REVENUES	\$594,440	\$594,190	\$452,060	(\$142,130)
EXPENDITURES:				
Special Call 11/01	\$1,550,000	\$1,550,000	\$1,550,000	\$0
Interest Expense 11/01	\$250,470	\$250,470	\$250,470	\$0
Principal Expense 05/01	\$200,000	\$200,000	\$200,000	\$0
Interest Expense 05/01	\$19,320	\$19,320	\$19,320	\$0
TOTAL EXPENDITURES	\$2,199,790	\$2,199,790	\$2,199,790	\$0
EXCESS REVENUES (EXPENDITURES)	(\$1,605,350)		(\$1,747,730)	
FUND BALANCE - Beginning	\$1,825,115		\$2,200,970	
FUND BALANCE - Ending	\$219,765		\$453,240	

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Debt Service 2015-3

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
Special Assessments - Tax Roll	\$6,769	\$6,769	\$2,924	(\$3,845)
Special Assessments - Direct Billed	\$329,496	\$329,496	\$247,121	(\$82,375)
Interest	\$500	\$375	\$528	\$153

TOTAL REVENUES

	\$336,765	\$336,640	\$250,572	(\$86,068)
--	-----------	-----------	-----------	------------

EXPENDITURES:

Interest Expense 11/01	\$100,485	\$100,485	\$100,485	\$0
Principal Expense 05/01	\$135,000	\$135,000	\$135,000	\$0
Interest Expense 05/01	\$100,485	\$100,485	\$100,485	\$0

TOTAL EXPENDITURES

	\$335,970	\$335,970	\$335,970	\$0
--	-----------	-----------	-----------	-----

EXCESS REVENUES (EXPENDITURES)

	\$795		(\$85,398)	
--	-------	--	------------	--

FUND BALANCE - Beginning

	\$104,353		\$104,541	
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FUND BALANCE - Ending

	\$105,148		\$19,144	
--	-----------	--	----------	--

Reunion East
COMMUNITY DEVELOPMENT DISTRICT

Capital Projects 2005
Statement of Revenues & Expenditures
For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
REVENUES:				
Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer In (Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$10	
FUND BALANCE - Ending	\$0		\$10	

Reunion East CDD
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues													
Special Assessments - Tax Roll	\$0	\$178,323	\$761,743	\$100,320	\$67,432	\$48,576	\$101,566	\$25,238	\$188,382	\$0	\$0	\$0	\$1,471,581
Special Assessments - Direct	\$0	\$113,330	\$125,764	\$64,445	\$119,547	\$2,386	\$0	\$56,665	\$0	\$0	\$0	\$0	\$482,137
Interest	\$68	\$59	\$57	\$59	\$59	\$49	\$22	\$4	\$4	\$0	\$0	\$0	\$381
Miscellaneous Income	\$0	\$2,400	\$0	\$0	\$56	\$0	\$26	\$0	\$0	\$0	\$0	\$0	\$2,481
Total Revenues	\$68	\$284,112	\$887,504	\$164,824	\$187,093	\$51,011	\$101,614	\$81,907	\$188,386	\$0	\$0	\$0	\$1,956,580
Expenditures													
Administrative													
Supervisor Fees	\$1,000	\$1,000	\$2,000	\$800	\$1,000	\$0	\$0	\$1,000	\$1,000	\$0	\$0	\$0	\$7,800
FICA	\$77	\$77	\$153	\$61	\$77	\$0	\$0	\$77	\$77	\$0	\$0	\$0	\$597
Engineering	\$252	\$150	\$252	\$324	\$150	\$0	\$0	\$1,942	\$2,394	\$0	\$0	\$0	\$5,463
Attorney	\$2,913	\$1,406	\$2,164	\$2,086	\$4,403	\$3,487	\$6,434	\$3,873	\$3,371	\$0	\$0	\$0	\$30,336
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$600
Dissemination	\$1,833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$5,000
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$502	\$0	\$0	\$0	\$0	\$0	\$0	\$502
Property Taxes	\$0	\$295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$295
Annual Audit	\$1,500	\$78	\$0	\$0	\$1,000	\$0	\$0	\$2,000	\$1,000	\$0	\$0	\$0	\$5,578
District Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$0	\$33,206
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$1,650
Telephone	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage	\$108	\$44	\$16	\$20	\$105	\$198	\$49	\$63	\$254	\$0	\$0	\$0	\$857
Printing & Binding	\$53	\$76	\$76	\$109	\$83	\$99	\$15	\$5	\$28	\$0	\$0	\$0	\$542
Insurance	\$13,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,789
Legal Advertising	\$0	\$381	\$185	\$553	\$193	\$200	\$0	\$775	\$1,068	\$0	\$0	\$0	\$3,354
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$16	\$16	\$16	\$16	\$17	\$16	\$16	\$1	\$3	\$0	\$0	\$0	\$117
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Expenditures	\$30,595	\$8,230	\$9,567	\$8,674	\$11,733	\$9,207	\$11,220	\$14,441	\$14,700	\$0	\$0	\$0	\$118,367

Reunion East CDD
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance													
Field Management	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$3,321	\$0	\$0	\$0	\$29,888
Facility Lease Agreement	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$0	\$0	\$0	\$17,163
Telephone	\$407	\$416	\$413	\$413	\$410	\$422	\$422	\$474	\$475	\$0	\$0	\$0	\$3,849
Electric	\$29,216	\$28,533	\$24,925	\$23,804	\$25,017	\$25,913	\$27,851	\$23,461	\$26,405	\$0	\$0	\$0	\$235,126
Water & Sewer	\$3,157	\$2,553	\$6,559	\$2,437	\$2,246	\$2,254	\$1,713	\$1,857	\$2,466	\$0	\$0	\$0	\$25,242
Gas	\$524	\$1,161	\$1,659	\$3,945	\$3,799	\$3,526	\$2,647	\$1,608	\$1,118	\$0	\$0	\$0	\$18,987
Pool & Fountain Maintenance	\$7,844	\$8,492	\$10,037	\$14,927	\$9,470	\$12,054	\$6,234	\$9,558	\$7,865	\$0	\$0	\$0	\$86,480
Environmental	\$146	\$146	\$784	\$146	\$784	\$146	\$784	\$146	\$146	\$0	\$0	\$0	\$8,480
Property Insurance	\$24,054	\$870	\$0	\$0	\$0	\$0	\$0	\$27	\$0	\$0	\$0	\$0	\$3,230
Irrigation	\$1,967	\$0	\$321	\$550	\$556	\$1,313	\$592	\$2,631	\$0	\$0	\$0	\$0	\$24,950
Landscape Contract	\$30,347	\$60,501	\$39,056	\$30,347	\$30,347	\$38,584	\$29,184	\$29,555	\$39,549	\$0	\$0	\$0	\$8,130
Landscape Contingency	\$6,787	\$0	\$2,968	\$0	\$0	\$0	\$336	\$0	\$0	\$0	\$0	\$0	\$327,470
Landscape Consulting	\$1,820	\$2,496	\$2,402	\$2,247	\$1,820	\$0	\$0	\$0	\$1,996	\$0	\$0	\$0	\$12,087
Gatehouse and Gatehouse Expenses	\$277	\$371	\$0	\$1,184	\$75	\$2,085	\$627	\$1,140	\$737	\$0	\$0	\$0	\$10,785
Roadways/Sidewalks	\$384	\$0	\$0	\$0	\$277	\$770	\$2,758	\$0	\$927	\$0	\$0	\$0	\$6,496
Lighting	\$0	\$0	\$0	\$0	\$0	\$1,124	\$0	\$0	\$0	\$0	\$0	\$0	\$5,116
MSA Building Repairs	\$282	\$64	\$475	\$0	\$131	\$0	\$560	\$0	\$0	\$0	\$0	\$0	\$1,124
Pressure Washing	\$196	\$0	\$0	\$7,851	\$5,334	\$6,639	\$0	\$0	\$0	\$0	\$0	\$0	\$1,512
Maintenance (Inspections)	\$87	\$0	\$73	\$54	\$0	\$36	\$0	\$168	\$0	\$0	\$0	\$0	\$20,020
Repairs & Maintenance	\$425	\$0	\$1,263	\$106	\$0	\$448	\$21	\$167	\$0	\$0	\$0	\$0	\$418
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,430
Signage	\$2,386	\$504	\$6,888	\$353	\$13,728	\$0	\$210	\$243	\$91	\$0	\$0	\$0	\$0
Security	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$0	\$0	\$0	\$24,404
Parking Violation Tags	\$0	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,800
Community Center													\$15
Landscape	\$881	\$881	\$881	\$881	\$881	\$881	\$844	\$0	\$0	\$0	\$0	\$0	\$6,131
Telephone	\$118	\$123	\$121	\$121	\$119	\$124	\$0	\$0	\$0	\$0	\$0	\$0	\$726
Electric	\$2,363	\$1,947	\$1,535	\$1,470	\$987	\$1,295	\$1,365	\$0	\$0	\$0	\$0	\$0	\$10,961
Water & Sewer	\$165	\$157	\$171	\$188	\$171	\$171	\$0	\$0	\$0	\$0	\$0	\$0	\$1,023
Gas	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$0	\$0	\$0	\$0	\$0	\$165
Contract Cleaning	\$875	\$700	\$825	\$750	\$700	\$825	\$0	\$0	\$0	\$0	\$0	\$0	\$4,675
Maintenance (Inspections)	\$155	\$618	\$130	\$0	\$0	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$968
Maintenance-Direct													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$382,571	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$382,571
Total Expenditures	\$126,646	\$122,319	\$113,471	\$103,557	\$491,223	\$110,463	\$87,932	\$82,797	\$92,536	\$0	\$0	\$0	\$1,330,942
Excess Revenues (Expenditures)	\$157,241	\$130,548	\$123,038	\$112,231	\$502,956	\$119,670	\$99,152	\$87,238	\$107,236	\$0	\$0	\$0	\$1,449,309
	(\$157,173)	\$163,563	\$764,526	\$52,594	(\$315,862)	(\$68,659)	\$2,462	(\$15,330)	\$81,150	\$0	\$0	\$0	\$507,271

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2020

TAX COLLECTOR

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 35.22%	Debt Svc Fund 63.75%	Debt Svc Fund 0.80%	Debt Svc Fund 0.16%	Debt Svc Fund 0.07%	Total 100%
11/12/19	ACH	\$ 39,708.50	\$ 2,108.96	\$ 751.99	\$ -	\$ 36,847.55	\$ 12,977.65	\$ 23,490.00	\$ 294.62	\$ 58.91	\$ 26.36	\$ 36,847.55
11/22/19	ACH	\$ 499,006.54	\$ 19,959.97	\$ 9,580.92	\$ -	\$ 469,465.65	\$ 165,345.12	\$ 299,280.36	\$ 3,753.70	\$ 750.57	\$ 335.90	\$ 469,465.65
12/6/19	ACH	\$ 2,027,772.44	\$ 81,110.22	\$ 38,933.25	\$ -	\$ 1,907,728.97	\$ 671,899.35	\$ 1,216,161.01	\$ 15,253.61	\$ 3,050.01	\$ 1,364.99	\$ 1,907,728.97
12/9/19	ACH	\$ 3,622.47	\$ 40.97	\$ 71.63	\$ -	\$ 3,509.87	\$ 1,236.17	\$ 2,237.51	\$ 28.06	\$ 5.61	\$ 2.51	\$ 3,509.87
12/23/19	ACH	\$ 266,757.29	\$ 10,038.63	\$ 5,134.36	\$ -	\$ 251,584.30	\$ 88,607.62	\$ 160,382.85	\$ 2,011.59	\$ 402.22	\$ 180.01	\$ 251,584.30
1/10/20	ACH	\$ 271,480.47	\$ 8,180.47	\$ 5,266.02	\$ -	\$ 258,033.98	\$ 90,879.19	\$ 164,494.47	\$ 2,063.16	\$ 412.54	\$ 184.62	\$ 258,033.98
1/13/20	ACH	\$ 27,057.18	\$ 629.41	\$ 528.55	\$ -	\$ 25,899.22	\$ 9,121.67	\$ 16,510.53	\$ 207.08	\$ 41.41	\$ 18.53	\$ 25,899.22
1/21/20	ACH	\$ -	\$ -	\$ -	\$ 906.81	\$ 906.81	\$ 319.38	\$ 578.08	\$ 7.25	\$ 1.45	\$ 0.65	\$ 906.81
2/12/20	ACH	\$ 1,226.94	\$ 36.81	\$ 23.81	\$ -	\$ 1,166.32	\$ 410.78	\$ 743.52	\$ 9.33	\$ 1.86	\$ 0.83	\$ 1,166.32
2/12/20	ACH	\$ 198,243.80	\$ 4,067.16	\$ 3,883.51	\$ -	\$ 190,293.13	\$ 67,020.96	\$ 121,310.25	\$ 1,521.52	\$ 304.23	\$ 136.16	\$ 190,293.13
3/9/20	ACH	\$ 140,368.26	\$ 1,451.56	\$ 2,778.34	\$ -	\$ 136,138.36	\$ 47,947.73	\$ 86,787.05	\$ 1,088.52	\$ 217.65	\$ 97.41	\$ 136,138.36
3/9/20	ACH	\$ 1,819.70	\$ -	\$ 36.40	\$ -	\$ 1,783.30	\$ 628.08	\$ 1,136.84	\$ 14.26	\$ 2.85	\$ 1.28	\$ 1,783.30
4/13/20	ACH	\$ 183,157.11	\$ 60.00	\$ 3,661.94	\$ -	\$ 179,435.17	\$ 63,196.80	\$ 114,388.40	\$ 1,434.71	\$ 286.87	\$ 128.39	\$ 179,435.17
4/13/20	ACH	\$ 17,561.76	\$ -	\$ 351.23	\$ -	\$ 17,210.53	\$ 6,061.52	\$ 10,971.57	\$ 137.61	\$ 27.52	\$ 12.31	\$ 17,210.53
4/20/20	ACH	\$ -	\$ -	\$ -	\$ 241.37	\$ 241.37	\$ 85.01	\$ 153.87	\$ 1.93	\$ 0.39	\$ 0.17	\$ 241.37
5/12/20	ACH	\$ 68,792.41	\$ -	\$ 1,375.84	\$ -	\$ 67,416.57	\$ 23,744.02	\$ 42,977.49	\$ 539.04	\$ 107.78	\$ 48.24	\$ 67,416.57
5/12/20	ACH	\$ 4,329.75	\$ -	\$ 86.60	\$ -	\$ 4,243.15	\$ 1,494.43	\$ 2,704.97	\$ 33.93	\$ 6.78	\$ 3.04	\$ 4,243.15
6/9/20	ACH	\$ 51,900.29	\$ -	\$ 1,038.02	\$ -	\$ 50,862.27	\$ 17,913.62	\$ 32,424.27	\$ 406.68	\$ 81.32	\$ 36.39	\$ 50,862.27
6/9/20	ACH	\$ 481.65	\$ -	\$ 9.63	\$ -	\$ 472.02	\$ 166.24	\$ 300.91	\$ 3.77	\$ 0.75	\$ 0.34	\$ 472.02
6/16/20	ACH	\$ 493,409.40	\$ -	\$ 9,868.19	\$ -	\$ 483,541.21	\$ 170,302.51	\$ 308,253.41	\$ 3,866.24	\$ 773.07	\$ 345.98	\$ 483,541.21
7/17/20	ACH	\$ -	\$ -	\$ -	\$ 30.68	\$ 30.68	\$ 10.81	\$ 19.56	\$ 0.25	\$ 0.05	\$ 0.02	\$ 30.68
Totals		\$ 4,296,695.96	\$ 127,684.16	\$ 83,380.23	\$ 1,178.86	\$ 4,086,810.43	\$ 1,439,368.66	\$ 2,605,306.93	\$ 32,676.86	\$ 6,533.85	\$ 2,924.13	\$ 4,086,810.43

Ehof II - Spectrum LLC \$626,425.00 \$117,704.00 \$191,546.00 \$219,350.00 \$97,825.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1	SERIES 2015-2	SERIES 2015-3
1/6/20	11/1/19	WIRE	\$ 313,212.00	\$ 313,212.00	\$ 58,852.00	\$ 95,773.00	\$ 109,675.00	\$ 48,912.00
4/8/20	2/1/20	WIRE	\$ 156,606.00	\$ 156,606.00	\$ 29,426.00	\$ 47,886.50	\$ 54,837.50	\$ 24,456.00
7/15/20	5/1/20	WIRE	\$ 156,607.00	\$ 156,607.00	\$ 29,426.00	\$ 47,886.50	\$ 54,837.50	\$ 24,457.00
			\$ 626,425.00	\$ 626,425.00	\$ 117,704.00	\$ 191,546.00	\$ 219,350.00	\$ 97,825.00

Ehof II - Spectrum LLC \$815,040.00 \$219,504.00 \$363,865.00 \$231,671.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-2	SERIES 2015-3
12/13/19	11/1/19	WIRE	\$ 407,520.00	\$ 407,520.00	\$ 109,752.00	\$ 181,933.00	\$ 115,835.00
2/18/20	2/1/20	1108	\$ 203,760.00	\$ 203,760.00	\$ 54,876.00	\$ 90,966.25	\$ 57,917.75
7/15/20	5/1/20	WIRE	\$ 203,760.00	\$ 203,760.00	\$ 54,876.00	\$ 90,966.25	\$ 57,917.75
			\$ 815,040.00	\$ 815,040.00	\$ 219,504.00	\$ 363,865.50	\$ 231,670.50

Orlando Reunion Development LLC \$7,439.00 \$2,386.00 \$5,053.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015-1
3/28/20	11/1/19	128256	\$ 3,720.00	\$ 3,720.00	\$ 1,193.00	\$ 2,527.00
3/28/20	2/1/20	128256	\$ 1,859.50	\$ 1,859.50	\$ 596.50	\$ 1,263.00
3/28/20	5/1/20	128256	\$ 1,859.50	\$ 1,859.50	\$ 596.50	\$ 1,263.00
			\$ 7,439.00	\$ 7,439.00	\$ 2,386.00	\$ 5,053.00

EHOF Acquisitions II, LLC \$32,024.00 \$32,024.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
12/13/19	11/1/19	WIRE	\$ 16,012.00	\$ 16,012.00	\$ 16,012.00
2/18/20	2/1/20	1108	\$ 8,006.00	\$ 8,006.00	\$ 8,006.00
7/15/20	5/1/20	WIRE	\$ 8,006.00	\$ 8,006.00	\$ 8,006.00
			\$ 32,024.00	\$ 32,024.00	\$ 32,024.00

EHOF Acquisitions II, LLC \$11,186.00 \$11,186.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/6/20	11/1/19	WIRE	\$ 5,593.00	\$ 5,593.00	\$ 5,593.00
4/8/20	2/1/20	WIRE	\$ 2,797.00	\$ 2,797.00	\$ 2,797.00
7/15/20	5/1/20	WIRE	\$ 2,797.00	\$ 2,797.00	\$ 2,797.00
			\$ 11,187.00	\$ 11,187.00	\$ 11,187.00

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

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
11/27/19	11/1/19	1001300346	\$ 113,330.00	\$ 113,330.00	\$ 113,330.00
2/10/20	2/1/20	1001313042	\$ 56,665.00	\$ 56,665.00	\$ 56,665.00
5/19/20	5/1/20	1001326317	\$ 56,665.00	\$ 56,665.00	\$ 56,665.00
			\$ 226,660.00	\$ 226,660.00	\$ 226,660.00

SUMMARY				
	GENERAL FUND	DEBT SERVICE SERIES 2015-1	DEBT SERVICE SERIES 2015-2	DEBT SERVICE SERIES 2015-3
TOTAL DIRECT BILLED	\$609,464.00	\$196,599.00	\$583,215.00	\$329,496.00
TOTAL RECEIVED	\$ 609,465.00	\$ 196,599.00	\$ 583,215.50	\$ 329,495.50
VARIANCE	\$ 1.00	\$ -	\$ 0.50	\$ (0.50)

SECTION 4

Reunion East/West CDD Direct Billed Assessments for FY 2020

District	Landowner	Product	Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid
Reunion East	Orlando Health								
	34-25-27-4936-0001-0040								
		Nov				\$113,330	\$0	\$113,330	Paid 11/27/19
		Feb				\$56,665	\$0	\$56,665	Paid 2/10/20
		May				\$56,665	\$0	\$56,665	Paid 5/22/20
	Totals	Total	\$226,659	\$0	\$226,659	\$226,659	\$0	\$226,659	
	Orlando Reunion Development LLC								
	35-25-27-4885-PRCL-OC30	4 MF							
		Nov	\$2,386	\$5,053	\$7,439	\$1,193	\$2,527	\$3,720	Paid 3/29/20
		Feb				\$597	\$1,263	\$1,860	Paid 3/29/20
Reunion West	EHOF/SPECTRUM								
	11-1-15 Interest								
	27-25-27-2985-TRAC-FD20/FD30	296 Condos							
	34-25-27-4936-0001-FD10	276 SF	\$117,704	\$504,490	\$622,194	\$191,231	\$550,009	\$741,240	Paid
	34-25-27-4936-0001-		\$219,504	\$595,527	\$815,031	\$95,616	\$275,004	\$370,620	Paid
	0010/0020/0050/0031	Commercial	\$45,254	\$0	\$45,254	\$95,616	\$275,004	\$370,620	Paid
	Totals	Total	\$382,462	\$1,100,017	\$1,482,479	\$382,462	\$1,100,017	\$1,482,479	
	Reunion West Dev. Partners								
	27-25-27-4927-0001-WC10								
	27-25-27-3160-000A-0030								
	27-25-27-4927-0001-SF20								
		Dec	\$133,920	\$392,813	\$526,733	\$66,960	\$196,407	\$263,367	Paid 10/31/19
		March				\$33,480	\$98,203	\$131,683	Paid 1/23/20
		June				\$33,480	\$98,203	\$131,683	Paid 1/23/20
	Totals	Total	\$133,920.00	\$392,813.00	\$526,733.00	\$133,920	\$392,813	\$526,733	

SECTION 5

**NOTICE OF MEETING DATES
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Reunion East Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2021** at **1:00 pm at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the **second Thursday** of each month as follows:

October 8, 2020
November 12, 2020
December 10, 2020
January 14, 2021
February 11, 2021
March 11, 2021
April 8, 2021
May 13, 2021
June 10, 2021
July 8, 2021
August 12, 2021
September 9, 2021

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager

SECTION 6

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT
\$18,880,000
SPECIAL ASSESSMENT BONDS
SERIES 2005
ARBITRAGE REBATE REQUIREMENT
FEBRUARY 29, 2020**



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

June 5, 2020

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 29, 2020 ("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 (\$3,112,463) for February 29, 2020. 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 29, 2020).

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

<i>Anniversary Date.</i>	05/01/2005
<i>Future-Value Date.</i>	02/29/2020
<i>Arbitrage Yield Limit.</i>	5.8005102
<i>Total of Purpose Expenditures.</i>	\$20,022,610.00
<i>Internal Rate of Return.</i>	2.3087698
<i>90% of rebate liability.</i>	-\$2,801,216.34
<i>Full rebate liability.</i>	-\$3,112,462.60

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: 02/29/2020

<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>
3/17/2005	-1	COI	Beg. Arbitrage Gross Proceeds	29.9000000	-18,928,668.44	100.0000000	2.3509961	-44,501,224.84
3/17/2005	0		Construction	29.9000000	127,940.00	100.0000000	2.3509961	300,786.44
3/17/2005	0		Underwriter's Discount	29.9000000	347,600.00	100.0000000	2.3509961	817,206.23
3/28/2005	0		Construction	29.8388889	1,020,593.00	100.0000000	2.3468921	2,395,221.62
3/29/2005	0		Construction	29.8333333	7,664.00	100.0000000	2.3465193	17,983.72
4/11/2005	0		Construction	29.7666667	4,020.00	100.0000000	2.3420511	9,415.05
4/13/2005	0		Construction	29.7555556	7,191.00	100.0000000	2.3413073	16,836.34
4/19/2005	0		Construction	29.7222222	1,335,340.00	100.0000000	2.3390771	3,123,463.17
4/26/2005	0		Construction	29.6833333	4,789.00	100.0000000	2.3364779	11,189.39
5/2/2005	0		Interest	29.6500000	182,507.00	100.0000000	2.3342523	426,017.38
5/2/2005	0		Construction	29.6500000	1,054.00	100.0000000	2.3342523	2,460.30
5/18/2005	0		Construction	29.5611111	350,478.00	100.0000000	2.3283277	816,027.63
6/1/2005	0		Construction	29.4888889	76.00	100.0000000	2.3235251	176.59
6/16/2005	0		Construction	29.4055556	216,921.00	100.0000000	2.3179959	502,821.98
7/1/2005	0		Construction	29.3222222	1.00	100.0000000	2.3124798	2.31
7/8/2005	0		Construction	29.2833333	592,168.00	100.0000000	2.3099102	1,367,854.88
8/1/2005	0		Construction	29.1555556	15.00	100.0000000	2.3014871	34.52
8/18/2005	0		Construction	29.0611111	2,162,379.00	100.0000000	2.2952811	4,963,267.61
9/1/2005	0		Construction	28.9888889	193.00	100.0000000	2.2905466	442.08
10/1/2005	0		Construction	28.8222222	31.00	100.0000000	2.2796581	70.67
10/3/2005	0		Construction	28.8111111	23.00	100.0000000	2.2789341	52.42
10/11/2005	0		Construction	28.7666667	870,865.00	100.0000000	2.2760402	1,982,123.72
10/20/2005	0		Construction	28.7166667	975,717.00	100.0000000	2.2727889	2,217,598.77
11/1/2005	0		Interest	28.6555556	547,520.00	100.0000000	2.2688214	1,242,225.11
11/17/2005	0		Construction	28.5666667	843,656.00	100.0000000	2.2630629	1,909,246.62
11/22/2005	0		Construction	28.5388889	2,150.00	100.0000000	2.2612664	4,861.72
12/1/2005	0		Construction	28.4888889	35.00	100.0000000	2.2580362	79.03
12/13/2005	0		Construction	28.4222222	822,395.00	100.0000000	2.2537365	1,853,461.65
12/14/2005	0		Construction	28.4166667	-40,491.00	100.0000000	2.2533786	-91,241.55
1/10/2006	0		Construction	28.2722222	-12,863.00	100.0000000	2.2440921	-28,865.76
1/11/2006	0		Construction	28.2666667	-15,577.00	100.0000000	2.2437357	-34,950.67
1/17/2006	0		Construction	28.2333333	935,136.00	100.0000000	2.2415984	2,096,199.39
2/13/2006	0		Construction	28.0888889	191,021.00	100.0000000	2.2323605	426,427.73
3/10/2006	0		Construction	27.9388889	153,349.00	100.0000000	2.2228075	340,865.31
4/12/2006	0		Construction	27.7611111	-240,678.00	100.0000000	2.2115384	-532,268.65
4/12/2006	0		Construction	27.7611111	526.00	100.0000000	2.2115384	1,163.27
5/1/2006	0		Interest	27.6555556	547,520.00	100.0000000	2.2048744	1,207,212.86
5/15/2006	0		Construction	27.5777778	350.00	100.0000000	2.1999770	769.99
5/16/2006	0		Construction	27.5722222	1,077,588.00	100.0000000	2.1996276	2,370,292.31
5/25/2006	0		Construction	27.5222222	-1,077,588.00	100.0000000	2.1964855	-2,366,906.40
5/26/2006	0		Construction	27.5166667	476,555.00	100.0000000	2.1961366	1,046,579.90
6/15/2006	0		Construction	27.4111111	237,718.00	100.0000000	2.1895191	520,488.09
7/21/2006	0		Construction	27.2111111	651,243.00	100.0000000	2.1770352	1,417,778.90
8/3/2006	0		Construction	27.1444444	139,711.00	100.0000000	2.1728897	303,576.59
8/15/2006	0		Construction	27.0777778	168,403.00	100.0000000	2.1687521	365,224.36

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: 02/29/2020

<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>
9/1/2006	0		Reserve	26.9888889	166.00	100.0000000	2.1632476	359.10
9/19/2006	0		Construction	26.8888889	373,218.00	100.0000000	2.1570717	805,057.99
10/2/2006	0		Construction	26.8166667	-103,816.00	100.0000000	2.1526223	-223,476.64
11/1/2006	0		Interest	26.6555556	547,520.00	100.0000000	2.1427298	1,173,187.43
11/14/2006	0		Construction	26.5833333	287,270.00	100.0000000	2.1383100	614,272.32
11/15/2006	0		Construction	26.5777778	54,917.00	100.0000000	2.1379704	117,410.92
12/20/2006	0		Construction	26.3833333	293,481.00	100.0000000	2.1261181	623,975.26
1/10/2007	0		Construction	26.2722222	90.00	100.0000000	2.1193748	190.74
1/16/2007	0		Construction	26.2388889	46,185.00	100.0000000	2.1173560	97,790.09
2/14/2007	0		Construction	26.0833333	-7,071.00	100.0000000	2.1079604	-14,905.39
2/14/2007	0		Construction	26.0833333	740.00	100.0000000	2.1079604	1,559.89
3/5/2007	0		Construction	25.9666667	-192.00	100.0000000	2.1009410	-403.38
3/8/2007	0		Construction	25.9500000	7,071.00	100.0000000	2.0999401	14,848.68
3/14/2007	0		Construction	25.9166667	-100.00	100.0000000	2.0979399	-209.79
3/19/2007	0		Construction	25.8888889	-9,051.00	100.0000000	2.0962744	-18,973.38
5/1/2007	0		Interest	25.6555556	1,540.00	100.0000000	2.0823367	3,206.80
6/19/2007	0		Construction	25.3888889	31,640.00	100.0000000	2.0665214	65,384.74
7/17/2007	0		Construction	25.2333333	8,917.00	100.0000000	2.0573513	18,345.40
8/14/2007	0		Construction	25.0833333	86,091.00	100.0000000	2.0485473	176,361.48
9/19/2007	0		Construction	24.8888889	27,383.00	100.0000000	2.0371907	55,784.39
10/19/2007	0		Construction	24.7222222	17,662.00	100.0000000	2.0275066	35,809.82
10/30/2007	0		Interest	24.6611111	-540,554.00	100.0000000	2.0239673	-1,094,063.62
11/1/2007	0		Interest	24.6555556	540,560.00	100.0000000	2.0236458	1,093,902.00
11/13/2007	0		Construction	24.5888889	2,182.00	100.0000000	2.0197925	4,407.19
12/14/2007	0		Construction	24.4166667	579.00	100.0000000	2.0098718	1,163.72
1/14/2008	0		Construction	24.2500000	27,967.00	100.0000000	2.0003176	55,942.88
2/20/2008	0		Construction	24.0500000	184,362.00	100.0000000	1.9889124	366,679.87
3/17/2008	0		Construction	23.9000000	30,833.00	100.0000000	1.9804012	61,061.71
4/14/2008	0		Construction	23.7500000	50,902.00	100.0000000	1.9719265	100,375.00
4/30/2008	0		Interest	23.6611111	-540,414.00	100.0000000	1.9669216	-1,062,951.94
5/1/2008	0		Interest	23.6555556	540,560.00	100.0000000	1.9666092	1,063,070.25
5/15/2008	0		Construction	23.5777778	22,746.00	100.0000000	1.9622410	44,633.13
5/27/2008	0		Construction	23.5111111	11,100.00	100.0000000	1.9585045	21,739.40
6/6/2008	0		Construction	23.4611111	-7,315.00	100.0000000	1.9557068	-14,306.00
6/26/2008	0		Construction	23.3500000	3,544.00	100.0000000	1.9495041	6,909.04
7/11/2008	0		Construction	23.2666667	41,830.00	100.0000000	1.9448649	81,353.70
8/15/2008	0		Construction	23.0777778	14,692.00	100.0000000	1.9343903	28,420.06
9/9/2008	0		Construction	22.9444444	10,252.00	100.0000000	1.9270305	19,755.92
10/10/2008	0		Construction	22.7722222	8,298.00	100.0000000	1.9175654	15,911.96
10/31/2008	0		Interest	22.6611111	-533,125.00	100.0000000	1.9114836	-1,019,059.72
11/3/2008	0		Interest	22.6444444	533,165.00	100.0000000	1.9105730	1,018,650.68
11/14/2008	0		Construction	22.5833333	1,601.00	100.0000000	1.9072379	3,053.49
12/8/2008	0		Construction	22.4500000	2,006.00	100.0000000	1.8999813	3,811.36
3/12/2009	0		Construction	21.9277778	984.00	100.0000000	1.8718248	1,841.88
4/15/2009	0		Construction	21.7444444	2,087.00	100.0000000	1.8620393	3,886.08

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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: 02/29/2020

<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>
5/1/2009	0		Interest	21.6555556	-533,055.00	100.0000000	1.8573132	-990,050.11
5/1/2009	0		Interest	21.6555556	533,165.00	100.0000000	1.8573132	990,254.42
5/12/2009	0		Construction	21.5944444	2,491.00	100.0000000	1.8540710	4,618.49
6/12/2009	0		Construction	21.4277778	635.00	100.0000000	1.8452574	1,171.74
7/1/2009	0		Construction	21.3222222	341.00	100.0000000	1.8396972	627.34
8/18/2009	0		Construction	21.0611111	753.00	100.0000000	1.8260147	1,374.99
9/10/2009	0		Construction	20.9388889	1,666.00	100.0000000	1.8196451	3,031.53
10/7/2009	0		Construction	20.7888889	848.00	100.0000000	1.8118583	1,536.46
11/2/2009	0		Interest	20.6500000	-525,335.00	100.0000000	1.8046780	-948,060.52
11/2/2009	0		Interest	20.6500000	525,335.00	100.0000000	1.8046780	948,060.52
11/18/2009	0		Construction	20.5611111	491.00	100.0000000	1.8000975	883.85
12/15/2009	0		Construction	20.4111111	3,500.00	100.0000000	1.7923944	6,273.38
1/15/2010	0		Construction	20.2444444	385.00	100.0000000	1.7838739	686.79
3/17/2010	0		Construction	19.9000000	341.00	100.0000000	1.7663932	602.34
4/7/2010	0		Construction	19.7888889	2,399.00	100.0000000	1.7607909	4,224.14
5/14/2010	0		Construction	19.5833333	2,581.00	100.0000000	1.7504734	4,517.97
5/24/2010	0		Reserve	19.5277778	473,916.00	100.0000000	1.7476953	828,260.74
7/23/2010	0		Construction	19.2000000	3,081.00	100.0000000	1.7313938	5,334.42
7/30/2010	0		Construction	19.1611111	546.00	100.0000000	1.7294699	944.29
9/17/2010	0		Construction	18.9000000	971.00	100.0000000	1.7166072	1,666.83
10/20/2010	0		Reserve	18.7166667	6,048.00	100.0000000	1.7076332	10,327.77
11/3/2010	0		Construction	18.6444444	-6,750.00	100.0000000	1.7041108	-11,502.75
11/3/2010	0		Construction	18.6444444	13,500.00	100.0000000	1.7041108	23,005.50
11/15/2010	0		Reserve	18.5777778	3,751.00	100.0000000	1.7008659	6,379.95
11/19/2010	0		Construction	18.5555556	5,213.00	100.0000000	1.6997856	8,860.98
11/22/2010	0		Construction	18.5388889	-10,895.00	100.0000000	1.6989759	-18,510.34
11/23/2010	0		Construction	18.5333333	21,790.00	100.0000000	1.6987061	37,014.80
2/9/2011	0		Construction	18.1111111	381.00	100.0000000	1.6783237	639.44
5/20/2011	0		Construction	17.5500000	334.00	100.0000000	1.6516146	551.64
9/21/2011	0		Reserve	16.8777778	17,082.00	100.0000000	1.6201757	27,675.84
9/26/2011	0		Construction	16.8500000	1,138.00	100.0000000	1.6188895	1,842.30
5/21/2012	0		Reserve	15.5444444	7,500.00	100.0000000	1.5595771	11,696.83
12/19/2012	0		Reserve	14.3888889	5,856.00	100.0000000	1.5088947	8,836.09
6/18/2013	0		Reserve	13.3944444	5,000.00	100.0000000	1.4665993	7,333.00
11/19/2013	0		Reserve	12.5555556	9,736.00	100.0000000	1.4318432	13,940.42
7/24/2014	2015		Deferred costs	11.1944444	32,131.00	100.0000000	1.3771945	44,250.64
8/14/2014	2015		Reserve	11.0833333	2,289.00	100.0000000	1.3728266	3,142.40
10/14/2014	2015		Construction	10.7500000	553,755.00	100.0000000	1.3598057	752,999.20
10/20/2014	2015		Construction	10.7166667	-136,030.00	100.0000000	1.3585104	-184,798.17
11/18/2014	2015		Deferred costs	10.5611111	145,613.00	100.0000000	1.3524821	196,938.98
11/18/2014	2015		Construction	10.5611111	1,208,792.00	100.0000000	1.3524821	1,634,869.54
11/26/2014	2015		Reserve	10.5166667	203,251.00	100.0000000	1.3507646	274,544.26
12/5/2014	2015		Construction	10.4666667	243,000.00	100.0000000	1.3488351	327,766.93
1/5/2015	2015		Construction	10.3000000	-71,481.00	100.0000000	1.3424232	-95,957.75
1/12/2015	2015		Construction	10.2611111	-195,605.00	100.0000000	1.3409315	-262,292.90

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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: 02/29/2020

<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	9.5611111	22,642.00	100.0000000	1.3143622	29,759.79
5/29/2015	2016		Deferred costs	9.5000000	1.00	100.0000000	1.3120678	1.31
5/29/2015	2016		Construction	9.5000000	1,239,383.00	100.0000000	1.3120678	1,626,154.57
5/29/2015	2016		Reserve	9.5000000	512,383.00	100.0000000	1.3120678	672,281.25
2/29/2020	-1		Unspent Proceeds as of 02/29/2020	0.0000000	14.00	100.0000000	1.0000000	14.00

1,093,955.56

-3,112,462.60

<i>Arbitrage Yield Limit (AYL)</i>	5.8005102
<i>Internal Rate of Return (IRR)</i>	2.3087698
<i>Future Valued To..</i>	2/29/2020

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

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	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 | 06/05/2020 | 11:5 | 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

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
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

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

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

REUNION-2005-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 06/05/2020 | 11:6 | Rpt01a

Reunion East CDD

Special Assessment Bonds

T.I.C. Verification Report (Regular)

18,880,000.00

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MSRB 36/360 SEMI +/-

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
		18,880,000.00		22,784,816.64	0.00	41,664,816.64		18,581,068.45

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
Underwriter discount (-)	(\$347,600.00)
Lump-sum credit enhancements (-)	\$0.00
Other TIC costs (-)	
Bond surety fee (-)	N/A
TIC Target	\$18,581,068.45

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

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
01/16/2007	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

<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>
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
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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>
03/17/2010	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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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>
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		Reserve	512,383.00	100.0000000		512,383.00	-1,093,941.56
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
					20,022,610.00		0.00	20,022,610.00	

<i>First Investment Date.</i>	3/17/2005
<i>Calculation Date</i>	2/29/2020
<i>Arbitrage Yield Limit (AYL).</i>	5.8005102
<i>Internal Rate of Return (IRR).</i>	2.3087698

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 ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
-1	03/17/2005		Beg. Arbitrage Gross Proceeds	0.0000000	(18,928,668.44)	100.000	1.0000000	(18,928,668.44)
0	03/17/2005		Construction	0.0000000	127,940.00	100.000	1.0000000	127,940.00
	03/17/2005		Underwriter's Discount	0.0000000	347,600.00	100.000	1.0000000	347,600.00
	03/28/2005		Construction	0.0611111	1,020,593.00	100.000	0.9992988	1,019,877.39
	03/29/2005		Construction	0.0666667	7,664.00	100.000	0.9992351	7,658.14
	04/11/2005		Construction	0.1333333	4,020.00	100.000	0.9984708	4,013.85
	04/13/2005		Construction	0.1444444	7,191.00	100.000	0.9983435	7,179.09
	04/19/2005		Construction	0.1777778	1,335,340.00	100.000	0.9979616	1,332,618.04
	04/26/2005		Construction	0.2166667	4,789.00	100.000	0.9975162	4,777.11
	05/02/2005		Interest	0.2500000	182,507.00	100.000	0.9971347	181,984.06
	05/02/2005		Construction	0.2500000	1,054.00	100.000	0.9971347	1,050.98
	05/18/2005		Construction	0.3388889	350,478.00	100.000	0.9961179	349,117.40
	06/01/2005		Construction	0.4111111	76.00	100.000	0.9952925	75.64
	06/16/2005		Construction	0.4944444	216,921.00	100.000	0.9943410	215,693.44
	07/01/2005		Construction	0.5777778	1.00	100.000	0.9933904	0.99
	07/08/2005		Construction	0.6166667	592,168.00	100.000	0.9929471	587,991.47
	08/01/2005		Construction	0.7444444	15.00	100.000	0.9914919	14.87
	08/18/2005		Construction	0.8388889	2,162,379.00	100.000	0.9904177	2,141,658.37
	09/01/2005		Construction	0.9111111	193.00	100.000	0.9895970	190.99
	10/01/2005		Construction	1.0777778	31.00	100.000	0.9877058	30.62
	10/03/2005		Construction	1.0888889	23.00	100.000	0.9875798	22.71
	10/11/2005		Construction	1.1333333	870,865.00	100.000	0.9870761	859,610.07
	10/20/2005		Construction	1.1833333	975,717.00	100.000	0.9865098	962,554.42
	11/01/2005		Interest	1.2444444	547,520.00	100.000	0.9858181	539,755.14
	11/17/2005		Construction	1.3333333	843,656.00	100.000	0.9848129	830,843.29
	11/22/2005		Construction	1.3611111	2,150.00	100.000	0.9844989	2,116.67
	12/01/2005		Construction	1.4111111	35.00	100.000	0.9839341	34.44
	12/13/2005		Construction	1.4777778	822,395.00	100.000	0.9831815	808,563.55
	12/14/2005		Construction	1.4833333	(40,491.00)	100.000	0.9831188	(39,807.46)
	01/10/2006		Construction	1.6277778	(12,863.00)	100.000	0.9814903	(12,624.91)
	01/11/2006		Construction	1.6333333	(15,577.00)	100.000	0.9814277	(15,287.70)
	01/17/2006		Construction	1.6666667	935,136.00	100.000	0.9810523	917,417.29
	02/13/2006		Construction	1.8111111	191,021.00	100.000	0.9794271	187,091.15
	03/10/2006		Construction	1.9611111	153,349.00	100.000	0.9777423	149,935.81
	04/12/2006		Construction	2.1388889	(240,678.00)	100.000	0.9757493	(234,841.39)
	04/12/2006		Construction	2.1388889	526.00	100.000	0.9757493	513.24
	05/01/2006		Interest	2.2444444	547,520.00	100.000	0.9745679	533,595.40
	05/15/2006		Construction	2.3222222	350.00	100.000	0.9736982	340.79
	05/16/2006		Construction	2.3277778	1,077,588.00	100.000	0.9736362	1,049,178.64
	05/25/2006		Construction	2.3777778	(1,077,588.00)	100.000	0.9730776	(1,048,576.70)
	05/26/2006		Construction	2.3833333	476,555.00	100.000	0.9730155	463,695.41
	06/15/2006		Construction	2.4888889	237,718.00	100.000	0.9718374	231,023.24
	07/21/2006		Construction	2.6888889	651,243.00	100.000	0.9696090	631,451.10
	08/03/2006		Construction	2.7555556	139,711.00	100.000	0.9688674	135,361.43
	08/15/2006		Construction	2.8222222	168,403.00	100.000	0.9681263	163,035.38
	09/01/2006		Reserve	2.9111111	166.00	100.000	0.9671391	160.55
	09/19/2006		Construction	3.0111111	373,218.00	100.000	0.9660297	360,539.67
	10/02/2006		Construction	3.0833333	(103,816.00)	100.000	0.9652292	(100,206.24)
	11/01/2006		Interest	3.2444444	547,520.00	100.000	0.9634460	527,505.95
	11/14/2006		Construction	3.3166667	287,270.00	100.000	0.9626477	276,539.80
	11/15/2006		Construction	3.3222222	54,917.00	100.000	0.9625863	52,862.35
	12/20/2006		Construction	3.5166667	293,481.00	100.000	0.9604404	281,871.01
	01/10/2007		Construction	3.6277778	90.00	100.000	0.9592163	86.33

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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 ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
0	01/16/2007		Construction	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	0.9550053	(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	30,043.46
	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	(509,008.14)
	11/01/2007		Interest	5.2444444	540,560.00	100.000	0.9415816	508,981.33
	11/13/2007		Construction	5.3111111	2,182.00	100.000	0.9408614	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	503,172.78
	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	38,763.47
	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	(490,588.73)
	11/03/2008		Interest	7.2555556	533,165.00	100.000	0.9200960	490,562.97
	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	0.9106404	1,900.51
	05/01/2009		Interest	8.2444444	(533,055.00)	100.000	0.9097118	(484,926.40)
	05/01/2009		Interest	8.2444444	533,165.00	100.000	0.9097118	485,026.47
	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	(472,419.41)
	11/02/2009		Interest	9.2500000	525,335.00	100.000	0.8992727	472,419.41
	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 | 18.95f EDB | 06/05/2020 | 11:2 | 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 ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
0	05/24/2010		Reserve	10.3722222	473,916.00	100.000	0.8877638	420,725.48
	07/23/2010		Construction	10.7000000	3,081.00	100.000	0.8844302	2,724.93
	07/30/2010		Construction	10.7388889	546.00	100.000	0.8840355	482.68
	09/17/2010		Construction	11.0000000	971.00	100.000	0.8813901	855.83
	10/20/2010		Reserve	11.1833333	6,048.00	100.000	0.8795373	5,319.44
	11/03/2010		Construction	11.2555556	(6,750.00)	100.000	0.8788086	(5,931.96)
	11/03/2010		Construction	11.2555556	13,500.00	100.000	0.8788086	11,863.92
	11/15/2010		Reserve	11.3222222	3,751.00	100.000	0.8781364	3,293.89
	11/19/2010		Construction	11.3444444	5,213.00	100.000	0.8779124	4,576.56
	11/22/2010		Construction	11.3611111	(10,895.00)	100.000	0.8777445	(9,563.03)
	11/23/2010		Construction	11.3666667	21,790.00	100.000	0.8776885	19,124.83
	02/09/2011		Construction	11.7888889	381.00	100.000	0.8734454	332.78
	05/20/2011		Construction	12.3500000	334.00	100.000	0.8678382	289.86
	09/21/2011		Reserve	13.0222222	17,082.00	100.000	0.8611681	14,710.47
	09/26/2011		Construction	13.0500000	1,138.00	100.000	0.8608936	979.70
	05/21/2012		Reserve	14.3555556	7,500.00	100.000	0.8480895	6,360.67
	12/19/2012		Reserve	15.5111111	5,856.00	100.000	0.8369154	4,900.98
	06/18/2013		Reserve	16.5055556	5,000.00	100.000	0.8274172	4,137.09
	11/19/2013		Reserve	17.3444444	9,736.00	100.000	0.8194886	7,978.54
2015	07/24/2014		Deferred costs	18.7055556	32,131.00	100.000	0.8067856	25,922.83
	08/14/2014		Reserve	18.8166667	2,289.00	100.000	0.8057574	1,844.38
	10/14/2014		Construction	19.1500000	553,755.00	100.000	0.8026805	444,488.36
	10/20/2014		Construction	19.1833333	(136,030.00)	100.000	0.8023735	(109,146.87)
	11/18/2014		Deferred costs	19.3388889	145,613.00	100.000	0.8009422	116,627.60
	11/18/2014		Construction	19.3388889	1,208,792.00	100.000	0.8009422	968,172.52
	11/26/2014		Reserve	19.3833333	203,251.00	100.000	0.8005337	162,709.28
	12/05/2014		Construction	19.4333333	243,000.00	100.000	0.8000744	194,418.09
	01/05/2015		Construction	19.6000000	(71,481.00)	100.000	0.7985454	(57,080.82)
	01/12/2015		Construction	19.6388889	(195,605.00)	100.000	0.7981890	(156,129.77)
2016	05/18/2015		Reserve	20.3388889	22,642.00	100.000	0.7918018	17,927.98
	05/29/2015		Construction	20.4000000	1,239,383.00	100.000	0.7912466	980,657.55
	05/29/2015		Reserve	20.4000000	512,383.00	100.000	0.7912466	405,421.29
	05/29/2015		Deferred costs	20.4000000	1.00	100.000	0.7912466	0.79
99999	02/29/2020		Unspent Proceeds as of 02/29/2020	29.9000000	14.00	100.000	0.7095076	9.93
								1,093,955.56
								(0.02)
Arbitrage Yield Limit						5.8005102		
Internal Rate of Return						2.3087698		
Calculation Standard						MSRB 30/360 SEMI 4/3		

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT
\$30,710,000
SPECIAL ASSESSMENT REFUNDING BONDS
SERIES 2015A
ARBITRAGE REBATE REQUIREMENT
JUNE 30, 2020**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

July 21, 2020

Reunion East Community Development District
Osceola County, Florida

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

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended June 30, 2020 ("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 (\$45,385) for June 30, 2020. 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 (June 30, 2020).

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

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

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

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

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

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

<i>Anniversary Date.</i>	11/01/2015
<i>Future-Value Date.</i>	06/30/2020
<i>Arbitrage Yield Limit.</i>	4.8687185
<i>Total of Purpose Expenditures.</i>	\$30,700,926.00
<i>Internal Rate of Return.</i>	0.7140641
<i>90% of rebate liability.</i>	-\$40,846.49
<i>Full rebate liability.</i>	-\$45,384.99

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

Dated: 07/29/2015
Delivered: 07/29/2015
Future Valued To: 06/30/2020

<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>
7/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	9.8388889	-30,869,012.60	100.0000000	1.2669913	-39,110,771.10
7/29/2015	2016		COI	9.8388889	131,050.00	100.0000000	1.2669913	166,039.21
7/29/2015	2016		Payment to escrow agent	9.8388889	31,633,198.00	100.0000000	1.2669913	40,078,987.37
7/29/2015	2016		Transferred funds	9.8388889	-2,074,000.00	100.0000000	1.2669913	-2,627,740.00
7/29/2015	2016		Underwriter's discount	9.8388889	614,200.00	100.0000000	1.2669913	778,186.07
7/30/2015	2016		COI	9.8333333	6,000.00	100.0000000	1.2668220	7,600.93
9/2/2015	2016		Reserve	9.6555556	1.00	100.0000000	1.2614168	1.26
10/2/2015	2016		Reserve	9.4888889	1.00	100.0000000	1.2563703	1.26
11/2/2015	2016		Interest	9.3222222	376,842.00	100.0000000	1.2513440	471,558.98
11/3/2015	2016		Reserve	9.3166667	1.00	100.0000000	1.2511768	1.25
12/2/2015	2016		Reserve	9.1555556	1.00	100.0000000	1.2463378	1.25
1/5/2016	2016		Reserve	8.9722222	1.00	100.0000000	1.2408542	1.24
1/29/2016	2016		COI	8.8388889	6,722.00	100.0000000	1.2368812	8,314.32
2/2/2016	2016		Reserve	8.8222222	1.00	100.0000000	1.2363855	1.24
3/2/2016	2016		Reserve	8.6555556	1.00	100.0000000	1.2314391	1.23
4/2/2016	2016		Reserve	8.4888889	1.00	100.0000000	1.2265126	1.23
5/3/2016	2016		Reserve	8.3166667	1.00	100.0000000	1.2214425	1.22
6/2/2016	2016		Reserve	8.1555556	1.00	100.0000000	1.2167185	1.22
7/1/2016	2017		Reserve	7.9944444	1.00	100.0000000	1.2120128	1.21
8/1/2016	2017		Reserve	7.8277778	1.00	100.0000000	1.2071640	1.21
9/1/2016	2017		Reserve	7.6611111	1.00	100.0000000	1.2023345	1.20
10/1/2016	2017		Reserve	7.4944444	1.00	100.0000000	1.1975244	1.20
11/1/2016	2017		Reserve	7.3277778	1.00	100.0000000	1.1927336	1.19
12/1/2016	2017		Reserve	7.1611111	1.00	100.0000000	1.1879619	1.19
1/1/2017	2017		Reserve	6.9944444	12.00	100.0000000	1.1832092	14.20
2/1/2017	2017		Reserve	6.8277778	26.00	100.0000000	1.1784756	30.64
3/1/2017	2017		Reserve	6.6611111	25.00	100.0000000	1.1737610	29.34
4/1/2017	2017		Reserve	6.4944444	38.00	100.0000000	1.1690652	44.42
5/1/2017	2017		Reserve	6.3277778	52.00	100.0000000	1.1643882	60.55
6/1/2017	2017		Reserve	6.1611111	56.00	100.0000000	1.1597299	64.94
7/5/2017	2018		Reserve	5.9722222	71.00	100.0000000	1.1544730	81.97
8/2/2017	2018		Reserve	5.8222222	87.00	100.0000000	1.1503154	100.08
9/5/2017	2018		Reserve	5.6388889	90.00	100.0000000	1.1452542	103.07
10/3/2017	2018		Reserve	5.4833333	88.00	100.0000000	1.1409773	100.41
11/2/2017	2018		Reserve	5.3222222	93.00	100.0000000	1.1365645	105.70
12/4/2017	2018		Reserve	5.1444444	95.00	100.0000000	1.1317151	107.51
1/3/2018	2018		Reserve	4.9833333	118.00	100.0000000	1.1273381	133.03
2/2/2018	2018		Reserve	4.8222222	136.00	100.0000000	1.1229781	152.73
3/2/2018	2018		Reserve	4.6555556	127.00	100.0000000	1.1184854	142.05
4/3/2018	2018		Reserve	4.4833333	163.00	100.0000000	1.1138619	181.56
5/2/2018	2018		Reserve	4.3222222	182.00	100.0000000	1.1095540	201.94
6/4/2018	2018		Reserve	4.1444444	194.00	100.0000000	1.1048198	214.34
7/3/2018	2019		Reserve	3.9833333	203.00	100.0000000	1.1005468	223.41
8/2/2018	2019		Reserve	3.8222222	223.00	100.0000000	1.0962904	244.47
9/5/2018	2019		Reserve	3.6388889	225.00	100.0000000	1.0914669	245.58

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

Dated: 07/29/2015
Delivered: 07/29/2015
Future Valued To: 06/30/2020

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
10/2/2018	2019		Reserve	3.4888889	226.00	100.0000000	1.0875362	245.78
11/2/2018	2019		Reserve	3.3222222	262.00	100.0000000	1.0831854	283.79
12/4/2018	2019		Reserve	3.1444444	260.00	100.0000000	1.0785637	280.43
1/3/2019	2019		Reserve	2.9833333	281.00	100.0000000	1.0743923	301.90
2/4/2019	2019		Reserve	2.8111111	301.00	100.0000000	1.0699510	322.06
3/4/2019	2019		Reserve	2.6444444	270.00	100.0000000	1.0656705	287.73
4/2/2019	2019		Reserve	2.4888889	301.00	100.0000000	1.0616909	319.57
5/2/2019	2019		Reserve	2.3222222	293.00	100.0000000	1.0574434	309.83
6/4/2019	2019		Reserve	2.1444444	299.00	100.0000000	1.0529315	314.83
7/1/2019	2020		Reserve	1.9944444	285.00	100.0000000	1.0491396	299.00
8/1/2019	2020		Reserve	1.8277778	293.00	100.0000000	1.0449424	306.17
9/1/2019	2020		Reserve	1.6611111	260.00	100.0000000	1.0407619	270.60
10/1/2019	2020		Reserve	1.4944444	246.00	100.0000000	1.0365982	255.00
11/1/2019	2020		Reserve	1.3277778	220.00	100.0000000	1.0324511	227.14
12/1/2019	2020		Reserve	1.1611111	184.00	100.0000000	1.0283207	189.21
1/1/2020	2020		Reserve	0.9944444	182.00	100.0000000	1.0242067	186.41
2/1/2020	2020		Reserve	0.8277778	177.00	100.0000000	1.0201092	180.56
3/1/2020	2020		Reserve	0.6611111	165.00	100.0000000	1.0160281	167.64
4/1/2020	2020		Reserve	0.4944444	87.00	100.0000000	1.0119634	88.04
5/1/2020	2020		Reserve	0.3277778	1.00	100.0000000	1.0079149	1.01
6/1/2020	2020		Reserve	0.1611111	1.00	100.0000000	1.0038826	1.00
6/30/2020	-1		Unspent Proceeds as of 06/30/2020	0.0000000	175,000.00	100.0000000	1.0000000	175,000.00
					6,913.40			-45,384.99
					Arbitrage Yield Limit (AYL)			4.8687185
					Internal Rate of Return (IRR)			0.7140641
					Future Valued To.....			6/30/2020

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

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

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

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

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

<i>Coupon Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
		30,710,000.00		16,017,892.22	0.00	46,727,892.22		30,869,012.60
<i>True Interest Cost (TIC)</i>				5.1278763	<i>Face value of bond issue</i>			\$30,710,000.00
<i>Net Interest Cost (NIC)</i>				5.0872182	<i>Accrued interest (-)</i>			
<i>Arbitrage Yield Limit (AYL)</i>				4.8687185	<i>Original issue premium/discount (-)</i>			\$159,012.60
<i>Arbitrage Net Interest Cost (ANIC)</i>				4.8927040	<i>Bond surety fee (-)</i>			\$0.00
					<i>Lump-sum credit enhancements (-)</i>			\$0.00
					<i>Other AYL costs (-)</i>			
					<i>= AYL Target</i>			\$30,869,012.60

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015A

T.I.C. Verification Report (Regular)

30,710,000.00

MSRB 30/360 SEMI 4/3
FMSBonds, Inc.
Dated: 7/29/2015
Delivered: 7/29/2015

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

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015A

T.I.C. Verification Report (Regular)

30,710,000.00

2

MSRB 39/160 SEMI 4/3

FMSBonds, Inc.

Dated: 7/29/2015

Delivered: 7/29/2015

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

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

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

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

REUNIE15A-2015-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/21/2020 | 11:51 | Rpt11

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

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

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

REUNIE15A-2015-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/21/2020 | 11:51 | Rpt11

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

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

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
04/02/2019	2019	Y		Reserve	301.00	100.0000000		301.00	170,779.60
05/02/2019	2019	Y		Reserve	293.00	100.0000000		293.00	170,486.60
06/04/2019	2019	Y		Reserve	299.00	100.0000000		299.00	170,187.60
07/01/2019	2020	Y		Reserve	285.00	100.0000000		285.00	169,902.60
08/01/2019	2020	Y		Reserve	293.00	100.0000000		293.00	169,609.60
09/01/2019	2020	Y		Reserve	260.00	100.0000000		260.00	169,349.60
10/01/2019	2020	Y		Reserve	246.00	100.0000000		246.00	169,103.60
11/01/2019	2020	Y		Reserve	220.00	100.0000000		220.00	168,883.60
12/01/2019	2020	Y		Reserve	184.00	100.0000000		184.00	168,699.60
01/01/2020	2020	Y		Reserve	182.00	100.0000000		182.00	168,517.60
02/01/2020	2020	Y		Reserve	177.00	100.0000000		177.00	168,340.60
03/01/2020	2020	Y		Reserve	165.00	100.0000000		165.00	168,175.60
04/01/2020	2020	Y		Reserve	87.00	100.0000000		87.00	168,088.60
05/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,087.60
06/01/2020	2020	Y		Reserve	1.00	100.0000000		1.00	168,086.60
					30,700,926.00		0.00	30,700,926.00	

<i>First Investment Date</i>	7/29/2015
<i>Calculation Date</i>	6/30/2020
<i>Arbitrage Yield Limit (AYL)</i>	4.8687185
<i>Internal Rate of Return (IRR)</i>	0.7140641

\$ 30,710,000.00

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

Grp	Trans	Fund	Day Count	Calculation Amt	Pool	** Internal Rate of Return **		
ID	Date	ID	Description	Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt
-1	07/29/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(30,869,012.60)	100.000	1.0000000	(30,869,012.60)
2016	07/29/2015		Underwriter's discount	0.0000000	614,200.00	100.000	1.0000000	614,200.00
	07/29/2015		Transferred funds	0.0000000	(2,074,000.00)	100.000	1.0000000	(2,074,000.00)
	07/29/2015		Payment to escrow agent	0.0000000	31,633,198.00	100.000	1.0000000	31,633,198.00
	07/29/2015		COI	0.0000000	131,050.00	100.000	1.0000000	131,050.00
	07/30/2015		COI	0.0055556	6,000.00	100.000	0.9999802	5,999.88
	09/02/2015		Reserve	0.1833333	1.00	100.000	0.9993468	1.00
	10/02/2015		Reserve	0.3500000	1.00	100.000	0.9987534	1.00
	11/02/2015		Interest	0.5166667	376,842.00	100.000	0.9981603	376,148.73
	11/03/2015		Reserve	0.5222222	1.00	100.000	0.9981406	1.00
	12/02/2015		Reserve	0.6833333	1.00	100.000	0.9975676	1.00
	01/05/2016		Reserve	0.8666667	1.00	100.000	0.9969160	1.00
	01/29/2016		COI	1.0000000	6,722.00	100.000	0.9964424	6,698.09
	02/02/2016		Reserve	1.0166667	1.00	100.000	0.9963832	1.00
	03/02/2016		Reserve	1.1833333	1.00	100.000	0.9957915	1.00
	04/02/2016		Reserve	1.3500000	1.00	100.000	0.9952002	1.00
	05/03/2016		Reserve	1.5222222	1.00	100.000	0.9945895	0.99
	06/02/2016		Reserve	1.6833333	1.00	100.000	0.9940186	0.99
2017	07/01/2016		Reserve	1.8444444	1.00	100.000	0.9934480	0.99
	08/01/2016		Reserve	2.0111111	1.00	100.000	0.9928581	0.99
	09/01/2016		Reserve	2.1777778	1.00	100.000	0.9922685	0.99
	10/01/2016		Reserve	2.3444444	1.00	100.000	0.9916793	0.99
	11/01/2016		Reserve	2.5111111	1.00	100.000	0.9910904	0.99
	12/01/2016		Reserve	2.6777778	1.00	100.000	0.9905019	0.99
	01/01/2017		Reserve	2.8444444	12.00	100.000	0.9899137	11.88
	02/01/2017		Reserve	3.0111111	26.00	100.000	0.9893259	25.72
	03/01/2017		Reserve	3.1777778	25.00	100.000	0.9887384	24.72
	04/01/2017		Reserve	3.3444444	38.00	100.000	0.9881513	37.55
	05/01/2017		Reserve	3.5111111	52.00	100.000	0.9875645	51.35
	06/01/2017		Reserve	3.6777778	56.00	100.000	0.9869781	55.27
2018	07/05/2017		Reserve	3.8666667	71.00	100.000	0.9863139	70.03
	08/02/2017		Reserve	4.0166667	87.00	100.000	0.9857867	85.76
	09/05/2017		Reserve	4.2000000	90.00	100.000	0.9851428	88.66
	10/03/2017		Reserve	4.3555556	88.00	100.000	0.9845968	86.64
	11/02/2017		Reserve	4.5166667	93.00	100.000	0.9840316	91.51
	12/04/2017		Reserve	4.6944444	95.00	100.000	0.9834084	93.42
	01/03/2018		Reserve	4.8555556	118.00	100.000	0.9828439	115.98
	02/02/2018		Reserve	5.0166667	136.00	100.000	0.9822797	133.59
	03/02/2018		Reserve	5.1833333	127.00	100.000	0.9816964	124.68
	04/03/2018		Reserve	5.3555556	163.00	100.000	0.9810940	159.92
	05/02/2018		Reserve	5.5166667	182.00	100.000	0.9805308	178.46
	06/04/2018		Reserve	5.6944444	194.00	100.000	0.9799098	190.10
	2019	07/03/2018		Reserve	5.8555556	203.00	100.000	0.9793473	198.81
08/02/2018			Reserve	6.0166667	223.00	100.000	0.9787851	218.27
09/05/2018			Reserve	6.2000000	225.00	100.000	0.9781458	220.08
10/02/2018			Reserve	6.3500000	226.00	100.000	0.9776230	220.94
11/02/2018			Reserve	6.5166667	262.00	100.000	0.9770425	255.99
12/04/2018			Reserve	6.6944444	260.00	100.000	0.9764236	253.87
01/03/2019			Reserve	6.8555556	281.00	100.000	0.9758631	274.22
02/04/2019			Reserve	7.0277778	301.00	100.000	0.9752643	293.55
03/04/2019			Reserve	7.1944444	270.00	100.000	0.9746852	263.17

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

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

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
2019	04/02/2019		Reserve	7.3500000	301.00	100.000	0.9741450	293.22
	05/02/2019		Reserve	7.5166667	293.00	100.000	0.9735665	285.25
	06/04/2019		Reserve	7.6944444	299.00	100.000	0.9729499	290.91
2020	07/01/2019		Reserve	7.8444444	285.00	100.000	0.9724299	277.14
	08/01/2019		Reserve	8.0111111	293.00	100.000	0.9718524	284.75
	09/01/2019		Reserve	8.1777778	260.00	100.000	0.9712753	252.53
	10/01/2019		Reserve	8.3444444	246.00	100.000	0.9706986	238.79
	11/01/2019		Reserve	8.5111111	220.00	100.000	0.9701222	213.43
	12/01/2019		Reserve	8.6777778	184.00	100.000	0.9695461	178.40
	01/01/2020		Reserve	8.8444444	182.00	100.000	0.9689704	176.35
	02/01/2020		Reserve	9.0111111	177.00	100.000	0.9683950	171.41
	03/01/2020		Reserve	9.1777778	165.00	100.000	0.9678199	159.69
	04/01/2020		Reserve	9.3444444	87.00	100.000	0.9672452	84.15
	05/01/2020		Reserve	9.5111111	1.00	100.000	0.9666708	0.97
	06/01/2020		Reserve	9.6777778	1.00	100.000	0.9660968	0.97
99999	06/30/2020		Unspent Proceeds as of 06/30/2020	9.8388889	175,000.00	100.000	0.9655422	168,969.89
6,913.40								0.01

Arbitrage Yield Limit	4.8687185
Internal Rate of Return	0.7140641
Calculation Standard	MSRB 30/360 SEMI 4/3

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1998. The public sector has also become an important employer of women, with 5.5 million women employed in the public sector in 1998, compared with 4.5 million in 1980.

There are a number of reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of women in its workforce. In 1998, 88% of the public sector workforce were women, compared with 78% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

Another reason why the public sector has become an important employer of women is that it has a high proportion of jobs that are part-time or flexible. In 1998, 28% of the public sector workforce were employed on part-time or flexible contracts, compared with 18% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

A third reason why the public sector has become an important employer of women is that it has a high proportion of jobs that are well paid. In 1998, the average salary of a public sector employee was £18,000, compared with £15,000 in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

There are a number of other reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of jobs that are secure. In 1998, 88% of the public sector workforce were employed on permanent contracts, compared with 78% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

Another reason why the public sector has become an important employer of women is that it has a high proportion of jobs that are well located. In 1998, 28% of the public sector workforce were employed in London, compared with 18% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

A third reason why the public sector has become an important employer of women is that it has a high proportion of jobs that are well matched to women's skills. In 1998, 88% of the public sector workforce were employed in jobs that required a degree or higher qualification, compared with 78% in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

There are a number of other reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of jobs that are well paid. In 1998, the average salary of a public sector employee was £18,000, compared with £15,000 in 1980. This is due to a number of factors, including the fact that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work.

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT
\$7,245,000
SPECIAL ASSESSMENT REFUNDING BONDS
SERIES 2015-1
ARBITRAGE REBATE REQUIREMENT
MAY 31, 2020**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

July 13, 2020

Reunion East Community Development District
Osceola County, Florida

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

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended May 31, 2020 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

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

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$120,441) for May 31, 2020. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

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

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DESCRIPTION OF ATTACHED SCHEDULES

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

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (May 31, 2020).

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

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

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

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

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

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

<i>Anniversary Date.</i>	11/01/2015
<i>Future-Value Date.</i>	05/31/2020
<i>Arbitrage Yield Limit.</i>	6.6009292
<i>Total of Purpose Expenditures.</i>	\$6,913,370.00
<i>Internal Rate of Return.</i>	0.7701704
<i>90% of rebate liability.</i>	-\$108,397.17
<i>Full rebate liability.</i>	-\$120,441.30

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-1

Purpose Expenditures Future Value Report

\$ 7,245,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

Future Valued To: 05/31/2020

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	10.0111111	-7,245,000.00	100.0000000	1.3841381	-10,028,080.90
5/29/2015	2016		Reverse Beg Arb Gross Proceeds	10.0111111	7,245,000.00	100.0000000	1.3841381	10,028,080.90
5/29/2015	2016		Transferred funds	10.0111111	-549,317.00	100.0000000	1.3841381	-760,330.62
6/4/2015	2016	COI	COI	9.9833333	-243,733.00	100.0000000	1.3828902	-337,055.98
6/4/2015	2016	COI	COI	9.9833333	247,401.00	100.0000000	1.3828902	342,128.43
6/5/2015	2016	COI	COI	9.9777778	65,000.00	100.0000000	1.3826408	89,871.65
6/8/2015	2016	COI	COI	9.9611111	37,775.00	100.0000000	1.3818927	52,201.00
6/9/2015	2016	COI	COI	9.9555556	22,500.00	100.0000000	1.3816434	31,086.98
6/16/2015	2016	COI	COI	9.9166667	15,000.00	100.0000000	1.3798998	20,698.50
7/2/2015	2016	Reserve	Reserve	9.8277778	2.00	100.0000000	1.3759227	2.75
7/24/2015	2016	COI	COI	9.7055556	7,500.00	100.0000000	1.3704728	10,278.55
8/4/2015	2016	Reserve	Reserve	9.6500000	2.00	100.0000000	1.3680027	2.74
9/2/2015	2016	Reserve	Reserve	9.4944444	2.00	100.0000000	1.3611101	2.72
10/2/2015	2016	Reserve	Reserve	9.3277778	2.00	100.0000000	1.3537638	2.71
11/3/2015	2016	Reserve	Reserve	9.1555556	2.00	100.0000000	1.3462142	2.69
12/2/2015	2016	Reserve	Reserve	8.9944444	2.00	100.0000000	1.3391898	2.68
12/4/2015	2016	COI	COI	8.9833333	52,599.00	100.0000000	1.3387067	70,414.63
1/5/2016	2016	Reserve	Reserve	8.8111111	2.00	100.0000000	1.3312411	2.66
2/2/2016	2016	Reserve	Reserve	8.6611111	2.00	100.0000000	1.3247727	2.65
3/2/2016	2016	Reserve	Reserve	8.4944444	2.00	100.0000000	1.3176225	2.64
4/4/2016	2016	Reserve	Reserve	8.3166667	2.00	100.0000000	1.3100381	2.62
5/3/2016	2016	Reserve	Reserve	8.1555556	2.00	100.0000000	1.3032024	2.61
6/2/2016	2017	Reserve	Reserve	7.9944444	2.00	100.0000000	1.2964025	2.59
7/5/2016	2017	Reserve	Reserve	7.8111111	2.00	100.0000000	1.2887077	2.58
8/2/2016	2017	Reserve	Reserve	7.6611111	2.00	100.0000000	1.2824460	2.56
9/2/2016	2017	Reserve	Reserve	7.4944444	2.00	100.0000000	1.2755242	2.55
10/4/2016	2017	Reserve	Reserve	7.3166667	2.00	100.0000000	1.2681822	2.54
11/2/2016	2017	Reserve	Reserve	7.1611111	2.00	100.0000000	1.2617925	2.52
12/2/2016	2017	Reserve	Reserve	6.9944444	2.00	100.0000000	1.2549822	2.51
1/4/2017	2017	Reserve	Reserve	6.8166667	24.00	100.0000000	1.2477584	29.95
2/2/2017	2017	Reserve	Reserve	6.6611111	52.00	100.0000000	1.2414717	64.56
3/2/2017	2017	Reserve	Reserve	6.4944444	48.00	100.0000000	1.2347711	59.27
4/4/2017	2017	Reserve	Reserve	6.3166667	76.00	100.0000000	1.2276636	93.30
5/2/2017	2017	Reserve	Reserve	6.1611111	102.00	100.0000000	1.2214781	124.59
6/2/2017	2018	Reserve	Reserve	5.9944444	110.00	100.0000000	1.2148854	133.64
7/5/2017	2018	Reserve	Reserve	5.8111111	140.00	100.0000000	1.2076745	169.07
8/2/2017	2018	Reserve	Reserve	5.6611111	172.00	100.0000000	1.2018065	206.71
9/5/2017	2018	Reserve	Reserve	5.4777778	178.00	100.0000000	1.1946732	212.65
10/3/2017	2018	Reserve	Reserve	5.3222222	174.00	100.0000000	1.1886540	206.83
11/2/2017	2018	Reserve	Reserve	5.1611111	183.00	100.0000000	1.1824517	216.39
12/4/2017	2018	Reserve	Reserve	4.9833333	188.00	100.0000000	1.1756454	221.02
1/3/2018	2018	Reserve	Reserve	4.8222222	232.00	100.0000000	1.1695110	271.33
2/2/2018	2018	Reserve	Reserve	4.6611111	269.00	100.0000000	1.1634086	312.96
3/2/2018	2018	Reserve	Reserve	4.4944444	251.00	100.0000000	1.1571293	290.44
4/3/2018	2018	Reserve	Reserve	4.3222222	321.00	100.0000000	1.1506763	369.37

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Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-1

Purpose Expenditures Future Value Report

\$ 7,245,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

Future Valued To: 05/31/2020

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/2/2018	2018		Reserve	4.1611111	359.00	100.0000000	1.1446722	410.94
6/4/2018	2019		Reserve	3.9833333	383.00	100.0000000	1.1380833	435.89
7/3/2018	2019		Reserve	3.8222222	401.00	100.0000000	1.1321449	453.99
8/2/2018	2019		Reserve	3.6611111	441.00	100.0000000	1.1262375	496.67
9/5/2018	2019		Reserve	3.4777778	445.00	100.0000000	1.1195528	498.20
10/2/2018	2019		Reserve	3.3277778	446.00	100.0000000	1.1141130	496.89
11/2/2018	2019		Reserve	3.1611111	516.00	100.0000000	1.1080998	571.78
12/4/2018	2019		Reserve	2.9833333	513.00	100.0000000	1.1017214	565.18
1/3/2019	2019		Reserve	2.8222222	554.00	100.0000000	1.0959727	607.17
2/4/2019	2019		Reserve	2.6500000	594.00	100.0000000	1.0898608	647.38
3/4/2019	2019		Reserve	2.4833333	533.00	100.0000000	1.0839785	577.76
4/2/2019	2019		Reserve	2.3277778	594.00	100.0000000	1.0785169	640.64
5/2/2019	2019		Reserve	2.1611111	578.00	100.0000000	1.0726958	620.02
6/1/2019	2020		Reserve	2.0000000	590.00	100.0000000	1.0670986	629.59
7/1/2019	2020		Reserve	1.8333333	563.00	100.0000000	1.0613391	597.53
8/1/2019	2020		Reserve	1.6666667	578.00	100.0000000	1.0556107	610.14
9/1/2019	2020		Reserve	1.5000000	512.00	100.0000000	1.0499132	537.56
10/1/2019	2020		Reserve	1.3333333	484.00	100.0000000	1.0442465	505.42
11/1/2019	2020		Reserve	1.1666667	435.00	100.0000000	1.0386104	451.80
12/1/2019	2020		Reserve	1.0000000	363.00	100.0000000	1.0330046	374.98
1/1/2020	2020		Reserve	0.8333333	358.00	100.0000000	1.0274292	367.82
2/1/2020	2020		Reserve	0.6666667	349.00	100.0000000	1.0218838	356.64
3/1/2020	2020		Reserve	0.5000000	326.00	100.0000000	1.0163684	331.34
4/1/2020	2020		Reserve	0.3333333	171.00	100.0000000	1.0108827	172.86
5/1/2020	2020		Reserve	0.1666667	3.00	100.0000000	1.0054266	3.02
5/31/2020	-1		Unspent Proceeds as of 05/31/2020	0.0000000	345,275.00	100.0000000	1.0000000	345,275.00
					13,645.00			-120,441.30

Arbitrage Yield Limit (AYL) 6.6009292

Internal Rate of Return (IRR) 0.7701704

Future Valued To..... 5/31/2020

Reunion East CDD
Special Assessment Refunding Bonds, Series 2015-1

A.Y.L. Verification Report

7,245,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

MSRB 30/360 SEMI 4/3

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

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

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

MSRB 30/360 SEMI 4/3

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

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-1

T.I.C. Verification Report (Regular)

7,245,000.00

MSRB 30/360 SEMI 4/3

Dated: 5/29/2015

Delivered: 5/29/2015

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

Reunion East CDD

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Special Assessment Refunding Bonds, Series 2015-1

MSRB 30/360 SEMI 4/3

T.I.C. Verification Report (Regular)

Dated: 5/29/2015

7,245,000.00

Delivered: 5/29/2015

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

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

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

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
05/29/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			7,245,000.00
05/29/2015	2016	Y		Reverse Beg Arb Gross Proceeds	7,245,000.00	100.0000000		7,245,000.00	0.00
05/29/2015	2016	Y		Transferred funds	-549,317.00	100.0000000		-549,317.00	549,317.00
06/04/2015	2016	Y	COI		-243,733.00	100.0000000		-243,733.00	793,030.00
06/04/2015	2016	Y	COI		247,401.00	100.0000000		247,401.00	545,649.00
06/05/2015	2016	Y	COI		65,000.00	100.0000000		65,000.00	480,649.00
06/08/2015	2016	Y	COI		37,775.00	100.0000000		37,775.00	442,874.00
06/09/2015	2016	Y	COI		22,500.00	100.0000000		22,500.00	420,374.00
06/16/2015	2016	Y	COI		15,000.00	100.0000000		15,000.00	405,374.00
07/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	405,372.00
07/24/2015	2016	Y	COI		7,500.00	100.0000000		7,500.00	397,872.00
08/04/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,870.00
09/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,868.00
10/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,866.00
11/03/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,864.00
12/02/2015	2016	Y	Reserve		2.00	100.0000000		2.00	397,862.00
12/04/2015	2016	Y	COI		52,599.00	100.0000000		52,599.00	345,263.00
01/05/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,261.00
02/02/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,259.00
03/02/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,257.00
04/04/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,255.00
05/03/2016	2016	Y	Reserve		2.00	100.0000000		2.00	345,253.00
06/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,251.00
07/03/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,249.00
08/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,247.00
09/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,245.00
10/04/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,243.00

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

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

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

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

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

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
11/02/2018	2019	Y		Reserve	516.00	100.0000000		516.00	339,728.00
12/04/2018	2019	Y		Reserve	513.00	100.0000000		513.00	339,215.00
01/03/2019	2019	Y		Reserve	554.00	100.0000000		554.00	338,661.00
02/04/2019	2019	Y		Reserve	594.00	100.0000000		594.00	338,067.00
03/04/2019	2019	Y		Reserve	533.00	100.0000000		533.00	337,534.00
04/02/2019	2019	Y		Reserve	594.00	100.0000000		594.00	336,940.00
05/02/2019	2019	Y		Reserve	578.00	100.0000000		578.00	336,362.00
06/01/2019	2020	Y		Reserve	590.00	100.0000000		590.00	335,772.00
07/01/2019	2020	Y		Reserve	563.00	100.0000000		563.00	335,209.00
08/01/2019	2020	Y		Reserve	578.00	100.0000000		578.00	334,631.00
09/01/2019	2020	Y		Reserve	512.00	100.0000000		512.00	334,119.00
10/01/2019	2020	Y		Reserve	484.00	100.0000000		484.00	333,635.00
11/01/2019	2020	Y		Reserve	435.00	100.0000000		435.00	333,200.00
12/01/2019	2020	Y		Reserve	363.00	100.0000000		363.00	332,837.00
01/01/2020	2020	Y		Reserve	358.00	100.0000000		358.00	332,479.00
02/01/2020	2020	Y		Reserve	349.00	100.0000000		349.00	332,130.00
03/01/2020	2020	Y		Reserve	326.00	100.0000000		326.00	331,804.00
04/01/2020	2020	Y		Reserve	171.00	100.0000000		171.00	331,633.00
05/01/2020	2020	Y		Reserve	3.00	100.0000000		3.00	331,630.00
					6,913,370.00		0.00	6,913,370.00	

<i>First Investment Date</i>	5/29/2015
<i>Calculation Date</i>	5/31/2020
<i>Arbitrage Yield Limit (AYL)</i>	6.6009292
<i>Internal Rate of Return (IRR)</i>	0.7701704

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

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

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
-1	05/29/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(7,245,000.00)	100.000	1.0000000	(7,245,000.00)
2016	05/29/2015		Transferred funds	0.0000000	(549,317.00)	100.000	1.0000000	(549,317.00)
	05/29/2015		Reverse Beg Arb Gross Proceeds	0.0000000	7,245,000.00	100.000	1.0000000	7,245,000.00
	06/04/2015		COI	0.0277778	247,401.00	100.000	0.9998932	247,374.59
	06/04/2015		COI	0.0277778	(243,733.00)	100.000	0.9998932	(243,706.98)
	06/05/2015		COI	0.0333333	65,000.00	100.000	0.9998719	64,991.67
	06/08/2015		COI	0.0500000	37,775.00	100.000	0.9998078	37,767.74
	06/09/2015		COI	0.0555556	22,500.00	100.000	0.9997865	22,495.20
	06/16/2015		COI	0.0944444	15,000.00	100.000	0.9996371	14,994.56
	07/02/2015		Reserve	0.1833333	2.00	100.000	0.9992956	2.00
	07/24/2015		COI	0.3055556	7,500.00	100.000	0.9988263	7,491.20
	08/04/2015		Reserve	0.3611111	2.00	100.000	0.9986130	2.00
	09/02/2015		Reserve	0.5166667	2.00	100.000	0.9980162	2.00
	10/02/2015		Reserve	0.6833333	2.00	100.000	0.9973771	1.99
	11/03/2015		Reserve	0.8555556	2.00	100.000	0.9967171	1.99
	12/02/2015		Reserve	1.0166667	2.00	100.000	0.9961001	1.99
	12/04/2015		COI	1.0277778	52,599.00	100.000	0.9960576	52,391.63
	01/05/2016		Reserve	1.2000000	2.00	100.000	0.9953985	1.99
	02/02/2016		Reserve	1.3500000	2.00	100.000	0.9948248	1.99
	03/02/2016		Reserve	1.5166667	2.00	100.000	0.9941877	1.99
	04/04/2016		Reserve	1.6944444	2.00	100.000	0.9935086	1.99
	05/03/2016		Reserve	1.8555556	2.00	100.000	0.9928936	1.99
2017	06/02/2016		Reserve	2.0166667	2.00	100.000	0.9922790	1.98
	07/05/2016		Reserve	2.2000000	2.00	100.000	0.9915800	1.98
	08/02/2016		Reserve	2.3500000	2.00	100.000	0.9910085	1.98
	09/02/2016		Reserve	2.5166667	2.00	100.000	0.9903739	1.98
	10/04/2016		Reserve	2.6944444	2.00	100.000	0.9896975	1.98
	11/02/2016		Reserve	2.8500000	2.00	100.000	0.9891059	1.98
	12/02/2016		Reserve	3.0166667	2.00	100.000	0.9884725	1.98
	01/04/2017		Reserve	3.1944444	24.00	100.000	0.9877974	23.71
	02/02/2017		Reserve	3.3500000	52.00	100.000	0.9872070	51.33
	03/02/2017		Reserve	3.5166667	48.00	100.000	0.9865748	47.36
	04/04/2017		Reserve	3.6944444	76.00	100.000	0.9859009	74.93
	05/02/2017		Reserve	3.8500000	102.00	100.000	0.9853116	100.50
2018	06/02/2017		Reserve	4.0166667	110.00	100.000	0.9846807	108.31
	07/05/2017		Reserve	4.2000000	140.00	100.000	0.9839871	137.76
	08/02/2017		Reserve	4.3500000	172.00	100.000	0.9834200	169.15
	09/05/2017		Reserve	4.5333333	178.00	100.000	0.9827272	174.93
	10/03/2017		Reserve	4.6888889	174.00	100.000	0.9821399	170.89
	11/02/2017		Reserve	4.8500000	183.00	100.000	0.9815319	179.62
	12/04/2017		Reserve	5.0277778	188.00	100.000	0.9808615	184.40
	01/03/2018		Reserve	5.1888889	232.00	100.000	0.9802543	227.42
	02/02/2018		Reserve	5.3500000	269.00	100.000	0.9796475	263.53
	03/02/2018		Reserve	5.5166667	251.00	100.000	0.9790201	245.73
	04/03/2018		Reserve	5.6888889	321.00	100.000	0.9783723	314.06
	05/02/2018		Reserve	5.8500000	359.00	100.000	0.9777667	351.02
2019	06/04/2018		Reserve	6.0277778	383.00	100.000	0.9770988	374.23
	07/03/2018		Reserve	6.1888889	401.00	100.000	0.9764939	391.57
	08/02/2018		Reserve	6.3500000	441.00	100.000	0.9758895	430.37
	09/05/2018		Reserve	6.5333333	445.00	100.000	0.9752021	433.96
	10/02/2018		Reserve	6.6833333	446.00	100.000	0.9746400	434.69

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Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-1

I.R.R. Report Via Purpose Expenditures

\$ 7,245,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
2019	11/02/2018		Reserve	6.8500000	516.00	100.000	0.9740159	502.59
	12/04/2018		Reserve	7.0277778	513.00	100.000	0.9733506	499.33
	01/03/2019		Reserve	7.1888889	554.00	100.000	0.9727480	538.90
	02/04/2019		Reserve	7.3611111	594.00	100.000	0.9721044	577.43
	03/04/2019		Reserve	7.5277778	533.00	100.000	0.9714819	517.80
	04/02/2019		Reserve	7.6833333	594.00	100.000	0.9709012	576.72
	05/02/2019		Reserve	7.8500000	578.00	100.000	0.9702795	560.82
2020	06/01/2019		Reserve	8.0111111	590.00	100.000	0.9696788	572.11
	07/01/2019		Reserve	8.1777778	563.00	100.000	0.9690579	545.58
	08/01/2019		Reserve	8.3444444	578.00	100.000	0.9684373	559.76
	09/01/2019		Reserve	8.5111111	512.00	100.000	0.9678172	495.52
	10/01/2019		Reserve	8.6777778	484.00	100.000	0.9671974	468.12
	11/01/2019		Reserve	8.8444444	435.00	100.000	0.9665780	420.46
	12/01/2019		Reserve	9.0111111	363.00	100.000	0.9659591	350.64
	01/01/2020		Reserve	9.1777778	358.00	100.000	0.9653405	345.59
	02/01/2020		Reserve	9.3444444	349.00	100.000	0.9647223	336.69
	03/01/2020		Reserve	9.5111111	326.00	100.000	0.9641045	314.30
	04/01/2020		Reserve	9.6777778	171.00	100.000	0.9634872	164.76
	05/01/2020		Reserve	9.8444444	3.00	100.000	0.9628702	2.89
99999	05/31/2020		Unspent Proceeds as of 05/31/2020	10.0111111	345,275.00	100.000	0.9622536	332,242.10
					13,645.00			(0.04)

Arbitrage Yield Limit	6.6009292
Internal Rate of Return	0.7701704
Calculation Standard	MSRB 30/360 SEMI 4/3

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT
\$8,475,000
SPECIAL ASSESSMENT REFUNDING BONDS
SERIES 2015-2
ARBITRAGE REBATE REQUIREMENT
MAY 31, 2020**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

July 13, 2020

Reunion East Community Development District
Osceola County, Florida

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

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended May 31, 2020 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

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

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$127,681) for May 31, 2020. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

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

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DESCRIPTION OF ATTACHED SCHEDULES

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

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (May 31, 2020).

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

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

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

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

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

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

<i>Anniversary Date.</i>	11/01/2015
<i>Future-Value Date.</i>	05/31/2020
<i>Arbitrage Yield Limit.</i>	6.6008322
<i>Total of Purpose Expenditures.</i>	\$8,115,745.00
<i>Internal Rate of Return.</i>	0.7822432
<i>90% of rebate liability.</i>	-\$114,912.83
<i>Full rebate liability.</i>	-\$127,680.92

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-2

Purpose Expenditures Future Value Report

\$ 8,475,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

Future Valued To: 05/31/2020

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	10.011111	-8,475,000.00	100.000000	1.3841316	-11,730,515.69
5/29/2015	2016		Reverse beg arb gross proceeds	10.011111	8,475,000.00	100.000000	1.3841316	11,730,515.69
5/29/2015	2016		Transferred funds	10.011111	-617,746.00	100.000000	1.3841316	-855,041.79
6/4/2015	2016	COI		9.983333	243,733.00	100.000000	1.3828838	337,054.41
7/2/2015	2016		Reserve	9.827778	2.00	100.000000	1.3759163	2.75
8/4/2015	2016		Reserve	9.650000	2.00	100.000000	1.3679965	2.74
9/2/2015	2016		Reserve	9.494444	2.00	100.000000	1.3611041	2.72
10/2/2015	2016		Reserve	9.327778	2.00	100.000000	1.3537578	2.71
11/3/2015	2016		Reserve	9.155556	2.00	100.000000	1.3462084	2.69
12/2/2015	2016		Reserve	8.994444	2.00	100.000000	1.3391841	2.68
1/5/2016	2016		Reserve	8.811111	2.00	100.000000	1.3312356	2.66
2/2/2016	2016		Reserve	8.661111	2.00	100.000000	1.3247673	2.65
3/2/2016	2016		Reserve	8.494444	2.00	100.000000	1.3176172	2.64
4/2/2016	2016		Reserve	8.327778	2.00	100.000000	1.3105057	2.62
5/3/2016	2016		Reserve	8.155556	2.00	100.000000	1.3031975	2.61
6/2/2016	2017		Reserve	7.994444	2.00	100.000000	1.2963976	2.59
7/5/2016	2017		Reserve	7.811111	2.00	100.000000	1.2887030	2.58
8/2/2016	2017		Reserve	7.661111	2.00	100.000000	1.2824414	2.56
9/2/2016	2017		Reserve	7.494444	2.00	100.000000	1.2755197	2.55
10/4/2016	2017		Reserve	7.316667	2.00	100.000000	1.2681778	2.54
11/2/2016	2017		Reserve	7.161111	2.00	100.000000	1.2617883	2.52
12/2/2016	2017		Reserve	6.994444	2.00	100.000000	1.2549781	2.51
1/4/2017	2017		Reserve	6.816667	27.00	100.000000	1.2477544	33.69
2/2/2017	2017		Reserve	6.661111	57.00	100.000000	1.2414678	70.76
3/2/2017	2017		Reserve	6.494444	52.00	100.000000	1.2347673	64.21
4/4/2017	2017		Reserve	6.316667	82.00	100.000000	1.2276599	100.67
5/2/2017	2017		Reserve	6.161111	111.00	100.000000	1.2214746	135.58
6/2/2017	2018		Reserve	5.994444	119.00	100.000000	1.2148820	144.57
7/5/2017	2018		Reserve	5.811111	151.00	100.000000	1.2076712	182.36
8/2/2017	2018		Reserve	5.661111	187.00	100.000000	1.2018033	224.74
9/5/2017	2018		Reserve	5.477778	193.00	100.000000	1.1946701	230.57
10/3/2017	2018		Reserve	5.322222	188.00	100.000000	1.1886510	223.47
11/2/2017	2018		Reserve	5.161111	198.00	100.000000	1.1824488	234.12
12/4/2017	2018		Reserve	4.983333	204.00	100.000000	1.1756426	239.83
1/3/2018	2018		Reserve	4.822222	251.00	100.000000	1.1695083	293.55
2/2/2018	2018		Reserve	4.661111	291.00	100.000000	1.1634061	338.55
3/2/2018	2018		Reserve	4.494444	272.00	100.000000	1.1571269	314.74
4/3/2018	2018		Reserve	4.322222	348.00	100.000000	1.1506740	400.43
5/2/2018	2018		Reserve	4.161111	388.00	100.000000	1.1446700	444.13
6/4/2018	2019		Reserve	3.983333	415.00	100.000000	1.1380812	472.30
7/3/2018	2019		Reserve	3.822222	435.00	100.000000	1.1321429	492.48
8/2/2018	2019		Reserve	3.661111	477.00	100.000000	1.1262356	537.21
9/5/2018	2019		Reserve	3.477778	482.00	100.000000	1.1195510	539.62
10/2/2018	2019		Reserve	3.327778	483.00	100.000000	1.1141112	538.12
11/1/2018	2019		Reserve	3.166667	1,083.00	100.000000	1.1082980	1,200.29

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

Dated: 05/29/2015
Delivered: 05/29/2015
Future Valued To: 05/31/2020

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
11/2/2018	2019		Reserve	3.1611111	559.00	100.0000000	1.1080981	619.43
12/4/2018	2019		Reserve	2.9833333	554.00	100.0000000	1.1017199	610.35
1/3/2019	2019		Reserve	2.8222222	599.00	100.0000000	1.0959713	656.49
2/4/2019	2019		Reserve	2.6500000	641.00	100.0000000	1.0898594	698.60
3/4/2019	2019		Reserve	2.4833333	576.00	100.0000000	1.0839772	624.37
4/2/2019	2019		Reserve	2.3277778	641.00	100.0000000	1.0785157	691.33
5/1/2019	2019		Reserve	2.1666667	425.00	100.0000000	1.0728882	455.98
5/2/2019	2019		Reserve	2.1611111	625.00	100.0000000	1.0726947	670.43
6/1/2019	2020		Reserve	2.0000000	637.00	100.0000000	1.0670976	679.74
7/1/2019	2020		Reserve	1.8333333	607.00	100.0000000	1.0613382	644.23
8/1/2019	2020		Reserve	1.6666667	624.00	100.0000000	1.0556099	658.70
9/1/2019	2020		Reserve	1.5000000	553.00	100.0000000	1.0499125	580.60
9/26/2019	2020		Reserve	1.3611111	-1,508.00	100.0000000	1.0451882	-1,576.14
10/1/2019	2020		Reserve	1.3333333	523.00	100.0000000	1.0442459	546.14
11/1/2019	2020		Reserve	1.1666667	471.00	100.0000000	1.0386098	489.19
12/1/2019	2020		Reserve	1.0000000	393.00	100.0000000	1.0330042	405.97
1/1/2020	2020		Reserve	0.8333333	388.00	100.0000000	1.0274288	398.64
2/1/2020	2020		Reserve	0.6666667	378.00	100.0000000	1.0218835	386.27
3/1/2020	2020		Reserve	0.5000000	353.00	100.0000000	1.0163681	358.78
4/1/2020	2020		Reserve	0.3333333	186.00	100.0000000	1.0108825	188.02
5/1/2020	2020		Reserve	0.1666667	3.00	100.0000000	1.0054265	3.02
5/31/2020	-1		Unspent Proceeds as of 05/31/2020	0.0000000	374,013.00	100.0000000	1.0000000	374,013.00
					14,758.00			-127,680.92
Arbitrage Yield Limit (AYL)					6.6008322			
Internal Rate of Return (IRR)					0.7822432			
Future Valued To.....					5/31/2020			

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-2

A.Y.L. Verification Report

8,475,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

MSRB 30/360 SEMI 4/3

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

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

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

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

<i>True Interest Cost (TIC)</i>	6.6008322
<i>Net Interest Cost (NIC)</i>	6.6000000
<i>Arbitrage Yield Limit (AYL)</i>	6.6008322
<i>Arbitrage Net Interest Cost (ANIC)</i>	6.6000000

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

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-2

T.I.C. Verification Report (Regular)

8,475,000.00

MSRB 30/360 SEMI 4/3

Dated: 5/29/2015

Delivered: 5/29/2015

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

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Reunion East CDD

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Special Assessment Refunding Bonds, Series 2015-2

MSRB 30/360 SEMI 4/3

T.I.C. Verification Report (Regular)

Dated: 5/29/2015

8,475,000.00

Delivered: 5/29/2015

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

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

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

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

REUNIE15-2-2015--2 | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/13/2020 | 16:43 | Rpt11

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

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

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

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

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

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
03/04/2019	2019	Y		Reserve	576.00	100.0000000		576.00	364,554.00
04/02/2019	2019	Y		Reserve	641.00	100.0000000		641.00	363,913.00
05/01/2019	2019	Y		Reserve	425.00	100.0000000		425.00	363,488.00
05/02/2019	2019	Y		Reserve	625.00	100.0000000		625.00	362,863.00
06/01/2019	2020	Y		Reserve	637.00	100.0000000		637.00	362,226.00
07/01/2019	2020	Y		Reserve	607.00	100.0000000		607.00	361,619.00
08/01/2019	2020	Y		Reserve	624.00	100.0000000		624.00	360,995.00
09/01/2019	2020	Y		Reserve	553.00	100.0000000		553.00	360,442.00
09/26/2019	2020	Y		Reserve	-1,508.00	100.0000000		-1,508.00	361,950.00
10/01/2019	2020	Y		Reserve	523.00	100.0000000		523.00	361,427.00
11/01/2019	2020	Y		Reserve	471.00	100.0000000		471.00	360,956.00
12/01/2019	2020	Y		Reserve	393.00	100.0000000		393.00	360,563.00
01/01/2020	2020	Y		Reserve	388.00	100.0000000		388.00	360,175.00
02/01/2020	2020	Y		Reserve	378.00	100.0000000		378.00	359,797.00
03/01/2020	2020	Y		Reserve	353.00	100.0000000		353.00	359,444.00
04/01/2020	2020	Y		Reserve	186.00	100.0000000		186.00	359,258.00
05/01/2020	2020	Y		Reserve	3.00	100.0000000		3.00	359,255.00
					8,115,745.00		0.00	8,115,745.00	

<i>First Investment Date</i>	5/29/2015
<i>Calculation Date</i>	5/31/2020
<i>Arbitrage Yield Limit (AYL)</i>	6.6008322
<i>Internal Rate of Return (IRR)</i>	0.7822432

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

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

Grp	Trans	Fund	Day Count	Calculation Amt	Pool	** Internal Rate of Return **	
ID	Date	ID	Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt
-1	05/29/2015						
			Beg. Arbitrage Gross Proceeds	0.0000000	(8,475,000.00)	100.000	1.0000000 (8,475,000.00)
2016	05/29/2015		Reverse beg arb gross proceeds	0.0000000	8,475,000.00	100.000	1.0000000 8,475,000.00
	05/29/2015		Transferred funds	0.0000000	(617,746.00)	100.000	1.0000000 (617,746.00)
	06/04/2015		COI	0.0277778	243,733.00	100.000	0.9998916 243,706.57
	07/02/2015		Reserve	0.1833333	2.00	100.000	0.9992846 2.00
	08/04/2015		Reserve	0.3611111	2.00	100.000	0.9985914 2.00
	09/02/2015		Reserve	0.5166667	2.00	100.000	0.9979852 2.00
	10/02/2015		Reserve	0.6833333	2.00	100.000	0.9973361 1.99
	11/03/2015		Reserve	0.8555556	2.00	100.000	0.9966658 1.99
	12/02/2015		Reserve	1.0166667	2.00	100.000	0.9960392 1.99
	01/05/2016		Reserve	1.2000000	2.00	100.000	0.9953266 1.99
	02/02/2016		Reserve	1.3500000	2.00	100.000	0.9947440 1.99
	03/02/2016		Reserve	1.5166667	2.00	100.000	0.9940971 1.99
	04/02/2016		Reserve	1.6833333	2.00	100.000	0.9934505 1.99
	05/03/2016		Reserve	1.8555556	2.00	100.000	0.9927828 1.99
2017	06/02/2016		Reserve	2.0166667	2.00	100.000	0.9921587 1.98
	07/05/2016		Reserve	2.2000000	2.00	100.000	0.9914489 1.98
	08/02/2016		Reserve	2.3500000	2.00	100.000	0.9908685 1.98
	09/02/2016		Reserve	2.5166667	2.00	100.000	0.9902241 1.98
	10/04/2016		Reserve	2.6944444	2.00	100.000	0.9895371 1.98
	11/02/2016		Reserve	2.8500000	2.00	100.000	0.9889364 1.98
	12/02/2016		Reserve	3.0166667	2.00	100.000	0.9882932 1.98
	01/04/2017		Reserve	3.1944444	27.00	100.000	0.9876076 26.67
	02/02/2017		Reserve	3.3500000	57.00	100.000	0.9870081 56.26
	03/02/2017		Reserve	3.5166667	52.00	100.000	0.9863662 51.29
	04/04/2017		Reserve	3.6944444	82.00	100.000	0.9856819 80.83
	05/02/2017		Reserve	3.8500000	111.00	100.000	0.9850836 109.34
2018	06/02/2017		Reserve	4.0166667	119.00	100.000	0.9844429 117.15
	07/05/2017		Reserve	4.2000000	151.00	100.000	0.9837386 148.54
	08/02/2017		Reserve	4.3500000	187.00	100.000	0.9831628 183.85
	09/05/2017		Reserve	4.5333333	193.00	100.000	0.9824594 189.61
	10/03/2017		Reserve	4.6888889	188.00	100.000	0.9818630 184.59
	11/02/2017		Reserve	4.8500000	198.00	100.000	0.9812457 194.29
	12/04/2017		Reserve	5.0277778	204.00	100.000	0.9805650 200.04
	01/03/2018		Reserve	5.1888889	251.00	100.000	0.9799485 245.97
	02/02/2018		Reserve	5.3500000	291.00	100.000	0.9793324 284.99
	03/02/2018		Reserve	5.5166667	272.00	100.000	0.9786954 266.21
	04/03/2018		Reserve	5.6888889	348.00	100.000	0.9780377 340.36
	05/02/2018		Reserve	5.8500000	388.00	100.000	0.9774228 379.24
2019	06/04/2018		Reserve	6.0277778	415.00	100.000	0.9767447 405.35
	07/03/2018		Reserve	6.1888889	435.00	100.000	0.9761306 424.62
	08/02/2018		Reserve	6.3500000	477.00	100.000	0.9755169 465.32
	09/05/2018		Reserve	6.5333333	482.00	100.000	0.9748190 469.86
	10/02/2018		Reserve	6.6833333	483.00	100.000	0.9742484 470.56
	11/01/2018		Reserve	6.8444444	1,083.00	100.000	0.9736359 1,054.45
	11/02/2018		Reserve	6.8500000	559.00	100.000	0.9736148 544.25
	12/04/2018		Reserve	7.0277778	554.00	100.000	0.9729393 539.01
	01/03/2019		Reserve	7.1888889	599.00	100.000	0.9723276 582.42
	02/04/2019		Reserve	7.3611111	641.00	100.000	0.9716742 622.84
	03/04/2019		Reserve	7.5277778	576.00	100.000	0.9710422 559.32
	04/02/2019		Reserve	7.6833333	641.00	100.000	0.9704528 622.06

REUNIE15-2-2015-2 | FY: 1 | Mun-EaseElevateMainDb | 16 95f EDB | 07/13/2020 | 16:43 | Rpt09c

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

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

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
2019	05/01/2019		Reserve	7.8444444	425.00	100.000	0.9698426	412.18
	05/02/2019		Reserve	7.8500000	625.00	100.000	0.9698216	606.14
2020	06/01/2019		Reserve	8.0111111	637.00	100.000	0.9692118	617.39
	07/01/2019		Reserve	8.1777778	607.00	100.000	0.9685815	587.93
	08/01/2019		Reserve	8.3444444	624.00	100.000	0.9679515	604.00
	09/01/2019		Reserve	8.5111111	553.00	100.000	0.9673220	534.93
	09/26/2019		Reserve	8.6500000	(1,508.00)	100.000	0.9667977	(1,457.93)
	10/01/2019		Reserve	8.6777778	523.00	100.000	0.9666929	505.58
	11/01/2019		Reserve	8.8444444	471.00	100.000	0.9660641	455.02
	12/01/2019		Reserve	9.0111111	393.00	100.000	0.9654358	379.42
	01/01/2020		Reserve	9.1777778	388.00	100.000	0.9648079	374.35
	02/01/2020		Reserve	9.3444444	378.00	100.000	0.9641804	364.46
	03/01/2020		Reserve	9.5111111	353.00	100.000	0.9635533	340.13
	04/01/2020		Reserve	9.6777778	186.00	100.000	0.9629266	179.10
	05/01/2020		Reserve	9.8444444	3.00	100.000	0.9623004	2.89
99999	05/31/2020		Unspent Proceeds as of 05/31/2020	10.0111111	374,013.00	100.000	0.9616745	359,678.76
					14,758.00			(0.03)

Arbitrage Yield Limit 6.6008322
Internal Rate of Return 0.7822432
Calculation Standard MSRB 30/360 SEMI 4/3

**REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT
\$3,515,000
SPECIAL ASSESSMENT REFUNDING BONDS
SERIES 2015-3
ARBITRAGE REBATE REQUIREMENT
MAY 31, 2020**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

July 14, 2020

Reunion East Community Development District
Osceola County, Florida

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

Reunion East Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended May 31, 2020 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

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

The results of our computations based on the information provided to us indicate a Rebate Requirement of \$1 for May 31, 2020. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

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

Grau & Associates

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

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

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (May 31, 2020).

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

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

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

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

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

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

<i>Anniversary Date.</i>	11/01/2015
<i>Future-Value Date.</i>	05/31/2020
<i>Arbitrage Yield Limit.</i>	6.6009294
<i>Total of Purpose Expenditures.</i>	\$3,515,000.00
<i>Internal Rate of Return.</i>	499.5000000
<i>90% of rebate liability.</i>	\$0.90
<i>Full rebate liability.</i>	\$1.00

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

Dated: 05/29/2015
Delivered: 05/29/2015
Future Valued To: 05/31/2020

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
5/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	10.01111111	-3,515,000.00	100.0000000	1.3841382	-4,865,245.65
5/29/2015	2016		Reverse Beg Arb Gross Proceeds	10.01111111	3,515,000.00	100.0000000	1.3841382	4,865,245.65
5/31/2020	-1		Unspent Proceeds as of 05/31/2020	0.0000000	1.00	100.0000000	1.0000000	1.00
					1.00			1.00

<i>Arbitrage Yield Limit (AYL)</i>	6.6009294
<i>Internal Rate of Return (IRR)</i>	499.5000000
<i>Future Valued To.....</i>	5/31/2020

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

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

MSRB 30/360 SEMI 4/3

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

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

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

MSRB 30/360 SEMI 4/3

<i>Coupon Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
		3,515,000.00		2,588,626.35	0.00	6,103,626.35		3,515,000.02

<i>True Interest Cost (TIC)</i>	6.6009296
<i>Net Interest Cost (NIC)</i>	6.6000000
<i>Arbitrage Yield Limit (AYL)</i>	6.6009294
<i>Arbitrage Net Interest Cost (ANIC)</i>	6.6000000

<i>Face value of bond Issue</i>	\$3,515,000.00
<i>Accrued interest (-)</i>	
<i>Original issue premium/discount (-)</i>	\$0.00
<i>Bond surety fee (-)</i>	\$0.00
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>AYL Target</i>	\$3,515,000.00

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-3

T.I.C. Verification Report (Regular)

3,515,000.00

MSRB 30/360 SEMI +1/3

Dated: 5/29/2015

Delivered: 5/29/2015

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

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-3

T.I.C. Verification Report (Regular)

3,515,000.00

2

MSRB 30/360 SEMI 4/3

Dated: 5/29/2015

Delivered: 5/29/2015

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

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

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

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

<i>First Investment Date</i>	5/29/2015
<i>Calculation Date</i>	5/31/2020
<i>Arbitrage Yield Limit (AYL)</i>	6.6009294
<i>Internal Rate of Return (IRR)</i>	499.5000000

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-3

Dated: 05/29/2015

Delivered: 05/29/2015

I.R.R. Report Via Purpose Expenditures

\$ 3,515,000.00

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
-1	05/29/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(3,515,000.00)	100.000	1.00000000	(3,515,000.00)
2016	05/29/2015		Reverse Beg Arb Gross Proceeds	0.0000000	3,515,000.00	100.000	1.00000000	3,515,000.00
99999	05/31/2020		Unspent Proceeds as of 05/31/2020	10.0111111	1.00	100.000	0.00000036	0.00
					1.00			0.00

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