

***Reunion East Community  
Development District***

***Agenda***

***November 11, 2021***

# AGENDA

# *Reunion East*

## *Community Development District*

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

November 4, 2021

Board of Supervisors  
Reunion East Community  
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion East Community Development District will be held **Thursday, November 11, 2021 at 1:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 14, 2021 Meeting
4. Rule Hearing
  - A. Public Comment Regarding Parking Rules
  - B. Consideration of Resolution 2022-03 Adopting Rule Chapter V to the Parking and Towing Rules
5. Ratification of Series 2021 Requisition #2
6. Consideration of Series 2021 Requisition #3
7. Consideration of Proposal with LifeFitness for Seven Eagles Fitness Center Equipment
8. Consideration of Preventative Maintenance Agreement Renewal with Fitness Services of Florida
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Action Items List
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
    - iv. Status of Direct Bill Assessments
    - v. Presentation of Arbitrage Rebate Calculation Reports
      1. Series 2015-1
      2. Series 2015-2
      3. Series 2015-3
  - D. Security Report
    - i. 113 Parking Violations and 1 Vehicle Towed
10. Other Business
11. Supervisor's Requests
12. Next Meeting Date
13. Adjournment

# 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, **October 14, 2021** at 1:06 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein  
Steven Goldstein  
Trudy Hobbs  
John Dryburgh

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Tricia Adams  
Kristen Trucco  
Steve Boyd  
Alan Scheerer  
Mike Smith  
Victor Vargas  
Dr. Tom McKeon

District Manager  
District Counsel  
District Engineer  
Field Manager  
Yellowstone  
Reunion Security  
Nominated as Assistant Secretary

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll. There were four Supervisors present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams: This is the public comment period. This is an opportunity for any members of the public to make a statement to the Board of Supervisors. This can be about something that is on the agenda or even not on the agenda. For the benefit of the public, there are agendas on the back table as well as the sign-in sheet. Is there anyone who came today to make a statement to the Board of Supervisors? Mr. Chairman, I don't see anyone. Would you like for me to move forward to minute approval?

Mr. Greenstein: Yes, please.

**THIRD ORDER OF BUSINESS**

**Approval of the Summary Minutes of the  
September 9, 2021 Meeting**

Ms. Adams: The next item on the agenda is approval of the minutes from the September 9, 2021 meeting. Included in your agenda packet is a draft of the meeting minutes. These meeting minutes have been reviewed by staff. If there are any comments, corrections, or edits, I'd be happy to take those now. Otherwise, we would be seeking a motion to approve.

On MOTION by Mr. Goldstein, seconded by Mr. Dryburgh, with all in favor, the Summary Minutes of the September 9, 2021 Meeting as presented were approved.

**FOURTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Review of Resumes and Letters of Interest**

Ms. Adams: Board members, we do have some organizational matters to attend to. As you recall at last month's meeting, we did have a resignation from the Board of Supervisors. We do have a vacancy on the Board. This is an administrative matter and the Board has the ability to make an appointment for the remainder of this term. This is a term that happens to expire about a year from now in November 2022. After a brief discussion last month, it was decided to put information out to the community and to determine if there were any interested residents in serving on the Board. As a result of that query, we did receive two resumes for consideration. We received a resume from Dr. Thomas McKeon and we also received a resume from Mr. Richard Dowling. Those resumes were included in your agenda packet which you received last week. These resumes have been reviewed by the Board of Supervisors and this item is ready for Board discussion. The Board has the ability to make an appointment by motion. Are there any questions for me?

Mr. Greenstein: The only question I have is, has everyone had the opportunity to review the resumes?

Mr. Goldstein: Yes.

Mr. Greenstein: Okay, and you stated is it a one-year appointment.

Ms. Adams: Yes.

**B. Appointment of Individual to Fulfill Board Vacancy in Seat #3**

Ms. Adams: We're ready for Board discussion and the action that the Board would take would be to make a motion to appoint to the Board of Supervisors.

On MOTION by Mr. Goldstein, seconded by Mr. Dryburgh, with all in favor, the Appointment of Dr. Thomas McKeon to Fulfill Board Vacancy in Seat #3, was approved.

**C. Administration of Oath of Office**

Ms. Adams: Board members, if you would allow me a couple of moments, what I would like to do is administer the oath of office to Dr. Thomas McKeon, who is here this afternoon. Dr. McKeon, once you take your oath of office, you're going to be seated on the Board and you can immediately start participating in today's meeting. I will note for the record that once we administer the oath, future votes will include Dr. McKeon's vote. If you'd like to come up to the table.

Ms. Trucco: Dr. McKeon, I'll just add as well while you're passing out the forms to him that under Florida law, you're considered a locally elected government official now. You are subject to the Public Records law, the Sunshine law, and a financial disclosure to make sure that you don't have a conflict with anything that comes across this Board. I work with Jan Carpenter as District counsel. My name is Kristen Trucco and we will send you a welcome packet that will go through the Sunshine law and specific duties and requirements that you want to be aware of for serving on this Board. If you have any questions, just reach back out to us. I can speak to you a little bit more in detail after the Board meeting, thanks.

Ms. Adams: If you'd like we can do your oath of office.

Mr. McKeon: Okay.

Ms. Adams: This is an oath of office for the Board of Supervisors for Reunion East Community Development District. We'll have you complete the oath with a signature and then I'll complete the document today. I Thomas McKeon, a citizen of the state of Florida and the United States of America and being employed by or an officer of the Reunion East Community Development District and a recipient of public funds, as such employee or officer do you hereby solemnly swear or affirm that I will support the constitution of the United States and the state of Florida?

Mr. McKeon: I do.

Ms. Adams: Alright. If I can get your signature right here.

Mr. McKeon: Right here?

Ms. Adams: Yes, right there. As District counsel mentioned, I do have some additional paperwork for you to complete today. I'll gather that from you after the meeting. If you can stay for a few minutes, we'll have time to take care of that. Have a seat and the agenda packet is before you. Congratulations.

Mr. Greenstein: Welcome, Tom.

Mr. McKeon: Thank you.

**D. Consideration of Resolution 2022-02 Electing Officers**

Ms. Adams: Board members, one organizational matter that occurs once there is appointment to the Board of Supervisors is considering a resolution electing officers and the seat that Don Harding resigned from, he was serving as Vice Chairman. We currently have Mark serving as the Chairman of the Board and included in your agenda packet is a layout for the various officers. May I suggest that the Board makes a nomination for Vice Chairman and then we leave all the other officers as currently seated? Do we have a nomination for Vice Chairman?

Mr. Greenstein: Who amongst you would be willing to serve in that capacity?

Mr. Goldstein: I will do it.

On MOTION by Ms. Hobbs, seconded by Mr. Dryburgh, with all in favor, Resolution 2022-02 Electing Officers and Appointing Steve Goldstein as Vice Chairman and All Other Officers Remaining the Same, was approved.

Ms. Adams: Dr. McKeon and you'll be serving as an Assistant Secretary on the Board of Supervisors and all other officers will remain the same.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

**A. Consideration of Resolution 2022-01 Adopting Chapter IV to the Rules of Procedure**

Ms. Adams: The next item on the agenda, we have a public hearing for the Rules of Procedure as it relates to the special events fees.

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

Ms. Adams: Supervisors, included in your agenda packet under Tab 5 is consideration of Resolution 2022-01, which will adopt Chapter IV to the Rules of Procedure and this is in regards to this special events policy. I have a few opening remarks and District counsel, who prepared the resolution, may have some additional comments as well. I'm going to focus on Exhibit A, which is the special event policy itself. The reason that the Board is considering revisions to the special event policy is the result of the District directly operating Seven Eagles Center. Previously, there was a management services agreement that allowed for Reunion Resort to have use of certain facilities for event rentals. Now that that management services agreement is no longer in place, we needed to go through the public process to create a framework as well as adopt fees that would be appropriate to assess. In particular, the areas that are newly added are identified in your special events policy starting on page 2, where we have a rate and deposit schedule. The rate and deposit schedule previously considered Heritage Crossings Pool A, Heritage Crossings Pool B, Homestead Pool, Carriage Pointe Pool, and Terraces Pool. What is now being considered is adding different rental areas such as Linear Park and Seven Eagles Pool Area. The Board had previously adopted rates that were based on the event capacities for various areas. So you'll see that in this table, there is a column for the current rate schedule. You can see what is currently being charged for the various areas. Then next to that we have a recommendation from staff. The recommendation from staff is to charge \$150 for Heritage Crossings, \$150 for Heritage Crossings Pool B, \$200 at Homestead Pool, \$150 at Carriage Pointe Pool, \$150 at Terraces Pool, at Linear Park \$500, at Seven Eagles Pool Area \$750. These policies have been reviewed by Reunion Resort staff, by Catering Management, and they've also been provided to the General Manager for comment and feedback. The Board has the ability to adopt rates up to the amount that was noticed. You'll see the third column over has your noticed rental rate. That's the amount that was in your legal advertisement and you cannot go above those rates. The Board has the ability to adopt the fee up to the noticed rates. This item is ready for Board consideration. There are no substantive changes to the special events policy itself. It has been scrubbed by District management staff as well as by District counsel for some minor updates according to the current situation at Reunion CDD.

Mr. Goldstein: I think we want to talk about Linear Park rates.

Mr. Dryburgh: Well, all of the rates frankly.

Ms. Adams: Absolutely.

Mr. Greenstein: Let's take them one at a time.

Ms. Adams: Now let me ask, are we going to start with Linear Park in Seven Eagles meaning that there is not a lot of discussion about the other areas?

Mr. Dryburgh: No.

Mr. Greenstein: Well, let's give John Dryburgh the floor.

Mr. Dryburgh: My thoughts are these rates are quite a bit lower than I would expect. Particularly Linear and the Seven Eagles, we were not expecting that they would simply drop at the contract and dump the expenses onto us. They are not insignificant expenses and then have them say, "Oh, and by the way, we are paying \$500 if we decide to use it." I see no reason to charge those two less than the maximum of \$1,000 each. As you go down to the Terraces Pool that's again another place where we've had a number of issues for the enjoyment of the residents of that area, where people have had parties and have totally created difficulty for security to try to have a regular environment there. I think \$150 is way too low, I see no reason not to go to at least \$500 for that. For Carriage Pointe, we've not had any complaints with that. I have no problem starting with the \$150 but that would then be subject to getting jammed with a whole bunch of parties down there I think we can charge more. Going up the line, regarding Homestead, I don't know why we aren't making it \$200, \$200, \$200, and \$200 for all those until you get down to the Terraces where I would go \$500 and Linear Park and Seven Eagles go for \$1,000 each.

Ms. Adams: We have discussion about setting Heritage Crossings Pool A and Pool B at \$200, Homestead Pool at \$200, Carriage Pointe Pool at \$200, Terraces Pool at \$500, Linear Park at \$1,000, and Seven Eagles at \$1,000.

Mr. Dryburgh: That's correct.

Ms. Adams: Is there consensus on these fees or is there any other discussion that the Board would like to have regarding the fees that will be assessed?

Mr. Greenstein: Obviously, we have to keep discussing this.

Ms. Adams: Okay.

Mr. Greenstein: I think we're moving in the right direction, but we have to be uniform in the application of the policy and procedure. I think your initial reaction or the initial reaction of the Board is because of the commercial use. I'm going to call it commercial use. The fact that the MSA is not in play and there is significant benefit that the Resort receives when they want to use it so it's a commercial use of it. That's what got you to jump the rate up because it's a commercial rate. There's more upkeep, there's more maintenance and clean-up as a result of use of the facility. I agree to that. I'm throwing this out but I don't think we can really deal with it other than with the

rate itself. If an individual resident wanted to use Linear Park for an event, an individual, it's only the CDD that has anything to say about how that park area is used. You're going to charge a resident \$1,000 bucks to use Linear Park if they wanted to have some family get-together?

Mr. Dryburgh: I think the answer might be how many times in the last five years has the resident used that?

Mr. Greenstein: Good point.

Mr. Dryburgh: I've never seen a birthday party there; I've never seen any party there except something that is for a wedding as an extension from Reunion. Will I charge Reunion \$1,000 today? Yes.

Mr. Goldstein: Could we not put something in there for a resident?

Ms. Adams: I'm going to let legal counsel speak to that.

Mr. Goldstein: No. Forget it. I don't think we can do it.

Mr. Dryburgh: The same thing for the Seven Eagles. I'm not reacting only to the fact that they surprisingly jammed up quite a large expense on the residents here because they didn't want to deal with what the contract had been for many years. I'm not reacting just to that I'm just saying that there is an opportunity for them to have a much larger venue and they should pay accordingly. The fact that they may only have 20 people show up isn't our issue. They are securing that facility for as many as probably 150 people. Whereas you put \$150 on Homestead, Heritage Crossing, and the others.

Mr. Greenstein: No. I agree. Seven Eagles is a unique facility. It's a showpiece of the resort. The fitness center is located there and it has a nice pool complex. In the past Linear Park, when we had a management services agreement in place, even when I think the language didn't specify it, it was almost by default.

Ms. Adams: We would get the donation before, yes.

Mr. Greenstein: Yes. We were getting \$200.

Ms. Adams: Right. A \$200 donation.

Mr. Greenstein: That's the way it was handled. Whether or not some of the facts what we're proposing is going from \$200 to \$1,000. Just so you know if that's what you're proposing.

Mr. Dryburgh: We're asking Reunion to pay the \$1,000.

Mr. Greenstein: Well, this is it, we can't have it both ways.

Ms. Hobbs: But if recommended, we can charge more if we want to.

Ms. Adams: Yes.

Mr. Greenstein: Yeah. We definitely have the ability.

Ms. Adams: The recommended rate was based on market value, history and capacity. The Board has discretion exactly like you said, Supervisor Hobbs, to adopt the fee up to the noticed rate.

Mr. Dryburgh: So how does that work? If Reunion is wanting to come in and book a wedding and use it, who is going to make the decision if we are going to charge them \$1,000 or \$500?

Ms. Adams: We have to make the decision now. We have to set our rate.

Mr. Goldstein: Would you be comfortable with splitting the difference going \$750 for Linear?

Mr. Greenstein: Just the fact that we were charging \$200. The point you make is a valid one. It has been here a long time. I don't know if you or Alan as a citizen, as a property owner ever contacted us to use Linear Park for an event that was not being supported by the resort?

Mr. Scheerer: The only thing we've ever been contacted before for was for a wedding.

Mr. Dryburgh: I've ever seen there anything.

Mr. Greenstein: We've got the Linear Park rate. We can get some input on that. As far as Seven Eagles goes, I think Seven Eagles, you were proposing what? The full \$1,000? Like everything else down the road, things can change. Hopefully, we all turn around, we get tremendous amount of volume and business again and they may be thinking about again working out an MSA with us. Right now they're not, so I agree. I don't have a problem because that is the whole enchilada. I know it's a large facility, it has a lot of features to it.

Mr. Dryburgh: Why don't we take a second to explain to the public what the MSA is and why are the people upset about it. An MSA is a Master Service Agreement, we'll call it that, and Reunion used to cover the expenses associated with much of Seven Eagles. One day, they walked in and said, well, we're not going to do that anymore. You guys can cover. Meaning you the residents, through us, cover it. I was pretty upset. I would like to have that money back in our pockets as a resident here. This is one method for taking some money from Reunion back to cover some of those expenses. Whether we take it at \$750 or \$1,000. My answer is to go for the \$1,000. It's the same thing on Linear Park, the only time I've ever seen it is for weddings and I'm sure we've all seen weddings at Linear Park. Reunion is receiving a very nice sum of money to put on a catered dinner and a wedding. A very nice sum of money, and they pay us \$200 bucks.



Mr. Greenstein: But just for clarity John, we had the \$200 arrangement and we took that legally as a contribution because we run their own management services agreement where we paid zero.

Mr. Dryburgh: Yes.

Mr. Greenstein: Further history going back to the beginning, the maximum that we ever paid the resort to manage the Seven Eagles Complex under a management services agreement was \$180,000 for the year. I sat in the same seats you're sitting at. It was me and Tom and Trudy and other people, and Joe Kane who we kept going after him saying you're getting a lot of benefit out of this. We need to balance out the expenses. We need to share the expenses. Over a three or four-year period, we went from the \$180,000 to zero. For the last probably, I don't know, five or six years, maybe more, we were not paying anything and they were basically covering the expenses or not covering the expenses through their commercial operations there. They only own the restaurant area. They have a liquor license. In order to provide for food and beverage, mostly the beverage piece, they have to have a liquor license and it cannot be owned by the CDD. They physically own that piece of the Seven Eagles Complex, and we own the other 90% of it, so when they have an event there, they spill over into our area. When they had control of the entire complex through the agreement, it was no issue because they were covering all the expenses. But during the downturn or last year, they recognized that they were losing significant revenue and we're not covering the expenses. In the same way that we had a 30-day kick-out clause, they have a 30-day kick-out clause. They gave us notice that they're not going to cover the management service; they're not going to maintain it anymore under those arrangements. I was truthfully hoping that we work out some middle ground and share expenses. Maybe someday we'll get to that, but right now we are managing the facility ourselves and we're covering all the expenses, and that's the reason why we are discussing some of these items. Again, I think the \$1,000 is reasonable. Again, Seven Eagles is like the whole enchilada. I mean, it's a very, very large facility with a lot of overhead expenses. Linear Park doesn't have the same kind of expenses that Seven Eagles has. That's the reason why I didn't have a problem. Quite honestly, I didn't have a problem with the \$500 piece.

Mr. Goldstein: But we are incurring expense when we use Linear Park, we have to have Yellowstone come here and cut the grass at the last minute because it wasn't cut. Alan has a really good idea what Linear Park needs.

Ms. Adams: I do want to clarify that the policy use agreement accepts the facility as is. As a courtesy, whenever we know that there's an event there, Alan does take special care and communicates with vendors regarding pressure washing and landscaping. However, that's not a requirement of the agreement. The agreement is that the renter is accepting the facility as is.

Mr. Dryburgh: But we do it out of courtesy.

Ms. Adams: Out of courtesy, yes.

Mr. Dryburgh: And we will continue to do it out of courtesy, and we will continue to have expenses associated with our courtesy, and we're just trying to cover that and perhaps recoup some money for the citizens of Reunion.

Mr. Goldstein: I know we've had to go and cut grass. I notice those guys had to do a lot of other things. If you were to guess, and we're not holding to you this, give us some kind of a ballpark of what we spend. If there's a wedding that is going to be in there on Saturday, what expense do we actually have in preparing for it?

Mr. Scheerer: In prepping for it usually nothing.

Mr. Goldstein: What about cleaning up?

Mr. Scheerer: Well, we've got a good partner in Yellowstone. We have a good pool provider in Robert's Pools. The main thing we tried to do is make sure that the grass is mowed, and that the place is picked up. They don't work Saturdays and Sundays. The events are typically on the weekend. Mike normally has a skeleton crew that comes on Friday. It gets mowed every week. It gets cleaned every week. But before the event, I'll have a crew come in and they'll just make sure everything's clean up. We did have to have it pressure washed in advance. It needed to be pressure washed and was scheduled to be done with the regular pressure washing. We just had a guy come in in advance. Then the fountains are done every day. We just ask them to do those the first thing in the morning when we know that there's an event.

Mr. Dryburgh: We receive no bills for any of this?

Mr. Scheerer: It is all part of it. The fountain cleaning is seven days a week. Like I said, we have a great partner in Yellowstone, and Mike's very accommodating, and fortunately, he lives way too close to here. We usually don't have any prep expense for that.

Mr. Greenstein: Supervisor McKeon.

Mr. McKeon: Chairman. I noticed we are talking about the use of District property, but there's not any mention Heritgae Crossings Community Center building. I know I rented this building. Is that a different part?

Ms. Adams: That's a good question. The Board has previously gone through the exercise and rule hearing for fees related to the rental of Heritage Crossings Community Center, so those fees are already in place. What triggered today's hearing was the consideration for Linear Park and for Seven Eagles. The hearing for Heritage Crossings Community Center had been in the recent history, so their rates were commensurate with market value.

Mr. Greenstein: I mean, those fees are tied into an MSA.

Ms. Adams: They are in the special events policies, yes.

Mr. Greenstein: Basically, we do have an agreement with the resort?

Ms. Adams: Yes and amenity use policies.

Mr. Greenstein: For this facility and for the stables?

Mr. Goldstein: I personally had no problem with going down to the \$750 on both of those if that's what everybody thinks we need to do to bring it closer to where it was.

Mr. Dryburgh: Truly in my heart, I believe they should be paying more to use it.

Mr. Greenstein: I agree. I'm trying to play devil's advocate on this Friday, getting again comment from the public. But what we're talking about for use of Seven Eagles is a significant event, a party, 25 to 35 people. If you are bringing ten people in to bring in some pizza and you're having a little family thing at night, this policy can't apply to it. Common sense prevails.

Ms. Adams: This is for people who want exclusive use of an area of the facility. This is not for a small day-to-day residential use or somebody bringing up a sandwich and family for luncheon.

Mr. Greenstein: I want to make sure people understand, by doing this, we're not closing it down.

Mr. Dryburgh: It is more designed for when the Resort wishes to use it for an event. In the past, they'll have a private golf event and they'll have 75 golfers. I'm not even sure you're allowed to bring pizza in there, because they want to have control of the food.

Mr. Greenstein: Well you can because that was one of the benefits. Under the MSA, they had exclusivity as to food at the Cove. That was during the operational hours of the Cove restaurant. Outside those hours and they do close at 4 in afternoon a lot of times, it's 7 o'clock at night you wanted to bring in a pizza, no problem. But when they were under the management services agreement, that was one of the benefits of it to them, was that they have exclusive food service. Why don't we come up with a schedule?

Ms. Adams: Mr. Chairman, District counsel wanted to advise Board members that another parameter of the special event's policy is triggered when there's 20 or more guests.

Mr. Greenstein: Because we had significant discussion about that, the 20 number.

Mr. Greenstein: Here's what we're proposing, \$1,000 for Seven Eagles. What do you want to do at Linear Park, after you heard the input from Alan?

Mr. Goldstein: I think we should keep Linear Park at \$1,000 because it's a wedding venue and they're making a fortune when they use it. I don't see why it shouldn't be at \$1,000.

Mr. Greenstein: Then all the other pools \$200?

Mr. Dryburgh: Yeah.

Ms. Adams: What about Terraces?

Mr. Dryburgh: Terraces is going to be \$500 because the citizens around there have had such problems with four or five folks having gigantic parties out there.

Ms. Adams: I do want to mention that these policies, these are in place when residents or resort staff contacts District management staff and reserves the facility. This does not take care of those who operate outside of those parameters and maybe impromptu plan an event. But if there's not the special events application and approval in place, that gives security the ability to go and tell a group that they don't have authorization to be there and they need to leave.

Mr. Dryburgh: I think security would want to have that.

Ms. Adams: I just mention that because I think what's been happening at Terraces pool is outside of this process. They have not been complying with the process to secure and reserve the facility. We don't want to deter people from going through the process by setting fees that could be onerous compared to other facilities that are the same capacity.

Mr. Greenstein: So we're saying \$200 for all the pools and you want to go at \$1,000 each for Linear Park and Seven Eagles. Let's get public comment.

Ms. Adams: Alright, this is an opportunity for any members of the public to make a statement to the Board. If you would please state your name and address for the record.

Kent Julius (1106 Watson Court): I had a question. How many reservations per year do we get and how much are we spending on maintenance?

Ms. Adams: Would Board members like for me to respond to the question?

Mr. Dryburgh: Sure.

Mr. Greenstein: Because we're going to ask you.

Ms. Adams: Mr. Julius, one thing that we need to be cognizant of is that COVID has impacted the desire for group events. These past two years, we've received very few requests and we're attributing that primarily because of COVID. We've recently started to get more inquiries. We've recently had things like a gender reveal baby shower, that type of small event that residents planned at various locations. They come up from time to time. The wedding business, it's hard to anticipate given the last two years of history, but we're anticipating that wedding business will start to bounce back. There have been reservation requests about twice a month at Linear Park for the past few months, and there's also been within the past few months, one or two requests for Seven Eagles from Reunion resort. The expenses and to manage Seven Eagles and the expenses to manage other areas of their property are all identified as budget expenses. Everything from the pool service contracts to landscape service agreements, to other services such as custodial support and security services that all aid the management of these different areas. That's included in the budget information.

Mr. Dryburgh: If you look at it from multiple years ago, they were busy every weekend.

Mr. Greenstein: One must assume that we would not have been successful in getting an agreement down to the zero level had they not had sufficient revenue and be in the black. But again, it's a private enterprise and the books are not open to us.

Ms. Adams: If you could please state your name.

Resident (Watson Court): My question was about Homestead pool; does it mean that residents can't use it?

Mr. Dryburgh: It doesn't affect residents at all. It's just saying that if there's going to be a Reunion sponsored event, Reunion is going to have, maybe they've got 25 football players coming in and they're all staying around there and they'd like to have an event down there and they'd like to have it catered by Reunion.

Ms. Adams: A resident can be an applicant.

Mr. Dryburgh: Would they have the right to close that pool to you during that party, is that your question?

Resident (Watson Court): Yes.

Mr. Greenstein: Yeah.

Mr. Dryburgh: I think they do, yes. As would you have a chance to have a party and close it to anyone else.

Mr. Greenstein: You would apply just like the resort would apply.

Resident (Watson Court): I do have a problem; the Homestead pool is trivial.

Mr. Dryburgh: It is trivial but again looking at how often we have the events there, almost never.

Mr. Greenstein: For example, and this is probably not an analogous situation but we have a non-resident user fee that was put in place a number of years back to make sure that if individuals who were not residents were using our facilities, they pay the same fees that we pay.

Resident (Watson Court): I do remember that.

Mr. Greenstein: We had that free. We went to the expense of doing that, we have pamphlets applications and all that. But to this day, no one has ever decided it was worth \$3,000 a year to take a dip in the Homestead pool.

Mr. Dryburgh: Now they must reach over and unlock it.

Mr. Greenstein: We're working on that too.

Mr. Greenstein: Any other comments from the public?

Jim Pappas (7689 Heritage Crossing Unit 301): It's my understanding that if this party wants to pay \$1,000 for Seven Eagles, they'll be able to set whatever they want there. As a resident, will I still be able to go and use that pool on that day?

Ms. Adams: With Seven Eagles, the way that it's been handled in the past, that's a non-exclusive use of the facilities. Residents can still go into the restrooms, residents can still go into the fitness center, residents can go into the mail kiosk, and residents can access the pool or the bocce area. But this entitles the resort to use space outside of their footprint, that they own the actual food and beverage area, and they can set up tables on the greater pool deck area, and they've always managed the facilities having people on site that still allow for access to other amenities that are pertinent to the special event.

Mr. Pappas: As a resident, I would still be able to go there and use the pool?

Mr. Greenstein: Yes.

Mr. Pappas: Now, let's take that same scenario the pool in our backyard right here, and I guess that would be Heritage A. So if someone went and paid \$200, they're basically going to rent that space for the day?

Ms. Adams: Yeah.

Mr. Pappas: Again, will I be able to go into that pool?

Ms. Adams: Yes. For residents who have reservations to use these various pool areas, they have been for small birthday parties, small baby showers, small gender reveal for short number

of hours. There's not staff on site that manage resident access. It generally has worked out that both things can happen simultaneously. This reservation gives the applicant the ability to set up for their group at that space. Security is notified about the reservation, and if there were any kinds of concerns, security would be notified. We haven't had a lot of conflict between applicants who have a reservation and residents who want to use the amenities. If that becomes an issue, we really need to delve into this deeper, but historically for the past 15 years, that has not been an issue.

Beverly Pappas (7689 Heritage Crossing Road Unit 301): I live right in front of the pool and there have been parties there. I don't know if it was rented out or not, and people have made big messes there smashing cake all over the deck, throwing water balloons, leaving the whole area, pool included, with pieces of balloons. To me, that's an excessive amount of maintenance compared to what they do every day. I also agree that it should be a higher fee to kind of dissuade the idea of them to do that.

Ms. Adams: Board members, let me just say that the people who go through the application process and send in a damage deposit, and send in the rental fee, and sign the forms are likely not the ones who are causing the mess and the trouble. We want to set the fee so that it's a serious fee, but not that it's a deterrent from going through that process if people have the perception, they can just walk in and have a birthday party rather than go through this procedure that we're asking people to go through.

Mr. Dryburgh: Ma'am, do you have security's phone number?

Beverly Pappas (7689 Heritage Crossing Road Unit 301): I do.

Mr. Dryburgh: I would call them. As soon as you see a group gathering like that, I would just call the security. Call them up, have security come over and talk to them before the party gets going. You see 10 or 15 people showing up there and it looks like it's going to be a party, call them up. Security wants to know about that information. We did have a woman that was running her business through one of the swimming pools. She was having birthday parties and everything, and then she just disappeared. It was almost impossible for the residents to have access to the pool if they would have 30 or 40 people that are having a great time and leaving a mess. Security has been very active in ensuring that doesn't happen. Your point is good, it was a person that was ignoring rules anyway, irrespective of what we charge. The security would get on it right away. They have been excellent for that thing.

Beverly Pappas (7689 Heritage Crossing Road Unit 301): In addition, a lot of the people are renters. The owners know nothing because they are not here.

Mr. Greenstein: Right.

Ms. Pappas: They come in, they put the umbrellas up, they leave. We are constantly putting the umbrellas down if a storm pops up. We are down two umbrellas. We have another rod that's broken.

Mr. Scheerer: I was just there. What's the matter? I was just there yesterday.

Beverly Pappas (7689 Heritage Crossing Road Unit 301): Not yesterday.

Mr. Greenstein: Make a site visit Alan and check out the conditions.

Beverly Pappas (7689 Heritage Crossing Road Unit 301): My point is that we have to keep replacing them because people are careless and they keep breaking them. It is ridiculous.

Ms. Adams: Are there any other public comments related to the Rules of Procedure and especially events, policies, fees, etc. Does District counsel have any remarks on this?

Ms. Trucco: I'll just add, if you look to the special event agreement attached to exhibit A there were some additional protections that we've added for the District. They're pertinent to some of the comments that have been made so far. 8C states that the applicant is required to move all the trash and their property from the site and shall return the site to the condition that existed prior to the applicant's use. There's also a provision for damage to property, indemnification to the CDD so both of those will cover the District in the event that there's damage. We will require the user to indemnify the District and cover any cost, damage that we incur as a result of that. This is just an extra precaution. We're going to require them to sign these. GMS does a very good job of documenting the condition of areas that any vendor is using, I'm sure they will do the same in this event for use of these areas. We want to make sure we're clearly documenting the condition prior to their use, and then have someone go out from GMS. We work with them in other Districts and they do an excellent job of documenting that. I'm confident they'll do that here too. So if you have any questions, we can take them now if there's some particular type of revision you want, or the actual terminology and anything, just let us know.

Ms. Adams: The other consideration as it relates to fees is where we want to set the deposit rate. The Board has the ability to set any damage deposit up to \$500 plus damages. Initially, staff is going in with a recommendation of \$150 plus damages. This would be refundable based on the pre- and post-event checklist.

Mr. Greenstein: I think the pools themselves, if it's just a pool, it's probably fine. But I think Linear Park and Seven Eagles, we should probably set it at a \$500 rate.

Mr. Goldstein: I recommend you consider those pools be put to \$200.



Mr. Greenstein: \$200 for the pools.

Mr. Goldstein: One broken umbrella is going to run you probably \$85-\$90.

Mr. Scheerer: It's more than that.

Mr. Greenstein: Yes.

Ms. Adams: Plus damages.

Mr. Goldstein: Plus damage, yes.

Mr. Greenstein: Okay.

Mr. Goldstein: Plus damage is always hard to get out of somebody's pocket.

Mr. Greenstein: What I have written on my scribble notes here is basically the recommended rent or rate FY 2022 is proposed to be \$200 per pool. Seven Eagles is \$1,000, but I do believe Linear Park is something less than Seven Eagles. I'm saying \$750. The deposits are \$150 for the pools.

Ms. Adams: \$200.

Mr. Greenstein: That's right, \$200 for the pool and then \$500 deposit for Linear Park and Seven Eagles. Are we good with that?

Ms. Adams: Is there consensus on the matter of Linear Park being rented at \$750 per rental incident?

Mr. Goldstein: Yes.

Ms. Adams: Alright. Then we're ready for a motion to approve Resolution 2022-01. Any further discussion? Hearing none,

On MOTION by Ms. Hobbs, seconded by Mr. McKeon, with all in favor, Resolution 2022-01 Adopting Chapter IV to the Rules of Procedure Special Events Policy, was approved.

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

**SIXTH ORDER OF BUSINESS**

**Consideration Items**

**A. Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2021**

Ms. Adams: The next item on your agenda is an agreement with Grau & Associates to provide an annual audit. Each year the Community Development District is required to have an independent audit. This is an item that would be in compliance with Florida statutes. Previously, the Board met as an audit committee and selected Grau & Associates to perform audit services. They have a multi-year agreement. Each year they present an engagement letter that identifies the terms for the current year. If you look at your audit agreement that's presented in the agenda packet under Tab A on Page 4 right in the middle, it designates that the fee for the September 30th, 2021 your Fiscal Year 2021 independent audit will be \$7,700. Do we have a motion to approve?

On MOTION by Mr. McKeon seconded by Mr. Greenstein, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2021, was approved.

**B. Proposed Carriage Pointe and Reunion Village No Parking Maps**

Ms. Adams: This next item is for discussion and Board member inputs. As Board members recall, at last month's meeting there was discussion about adopting parking rules for Carriage Pointe, as well as Reunion Village. The parking rule amendment does require a public hearing with a special notice and that has been noticed for your November 11th meeting. Alan has been working with the security team as well as the HOA staff and also one of our vendor partners Fausnight who's very familiar with Florida laws as they relate to parking rules, in order to draft that proposed no parking map for Carriage Pointe and Reunion Village. The situation at Carriage Pointe is that it is a zero-lot line type of housing, and the garages are very small and the driveways are very small. In some instances we have residents with multiple drivers and there has been a challenge for residents in that vicinity finding parking. The goal going into this was to identify and maximize the ability for on street parking. However, based on guidelines such as not parking near fire hydrants, not parking near certain items such as crosswalks, and because of the narrow design of the road, unfortunately there's just not a lot of safe street parking. Presented in the agenda packet under Tab B is a proposed map for Carriage Pointe. You'll see that the areas marked in red are areas where staff is proposing to prohibit parking. The areas marked in blue are areas where there can safely be designated parking spaces. In this instance, ultimately, staff will be

proposing, not only do we install the required no parking signage for statutory requirements, but we also actually mark out the parallel parking on the road with identified parking spaces.

Mr. Dryburgh: Assembly Lane has no parking on either side?

Ms. Adams: Assembly Lane where it stubs out there, there's just not safe parking because if somebody's parking on the street, it prohibits the ability for somebody to safely back out of their driveway.

Mr. Dryburgh: Okay.

Ms. Adams: However, where you see that little line mark where it says Tract C, it's not marked in here, but those are all parking spaces in there. There are probably six or eight parking places. This is the situation where it is what it is. It's an unfortunate situation. We have residents who live in this vicinity who own full-sized trucks.

Mr. Dryburgh: Well, and a lot of these people, I don't think they own there, I think they are renting there. We have one guy that has three families living in one condominium and they had six cars and the guy crossed the street to called me up and was not happy.

Ms. Adams: It is an unfortunate situation and what we're trying to do is designate safe street parking places which will allow for the free flow of traffic and also allow for emergency vehicle access.

Mr. Dryburgh: So we are going to get more aggressive in towing security?

Ms. Adams: Once the Board adopts the rules, then the next steps will be to install the signage and to amend the agreement with Bolton's Towing, and also, we may need to officially notify security services per agreement regarding towing enforcement. Once all of those steps are in place, we can issue parking violation notices and tow vehicles.

Ms. Hobbs: With everything else we could have just picked one side or the other.

Ms. Adams: You bring up a good point Supervisor Hobbs.

Resident: Who figured this out? Is there any way we can take some of those long gaps of red on the left side?

Ms. Adams: No, unfortunately not. What's at play there is the ability of vehicles to back out of their driveways and also the side of the road that the fire hydrants are on in some cases because of the clearance that we have to maintain around fire hydrants. It just is not feasible to put in any more parking. It's been reviewed by security staff, by the field operations manager, by HOA staff, and also by our vendor partner, all with the goal of trying to maximize street parking, understanding the situation, and there's just no safe way to do that. That being said, the reason

we're putting this map in here is Supervisors can take this map, review the area if you have any input, please get it to Alan or me within the next 10 days. From this, we will turn this over to the District engineer so that he can format it to be in a similar format of other reunion parking maps for continuity's sake, and then at your rule hearing, you'll have a final map.

Ms. Hobbs: Another quick question. What do you mean when you say it is not safe for someone to back out of their driveway? Do you mean they would not be able to back out if there was a car parked across from them?

A resident (Mr. Dowling): It is very difficult. I am one of those people who live there. When a car is parked right behind, one to the right and one to the left and I am a pretty good driver and it is very difficult for me to get out of my driveway. I live there. One thing that would really help is we have two open parking spaces, one by the pool and that can accommodate 8-10 cars and there is one by the dumpster that can accommodate 5-7 cars. They need to be restriped.

Ms. Adams: Yes.

Mr. Greenstein: That's a great point, yes.

Mr. Scheerer: Just a couple of things. The original parking plan that Tricia and I and security walked, that long red section had only three additional parking spaces and the problem is that they were behind another set of parking spaces. We were able to get more on the right side as you look at this diagram and keep more parking spaces. But it was recommended, as Trish alluded to, by the contractor, that we do not allow back-to-back parking because of fire rescue vehicles and the free flow of traffic would be impeded, as well as people trying to back out. There's already a plan to restripe all of Carriage Pointe. The entrance at Old Lake Wilson Road, the crosshatchings, the arrows, stop bars, all the parking spaces as Mr. Boyd alluded to the including the handicap spaces. There is a pedestrian cross-walk that we are actually going to realign from the pool to the condos. That would actually allow us to have an additional parking space there. All that's in the plan and as stated earlier, if approved, each location will be created with its own parallel parking space and will have the proper markings, similar to what is at the Terraces.

Ms. Adams: Thank you, Alan. That was good information. I wanted to just mention Supervisor Hobbs, you mentioned that this was not in keeping with the approach to many Reunion areas. You're exactly right. The other difference with this is the cul-de-sac. Typically, cul-de-sacs are not designated parking areas. They are for utility vehicle turnaround, and emergency vehicle turnaround, however, this is designed a little bit differently. There are already parking spaces

designated there that you don't see, but where there's that little mark out area marked C, and then also it's been identified that we can certainly make some additional parking down there to relieve residents.

Mr. Greenstein: Good.

Mr. Scheerer: I can spend time with any Supervisor. As Tricia said, within the next 10 days, I'll be happy to meet with you. We can show you the exact layout because it was done in partnership with the HOA. Just reach out to me and let me know what works for you.

Ms. Adams: The signage that the HOA installed will be all removed as part of this process. This map is subject to revisions but hopefully we'll have a nice final map for your rule hearing next month. The next map is for Reunion Village. Since we needed to notice a rule hearing, it made sense to also include Reunion Village. This map is more in keeping with the other areas of Reunion where we approached it trying to identify one side of the street that could have parking. However, one thing that Alan and I noticed is at these quads where there's four houses lined up, where their rear lots are back-to-back, there is no space between the driveways, so there's no ability to park on the street without actually blocking somebody's driveway. There should be absolutely no parking on those driveways. Also, no parking on one side of the street that is parallel with I-4. It's a little bit hard to see on this. But that other side, you can safely park on the street at the end of these five residential housing blocks.

Mr. Goldstein: If we're looking at I-4, you're saying the first section we come to.

Ms. Adams: Yeah. Where it's red is no parking, which is closer to I-4. Exactly.

Mr. Greenstein: Yeah. The street that parallels. The main artery that parallels I-4, we can work with. But inside each of those streets is where you have clustered houses that as Tricia said, they're basically back-to-back so there's no way to bring their cars down the street. It's an alley. It's basically an alley.

Ms. Adams: Yeah.

Mr. Dryburgh: We're only dealing with that section at this time?

Ms. Adams: Yeah. Unfortunately, although we have a layout and design for future areas, these are really just dirt right now.

Mr. Scheerer: The infrastructure is installed. They've got the base in. They've got the curb in. They're slowly trying to get the roads in but there's no homes. Again, if a Supervisor would like to go for a ride to look at Carriage Pointe we can go anytime.

Ms. Adams: They're asking about the future phases. When Alan and I drove back there, we just couldn't access it to where we felt confident in designing a no parking map. We hoped to do that so that we could just take care of it, not need to address it in the future but unfortunately, we just don't have enough field information right now. This is the proposed plan. We don't know that ultimately the layout will look the way that it's presented here. But this first section, we're very confident about.

Mr. Greenstein: Yeah. For the first section, it's fine.

Ms. Adams: Any comments from District counsel or District engineer? Any further comments from field staff or security? We'll just be seeking Board member input on these matters, and we'll be bringing back nicer looking maps thanks to the District engineer or his designee for next month's meeting.

**C. Aquatic Plant Management Agreement with Applied Aquatic Management Inc.**

Ms. Adams: The next item is an item for Board action. Each year, the Board has approved an annual agreement with Applied Aquatic. This agreement is being presented to extend the 12 months of service in conjunction with your new fiscal year. This agreement does not contemplate any compensation increases. The budget has been built on this proposed amount and District counsel has prepared a legal addendum in order to protect the District, and in order to incorporate any new laws such as E-Verify into the language. Staff would be seeking a motion for Board approval.

On MOTION by Mr. Greenstein, seconded by Ms. Hobbs with all in favor, the Aquatic Plant Management Agreement with Applied Aquatic Management Inc., was approved.
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**D. First Extension and Amendment to the Amended and Restated Security Provider Agreement with the Reunion Resort & Club of Orlando and the Master Association, Inc.**

Ms. Adams: The next item on the agenda is an extension, an amendment to the security provider agreement with Reunion Resort. This agreement runs in tandem with your fiscal year, and so this agreement would be from October 1st, 2021 for an additional 12-month period. There are no proposed changes to the compensation, but I will note if you look down midway through the agreement on point number four, we have been discussing with Reunion security and with Reunion POA and their budgeting process, the correct time to begin to staff Reunion Village

Gatehouse. This is based on property closings and planned closings in that area. Right now, that tentative date is January 2, 2022. Up until that time, the gate arm will be left in the upright position in order to allow resident and other access. Kristen, do you have any comments regarding the agreement?

Ms. Trucco: No. Unless there's any questions, but this is just a straightforward amendment extension. All the terms of the original agreement are still in place.

On MOTION by Mr. Greenstein, seconded by Mr. Dryburgh, with all in favor, the First Extension and Amendment to the Amended and Restated Security Provider Agreement with the Reunion Resort & Club of Orlando and the Master Association, Inc., was approved.

**E. Proposal from Access Control Technologies for Pool Gate Installation**

Ms. Adams: The next item is a proposal for a pool gate installation at Carriage Pointe. I don't believe the service location is identified on this proposal. Alan, would you like to present this proposal to the Board?

Mr. Scheerer: Sure. As Mr. Dryburgh alluded to earlier of people reaching over the gates, I've mentioned that we have been reaching out to other vendors. Access Control Technologies, literally in their name, made a site visit with me about a week ago to re-go over all the pools. They feel confident that they can replicate what was done in Seven Eagles with a closer and if this closer works and the Board approves that this will work, we'll add it to Seven Eagles as well. Once again, to raise the height of the entry gates at the pool locations to five feet with a handle for the gate access at three feet to help prevent reach over and unapproved access for those that don't have cards. It's around the same price, maybe a little higher than what we paid for Seven Eagles and I don't know if that's because of the current market and economy, but the gates down there have a lot more decorative parts to them. They're actually trying to replicate the exact gate, and be as close as they can to that bronze color that is at the pool gates because they are bronze and black. Again, I would only recommend doing one to make sure we're good and if the Board so chooses, I'd recommend that we do Carriage Pointe pool first because they're by themselves. They seem to have a little bit more issues with people coming in that don't belong from what I've heard and ACT is a reputable company. They're already doing all the repairs there.

Mr. Dryburgh: How high is the fence that goes around the pool?

Mr. Scheerer: Four feet. All of the pools here are four feet.

Mr. Dryburgh: The next issue will be if they decide to just hop the fence?

Mr. Scheerer: There's a lot of landscaping around all of our pools, it's not going to prevent anybody that wants to get into the pool from getting in the pool.

Mr. Goldstein: With the shrubs right up against the fence out of Carriage Pointe, it's very difficult to climb that fence. Very difficult, but the gate is much too short. There's a lot of people off the street.

Mr. Dryburgh: Yeah. I'm assuming that the lock we're putting on will work.

Mr. Scheerer: The exact same lock. We had one replaced at Seven Eagles. I'm getting that for engineering, and they're going to use that as a template. It will all have to be constructed. It's going to have to be fabricated, and it's going to have to be powder coated. It's going to be a process. If the Board approves this agreement today, I'll try to get a schedule from ACT as to how long it'll take for them to put it in.

Mr. Greenstein: Is it brown-brown or bronze-brown?

Mr. Scheerer: It's bronze.

Mr. Greenstein: It's not black.

Mr. Scheerer: All the other pools have been there for 15 years, so they're quite faded. You're not going to get the faded look. You're going to get the polished look.

On MOTION by Mr. Goldstein, seconded by Mr. McKeon, with all in favor, the Access Control Technologies for Carriage Pointe Pool Gate Installation, was approved.
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**F. Landscape/Grounds Maintenance Agreement Extension with Yellowstone Landscape-Southeast, LLC.**

Ms. Adams: Board members, the next item on the agenda is an extension and an amendment to your landscape and grounds maintenance agreement. There is a copy of the agreement included on the Tab F of your agenda packet. This is simply a 12-month extension to your current landscape service agreement. Again, this runs in tandem with your fiscal year and so this time a year, you see many of these service agreements that are presented for renewal. There are no changes to the term of the agreement and Kristen, did you have any other comments?

Ms. Trucco: I think you've covered it. It is the same indemnification, insurance, and these provisions, everything that's in the original agreement is going to carry over for the additional year.



On MOTION by Mr. Greenstein, seconded by Mr. Goldstein, with all in favor, the Landscape/Grounds Maintenance Agreement Extension with Yellowstone Landscape-Southeast, LLC., was approved.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Memorandum of Understanding with Duke Energy for Removal of Trees**

Ms. Adams: The next item in your agenda packet is the ratification of a Memorandum of Understanding with Duke Energy. This item has been executed by the Chairman of the Board. Were they relocating the utility lines for this project?

Mr. Scheerer: They have to relocate the utility transmission lines and remove the three magnolias in the median.

Ms. Adams: Yes. So you may see the diagram included in your agenda packet. Alan met with Duke Energy on site. They do have an easement agreement for maintenance in this area. Unfortunately, there are these four magnolia trees that are very mature and beautiful but those had to be removed for the course of this utility project so we're seeking a motion to ratify this. The agreement has already been executed by the Chairman.

On MOTION by Mr. Dryburgh seconded by Mr. Goldstein with all in favor, the Memorandum of Understanding with Duke Energy for Removal of Trees, was ratified.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Series 2021 Requisition #1**

Ms. Adams: The next item on the agenda is the ratification of the bond requisition. This is the Series 2021 project for Reunion Village. This is bond requisition number 1 for series 2021 in the amount of \$10,135,184.34. This requisition has been reviewed by District Counsel, District Management staff and most importantly by the District Engineer. Any remarks Steve, before the Board ratifies?

Mr. Boyd: We went through all the items included to verify that everything in accordance with the Engineer's report and the capital bonds that were issued.

Ms. Adams: You have a motion to ratify? Any questions?

Mr. Goldstein: Take a moment to look through it.

Ms. Adams: Absolutely.

Mr. Goldstein: This is not a ten-thousand-dollar question.

Ms. Adams: Yes.

Mr. Goldstein: It's a little bit bigger.

Ms. Adams: You'll see this includes several years of work.

Mr. Boyd: It includes all of the design and construction cost associated with the infrastructure of this project.

Mr. Greenstein: You'll see it's Spectrum and Reunion Village.

Mr. Dryburgh: Yes, I see that. What in the world is a mailbox solution for \$95?

Mr. Goldstein: I'll have to look at that.

Mr. Dryburgh: That means they can't use their cards to get mail.

Ms. Trucco: I can just add to that that the Board approved the conveyance documents related to this requisition last month.

Mr. Goldstein: Yes.

Ms. Trucco: Which we are in the process, we've just signed off, I was emailing Tricia about it yesterday, signed off on the title work. Now that Steve's signed off, we have all the signature pages so we can proceed with recording those deeds and we also have signed off Bill of Sale to transfer the actual property and improvements that are related to this requisition to the District so we own it.

Ms. Adams: So that was the action the Board took last month that was subject to staff verification and completion and Kristen has been working on that diligently.

On MOTION by Mr. Dryburgh, seconded by Mr. Greenstein with all in favor, Series 2021 Requisition #1, was ratified.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

##### **i. Presentation of Memorandum on Wastewater Services and Stormwater Management - ADDED**

Ms. Adams: We're down to the staff reports and Kristen does have a memorandum regarding the District storm water system.

Ms. Trucco: I think that they are included in your agenda today. This is a memorandum regarding a new law that is effective as of July 1st and it requires all of the cities, counties, and special Districts, which the CDD is considered a special District to prepare a report regarding its storm water systems and its wastewater systems. It's called a 20-year needs analysis report.

Mr. Dryburgh: Twenty-year?

Ms. Trucco: Twenty-year, it's a 20-year projection and we have a duty to update it every five years and it is due to the county by June 30th, 2022. So there are some details on page two of the memo. Those are all of the requirements for the report. We've reached out to a couple of the District engineers that we work with and they've said they're comfortable preparing this type of report. In fact, some of this information they already have at hand, so what we're recommending to the District is for the Board to ask Steve and his team to prepare a proposal. After they've reviewed the requirements, to prepare a proposal and bring it back to the Board some time prior to January 1<sup>st</sup>. There's no magic in that number, it's just a ballpark idea so that it gives the District some heads up if we need to seek out other vendors for information to complete this report prior to that June 30th deadline. GMS may also incur some additional costs and I recommend that Tricia work with her team and come back with a proposal to the District if they feel that they would also incur an additional cost to prepare this type of report.

Mr. Goldstein: We talked about the fact that every CDD, every special District has to go through this process so there'll be a consensus approach to it, a boilerplate format for it, to minimize the cost.

Ms. Trucco: Hopefully, the cost will be minimal. There's one update that I had promised and I want to make sure that I touch on it, it is the agreement between Kingwood and the District regarding the irrigation system. We have sent that draft agreement with our revisions in it, we're working with them. They're cooperating with us. We've asked them to quantify expense and investment that they put in. They're working on gathering that information for us and we are going to continue to keep you updated but for right now, I can just report they are cooperating with us and we're working on revising that revision because I think that's fair for both parties.

Mr. Goldstein: So we are moving in the right direction?

Ms. Trucco: We are moving in the right direction, yes. We will keep you updated on the status of that agreement. That is all I have. Thank you.

Mr. Dryburgh: Thank you.

**B. Engineer**

Ms. Adams: Steve?

Mr. Boyd: I don't have any real updates on anything now. The survey for the additional gate has been authorized and I have not received an update. I'm following up on that.

Mr. Greenstein: Tom, what we're talking about is a survey of the land at Reunion Village on the Reunion Village side of the Davenport Creek Bridge. There will be access control, resident access controls, to go to and from Reunion Proper over that bridge. In order to adequately control the traffic and not create a situation where people have to make U-turns or anything else if they're not authorized to get over the bridge. There has to be bridge control on both sides. Leaving Reunion so there will be no cut-throughs as well as coming into Reunion from Reunion Village. We had a plan originally that had gates. Both of the gates were on one side of the bridge and I don't think that's going to work. We've commissioned our engineer to get a survey to see what land is available that can be used to adequately stop traffic, make them scan their card or prox card or whatever, and then they'll be able to proceed over the bridge. If you're not authorized to proceed over the bridge, you'll be able to make a U-turn and come back out on 532. That's what we're working on.

**C. District Manager's Report**

**i. Action Items List**

Ms. Adams: Under District managers report included in your agenda packet under tab D, number 1 is the action item list and the first item on the action item list is the irrigation turnover. You've already had an update from District counsel regarding the status of the agreement and communication back and forth. The next item after that is the Reunion Village Davenport Creek Bridge and we've just heard an update on that. With Seven Eagles management, there are several things in play at that facility right now. Board members authorized the repurposing of that room to a functional fitness area and the Board also authorized some construction services so that space has now been painted. There has been some trim work installed, there has been new flooring installed, there has been some clean-up of the restroom areas in the general facilities. Alan has also been working on ensuring the lighting and HVAC are functioning properly. Alan and I recently met with a vendor who is going to be providing a proposed equipment list as well as layout and design for that space. We're planning to re-purpose some equipment from the existing fitness center into that space and then to add some additional new equipment. That scope will be sent out for competitive proposals and we're hoping to have competitive proposals ready for your

November 11th meeting. The one item that is still pending that was part of the approved construction is the installation of a mirror on the wall that's closest to the pool area. If you go in that room and you see that wall, it looks a little different than the others and there's not the trim on there. They're waiting for the mirror installation. This is the same contractor doing the mirror installation who did the other work.

Mr. Scheerer: I think it's subcontracted with a mirror company because we have to cut out for outlets. It is not something he can do. I was told they would be in yesterday. I'm trying to find out. It is any day now and then that one will be complete.

Ms. Adams: Ready for equipment.

Mr. Scheerer: It looks good.

Ms. Adams: Yeah. Along those same lines, speaking about the fitness center and Seven Eagles, after the Board took over direct management of that facility, we did engage fitness services of Florida for a preventative maintenance agreement for their fitness equipment in that space that they've been performing preventative maintenance visits every other month and then also any additional calls if needed if a popular piece of equipment was down. They have recommended that based on the usage that the District increases from six preventative maintenance visits a year to 12, so I asked them to provide a proposal and I'll be bringing that back to the Board at a future meeting. But that equipment in that center is getting a lot of use. It's a very popular space and it's well used so that's a good thing. You have recently approved fees for renting Linear Park and Seven Eagles so a lot of these things that we can start to take off the list as we finalize the management transition for Seven Eagles. The next item I'm not going to discuss in detail because Victor Vargas is here and I believe that we'll discuss this under security reports. Included in your agenda packet is a list of recommendations provided by Osceola County Sheriff's Office that we'll go through in detail with Victor Vargas who's the director of security to determine if anything needs to be added to the action item list or if we can continue the status to be on hold. You've already had an update regarding the pool gate access that today the Board approved installation at Carriage Pointe so we'll update the status section of this item for pool access gate improvements. The roads being sold is on hold. The Seven Eagles pool furniture I can take off the list, it's completed. I just wanted to make a note, it was completed. It looks good. The furniture had been delayed on several occasions so we weren't holding our breath but happily it did arrive mid-September and was immediately installed. Kristen, are you still waiting for the revised map from GMS to go back to the county? I think I have it.

Ms. Trucco: Oh, that's right. The county requested it.

Ms. Adams: Board members, as you understand, the Board approved the proposal of an amendment to the landscape maintenance agreement with Osceola County. Osceola County has come back to District counsel and requested a more detailed map so Alan has been working with Yellowstone in order to prepare a detailed map of the area that we're asking to be relieved of maintaining. The plan is to be relieved from maintaining the south side of the road for the District to continue to maintain the vegetated median and the side of the road closest to Reunion. We're working on that map, we'll get that to District counsel who can, in turn, get that to the county with the hopes that this agreement can get settled and presented to both parties. The original map that the county provided also left something to be desired but we're working through that. Then once we have the agreement in place, we will notify the commercial projects on that side of the road that the District will not be maintaining the landscape improvements. We're also waiting to hear back from the county. It's possible if they notify us in writing that we could be required to uninstall the improvements, we won't know until we get that communication back from the county. That's where we are with that.

Mr. Goldstein: When you say, uninstall the improvements, most of the south side now has been ripped up by the contractors who are installing buildings on the south side. The only thing that we would have left would be water. Why would we uninstall the pipes? Just leave it. That project cost of hundreds of thousands of dollars every month that goes by is less and less because they just keep ripping up more and more.

Mr. Scheerer: There's been some isolation valves installed so whenever that's approved, we can just turn it off. Yellowstone has already done it once. They got in there and we cut the main line off and irrigation to the south side of the road.

Mr. Dryburgh: That will save \$100,000. That's fabulous.

Ms. Adams: The Duke streetlights are in process. Duke has notified the District that they may be out working overnight in order to catch up on projects so security is aware that residents might see workers in the wee hours of the night changing out streetlights.

Ms. Goldstein: Will they also be doing the Reunion properties such as the clubhouse in that area?

Mr. Greenstein: No.

Mr. Scherer: That is a separate agreement. We only did the CDD agreements.

Mr. Greenstein: It's not ours.

Ms. Adams: Board members, I added this to the action item. You just had an update from District Counsel regarding the property conveyance at Reunion Village. It's especially noteworthy for the Board because in the future you will be seeing service agreements for the areas that are conveyed to the District. We're not there yet. The developer is continuing to maintain those areas, but eventually you will see pond maintenance agreements, landscape maintenance agreements, etc., for that area.

Mr. Dryburgh: Was that included in the budget?

Ms. Adams: Yes, the new areas are included in the budget. Security improvements at Carriage Pointe: this project was approved last month. We are working with District counsel, who's in the process of reviewing the agreement provided by Envera for the installation of security improvements as well as ongoing monitoring. We're also engaging with the District's access control provider. The controls that will be installed are the same controls that are used at other Reunion entrances. Any questions on that project? The appointment to seat 3 has been completed and will be taken off of the action item list. The parking rules, we've already discussed in detail. Now that the fiscal year has started, Alan and I will be working on a capital project tracking list to include with future meeting agenda packets. Any questions on the action item list or anything that Board members would like to see included that wasn't included?

**ii. Approval of Check Register**

Ms. Adams: The next item on the agenda does require Board action. This is approval of the check register under Tab 2. There's a summary check register from September 1st through September 30th, 2021. The detailed check run summary is behind the register. The total amount is \$284,875.72. Happy to answer any questions. Otherwise, we would be seeking a motion to approve.

Mr. Greenstein: Nothing unusual. Motion to approve the registers as presented.

On MOTION by Mr. Greenstein seconded by Mr. Dryburgh, with all in favor, the September Check Register was approved as presented.
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**iii. Balance Sheet and Income Statement**

Ms. Adams: Your balance sheet and income statement are also included in your agenda packet for Board member review. These are unaudited financials; no action is required. It does include your cash balance sheet for your general fund, your replacement and maintenance fund,

as well as notifications regarding your debt service funds. It includes the general fund through August 31st, 2021 with your pro-rated budget as well as your actuals.

**iv. Status of Direct Bill Assessments**

Ms. Adams: We also included information regarding your direct bill assessments. You are fully collected for the past fiscal year.

Mr. Greenstein: Always a good thing to do.

Ms. Adams: Yes, always a good thing.

**D. Security Report**

**i. 41 Parking Violations and 2 Vehicles Towed**

Ms. Adams: Under security reports, I'll just start out by mentioning that the parking violations were sent to Board members in detail for the month of September. A summary would be that there were 41 parking violations issued and that two vehicles were towed. Do you have any further comments regarding parking? Hearing none,

**ii. Review of Security Assessment Provided by Osceola County Sheriff's Office**

Ms. Adams: The next item is review of the security assessment provided by the sheriff's office staff. This item was deferred because Board members wanted to get Victor's input regarding suggested improvements. Included in your agenda packet under Tab 2. I'm just going to summarize. The first item relates to the pool gates and the sheriff's office was recommending taller pool gates, which is currently in process.

Mr. Greenstein: Yep.

Ms. Adams: There's now been a taller pool gate installed at Seven Eagles. Earlier today the Board approved installation of a taller gate at Carriage Pointe. If that's successful, we'll be able to present proposals for the remaining CDD pools. I should also say that one action that the Board took this past year was the installation of cameras at the pool deck. Again, that was in tandem with this proposal which had been presented a year ago regarding pool cameras and other measures to control unauthorized use of the CDD pools. They also are suggesting what I would characterize as hostile vegetation to be considered in areas where potentially people are jumping pool fences. That can be a consideration rather than just having the hedges, something that is thorny like a bougainvillea could be considered. Moving down to the fourth paragraph, this identifies property nearby 7/11 where there's no fencing and I think this in particular, as well as



the property at the end of Sandy Ridge that is not CDD property, these are areas that the Board members wanted feedback from security in the course of security observation and security patrol, how often they see foot traffic accessing Reunion.

Mr. Scheerer: But please understand that everything on Old Lake Wilson Road is accessible to Reunion, it's not fenced.

Ms. Adams: Yeah.

Mr. Scheerer: Everything going down 532 is all wide open as well. Foot traffic is another thing I know over the years we've addressed some security concerns by planting additional trees by the Terraces retaining wall there. Anything on the golf courses is wide open, 532 is wide open, all the way down.

Ms. Adams: Yeah. One thing that Alan is alluding to that if we start with this area that perhaps was recommended by the sheriff's office, there may be no end to it in terms of budgeting and allowance for barriers.

Mr. Greenstein: You can't close this in.

Ms. Adams: Yeah.

Mr. Dryburgh: No, I don't think it's CDD responsibility to be worried about closing us in. That would be Reunion master looking at the whole project and security issues. All we can do is look at what we can do for the pool.

Ms. Adams: That area behind 7/11 was noted. Also, the end of Sandy Rich Drive, there's a parcel there. This parcel is not District property. If you drive up there and you drive to the end of the parking lot, you can see where there may be golf cart traffic or service vehicles that are going through there.

Mr. Scheerer: There used to be plastic yellow chains running along that. The chains are down but again that's Common Association Property, it's not CDD property. There's a retention pond on the back of that but it is CDD, but it is well landscaped behind owner's utility lines.

Ms. Adams: Victor can probably speak to the security vulnerabilities if that's an area that you see foot traffic or other traffic even.

Mr. Vargas: We see some feet traffic from owners. At other times the traffic is backed up, so vehicles sometime like to cut there, especially in Sandy Ridge, that entrance. We need to secure that area.

Ms. Adams: That information security can convey to the HOA regarding their ability to install a chain.

Mr. Goldstein: Did we have break-ins in that area at all?

Ms. Adams: No. I'm just stating that for the record since we are recording. Victor shook his head "no."

Mr. Greenstein: We basically monitor these areas, and they come up in the security assessment whether the property that's supposedly vulnerable is ours or not. But most of these don't have easy solutions. Again, if for some reason, there was a pattern of a problem occurring, then we address it.

Ms. Adams: Then the very last recommendation from the sheriff's office was a device to deter traffic from backing up at the entrances. Board members, as a result of this discussion, do we want to remove the security items from the action item list or do you want to just keep it there on hold?

Mr. Greenstein: I think we've addressed the issues, the actionable ones, so I would take it off.

Ms. Adams: Okay. We'll take that off the list, absolutely. Sounds good.

Mr. Greenstein: Before we know it, there will be another assessment.

Ms. Adams: There you go. Sounds good.

#### **TENTH ORDER OF BUSINESS**

#### **Other Business**

Ms. Adams: Is there any other business? Hearing none,

#### **ELEVENTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

Ms. Adams: Are there any Supervisor requests? Mr. Chairman, this is not a scheduled public comment period, but we do have a member of the audience who is indicating the desire to speak. Would you like to designate a public comment period?

Mr. Greenstein: Public comment period so designated.

Ms. Adams: Could you please state your name and address for the record?

Resident (1106 Watson Court): I think I want to address this question to counsel. Basically, the question is, does the Board, if it so chose, have any legal ability to address this proposed extension of Poinciana Parkway going right past our property and connecting with I-4? Can you sue for damages first of all, or alternatively, can you challenge what I consider to be their unilateral decision on the routing? I went to a meeting about a year ago, and there were five

options. I come back after my summer vacation and they've just chosen the option that goes right by my backyard, Mark's backyard. All kinds of property here. That's not going to be a minor.

Mr. Goldstein: They chose almost the most expensive choice they can make, but it's a surprise to you, I'm sure that it stays within the county, and therefore they get fees for every car on that road in the county. If they'd taken the other choices, it would have been shared to Polk County and somehow, that wasn't acceptable.

Mr. Julius: Which then raises the question of, this might be a government agency, but it's a toll agency. Can we challenge them? Can we sue for damages?

Ms. Trucco: I don't know. I don't know all the detail about that, so I'd have to look into that issue if the Board was interested in legal counsel. Is it Osceola County that did the expansion? Is that correct?

Mr. Goldstein: It's Florida Expressway.

Ms. Trucco: Okay. That is a state agency, so they do have the power to condemn property and go through eminent domain proceedings, they probably did. Then it was also probably before the Osceola County Board of County Commissioners, which allows for public hearing period, so it's probably already voted on by the County and approved if it's taking place or already is in process of occurring right now. We would have to look into the specifics to see if the rules were followed.

Mr. Julius: Okay.

Mr. Greenstein: Technically, I think if we look at the project timeline, I believe the extension itself, that last leg, is still in the PD&E study phase. What they approved and what will happen is the extension of Poinciana Parkway, before it comes into Polk County on Kinney Harmon, it's going to make a right turn, and it's going to basically parallel OBT, and it's going to come across Old Tampa Highway, where the railroad tracks are, just up on our side of it, up the way a little bit, there will be the entrance for getting on to Poinciana Parkway. So their whole discussion is, how does it go from that point to get to I-4 in effect? The county seems to be pushing and the Expressway Authority, as John said about the revenue piece, wants it connected into 429. That puts it between the back of our property, Reunion Golf Course property, and Island Village by Celebration. The other possibility, which as far as I know, is still a possibility, is to just bring it down 532 and create an Osceola Parkway type effect with an elevated roadway going over Old Lake Wilson crossing with service lanes. That's less costly, but it's far less desirable, I guess, because it changes the whole landscape of the area. So I would just say, we're trying to keep

ourselves aware of what's happening and there will be another notice, probably, for when they get serious with picking one route. Today they came and talked to us. The consulting firm for the county came to talk to us about the Sinclair Road Extension Project. That is just getting going as far as a PD&E study, and that's going to be probably three years down the road when we actually see it happen. We haven't seen the extension of Poinciana Parkway from Kinney Harmon to 532.

Mr. Julius: So aside from whether they followed their own rules, if we assume they did, there's really nothing we can do?

Ms. Trucco: I don't think we can defend the answer without really looking into the facts of it. One other consideration that comes into play with these types of issues is whether there was something recorded, like a recorded plan, or development PUD, something that was recorded at the time you purchased your home to put the public on notice of a possible extension or something like that. Is this what we are working with? Potentially, state agency, they do have the power to proceed with the domain, etc. But I will say that they are likely just to have hearing times at Osceola County or whatever county you're dealing with, where the public has an opportunity to come forward and many residents do come forward and say, I'm opposed to this for these reasons.

Mr. Julius: One final follow-up question. If I can point to this map, does the CDD own this property? Is this our property? Because if you force this extension to come out here, it's much farther away. My understanding is they're going to try and run this road right past the Golf Course. Literally, I could hit it with a good drive. So my question is, do we own this property?

Ms. Adams: The District boundaries are identified on the District website, reunioneastcdd.com. It has the District boundaries on there. I'm not sure how that relates to this map here.

Mr. Julius: So my question basically is, if they come back to us with this Board and say, we want to purchase this property for our road, is that a possibility?

Mr. Goldstein: Well, they purchase or they take. Remember eminent domain, it was an issue that they can apply.

Ms. Trucco: They have to be a member of government for eminent domain.

Mr. Julius: They really could just take it?

Mr. Greenstein: Yeah.

Ms. Trucco: They have to go through a court proceeding to do that.

Ms. Adams: Mr. and Ms. Julius, we are recording the meeting, so what I'm going to ask is if we close the public comment period, and staff and work with you outside of the meeting. I

do happen to have the name of the person who's seeking public input regarding the Poinciana Expressway extension, as it impacts this District, so I'll be happy to provide that to you if you can give me an email address.

Mr. Julius: Alright.

**TWELFTH ORDER OF BUSINESS**

**Next Meeting Date**

Ms. Adams: The Board's next meeting date is November 11th, at one o'clock.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

## **SECTION B**



**RESOLUTION NO. 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULE CHAPTER V, PARKING AND TOWING RULES; 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 created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules 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 of the District (the “Board”) finds that it is in the best interests of the District to adopt by this Resolution Rule Chapter V, regarding Parking at Towing Rules of the District, attached hereto as Exhibit “A” (the “Rule”) for immediate use and application, and to replace the Rules of Procedure adopted by the District; and

**WHEREAS**, the Board 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 Rule is hereby adopted. The Rule shall stay in full force and effect until such time as the Board may amend the Rule, in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any previously adopted rules that conflict with the Rule.

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

**PASSED AND ADOPTED** this 11th day of November, 2021.

*[Signatures provided on following page.]*

**SIGNATURE PAGE TO RESOLUTION 2022-03  
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

PASSED AND ADOPTED this 11<sup>th</sup> day of November, 2021.

REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT, a Florida  
community development district

Print: \_\_\_\_\_  
Secretary / Assistant Secretary

Print: \_\_\_\_\_  
Chairman / Vice Chairman

**EXHIBIT “A”**

**RULE CHAPTER V, PARKING AND TOWING RULES**

*[See following page.]*

# 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 November 11, 2021 by Resolution 2022-03

- 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 November 11, 2021"**), 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 November 11, 2021**, 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: November 11, 2021

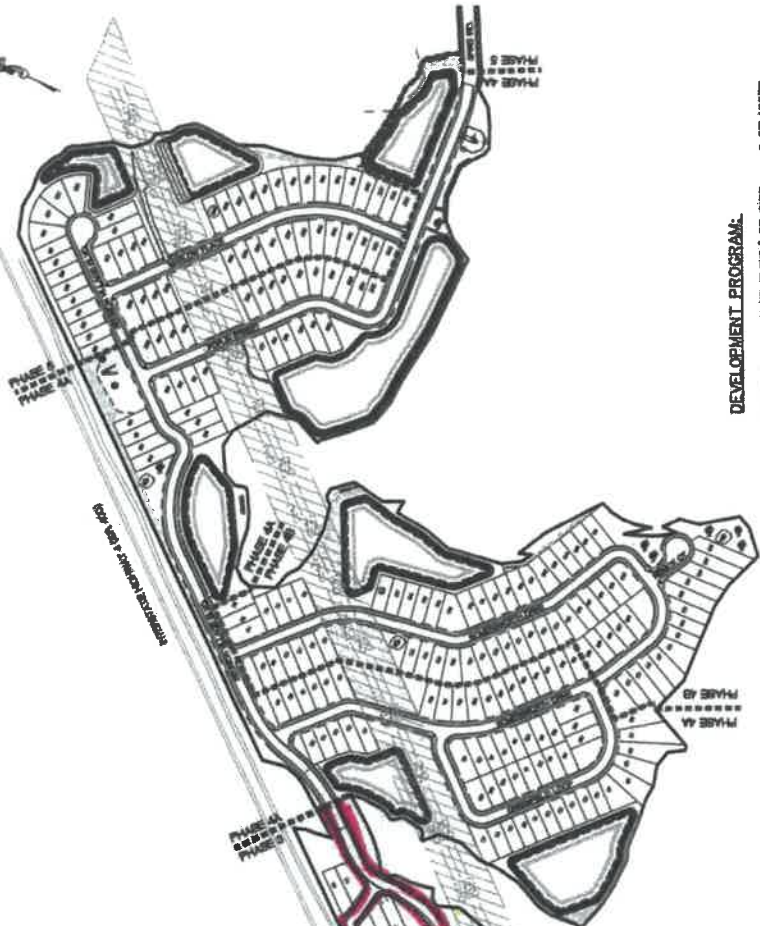
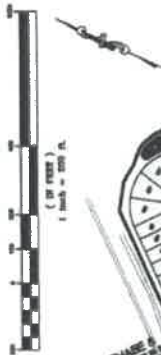
## **Appendix 5.0**

### **District Parking and Towing Maps – Revised November 11, 2021**

[ATTACHED ON FOLLOWING PAGE(S)]

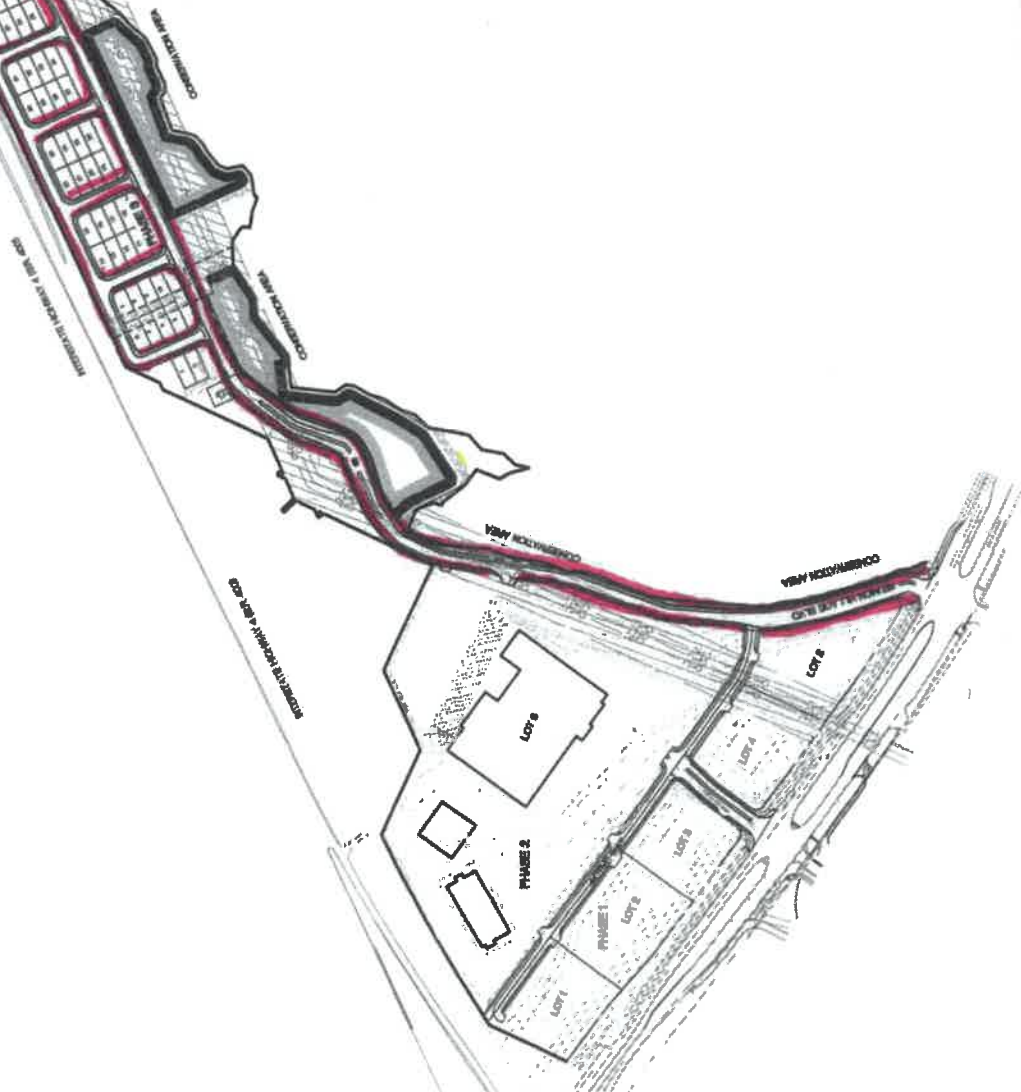


GRAPHIC SCALE



DEVELOPMENT PROGRAM:

PHASE	UNIT TYPE/LOT SIZE	# OF UNITS
PHASE 1:	COMMERCIAL	
PHASE 2:	HOSPITAL	
PHASE 3:	40' X 100'	43 UNITS
PHASE 4A:	40' X 100'	88 UNITS
PHASE 4B:	40' X 100'	66 UNITS
PHASE 5:	40' X 100'	50 UNITS
TOTAL:		250 UNITS



NO PARKING  
PARKING

MAGNOLIA CREEK  
PLAT BOOK 12, PAGES 70-79,  
LOT 2, BLOCK 2

POINT OF COMMENCEMENT  
SE CORNER OF LOT 1, BLOCK 1 ALSO  
WESTERLY R/W LINE OF CR 545 AS  
DEDICATED BY TRACTS F AND H

N06°25'44"W 3143' N90°00'00"W

MAGNOLIA CREEK

## SECTION V

## **FORM OF REQUISITION**

The undersigned, a Responsible Officer of the Reunion East Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as the successor trustee (the "Trustee"), dated as of March 1, 2002, as supplemented by that certain Eighth Supplemental Trust Indenture dated as of August 1, 2021 (collectively, the "Series 2021 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2021 Indenture):

(A) Requisition Number: **2**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to Acquisition Agreement:

**Boyd Civil Engineering  
6816 Hanging Moss Road  
Orlando, FL 32807**

(D) Amount Payable: **\$ 2,561.86**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

**Invoice #3041 – Bond issuance Engineer's Report – June 2021  
Invoice #3069 – Bond Issuance Engineer's Report – June 2021  
Invoice #3082 – Partial Balance -- Review Req. 1 Summary and back up -  
August 2021**

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2021 Acquisition and Construction Account of the Acquisition and  
Construction Fund.*

The undersigned hereby certifies that:

1. Obligations in the stated amount set forth above have been incurred by the District;
2. Each disbursement set forth above is a proper charge against the Series 2021 Acquisition and Construction Fund; and
3. Each disbursement set forth above was incurred in connection with the Costs of the Series 2021 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

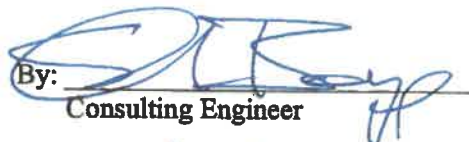
**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Responsible Officer

Date: 10/21/21

**CONSULTING ENGINEER'S APPROVAL**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2021 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2021 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any requisition (a) the portion of the Series 2021 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2021 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

By:   
Consulting Engineer

Date: 10/28/2021



## BOYD CIVIL ENGINEERING, INC.

6816 Hanging Moss Road  
Orlando, Florida 32807, United States  
Tel: 407-494-2693  
Barbie@boydcivil.com  
<https://boydcivil.com>

Reunion East CDD  
1408 Hamlin Avenue, Unit E  
St. Cloud, Florida 34771

## INVOICE

INVOICE DATE: 6/30/2021  
INVOICE NO: 03041  
BILLING THROUGH: 6/25/2021

### 1003.001 - Reunion East Bonds

Managed By: Steven N Boyd, P.E.

#### 1003.001.A - PROFESSIONAL SERVICES

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
Principal :				
6/9/2021	Revise Engineers Report for 2021 Bonds	4.00	\$150.000	\$600.00
6/23/2021	Revisions to RECDD 2021 Bond Issue Engineers Report	1.00	\$150.000	\$150.00
6/24/2021	Revisions to RECDD 2021 Bond Issue Engineers Report	4.00	\$150.000	\$600.00
6/25/2021	Revisions to RECDD 2021 Bond Issue Engineers Report	1.00	\$150.000	\$150.00
TOTAL SERVICES		10.00		\$1,500.00
TOTAL ( 1003.001.A )		10.00		\$1,500.00

#### 1003.001.B - REIMBURSABLE EXPENSES

\$0.00

SUBTOTAL \$1,500.00

AMOUNT DUE THIS INVOICE \$1,500.00

This invoice is due upon receipt





## BOYD CIVIL ENGINEERING, INC.

6816 Hanging Moss Road  
Orlando, Florida 32807, United States  
Tel: 407-494-2693  
Barbie@boydcivil.com  
<https://boydcivil.com>

Reunion East CDD  
1408 Hamlin Avenue, Unit E  
St. Cloud, Florida 34771

## INVOICE

INVOICE DATE: 8/4/2021  
INVOICE NO: 03069  
BILLING THROUGH: 8/1/2021

### 1003.001 - Reunion East Bonds

Managed By: Steven N Boyd, P.E.

#### 1003.001.A - PROFESSIONAL SERVICES

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
Principal :				
6/28/2021	Revisions to RECDD 2021 Bond Issue Engineers Report	1.50	\$150.000	\$225.00
6/29/2021	Revisions to RECDD 2021 Bond Issue Engineers Report	1.00	\$150.000	\$150.00
6/30/2021	Revisions to RECDD 2021 Bond Issue Engineers Report	2.00	\$150.000	\$300.00
TOTAL SERVICES		4.50		\$675.00
TOTAL ( 1003.001.A )		4.50		\$675.00

#### 1003.001.B - REIMBURSABLE EXPENSES

\$0.00

SUBTOTAL \$675.00

AMOUNT DUE THIS INVOICE \$675.00

This invoice is due upon receipt



## BOYD CIVIL ENGINEERING, INC.

6816 Hanging Moss Road  
Orlando, Florida 32807, United States  
Tel: 407-494-2693  
Barbie@boydcivil.com  
<https://boydcivil.com>

Reunion East CDD  
1408 Hamlin Avenue, Unit E  
St. Cloud, Florida 34771

## INVOICE

INVOICE DATE: 8/31/2021  
INVOICE NO: 03082  
BILLING THROUGH: 8/29/2021

### 1003.001.A - Professional Services

Managed By: Steven N Boyd, P.E.

#### PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
8/23/2021	Steven N. Boyd, P.E.	Series 2021 - Review of Requisition #1 Admin	3.00	\$150.000	\$450.00
8/27/2021	Steven N. Boyd, P.E.	Review Series 2021 Requisition 1 Summary and Backup	3.00	\$150.000	\$450.00
TOTAL SERVICES			6.00		\$900.00

1003.001.A - PROFESSIONAL SERVICES TOTAL \$900.00

### 1003.001.B - Reimbursable Expenses

Managed By: Steven N Boyd, P.E.

#### EXPENSES

DATE	EMPLOYEE	DESCRIPTION	AMOUNT
8/9/2021	UPS	Certificate of District Engineer and Form of Requisition	\$35.43
TOTAL EXPENSES			\$35.43

1003.001.B - REIMBURSABLE EXPENSES TOTAL \$35.43

AMOUNT DUE THIS INVOICE \$935.43

This Invoice is due upon receipt

\$548.57 Paid from Series 2021 COI

\$386.86 To be paid from Series 2021 Construction Account



## SECTION VI

## FORM OF REQUISITION

The undersigned, a Responsible Officer of the Reunion East Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as the successor trustee (the "Trustee"), dated as of March 1, 2002, as supplemented by that certain Eighth Supplemental Trust Indenture dated as of August 1, 2021 (collectively, the "Series 2021 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2021 Indenture):

(A) Requisition Number: 3

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee pursuant to Acquisition Agreement:

**Latham, Luna, Eden & Beaudine, LLP**  
**PO Box 3353**  
**Orlando, FL 32802**

(D) Amount Payable: \$3,011.50

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

**Invoice #99690 – Preparation and review of Requisition #1 and conveyance documents – September 2021**

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

1. Obligations in the stated amount set forth above have been incurred by the District;
2. Each disbursement set forth above is a proper charge against the Series 2021 Acquisition and Construction Fund; and
3. Each disbursement set forth above was incurred in connection with the Costs of the Series 2021 Project.

The undersigned hereby further certifies that there has not been filed with or served upon

the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

Date: \_\_\_\_\_

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2021 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2021 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any requisition (a) the portion of the Series 2021 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2021 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

By: \_\_\_\_\_  
Consulting Engineer

Date: \_\_\_\_\_

# LATHAM, LUNA, EDEN & BEAUDINE, LLP

ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400  
ORLANDO, FLORIDA 32801  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802  
TELEPHONE: (407) 481-5800  
FACSIMILE: (407) 481-5801

October 21, 2021

Reunion East CDD  
c/o Governmental Management Services  
219 E. LIVINGSTON STREET  
Orlando, FL 32801

## INVOICE

Matter ID: 7932-016  
2020 Bond Issue

Invoice #: 99690  
Federal ID #: 59-3366512

### For Professional Services Rendered:

09/01/2021	JAC	Work on Requisition and finish Resolutions.	1.50 hr	\$457.50
09/03/2021	JAC	[Conveyances] Received and reviewed comments to conveyance documents from Developer; research replat for Villages and reviewed changes.	0.90 hr	274.50
09/08/2021	JAC	[Conveyances] Telephone calls with Zac Johnson and District Manager re: status of various improvements for parcel conveyances; telephone call with Steve Boyd; received and reviewed email with Reunion Village certificate; work on document edits.	1.40 hr	427.00
09/10/2021	KET	Compiled executed documents for conveyances related to Requisition number 1. Preparation of task list. Review of email correspondence from developer regarding tracts requested to be conveyed.	0.60 hr	123.00
09/13/2021	JAC	[Conveyances] Work on Requisition No. 1 and related conveyances; numerous emails from District Engineer and Zac Johnson; review Reunion Village deeds with two owners; emails re: 4/5 Plat approved by CDD.	1.10 hr	335.50
09/15/2021	KET	Review and preparation of conveyance documents for Requisition Number 1.	0.80 hr	184.00
09/17/2021	JAC	Work on acquisition documents for two Reunion Village developers and for Spectrum; ordered O&E; prepared emails.	2.00 hr	610.00
09/17/2021	KET	Review of email correspondence from the District Engineer regarding Requisition No. 1 conveyances.	0.10 hr	20.50
09/27/2021	KET	Compiled conveyance documents related to Requisition 1 and reviewed status of signatures on same.	0.30 hr	61.50
09/27/2021	jms	Emails regarding title and executed signature pages for the conveyance documents with EHOF	0.60 hr	57.00
09/28/2021	KET	Review and compilation of conveyance documents, including the Engineer Certificate, and title work regarding Requisition 1 conveyances and email correspondence to working group regarding items needed. Email correspondence with Osceola County regarding the Amendment to Interlocal Agreement to cease maintenance of improvements on 532.	2.30 hr	471.50
09/28/2021	jms	Emails with attorney regarding remaining executed signature pages needed for the EHOF conveyance documents	0.10 hr	9.50
Total Professional Services:				\$3,011.50

October 21, 2021  
Matter ID: 7932-016

Invoice #: 99690  
Federal ID #:59-3366512

**INVOICE SUMMARY**

For Professional Services:	11.70 Hours	<u>\$3,011.50</u>
		<u>\$3,011.50</u>
Total Due:		<u>\$3,011.50</u>

## SECTION VII

# QUOTE

**Quote#** 3509963 - 1R

**Date** 20-OCT-2021

**Expires** 02-JAN-2022



Page 1/8

## Bill To

REUNION EAST  
COMMUNITY  
DEVELOPMENT DISTRICT  
ACCOUNTS PAYABLE  
GOVERNMENTAL  
MANAGEMENT  
SERVICES-CF, LLC  
1408 HAMLIN AVENUE  
UNIT E  
SAINT CLOUD, OSCEOLA  
FL 34771  
US

**Contact:**  
**Cell:**  
**Office:**  
**Email:**

## SALES REPRESENTATIVE

KRISTA LAM  
**Cell:** 410-299-4277  
**Office:**  
**Email:** Krista.Lam@lifefitness.com

## Life Fitness

### Corporate Address:

10601 Belmont Avenue  
Franklin Park, IL 60131 USA  
Phone: Main (847) 288-3300  
Toll Free (800) 735-3867

### Remittance Address:

2716 Network Place,  
Chicago, IL  
60673, USA

## Ship To

REUNION EAST  
COMMUNITY  
DEVELOPMENT DISTRICT  
SEVEN EAGLES FITNESS  
CENTER  
1344 SEVEN EAGLES CT  
KISSIMMEE, OSCEOLA  
FL 34747  
United States

**Contact:**  
**Cell:**  
**Office:**  
**Email:**

## ONSITE CONTACT

**Cell:** 407-347-4103  
**Email:** tadams@gmscf.com  
**Facility ID:**

**Shipment Priority:** STANDARD  
**Requested Delivery Date:** 31-DEC-2021

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
1	<b>ACC-BSU</b> BOSU PRO BALANCE TRAINER, GRAY	1	267.00	-80.10	186.90	186.90
2	<b>LF-FR</b> LIFE FITNESS FOAM ROLLER, GRAY, SOFT, 36IN	3	48.00	-14.40	33.60	100.80
3	<b>LF-GDB</b> LF STUDIO DB, 2.5LB EACH, URETHANE, BLK/GRY	4	25.00	-7.50	17.50	70.00
4	<b>LF-GDB</b> LF STUDIO DB, 5LB EACH, URETHANE, BLK/GRY	4	28.00	-8.40	19.60	78.40
5	<b>LF-GDB</b> LF STUDIO DB, 7.5LB EACH, URETHANE, BLK/GRY	4	41.00	-12.30	28.70	114.80
6	<b>LF-GDB</b> LF STUDIO DB, 10LB EACH, URETHANE, BLK/GRY	4	46.00	-13.80	32.20	128.80
7	<b>LF-GDB</b> LF STUDIO DB, 12.5LB EACH, URETHANE, BLK/GRY	4	61.00	-18.30	42.70	170.80
8	<b>LF-GDB</b> LF STUDIO DB, 15LB EACH, URETHANE, BLK/GRY	4	67.00	-20.10	46.90	187.60
9	<b>LF-GDB</b> LF STUDIO DB, 17.5LB EACH, URETHANE, BLK/GRY	4	79.00	-23.70	55.30	221.20

This is a draft quote and not a contract - Subject to management approval

Quote# 3509963 - 1R

Page 2/8

Date 20-OCT-2021

Expires 02-JAN-2022

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
10	<b>LF-GDB</b> LF STUDIO DB, 20LB EACH, URETHANE, BLK/GRY	2	96.00	-28.80	67.20	134.40
11	<b>LF-SB</b> LF STABILITY BALL,75CM,GREY	1	72.00	-21.60	50.40	50.40
12	<b>LF-SB</b> LF STABILITY BALL,65CM,BLUE	1	64.00	-19.20	44.80	44.80
13	<b>LF-SB</b> LF STABILITY BALL,55CM,RED	1	58.00	-17.40	40.60	40.60
14	<b>ACC-BD</b> Power Band,41x1.25in(104x3.2cm)x4.5MM Thick,Green	1	34.00	-10.20	23.80	23.80
15	<b>ACC-BD</b> Power Band,41x1.75in(104x4.5cm)x4.5MM Thick,Black	1	41.00	-12.30	28.70	28.70
16	<b>ACC-BD</b> Power Band,41x2.5in(104x6.4cm)x4.5MM Thick,Purple	1	58.00	-17.40	40.60	40.60
17	<b>ACC-BD</b> Power Band,41x4in(104x10cm)x4.5MM Thick,Grey	1	94.00	-28.20	65.80	65.80
18	<b>ACC-BD</b> Power Band,41x0.25in(104x0.6cm)x4.5MM Thick,Orange	1	14.00	-4.20	9.80	9.80
19	<b>ACC-BD</b> Power Band,41x0.5in(104x1.3cm)x4.5MM Thick,Red	1	18.00	-5.40	12.60	12.60
20	<b>ACC-BD</b> Power Band,41x0.75in(104x1.3cm)x4.5MM Thick,Blue	1	26.00	-7.80	18.20	18.20
21	<b>ACC-BR</b> BATTLE ROPE, 1.5IN(38mm) DIA, 30FT(9.1m), BLK	1	124.00	-37.20	86.80	86.80
22	<b>ACC-DB</b> HEX Dumbbell 5LB Each,Rubber	2	15.00	-4.50	10.50	21.00
23	<b>ACC-DB</b> HEX Dumbbell 10LB Each,Rubber	2	32.00	-9.60	22.40	44.80
24	<b>ACC-DB</b> HEX Dumbbell 15LB Each,Rubber	2	45.00	-13.50	31.50	63.00

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Quote# 3509963 - 1R

Page 3/8

Date 20-OCT-2021

Expires 02-JAN-2022

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
25	ACC-DB HEX Dumbbell 20LB Each,Rubber	2	59.00	-17.70	41.30	82.60
26	ACC-DB HEX Dumbbell 25LB Each,Rubber	2	62.00	-18.60	43.40	86.80
27	ACC-DB HEX Dumbbell 30LB Each,Rubber	2	67.00	-20.10	46.90	93.80
28	ACC-DB HEX Dumbbell 35LB Each,Rubber	2	78.00	-23.40	54.60	109.20
29	ACC-DB HEX Dumbbell 40LB Each,Rubber	2	87.00	-26.10	60.90	121.80
30	PRF-ROW HEAT ROW	1	2,679.00	-1,071.60	1,607.40	1,607.40
31	PRF-ROW HEAT PERFORMANCE ROW	1	3,089.00	-1,235.60	1,853.40	1,853.40
32	IC5 GROUP EXERCISE BIKE IC5 BASE/CONSOLE, LF BRND	2	2,059.00	-823.60	1,235.40	2,470.80
33	OP-DBV AXIOM SERIES VERTICAL DUMBBELL RACK - Platinum Frame	1	617.00	-185.10	431.90	431.90
34	SAR LIFE FITNESS ACCESSORY STORAGE RACK - Platinum Clear Frame/English/Mat & Rollers/Beauty Bells Total 1,327.90	1	1,179.00	-353.70	825.30	825.30
	Mat & Rollers	1	359.00	-107.70	251.30	251.30
	Beauty Bells	1	359.00	-107.70	251.30	251.30
35	S180-ADD SYNRGY180 ADDITIONAL SECTIONS - Platinum Clear Frame/English/Suspension Chin/None/None/None/Accessory Shelf/Accessory Shelf/Dumbbell Shelf/Dual Rail Shelf/None Total 1,696.93	1	874.00	-297.16	576.84	576.84
	Suspension Chin	1	205.00	-67.65	137.35	137.35
	Accessory Shelf	1	411.00	-139.74	271.26	271.26
	Accessory Shelf	1	411.00	-139.74	271.26	271.26
	Dumbbell Shelf	1	411.00	-139.74	271.26	271.26
	Dual Rail Shelf	1	256.00	-87.04	168.96	168.96

This is a draft quote and not a contract - Subject to management approval

Quote# 3509963 - 1R

Page 4/8

Date 20-OCT-2021

Expires 02-JAN-2022

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
36	<b>S180-CORE</b> SYNRGY180 CORE - Platinum Clear Frame/English/Suspension Chin/None/Rope Pull/None/None/Battle Rope Anchor/Accessory Shelf/Accessory Shelf/Dumbbell Shelf/Dual Rail Shelf/None Total 4,096.62	1	1,749.00	-594.66	1,154.34	1,154.34
	Suspension Chin	1	205.00	-69.70	135.30	135.30
	Rope Pull	1	2,569.00	-873.46	1,695.54	1,695.54
	Battle Rope Anchor	1	195.00	-66.30	128.70	128.70
	Accessory Shelf	1	411.00	-139.74	271.26	271.26
	Accessory Shelf	1	411.00	-139.74	271.26	271.26
	Dumbbell Shelf	1	411.00	-139.74	271.26	271.26
	Dual Rail Shelf	1	256.00	-87.04	168.96	168.96
37	<b>S180-SIDE</b> SYNRGY180 SIDE STORAGE - None/None/Bosu Ball Storage/None/None/None/None/Stabil ity Ball Storage/Stability Ball Storage/Stability Ball Storage Total 589.69	1	0.01	0.00	0.01	0.01
	Bosu Ball Storage	1	308.00	-104.72	203.28	203.28
	Stability Ball Storage	1	184.00	-55.20	128.80	128.80
	Stability Ball Storage	1	184.00	-55.20	128.80	128.80
	Stability Ball Storage	1	184.00	-55.20	128.80	128.80
38	<b>ACC-TRX</b> TRX SUSPENSION TRAINER	2	363.00	-108.90	254.10	508.20
39	<b>LF-CM</b> LF, CORE MAT,55Lx24Wx0.39in(139x61cm x 10mm),BLK	3	54.00	-16.20	37.80	113.40
40	<b>LF-KB</b> LF KETTLEBELL, 10LB, RUBBER, STAINLESS HANDLE	2	84.00	-25.20	58.80	117.60
41	<b>LF-KB</b> LF KETTLEBELL, 12LB, RUBBER, STAINLESS HANDLE	1	87.00	-26.10	60.90	60.90
42	<b>LF-KB</b> LF KETTLEBELL, 15LB, RUBBER, STAINLESS HANDLE	2	94.00	-28.20	65.80	131.60

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Quote# 3509963 - 1R

Page 5/8

Date 20-OCT-2021

Expires 02-JAN-2022

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
43	<b>LF-KB</b> LF KETTLEBELL, 18LB, RUBBER, STAINLESS HANDLE	1	100.00	-30.00	70.00	70.00
44	<b>LF-KB</b> LF KETTLEBELL, 20LB, RUBBER, STAINLESS HANDLE	2	108.00	-32.40	75.60	151.20
45	<b>LF-KB</b> LF KETTLEBELL, 25LB, RUBBER, STAINLESS HANDLE	2	120.00	-36.00	84.00	168.00
46	<b>LF-KB</b> LF KETTLEBELL, 30LB, RUBBER, STAINLESS HANDLE	2	134.00	-40.20	93.80	187.60
47	<b>LF-KB</b> LF KETTLEBELL, 35LB, RUBBER, STAINLESS HANDLE	2	147.00	-44.10	102.90	205.80
48	<b>LF-KB</b> LF KETTLEBELL, 40LB, RUBBER, STAINLESS HANDLE	2	159.00	-47.70	111.30	222.60
49	<b>LF-KB</b> LF KETTLEBELL, 45LB, RUBBER, STAINLESS HANDLE	1	174.00	-52.20	121.80	121.80
50	<b>LF-KB</b> LF KETTLEBELL, 50LB, RUBBER, STAINLESS HANDLE	1	187.00	-56.10	130.90	130.90
51	<b>LF-MB</b> LIFE FITNESS MEDICINE BALL,4LB,YELLOW	2	45.00	-13.50	31.50	63.00
52	<b>LF-MB</b> LIFE FITNESS MEDICINE BALL,6LB,GREEN	2	60.00	-18.00	42.00	84.00
53	<b>LF-MB</b> LIFE FITNESS MEDICINE BALL,8LB,ORANGE	2	74.00	-22.20	51.80	103.60
54	<b>LF-MB</b> LIFE FITNESS MEDICINE BALL,10LB,RED	2	85.00	-25.50	59.50	119.00
55	<b>LF-MB</b> LIFE FITNESS MEDICINE BALL,12LB,BLUE	2	100.00	-30.00	70.00	140.00
56	<b>LF-MB</b> LIFE FITNESS MEDICINE BALL,15LB,MAROON	1	111.00	-33.30	77.70	77.70
57	<b>LF-MB</b> LIFE FITNESS MEDICINE BALL,18LB,PURPLE	1	123.00	-36.90	86.10	86.10

This is a draft quote and not a contract - Subject to management approval

## QUOTE

Quote# 3509963 - 1R

Date 20-OCT-2021

Expires 02-JAN-2022

Page 6/8

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
58	<b>LF-MB</b> LIFE FITNESS MEDICINE BALL,20LB,LT GREY	1	138.00	-41.40	96.60	96.60
59	<b>LF-MB</b> LIFE FITNESS MEDICINE BALL,25LB,DARK GREY	1	150.00	-45.00	105.00	105.00
60	<b>LF-MB</b> LIFE FITNESS MEDICINE BALL,30LB,BLACK	1	179.00	-53.70	125.30	125.30
61	<b>LF-RTB</b> LIFE FITNESS COVERED RESISTANCE TUBE, EXTRA LIGHT	1	20.00	-6.00	14.00	14.00
62	<b>LF-RTB</b> LIFE FITNESS COVERED RESISTANCE TUBE, LIGHT	1	21.00	-6.30	14.70	14.70
63	<b>LF-RTB</b> LIFE FITNESS COVERED RESISTANCE TUBE, MEDIUM	1	22.00	-6.60	15.40	15.40
64	<b>LF-RTB</b> LIFE FITNESS COVERED RESISTANCE TUBE, HEAVY	1	23.00	-6.90	16.10	16.10
65	<b>SURCHARGE</b> Inflationary Commodity Surcharge	1	1.00	1,184.51	1,185.51	1,185.51

This is a draft quote and not a contract - Subject to management approval

# QUOTE

Quote# **3509963 - 1R**

Date 20-OCT-2021 Expires 02-JAN-2022

Page 7/8

PO Number		Subtotal	
Payment Type		List Price	30,163.01
Payment Terms	CIA COMPANY CK	Adjustment and Surcharge	-9,213.96
Freight Terms		Selling Price	20,949.05
FOB			
Freight/Fuel/Installation			2,866.33
Tax TAXES AS APPLICABLE			
Total(USD)			23,815.38

**Notes:**

Pricing per Sourcwell Contract#081120-LFF and LS Contract# 2021-052.

This is a draft quote and not a contract - Subject to management approval

Quote#

3509963 - 1R

Date 20-OCT-2021

Expires 02-JAN-2022

Page 8/8

**ADDITIONAL TERMS OF SALE:**

1. By accepting this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale found at <https://www.lifefitness.com/en-us/legal/terms-conditions>; and (b) as applicable, to allow the transaction to proceed without a Customer-issued purchase order or other form of purchase agreement as a condition for payment.
2. Life Fitness RECOMMENDS that all strength training equipment be secured to the floor to prevent tipping, rocking or displacement which might occur in the event of unanticipated use of the equipment. Life Fitness also REQUIRES that certain pieces of strength training equipment be secured to the floor. Please contact our Customer Service Department or your account representative for specific details.
3. All shipments of Products shall be F.O.B., Life Fitness' dock.
4. Life Fitness will issue an invoice corresponding to this Quote upon shipment.
5. Life Fitness may ship partial orders.
6. Any additional or different terms or conditions which appear on purchaser's document (including its Purchase Orders) that are inconsistent with the Life Fitness Terms and Conditions of Sale shall be voided and of no effect.
7. Orders canceled by Customer after shipment (or after production starts for "Built-To-Order" products) are subject to a 20% restocking fee.
8. Delays in delivery at Customer's request may result in storage fees (see referenced Terms and Conditions for further details).
9. Prices set forth in this Quote are good for 30 days.
10. All invoices and any payments due thereon related to this Quote will be in U.S. Dollars and will reflect Exchange Rate at time of shipment.
11. Payment terms and credit lines are subject to Life Fitness credit approval.
12. Until all Products are paid for in full, Customer grants to, and Life Fitness shall retain, a security interest in and lien on all Products sold to Customer and all proceeds arising from our sale of the Products by Customer and all discounts, rebates and other funds on Customer's account payable by Life Fitness. Customer authorizes Life Fitness to, at any time and from time to time, file financing statements, continuation statements, and amendments thereto that describe the Collateral, and which contain any other information required pursuant to the UCC for the sufficiency of filing office acceptance of any financing statement, continuation statement, or amendment, and Customer agrees to furnish any such information to Life Fitness promptly upon request. Any such financing statement, continuation statement, or amendment may be signed by Life Fitness on behalf of Customer and may be filed at any time in any jurisdiction. Upon Life Fitness' request, a Customer shall execute such documents that may be necessary or reasonable to protect Life Fitness' security interest.
13. When accepted, this Quote may be processed, fulfilled, and/or invoiced by Life Fitness and/or its affiliated companies, including, but not limited to, Brunswick Billiards, Cybex, SCIFIT or Indoor Cycling Group (ICG), and Customer agrees to make any required payments to the entity that issued the invoice.
14. Life Fitness reserves the right to limit the use of credit cards. A service fee for credit transactions may apply.
15. Life Fitness disclaims all warranties for third party equipment sold to Customer, except that Life Fitness will, to the extent permissible, pass through to Customer all available warranties and provide all available applicable original equipment manufacturer warranties for third party equipment. Customer agrees to look solely to the manufacturer or vendor of such products and services for any customer support or warranty claims. The manufacturer's or vendor's terms and conditions, including warranties, are located on their website or upon request to the manufacturer or vendor.
16. For any Subscription Services purchased pursuant to this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' Master Subscription Agreement found at <https://www.lifefitness.com/en-us/legal/subscriptions>; and (b) the subscription period set forth in this Quote ("Subscription Term") shall be non-cancelable from activation and will automatically renew for a term equivalent in length to the then expiring Subscription Term at Life Fitness' then current Subscription charges. Either Customer or Life Fitness may elect to terminate any Subscription Services by providing notice in compliance with the Subscription Agreement.
17. For Subscription Services for Digital Coach purchased pursuant to this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' Subscription Agreement found at <https://www.lifefitness.com/en-us/legal/subscriptions>; and (b) the Subscription Term shall be a non-cancelable period of 12 months from activation and may be renewed upon mutual agreement of the parties prior to the expiration of the then current Subscription Term.
18. Financing options are available through Life Fitness Leasing. For more information, please contact your local sales representative.
19. This Quote may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**ADDITIONAL TERMS OF SALE – CONSUMERS:**

20. By accepting this Quote, Customer agrees to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale -- Direct To Consumer found at <https://www.lifefitness.com/en-us/legal/terms-conditions>, as may be amended from time to time.
21. **ALL SALES ARE FINAL.** NO RETURNS, REFUNDS, OR EXCHANGES EXCEPT AS PROVIDED IN THE TERMS AND CONDITIONS OF SALE – DIRECT TO CONSUMER
22. All items above shall apply except for items No. 1, 3, 7 and 8.

This is a draft quote and not a contract - Subject to management approval



# SYNRGY180



*LifeFitness*

## Minimal Footprint

- 48" depth from wall  
*See Footprint and Live Area page for more details*

## Accessory Storage

- Maximized accessory storage capacity for a variety of different accessory types.
- Multiple options.
- 6 Band storage pegs per side frame  
*See Accessory Compatibility page for more details*



## Body Weight Training

- Anchor points spaced 49" apart  
*See Side Frame page for more details*

## Trending On-Product Options

- Power Pivot
- Battle Rope Anchor
- Rope Pull
- Wall Ball Target
- Heavy Bag Anchor

## Product Options

- Chin Options
- Shelf Options
- Side Storage Options
- On-Product Exercise Options

## Limitless Expandability

- Choose from a single training bay to an unlimited amount of training bays



## SIDE FRAME

# SYNRGY180

### COMPACT DESIGN

- Small footprint
- Premium aesthetic

### BODY WEIGHT TRAINING ANCHOR

- Body Weight Training Anchor standard on the Side Frame
- 24" (61 cm) clearance from frame (all the way to the floor) for Body Weight Training

24" (61 cm)

### BAND STORAGE

- 6 Storage Pegs per Leg

### BAND ANCHORS

- 7 locations in 1-foot (30 cm) increments
- Quick and conveniently located

### CUSTOM CONFIGURABLE

- 27 holes (2.5" (6.4 cm) spacing on center)
- Lowest hole: 2 3/8" (6 cm)
- Highest hole: 67 3/8" (171 cm)
- Position indicators for shelf spacing

### DURABLE FOOT COVERS

- Hides flooring anchors
- Easy to clean
- Easy to install
- See Side Frame – Foot Cover page for more

Front View

Side View

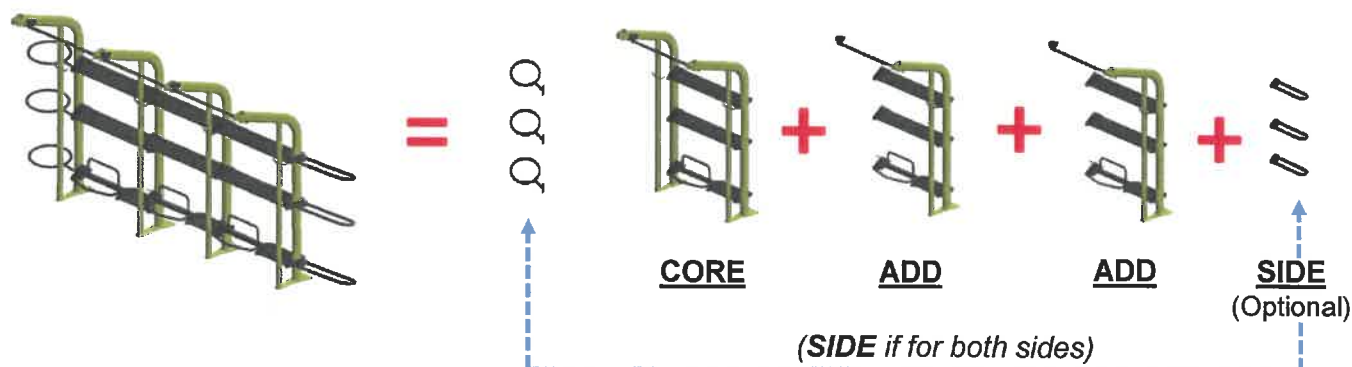
## SYNRGY180 Side Frame

*LifeFitness*

**NOTE: SYNRGY180 is required Bolt-to-Floor**  
3 BOLTS INCLUDED (per Foot)

## Overview

- Need to order multiple items (SKUs) to order 1 functional rig.
- Every rig must have 1 CORE.
- Each ADD increases the width by 49"
- SIDE increases the width by 24" on each side of the unit



## Step 1 (Configure the CORE) :

Select options for:

- Shelf Options (5 Shelf locations "positions")
  - Shelf options have rules regarding how many "positions" each option requires.
  - Always start selecting the Shelves with the bottom position (#1) first.
- Note:* Stall Bars do not allow any Chin option or Stability Ball storage.
- Chin
- Stability Ball Storage
- Frame Top (2 per CORE, 1 per ADD)
- Frame Bottom (2 per CORE, 1 per ADD)

## Step 2 (Configure the ADD) :

Select options same as the CORE above.

Configure as many ADD items needed for the desired width.

## Step 3 (Configure the SIDE) :

Select options for:

- Side Storage Options (5 Shelf locations "positions" per side)
  - Side Storage options have rules regarding how many "positions" each option requires.
  - Always start selecting the Side Storage with the bottom position (#1) first.



Stability Ball Storage

## Stability Ball Storage

- Does not include Stability Balls



Suspension Chin



Multi Grip Chin

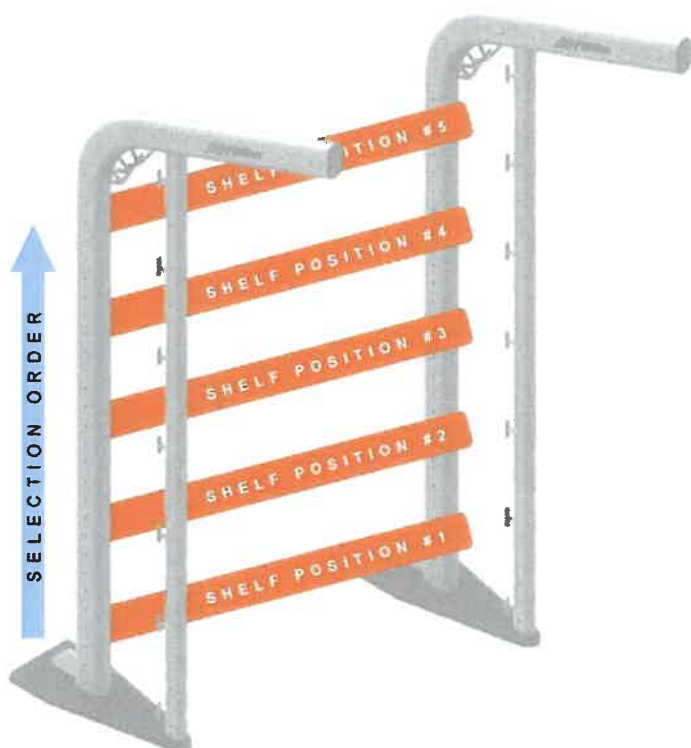


Rock Ball Chin

## Chin Options

## SHELF OPTIONS

# SYNRGY180



**Note:** Some shelves have unique rules that can affect the positioning of the next shelf.

See *Shelf Compatibility* page for more information.



**Dual Rail Shelf**  
Shown with 5 Shelves



**Dumbbell Storage Shelf**  
Shown with 5 Shelves



**BOSU+ Shelf**



**ViPR w/Mat Storage Shelf**



**Accessory Storage Shelf**  
Shown with 5 Shelves



**Stall Bars**

**Note:** Stall Bars remove the Chin & Stability Ball Storage options.



**ViPR Storage Shelf**

No accessories included with shelf options



Rope Pull



Wall Ball Target



Heavy Bag Anchor

## Frame Top Options

- Wall Ball Target does not include Wall Balls
- Heavy Bag Anchor does not include Heavy Bag



Battle Rope Anchor



Power Pivot

## Frame Bottom Options

- Battle Rope Anchor does not include Battle Rope
- Power Pivot includes **bar & weight plate storage rack**, but does not include weight plates
  - Weight Plate Storage rack can attach to Side Frame, Accessory Storage Shelf, or sit on the Floor

**Note:** Power Pivot (Frame Bottom) is not compatible with the Heavy Bag Anchor (Frame Top).

See [Frame Bottom Details](#) page for more information.



## SIDE STORAGE OPTIONS

# SYNRGY180



**Note:** Some shelves have unique rules that can affect the positioning of the next shelf.

See [Shelf Compatibility](#) page for more information.



Dual Rail



Accessory Shelf



BOSU Ball Storage



Stability Ball Storage



Workout Board



Power Blocks Storage



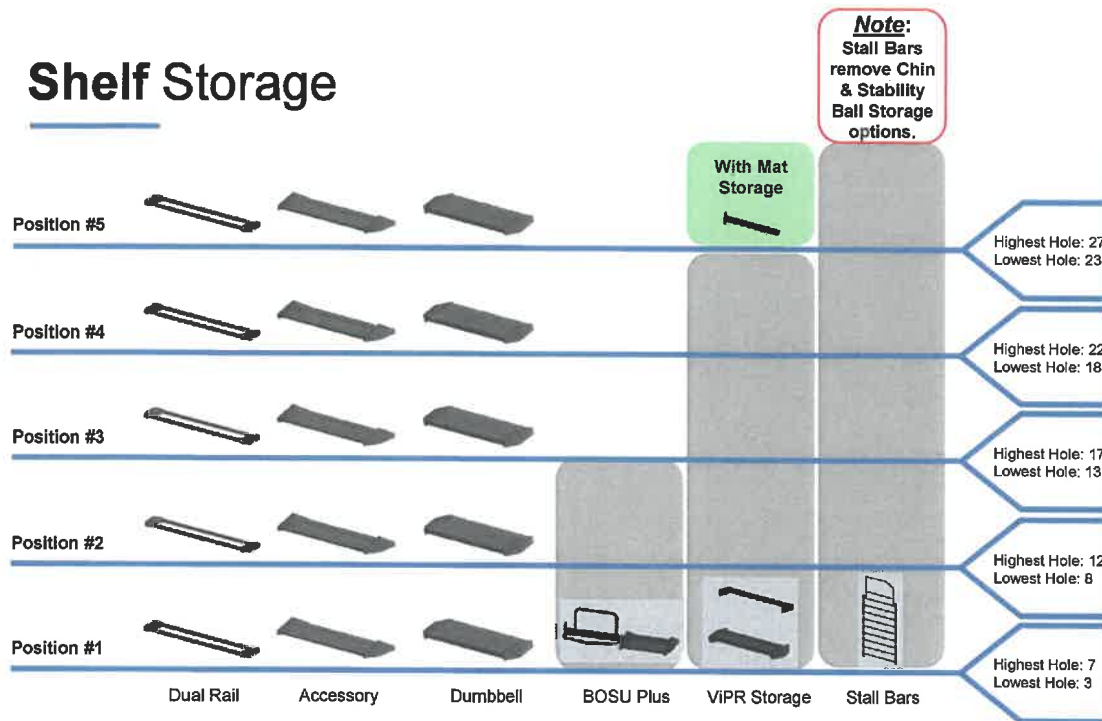
Mat Storage



Foam Roller Storage

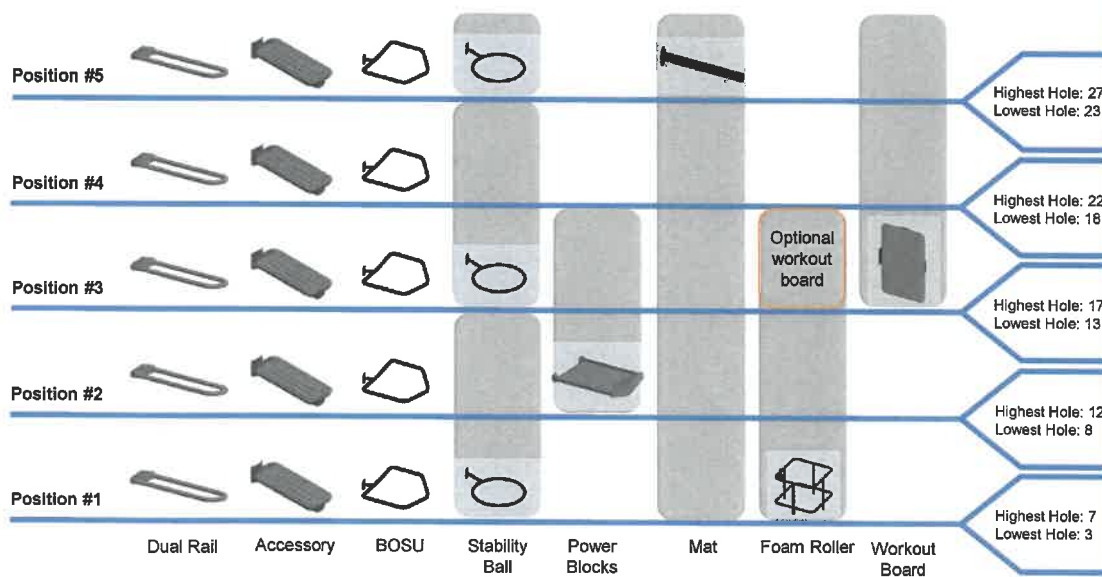
*No accessories included with shelf options*

## Shelf Storage



Note: Shaded cells signify the occupied positions of the current shelf option with shelf accessories

## Side Storage

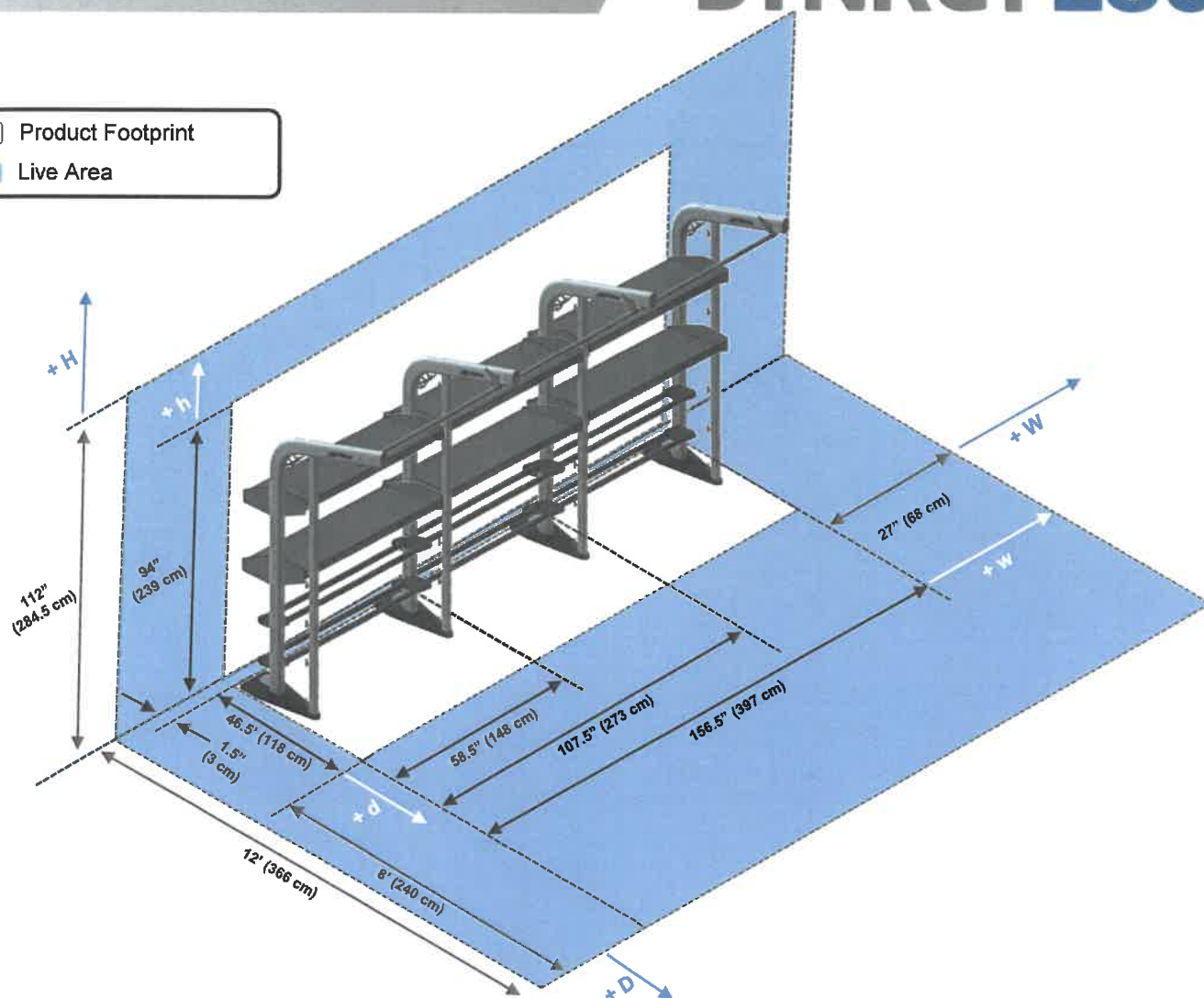


Note: Shaded cells signify the occupied positions of the current shelf option with shelf accessories

# FOOTPRINT & LIVE AREA

# SYNRGY180

- ☐ Product Footprint
- ☒ Live Area



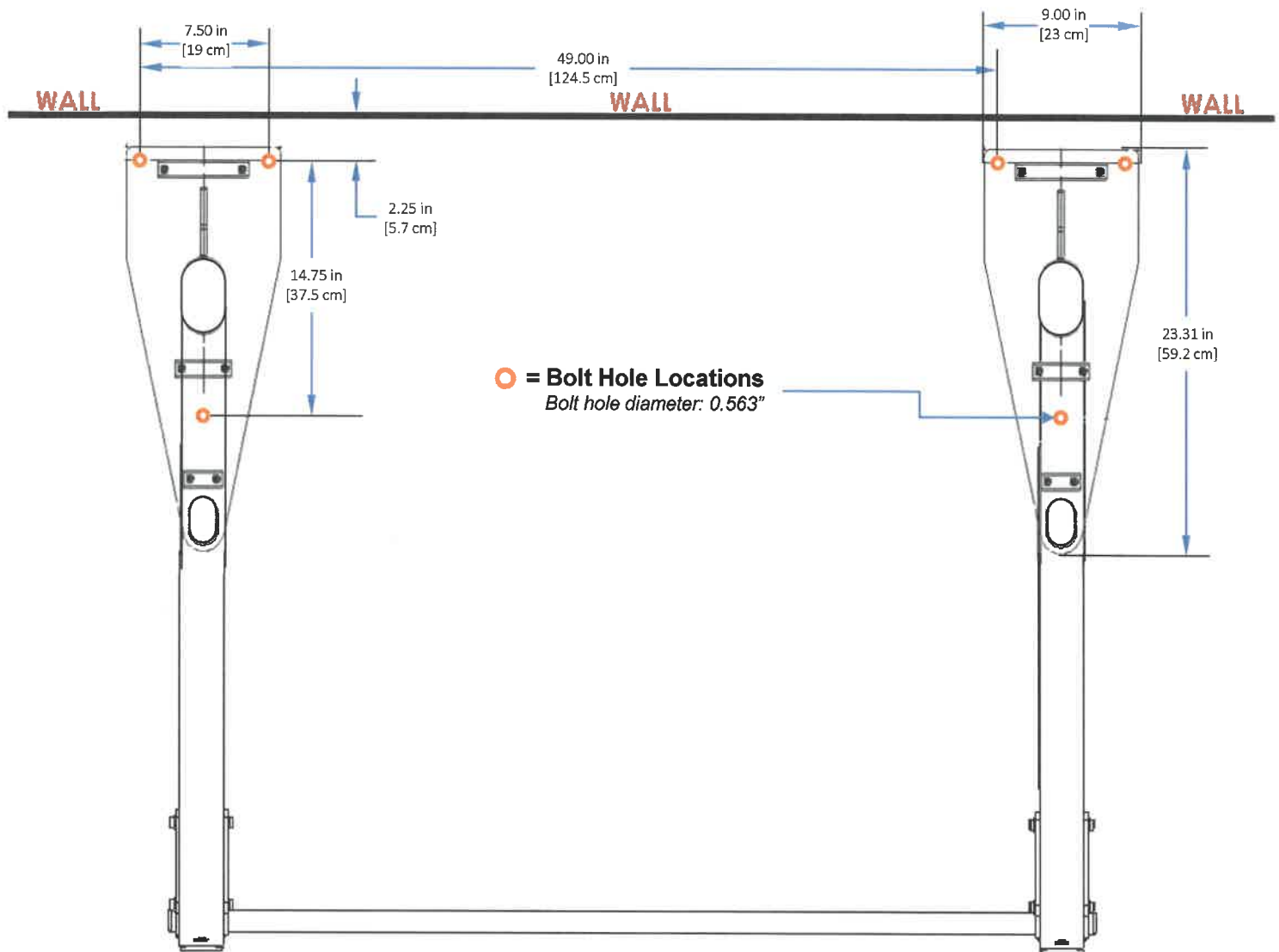
<i><b>Note:</b> Some options increase Footprint and Live Area</i>		FOOTPRINT			LIVE AREA		
		d	w	h	D	W	H
FRAME	Rope Pull	+ 20.5" (52 cm)	N/A	+ 6" (15 cm)	N/A	N/A	N/A
	Wall Ball Target	+ 7.5" (19 cm)	+ 3" (7.6 cm)	+ 38" (97 cm)			+ 38" (96.5 cm)
	Boxing Connector	+ 6.5" (16.5 cm)	N/A	+ 3" (7.5 cm)			N/A
SIDE STORAGE OPTION	Dual Rail	N/A	+ 27" (68.6 cm)	N/A	N/A		
	Accessory		+ 26.5" (67 cm)				
	BOSU		+ 22" (55.8 cm)				
	Stability Ball		+ 21.8" (55 cm)				
	Work Out Board		+ 15.5" (39 cm)				
	Power Blocks Pro 50		+ 26" (66 cm)				
	Mat		+ 25" (63.5 cm)				
	Roller		+ 20.5" (52 cm)				









	MODEL	WEIGHT (lbs / kg)	DIMENSIONS D x W x H (in. / cm)	LOAD RATING (lbs / kg)
	CORE	176 lbs / 80 kg	46.5" x 59" x 94" / 118 x 150 x 239 cm	N/A
	ADD	87 lbs / 39 kg	46.5" x 9" x 94" / 118 x 23 x 239 cm	N/A
FRAME TOP OPTIONS	Rope Pull	55 lbs / 25 kg	45" x 8" x 18.5" / 114 x 20 x 47 cm	N/A
	Wall Ball Target	43 lbs / 20 kg	31.5" x 16" x 50" / 80 x 41 x 127 cm	N/A
	Heavy Bag Anchor	13 lbs / 6 kg	34" x 2.5" x 8.5" / 86 x 6 x 22 cm	100 lbs / 45 kg
FRAME BOTTOM OPTIONS	Power Pivot (Bar)	35 lbs / 16 kg	8.5" x 4.5" x 80" / 22 x 11 x 203 cm	315 lbs / 143 kg
	Power Pivot (Weight Plate Storage)	13 lbs / 6 kg	8" x 16.5" x 12.5" / 20 x 42 x 32 cm	270 lbs / 122 kg
	Battle Rope Anchor	5 lbs / 2 kg	7" x 2" x 8" / 18 x 5 x 20 cm	N/A
CHIN OPTIONS	Suspension Chin	9 lbs / 4 kg	7" x 49" x 5" / 18 x 124 x 13 cm	300 lbs / 136 kg
	Multi-Grip Chin	22 lbs / 10 kg	17" x 49" x 5" / 43 x 124 x 13 cm	300 lbs / 136 kg
	Rock Chin	22 lbs / 10 kg	15" x 49" x 5" / 38 x 124 x 13 cm	300 lbs / 136 kg
	Stability Ball Storage	14 lbs / 6 kg	21.5" x 46.5" x 7" / 55 x 118 x 18 cm	N/A
SHELF OPTIONS	Dual Rail Shelf	15 lbs / 7 kg	9.5" x 46.5" x 4" / 24 x 118 x 10 cm	120 lbs / 54 kg
	Accessory Shelf	42 lbs / 19 kg	17" x 46.5" x 6.5" / 43 x 118 x 17 cm	680 lbs / 308 kg
	Dumbbell Shelf	49 lbs / 22 kg	18" x 46.5" x 6" / 46 x 118 x 15 cm	330 lbs / 150 kg
	Bosu+ Shelf	37 lbs / 17 kg	21" x 46.5" x 14" / 53 x 118 x 36 cm	200 lbs / 91 kg
	Stall Bars	104 lbs / 47 kg	6.5" x 46.5" x 89.5" / 17 x 118 x 227 cm	300 lbs / 136 kg
	ViPR Storage Shelf	41 lbs / 19 kg	14" x 46.5" x 66" / 36 x 118 x 168 cm	330 lbs / 150 kg
	ViPR w/ Mat Storage Shelf	49 lbs / 22 kg	14" x 46.5" x 66" / 36 x 118 x 168 cm	330 lbs / 150 kg
SIDE STORAGE OPTIONS	Dual Rail	11 lbs / 5 kg	9.5" x 30.5" x 4" / 24 x 77 x 10 cm	90 lbs / 41 kg
	Accessory	38 lbs / 17 kg	12" x 30" x 7" / 30 x 76 x 18 cm	135 lbs / 61 kg
	BOSU	10 lbs / 4.5 kg	20" x 26" x 9" / 51 x 66 x 23 cm	N/A
	Stability Ball	6 lbs / 3 kg	19" x 25.5" x 4" / 48 x 65 x 10 cm	N/A
	Work Out Board	33 lbs / 15 kg	2" x 19" x 30" / 5 x 48 x 76 cm	N/A
	Power Blocks Pro 50	36 lbs / 16 kg	17" x 29.5" x 7" / 43 x 75 x 18 cm	100 lbs / 45 kg
	Mat	8 lbs / 4 kg	6.5" x 26.5" x 6.5" / 17 x 67 x 17 cm	N/A
	Roller	22 lbs / 10 kg	21" x 22" x 17" / 53 x 55 x 43 cm	N/A









**S180 ANCHORS**

- 3 anchors required per foot
- Dimensions show approximate lengths
- SYNRGY180 is required Bolt-to-Floor



	ACCESSORY OPTIONS (per Shelf)					
	BOSU Plus 	Accessory 	Dual Rail 	Dumbbell 	ViPR Roller w/ optional Mat 	Stall Bars 
<b>Accessories</b>						
BOSU Balls	X					No Accessory Storage  Great for Suspension & Band Training
Med Balls	X	X	X			
Slam Balls	X	X	X			
Sand Bells	X	X		X		
Wall Balls	X	X	X			
ViPR Pro		X			X	
Kettlebells	X	X		X		
Dumbbells		X		X		
Foam Rollers		X		X	X	
Exercise Mats					X	
Core Bags		X	X	X		
<b>Misc. –</b> Speed Cones, Ab Wheel, etc.	X	X				

**Note:** Bands and Jump Ropes can be placed on the Side Frame

ACCESSORY OPTIONS (per Side Storage Shelf)								
	Dual Rail 	Accessory 	Stability Ball 	BOSU Ball 	Power Blocks 	Mat 	Foam Roller 	Workout Board 
<b>Accessories</b>								
BOSU Balls				X				No Accessory Compatibility  Marker & Eraser Storage location behind board
Med Balls	X	X						
Slam Balls	X	X						
Sand Bells		X						
Wall Balls	X	X						
Stability Balls			X					
Kettlebells		X						
Foam Rollers	X	X					X	
Exercise Mats						X		
Power Blocks Pro 50					X			
Core Bags	X	X						
<b>Misc. –</b> Speed Cones, Ab Wheel, etc.		X						

**Note:** Bands and Jump Ropes can be placed on the Side Frame



## Stability Ball Storage



- Holds two 55cm Stability Balls
- Positioned to allow 55cm Stability Ball to fit in between chin and storage for ease of access



Available Position

## Suspension Chin



- Ideal for traditional & kipping pull-ups
- Bar Diameter: 1.25" (3.2 cm)
- Distance from floor: 88" (224 cm)



Available Position

## Multi Grip Chin



- Provides most variety with 4 hand position locations
- Cross Bar Diameter: 1.25" (3.2 cm)
- Widest Grip: 35" (89 cm)
- Shortest Grip: 8.5" (21.5 cm)
- Distance from floor: 88.5" (225 cm)



Available Position

## Rock Ball Chin



- Ideal for developing grip strength
- Ball Grips diameter: 3" (7 cm)
- Neutral grip position bar diameter: 1.25 (3.2 cm)
- Distance from floor: 88" (225 cm)



Available Position



## Wall Ball Target

- White lines represent the 10' height mark
- Bottom of board: 9'
- Top of board: 11'
- Only use with Wall Balls
- Adds 38" (97 cm) to height of Rig
- Target size: 24" x 16" (61 x 40.5 cm)

*Remember to add storage for the wall balls.*



## Rope Pull

- 5 resistance level adjustments
- Adds 6" (15 cm) to rig height.

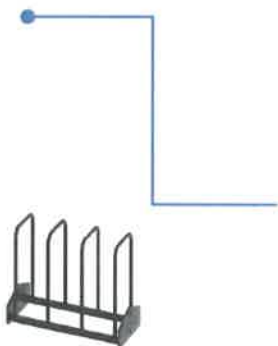


## Heavy Bag Anchor

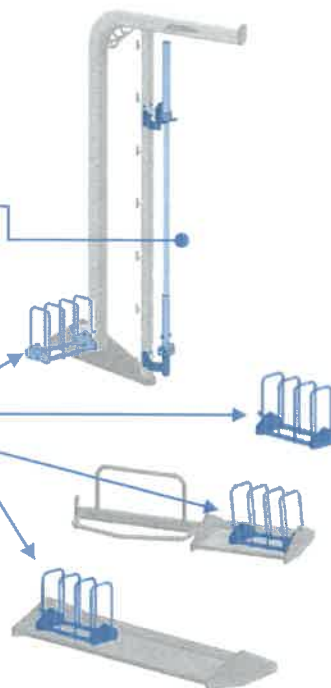
- Includes carabineer and swivel reduces wear
- Adds 3" (7.5 cm) to rig height.
- Heavy bag not included



## Power Pivot



- **Custom Synrgy180 bar included.**
  - Bar Weight: 23 lb (half of an Olympic bar)
  - Bar Grip Diameter: 1.375"
  - Bar stores vertically next to frame.
  - Bar attached to unit (not removable).
- **Weight Plate Storage Rack included.**
  - Multiple storage locations:
    - Can bolt to frame as side storage.
    - Can be placed on floor.
    - Can bolt into the Bosu Plus Shelf.
    - Can bolt into the Accessory Shelf.
  - Weight Plate Storage capacity:
    - Holds up to six 25 lb plates.
    - Will hold up to six 45 lb plates but require the shelf above to be moved up for the additional height (provided there is enough space available.)
  - Weight plates **NOT** included



*Note: not compatible with Heavy Bag Anchor*

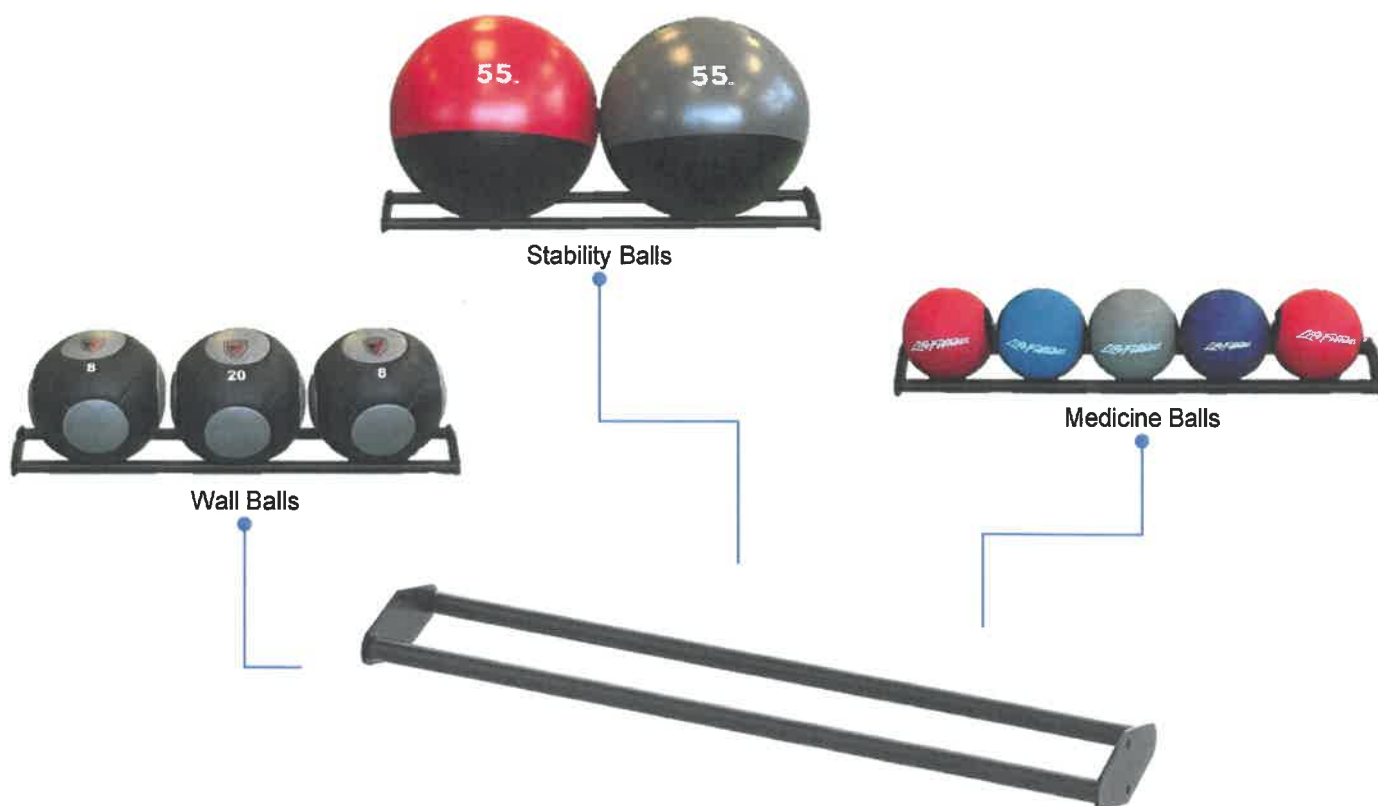
## Battle Rope Anchor



- Chrome Plated for durability.
- No sharp edges to protect rope.
- Battle rope **NOT** included



## Dual Rail Shelf – Storage



**Ideal for ball storage**

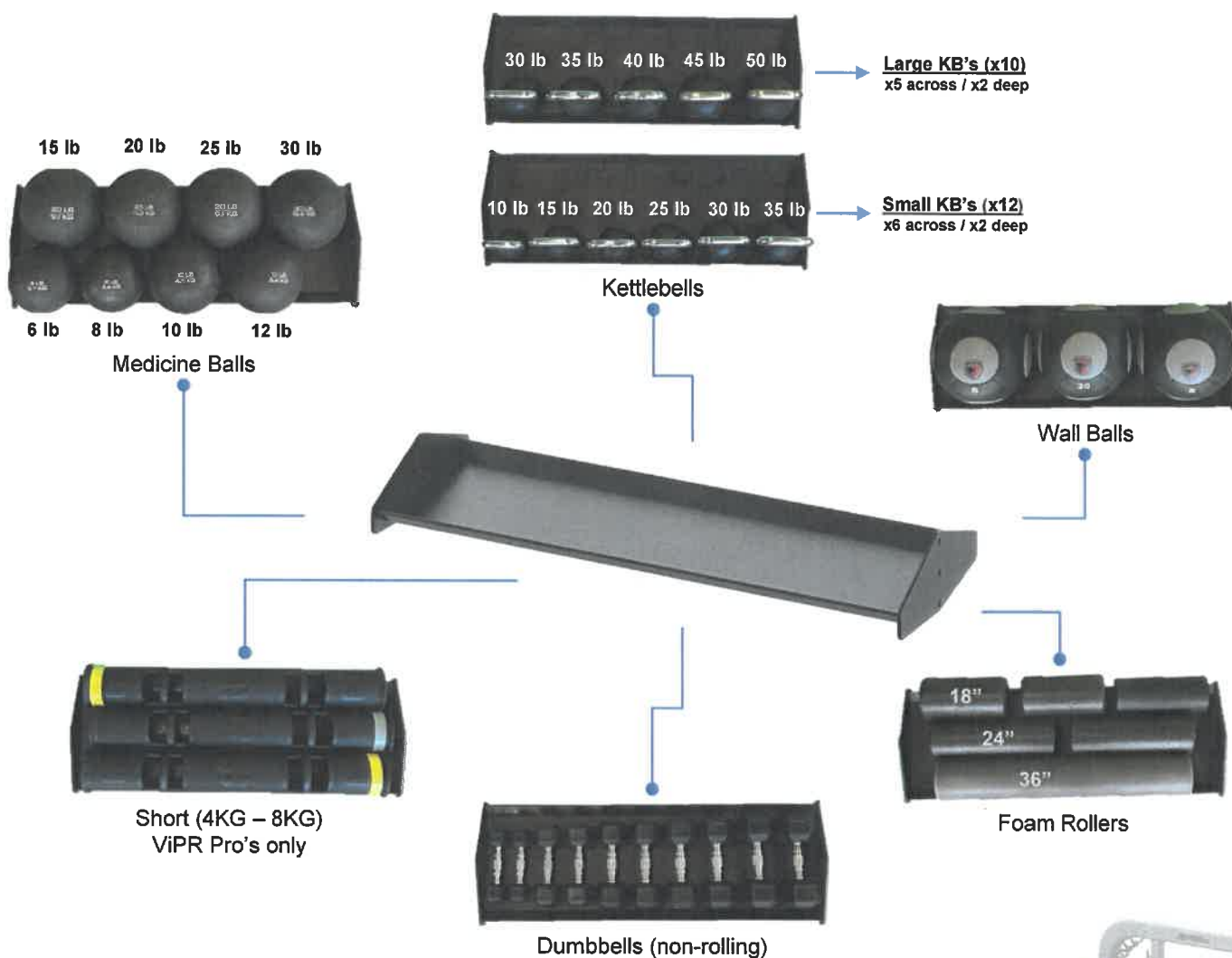
- 5.75" (14.6 cm) between rails



Available Shelf Positions



## Accessory Shelf – Storage



**Ideal for general accessory storage including Kettlebells, Sand Bells, HEX/non-rolling Dumbbells, Med Balls, Wall Balls, Foam Rollers, etc. Most versatile shelf.**

- Medicine Ball and Kettlebell capacity vary greatly depending on size. See images above for guidance.
- Useable space: 45.5" x 13" (115.5 x 33 cm)
- Power Pivot Weight Plate Storage can be connected to the Accessory Shelf (shown below)

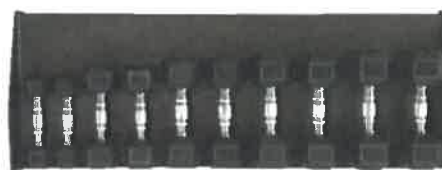


Available Shelf Positions

## Dumbbell Shelf – Storage



Core Bags – x4  
Positioned backwards & flat



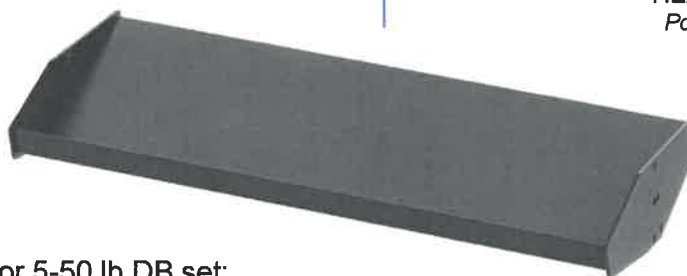
HEX Dumbbells (5LB – 25LB)  
Positioned forward & angled/flat



Foam Rollers  
Positioned forward & angled



HEX Dumbbells (30LB – 40LB)  
Positioned forward & angled/flat

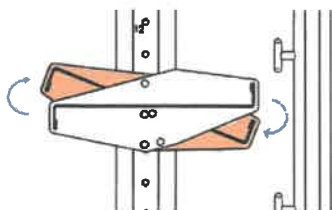


### Ideal for Dumbbells

- Ideal DB configuration for 5-50 lb DB set:
  - 5-20 lb (4 pairs) on a shelf
  - 25-35 lb (3 pairs) on a shelf
  - 40-50 lb (3 pairs) on a shelf
- Useable space: 45.5" x 16" (115.5 x 41 cm)
- Shelf can be positioned
  - Forwards or backwards
  - Flat (0°) or angled (15°)

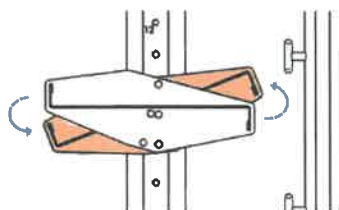
#### Forward Positions

Forward Flat (0°) and Forward Angled (15°)



#### Backward Positions

Backwards Flat (0°) and Backwards Angled (15°)



Available Shelf Positions

## BOSU+ Shelf – Storage



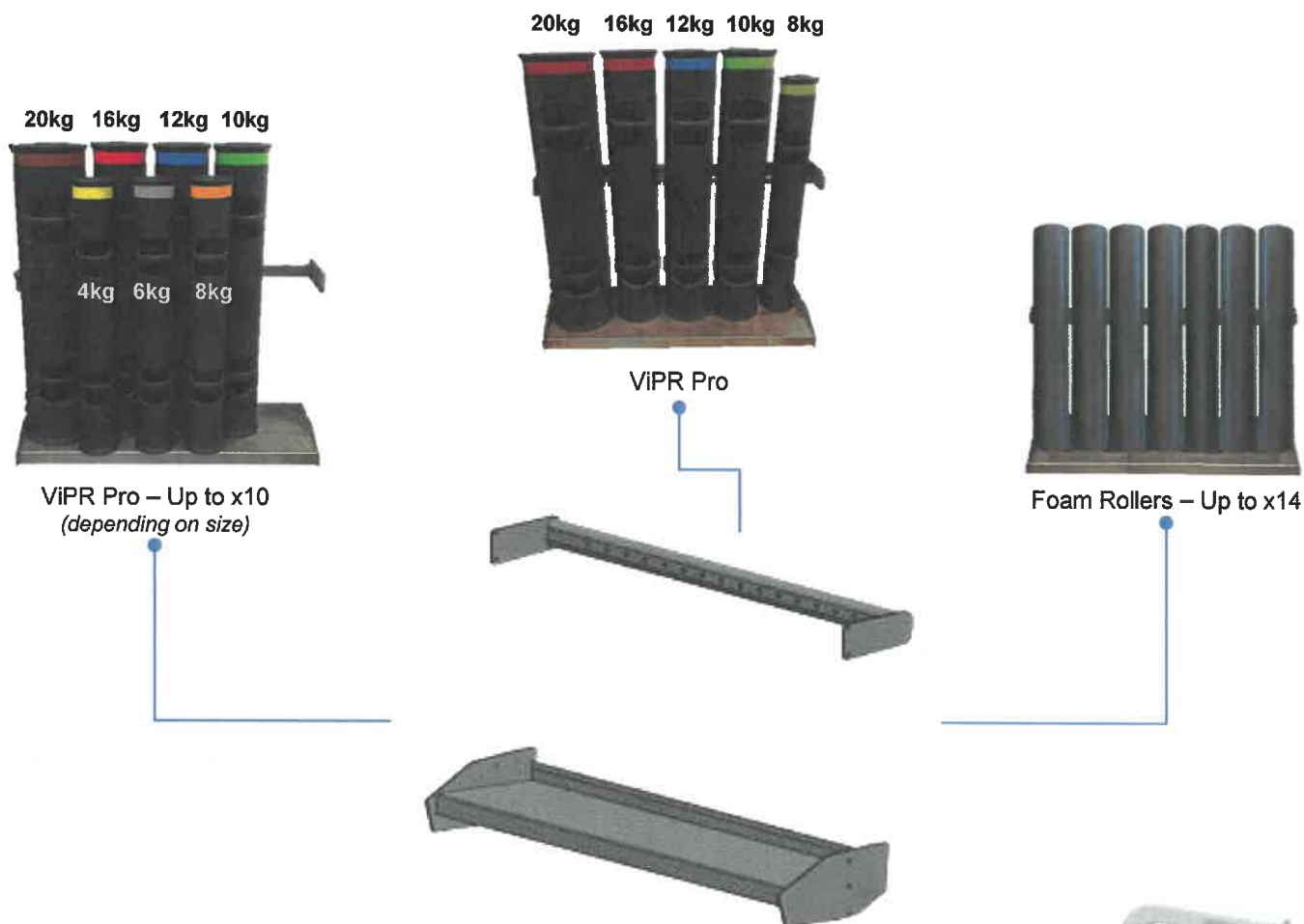
### Ideal for BOSU Ball Storage and other general accessories

- Useable space: 19" x 13" (48 x 33 cm)
- Power Pivot Weight Plate Storage can be connected to the Accessory Shelf. (see below)



Available Shelf Positions

## ViPR Roller Shelf – Storage



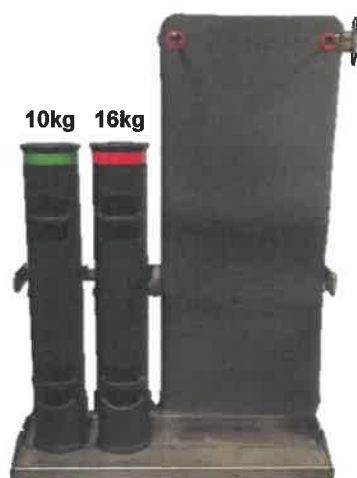
### Ideal for ViPR's and Foam Rollers stored vertically

- Useable space: 45.5" x 12" (115.5 x 30.5 cm)
- Shelf & Mat storage angled at 5° to hold accessories in place



Available Shelf Positions

## ViPR Roller Shelf w/ Mat Storage



ViPR Pro &amp; Mat



Foam Rollers &amp; Mat

### Ideal for Mat Storage with Foam Rollers or ViPRs

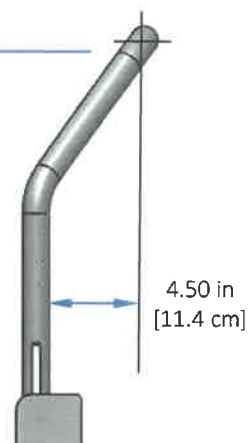
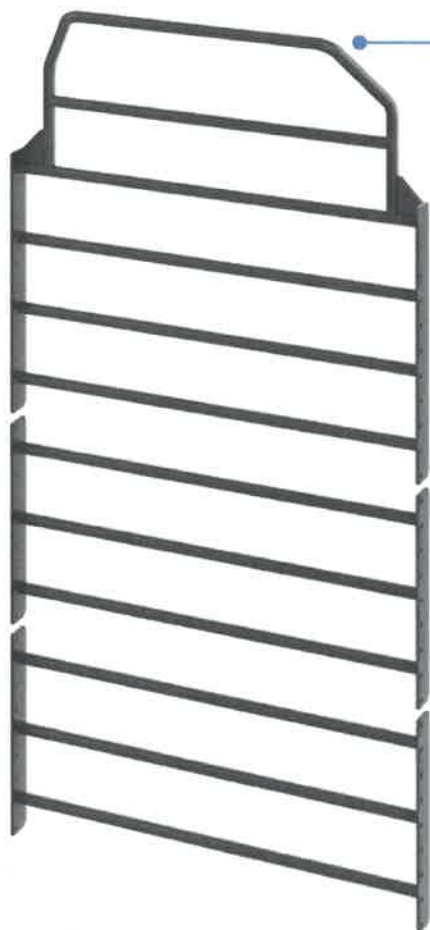
- Combines the ViPR Roller Shelf and Mat Side Storage
- Includes adjustable divider to keep accessories separated
- Shelf & Mat storage angled at 5° to hold accessories in place
- Can store up to 6 mats and 6 Foam Rollers (Ø6" x 36")
  - Mat Storage accommodates mats of 62" (158 cm) length and eyelet spacing of 14" – 21"
  - Can store up to 6 ViPR Pros depending on size of ViPR Pro and Mat.



Available Shelf Positions



## Stall Bars



Side View

### Great for body weight training

- Offset top bar allows proper body alignment during hanging exercises
- Cannot be combined with chin bars or Stability Ball Storage
- Bar Diameter: 1.25"



*Stall Bars requires chin, stability ball storage and all shelf positions*

## Dual Rail – Storage



Core Bags – x1



Medicine Balls – x3



Wall Balls – x2

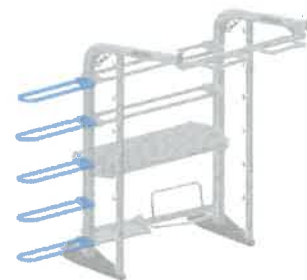


Foam Rollers – x1  
(24" max)



### Ideal for ball storage

- 5.75" (14.6 cm) between rails



Available Shelf Positions

## Accessory Shelf – Storage



Available Shelf Positions



**Ideal for general accessory storage including Kettlebells, Sand Bells, HEX/non-rolling Dumbbells, Med Balls, Wall Balls, Foam Rollers, etc.**

- Useable space: 26" x 9" (66 x 23 cm)
- Rubber over-molded



Kettlebells – x4-8

*Varies widely depending on size*



Medicine Balls - x4



Wall Balls – x2



Foam Rollers - x2 (18")

### Foam Roller – Storage



#### Ideal for Foam Rollers

- Can store up to nine 36" foam rollers vertically, standing on end.



Available Shelf Positions

### Power Blocks Pro 50® – Storage



Power Blocks – 1 pair



#### Ideal for Power Blocks Pro 50®

- Shelf can be positioned flat (0°) or angled (15°)



Available Shelf Positions

### Stability Ball – Storage



Stability Balls – x1



#### Ideal for Stability Balls

- Holds 1 - 55cm or 1 - 65cm Stability Ball
- Diameter: 19" (48 cm)



Available Shelf Positions

### BOSU® – Storage



BOSU Balls –x1



#### Ideal for BOSU balls

- Has left and right options
- Holds 1 BOSU® Trainer
- Angled at 10° to hold BOSU Ball in place



Available Shelf Positions



## Mat – Storage



Fitness Mats – x6



### Ideal for Mat storage

- 4" (10 cm) long pegs
- Can store 6 mats
  - Up to 3/8" (2 cm) thick
  - 67" (172 cm) length
  - Eyelet spacing of 14" – 21"



Available Shelf Positions

## Workout Board



Can store markers & eraser on back side of the board.



### Great for posting workout info

- Magnetic, dry-erase 30" x 18" steel board.
- Can store 4 markers and eraser



Available Shelf Positions

## S180 Mix3

**Product:**

- 4 unique training spaces

**Training Strategy:**

- **Total Participants:** 8 people
- **On Product:** 4 people doing different exercises
- **Off Product:** 4 people doing the same exercise

**Coaching Complexity:** Level 3 (Hard)



Functional Rig MSRP: \$11,825

Accessory Kit MSRP: \$6,795

## S180 Multi4

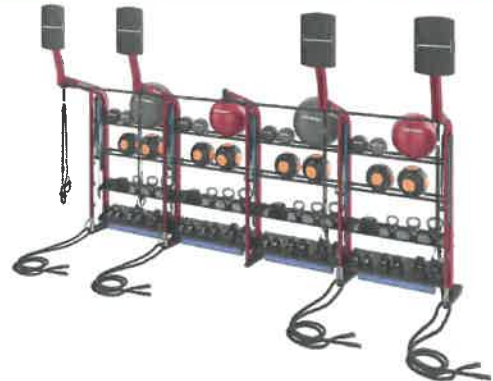
**Product:**

- 4 repeated training spaces

**Training Strategy:**

- **Total Participants:** 8 people
- **On Product:** 4 people doing the same exercise
- **Off Product:** 4 people doing the same exercise

**Coaching Complexity:** Level 1 (Easy)



Functional Rig MSRP: \$10,628

Accessory Kit MSRP: \$7,440

## S180 Duo4

**Product:**

- 2 different rigs, each with repeated training spaces

**Training Strategy:**

- **Total Participants:** 8 people
- **On Product:** 4 people in 2 pairs, with each pair doing different exercises.
- **Off Product:** 4 people doing the same exercise

**Coaching Complexity:** Level 2 (Medium)



Functional Rig MSRP: \$16,599

Accessory Kit MSRP: \$7,096

## Product Details

### MIX3: (3 = 3 training bay rig)

- **Total Participants:** 8 people
- **On Product:** 4 people doing different exercises
- **Off Product:** 4 people doing the same exercise
- **Coaching Complexity:** Level 3 (Hard)

#### Includes:

##### S180-CORE

**Shelf 5:** None  
**Shelf 4:** Dual Rail Shelf  
**Shelf 3:** Accessory Shelf  
**Shelf 2:** Dumbbell Shelf  
**Shelf 1:** Accessory Shelf

**Chin Option:** Suspension Chin  
**Stability Ball:** Yes  
**Frame Top:** Rope Pull  
**Frame Bottom:** Power Pivot

##### S180-ADD

**Shelf 5:** None  
**Shelf 4:** None  
**Shelf 3:** Accessory Shelf  
**Shelf 2:** Dumbbell Shelf  
**Shelf 1:** Accessory Shelf

**Chin Option:** Rock Ball Chin  
**Stability Ball:** No  
**Frame Top:** None  
**Frame Bottom:** Battle Rope Anchor

##### S180-ADD

**Shelf 5:** None  
**Shelf 4:** Dual Rail Shelf  
**Shelf 3:** Accessory Shelf  
**Shelf 2:** Dumbbell Shelf  
**Shelf 1:** Accessory Shelf

**Chin Option:** Multi-Grip Chin  
**Stability Ball:** Yes  
**Frame Top:** Wall Ball Target  
**Frame Bottom:** None

##### S180-SIDE (Left)

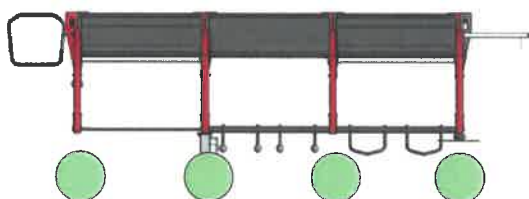
**Shelf 5:** None  
**Shelf 4:** Bosu Shelf  
**Shelf 3:** Bosu Shelf  
**Shelf 2:** Bosu Shelf  
**Shelf 1:** Bosu Shelf

##### S180-SIDE (Right)

**Shelf 5:** Mat Storage  
**Shelf 4:** None  
**Shelf 3:** None  
**Shelf 2:** None  
**Shelf 1:** None

**Optional Accessory Kit:** SYN180-MIX3-ACCY

Top View



● = Training Spaces (On Product)

● = Training Spaces (Off Product)



**Footprint (d x w x h):**

5.6' x 16.9' x 11'  
 (171 x 516 x 335 cm)

**Live Area (D x W x H):**

12' x 17.5' x 12.5'  
 (366 x 535 x 381 cm)



## Accessory Kit

**Bosu Ball (x4)**

**HEX Dumbbells (5 – 50LB Set)**

**Sandbells (x6)**

6lb, 8lb 10lb, 12lb, 15lb, 20lb

**Med Balls (x10)**

4lb (x2), 6lb (x2), 8lb (x2), 10lb (x2), 12lb (x2)

**Kettlebells (x16)**

10lb (x2), 15lb (x2), 20lb (x2), 25lb (x2), 30lb (x2), 35lb (x2), 40lb (x2), 45lb (x2)

**36" Foam Rollers (x4)**

**TRX (x1)**

**Wall Balls (x3)**

10lb, 14lb, 20lb

**Stability Balls (x4)**

55cm (x2), 65cm (x2)

**Fitness Mats (x4)**

**9' Jump Rope (x4)**

**Power Bands (x7)**

Blue (x3), Green (x3), Black (x1)

**Dual Handle Bands (x4)**

Medium (x2), Very Heavy (x2)

**Covered Loop Bands (x4)**

Heavy (x2), Very Heavy (x2)

**Battle Rope**

**Olympic Plates (x5)**

5lb, 10lb (x2), 25lb, 45lb

## Product Details

### MULTI4: (4 = 4 training bay rig)

- **Total Participants:** 8 people
- **On Product:** 4 people doing the same exercise
- **Off Product:** 4 people doing the same exercise
- **Coaching Complexity:** Level 1 (Easy)

#### Includes:

##### S180-CORE

Shelf 5: None  
 Shelf 4: Dual Rail Shelf  
 Shelf 3: Dual Rail Shelf  
 Shelf 2: Accessory Shelf  
 Shelf 1: Dumbbell Shelf

Chin Option: Suspension Chin  
 Stability Ball: No  
 Frame Top: Wall Ball Target (x2)  
 Frame Bottom: Battle Rope Anchor (x2)

##### S180-ADD

Shelf 5: None  
 Shelf 4: Dual Rail  
 Shelf 3: Dual Rail  
 Shelf 2: Accessory Shelf  
 Shelf 1: Dumbbell Shelf

Chin Option: Suspension Chin  
 Stability Ball: No  
 Frame Top: None  
 Frame Bottom: None

##### S180-ADD

Shelf 5: None  
 Shelf 4: Dual Rail  
 Shelf 3: Dual Rail  
 Shelf 2: Accessory Shelf  
 Shelf 1: Dumbbell Shelf

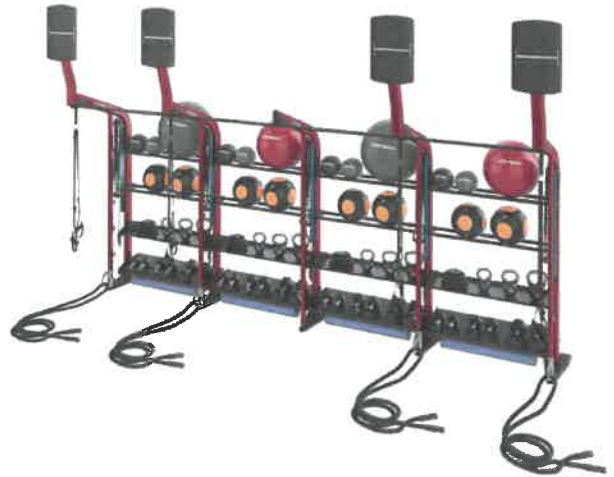
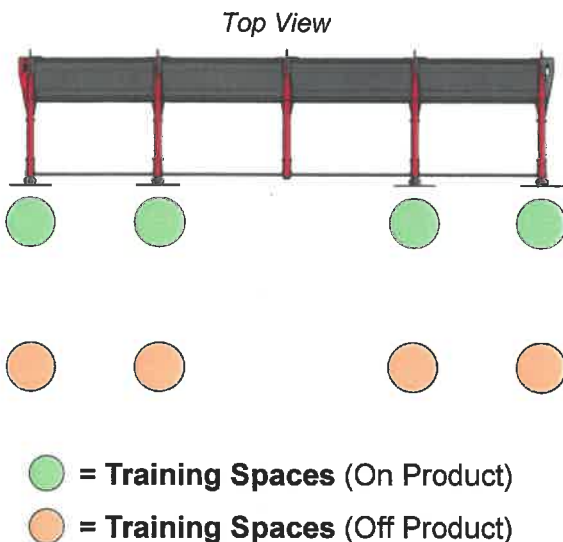
Chin Option: Suspension Chin  
 Stability Ball: No  
 Frame Top: Wall Ball Target  
 Frame Bottom: Battle Rope

##### S180-ADD

Shelf 5: None  
 Shelf 4: Dual Rail  
 Shelf 3: Dual Rail  
 Shelf 2: Accessory Shelf  
 Shelf 1: Dumbbell Shelf

Chin Option: Suspension Chin  
 Stability Ball: No  
 Frame Top: Wall Ball Target  
 Frame Bottom: Battle Rope

#### Optional Accessory Kit: SYN180-MULTI4-ACCY



**Footprint** (d x w x h):  
 4.5' x 17.6' x 11'  
 (137 x 536 x 335 cm)

**Live Area** (D x W x H):  
 12' x 21.6' x 12.5'  
 (366 x 658 x 381 cm)



## Accessory Kit

### 36" Foam Roller (x5)

### HEX Dumbbells (12 pairs)

10lb (x8), 20lb (x8), 30lb (x8)

### Sandbells (x12)

8lb (x4), 12lb (x4), 20lb (x4)

### Kettlebells (x12)

15lb (x4), 25lb (x4), 40lb (x4)

### Wall Balls (x8)

14lb (x4), 20lb (x4)

### Med Balls (x8)

6lb (x4), 10lb (x4)

### Stability Balls (x4)

55cm (x2), 65cm (x2)

### TRX (x4)

### 9' Jump Rope (x5)

### Dual Handle Bands (x10)

Medium (x5), Very Heavy (x5)

### Power Bands (x15)

Blue (x5), Green (x5), Black (x5)



## Product Details

### DUO4 (4 = 4 training bay rig)

- **Total Participants:** 8 people
- **On Product:** 4 people in 2 pairs, with each pair doing different exercises.
- **Off Product:** 4 people doing the same exercise
- **Training Complexity:** Level 2 (Medium)

#### Includes:

##### S180-CORE

Shelf 5: Dual Rail Shelf  
Shelf 4: None  
Shelf 3: Dumbbell Shelf  
Shelf 2: None  
Shelf 1: Bosu+ Shelf

Chin Option: Suspension Chin  
Stability Ball: Yes  
Frame Top: Rope Pull  
Frame Bottom: Battle Rope Anchor

##### S180-ADD

Shelf 5: Dual Rail Shelf  
Shelf 4: None  
Shelf 3: Dumbbell Shelf  
Shelf 2: None  
Shelf 1: Bosu+ Shelf

Chin Option: Suspension Chin  
Stability Ball: Yes  
Frame Top: Rope Pull  
Frame Bottom: Battle Rope Anchor

##### S180-CORE

Shelf 5: Dual Rail Shelf  
Shelf 4: None  
Shelf 3: Dual Rail Shelf  
Shelf 2: None  
Shelf 1: Accessory Shelf

Chin Option: Rock Ball Chin  
Stability Ball: No  
Frame Top: Wall Ball Target  
Frame Bottom: Power Pivot

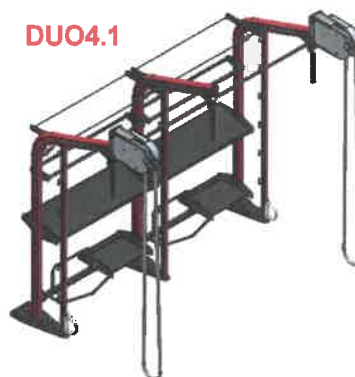
##### S180-ADD

Shelf 5: Dual Rail Shelf  
Shelf 4: None  
Shelf 3: Dual Rail Shelf  
Shelf 2: None  
Shelf 1: Accessory Shelf

Chin Option: Rock Ball Chin  
Stability Ball: No  
Frame Top: Wall Ball Target  
Frame Bottom: Power Pivot

Optional Accessory Kit: **SYN180-DUO4-ACCY**

DUO4.1



#### Footprint\* (d x w x h):

24' x 11' x 11' (731 x 335 x 335 cm)

DUO4.1: 5.6' x 9' x 8.3' (171 x 274 x 253 cm)

DUO4.2: 4.5' x 11' x 11' (137 x 335 x 335 cm)

#### Live Area\* (D x W x H):

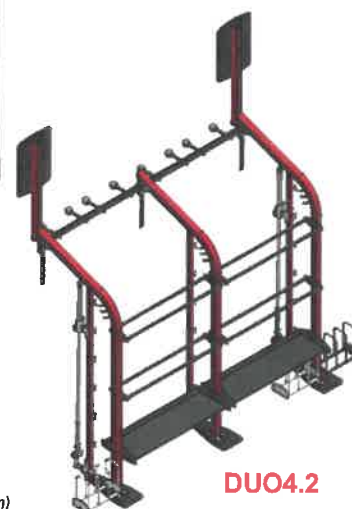
24' x 13.5' x 12.5' (731 x 411 x 381 cm)

DUO4.1: 12' x 13.5' x 9.3' (366 x 274 x 283 cm)

DUO4.2: 12' x 13.5' x 12.5' (366 x 411 x 381 cm)

\*Based on recommended product arrangement (as shown in picture)

DUO4.2



## Accessory Kit

**Battle Rope (x2)**

**Bosu Balls (x2)**

**HEX Dumbbells (6 pairs)**

10lb (x4), 20lb (x4), 30lb (x4)

**Sandbells (x8)**

6lb (x2), 10lb (x2), 15lb (x2), 20lb (x2)

**Kettlebells (x12)**

15lb (x2), 20lb (x2), 25lb (x2), 30lb (x2), 35lb (x2), 40lb (x2)

**Wall Balls (x6)**

10lb (x2), 14lb (x2), 20lb (x2)

**Med Balls (x10)**

4lb (x2), 6lb (x2), 8lb (x2), 10lb (x2), 12lb (x2)

**Stability Balls (x4)**

55cm (x2), 65cm (x2)

**Slam Balls (x8)**

10lb (x2), 15lb (x2), 20lb (x2), 25lb (x2)

**TRX (x2)**

**9' Jump Rope (x6)**

**Dual Handle Bands (x12)**

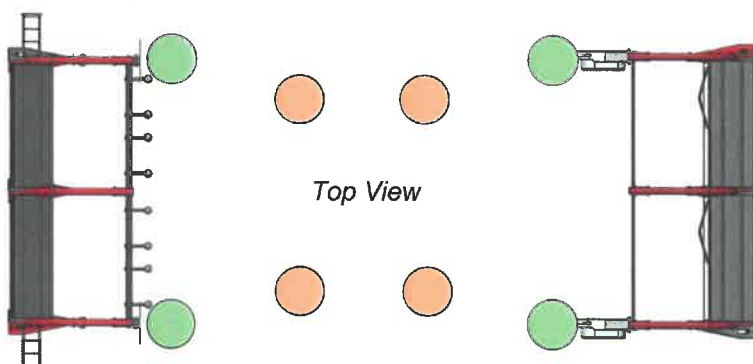
Medium (x6), Very Heavy (x6)

**Power Bands (x18)**

Blue (x6), Green (x6), Black (x6)

**Olympic Plates (x10)**

5lb (x2), 10lb (x4), 25lb (x2), 45lb (x2)



Top View

● = Training Spaces (On Product)

● = Training Spaces (Off Product)

# IC5 INDOOR CYCLE



**IC5**

POWERED BY ICG®



WATTRATE® LCD CONSOLE



MOLDED FORM-FIT STRETCH PLATES



WATTRATE® POWER METER



POLY-V BELT DRIVETRAIN



MAGNETIC RESISTANCE



"USER-ASSIST" HANDLEBAR



PADDED SPORT SADDLE



COACH BY COLOR® (USER ONLY)

## IC5 INDOOR CYCLE SPECIFICATIONS



### \*WARRANTY

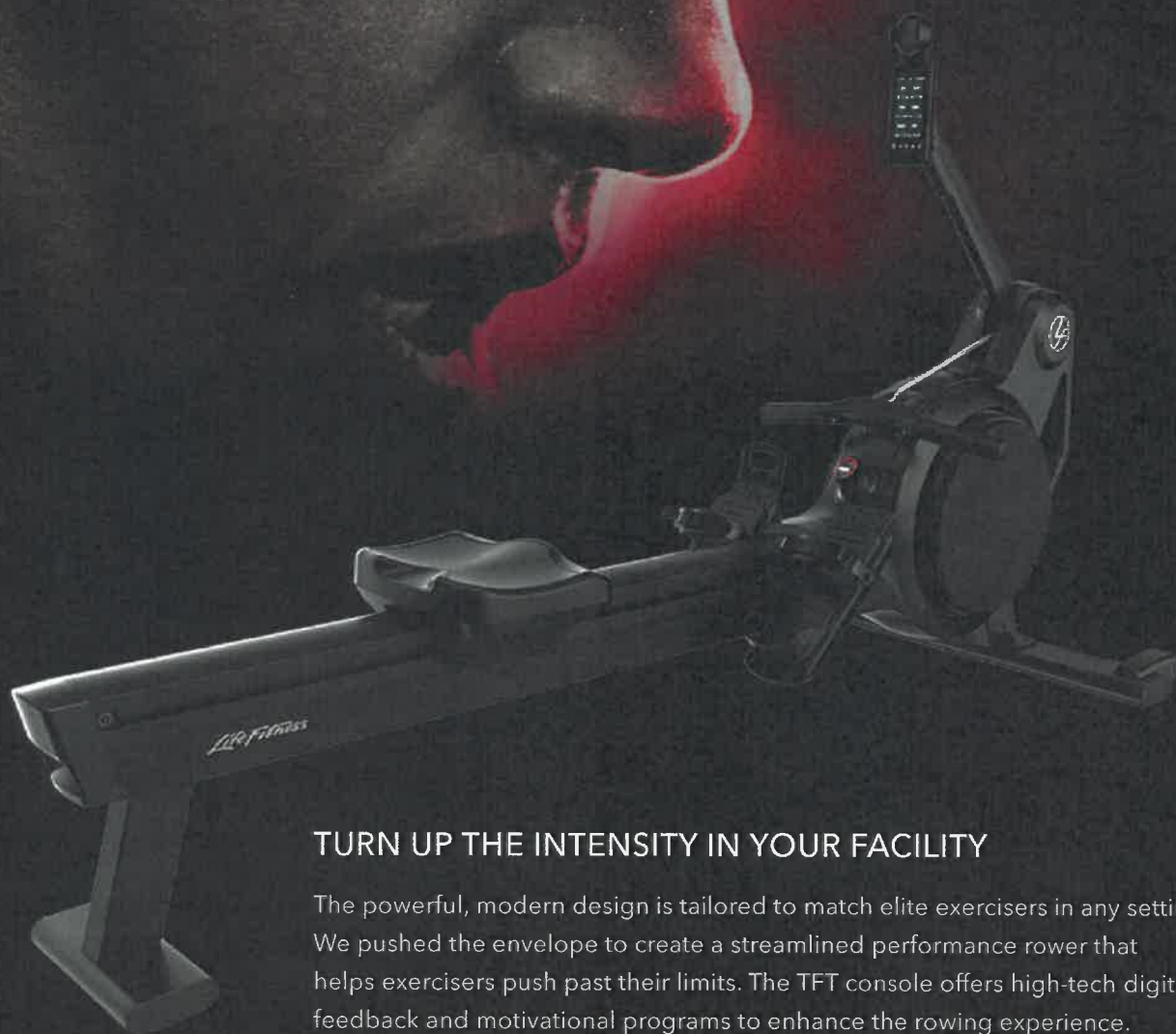
5 YEARS	Frame construction and welding
3 YEARS	Powder coating, handlebar & seat post assembly (aluminum parts & PVC coating), belt drive system, bottom bracket, flywheel, hub, cranks, pedals, insert sleeves, bowden cables, brake system, gas spring, lever assembly, levelling feet, shroud & top covers
1 YEAR	Saddle construction (stitching & saddle deck not included), IC6 electronics (console, cable harness, PCBs & sensors, generator), lithium polymer battery
WEAR ITEMS EXCLUDED FROM WARRANTY: PEDAL STRAPS, PEDAL BINDING SYSTEM, SADDLE SURFACE	

POWER MEASUREMENT (WATT)	WattRate® Power Meter (DIN EN ISO 20957-10)
COMPUTER	WattRate® LCD Computer
COMPUTER POWER SUPPLY	Batteries
TRAINING INTENSITY GUIDE	Coach By Color® (user)
CONNECT TECHNOLOGY	Bluetooth and ANT+
WORKOUT TRACKING	ICG Training App
RESISTANCE SYSTEM	Magnetic
EMERGENCY STOP	Push (EN-957-10)
FLYWHEEL	Rear, aluminum, evenly-weighted
DRIVETRAIN	Poly-V belt
DRIVETRAIN GEAR RATIO	1:10
FRAME COLOR	Matte slate
FRAME MATERIAL	Steel
SHROUDS/GUARDS	Full frame
FRAME DESIGN	Off-set
ADJUSTMENT TYPE	Dials & levers
POSTS & SLIDERS	Aluminum, pin-to-lock adjustment
USER ASSIST ADJUSTMENTS	Handlebar assisted
Q FACTOR	155mm / 6.1"
CRANK TYPE	CrMo 172.5mm / 6.79"
PEDAL TYPE	Dual-sided SPD & toe cage
HANDLEBAR	Ergo-formed, multi position, soft PVC
HANDLEBAR ADJUSTMENTS	Vertical & horizontal
SADDLE	Unisex padded sport saddle
SADDLE ADJUSTMENTS	Vertical & horizontal
WATER BOTTLE HOLDER	Dual, integrated on handlebar
FRAME STABILIZER BARS	Oversized, hidden bolts & fixings
PROTECTION & STRETCH PLATES	Molded form-fit with stretch plate
MAX USER WEIGHT	150 kg / 330 lbs
ASSEMBLED WEIGHT	51 kg / 112 lbs
ASSEMBLED DIMENSIONS	L132xW52xH120cm / 52"x20.5"x47.2"
LEVELING FEET	4
TRANSPORT WHEELS	2
WARRANTY (PARTS)	3 years*

FOR MORE INFORMATION ABOUT THE IC5 AND OTHER PRODUCTS VISIT [TEAMICG.COM](http://TEAMICG.COM)

# HEAT PERFORMANCE ROW

---



## TURN UP THE INTENSITY IN YOUR FACILITY

The powerful, modern design is tailored to match elite exercisers in any setting. We pushed the envelope to create a streamlined performance rower that helps exercisers push past their limits. The TFT console offers high-tech digital feedback and motivational programs to enhance the rowing experience.

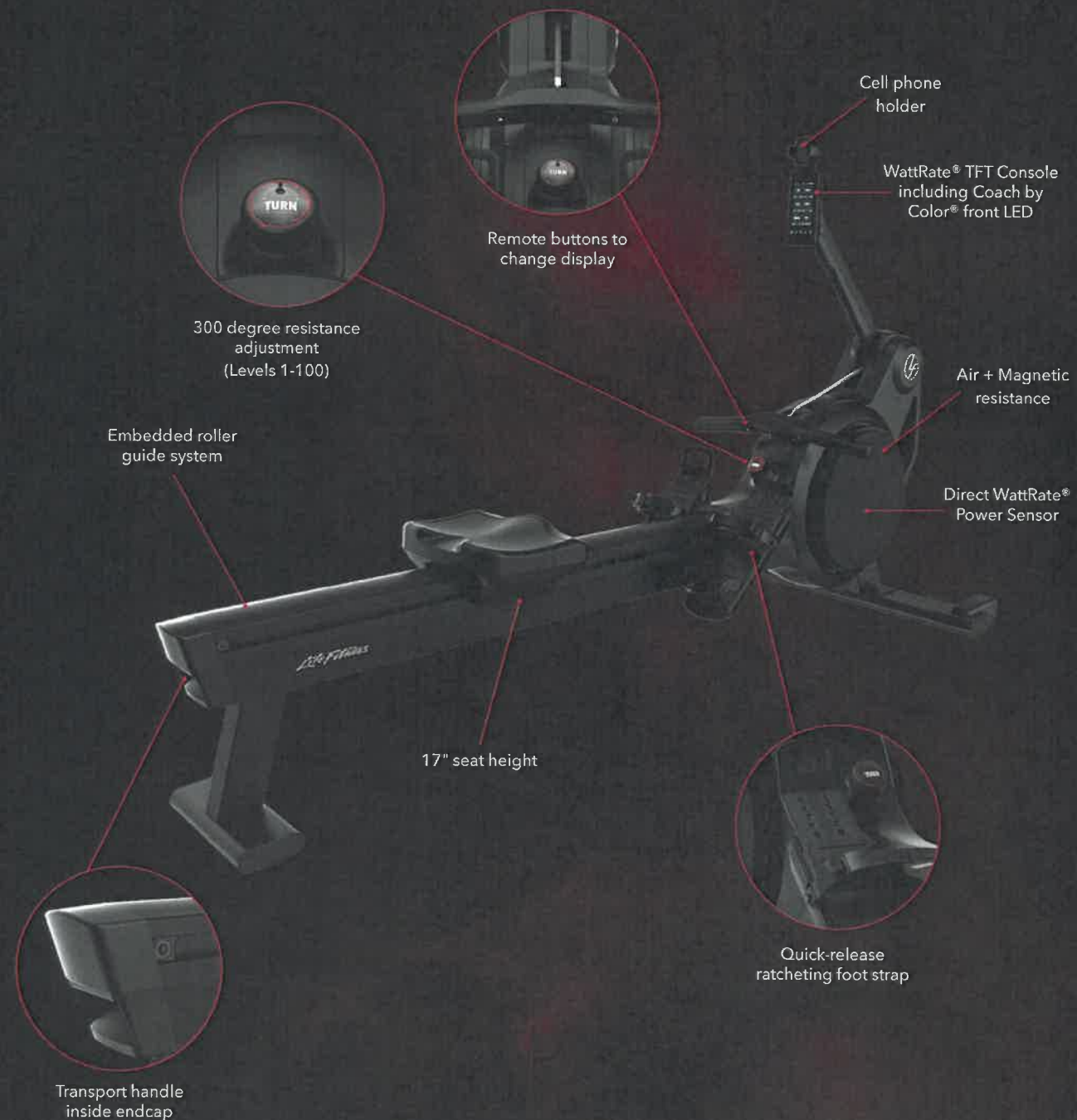
*LifeFitness*



# HEAT PERFORMANCE ROW

## SMART DESIGN TOUCHES

Life Fitness is known for product design that enhances the exerciser experience. The Heat Performance Row follows that approach. Features like control buttons on the handle, smartly designed easy-access ratchet foot straps, and smooth air/magnetic resistance contribute to a performance workout that's inviting and rewarding.



*Life Fitness*



# HEAT PERFORMANCE ROW

## ENHANCED ROWING EXPERIENCE

The Heat Performance Row provides accurate feedback specific to each exerciser. With the Race a Distance or Race a Friend programs or through innovative Coach by Color® technology, inform exercisers of their output during workouts in a fun and engaging way.



### TRAINING

For the exerciser who wants to get on and go.



### COMPARATIVE

For the exerciser who wants to row while understanding average/maximum output.



### TECHNIQUE

For the exerciser who wants to understand their performance at every stroke by seeing Power Curve front and center.



### SPLIT SCREEN

For the exerciser who wants to have their current and last split always displayed through manual training. Access by pressing right remote button on handle.

## GAMIFICATION

Competition provides added motivation.



### RACE A DISTANCE

Race a Distance is for the exerciser who wants to challenge a simulated rower. See side-by-side metrics of you versus the pacer on the console.



### RACE A FRIEND

Race a Friend is for exercisers who want to compete against each other. For those in close proximity, race a friend anywhere from 100 up to 2,500 meters for bragging rights.

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# HEAT PERFORMANCE ROW

## SPECIFICATIONS

CONSOLE	TFT 2.0 Console
CONNECTIVITY	Bluetooth & ANT+
WORKOUT PROGRAMS	Quick Start Power Training Heart Rate Training Interval Training Race a Distance Race a Friend
WORKOUT METRICS	Time, Distance, SPM, 500 meter split time, Resistance Level, Calories, Watts, Heart Rate
Coach By Color® TECHNOLOGY	Yes
POWER MEASUREMENT (WATT)	WattRate® Direct Power Meter (+/- 1%)
RESISTANCE TECHNOLOGY	Static Air & Magnetic via 300° dial
RESISTANCE LEVELS	100
DRIVETRAIN	Poly-V belt
PULLING MECHANISM	Chain
HANDLEBAR	Ergonomic handle with buttons to remote control console
FOOTSTRAP	Ratchet adjustment mechanism
CONSOLE POWER SUPPLY	Self-powered generator with LiPo battery
FRAME/RAIL COLOR	Charcoal black
FRAME MATERIAL	Steel
RAIL MATERIAL	Aluminium
PHONE HOLDER	Yes
TRANSPORT HANDLE	Yes
TRANSPORT WHEELS	2
MAX USER WEIGHT	330 lbs (150 kg)
ASSEMBLED WEIGHT	134 lbs ( 61 kg)
ASSEMBLED DIMENSIONS	85" x 28" x 47" (216cm x 71cm x 120cm)
DISTANCE - SEAT TO FLOOR	17.7" (45 cm)

LifeFitness.com

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LifeFitness

# HEAT ROW

---

## TURN UP THE INTENSITY IN YOUR FACILITY

The powerful, modern design allows exercisers to train for every intensity level in any setting. We pushed the envelope to create a streamlined rower that helps exercisers to push past their limits. The intuitive LCD console offers an easy-to-use digital experience with extremely accurate feedback.







# HEAT ROW

---

## TRAIN FOR EVERY INTENSITY LEVEL

Performance rowing challenges exercisers in a group or individual environment. The powerfully designed rower provides accurate power readings and 100 resistance levels that allow exercisers to fine tune their workouts to any level of intensity.

## SMART DESIGN TOUCHES

Life Fitness is known for product design that enhances the exerciser experience. The Heat Row follows that approach. Features like smartly designed easy-access ratchet foot straps, and smooth air/magnetic resistance contribute to a performance workout that's inviting and rewarding.

## SIMPLIFY YOUR ROWING EXPERIENCE

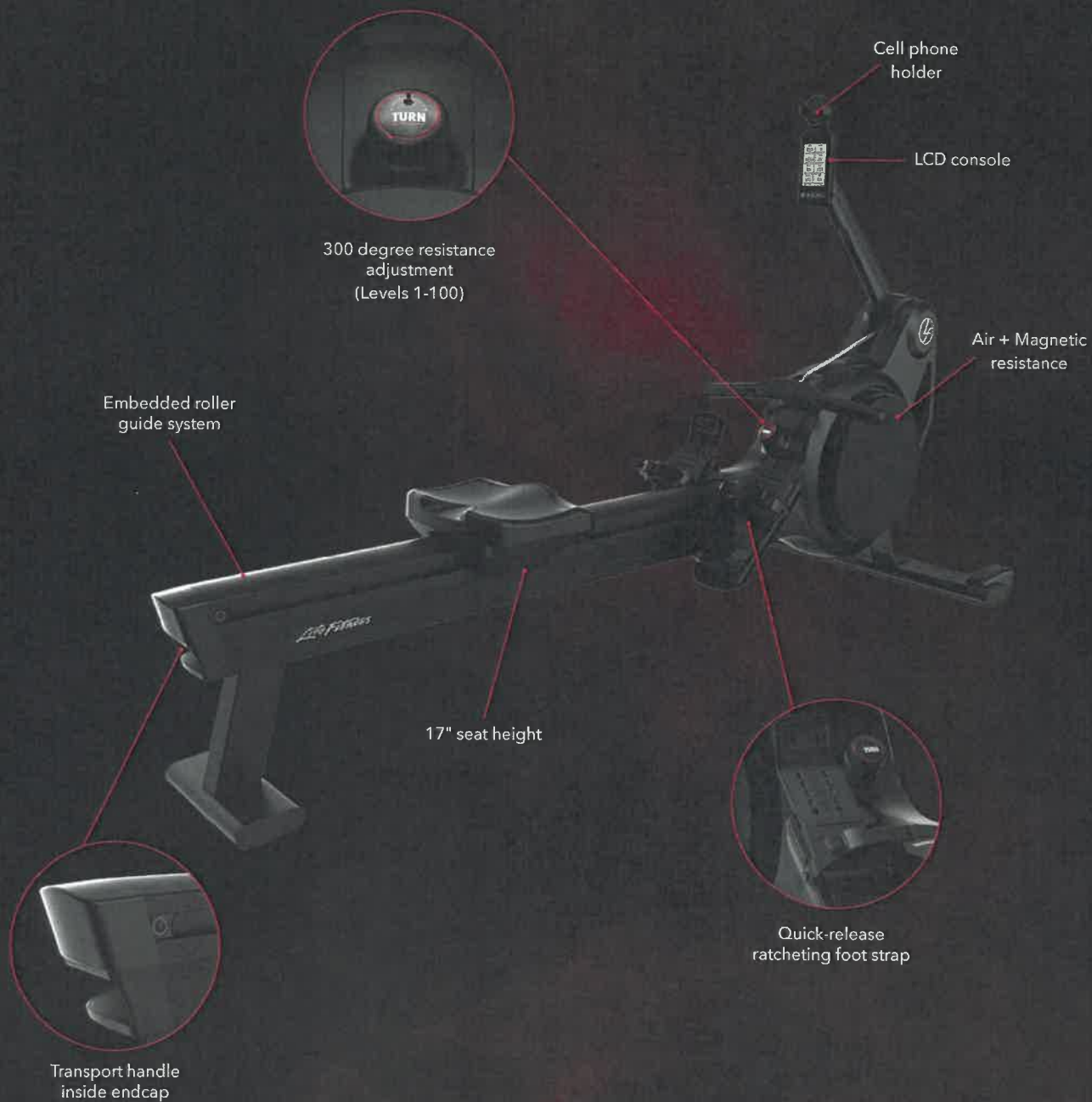
The LCD console automatically boots up into Quick Start mode, giving exercisers the ability to start their workout quickly. The intuitive LCD console allows instructors to optimize a small group training class or enable exercisers to easily train on their own with simple programs including target workouts, distance, time, calories, and intervals.

*LifeFitness*

# HEAT ROW

## SMART DESIGN TOUCHES

Crafted with the exerciser in mind.



*LifeFitness*

# HEAT ROW

## SPECIFICATIONS

CONSOLE	LCD Console
CONNECTIVITY	Polar/Analog
WORKOUT PROGRAMS	Quick Start Interval 30-30 Interval 60-60 Interval Custom Target Time, Calories, Distance, Heart Rate
WORKOUT METRICS	Time, Distance, SPM, 500 Meter Split Time, Resistance Level, Calories, Watts, Heart Rate
POWER MEASUREMENT (WATT)	WattRate® Power Meter
RESISTANCE TECHNOLOGY	Static Air & Magnetic via 300° dial
RESISTANCE LEVELS	100
DRIVETRAIN	Poly-V belt
PULLING MECHANISM	Chain
HANDLEBAR	Ergonomic handle
FOOTSTRAP	Ratchet adjustment mechanism
CONSOLE POWER SUPPLY	2D Batteries
FRAME/RAIL COLOR	Charcoal black
FRAME MATERIAL	Steel
RAIL MATERIAL	Aluminium
PHONE HOLDER	Yes
TRANSPORT HANDLE	Yes
TRANSPORT WHEELS	2
MAX USER WEIGHT	330 lbs (150 kg)
ASSEMBLED WEIGHT	134 lbs ( 61 kg)
ASSEMBLED DIMENSIONS	85" x 28" x 47" (216cm x 71cm x 120cm)
DISTANCE - SEAT TO RAIL	2.4" (6 cm)
DISTANCE - SEAT TO FLOOR	17.7" (45 cm)

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LifeFitness



# Vertical Dumbbell Rack

## OP-DBV

Size (L x W x H): 20" x 19" x 46"

Metric (cm): 51 x 48 x 117

Recommended Live Area (L x W): 44" x 19"

Metric (cm): 112 x 48

Weight: 57 lbs (26 kg)

Max Capacity: 180 lbs (82 kg)

### Key Features:

- Stores 8 Pair (2.5 – 20 LB) DB's
  - Studio Dumbbells only
- Provides ultimate DB storage solution for group training, small workout rooms and active aging applications
- Elegant design allows for easy dumbbell access in a small, compact footprint

\*Max Capacity reflects 8 pairs of Dumbbells from 2.5 lb – 20 lb (1 kg – 8 kg)

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AXIOM SERIES

# SIGNATURE SERIES ACCESSORY STORAGE RACK

The Signature Series Accessory Storage Rack accommodates a variety of training accessories to help keep facilities well organized and is the perfect pairing for any training space that makes use of accessories.



## VERSATILITY

Signature Series Accessory Storage Rack accommodates a variety of training accessories, from Bosu balls, beauty bells, kettlebells, medicine balls, sandbells, exercise balls, foam rollers, resistance bands and more.

## ORGANIZATION

Keep your classes and training programs going smoothly with the proper organization and all your accessories close to your exercise hub or stored neatly away to open up more space.

## SPACE









Signature Series Accessory Storage Racks are suited to fit any space. From a small hospitality space to a large fully functional facility, these racks will save you space and time.






*LifeFitness*



## MODELS/PRODUCT OPTIONS\*

MODEL	DIMENSIONS <sup>1</sup> (L x W x H)	WEIGHT	DESIGNED FOR THESE ACCESSORIES
 BASE UNIT SKU: SAR	36 x 25 x 67 in. (94 x 66 x 171 cm)	190 lbs (86 kg)	Med Balls Kettlebells Foam Rollers Sand Balls
 2 STABILITY BALL STORAGE	24 x 0 x 0 in. (61 x 0 x 0 cm)	15.3 lbs (7 kg)	(2) 55/65 cm Stability Ball or Bosu Balls stored upside down
 3 STABILITY BALL STORAGE	24 x 0 x 0 in. (61 x 0 x 0 cm)	23 lbs (10 kg)	(1) 55/65/75 cm Stability Ball (2) 55/65 cm Stability Ball or Bosu Balls stored upside down
 VERTICAL BOSU BALL STORAGE	11 x 1.4 x 0 in. (28 x 3.5 x 0 cm)	12.2 lbs (5.5 kg)	(1) Bosu Ball
 BEAUTY BELL STORAGE	5.4 x 0 x 0 in. (14 x 0 x 0 cm)	23 lbs (10 kg)	(6) Beauty Bell Pairs, up to 20 lbs (8 kg)
 BEAUTY BELL W/ ROLLER STORAGE	8 x 6.5 x 0 in. (20 x 16.5 x 0 cm)	27 lbs (12 kg)	(6) Beauty Bell Pairs, up to 20 lbs (8 kg) (2) Foam Rollers 6" (15 cm) diameter, 12"-18" (30-46 cm) long
 MAT STORAGE	5 x 0 x 0 in. (13 x 0 x 0 cm)	8.3 lbs (4 kg)	(6) Mats up to 3/8" (2 cm) thick and up to 62" (158 cm) long, Adjustable eyelet hook spacing of 14" - 21" (36 cm - 53 cm)
 MAT W/ ROLLER STORAGE	16 x 0 x 0 in. (41 x 0 x 0 cm)	25.2 lbs (11 kg)	(6) Mats up to 3/8" (2 cm) thick and up to 62" (158 cm) long, Adjustable eyelet hook spacing of 14" - 21" (36 cm - 53 cm) (3) Foam Rollers up to 6" (15 cm) diameter, 12"-36" (30cm-91 cm) long

## PACKAGES\*

SUGGESTED PACKAGE	PRODUCT OPTIONS	RECOMMENDED ACCESSORIES
 ENDURANCE PACKAGE	- Base Unit - Mat w/ Roller Storage - 3 Stability Ball storage	(5) Medicine Balls - 4, 6, 8, 10, 12 lbs (1, 2, 3, 4, 5 kg) (8/7) Kettlebells - 10, 15, 20, 25, 30, 35, 40, 45 lbs (8, 12, 16, 20, 24, 28, 32 kg) (4) Resistance Tubes: Extra light, light, medium, heavy (3) Mats (3) Foam Rollers (3) Stability Balls
 STRENGTH PACKAGE	- Base Unit - Beauty Bell Storage - 3 Stability Ball storage	(5) Medicine Balls - 4, 6, 8, 10, 12 lbs (1, 2, 3, 4, 5 kg) (8/7) Kettlebells - 10, 15, 20, 25, 30, 35, 40, 45 lbs (8, 12, 16, 20, 24, 28, 32 kg) (4) Resistance Tubes: Extra light, light, medium, heavy (2) Jump Ropes (6) Dumbbell Pairs - 2.5, 5, 7.5, 10, 12.5, 15 lbs (1, 2, 3, 4, 5 kg) (2) Foam Rollers (3) Stability Balls
 PERFORMANCE PACKAGE	- Base Unit - Mat Storage - Vertical Bosu Ball Storage	(2) Wall Balls - 14, 20 lbs (not available in kg) (3) Slam Balls - 15, 20, 25 lbs (5, 10, 15 kg) (5) Sandbags - 8, 10, 12, 15, 20 lbs (4, 6, 8, 10, 12 kg) (4) Kettlebells - 30, 35, 40, 45 lbs (12, 16, 20, 24 kg) (6) Jump Ropes (6) Mats (1) Bosu Ball

\* Accessories shown not included

<sup>1</sup> Storage options dimensions adds to Base Unit dimensions

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## SECTION VIII

*This item will be provided under  
separate cover*

## SECTION IX

# SECTION C

# SECTION 1

Reunion East CDD				
Date Assigned	Action Item	Assigned To	Status	Comments
3/14/11	Irrigation Turnover	Kingwood/ Carpenter	In Process	Kingwood provided a proposal document which is under legal review in March. Comments will go back to Kingwood.
2/13/20	Access to Reunion Village/Davenport Creek Bridge	Flint/Boyd	In Process	Survey approved at BOS Meeting 08.12.2021. DE to prepare design following survey with tentative plan to split gate on each direction of travel.
11/12/20	Seven Eagles Management	Adams/Scheerer	In Process	Game Room to be repurposed into Functional Fitness Center. Refurbishment proposal approved at 08.12.2021 BOS Meeting. Fitness Center & Functional Fitness Center Design and Equipment Proposal to be considered at 11.11.2021. The fees for renting Linear Park and Seven Eagles finalized October 14. Other transition still items in process: utility split, signage updates.
9/10/20	Secure Pool Access Gates	Scheerer	In Process	A new prototype was fabricated and then installed at Seven Eagles in July. The gate is performing as expected. Five gates needed at other CDD pools (including Carriage Pointe). A proposal for Carriage Pointe was approved 10.14.2021. The installation agreement is completed and is pending execution.
11/12/20	Feasibility Report on Selling Roads to Private Entity	Adams/Carpenter	On Hold	Master Association not interested in purchasing.

<b>Date Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
1/14/21	Notify Owners on South Side of CR 532 RECDD Will Discontinue Maintenance	Carpenter/Adams	<b>In Process</b>	District Counsel prepared a proposed amendment to Interlocal agreement with OC which was approved by BOS 08.12.2021. The proposal has been sent to the County for review and the County is now requesting a new detailed landscape maintenance map. Staff is developing process to notify owners, cap irrigation, and amend landscape maintenance agreement accordingly.
4/8/21	Duke Street Lights	Adams/Scheerer	<b>In Process</b>	Duke workers on site starting in September. As 10.07.2021, one of nine work orders have been completed.
9/9/21	Property Conveyance at Reunion Village	Scheerer	<b>In Process</b>	Landscape inspection and maintenance agreements for landscape and ponds pending.
9/9/21	Security Improvements at Carriage Point		<b>In Process</b>	BOS approved Envera proposal for remote monitored gate, rapid arms and security cameras at BOS Meeting 09.09.2021. Staff working with current RE security provider (ACT) for access controls proposal. Agreement with Envera has been provided by District Counsel and is under vendor review.
9/9/21	Parking Rules for Carriage Pointe and Reunion Village	Scheerer/Adams/Trucco	<b>In Process</b>	Rule Hearing scheduled 11.11.2021. No Parking zone maps reviewed by BOS 10.14.2021
9/9/21	Five Year R&M (Capital) Plan			Staff to add capital project tracking list under DM report for future meetings.
Reunion West CDD				



<b>Date Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
<b>Meeting Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
11/12/20	Development of Recreational Parcels on Grand Traverse Parkway & Valhalla Terr.	Boyd/Scheerer	In Process	Design/installation proposal for playground and outdoor fitness center approved 10.14.2021. Playtopia agreement execution pending. Sidewalks, concrete work, landscape design/installation, and fencing to be addressed by Operations Manager.
12/10/20	Encore Transition at RWCDD	Adams / Scheerer	In Process	Identification of CDD irrigation costs pending. Pond maintenance agreement scheduled for presentation 11.11.2021.
2/11/21	Refunding Series 2004-1 Special Assessment Bonds	Adams	On Hold	10 year no call provision expires May 2022. Kickoff of bond refunding scheduled 11.11.2021.
2/11/21	Parking Rules for Encore at RWCDD	Adams	On Hold	Monitoring the need to implement street parking restrictions.
2/11/21	Monitor Elevation Development Nearby Reunion	Adams	In Process	09.01.2021 - High Density Residential Housing Application Under Review with OC Permit Number: PRDV21-146 Location: South East at Intersection of Goodman Road and Bella Citta Boulevard Parcel Number: 2825270000006000000 (51.02 acres) 3325270000005000000 (52.55 acres) 33252731600000A0090 (19.04 acres)

<b>Date Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Status</b>	<b>Comments</b>
3/11/21	Sinclair Gate	Boyd/Adams/Trucco	<b>In Process</b>	Determine ability for MOT on Sinclair during emergencies - DE is in communication with OC. In the meantime, operations staff and security staff developed traffic plan using cones (installed July 28) and temporary signage installed September. Permanent sign relocated in September. Communication to residents pending.
4/8/21	Duke Street Lights	Adams/Scheerer	<b>In Process</b>	Duke workers on site starting in September. As 10.07.2021, one of nine work orders have been completed.
5/13/21	Beautification of Sinclair Near Lift Station	Scheerer/Yellowstone	<b>In Process</b>	Sharon Harley met with Alan and Yellowstone in August. BOS approved installation of Ribbon Palms 10.14.2021. Installation pending further assessment of impact of nearby gas line work.
7/8/21	Determine if any property is available for dumpsters	Scheerer	<b>On Hold</b>	Parcel 35-25-27-4881-TRAC-0020 identified as most viable. David Burman to evaluate on behalf of HOA and communicate with stakeholders.
8/12/21	Five Year R&M (Capital) Plan	Adams/Staley	<b>In Process</b>	Presented 09.09.2021 - Staff to add capital project tracking list under DM report for future meetings.
9/9/21	RWPOA Security Funding	Adams/Trucco	<b>Completed</b>	Updated agreement presented to RW POA.
9/9/21	Monitor TECO Gas Line Installation	Scheerer	<b>In Process</b>	PreCon Meeting with Alan Scheerer and TECO Superintendent 10.05.2021.

## SECTION 2

# Reunion East

## Community Development District

### Summary of Check Register

October 1, 2021 to October 31, 2021

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>		<b>Amount</b>
General Fund	10/6/21	5161-5163	\$	13,524.06
	10/13/21	5164	\$	8,007.99
	10/14/21	5165-5175	\$	24,893.33
	10/20/21	5176-5179	\$	55,903.01
	10/28/21	5180-5185	\$	7,788.16
			\$	110,116.55
Replacement & Maintenance	10/14/21	154	\$	2,785.69
	10/20/21	155-156	\$	20,681.00
	10/28/21	157-158	\$	4,295.00
			\$	27,761.69
Payroll	<b><u>October 2021</u></b>			
	John Dryburgh	50598	\$	184.70
	Mark Greenstein	50599	\$	184.70
	Steven Goldstein	50600	\$	184.70
	Trudy Hobbs	50601	\$	184.70
			\$	738.80
			\$	<b>138,617.04</b>

CHECK DATE	VEND#	.....INVOICE DATE	INVOICE	.....EXPENSED TO.... YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/06/21	00129	10/01/21	4940	202109 330-53800-46200				*	397.80	
		10/01/21	SE-INST.BOX CVR/PTCH WALL					*	367.20	
		10/01/21	4940	202109 300-13100-10100				*		
			SE-INST.BOX CVR/PTCH WALL							
				BERRY CONSTRUCTION INC.						765.00 005161
10/06/21	00054	10/01/21	2021OCT	202110 320-53800-34500				*	6,183.33	
			SECURITY SERVICES OCT21					*	5,483.33	
		10/01/21	2021OCT	202110 300-13100-10100				*		11,666.66 005162
			SECURITY SERVICES OCT21							
				REUNION RESORT & CLUB MASTER ASSOC.				*		
10/06/21	00060	9/27/21	374081	202109 320-53800-46200				*	222.30	
			TER-ANN.HEATER INSP/CLEAN					*	205.20	
		9/27/21	374081	202109 300-13100-10100				*		
			TER-ANN.HEATER INSP/CLEAN					*	91.00	
		9/28/21	374082	202109 320-53800-46200				*		
			TER-SAFETY INSP.EQUIP/LDR					*	84.00	
		9/28/21	374082	202109 300-13100-10100				*		
			TER-SAFETY INSP.EQUIP/LDR					*	96.17	
		9/28/21	374094	202109 320-53800-46200				*		
			HS-SAFETY INSP.SPA/POOL					*	88.78	
		9/28/21	374094	202109 300-13100-10100				*		
			HS-SAFETY INSP.SPA/POOL					*	158.57	
		9/28/21	374097	202109 320-53800-46200				*		
			HC B-RPLC WASTE VALVE LK					*	146.38	
		9/28/21	374097	202109 300-13100-10100				*		
			HC B-RPLC WASTE VALVE LK							1,092.40 005163
				SPIES POOL LLC				*		
10/13/21	00049	10/01/21	535	202110 310-51300-34000				*	3,689.58	
			MANAGEMENT FEES OCT21					*	66.67	
		10/01/21	535	202110 310-51300-35200				*		
			WEBSITE ADMIN OCT21					*	116.67	
		10/01/21	535	202110 310-51300-35100				*		
			INFORMATION TECH OCT21					*	833.33	
		10/01/21	535	202110 310-51300-31300				*		
			DISSEMINATION FEE OCT21					*	16.11	
		10/01/21	535	202110 310-51300-51000				*		
			OFFICE SUPPLIES					*	19.61	
		10/01/21	535	202110 310-51300-42000				*		
			POSTAGE					*	137.85	
		10/01/21	535	202110 310-51300-42500				*		
			COPIES					*	3,128.17	
		10/01/21	536	202110 320-53800-12000				*		
			FIELD MANAGEMENT OCT21							8,007.99 005164
				GOVERNMENTAL MANAGEMENT SERVICES						

BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/14/21	00074	9/30/21	197512	202109	320	53800	47000			*	67.08	
			AQUATIC PLANT MGMT SEP21									
10/14/21	00074	9/30/21	197512	202109	300	13100	10100			*	61.92	
			AQUATIC PLANT MGMT SEP21									
10/14/21	00095	10/01/21	S232289	202109	320	53800	57400		APPLIED AQUATIC MANAGEMENT, INC.	*	615.31	129.00 005165
			RPLC LED CTRLR/LED STRIPS									
10/14/21	00134	10/01/21	S232289	202109	300	13100	10100			*	567.97	
			RPLC LED CTRLR/LED STRIPS									
10/14/21	00134	10/07/21	3141	202109	310	51300	31100		ACCESS CONTROL TECHNOLOGIES, INC.	*	694.60	1,183.28 005166
			CDD MTG/REV PHASE4/5 PLAT									
10/14/21	00130	10/01/21	84698	202110	310	51300	54000		BOYD CIVIL ENGINEERING	*	175.00	694.60 005167
			SPECIAL DISTRICT FEE-FY22									
10/14/21	00010	10/05/21	7-522-24	202109	310	51300	42000		DEPARTMENT OF ECONOMIC OPPORTUNITY	*	237.71	175.00 005168
			DELIVERY 09/30/21									
10/14/21	00144	10/01/21	48198357	202110	320	53800	57400		FEDEX	*	342.69	237.71 005169
			SVCALL-CHCK/RPLC FAN MTR									
10/14/21	00144	10/01/21	48198357	202110	300	13100	10100		FRANK'S AIR CONDITIONING, INC.	*	303.90	646.59 005170
			SVCALL-CHCK/RPLC FAN MTR									
10/14/21	00011	10/13/21	21674	202109	310	51300	31400			*	600.00	
			ARBITRAGE SERIES 2015-1									
10/14/21	00011	10/13/21	21674	202109	310	51300	31400			*	600.00	
			ARBITRAGE SERIES 2015-2									
10/14/21	00011	10/13/21	21674	202109	310	51300	31400			*	600.00	
			ARBITRAGE SERIES 2015-3									
10/14/21	00092	9/29/21	41719	202109	330	53800	43300		GRAU & ASSOCIATES	*	2,121.60	1,800.00 005171
			SE CONTRACT CLEAN SEP21									
10/14/21	00092	9/29/21	41719	202109	300	13100	10100			*	1,958.40	
			SE CONTRACT CLEAN SEP21									
10/14/21	00092	9/29/21	41720	202109	330	53800	43300			*	528.72	
			SE CLEANING SUPPLY SEP21									
10/14/21	00092	9/29/21	41720	202109	300	13100	10100			*	488.05	
			SE CLEANING SUPPLY SEP21									

REUE REUNION EAST TVISCARRA

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

9/30/21	DUKE-DUK	202109	320-53800-43000				*		799.18	
9/30/21	DUKE ENERGY#40845	34210					*		594.34	
9/30/21	TOHO-TOH	202109	320-53800-43100				*		33.98	
9/30/21	TOHO METER#62644093	SEP21					*		31.36	
9/30/21	HC PHONE LINE	4574	SEP21				*		33.98	
9/30/21	HC PHONE LINE	4574	SEP21				*		31.36	
9/30/21	CP PHONE LINE	2365	SEP21				*		31.36	
9/30/21	CP PHONE LINE	2365	SEP21				*		31.36	
REUNION RESORT										6,620.97 005172

10/14/21	00175	9/28/21	6873	202110	320-53800-46200		*		3,816.00	
9/28/21	6873	POOL MAINTENANCE	OCT21				*		3,384.00	
9/28/21	6873	POOL MAINTENANCE	OCT21				*		1,537.00	
9/28/21	6873	POOL MNT SEVEN	EAG OCT21				*		1,363.00	
9/28/21	6873	POOL MNT SEVEN	EAG OCT21				*			
ROBERTS POOL SERVICE AND REPAIR INC										10,100.00 005173

10/14/21	00060	9/30/21	374173	202109	320-53800-46200		*		115.70	
9/30/21	374173	HC B-SAFETY INSP.EQUIP					*		106.80	
9/30/21	374173	HC B-SAFETY INSP.EQUIP					*		176.75	
9/30/21	374174	HC B-RPR/INST.15MIN TIMER					*		163.15	
9/30/21	374174	HC B-RPR/INST.15MIN TIMER					*		286.00	
9/30/21	374179	HS-ANN.HEATER PM INSPECT					*		264.00	
9/30/21	374179	HS-ANN.HEATER PM INSPECT					*		167.41	
9/30/21	374180	HS-INST.TORO VALVE/BASIN					*		154.54	
9/30/21	374180	HS-INST.TORO VALVE/BASIN					*			
SPIES POOL LLC										1,434.35 005174

10/14/21	00030	10/05/21	REU 2718	202109	320-53800-47400		*		426.05	
10/05/21	00030	DEMO SOD/INST.350	ANNUALS				*		393.28	
10/05/21	00030	DEMO SOD/INST.350	ANNUALS				*			

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/05/21	00129	10/05/21	REU 2718	202109	320-53800-46500					*	547.30	
			RPR IRRG HD/VALVE/NOZZLES									
10/05/21		10/05/21	REU 2718	202109	300-13100-10100					*	505.20	
			RPR IRRG HD/VALVE/NOZZLES									
10/20/21	00129	10/09/21	4941	202110	330-53800-48100				YELLOWSTONE LANDSCAPE	*	190.80	1,871.83 005175
			SE-RPLC LGHT/STALL/SOCKET									
10/09/21	4941	10/09/21	4941	202110	300-13100-10100				BERRY CONSTRUCTION INC.	*	169.20	
			SE-RPLC LGHT/STALL/SOCKET									
10/20/21	00160	10/10/21	11315	202110	320-53800-12200					*	1,804.81	360.00 005176
			FACILITIES BLDG RENT OCT									
10/10/21	11315	10/10/21	11315	202110	300-13100-10100					*	1,600.49	
			FACILITIES BLDG RENT OCT									
10/20/21	00002	9/30/21	4283982	202109	310-51300-48000				CITICOMMUNITIES LLC	*	121.25	3,405.30 005177
			NOT RULE DEVELOP 10/14/21									
9/30/21	4283982	9/30/21	4283982	202109	310-51300-48000					*	583.96	
			NOT RULEMAKE/AMEND 10/14									
9/30/21	4283982	9/30/21	4283982	202109	310-51300-48000					*	267.50	
			NOT OF FY22 MEETING DATES									
10/20/21	00030	10/01/21	REU 2692	202110	320-53800-47300				ORLANDO SENTINEL COMMUNICATION	*	26,584.80	972.71 005178
			MTHLY LANDSCAPE MNT OCT21									
10/01/21	REU 2692	10/01/21	REU 2692	202110	300-13100-10100					*	23,575.20	
			MTHLY LANDSCAPE MNT OCT21									
10/01/21	REU 2692	10/01/21	REU 2692	202110	330-53800-47300					*	532.65	
			SEVEN EAGLES ADD.OCT21									
10/01/21	REU 2692	10/01/21	REU 2692	202110	300-13100-10100					*	472.35	
			SEVEN EAGLES ADD.OCT21									
10/28/21	00095	10/18/21	S232513	202110	320-53800-57400				YELLOWSTONE LANDSCAPE	*	765.43	51,165.00 005179
			RPLC GEAR REDUCER/BOLTKIT									
10/18/21	S232513	10/18/21	S232513	202110	300-13100-10100					*	678.78	
			RPLC GEAR REDUCER/BOLTKIT									
10/18/21	S232578	10/18/21	S232578	202110	320-53800-57400					*	264.29	
			REPLACE CARD READER/TEST									
10/18/21	S232578	10/18/21	S232578	202110	300-13100-10100					*	234.37	
			REPLACE CARD READER/TEST									
10/18/21	S232700	10/18/21	S232700	202110	320-53800-57400					*	81.32	
			RECONNECT J5 CONNECT/ARM									

REUE REUNION EAST TVISCARRA



CHECK VENDOR# .....INVOICE.....EXPENSED TO....  
 DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNT ....CHECK.....  
 BANK A REUNION EAST CDD GENERAL FUND

10/18/21 S232700 202110 300-13100-10100 RECONNECT J5 CONNECT/ARM ACCESS CONTROL TECHNOLOGIES, INC. 72.12 2,096.31 005180

10/28/21 00129 10/21/21 4948 202110 330-53800-48100 SE-RPLC FAUCET O-RING BTH 124.55  
 10/21/21 4948 202110 300-13100-10100 SE-RPLC FAUCET O-RING BTH 110.45  
 10/21/21 4949 202110 320-53800-46200 TER-RPLC FACIA/PAINT DOOR 625.40  
 10/21/21 4949 202110 300-13100-10100 TER-RPLC FACIA/PAINT DOOR 554.60  
 10/21/21 4950 202110 320-53800-46200 HC-RPLC 2 UMBRELLAS POOLA 71.55  
 10/21/21 4950 202110 300-13100-10100 HC-RPLC 2 UMBRELLAS POOLA 63.45  
 10/21/21 4951 202110 330-53800-48100 SE-RPLC TUBE LIGHT/TRASH 193.45  
 10/21/21 4951 202110 300-13100-10100 SE-RPLC TUBE LIGHT/TRASH 171.55

BERRY CONSTRUCTION INC. 1,915.00 005181

10/28/21 00166 10/13/21 541140ES 202109 320-53800-43200 GAS CHARGE 09/07-10/06/21 147.56  
 10/13/21 541140ES 202109 300-13100-10100 GAS CHARGE 09/07-10/06/21 136.20

FLORIDA NATURAL GAS 283.76 005182

10/28/21 00176 10/13/21 24315 202109 330-53800-48200 SE-PREVENTATIVE MNT SEP21 130.00  
 10/13/21 24315 202109 300-13100-10100 SE-PREVENTATIVE MNT SEP21 120.00

FTNESS SERVICES OF FLORIDA INC 250.00 005183

10/28/21 00119 10/21/21 99689 202109 310-51300-31500 BRD MTG/FDOT/INTERLOC AGR 2,110.19

LATHAM, LUNA, EDEN & BEAUDINE, LLP 2,110.19 005184

10/28/21 00060 10/01/21 374800 202110 320-53800-46200 HS-PM INSPECT/CLEAN HEATR 226.20  
 10/01/21 374800 202110 300-13100-10100 HS-PM INSPECT/CLEAN HEATR 208.80  
 10/09/21 374900 202110 320-53800-46200 HC A-SAFETY INSPECT/FLOOR 103.32  
 10/09/21 374900 202110 300-13100-10100 HC A-SAFETY INSPECT/FLOOR 91.63

REUE REUNION EAST TVISCARRA

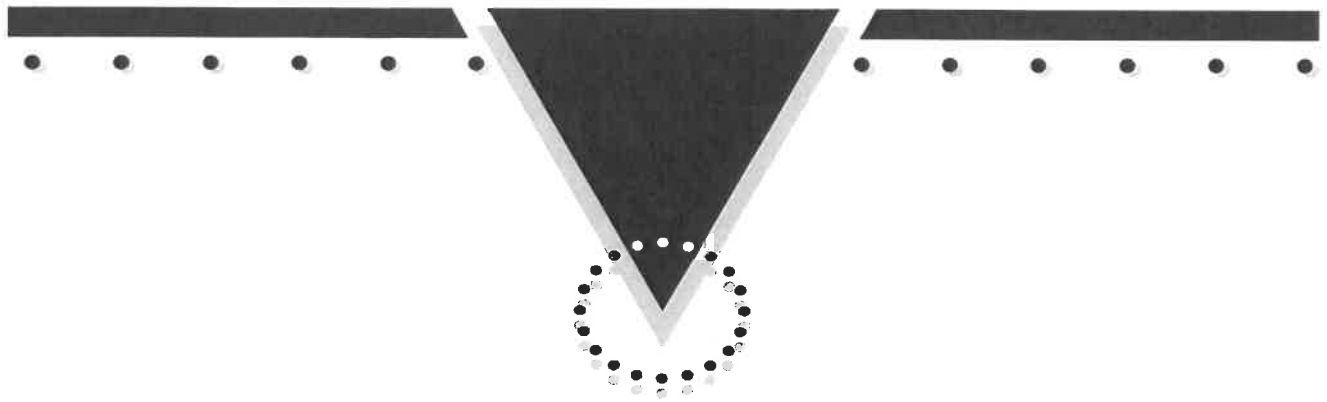
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/09/21	374901	HC A-PM	202110 320-53800-46200			*	266.56	
10/09/21	374901	HC A-PM	202110 300-13100-10100			*	236.39	
					SPIES POOL LLC			
							1,132.90	005185
					TOTAL FOR BANK A		110,116.55	
					TOTAL FOR REGISTER		110,116.55	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/14/21	00007	10/05/21 REU 2718	202109	320-53800-47300							*	1,448.56	
		CP-DEMO/INST. TRINETTE/IXO											
10/05/21		REU 2718	202109	300-13100-10100							*	1,337.13	
		CP-DEMO/INST. TRINETTE/IXO											
10/20/21	00001	10/14/21 4944	202109	330-53800-61000							*	7,391.80	2,785.69 000154
		SE-RPLC SHEETROCK/MIRRORS											
10/14/21		4944	202109	300-13100-10100							*	6,823.20	
		SE-RPLC SHEETROCK/MIRRORS											
10/20/21	00003	10/01/21 TERRPATI	202110	320-53800-63000							*	3,426.98	14,215.00 000155
		TER-50% LOUNGE/CHAIR/TBLE											
10/01/21		TERRPATI	202110	300-13100-10100							*	3,039.02	
		TER-50% LOUNGE/CHAIR/TBLE											
10/28/21	00001	10/21/21 4947	202110	320-53800-53000							*	1,762.25	6,466.00 000156
		RMV/RPLC 7 BRKN ADA MATS											
10/21/21		4947	202110	300-13100-10100							*	1,562.75	
		RMV/RPLC 7 BRKN ADA MATS											
10/28/21	00023	9/30/21 33035	202109	320-53800-53000							*	260.00	3,325.00 000157
		50-PAVEMENT MARK/ADHESIVE											
9/30/21		33035	202109	300-13100-10100							*	240.00	
		50-PAVEMENT MARK/ADHESIVE											
10/11/21		33036	202110	320-53800-53000							*	249.10	
		RPLC 23 WALL MARKER/DLVR7											
10/11/21		33036	202110	300-13100-10100							*	220.90	
		RPLC 23 WALL MARKER/DLVR7											
										FAUSNIGHT STRIPE & LINE INC.			970.00 000158
										TOTAL FOR BANK C		27,761.69	
										TOTAL FOR REGISTER		27,761.69	

REUE REUNION EAST TVISCARRA

## SECTION 3



**Reunion East**  
**Community Development District**

**Unaudited Financial Reporting**

**September 30, 2021**



## Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Replacement &amp; Maintenance Income Statement</u>
4	<u>Debt Service Series 2002A-2 Income Statement</u>
5	<u>Debt Service Series 2005 Income Statement</u>
6	<u>Debt Service Series 2015A Income Statement</u>
7	<u>Debt Service Series 2015-1 Income Statement</u>
8	<u>Debt Service Series 2015-2 Income Statement</u>
9	<u>Debt Service Series 2015-3 Income Statement</u>
10	<u>Debt Service Series 2021 Income Statement</u>
11	<u>Capital Projects Series 2005 Income Statement</u>
12	<u>Capital Projects Series 2021 Income Statement</u>
13-14	<u>Month to Month</u>
15	<u>Long Term Debt</u>
16-17	<u>FY21 Assessment Receipt Schedule</u>

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**September 30, 2021**

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2021
<b>ASSETS:</b>					
CASH	\$629,835	\$452,554	---	---	\$1,082,389
CUSTODY ACCOUNT	\$463,284	---	---	---	\$463,284
STATE BOARD OF ADMINISTRATION	\$1,000,982	\$3,072,400	---	---	\$4,073,382
ASSESSMENT RECEIVABLES	\$10,795	---	\$18,984	---	\$29,780
DUE FROM GENERAL FUND	---	---	\$5,000	---	\$5,000
DUE FROM REUNION WEST	\$122,840	\$33,046	---	---	\$155,887
PREPAID EXPENSES	\$52,678	---	---	---	\$52,678
INVESTMENTS					
SERIES 2002A-2					
Reserve	---	---	\$3	---	\$3
Revenue	---	---	\$100,941	---	\$100,941
SERIES 2005					
Reserve	---	---	\$4	---	\$4
Revenue	---	---	\$198,440	---	\$198,440
Construction	---	---	---	\$10	\$10
SERIES 2015A					
Reserve	---	---	\$175,000	---	\$175,000
Revenue	---	---	\$931,407	---	\$931,407
SERIES 2015-1					
Revenue	---	---	\$9	---	\$9
SERIES 2015-2					
Reserve	---	---	\$19	---	\$19
SERIES 2015-3					
Prepayment	---	---	\$8	---	\$8
SERIES 2021					
Reserve	---	---	\$1,116,155	---	\$1,116,155
Revenue	---	---	\$3	---	\$3
Interest	---	---	\$140,923	---	\$140,923
Construction	---	---	---	\$8,783,735	\$8,783,735
Cost of Issuance	---	---	---	\$2,500	\$2,500
<b>TOTAL ASSETS</b>	<b>\$2,280,415</b>	<b>\$3,558,000</b>	<b>\$2,686,896</b>	<b>\$8,786,245</b>	<b>\$17,311,556</b>
<b>LIABILITIES:</b>					
ACCOUNTS PAYABLE	\$52,446	\$17,501	---	\$5,062	\$75,008
CONTRACTS PAYABLE	\$1,323	---	---	---	\$1,323
DEFERRED REVENUE	\$8,184	---	---	---	\$8,184
DUE TO DEBT 2015A	\$5,000	---	---	---	\$5,000
DUE TO REUNION WEST	\$29,943	\$1,746	---	---	\$31,688
ACCRUED INTEREST PAYABLE 2002A-2	---	---	\$3,214,132	---	\$3,214,132
ACCRUED PRINCIPAL PAYABLE 2002A-2	---	---	\$3,530,000	---	\$3,530,000
ACCRUED INTEREST PAYABLE 2005	---	---	\$2,421,010	---	\$2,421,010
ACCRUED PRINCIPAL PAYABLE 2005	---	---	\$3,035,000	---	\$3,035,000
<b>FUND EQUITY:</b>					
FUND BALANCES:					
ASSIGNED	\$242,752	\$3,538,754	---	---	\$3,781,506
UNASSIGNED	\$1,940,767	---	---	---	\$1,940,767
RESTRICTED FOR DEBT SERVICE 2002A-2	---	---	(\$6,643,188)	---	(\$6,643,188)
RESTRICTED FOR DEBT SERVICE 2005	---	---	(\$5,257,566)	---	(\$5,257,566)
RESTRICTED FOR DEBT SERVICE 2015A	---	---	\$1,130,391	---	\$1,130,391
RESTRICTED FOR DEBT SERVICE 2015-1	---	---	\$9	---	\$9
RESTRICTED FOR DEBT SERVICE 2015-2	---	---	\$19	---	\$19
RESTRICTED FOR DEBT SERVICE 2015-3	---	---	\$8	---	\$8
RESTRICTED FOR DEBT SERVICE 2021	---	---	\$1,257,081	---	\$1,257,081
RESTRICTED FOR CAPITAL PROJECTS 2005	---	---	---	\$10	\$10
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	---	\$8,781,173	\$8,781,173
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$2,280,415</b>	<b>\$3,558,000</b>	<b>\$2,686,896</b>	<b>\$8,786,245</b>	<b>\$17,311,556</b>

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Roll	\$1,409,207	\$1,409,207	\$1,449,068	\$39,861
Special Assessments - Direct	\$609,465	\$609,465	\$609,466	\$1
Interest	\$750	\$750	\$1,005	\$255
Miscellaneous Income	\$0	\$0	\$500	\$500
<b>TOTAL REVENUES</b>	<b>\$2,019,422</b>	<b>\$2,019,422</b>	<b>\$2,060,039</b>	<b>\$40,617</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$12,000	\$12,000	\$12,800	(\$800)
FICA	\$918	\$918	\$979	(\$61)
Engineering	\$15,000	\$15,000	\$9,914	\$5,086
Attorney	\$35,000	\$35,000	\$43,662	(\$8,662)
Trustee Fees	\$17,500	\$17,500	\$16,310	\$1,190
Arbitrage	\$3,600	\$3,600	\$4,800	(\$1,200)
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$10,000	\$10,000	\$10,100	(\$100)
Property Appraiser Fee	\$1,000	\$1,000	\$468	\$532
Property Taxes	\$400	\$400	\$43	\$357
Annual Audit	\$5,600	\$5,600	\$5,600	\$0
District Management Fees	\$44,275	\$44,275	\$44,275	\$0
Information Technology	\$2,200	\$2,200	\$2,200	\$0
Telephone	\$300	\$300	\$7	\$293
Postage	\$1,500	\$1,500	\$1,090	\$410
Printing & Binding	\$1,500	\$1,500	\$1,385	\$115
Insurance	\$15,200	\$15,200	\$14,479	\$721
Legal Advertising	\$2,500	\$2,500	\$15,457	(\$12,957)
Other Current Charges	\$600	\$600	\$0	\$600
Office Supplies	\$500	\$500	\$194	\$306
Travel Per Diem	\$500	\$500	\$0	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$175,268</b>	<b>\$175,268</b>	<b>\$188,938</b>	<b>(\$13,671)</b>
<b>MAINTENANCE-SHARED EXPENSES:</b>				
Field Management	\$37,005	\$37,005	\$37,005	\$0
Management Services Agreement	\$21,125	\$21,125	\$0	\$21,125
Facility Lease Agreement	\$21,249	\$21,249	\$21,249	(\$0)
Telephone	\$4,836	\$4,836	\$5,797	(\$961)
Electric	\$317,200	\$317,200	\$289,957	\$27,243
Water & Sewer	\$41,600	\$41,600	\$26,516	\$15,084
Gas	\$40,040	\$40,040	\$21,220	\$18,820
Pool & Fountain Maintenance	\$117,000	\$117,000	\$101,678	\$15,322
Environmental	\$5,200	\$5,200	\$4,048	\$1,152
Property Insurance	\$25,740	\$25,740	\$26,828	(\$1,088)
Irrigation Repairs	\$7,800	\$7,800	\$5,772	\$2,028
Landscape Contract	\$403,671	\$403,671	\$462,259	(\$58,588)
Landscape Contingency	\$26,000	\$26,000	\$4,278	\$21,722
Gate and Gatehouse Expenses	\$16,640	\$16,640	\$33,066	(\$16,426)
Roadways/Sidewalks	\$26,000	\$26,000	\$3,792	\$22,208
Lighting	\$5,200	\$5,200	\$11,431	(\$6,231)
MSA Building Repairs	\$13,000	\$13,000	\$0	\$13,000
Pressure Washing	\$18,200	\$18,200	\$16,110	\$2,090
Maintenance (Inspections)	\$910	\$910	\$0	\$910
Repairs & Maintenance	\$10,400	\$10,400	\$1,497	\$8,903
Pest Control	\$377	\$377	\$0	\$377
Signage	\$13,000	\$13,000	\$6,945	\$6,055
Security	\$72,800	\$72,800	\$72,800	\$0
Parking Violation Tags	\$260	\$260	\$94	\$166
<b>SEVEN EAGLES:</b>				
Electric	\$0	\$0	\$6,811	(\$6,811)
Water & Sewer	\$0	\$0	\$3,212	(\$3,212)
Gas	\$0	\$0	\$2,735	(\$2,735)
Contract Cleaning	\$0	\$0	\$25,648	(\$25,648)
Landscape Contract	\$0	\$0	\$5,812	(\$5,812)
Landscape Contingency	\$0	\$0	\$3,251	(\$3,251)
Pool Maintenance	\$0	\$0	\$33,549	(\$33,549)
Lighting	\$0	\$0	\$675	(\$675)
Fitness Center Repairs & Maintenance	\$0	\$0	\$1,644	(\$1,644)
Repairs & Maintenance	\$0	\$0	\$2,532	(\$2,532)
Operating Supplies	\$0	\$0	\$1,039	(\$1,039)
Contingency	\$0	\$0	\$73	(\$73)
<b>MAINTENANCE-DIRECT EXPENSES:</b>				
Irrigation System Operations	\$100,000	\$100,000	\$0	\$100,000
Contingency	\$0	\$0	\$127	(\$127)
Transfer Out	\$498,902	\$498,902	\$498,902	\$0
<b>TOTAL MAINTENANCE</b>	<b>\$1,844,155</b>	<b>\$1,844,155</b>	<b>\$1,738,353</b>	<b>\$105,801</b>
<b>TOTAL EXPENDITURES</b>	<b>\$2,019,422</b>	<b>\$2,019,422</b>	<b>\$1,927,291</b>	<b>\$92,131</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$132,747</b>	<b>\$132,747</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,050,772</b>	<b>\$2,050,772</b>
<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,183,519</b>	<b>\$2,183,519</b>



**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**REPLACEMENT & MAINTENANCE FUND**

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b>REVENUES:</b>				
Transfer In	\$498,902	\$498,902	\$498,902	\$0
Interest	\$25,000	\$25,000	\$4,819	(\$20,181)
<b>TOTAL REVENUES</b>	<b>\$523,902</b>	<b>\$523,902</b>	<b>\$503,721</b>	<b>(\$20,181)</b>
<b>EXPENDITURES:</b>				
Contingency	\$0	\$0	\$58	(\$58)
Building Improvements	\$109,200	\$109,200	\$0	\$109,200
Fountain Improvements	\$13,000	\$13,000	\$0	\$13,000
Gate/Gatehouse Improvements	\$52,000	\$52,000	\$6,076	\$45,924
Landscape Improvements	\$104,000	\$104,000	\$32,205	\$71,795
Irrigation Improvements	\$0	\$0	\$11,228	(\$11,228)
Lighting Improvements	\$4,160	\$4,160	\$0	\$4,160
Monument Improvements	\$13,000	\$13,000	\$0	\$13,000
Pool Furniture	\$13,000	\$13,000	\$12,126	\$874
Pool Repair & Replacements	\$44,200	\$44,200	\$8,088	\$36,112
Roadways/Sidewalks Improvement	\$13,000	\$13,000	\$32,736	(\$19,736)
Signage	\$52,000	\$52,000	\$60,318	(\$8,318)
Capital Outlay	\$26,000	\$26,000	\$74,909	(\$48,909)
<b>SEVEN EAGLES:</b>				
Building Improvements	\$0	\$0	\$7,392	(\$7,392)
Gate/Gatehouse Improvements	\$0	\$0	\$3,305	(\$3,305)
Landscape Improvements	\$0	\$0	\$1,196	(\$1,196)
Pool Furniture	\$0	\$0	\$16,018	(\$16,018)
Pool Repair & Replacements	\$1	\$1	\$2,596	(\$2,595)
<b>TOTAL EXPENDITURES</b>	<b>\$443,561</b>	<b>\$443,561</b>	<b>\$268,250</b>	<b>\$175,311</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$80,341</b>		<b>\$235,471</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$3,282,749</b>		<b>\$3,303,283</b>	
<b>FUND BALANCE - Ending</b>	<b>\$3,363,090</b>		<b>\$3,538,754</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2002A-2**

Statement of Revenues & Expenditures  
For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b>REVENUES:</b>				
Interest	\$0	\$0	\$10	\$10
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10</b>	<b>\$10</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$10</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$6,643,198)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$6,643,188)</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2005**  
Statement of Revenues & Expenditures  
For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b>REVENUES:</b>				
Interest	\$0	\$0	\$20	\$20
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$20</b>	<b>\$20</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Other Debt Service Costs	\$0	\$0	(\$3,771)	(\$3,771)
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$3,771)</b>	<b>(\$3,771)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$3,751)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$5,253,814)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$5,257,566)</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2015A**

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$2,568,595	\$2,568,595	\$2,622,308	\$53,713
Interest	\$500	\$500	\$92	(\$408)
<b>TOTAL REVENUES</b>	<b>\$2,569,095</b>	<b>\$2,569,095</b>	<b>\$2,622,400</b>	<b>\$53,305</b>
<b>EXPENDITURES:</b>				
Special Call 11/01	\$0	\$0	\$5,000	(\$5,000)
Interest Expense 11/01	\$614,625	\$614,625	\$614,625	\$0
Principal Expense 05/01	\$1,375,000	\$1,375,000	\$1,375,000	\$0
Interest Expense 05/01	\$614,625	\$614,625	\$614,500	\$125
<b>TOTAL EXPENDITURES</b>	<b>\$2,604,250</b>	<b>\$2,604,250</b>	<b>\$2,609,125</b>	<b>(\$4,875)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$35,155)</b>		<b>\$13,275</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$923,909</b>		<b>\$1,117,117</b>	
<b>FUND BALANCE - Ending</b>	<b>\$888,754</b>		<b>\$1,130,391</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2015-1**

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

**REVENUES:**

	ADOPTED BUDGET	PRORATED THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
Special Assessments - Tax Collector	\$31,584	\$31,584	\$32,652	\$1,068
Special Assessments - Direct Billed	\$197,181	\$197,181	\$149,295	(\$47,886)
Special Assessments - Prepayments	\$0	\$0	\$1,386,310	\$1,386,310
Interest	\$100	\$100	\$37	(\$63)

**TOTAL REVENUES**

\$228,865	\$228,865	\$1,568,294	\$1,339,429
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**EXPENDITURES:**

Interest Expense 11/01	\$64,185	\$64,185	\$64,185	\$0
Principal Expense 05/01	\$100,000	\$100,000	\$100,000	\$0
Interest Expense 05/01	\$64,185	\$64,185	\$64,185	\$0
Special Call 09/16	\$0	\$0	\$1,845,000	(\$1,845,000)
Interest Expense 09/16	\$0	\$0	\$45,664	(\$45,664)

**TOTAL EXPENDITURES**

\$228,370	\$228,370	\$2,119,034	(\$1,890,664)
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**EXCESS REVENUES (EXPENDITURES)**

\$495	(\$550,740)
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**FUND BALANCE - Beginning**

\$205,248	\$550,749
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**FUND BALANCE - Ending**

\$205,743	\$9
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**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2015-2**

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Roll	\$10,291	\$10,291	\$6,529	(\$3,762)
Special Assessments - Direct Billed	\$583,234	\$583,234	\$437,426	(\$145,809)
Special Assessments - Prepayment	\$0	\$0	\$5,321,580	\$5,321,580
Interest	\$250	\$250	\$47	(\$203)
<b>TOTAL REVENUES</b>	<b>\$593,775</b>	<b>\$593,775</b>	<b>\$5,765,581</b>	<b>\$5,171,806</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$192,720	\$192,720	\$192,720	\$0
Principal Expense 05/01	\$215,000	\$215,000	\$215,000	\$0
Interest Expense 05/01	\$192,720	\$192,720	\$192,720	\$0
Special Call 09/16	\$0	\$0	\$5,625,000	(\$5,625,000)
Interest Expense 09/16	\$0	\$0	\$139,219	(\$139,219)
<b>TOTAL EXPENDITURES</b>	<b>\$600,440</b>	<b>\$600,440</b>	<b>\$6,364,659</b>	<b>(\$5,764,219)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$6,665)</b>		<b>(\$599,078)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$228,728</b>		<b>\$599,097</b>	
<b>FUND BALANCE - Ending</b>	<b>\$222,063</b>		<b>\$19</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2015-3**

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Roll	\$2,878	\$2,878	\$2,922	\$44
Special Assessments - Direct Billed	\$326,618	\$326,618	\$248,160	(\$78,458)
Special Assessments - Prepayment	\$0	\$0	\$2,817,868	\$2,817,868
Interest	\$100	\$100	\$12	(\$88)
<b>TOTAL REVENUES</b>	<b>\$329,596</b>	<b>\$329,596</b>	<b>\$3,068,962</b>	<b>\$2,739,366</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$96,030	\$96,030	\$96,030	\$0
Principal Expense 05/01	\$145,000	\$145,000	\$145,000	\$0
Interest Expense 05/01	\$96,030	\$96,030	\$96,030	\$0
Special Call 09/16	\$0	\$0	\$2,765,000	(\$2,765,000)
Interest Expense 09/16	\$0	\$0	\$68,434	(\$68,434)
<b>TOTAL EXPENDITURES</b>	<b>\$337,060</b>	<b>\$337,060</b>	<b>\$3,170,494</b>	<b>(\$2,833,434)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$7,464)</b>		<b>(\$101,532)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$105,366</b>		<b>\$101,540</b>	
<b>FUND BALANCE - Ending</b>	<b>\$97,902</b>		<b>\$8</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service 2021**

Statement of Revenues & Expenditures

For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b>REVENUES:</b>				
Bond Proceeds	\$1,257,078	\$1,257,078	\$1,257,078	(\$0)
Interest	\$0	\$0	\$3	\$3
<b>TOTAL REVENUES</b>	<b>\$1,257,078</b>	<b>\$1,257,078</b>	<b>\$1,257,081</b>	<b>\$3</b>
<b>EXPENDITURES:</b>				
Interest Expense 11/01	\$0	\$0	\$0	\$0
Principal Expense 05/01	\$0	\$0	\$0	\$0
Interest Expense 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1,257,078</b>		<b>\$1,257,081</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$105,366</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$1,362,444</b>		<b>\$1,257,081</b>	



**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Capital Projects 2005**  
Statement of Revenues & Expenditures  
For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b>REVENUES:</b>				
Interest	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$10</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$10</b>	

**Reunion East**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Capital Projects 2021**  
Statement of Revenues & Expenditures  
For The Period Ending September 30, 2021

	ADOPTED BUDGET	PRORATED THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b>REVENUES:</b>				
Bond Proceeds	\$0	\$0	\$19,097,922	\$19,097,922
Premium	\$0	\$0	\$506,277	\$506,277
Interest	\$0	\$0	\$45	\$45
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,604,244</b>	<b>\$19,604,244</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$0	\$0	\$10,137,746	\$10,137,746
Capital Outlay - COI	\$0	\$0	\$685,325	\$685,325
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,823,071</b>	<b>\$10,823,071</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer In (Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$8,781,173</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$8,781,173</b>	

# Reunion East CDD Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues</b>													
Special Assessments - Tax Roll	\$0	\$185,519	\$773,715	\$88,427	\$53,731	\$35,997	\$104,115	\$46,668	\$150,101	\$0	\$0	\$10,795	\$1,449,068
Special Assessments - Direct	\$0	\$0	\$113,330	\$190,210	\$117	\$95,432	\$58,724	\$56,665	\$0	\$95,105	\$0	\$0	\$609,466
Interest	\$2	\$2	\$12	\$148	\$117	\$115	\$102	\$96	\$81	\$167	\$88	\$74	\$1,005
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$500
<b>Total Revenues</b>	<b>\$2</b>	<b>\$185,521</b>	<b>\$887,056</b>	<b>\$278,785</b>	<b>\$53,848</b>	<b>\$131,543</b>	<b>\$163,441</b>	<b>\$103,429</b>	<b>\$150,182</b>	<b>\$95,272</b>	<b>\$88</b>	<b>\$10,870</b>	<b>\$2,060,039</b>
<b>Expenditures</b>													
<b>Administrative</b>													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,800	\$1,000	\$1,000	\$1,000	\$12,800
FICA	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$77	\$138	\$77	\$77	\$77	\$779
Engineering	\$3,300	\$975	\$300	\$698	\$675	\$300	\$0	\$300	\$1,021	\$600	\$1,050	\$605	\$9,914
Attorney	\$3,091	\$4,275	\$10,111	\$2,541	\$4,596	\$2,419	\$3,916	\$1,378	\$3,729	\$2,966	\$3,531	\$2,110	\$43,662
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$4,310	\$0	\$16,310
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$2,400	\$1,800	\$4,800
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$833	\$833	\$833	\$833	\$933	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$10,100
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$468	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$468
Property Taxes	\$0	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43
Annual Audit	\$0	\$5,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,600
District Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$44,275
Information Technology	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$2,200
Telephone	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage	\$343	\$19	\$14	\$25	\$123	\$65	\$25	\$22	\$45	\$22	\$135	\$253	\$1,090
Printing & Binding	\$117	\$43	\$188	\$138	\$102	\$67	\$102	\$58	\$108	\$189	\$118	\$156	\$1,385
Insurance	\$14,479	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,479
Legal Advertising	\$0	\$193	\$7,012	\$0	\$0	\$0	\$0	\$268	\$0	\$7,012	\$0	\$973	\$15,457
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$18	\$16	\$194
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
<b>Total Expenditures</b>	<b>\$32,303</b>	<b>\$16,947</b>	<b>\$23,430</b>	<b>\$9,201</b>	<b>\$11,863</b>	<b>\$8,649</b>	<b>\$10,441</b>	<b>\$7,824</b>	<b>\$10,563</b>	<b>\$28,588</b>	<b>\$17,345</b>	<b>\$11,785</b>	<b>\$188,838</b>

**Reunion East CDD  
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Maintenance</b>													
Field Management	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$3,084	\$37,005
Management Services Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Lease Agreement	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$1,771	\$21,249
Telephone	\$333	\$333	\$333	\$23,616	\$372	\$347	\$495	\$670	\$520	\$514	\$902	\$610	\$5,797
Electric	\$24,381	\$23,582	\$23,474	\$23,631	\$23,491	\$22,997	\$24,117	\$25,227	\$24,260	\$24,260	\$24,260	\$23,848	\$289,957
Water & Sewer	\$1,627	\$1,735	\$1,735	\$1,805	\$2,043	\$2,533	\$2,778	\$2,312	\$2,383	\$3,003	\$2,532	\$1,997	\$26,516
Gas	\$244	\$663	\$1,347	\$2,615	\$3,751	\$3,904	\$2,182	\$2,325	\$1,530	\$1,156	\$811	\$692	\$21,220
Pool & Fountain Maintenance	\$9,148	\$7,449	\$9,845	\$7,727	\$7,257	\$9,067	\$7,887	\$9,420	\$7,330	\$9,214	\$8,220	\$9,114	\$101,678
Environmental	\$136	\$728	\$136	\$136	\$728	\$136	\$728	\$136	\$136	\$136	\$136	\$778	\$4,048
Property Insurance	\$26,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,828
Irrigation	\$1,032	\$0	\$0	\$0	\$805	\$597	\$815	\$627	\$397	\$199	\$108	\$585	\$5,772
Landscape Contract	\$59,139	\$59,139	\$31,883	\$33,953	\$33,953	\$39,753	\$38,166	\$33,953	\$47,141	\$33,953	\$33,953	\$45,149	\$462,259
Landscape Contingency	\$374	\$824	\$0	\$0	\$0	\$0	\$416	\$0	\$0	\$0	\$0	\$2,864	\$4,278
Gatehouse and Gatehouse Expenses	\$1,411	\$1,664	\$1,263	\$356	\$963	\$4,233	\$3,826	\$3,876	\$3,117	\$4,551	\$3,803	\$3,802	\$33,066
Roadways/Sidewalks	\$0	\$0	\$0	\$0	\$647	\$0	\$31	\$494	\$774	\$0	\$774	\$1,472	\$3,792
Lighting	\$3,359	\$0	\$0	\$0	\$0	\$0	\$5,071	\$2,524	\$477	\$0	\$0	\$0	\$11,431
MSA Building Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$4,949	\$3,913	\$4,056	\$2,980	\$0	\$0	\$0	\$0	\$0	\$0	\$312	\$0	\$16,110
Maintenance (Inspections)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$81	\$0	\$0	\$678	\$258	\$0	\$55	\$104	\$44	\$278	\$0	\$0	\$1,497
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,287	\$0	\$83	\$867	\$0	\$1,554	\$668	\$426	\$835	\$0	\$287	\$937	\$6,945
Security	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$6,067	\$72,800
Parking Violation Tags	\$0	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47	\$0	\$94
<b>Seven Eagles</b>													
Electric	\$0	\$0	\$0	\$0	\$973	\$955	\$0	\$395	\$1,088	\$1,057	\$1,108	\$1,235	\$6,811
Water & Sewer	\$0	\$0	\$0	\$0	\$340	\$529	\$25	\$0	\$0	\$639	\$942	\$736	\$3,212
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,265	\$545	\$276	\$2,735
Contract Cleaning	\$0	\$0	\$2,446	\$2,459	\$2,268	\$2,506	\$2,506	\$2,721	\$649	\$2,721	\$2,721	\$2,650	\$25,648
Landscape Contract	\$0	\$0	\$523	\$523	\$523	\$523	\$523	\$523	\$1,108	\$523	\$523	\$523	\$5,812
Landscape Contingency	\$0	\$0	\$0	\$0	\$3,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,251
Pool Maintenance	\$91	\$275	\$4,148	\$2,244	\$3,385	\$4,704	\$3,678	\$2,156	\$3,555	\$3,042	\$2,279	\$4,069	\$33,549
Lighting	\$0	\$0	\$401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$675
Fitness Center Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$130	\$0	\$366	\$685	\$130	\$203	\$130	\$1,644
Repairs & Maintenance	\$0	\$0	\$1,490	\$0	\$275	\$0	\$0	\$767	\$0	\$0	\$0	\$0	\$2,532
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,039	\$0	\$0	\$1,039
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73	\$0	\$0	\$0	\$73
<b>Maintenance-Direct</b>													
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$107	\$0	\$9	\$10	\$0	\$0	\$0	\$0	\$127
Transfer Out	\$0	\$0	\$498,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$498,902
<b>Total Expenditures</b>	\$117,198	\$111,199	\$593,319	\$91,917	\$96,511	\$105,387	\$104,897	\$99,166	\$112,202	\$97,728	\$96,424	\$112,384	\$1,738,353
<b>Excess Revenues (Expenditures)</b>	\$149,501	\$128,145	\$616,749	\$101,118	\$108,374	\$114,036	\$115,338	\$107,010	\$122,766	\$126,316	\$113,770	\$124,169	\$1,927,281
	(\$149,499)	\$57,376	\$270,307	\$177,667	(\$54,526)	\$17,507	\$48,102	(\$3,580)	\$27,417	(\$31,043)	(\$113,681)	(\$113,299)	\$132,747

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

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

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

SERIES 2015-2, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	6.600%	
MATURITY DATE:	5/1/2036	
RESERVE FUND REQUIREMENT	\$374,013	
RESERVE FUND BALANCE	\$19	
BONDS OUTSTANDING - 9/30/20		\$5,840,000
LESS: PRINCIPAL PAYMENT 05/1/21		(\$215,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$5,625,000</b>

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

SERIES 2021, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.400%, 2.850%, 3.150%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND REQUIREMENT	\$1,116,155	
RESERVE FUND BALANCE	\$1,116,155	
BONDS OUTSTANDING - 8/18/21		\$20,355,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$20,355,000</b>



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

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

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

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

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

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

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

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

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

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

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

## SECTION 4



Reunion East CDD Direct Billed Assessments for FY 2022

Landowner	Product	Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid
Orlando Health 34-25-27-4936-0001-0040								
					Nov			
					Feb			
					May			
					Total			
Totals		\$226,659	\$0	\$226,659	\$113,330	\$0	\$113,330	
		\$226,659	\$0	\$226,659	\$56,665	\$0	\$56,665	
		\$226,659	\$0	\$226,659	\$56,665	\$0	\$56,665	
		\$226,659	\$0	\$226,659	\$226,659	\$0	\$226,659	
Orlando Reunion Development LLC 35-25-27-4885-PRCL-OC30	4 MF							
					Nov			
					Feb			
					May			
					Total			
		\$2,386	\$0	\$2,386	\$1,193	\$0	\$1,193	
		\$2,386	\$0	\$2,386	\$597	\$0	\$597	
		\$2,386	\$0	\$2,386	\$597	\$0	\$597	
		\$2,386	\$0	\$2,386	\$2,386	\$0	\$2,386	
8095 Orscedia Polk LLC 35-25-27-4885-PRCL-OC30	Commercial							
					Nov			
					Feb			
					May			
					Total			
		\$9,816	\$0	\$9,816	\$4,908	\$0	\$4,908	
		\$9,816	\$0	\$9,816	\$2,454	\$0	\$2,454	
		\$9,816	\$0	\$9,816	\$2,454	\$0	\$2,454	
		\$9,816	\$0	\$9,816	\$9,816	\$0	\$9,816	
SIM Garden 35-25-27-4885-PRCL-OC30	Commercial							
					Nov			
					Feb			
					May			
					Total			
		\$11,735	\$0	\$11,735	\$5,868	\$0	\$5,868	
		\$11,735	\$0	\$11,735	\$2,934	\$0	\$2,934	
		\$11,735	\$0	\$11,735	\$2,934	\$0	\$2,934	
		\$11,735	\$0	\$11,735	\$11,735	\$0	\$11,735	
RVS 35-25-27-4885-PRCL-OC30	Commercial							
					Nov			
					Feb			
					May			
					Total			
		\$11,186	\$0	\$11,186	\$5,593	\$0	\$5,593	
		\$11,186	\$0	\$11,186	\$2,797	\$0	\$2,797	
		\$11,186	\$0	\$11,186	\$2,797	\$0	\$2,797	
		\$11,186	\$0	\$11,186	\$11,186	\$0	\$11,186	
EHOF/SPECTRUM 11-1-15 Interest								
					Nov			
					Feb			
					May			
					Total			
		\$100,207	\$238,846	\$339,053	\$147,994	\$468,946	\$616,939	
		\$185,306	\$699,045	\$884,351	\$73,997	\$234,473	\$308,470	
27-25-27-2985-TRAC-FD20/FD30	252 Condos							
34-25-27-4936-0001FD10	233 SF							
34-25-27-4936-0001-								
0010/0020/0050/0031	Commercial							
					May			
					Total			
		\$10,474	\$0	\$10,474	\$73,997	\$234,473	\$308,470	
		\$295,987	\$937,891	\$1,233,878	\$295,987	\$937,891	\$1,233,878	

District  
Reunion East

# SECTION 5

**REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT  
\$7,245,000  
SPECIAL ASSESSMENT REFUNDING BONDS  
SERIES 2015-1  
ARBITRAGE REBATE REQUIREMENT  
SEPTEMBER 30, 2021  
FINAL**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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www.graucpa.com

September 30, 2021

Reunion East Community Development District  
Osceola County, Florida

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

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

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

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$161,567) for September 30, 2021. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

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

*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 (September 30, 2021).

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

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

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

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

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

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

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<i>Anniversary Date</i> .....	11/01/2015
<i>Future-Value Date</i> .....	09/30/2021
<i>Arbitrage Yield Limit</i> .....	6.6009292
<i>Total of Purpose Expenditures</i> .....	\$7,258,677.00
<i>Internal Rate of Return</i> .....	0.6191382
<i>Full rebate liability</i> .....	-\$161,567.47

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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: 09/30/2021

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	12.6722222	-7,245,000.00	100.0000000	1.5090623	-10,933,156.09
5/29/2015	2016		Reverse Beg Arb Gross Proceeds	12.6722222	7,245,000.00	100.0000000	1.5090623	10,933,156.09
5/29/2015	2016		Transferred funds	12.6722222	-549,317.00	100.0000000	1.5090623	-828,953.55
6/4/2015	2016	COI		12.6444444	-243,733.00	100.0000000	1.5077017	-367,476.66
6/4/2015	2016	COI		12.6444444	247,401.00	100.0000000	1.5077017	373,006.91
6/5/2015	2016	COI		12.6388889	65,000.00	100.0000000	1.5074298	97,982.93
6/8/2015	2016	COI		12.6222222	37,775.00	100.0000000	1.5066142	56,912.35
6/9/2015	2016	COI		12.6166667	22,500.00	100.0000000	1.5063424	33,892.70
6/16/2015	2016	COI		12.5777778	15,000.00	100.0000000	1.5044414	22,566.62
7/2/2015	2016	Reserve		12.4888889	2.00	100.0000000	1.5001053	3.00
7/24/2015	2016	COI		12.3666667	7,500.00	100.0000000	1.4941635	11,206.23
8/4/2015	2016	Reserve		12.3111111	2.00	100.0000000	1.4914705	2.98
9/2/2015	2016	Reserve		12.1555556	2.00	100.0000000	1.4839559	2.97
10/2/2015	2016	Reserve		11.9888889	2.00	100.0000000	1.4759465	2.95
11/3/2015	2016	Reserve		11.8166667	2.00	100.0000000	1.4677155	2.94
12/2/2015	2016	Reserve		11.6555556	2.00	100.0000000	1.4600571	2.92
12/4/2015	2016	COI		11.6444444	52,599.00	100.0000000	1.4595304	76,769.84
1/5/2016	2016	Reserve		11.4722222	2.00	100.0000000	1.4513910	2.90
2/2/2016	2016	Reserve		11.3222222	2.00	100.0000000	1.4443388	2.89
3/2/2016	2016	Reserve		11.1555556	2.00	100.0000000	1.4365433	2.87
4/4/2016	2016	Reserve		10.9777778	2.00	100.0000000	1.4282744	2.86
5/3/2016	2016	Reserve		10.8166667	2.00	100.0000000	1.4208218	2.84
6/2/2016	2017	Reserve		10.6555556	2.00	100.0000000	1.4134081	2.83
7/5/2016	2017	Reserve		10.4722222	2.00	100.0000000	1.4050189	2.81
8/2/2016	2017	Reserve		10.3222222	2.00	100.0000000	1.3981920	2.80
9/2/2016	2017	Reserve		10.1555556	2.00	100.0000000	1.3906455	2.78
10/4/2016	2017	Reserve		9.9777778	2.00	100.0000000	1.3826408	2.77
11/2/2016	2017	Reserve		9.8222222	2.00	100.0000000	1.3756745	2.75
12/2/2016	2017	Reserve		9.6555556	2.00	100.0000000	1.3682495	2.74
1/4/2017	2017	Reserve		9.4777778	24.00	100.0000000	1.3603737	32.65
2/2/2017	2017	Reserve		9.3222222	52.00	100.0000000	1.3535196	70.38
3/2/2017	2017	Reserve		9.1555556	48.00	100.0000000	1.3462142	64.62
4/4/2017	2017	Reserve		8.9777778	76.00	100.0000000	1.3384652	101.72
5/2/2017	2017	Reserve		8.8222222	102.00	100.0000000	1.3317215	135.84
6/2/2017	2018	Reserve		8.6555556	110.00	100.0000000	1.3245337	145.70
7/5/2017	2018	Reserve		8.4722222	140.00	100.0000000	1.3166720	184.33
8/2/2017	2018	Reserve		8.3222222	172.00	100.0000000	1.3102744	225.37
9/5/2017	2018	Reserve		8.1388889	178.00	100.0000000	1.3024973	231.84
10/3/2017	2018	Reserve		7.9833333	174.00	100.0000000	1.2959348	225.49
11/2/2017	2018	Reserve		7.8222222	183.00	100.0000000	1.2891728	235.92
12/4/2017	2018	Reserve		7.6444444	188.00	100.0000000	1.2817522	240.97
1/3/2018	2018	Reserve		7.4833333	232.00	100.0000000	1.2750641	295.81
2/2/2018	2018	Reserve		7.3222222	269.00	100.0000000	1.2684110	341.20
3/2/2018	2018	Reserve		7.1555556	251.00	100.0000000	1.2615649	316.65
4/3/2018	2018	Reserve		6.9833333	321.00	100.0000000	1.2545295	402.70

# 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: 09/30/2021

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/2/2018	2018		Reserve	6.8222222	359.00	100.0000000	1.2479835	448.03
6/4/2018	2019		Reserve	6.6444444	383.00	100.0000000	1.2408000	475.23
7/3/2018	2019		Reserve	6.4833333	401.00	100.0000000	1.2343256	494.96
8/2/2018	2019		Reserve	6.3222222	441.00	100.0000000	1.2278851	541.50
9/5/2018	2019		Reserve	6.1388889	445.00	100.0000000	1.2205970	543.17
10/2/2018	2019		Reserve	5.9888889	446.00	100.0000000	1.2146662	541.74
11/2/2018	2019		Reserve	5.8222222	516.00	100.0000000	1.2081103	623.38
12/4/2018	2019		Reserve	5.6444444	513.00	100.0000000	1.2011563	616.19
1/3/2019	2019		Reserve	5.4833333	554.00	100.0000000	1.1948888	661.97
2/4/2019	2019		Reserve	5.3111111	594.00	100.0000000	1.1882252	705.81
3/4/2019	2019		Reserve	5.1444444	533.00	100.0000000	1.1818119	629.91
4/2/2019	2019		Reserve	4.9888889	594.00	100.0000000	1.1758575	698.46
5/2/2019	2019		Reserve	4.8222222	578.00	100.0000000	1.1695110	675.98
6/1/2019	2020		Reserve	4.6611111	590.00	100.0000000	1.1634086	686.41
7/1/2019	2020		Reserve	4.4944444	563.00	100.0000000	1.1571293	651.46
8/1/2019	2020		Reserve	4.3277778	578.00	100.0000000	1.1508839	665.21
9/1/2019	2020		Reserve	4.1611111	512.00	100.0000000	1.1446722	586.07
10/1/2019	2020		Reserve	3.9944444	484.00	100.0000000	1.1384940	551.03
11/1/2019	2020		Reserve	3.8277778	435.00	100.0000000	1.1323492	492.57
12/1/2019	2020		Reserve	3.6611111	363.00	100.0000000	1.1262375	408.82
1/1/2020	2020		Reserve	3.4944444	358.00	100.0000000	1.1201589	401.02
2/1/2020	2020		Reserve	3.3277778	349.00	100.0000000	1.1141130	388.83
3/1/2020	2020		Reserve	3.1611111	326.00	100.0000000	1.1080998	361.24
4/1/2020	2020		Reserve	2.9944444	171.00	100.0000000	1.1021190	188.46
5/1/2020	2020		Reserve	2.8277778	3.00	100.0000000	1.0961705	3.29
6/1/2020	2021		Reserve	2.6611111	2.00	100.0000000	1.0902541	2.18
7/1/2020	2021		Reserve	2.4944444	2.00	100.0000000	1.0843696	2.17
8/1/2020	2021		Reserve	2.3277778	2.00	100.0000000	1.0785169	2.16
9/1/2020	2021		Reserve	2.1611111	2.00	100.0000000	1.0726958	2.15
10/1/2020	2021		Reserve	1.9944444	2.00	100.0000000	1.0669061	2.13
11/1/2020	2021		Reserve	1.8277778	2.00	100.0000000	1.0611477	2.12
12/1/2020	2021		Reserve	1.6611111	2.00	100.0000000	1.0554203	2.11
1/1/2021	2021		Reserve	1.4944444	2.00	100.0000000	1.0497239	2.10
2/1/2021	2021		Reserve	1.3277778	2.00	100.0000000	1.0440581	2.09
3/1/2021	2021		Reserve	1.1611111	2.00	100.0000000	1.0384230	2.08
4/1/2021	2021		Reserve	0.9944444	2.00	100.0000000	1.0328183	2.07
5/1/2021	2021		Reserve	0.8277778	2.00	100.0000000	1.0272438	2.05
6/1/2021	2021		Reserve	0.6611111	2.00	100.0000000	1.0216995	2.04
7/1/2021	2021		Reserve	0.4944444	2.00	100.0000000	1.0161850	2.03
8/1/2021	2021		Reserve	0.3277778	2.00	100.0000000	1.0107003	2.02
9/1/2021	2021		Reserve	0.1611111	2.00	100.0000000	1.0052453	2.01
9/16/2021	2021		Reserve	0.0777778	345,275.00	100.0000000	1.0025288	346,148.12



**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:* 09/30/2021

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
					13,677.00			-161,567.47
			<i>Arbitrage Yield Limit (AYL) .....</i>		6.6009292			
			<i>Internal Rate of Return (IRR) .....</i>		0.6191382			
			<i>Future Valued To.. .....</i>		9/30/2021			

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

*Dated:* 05/29/2015

*Delivered:* 05/29/2015

*MSRB 30/360 SEMI 4/3*

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

# Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-1

A.Y.L. Verification Report

7,245,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
		7,245,000.00		5,336,858.99	0.00	12,581,858.99		7,244,999.96

<i>True Interest Cost (TIC)</i> . . . . .	6.6009292
<i>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

1

MSRB 30/360 SEMI 4/3

Dated: 5/29/2015

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>
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

2

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>Coupon 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	2016	Y		Transferred funds	-549,317.00	100.0000000		-549,317.00	549,317.00
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
06/04/2015	2016	Y	COI		-243,733.00	100.0000000		-243,733.00	793,050.00
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
07/05/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,249.00
08/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,247.00
09/02/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,245.00
10/04/2016	2017	Y	Reserve		2.00	100.0000000		2.00	345,243.00

REUNIE15-1-2015--1 | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 09/30/2021 | 16:0 | Rpt11

**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

REUNIE15-1-2015--1 | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 09/30/2021 | 16:0 | Rpt11

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

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

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

REUNIE15-1-2015-1 | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 09/30/2021 | 16:0 | Rpt11



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

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

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
11/01/2020	2021	Y		Reserve	2.00	100.0000000		2.00	331,618.00
12/01/2020	2021	Y		Reserve	2.00	100.0000000		2.00	331,616.00
01/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	331,614.00
02/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	331,612.00
03/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	331,610.00
04/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	331,608.00
05/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	331,606.00
06/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	331,604.00
07/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	331,602.00
08/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	331,600.00
09/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	331,598.00
09/16/2021	2021	Y		Reserve	345,275.00	100.0000000		345,275.00	-13,677.00
					<b>7,258,677.00</b>		<b>0.00</b>	<b>7,258,677.00</b>	

<i>First Investment Date</i> .....	<b>5/29/2015</b>
<i>Calculation Date</i> .....	<b>9/30/2021</b>
<i>Arbitrage Yield Limit (AYL)</i> .....	<b>6.6009292</b>
<i>Internal Rate of Return (IRR)</i> .....	<b>0.6191382</b>

**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	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	(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	(243,733.00)	100.000	0.9999141	(243,712.07)	
	06/04/2015		COI	0.0277778	247,401.00	100.000	0.9999141	247,379.76	
	06/05/2015		COI	0.0333333	65,000.00	100.000	0.9998970	64,993.30	
	06/08/2015		COI	0.0500000	37,775.00	100.000	0.9998455	37,769.16	
	06/09/2015		COI	0.0555556	22,500.00	100.000	0.9998283	22,496.14	
	06/16/2015		COI	0.0944444	15,000.00	100.000	0.9997081	14,995.62	
	07/02/2015		Reserve	0.1833333	2.00	100.000	0.9994335	2.00	
	07/24/2015		COI	0.3055556	7,500.00	100.000	0.9990560	7,492.92	
	08/04/2015		Reserve	0.3611111	2.00	100.000	0.9988845	2.00	
	09/02/2015		Reserve	0.5166667	2.00	100.000	0.9984043	2.00	
	10/02/2015		Reserve	0.6833333	2.00	100.000	0.9978901	2.00	
	11/03/2015		Reserve	0.8555556	2.00	100.000	0.9973590	1.99	
	12/02/2015		Reserve	1.0166667	2.00	100.000	0.9968625	1.99	
	12/04/2015		COI	1.0277778	52,599.00	100.000	0.9968283	52,432.17	
	01/05/2016		Reserve	1.2000000	2.00	100.000	0.9962978	1.99	
	02/02/2016		Reserve	1.3500000	2.00	100.000	0.9958360	1.99	
	03/02/2016		Reserve	1.5166667	2.00	100.000	0.9953231	1.99	
	04/04/2016		Reserve	1.6944444	2.00	100.000	0.9947763	1.99	
	05/03/2016		Reserve	1.8555556	2.00	100.000	0.9942811	1.99	
	2017	06/02/2016		Reserve	2.0166667	2.00	100.000	0.9937861	1.99
		07/05/2016		Reserve	2.2000000	2.00	100.000	0.9932231	1.99
		08/02/2016		Reserve	2.3500000	2.00	100.000	0.9927627	1.99
		09/02/2016		Reserve	2.5166667	2.00	100.000	0.9922514	1.98
10/04/2016			Reserve	2.6944444	2.00	100.000	0.9917063	1.98	
11/02/2016			Reserve	2.8500000	2.00	100.000	0.9912296	1.98	
12/02/2016			Reserve	3.0166667	2.00	100.000	0.9907191	1.98	
01/04/2017			Reserve	3.1944444	24.00	100.000	0.9901748	23.76	
02/02/2017			Reserve	3.3500000	52.00	100.000	0.9896989	51.46	
03/02/2017			Reserve	3.5166667	48.00	100.000	0.9891892	47.48	
2018	04/04/2017		Reserve	3.6944444	76.00	100.000	0.9886458	75.14	
	05/02/2017		Reserve	3.8500000	102.00	100.000	0.9881705	100.79	
	06/02/2017		Reserve	4.0166667	110.00	100.000	0.9876616	108.64	
	07/05/2017		Reserve	4.2000000	140.00	100.000	0.9871021	138.19	
	08/02/2017		Reserve	4.3500000	172.00	100.000	0.9866445	169.70	
	09/05/2017		Reserve	4.5333333	178.00	100.000	0.9860856	175.52	
	10/03/2017		Reserve	4.6888889	174.00	100.000	0.9856116	171.50	
	11/02/2017		Reserve	4.8500000	183.00	100.000	0.9851209	180.28	
	12/04/2017		Reserve	5.0277778	188.00	100.000	0.9845797	185.10	
	01/03/2018		Reserve	5.1888889	232.00	100.000	0.9840895	228.31	
2019	02/02/2018		Reserve	5.3500000	269.00	100.000	0.9835996	264.59	
	03/02/2018		Reserve	5.5166667	251.00	100.000	0.9830930	246.76	
	04/03/2018		Reserve	5.6888889	321.00	100.000	0.9825699	315.40	
	05/02/2018		Reserve	5.8500000	359.00	100.000	0.9820807	352.57	
	06/04/2018		Reserve	6.0277778	383.00	100.000	0.9815412	375.93	
	07/03/2018		Reserve	6.1888889	401.00	100.000	0.9810525	393.40	
	08/02/2018		Reserve	6.3500000	441.00	100.000	0.9805641	432.43	
	09/05/2018		Reserve	6.5333333	445.00	100.000	0.9800086	436.10	
	10/02/2018		Reserve	6.6833333	446.00	100.000	0.9795543	436.88	

REUNIE15-1-2015-1 | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 09/30/2021 | 16:0 | Rpt09c

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

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

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>		<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
2019	11/02/2018		Reserve	6.8500000	516.00	100.000	0.9790498	505.19
	12/04/2018		Reserve	7.0277778	513.00	100.000	0.9785120	501.98
	01/03/2019		Reserve	7.1888889	554.00	100.000	0.9780248	541.83
	02/04/2019		Reserve	7.3611111	594.00	100.000	0.9775044	580.64
	03/04/2019		Reserve	7.5277778	533.00	100.000	0.9770009	520.74
	04/02/2019		Reserve	7.6833333	594.00	100.000	0.9765313	580.06
	05/02/2019		Reserve	7.8500000	578.00	100.000	0.9760284	564.14
2020	06/01/2019		Reserve	8.0111111	590.00	100.000	0.9755424	575.57
	07/01/2019		Reserve	8.1777778	563.00	100.000	0.9750400	548.95
	08/01/2019		Reserve	8.3444444	578.00	100.000	0.9745379	563.28
	09/01/2019		Reserve	8.5111111	512.00	100.000	0.9740359	498.71
	10/01/2019		Reserve	8.6777778	484.00	100.000	0.9735343	471.19
	11/01/2019		Reserve	8.8444444	435.00	100.000	0.9730329	423.27
	12/01/2019		Reserve	9.0111111	363.00	100.000	0.9725318	353.03
	01/01/2020		Reserve	9.1777778	358.00	100.000	0.9720309	347.99
	02/01/2020		Reserve	9.3444444	349.00	100.000	0.9715303	339.06
	03/01/2020		Reserve	9.5111111	326.00	100.000	0.9710299	316.56
	04/01/2020		Reserve	9.6777778	171.00	100.000	0.9705298	165.96
	05/01/2020		Reserve	9.8444444	3.00	100.000	0.9700300	2.91
2021	06/01/2020		Reserve	10.0111111	2.00	100.000	0.9695304	1.94
	07/01/2020		Reserve	10.1777778	2.00	100.000	0.9690311	1.94
	08/01/2020		Reserve	10.3444444	2.00	100.000	0.9685320	1.94
	09/01/2020		Reserve	10.5111111	2.00	100.000	0.9680332	1.94
	10/01/2020		Reserve	10.6777778	2.00	100.000	0.9675347	1.94
	11/01/2020		Reserve	10.8444444	2.00	100.000	0.9670364	1.93
	12/01/2020		Reserve	11.0111111	2.00	100.000	0.9665383	1.93
	01/01/2021		Reserve	11.1777778	2.00	100.000	0.9660405	1.93
	02/01/2021		Reserve	11.3444444	2.00	100.000	0.9655430	1.93
	03/01/2021		Reserve	11.5111111	2.00	100.000	0.9650457	1.93
	04/01/2021		Reserve	11.6777778	2.00	100.000	0.9645487	1.93
	05/01/2021		Reserve	11.8444444	2.00	100.000	0.9640519	1.93
	06/01/2021		Reserve	12.0111111	2.00	100.000	0.9635554	1.93
	07/01/2021		Reserve	12.1777778	2.00	100.000	0.9630592	1.93
	08/01/2021		Reserve	12.3444444	2.00	100.000	0.9625632	1.93
	09/01/2021		Reserve	12.5111111	2.00	100.000	0.9620675	1.92
	09/16/2021		Reserve	12.5944444	345,275.00	100.000	0.9618197	332,092.29
					<b>13,677.00</b>			<b>0.02</b>
<i>Arbitrage Yield Limit . . . . .</i>							<b>6.6009292</b>	
<i>Internal Rate of Return . . . . .</i>							<b>0.6191382</b>	
<i>Calculation Standard . . . . .</i>						<b>MSRB 30/360 SEMI 4/3</b>		



**REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT  
\$8,475,000  
SPECIAL ASSESSMENT REFUNDING BONDS  
SERIES 2015-2  
ARBITRAGE REBATE REQUIREMENT  
SEPTEMBER 30, 2021  
FINAL**



**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

September 30, 2021

Reunion East Community Development District  
Osceola County, Florida

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

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

In order to prepare these computations, we were provided with the following information: various trust statements, 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 (\$171,982) for September 30, 2021. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

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

*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 (September 30, 2021).

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

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

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

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

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

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

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<i>Anniversary Date</i> .....	11/01/2015
<i>Future-Value Date</i> .....	09/30/2021
<i>Arbitrage Yield Limit</i> .....	6.6008322
<i>Total of Purpose Expenditures</i> .....	\$8,489,789.00
<i>Internal Rate of Return</i> .....	0.6265590
<i>Full rebate liability</i> .....	-\$171,981.87

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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: 09/30/2021

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	12.6722222	-8,475,000.00	100.0000000	1.5090533	-12,789,226.59
5/29/2015	2016		Reverse beg arb gross proceeds	12.6722222	8,475,000.00	100.0000000	1.5090533	12,789,226.59
5/29/2015	2016		Transferred funds	12.6722222	-617,746.00	100.0000000	1.5090533	-932,211.63
6/4/2015	2016	COI		12.6444444	243,733.00	100.0000000	1.5076928	367,474.48
7/2/2015	2016		Reserve	12.4888889	2.00	100.0000000	1.5000965	3.00
8/4/2015	2016		Reserve	12.3111111	2.00	100.0000000	1.4914619	2.98
9/2/2015	2016		Reserve	12.1555556	2.00	100.0000000	1.4839474	2.97
10/2/2015	2016		Reserve	11.9888889	2.00	100.0000000	1.4759382	2.95
11/3/2015	2016		Reserve	11.8166667	2.00	100.0000000	1.4677074	2.94
12/2/2015	2016		Reserve	11.6555556	2.00	100.0000000	1.4600491	2.92
1/5/2016	2016		Reserve	11.4722222	2.00	100.0000000	1.4513832	2.90
2/2/2016	2016		Reserve	11.3222222	2.00	100.0000000	1.4443312	2.89
3/2/2016	2016		Reserve	11.1555556	2.00	100.0000000	1.4365357	2.87
4/2/2016	2016		Reserve	10.9888889	2.00	100.0000000	1.4287824	2.86
5/3/2016	2016		Reserve	10.8166667	2.00	100.0000000	1.4208146	2.84
6/2/2016	2017		Reserve	10.6555556	2.00	100.0000000	1.4134010	2.83
7/5/2016	2017		Reserve	10.4722222	2.00	100.0000000	1.4050120	2.81
8/2/2016	2017		Reserve	10.3222222	2.00	100.0000000	1.3981852	2.80
9/2/2016	2017		Reserve	10.1555556	2.00	100.0000000	1.3906389	2.78
10/4/2016	2017		Reserve	9.9777778	2.00	100.0000000	1.3826343	2.77
11/2/2016	2017		Reserve	9.8222222	2.00	100.0000000	1.3756681	2.75
12/2/2016	2017		Reserve	9.6555556	2.00	100.0000000	1.3682433	2.74
1/4/2017	2017		Reserve	9.4777778	27.00	100.0000000	1.3603676	36.73
2/2/2017	2017		Reserve	9.3222222	57.00	100.0000000	1.3535136	77.15
3/2/2017	2017		Reserve	9.1555556	52.00	100.0000000	1.3462084	70.00
4/4/2017	2017		Reserve	8.9777778	82.00	100.0000000	1.3384596	109.75
5/2/2017	2017		Reserve	8.8222222	111.00	100.0000000	1.3317160	147.82
6/2/2017	2018		Reserve	8.6555556	119.00	100.0000000	1.3245283	157.62
7/5/2017	2018		Reserve	8.4722222	151.00	100.0000000	1.3166668	198.82
8/2/2017	2018		Reserve	8.3222222	187.00	100.0000000	1.3102693	245.02
9/5/2017	2018		Reserve	8.1388889	193.00	100.0000000	1.3024924	251.38
10/3/2017	2018		Reserve	7.9833333	188.00	100.0000000	1.2959300	243.63
11/2/2017	2018		Reserve	7.8222222	198.00	100.0000000	1.2891680	255.26
12/4/2017	2018		Reserve	7.6444444	204.00	100.0000000	1.2817476	261.48
1/3/2018	2018		Reserve	7.4833333	251.00	100.0000000	1.2750596	320.04
2/2/2018	2018		Reserve	7.3222222	291.00	100.0000000	1.2684066	369.11
3/2/2018	2018		Reserve	7.1555556	272.00	100.0000000	1.2615607	343.14
4/3/2018	2018		Reserve	6.9833333	348.00	100.0000000	1.2545254	436.57
5/2/2018	2018		Reserve	6.8222222	388.00	100.0000000	1.2479795	484.22
6/4/2018	2019		Reserve	6.6444444	415.00	100.0000000	1.2407961	514.93
7/3/2018	2019		Reserve	6.4833333	435.00	100.0000000	1.2343219	536.93
8/2/2018	2019		Reserve	6.3222222	477.00	100.0000000	1.2278814	585.70
9/5/2018	2019		Reserve	6.1388889	482.00	100.0000000	1.2205935	588.33
10/2/2018	2019		Reserve	5.9888889	483.00	100.0000000	1.2146628	586.68
11/1/2018	2019		Reserve	5.8277778	1,083.00	100.0000000	1.2083249	1,308.62

REUNIE15-2-2015-2 | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 09/30/2021 | 17:1 | Rpt15a

# 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: 09/30/2021

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
11/2/2018	2019		Reserve	5.8222222	559.00	100.0000000	1.2081070	675.33
12/4/2018	2019		Reserve	5.6444444	554.00	100.0000000	1.2011531	665.44
1/3/2019	2019		Reserve	5.4833333	599.00	100.0000000	1.1948857	715.74
2/4/2019	2019		Reserve	5.3111111	641.00	100.0000000	1.1882222	761.65
3/4/2019	2019		Reserve	5.1444444	576.00	100.0000000	1.1818091	680.72
4/2/2019	2019		Reserve	4.9888889	641.00	100.0000000	1.1758547	753.72
5/1/2019	2019		Reserve	4.8277778	425.00	100.0000000	1.1697193	497.13
5/2/2019	2019		Reserve	4.8222222	625.00	100.0000000	1.1695083	730.94
6/1/2019	2020		Reserve	4.6611111	637.00	100.0000000	1.1634061	741.09
7/1/2019	2020		Reserve	4.4944444	607.00	100.0000000	1.1571269	702.38
8/1/2019	2020		Reserve	4.3277778	624.00	100.0000000	1.1508816	718.15
9/1/2019	2020		Reserve	4.1611111	553.00	100.0000000	1.1446700	633.00
9/26/2019	2020		Reserve	4.0222222	-1,508.00	100.0000000	1.1395192	-1,718.40
10/1/2019	2020		Reserve	3.9944444	523.00	100.0000000	1.1384919	595.43
11/1/2019	2020		Reserve	3.8277778	471.00	100.0000000	1.1323472	533.34
12/1/2019	2020		Reserve	3.6611111	393.00	100.0000000	1.1262356	442.61
1/1/2020	2020		Reserve	3.4944444	388.00	100.0000000	1.1201570	434.62
2/1/2020	2020		Reserve	3.3277778	378.00	100.0000000	1.1141112	421.13
3/1/2020	2020		Reserve	3.1611111	353.00	100.0000000	1.1080981	391.16
4/1/2020	2020		Reserve	2.9944444	186.00	100.0000000	1.1021174	204.99
5/1/2020	2020		Reserve	2.8277778	3.00	100.0000000	1.0961690	3.29
6/1/2020	2020		Reserve	2.6611111	2.00	100.0000000	1.0902527	2.18
7/1/2020	2020		Reserve	2.4944444	2.00	100.0000000	1.0843683	2.17
8/1/2020	2020		Reserve	2.3277778	2.00	100.0000000	1.0785157	2.16
9/1/2020	2020		Reserve	2.1611111	2.00	100.0000000	1.0726947	2.15
10/1/2020	2020		Reserve	1.9944444	2.00	100.0000000	1.0669051	2.13
11/1/2020	2020		Reserve	1.8277778	2.00	100.0000000	1.0611468	2.12
12/1/2020	2020		Reserve	1.6611111	2.00	100.0000000	1.0554195	2.11
1/1/2021	2020		Reserve	1.4944444	2.00	100.0000000	1.0497231	2.10
2/1/2021	2020		Reserve	1.3277778	2.00	100.0000000	1.0440575	2.09
3/1/2021	2020		Reserve	1.1611111	2.00	100.0000000	1.0384225	2.08
4/1/2021	2020		Reserve	0.9944444	2.00	100.0000000	1.0328178	2.07
5/1/2021	2020		Reserve	0.8277778	2.00	100.0000000	1.0272435	2.05
6/1/2021	2021		Reserve	0.6611111	2.00	100.0000000	1.0216992	2.04
7/1/2021	2021		Reserve	0.4944444	2.00	100.0000000	1.0161848	2.03
8/1/2021	2021		Reserve	0.3277778	2.00	100.0000000	1.0107002	2.02
9/1/2021	2021		Reserve	0.1611111	2.00	100.0000000	1.0052452	2.01
9/16/2021	2021		Reserve	0.0777778	19.00	100.0000000	1.0025287	19.05
9/16/2021	2021		Reserve	0.0777778	70,573.00	100.0000000	1.0025287	70,751.46
9/16/2021	2021		Reserve	0.0777778	303,420.00	100.0000000	1.0025287	304,187.27

**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: 09/30/2021

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
					14,789.00			-171,981.87
			Arbitrage Yield Limit (AYL) .....		6.6008322			
			Internal Rate of Return (IRR) .....		0.6265590			
			Future Valued To.. .....		9/30/2021			

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

8,475,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

MSRB 30/360 SEMI 4/3

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

REUNIE15-2-2015-2 | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 09/30/2021 | 17:8 | Rpt01h

# Reunion East CDD

## Special Assessment Refunding Bonds, Series 2015-2

### A.Y.L. Verification Report

8,475,000.00

Dated: 05/29/2015

Delivered: 05/29/2015

MSRB 30/360 SEMI 4/3

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

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

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

Reunion East CDD

Special Assessment Refunding Bonds, Series 2015-2

T.I.C. Verification Report (Regular)

8,475,000.00

1

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

REUNIE15-2-2015--2 | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 09/30/2021 | 17:8 | Rpt01a



Reunion East CDD

2

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

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

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

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

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

REUNIE15-2-2015-2 | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 09/30/2021 | 17:1 | 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
06/01/2020	2020	Y		Reserve	2.00	100.0000000		2.00	359,253.00
07/01/2020	2020	Y		Reserve	2.00	100.0000000		2.00	359,251.00
08/01/2020	2020	Y		Reserve	2.00	100.0000000		2.00	359,249.00
09/01/2020	2020	Y		Reserve	2.00	100.0000000		2.00	359,247.00
10/01/2020	2020	Y		Reserve	2.00	100.0000000		2.00	359,245.00
11/01/2020	2020	Y		Reserve	2.00	100.0000000		2.00	359,243.00
12/01/2020	2020	Y		Reserve	2.00	100.0000000		2.00	359,241.00

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

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

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
01/01/2021	2020	Y		Reserve	2.00	100.0000000		2.00	359,239.00
02/01/2021	2020	Y		Reserve	2.00	100.0000000		2.00	359,237.00
03/01/2021	2020	Y		Reserve	2.00	100.0000000		2.00	359,235.00
04/01/2021	2020	Y		Reserve	2.00	100.0000000		2.00	359,233.00
05/01/2021	2020	Y		Reserve	2.00	100.0000000		2.00	359,231.00
06/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	359,229.00
07/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	359,227.00
08/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	359,225.00
09/01/2021	2021	Y		Reserve	2.00	100.0000000		2.00	359,223.00
09/16/2021	2021	Y		Reserve	19.00	100.0000000		19.00	359,204.00
09/16/2021	2021	Y		Reserve	70,573.00	100.0000000		70,573.00	288,631.00
09/16/2021	2021	Y		Reserve	303,420.00	100.0000000		303,420.00	-14,789.00

**8,489,789.00**

**0.00**

**8,489,789.00**

<i>First Investment Date</i> .....	<b>5/29/2015</b>
<i>Calculation Date</i> .....	<b>9/30/2021</b>
<i>Arbitrage Yield Limit (AYL)</i> .....	<b>6.6008322</b>
<i>Internal Rate of Return (IRR)</i> .....	<b>0.6265590</b>

# 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	0.9999131	243,711.82	
	07/02/2015		Reserve	0.1833333	2.00	100.000	0.9994267	2.00	
	08/04/2015		Reserve	0.3611111	2.00	100.000	0.9988711	2.00	
	09/02/2015		Reserve	0.5166667	2.00	100.000	0.9983852	2.00	
	10/02/2015		Reserve	0.6833333	2.00	100.000	0.9978649	2.00	
	11/03/2015		Reserve	0.8555556	2.00	100.000	0.9973275	1.99	
	12/02/2015		Reserve	1.0166667	2.00	100.000	0.9968250	1.99	
	01/05/2016		Reserve	1.2000000	2.00	100.000	0.9962536	1.99	
	02/02/2016		Reserve	1.3500000	2.00	100.000	0.9957862	1.99	
	03/02/2016		Reserve	1.5166667	2.00	100.000	0.9952673	1.99	
	04/02/2016		Reserve	1.6833333	2.00	100.000	0.9947485	1.99	
	05/03/2016		Reserve	1.8555556	2.00	100.000	0.9942128	1.99	
	2017	06/02/2016		Reserve	2.0166667	2.00	100.000	0.9937119	1.99
07/05/2016			Reserve	2.2000000	2.00	100.000	0.9931422	1.99	
08/02/2016			Reserve	2.3500000	2.00	100.000	0.9926764	1.99	
09/02/2016			Reserve	2.5166667	2.00	100.000	0.9921590	1.98	
10/04/2016			Reserve	2.6944444	2.00	100.000	0.9916075	1.98	
11/02/2016			Reserve	2.8500000	2.00	100.000	0.9911251	1.98	
12/02/2016			Reserve	3.0166667	2.00	100.000	0.9906086	1.98	
01/04/2017			Reserve	3.1944444	27.00	100.000	0.9900579	26.73	
02/02/2017			Reserve	3.3500000	57.00	100.000	0.9895763	56.41	
03/02/2017			Reserve	3.5166667	52.00	100.000	0.9890605	51.43	
04/04/2017			Reserve	3.6944444	82.00	100.000	0.9885107	81.06	
05/02/2017			Reserve	3.8500000	111.00	100.000	0.9880298	109.67	
2018		06/02/2017		Reserve	4.0166667	119.00	100.000	0.9875149	117.51
		07/05/2017		Reserve	4.2000000	151.00	100.000	0.9869487	149.03
		08/02/2017		Reserve	4.3500000	187.00	100.000	0.9864858	184.47
	09/05/2017		Reserve	4.5333333	193.00	100.000	0.9859203	190.28	
	10/03/2017		Reserve	4.6888889	188.00	100.000	0.9854407	185.26	
	11/02/2017		Reserve	4.8500000	198.00	100.000	0.9849442	195.02	
	12/04/2017		Reserve	5.0277778	204.00	100.000	0.9843966	200.82	
	01/03/2018		Reserve	5.1888889	251.00	100.000	0.9839007	246.96	
	02/02/2018		Reserve	5.3500000	291.00	100.000	0.9834050	286.17	
	03/02/2018		Reserve	5.5166667	272.00	100.000	0.9828925	267.35	
	04/03/2018		Reserve	5.6888889	348.00	100.000	0.9823631	341.86	
	05/02/2018		Reserve	5.8500000	388.00	100.000	0.9818682	380.96	
	2019	06/04/2018		Reserve	6.0277778	415.00	100.000	0.9813224	407.25
		07/03/2018		Reserve	6.1888889	435.00	100.000	0.9808280	426.66
		08/02/2018		Reserve	6.3500000	477.00	100.000	0.9803338	467.62
09/05/2018			Reserve	6.5333333	482.00	100.000	0.9797718	472.25	
10/02/2018			Reserve	6.6833333	483.00	100.000	0.9793122	473.01	
11/01/2018			Reserve	6.8444444	1,083.00	100.000	0.9788188	1,060.06	
11/02/2018			Reserve	6.8500000	559.00	100.000	0.9788018	547.15	
12/04/2018			Reserve	7.0277778	554.00	100.000	0.9782577	541.95	
01/03/2019			Reserve	7.1888889	599.00	100.000	0.9777648	585.68	
02/04/2019			Reserve	7.3611111	641.00	100.000	0.9772382	626.41	
03/04/2019			Reserve	7.5277778	576.00	100.000	0.9767289	562.60	
04/02/2019			Reserve	7.6833333	641.00	100.000	0.9762538	625.78	

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Page 1

**Reunion East CDD**  
**Special Assessment Refunding Bonds, Series 2015-2**

*Dated:* 05/29/2015

*Delivered:* 05/29/2015

**I.R.R. Report Via Purpose Expenditures**

\$ 8,475,000.00

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>	<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>		
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>	
2019	05/01/2019	Reserve	7.8444444	425.00	100.000	0.9757620	414.70	
	05/02/2019	Reserve	7.8500000	625.00	100.000	0.9757450	609.84	
2020	06/01/2019	Reserve	8.0111111	637.00	100.000	0.9752534	621.24	
	07/01/2019	Reserve	8.1777778	607.00	100.000	0.9747451	591.67	
	08/01/2019	Reserve	8.3444444	624.00	100.000	0.9742371	607.92	
	09/01/2019	Reserve	8.5111111	553.00	100.000	0.9737294	538.47	
	09/26/2019	Reserve	8.6500000	(1,508.00)	100.000	0.9733064	(1,467.75)	
	10/01/2019	Reserve	8.6777778	523.00	100.000	0.9732219	509.00	
	11/01/2019	Reserve	8.8444444	471.00	100.000	0.9727146	458.15	
	12/01/2019	Reserve	9.0111111	393.00	100.000	0.9722077	382.08	
	01/01/2020	Reserve	9.1777778	388.00	100.000	0.9717010	377.02	
	02/01/2020	Reserve	9.3444444	378.00	100.000	0.9711946	367.11	
	03/01/2020	Reserve	9.5111111	353.00	100.000	0.9706884	342.65	
	04/01/2020	Reserve	9.6777778	186.00	100.000	0.9701825	180.45	
	05/01/2020	Reserve	9.8444444	3.00	100.000	0.9696768	2.91	
	06/01/2020	Reserve	10.0111111	2.00	100.000	0.9691715	1.94	
	07/01/2020	Reserve	10.1777778	2.00	100.000	0.9686664	1.94	
	08/01/2020	Reserve	10.3444444	2.00	100.000	0.9681615	1.94	
	09/01/2020	Reserve	10.5111111	2.00	100.000	0.9676569	1.94	
	10/01/2020	Reserve	10.6777778	2.00	100.000	0.9671526	1.93	
	11/01/2020	Reserve	10.8444444	2.00	100.000	0.9666485	1.93	
	12/01/2020	Reserve	11.0111111	2.00	100.000	0.9661447	1.93	
	01/01/2021	Reserve	11.1777778	2.00	100.000	0.9656412	1.93	
	02/01/2021	Reserve	11.3444444	2.00	100.000	0.9651379	1.93	
	03/01/2021	Reserve	11.5111111	2.00	100.000	0.9646349	1.93	
	04/01/2021	Reserve	11.6777778	2.00	100.000	0.9641322	1.93	
	05/01/2021	Reserve	11.8444444	2.00	100.000	0.9636297	1.93	
2021	06/01/2021	Reserve	12.0111111	2.00	100.000	0.9631275	1.93	
	07/01/2021	Reserve	12.1777778	2.00	100.000	0.9626255	1.93	
	08/01/2021	Reserve	12.3444444	2.00	100.000	0.9621238	1.92	
	09/01/2021	Reserve	12.5111111	2.00	100.000	0.9616223	1.92	
	09/16/2021	Reserve	12.5944444	19.00	100.000	0.9613717	18.27	
	09/16/2021	Reserve	12.5944444	303,420.00	100.000	0.9613717	291,699.41	
	09/16/2021	Reserve	12.5944444	70,573.00	100.000	0.9613717	67,846.89	
				<b>14,789.00</b>			<b>(0.02)</b>	
<i>Arbitrage Yield Limit</i> .....						<b>6.6008322</b>		
<i>Internal Rate of Return</i> .....						<b>0.6265590</b>		
<i>Calculation Standard</i> .....					<b>MSRB 30/360 SEMI 4/3</b>			



**REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT  
\$3,515,000  
SPECIAL ASSESSMENT REFUNDING BONDS  
SERIES 2015-3  
ARBITRAGE REBATE REQUIREMENT  
SEPTEMBER 30, 2021  
FINAL**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
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September 30, 2021

Reunion East Community Development District  
Osceola County, Florida

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

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

In order to prepare these computations, we were provided with the following information: various trust statements, 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 September 30, 2021. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

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

  
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 (September 30, 2021).

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

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

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

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

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

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

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<i>Anniversary Date. . . . .</i>	11/01/2015
<i>Future-Value Date. . . . .</i>	09/30/2021
<i>Arbitrage Yield Limit. . . . .</i>	6.6009294
<i>Total of Purpose Expenditures. . . . .</i>	\$3,515,001.00
<i>Internal Rate of Return. . . . .</i>	499.5000000
<i>Full rebate liability. . . . .</i>	\$1.00

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**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:* 09/30/2021

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
5/29/2015	-1	COI	Beg. Arbitrage Gross Proceeds	12.6722222	-3,515,000.00	100.0000000	1.5090623	-5,304,353.93
5/29/2015	2016		Reverse Beg Arb Gross Proceeds	12.6722222	3,515,000.00	100.0000000	1.5090623	5,304,353.93
9/16/2021	2021		Reserve	0.0777778	1.00	100.0000000	1.0025288	1.00
					<b>1.00</b>			
								<b>1.00</b>

<i>Arbitrage Yield Limit (AYL)</i> .....	<b>6.6009294</b>
<i>Internal Rate of Return (IRR)</i> .....	<b>499.5000000</b>
<i>Future Valued To</i> .....	<b>9/30/2021</b>

**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>Face value of bond Issue. . . . .</i>				\$3,515,000.00
<i>Net Interest Cost (NIC) . . . . .</i>				6.6000000	<i>Accrued interest (+) . . . . .</i>				
<i>Arbitrage Yield Limit (AYL) . . . . .</i>				6.6009294	<i>Original issue premium/discount (+). . . . .</i>				\$0.00
<i>Arbitrage Net Interest Cost (ANIC). . . . .</i>				6.6000000	<i>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

1  
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			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

2

MSRB 30/360 SEMI 4/3

Special Assessment Refunding Bonds, Series 2015-3

T.I.C. Verification Report (Regular)

Dated: 5/29/2015

3,515,000.00

Delivered: 5/29/2015

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

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

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

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
05/29/2015	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			3,515,000.00
05/29/2015	2016	Y		Reverse Beg Arb Gross Proceeds	3,515,000.00	100.0000000		3,515,000.00	0.00
09/16/2021	2021	Y		Reserve	1.00	100.0000000		1.00	-1.00
					<b>3,515,001.00</b>		<b>0.00</b>	<b>3,515,001.00</b>	

<i>First Investment Date</i> .....	<b>5/29/2015</b>
<i>Calculation Date</i> .....	<b>9/30/2021</b>
<i>Arbitrage Yield Limit (AYL)</i> .....	<b>6.6009294</b>
<i>Internal Rate of Return (IRR)</i> .....	<b>499.5000000</b>



**Reunion East CDD****Special Assessment Refunding Bonds, Series 2015-3****I.R.R. Report Via Purpose Expenditures**

\$ 3,515,000.00

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

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>		<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
-1	05/29/2015		Beg. Arbitrage Gross Proceeds	0.0000000	(3,515,000.00)	100.000	1.0000000	(3,515,000.00)
2016	05/29/2015		Reverse Beg Arb Gross Proceeds	0.0000000	3,515,000.00	100.000	1.0000000	3,515,000.00
2021	09/16/2021		Reserve	12.5944444	1.00	100.000	0.0000001	0.00
					1.00			0.00

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