

*Reunion East Community
Development District*

Agenda

April 9, 2026

AGENDA

Reunion East

Community Development District

219 E. Livingston Street, Orlando FL, 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 2, 2026

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, April 9, 2026 at 12:30 PM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.**

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/82018699681>
Dial-in Number: (646) 876-9923
Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 12, 2026 Board of Supervisors Meeting
4. Public Hearing to Amend and Restate Parking Rules
 - A. Open Public Hearing
 - B. Public Comment
 - C. Consideration of Resolution 2026-03 Adopting Amended and Restated Parking Rules
5. Consideration of Resolution 2026-04 Relating to the 2026 General Election and Qualifying Period Procedure
6. Review and Discussion of Memorandum Regarding Long Term Lease of The Stables
7. Discussion of Interlocal Agreement for Joint Maintenance and Reciprocal Use of Facilities
8. Staff Reports
 - A. Attorney
 - i. Discussion of 2026 E-Bike Legislation
 - ii. Discussion/Update: Review of Demand Letter from Greenberg Traurig; Consideration of Resolution 2026-05 Declaring Special Assessments; Consideration of Resolution 2026-06 Setting a Public Hearing for Special Assessments
 - B. Engineer
 - i. Consideration of Proposal for Professional Service Rate for District Engineer
 - C. Field Manager Updates
 - i. Discussion of Proposal for Landscape Inventory
 - D. District Manager's Report
 - i. Action Items
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement

- iv. Replacement and Maintenance Plan
- v. E-Mail Subscribers

E. Security Report

- 9. Other Business
- 10. Supervisor's Requests
- 11. Next Meeting Date: May 14, 2026
- 12. Adjournment

Sincerely,

Tricia L. Adams
District Manager

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, **March 12, 2026** at 12:30 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center (HCCC), 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein	Chairman
Trudy Hobbs <i>joined late</i>	Vice Chairperson
June Wispelwey	Assistant Secretary
Diane Davis <i>by Zoom</i>	Assistant Secretary
John Magnusson	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Victor Vargas	Reunion Security
Garrett Heugel	Yellowstone
Pete Wittman	Yellowstone
Billy Dove <i>by Zoom</i>	Gray Robinson
Residents	

The following is a summary of the discussions and actions taken at the March 12, 2026 Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 12:30 p.m. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

Residents provided comments regarding FDOT sound wall height in Reunion Village, audio quality during meetings, CDD assessments, pool resurfacing activities, and landscaping maintenance. Staff noted these topics would be addressed during Staff Reports. The public comment period was closed.

- **Staff Reports – Attorney – Update on Eminent Domain – Old Lake Wilson Rd**
(Item 8Ai)

Mr. Dove of Gray Robinson provided an update regarding ongoing eminent domain matters related to the Old Lake Wilson Road project. Mr. Dove summarized parcels under consideration, coordination with Osceola County, and anticipated next steps. Additional information is expected prior to the April meeting.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 12, 2026, Board of Supervisors Meeting

Ms. Adams presented the minutes of the February 12, 2026, meeting, reviewed by District Management and District Counsel and included in the agenda package. A correction was submitted by Ms. Wispelwey to change, “*participation*” to “*anticipation*.”

On MOTION by Mr. Magnusson seconded by Ms. Wispelwey with all in favor the Minutes of the February 12, 2026 Board of Supervisors Meeting were approved as amended.
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FOURTH ORDER OF BUSINESS

Discussion/Update: Review of Demand Letter from Greenberg Traurig; Consideration of Resolution 2026-03 Declaring Special Assessments; Consideration of Resolution 2026-04 Setting a Public Hearing for Special Assessments

Ms. Adams presented a demand letter from Greenberg Traurig and Resolutions 2026-03 and 2026-04 relating to potential special assessments. District Counsel explained that no new bonds are contemplated at this time, and any future assessment increase would require mailed notice and a public hearing in accordance with Florida law. At the request of Kingwood, District Counsel recommended deferring consideration of the resolutions to allow additional time for

review of information provided by Kingwood. The Board reached consensus to defer consideration of this matter.

FIFTH ORDER OF BUSINESS

**Consideration of Proposals for Security
Cameras at Heritage Crossings
Community Center**

The Board discussed proposals related to security cameras at the Heritage Crossing Community Center. District Counsel recommended that discussion of camera locations occur in a closed session due to security considerations. The Board reached consensus to schedule a closed session at a future meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal for Resetting
Paver Crosswalks**

**Ms. Hobbs joined the meeting at this time.*

Mr. Scheerer presented a proposal from UCC Group in the amount of \$33,880 to reset brick paver crosswalks at Tradition Boulevard and Spine Road. Staff noted the work is included in the FY 2026 Replacement and Maintenance Plan. The Board discussed timing of the work following peak seasonal traffic periods.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the proposal from UCC Group in the amount of \$33,880 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Fausnight Proposals

- A. Installation of No Parking Signs**
- B. Painting Yellow Curb Marks**
- C. Painting Fire Hydrants**

Mr. Scheerer presented proposals from Fausnight for installation of No Parking signs and pavement markings consistent with previously adopted Parking Rules. The Board discussed cost considerations, aesthetic impacts, enforcement practices, and potential revisions to proposed sign locations, including areas near the Homestead pool and Excitement Drive. The Board requested revisions to the proposed signage plan and directed staff to return with updated proposals reflecting Board feedback.

The Board also discussed proposals for yellow curb markings near fire hydrants and stop signs. Board members expressed concern regarding cost and visual impacts. The Board indicated preference to evaluate this item further following the upcoming Parking Rule public hearing. Consensus was reached to defer curb painting at this time and rely on existing Reunion Security enforcement of statutory parking restrictions and District Parking Rules.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

District Counsel reported on ongoing coordination with eminent domain counsel and discussions with developer counsel regarding the Reunion Village guardhouse and related access issues. District Counsel also discussed review of mailbox kiosk placement relative to development approvals and bond-financed improvements. Board members discussed potential future consideration of yellow curb markings near intersections.

- **Consideration of Fausnight Proposals (Item 7) (Con't)**

Ms. Davis recalled that they discussed the fire hydrants, but not the necessity of the painting of the yellow curb marks to the stop bars, which was the Board's focus originally and understood that the \$38,000 was for the hydrant painting. She felt that the real issue was the painting of the yellow curb marks to the stop signs, so people were not parking right up to the intersection. Ms. Wispelwey recalled that the marking of the stop signs was discussed today and the consensus was that was something that Reunion Security could handle and was not the best use of the CDD's finances.

B. Engineer

The District Engineer reported ongoing coordination related to Old Lake Wilson Road improvements and review of potential impacts to District infrastructure. The District Engineer also reported observations of curb damage and will prepare specifications for prioritized repairs.

C. Field Manager Updates

The Field Manager reported on ongoing maintenance activities, including sidewalk repairs, installation of root barriers, ADA improvements, backflow inspections, and fountain completion at Linear Park. Staff continues to evaluate landscape impacts from recent cold weather and

anticipates providing recommendations for plant replacement as part of future budget planning. Staff also reported on pool facility inspections and preparation of preliminary budget items for FY 2027.

D. District Manager's Report

i. Action Items

Staff reviewed the Action Items list, including status of the Poplin Street gate access system. Repairs are underway following damage to access control equipment.

ii Approval of Check Register

Ms. Adams presented the Check Register from February 1, 2026 through February 28, 2026 in the amount of \$306,590.16, which was included in the agenda package, along with a detailed check run. There was a bill from EGIS, for the Poplin Davenport Creek Bridge property insurance. Mr. Greenstein asked if this was the premium for one year. Ms. Adams replied affirmatively. It would have a small impact to the property insurance.

On MOTION by Supervisor Greenstein, seconded by Supervisor Hobbs, with all in favor, the Check Register for February 1-28, 2026, in the amount of \$306,590.16 was approved.
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iii. Balance Sheet and Income Statement

Unaudited financial statements through January 31, 2026, were presented. No Board action was required.

iv. Replacement and Maintenance Plan

Staff reviewed the Replacement and Maintenance Plan, including upcoming Seven Eagles bathroom refresh improvements and concrete repair priorities. Staff will coordinate design selections and return with additional information as needed.

v. E-Mail Subscribers

Staff reported approximately 195 active email subscribers.

E. Security Report

Ms. Adams reported that the Security Reports from Reunion Security, were provided to the Board under separate cover. No Board action was required and was for informational purposes.

Mr. Victor Vargas of Reunion Security was present to answer any questions. Mr. Greenstein noted that they were ready for the Spring Break, Easter and Passover influx and expressed appreciation for Reunion Security's ongoing services. Ms. Wispelwey asked if there was any issue with Radiant Street lately. Ms. Hobbs recalled that there was accident and police presence at a home. Mr. Vargas confirmed that there was an accident involving a kid on an e-scooter and also an incident that happened this past weekend on Radiant Street, where there were many police cars. The incident occurred off property, but someone on Radiant Street was involved. They attacked someone, left and the police came for them. They arrested a young kid and their father. Ms. Wispelwey did not recall any accidents with scooters, but was concerned about it and asked if there were any incidents. Mr. Vargas confirmed that there were two incidents. Ms. Hobbs recalled that the State was enacting some laws. Ms. Trucco reported that she would research the law that was recently passed regarding e-bikes and e-scooters. However, the CDD does not have police or traffic enforcement powers. Ms. Adams urged anyone who sees public safety concerns to call Osceola County Sheriff's Office.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date: April 9, 2026

The next meeting is scheduled for April 9, 2026, at 12:30 p.m. at the Heritage Crossing Community Center.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION C

RESOLUTION 2026-03

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

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

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

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the "Reunion East Community Development District Chapter V Amended Parking and Towing Rules", attached hereto as **Exhibit "A"** for immediate use and application (the "Amended Parking and Towing Rules"); and

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

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

SECTION 1. The attached Amended Parking and Towing Rules are hereby adopted. These Amended Parking and Towing Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*, and the Amended Parking and Towing Rules shall replace and supersede any previously adopted Parking and Towing Rules. Statutory authority for the Amended Parking and Towing Rules includes Section 190.011, *Florida Statutes*, Section 190.012, *Florida Statutes*, and Section 120.54, *Florida Statutes*.

SECTION 2. In the event any section or part of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of this Resolution is wholly or necessarily dependent upon the section or part so held to be invalid or unconstitutional.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 9th day of April, 2026.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: Tricia Adams
Assistant Secretary

Chairman/Vice Chairman

Exhibit “A”

Chapter V - Revised Parking and Towing Rules

[See attached.]

**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; Revised March 14, 2024 by
Resolution 2024-03; Revised October 9, 2025 by Resolution 2026-02;
[Revised April 9, 2026 by Resolution 2026-03](#)

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." Parking is at your own risk. The District is not responsible for any damages or incidents that occur while a vehicle is parked within the boundary of the District.

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 Rights-of-Way, including but not limited to the roads, streets, thoroughfares, verge areas (space between sidewalk and roadway), 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 April 9, 2026**"), 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 and Mailbox and Playground 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 April 9, 2026**, 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:

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(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 at a public Board of Supervisors meeting.

(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 and verge area (space between the sidewalk and roadway).

(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

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within the District, unless parked within a designated District parking stall in accordance with Reunion East CDD Parking & Towing Rules – Amended and Restated April 9, 2026 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. Parking for mailbox kiosk spaces is limited to no more than fifteen (15) minutes. Parking within the Euston playground parking area and the Homestead pool parking area is limited to no more than twenty-four (24) hours. Vehicles parked beyond the time limits set forth herein may be towed at the vehicle owner's expense in accordance with Section 715.07, Florida Statutes.

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.
- (f) Shall not park within fifteen (15') feet on either side of a fire hydrant.

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. Abandoned and/or broken-down vehicles are not permitted to be parked on-street at any time and are subject to towing at the owner's expense. Any vehicle that has not moved for a period of five (5) days is considered abandoned and subject to being towed at the owner's expense.

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

Deleted: Parking in the parking spaces located in front of the playground and/or mailbox kiosks, is restricted unless the individual is parked in such parking spaces during their use of the playground and/or mail kiosk. Parking for mailbox kiosks is restricted to no more than fifteen (15) minutes and parking for playground use is restricted to no more than sixty (60) minutes. Any cars parked in the mail kiosk and/or playground parking spaces for extended periods of time, including overnight, shall be subject to towing at owner's expense. ...

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.

5.3.8 Speed humps have been installed throughout the community as traffic-calming measures to enhance roadway safety for residents and pedestrians. Speed humps are marked with standard warning striping. To ensure visibility, emergency access, and the effectiveness of traffic calming features, except for designated parking spaces located off the roadway, **parking is strictly prohibited within 20 feet** of any speed hump in either direction. Vehicles found in violation are subject to towing. No vehicle, trailer, or object shall obstruct or impede visibility or access to speed humps, warning signage, or painted roadway markings. Obstructing vehicles, trailers and/or objects are subject to towing.

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*. 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: April 9, 2026
Statutory Authority: Sections 190.011, 190.012, 120.45, *Florida Statutes*

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Appendix 5.0

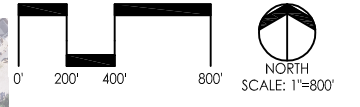
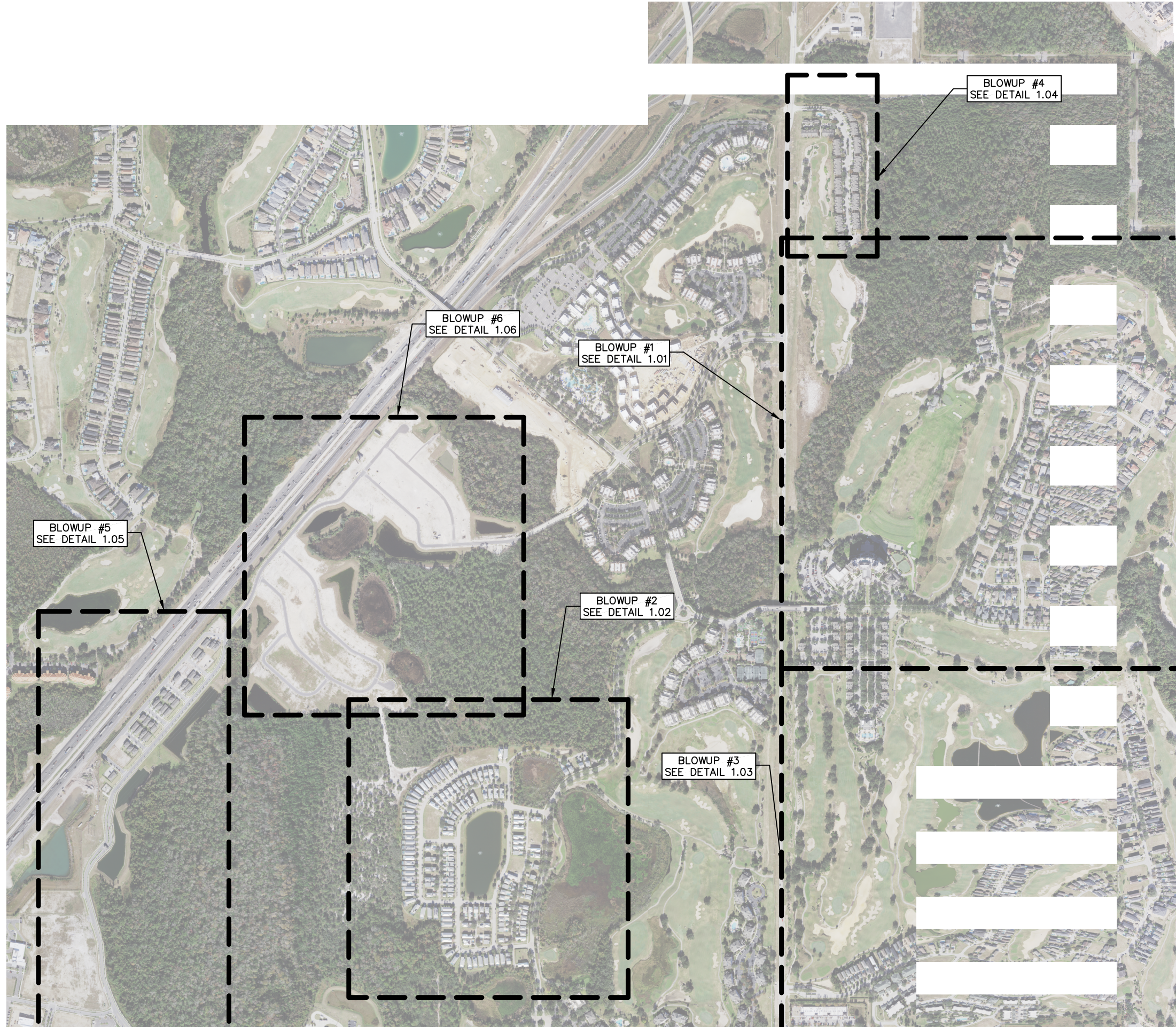
District Parking and Towing Maps – Revised ~~April 9, 2026~~

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[ATTACHED ON FOLLOWING PAGE(S)]

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BOYD CIVIL
ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)994-2693
Certificate of Auth. 29791

Civil Engineer
STEVEN N. BOYD, P.E.
License No. 43225

Rev.	Date	Description	Chk By

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

Date: 11/12/2025
Scale: AS SHOWN
Project No.: 1003.001
Drawn By: CDB
Designed By: CDB
Checked By: SNB

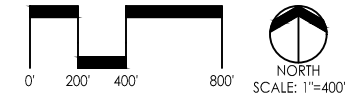
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LEGEND

- AREAS OF NO PARKING
- 24 HOUR TIME RESTRICTED PARKING



Civil Engineer
STEVEN N. BOYD, P.E.
License No. 43225

Rev.	Date	Description	Chk By.

REUNION EAST CDD
 REUNION CDD
 OSCEOLA COUNTY, FLORIDA

NO PARKING DETAIL 1 OF 6

Date: 3/27/2024
 Scale: AS SHOWN
 Project No.: 1003.001
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 Designed By: CDB
 Checked By: SNB

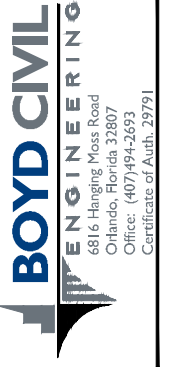
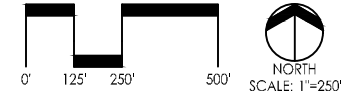
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LEGEND

— AREAS OF NO PARKING



6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)994-2693
Certificate of Auth. 29791

Civil Engineer
STEVEN N. BOYD, P.E.
License No. 43225

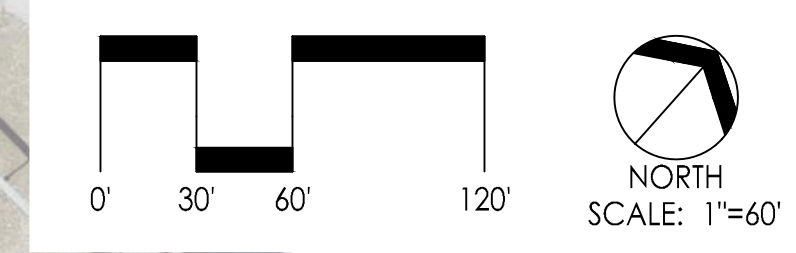
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REUNION EAST CDD
REUNION CDD
OSCEOLA COUNTY, FLORIDA

NO PARKING DETAIL 2 OF 6

Date: 3/27/2024
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SHEET NO.
1.02



LEGEND

- AREAS OF NO PARKING
- AREAS OF PARKING

Rev.	Date	Description	Chk By

REUNION EAST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 4 OF 6

Date:	10/8/2025
Scale:	AS SHOWN
Project No.:	1003.001
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Designed By:	WEW
Checked By:	SNB

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LEGEND

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- R7-1D NO PARKING SIGN
- R7-200 NO PARKING SIGN

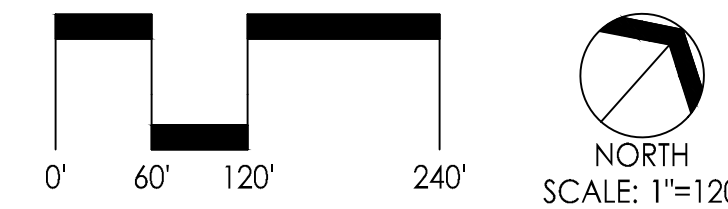
Rev.	Date	Description	Chk By

REUNION EAST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA
NO PARKING DETAIL 5 OF 6

Date: 10/8/2025
Scale: AS SHOWN
Project No.: 1003.001
Drawn By: WEW
Designed By: WEW
Checked By: SNB

SHEET NO.
1.05

Plotted: October 8, 2025, 3:12:47 PM
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LEGEND
 — AREAS OF NO PARKING

Rev.	Date	Description	Chk By

REUNION EAST CDD
 REUNION CDD
 ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 6 OF 6

Date: 10/8/2025
 Scale: AS SHOWN
 Project No.: 1003.001
 Drawn By: WEW
 Designed By: WEW
 Checked By: SNB

SHEET NO.
 1.06

Plotted: October 8, 2025, 3:13:17 PM
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SECTION 5

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Osceola County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Mark Greenstein, Seat 3, currently held by June Wispelwey, and Seat 5, currently held by Trudy Hobbs are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 9th day of April 2026.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chair/ Vice Chair, Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the **Reunion East Community Development District** (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 E. Irlo Bronson Memorial Highway, Kissimmee, Florida 34744; Ph: 407-742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The **Reunion East Community Development District** has three (3) seats up for election, specifically seats 1, 3 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections at 407-742-6000 or soe@votesceola.gov.

SECTION 6

Memorandum

To: Reunion East CDD Board of Supervisors
From: District Manager
Date: March 27, 2026
Re: Feasibility of Long Term Lease of The Stables Parcel

Background

The Stables parcel located at 1590 Reunion Boulevard consists of approximately 1.895 acres and includes a barn style structure containing approximately 5,712 total square feet. Based on County record card subarea data and field review of the structure, approximately 1,538 square feet of the building is climate controlled space, consisting of 768 square feet of office space and approximately 770 square feet of restroom and support space. The remaining 4,174 square feet consists primarily of covered barn or storage space that is not climate controlled.

The building has historically been underutilized. It is currently used primarily for limited storage of District property and operational use as an office for the CDD Field Services Manager. Based on prior Board discussion, staff evaluated the feasibility of entering into a long term lease to generate revenue while maintaining consistency with Chapter 190 public purpose requirements.

Bond counsel correspondence previously indicated that disposition or private use of the Stables parcel would not require redemption of outstanding bonds, as most project costs were funded through the 2003 bond issue, which has matured, and the limited allocations attributable to the 2002 and 2005 bond issues remain within acceptable nonqualified use thresholds. Notwithstanding that prior analysis, updated confirmation from bond counsel should be obtained prior to executing any lease exceeding short term duration or granting exclusive possession to a private tenant.

Estimated annual operating costs associated with maintaining the Stables parcel are approximately \$33,111 annually, consisting primarily of landscape and irrigation services, fire protection inspections, utilities, data service, general building repair allowances, and estimated custodial and pest control costs. Certain costs, including custodial and pest control, are not currently incurred but are reasonably anticipated if the building becomes regularly occupied.

Estimated annual maintenance costs are summarized as follows:

Landscape and irrigation services \$9,060
Fire alarm, sprinkler, backflow and fire extinguisher inspections \$1,795
Electric utility \$2,568
Water utility \$1,752
Data line \$1,936
General building repairs allowance \$5,000
Custodial estimate \$10,000
Pest control estimate \$1,000

Total estimated annual operating cost \$33,111

Market Comparison – Unconditioned Storage Space

The preliminary lease rates presented are developed using publicly available commercial real estate resources, including LoopNet flex space listings, Crexi warehouse listings, and CommercialSearch market data for Central Florida industrial and contractor storage space. These sources commonly establish general market benchmarks and provide a reasonable planning level estimate of potential lease value. **This information is not intended to constitute a formal appraisal or broker opinion of value. Prior to marketing the property or negotiating lease terms, the District may wish to obtain guidance from a commercial real estate broker experienced in flex space or contractor storage leasing in the Central Florida market.** The purpose of this preliminary analysis is to assist the Board in discussion determining whether further evaluation of the leasing opportunity is warranted.

Nearby commercial storage facilities serving the Reunion, ChampionsGate, Davenport and Four Corners area indicate retail storage pricing generally ranging from approximately \$1.05 to \$1.85 per square foot per month for climate controlled mini warehouse space depending on lease flexibility, access, and tenant improvements. Retail self storage pricing reflects small tenant spaces leased on flexible terms and should be considered an upper benchmark rather than a directly comparable rate for bulk contractor storage space leased to a single tenant.

Market data for warehouse, contractor storage, and industrial flex space in the Central Florida region indicates that unconditioned storage space commonly leases within a range of approximately \$6 to \$12 per square foot annually depending on location, accessibility, ceiling height, access doors, parking availability, and lease structure. Smaller warehouse bays and contractor storage spaces in the Orlando area frequently fall within this range when the space is functional but not highly improved. The Stables structure does not contain dock height loading, modern warehouse clear heights, or conditioned distribution space; therefore, market comparisons rely primarily on contractor storage, maintenance vendor storage, and light industrial flex space rather than logistics warehouse product.

Because the Stables parcel consists primarily of basic covered barn space rather than conditioned warehouse space, the most comparable category is contractor storage or light industrial storage space. While the building does not provide the features of modern distribution facilities, the property may nonetheless be attractive to certain tenants due to its location within the Reunion resort community and proximity to existing service demand.

Potential tenant categories that may place value on the location include vacation rental management companies needing storage for furnishings and appliances, contractors serving Reunion and nearby communities, landscape or maintenance vendors requiring staging area ~~within the community, hospitality vendors providing services to resort properties, and event vendors requiring storage space near venue locations.~~

Because these users may already operate within Reunion or nearby communities, the convenience of on site storage may justify lease rates toward the middle of typical warehouse pricing ranges despite the building's basic configuration.

For planning purposes, a reasonable preliminary estimate for unconditioned storage space is approximately \$7 to \$11 per square foot annually depending on lease term, tenant improvements, and allocation of operating expenses.

768 square feet climate controlled office space
770 square feet climate controlled restroom and support space
4,174 square feet unconditioned barn or storage space
5,712 square feet total building area

Because restroom space typically does not command independent lease value, the primary conditioned leasable area consists of approximately 768 square feet of office space. The restroom space supports occupancy of the office and storage space but is not assumed to generate separate lease revenue.

Planning level lease scenarios are as follows:

Estimated office lease range
\$12 to \$16 per square foot annually

Estimated unconditioned storage lease range
\$7 to \$11 per square foot annually

Estimated lease revenue scenarios:

Low range scenario
Office space
768 SF at \$12 annually = \$9,216

Unconditioned storage space
4,174 SF at \$7 annually = \$29,218

Total estimated annual rent \$38,434

Moderate scenario
Office space
768 SF at 14 annually = \$10,752

Unconditioned storage space
4,174 SF at 9 annually = \$37,566

Total estimated annual rent \$48,318

High range scenario
Office space
768 SF at 16 annually = \$12,288

Unconditioned storage space
4,174 SF at 11 annually = \$45,914

Total estimated annual rent \$58,202

Net Revenue Comparison

Estimated annual operating cost \$33,111

Estimated net revenue under gross lease structure:

Low scenario

\$38,434 revenue less \$33,111 expenses

Estimated net revenue \$5,323

Moderate scenario

\$48,318 revenue less \$33,111 expenses

Estimated net revenue \$15,207

High scenario

\$58,202 revenue less \$33,111 expenses

Estimated net revenue \$25,091

Under a net lease structure in which the tenant pays utilities, janitorial services, routine maintenance, pest control, and other operating expenses, the District could reasonably expect net revenue closer to the full lease values shown above.

Based on current market comparisons for both conditioned office space and unconditioned storage space, leasing The Stables parcel appears financially feasible when both components of the building are considered together. While the office space alone would not offset annual operating costs, the combined lease value of the office space and unconditioned barn space produces a reasonable potential revenue range. The location of the parcel within the Reunion community may increase its attractiveness to vendors already serving the resort and nearby communities, which may support lease rates toward the middle of typical contractor storage or warehouse market pricing.

Accordingly, leasing the facility may provide modest supplemental revenue while reducing ongoing operating costs associated with maintaining an underutilized District asset. Additional due diligence regarding permitted use, lease structure, and allocation of operating expenses is recommended prior to marketing the property.

Before the Board makes a final decision, additional information should be obtained:

- Confirmation from District Counsel that the proposed lease serves a valid public purpose under Chapter 190.
- Updated bond counsel confirmation that the proposed lease term and tenant use do not create adverse tax consequences.
- Confirmation of permitted uses under Osceola County zoning regulations.
- Verification of ADA accessibility compliance.
- Confirmation of utility capacity for intended tenant use.

- Confirmation of building condition including roof, HVAC serving the office areas, plumbing, electrical and fire systems.
- Identification of any District storage or operational needs that must remain in the facility.
- Confirmation of insurance requirements and allocation of risk between landlord and tenant.
- Verification of which portions of the structure can reasonably be marketed as leasable space.

If the Board wishes to proceed, the following step by step process is recommended:

1. Authorize staff to obtain legal confirmation regarding permissibility of lease structure and term.
2. Confirm zoning compliance and permitted uses with Osceola County.
3. Verify leasable square footage including conditioned and unconditioned areas
4. determine whether any portion of the building must remain available for District storage or operational use
5. determine preferred lease structure including term length, maintenance responsibilities, insurance requirements, and permitted uses
6. determine whether to issue a request for proposals to ensure transparency and competitive pricing
7. prepare a solicitation package describing building size, site characteristics, permitted uses, lease term, insurance requirements, maintenance responsibilities, and proposal submission requirements
8. solicit interest from commercial storage users, contractor storage users, vacation rental management companies, or other compatible operational users
9. evaluate proposals based on rent offered, financial strength of tenant, compatibility with surrounding uses, insurance coverage, and operational impacts
10. negotiate lease terms with selected tenant through District Counsel
11. present final lease agreement to the Board for approval at a public meeting
12. confirm receipt of insurance certificates, deposits, and compliance documentation prior to occupancy

Based on currently available information, leasing the Stables parcel may provide modest supplemental revenue and may reduce ongoing operating costs associated with maintaining an underutilized facility, provided the lease structure appropriately allocates operating expenses to the tenant and legal review confirms compliance with applicable statutory and bond requirements. Additional due diligence described above is recommended prior to issuance of any solicitation or negotiation of lease terms.



Katrina S. Scarborough, CFA, CCF, MCF

Osceola County Property Appraiser

www.property-appraiser.org

Osceola County Government Center

2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744

Ph:(407) 742-5000 Fax:(407) 742-4900

Owner Information

Parcel ID: 35-25-27-4859-PRCL-02B0
Owner(S): REUNION EAST CDD
Mailing Address: C/O GOVERNMENTAL MGMT SERVICES 219 E LIVINGSTON ST ORLANDO FL 32801-1508
Property Address: 1590 REUNION BLVD KISSIMMEE FL 34747
Primary Use: TOURIST ATTRACTION/ENTERTAINMENT FACILITIES(DINNER THEATER) (Code: 3511)
Tax District: 300 - COUNTY

Legal Description

Legal Description: REUNION VILLAGE 1B PB 15 PGS 174-176 PARCEL 2B 34-25-27

Land (Total Records: 1) Total Acres: 1.895

Land	Units	Unit Type	Depth	Value
COMMERCIAL SF	SF	82589.76	0	\$1,775,680

Property Values (Total Records: 5)

Values Shown Below Represents Working Appraised Values As Of 03/26/2026, Which Are Subject To Change Prior To Certification

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/03/2025

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Values Shown Below Represents Historic Values

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$1	\$1	\$1	\$3	\$3	\$3	\$0
2022	\$1	\$1	\$1	\$3	\$3	\$3	\$0

Exemptions (Total Exemption: \$0)

Exemption Type	Year Applied	Name(S)	Amount
COMMUNITY DEVELOPMENT DISTRICT	2010	REUNION EAST CDD	\$0

Buildings Information

Building - 1

Description	Yr Built	Bldg Value	Bldg SqFt	Heated SqFt	Beds	Baths	Half Baths	Roof	Exterior Wall
BARN/SHED	2005	\$250,096	5,712	5,052	-	-	-	WOOD FRAME/TRUSS	SIDING ABOVE AVERAGE

Sub Areas - 1

Code	Description	Year	Area
BAS	BASE AREA	2005	3,514

OPF	OPEN PORCH FINISHED	2005	224
OPF	OPEN PORCH FINISHED	2005	224
OPF	OPEN PORCH FINISHED	2005	168
OPF	OPEN PORCH FINISHED	2005	22
OFA	OFFICE-AVERAGE	2005	770
OPF	OPEN PORCH FINISHED	2005	22
OFA	OFFICE-AVERAGE	2005	768

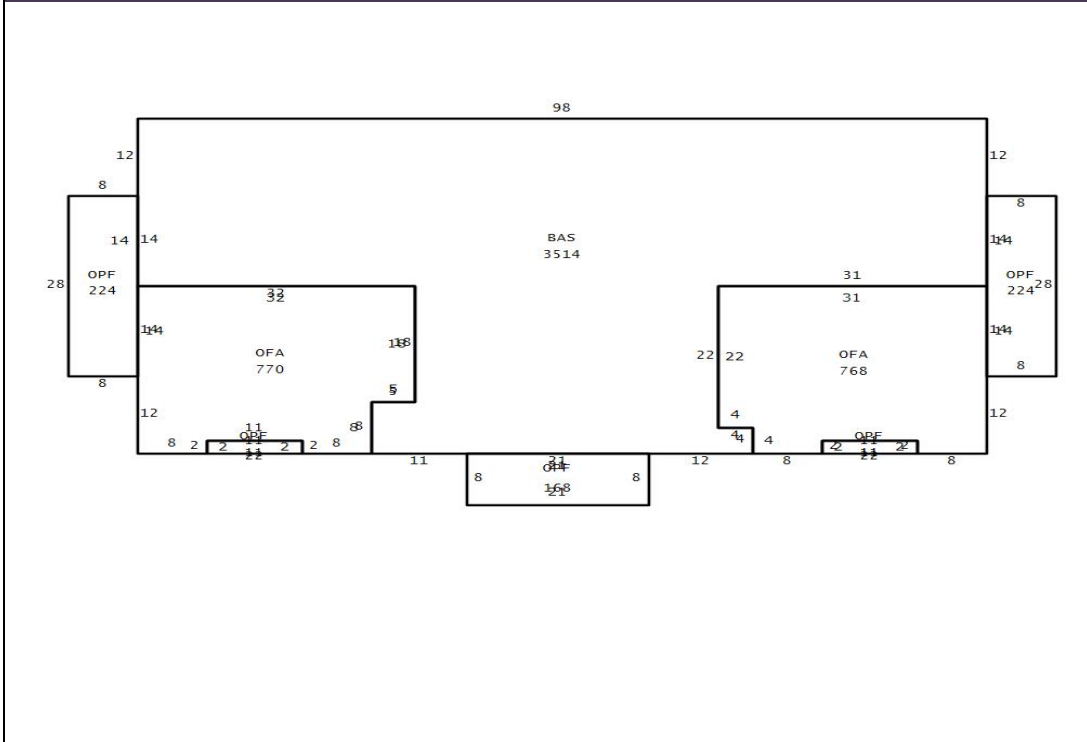
Extra Features			
Description	Built Year	Units	Assessed Value
COMMERCIAL-ASPHALT PAVEMENT WITH CURBING	2005	10285	\$0
COMMERCIAL-CONCRETE PAVEMENT	2005	2531	\$0
COMMERCIAL-TRASH ENCLOSURE-CONCRETE BLOCK	2005	330	\$0

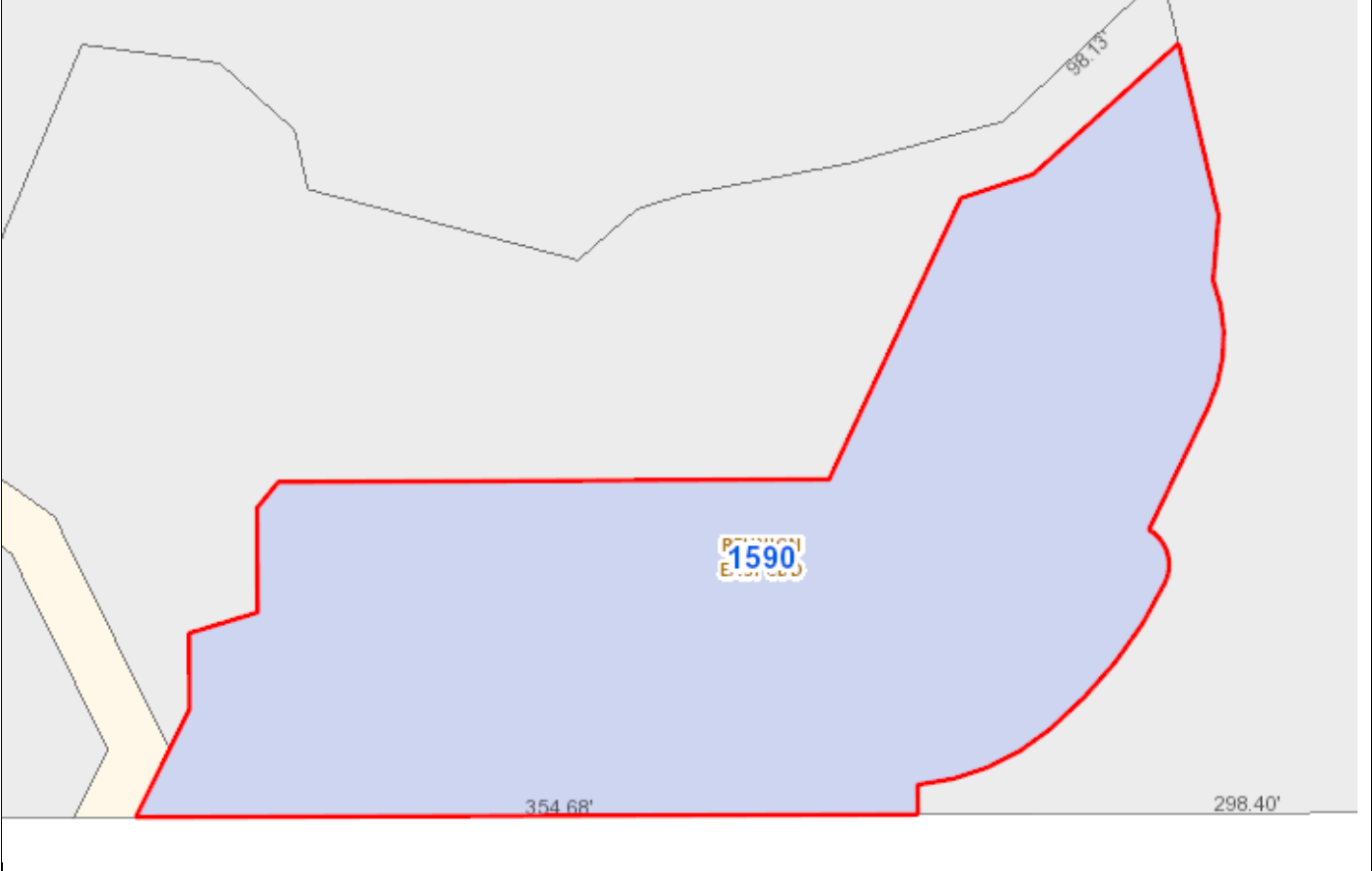
TPP Info
No Records To Display.

Building 1 Image



Building Sketch 1: Floor 1





SECTION 7

**INTERLOCAL AGREEMENT BETWEEN REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT AND REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT REGARDING
THE JOINT MAINTENANCE AND RECIPROCAL USAGE OF FACILITIES**

THIS AGREEMENT is made by and between the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Osceola County, Florida (“Reunion East”) and the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Osceola County, Florida (“Reunion West”) (collectively referred to herein as the “Districts”).

RECITALS

WHEREAS, the Osceola County Board of County Commissioners (the “County”) has established Reunion East and Reunion West by separate ordinances numbered 01-31 and 01-32, respectively, adopted pursuant to Chapter 190, Florida Statutes (the “Ordinances”); and

WHEREAS, Reunion East and Reunion West are special purpose units of local government located entirely within Osceola County, Florida; and

WHEREAS, the external boundaries of Reunion East and Reunion West are depicted on Exhibit “A” attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to the Ordinances, Osceola County has granted to Reunion East and Reunion West the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain roads and other infrastructure improvements as well as facilities for parks and indoor and outdoor recreational, cultural and educational uses; and

WHEREAS, Reunion East is the owner of certain real property within the boundaries of Reunion East and the improvements located, and to be located, thereon including, but not limited to, roadways, gatehouses, landscaping and recreational facilities (collectively the “Reunion East Facilities”), and Reunion West is the owner of certain real property within the boundaries of Reunion West and the improvements located thereon including, but not limited to, roadways, landscaping and recreational facilities (collectively the “Reunion West Facilities”) (the Reunion East Facilities and Reunion West Facilities shall be collectively referred to as the “District Facilities” and are further described and illustrated on Exhibit “B” attached hereto); and

WHEREAS, the Districts are separated geographically only by Interstate-4 and are, for practical purposes, adjacent to each other and part of the same community; and

WHEREAS, joint operation and maintenance and reciprocal usage of Reunion East Facilities and the Reunion West Facilities will enhance the value of properties within both Districts, extend the life of the respective facilities by helping to address overuse of either District’s facilities and enable the operation and maintenance of the community facilities to become more economical; and

WHEREAS, the Districts are empowered by Section 163.01, *Florida Statutes* to enter into interlocal agreements with each other, and Section 190.012(1)(g), *Florida Statutes* provides that the Districts may operate and maintain systems, facilities and basic infrastructure outside of their respective boundaries so long as the project(s) is (i) the subject of an agreement between the Districts and a governmental entity and (ii) is consistent with the local government comprehensive plan of Osceola County; and

WHEREAS, this Agreement shall serve as the “agreement between the Districts and a governmental entity” required by Section 190.012(g), *Florida Statutes*; and

WHEREAS, the District Facilities are consistent with the County’s comprehensive plan.

WHEREAS, it appears to both Reunion East and Reunion West that it is in the best interests of the residents, invitees and guests of the Districts to develop the real property located therein as one interconnected community; and

WHEREAS, in order to facilitate the development of the real property located within the Districts as one interconnected community, the parties to this Agreement have agreed to grant certain non-exclusive access and use rights to the residents, invitees and guests of Reunion East and Reunion West over and across the Reunion West Facilities and the Reunion East Facilities, respectively, as well as provide for a method of joint operation and maintenance cost allocation; and

WHEREAS, adopting a policy of joint operation and maintenance programs and reciprocal usage will reduce the administrative burden for each District and provide opportunities for cost sharing between the Districts.

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Districts, the Districts agree as follows:

SECTION 1

1.1 Reciprocal Usage Rights. Reunion East and Reunion West hereby agree that their residents and feepayers shall generally have reciprocal rights to use the District Facilities owned by each District. There shall be no additional charge to residents and feepayers of either District for these reciprocal rights. However, any such usage shall be subject to the rules, regulations, policies and administrative fees applicable to the particular District facility being used. For illustration purposes only, if a resident or feepayer of Reunion West desired to hold a pool party at a Reunion East aquatic facility, each resident/feepayer would be required to pay the same pool party fee imposed by Reunion East on its residents/feepayers for such use. For purposes of this Agreement, the term “feepayer” means that person who pays the recreation fee applicable to that District but who may not be a resident or landowner of the District.

1.2 Limitation on Reciprocal Usage Rights. Without the written consent of the other, neither Reunion East nor Reunion West shall have the authority to permit, or enter into an agreement with, another entity expanding these reciprocal usage rights for the benefit of persons who are not residents or feepayers of either District.

1.3 Unavailability of District Facilities. Nothing herein shall require either District to ensure the continued availability of the District Facilities if made impossible due to acts of nature or God, governmental intervention or interference, or any factor beyond the reasonable and anticipated control of the Districts.

SECTION 2

2.1 Joint Operation and Maintenance Obligations. Reunion East and Reunion West hereby agree that they shall be jointly and severally responsible for the costs associated with the operation and maintenance of all District Facilities. A general list (which is not meant to be all-inclusive) of the types of costs associated with the operation and maintenance of the District Facilities which are intended to be allocated between the Districts is attached hereto as Exhibit "C". These joint costs shall be allocated between the Districts on the basis of the number of equivalent assessment units ("EAUs") located within each of the Districts so that Reunion East and Reunion West shall be responsible for fifty-seven percent (57%) and forty-three percent (43%), respectively, of the total costs associated with the operation and maintenance of the District Facilities. In the event the EAUs in either District are recalculated pursuant to any "True-Up Agreement" or other agreement related to either District's issuance of tax-exempt bond financing, the relative proportions for cost-sharing set forth herein shall be reallocated to said new EAU recalculation.

2.2 Budgets. Beginning with the Districts' 2006/2007 fiscal year, all expenditures contained in the Districts' budgets relating to operation and/or maintenance of the District Facilities shall be combined with each other and allocated between the Districts in accordance with the percentages set forth herein.

2.3 Joint Operation and Maintenance Contracts. At all times following the beginning of the Districts' 2006/2007 fiscal year, any new contract entered into for operation and/or maintenance services which pertains to District Facilities contained within both Reunion East and Reunion West shall be executed jointly by both Districts. Any new contract entered into for operation and/or maintenance services, whether said contract pertains to District Facilities contained only within Reunion East, Reunion West or both, which is required to be bid in accordance with applicable law, shall be approved by both Districts.

2.4 Additional Expenses. The Districts acknowledge and agree that the budget for each District is adopted at a public hearing following procedures set in Chapter 190, Florida Statutes, and that each District and its residents have an opportunity to attend said public hearing. In the event that additional expenses arise with respect to the operation or maintenance of the District Facilities, and such expenses were not included or anticipated in the Districts' annual budgets, then the Districts will each pay their respective shares of such additional expenses.

2.5 Failure to Pay Costs. In the event that either Reunion East or Reunion West fails to pay any amounts owing in accordance with this Agreement, and non-paying party continues to fail to do so after thirty (30) days written notice from the notifying party, then the notifying party may, within its sole discretion, choose to pay the non-paying party's portion of the cost or expense and seek contribution from the non-paying party. In the event that the notifying party does in fact pay said costs or expenses on behalf of the non-paying party, then interest on any unpaid amount shall accrue interest at the highest rate allowed by law and the non-paying party shall be responsible for the cost of collection, including attorneys' fees.

SECTION 3

3.1. Review of Joint Maintenance and/or Reciprocal Usage. In the event that either District is dissatisfied with the status of the joint maintenance and/or reciprocal usage arrangement(s), such District shall request a joint, public meeting of the Districts' Board of Supervisors. If such a meeting is requested, the meeting shall be held within sixty (60) days of such request. This joint meeting shall be noticed in the same manner as a regular board of supervisors meeting. The purpose of this joint meeting shall be to evaluate the joint maintenance and/or reciprocal usage arrangement(s). The Districts agree to use good faith toward the resolution of any such issues prior to the time that the budgets for each year are required to be adopted in accordance with applicable law.

3.2. Mediation. In the event the Districts are unable to resolve the joint maintenance and/or reciprocal usage issues which are the subject of the joint public meeting held pursuant to Section 3.1 herein within ninety (90) days of such joint public meeting, the Districts shall submit their dispute to mediation at the request of either District. The Districts agree to cooperate in the selection of a mediator, and agree to share equally in mediation expenses, including the fees of the mediator. However, each District shall be responsible for the fees of its counsel. This mediation shall be held within forty-five (45) days after a request for mediation by either District or at such earliest time as is available by the chosen mediator.

3.3. Unilateral Termination. Only in the event mediation is unsuccessful, either District shall have the option to terminate this Interlocal Agreement by providing a Notice of Termination to the other District. This Notice of Termination must be provided to the non-terminating District between thirty (30) and sixty (60) days following the mediation held pursuant to Section 3.2 above. The effective date of such termination shall be stated in the Notice of Termination. In no event shall the effective date of termination be sooner than twelve (12) months after the date the Notice of Termination was received by the non-terminating District.

SECTION 4

4.1 Term. This Interlocal Agreement shall continue in full force and effect in perpetuity unless terminated, either unilaterally or mutually, in accordance with the provisions set forth herein.

4.2 Mutual Termination. The Districts shall have the option of terminating this Interlocal Agreement by entering into a mutual written Termination Agreement. However, either District may terminate this Interlocal Agreement without the consent of the other District, but only in accordance with Section 3.3 herein. In no event shall the effective date of any termination be sooner than twelve (12) months after the date the Termination Agreement was executed by the last signing District.

SECTION 5

Controlling Law. This Interlocal Agreement shall be construed and governed in accordance with the laws of the State of Florida.

SECTION 6

Severability. In the event any term or provision of this Interlocal Agreement is determined appropriate by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be construed or deleted as such authority determines, and the remainder of this Interlocal Agreement shall be construed to be in full force and effect.

SECTION 7

No Violation of District Bond Covenants; No Impact on Public Facility. Nothing contained in this Interlocal Agreement shall operate to violate any of the Districts' covenants set forth in any document related to the Districts' issuance of tax-exempt bonds (the "Bond Documents"). In the event any or all of the obligations contained in the Interlocal Agreement would constitute a violation of a District's bond covenants, trust indenture or other Bond Documents, as may be supplemented from time to time, such obligations shall be null and void. In such event, each District shall have the unilateral right to immediately cancel this Interlocal Agreement. Nothing herein shall be construed to affect the status of either District's recreational amenities as "public" facilities, under the terms and conditions established by the District and the Bond Documents. Nothing herein shall give either District the right or ability to amend or revise any operating policy, rule or procedure governing the other District's recreational facilities.

SECTION 8

Amendment. This Interlocal Agreement shall not be modified or amended except by written agreement duly executed by the parties hereto or as otherwise provided herein.

SECTION 9

Entire Agreement. This Interlocal Agreement constitutes the entire agreement and understanding between the Districts related to joint operation and maintenance and reciprocal usage rights.

SECTION 10

No Third Party Beneficiaries. This Interlocal Agreement is solely for the benefit of the parties herein and no right or cause or action shall accrue upon or by reason hereof to or for the benefit of any third party not a party hereto. Nothing in this Interlocal Agreement, expressed or implied, is intended to or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provision, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 11

No Waiver of Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Districts, including their supervisors, officers, agents and employees, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefits of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 12

Interpretation. This Agreement has been negotiated fully between the parties as an arms length transaction. Both Districts participated fully in the preparation of this Agreement. In the case of a dispute concerning the interpretation of any provision of this Interlocal Agreement, both Districts are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

SECTION 13

Notice. Each District shall furnish to the other such notice, as may be required from time to time, pursuant to the administration of this Agreement, in writing, posted in the U.S. mail or by overnight delivery service and addressed as follows:

To Reunion East: Reunion East Community Development District
c/o Governmental Management Services
201 East Pine Street, Suite 950
Orlando, Florida 32801
Fax: 407-839-1526

With copy to: Jan Albanese Carpenter, Esquire
Shuffield, Lowman & Wilson, P.A.
1000 Legion Place, Suite 1700
Orlando, Florida 32801
Fax: 407-581-9801

To Reunion West: Reunion West Community Development District
c/o Governmental Management Services
201 East Pine Street, Suite 950
Orlando, Florida 32801
Fax: 407-839-1526

With copy to: Jan Albanese Carpenter, Esquire
Shuffield, Lowman & Wilson, P.A.
1000 Legion Place, Suite 1700
Orlando, Florida 32801
Fax: 407-581-9801

SECTION 14

Effective Date. Regardless of the actual date of execution, this Interlocal Agreement and the rights conferred herein are effective as of June 8, 2006, which is the date this Interlocal Agreement was approved by the Board of Supervisors of each District. However, as set forth in Section 2.2 herein, the cost sharing and allocation contemplated and described hereunder shall begin with the Districts' 2006/2007 fiscal year.

[SIGNATURES ON FOLLOWING PAGE.]

IN WITNESS WHEREOF the undersigned set their hands as of the 9th day of November, 2006.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Witness: Alan Scheerer
Print: Alan Scheerer

By: Ralph E. Zeigler
Print: Ralph E. Zeigler
Title: Chairman

Witness: Judy R. Emens
Print: Judy R. Emens

Attest: George S. Flint
Secretary
Print: George S. Flint
Date: 11/9/06

**REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT**

Witness: Alan Scheerer
Print: Alan Scheerer

By: Ralph E. Zeigler
Print: Ralph E. Zeigler
Title: Chairman

Witness: Judy R. Emens
Print: Judy R. Emens

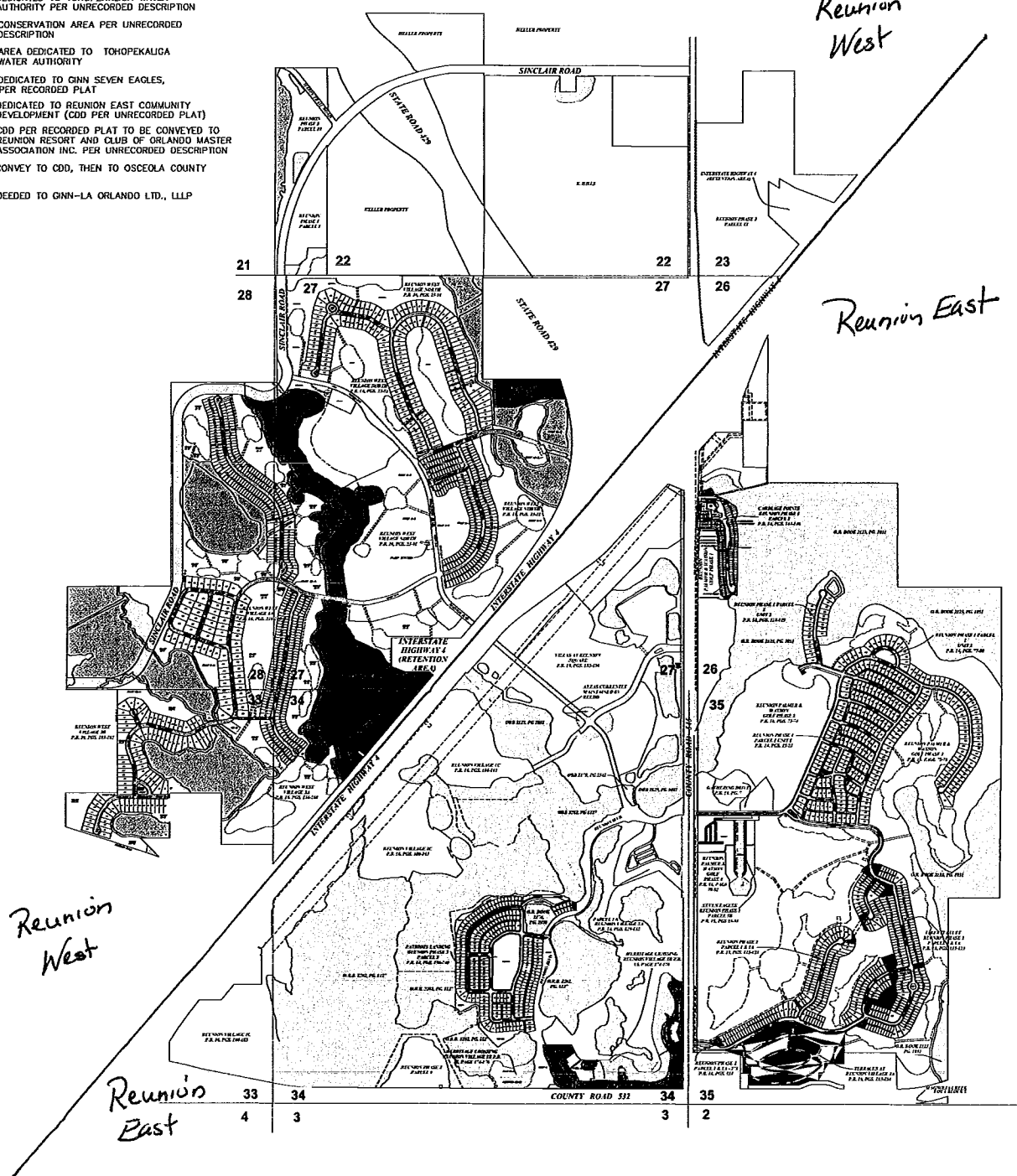
Attest: George S. Flint
Secretary
Print: George S. Flint
Date: 11/9/06

EXHIBIT "A"

EXTERNAL BOUNDARIES OF REUNION EAST AND REUNION WEST

LEGEND

- DEDICATED TO REUNION EAST/WEST COMMUNITY DEVELOPMENT (CDD PER RECORDED PLAT)
- DEDICATED TO THE REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC. PER UNRECORDED DESCRIPTION
- DEDICATED TO REUNION EAST/WEST COMMUNITY DEVELOPMENT DISTRICT PER RECORDED DESCRIPTION
- DEDICATED TO REUNION EAST/WEST COMMUNITY DEVELOPMENT PER UNRECORDED DESCRIPTION
- CONSERVATION AREA PER RECORDED DESCRIPTION
- DEDICATED TO TOHOPEKALIGA WATER AUTHORITY PER UNRECORDED DESCRIPTION
- CONSERVATION AREA PER UNRECORDED DESCRIPTION
- AREA DEDICATED TO TOHOPEKALIGA WATER AUTHORITY
- DEDICATED TO GINN SEVEN EAGLES, PER RECORDED PLAT
- DEDICATED TO REUNION EAST COMMUNITY DEVELOPMENT (CDD PER UNRECORDED PLAT)
- CDD PER RECORDED PLAT TO BE CONVEYED TO REUNION RESORT AND CLUB OF ORLANDO MASTER ASSOCIATION INC. PER UNRECORDED DESCRIPTION
- CONVEY TO CDD, THEN TO OSCEOLA COUNTY
- DEEDED TO GINN-LA ORLANDO LTD., LLLP



**Exhibit of Reunion East/West CDD Areas
Sept., 2006**

JOB NO. AS09335
 DATE: 10/18/2006
 SCALE: 800'
 DRAWN BY: AM/SC
 APPROVED BY: SMP
 DRAWING FILE #



EXHIBIT "B"

REUNION EAST AND REUNION WEST FACILITIES

NOTE: This is a list of certain district facilities subject to this Agreement. It is not necessarily an exhaustive list and is not meant to be limited in nature. It has been prepared to identify more clearly the following facilities and the specific location of these facilities as noted by the Item Identification on the Reunion East/West CDD Areas Map dated Sept, 2006. In addition to the facilities listed below, all roadways and alleys actually owned by the Districts (although not specifically identified by a letter on the map) shall be considered facilities of the Districts and shall be subject to this Agreement. However, this agreement shall not govern, pertain to or include those portions of any roadway(s) or alley(s) not owned by the Districts but rather owned and maintained by a third party such as a homeowners' association.

<u>Item Identification on Map</u>	<u>Facility Description</u>
A	Gatehouse at Main Entrance off Hwy 532
B	Gatehouse at Entrance off Hwy 545 (Water Park)
C	Gatehouse at Sinclair/Traditions Road Entrance
D	Heritage Crossing Horse Stables
E	Heritage Crossing Community Center
F	Heritage Crossing Pool "A"
G	Heritage Crossing Pool "B"
H	Seven Eagles Linear Park
I	Seven Eagles Pool Complex
J	Homestead Pool
K	Carriage Pointe Pool
L	Terraces Recreation, Pool and Spa Complex

EXHIBIT "B"

REUNION EAST AND REUNION WEST FACILITIES

NOTE: This is a list of certain district facilities subject to this Agreement. It is not necessarily an exhaustive list and is not meant to be limited in nature. It has been prepared to identify more clearly the following facilities and their location of these facilities as noted by the Item Identification on the Reunion East/West CDD Areas Map (as of 2006). In addition to the facilities listed below, all roadways and alleys actually owned by the District (and specifically identified by a letter on the map) shall be considered facilities of the Districts and shall be subject to this Agreement. However, this agreement shall not govern, pertain to or include those portions of any roadway or alley(s) not owned by the Districts but rather owned and maintained by a third party such as a homeowners association.

Item Identification on Map

Facility Description

- | | |
|---|--|
| A | Gatehouse at Main Entrance off Hwy 532 |
| B | Gatehouse at Entrance off Hwy 545 (Water Park) |
| C | Gatehouse at Sinclair/Traditions Road Entrance |
| D | Heritage Crossing Horse Stables |
| E | Heritage Crossing Community Center |
| F | Heritage Crossing Pool "A" |
| G | Heritage Crossing Pool "B" |
| H | Seven Eagles Linear Park |
| I | Seven Eagles Pool Complex |
| J | Homestead Pool |
| K | Carriage Pointe Pool |
| L | Terraces Recreation, Pool and Spa Complex |

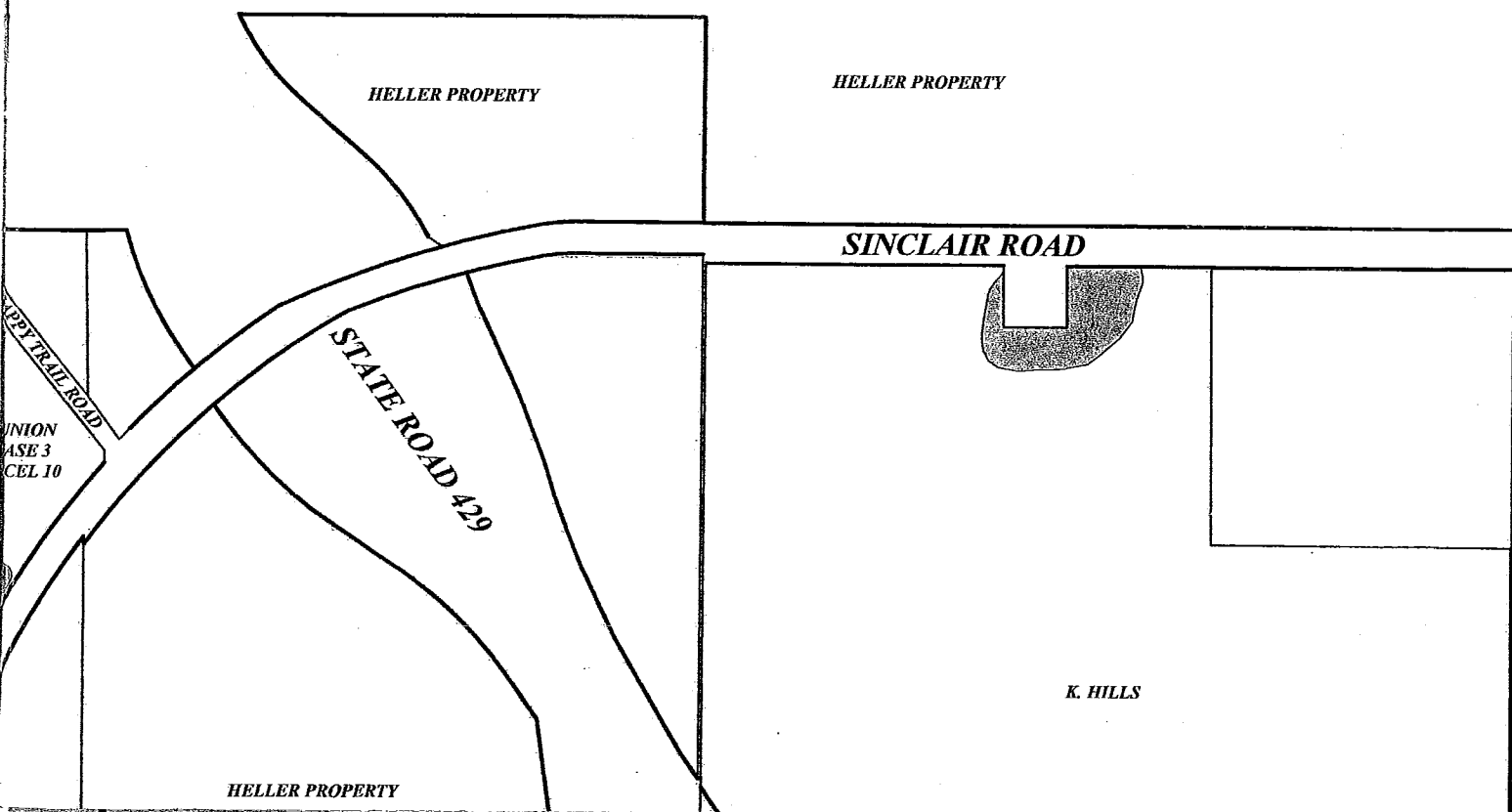


EXHIBIT "C"

NOTE: This a general list of the types of costs associated with the operation and maintenance of the district Facilities. It is not necessarily an exhaustive list and is not meant to be limiting in nature.

1. Field Maintenance
2. Management Services Agreement
3. Security
4. Telephone
5. Water and Sewer
6. Gas
7. Pool Maintenance
8. Environmental
9. Drainage
10. Common Area
11. District Roadways and Alleys*
12. Contingency
13. Plant Replacement
14. Maintenance Reserve
15. Irrigation Maintenance
16. Electric
17. Landscape Maintenance

* The classification of "District Roadways and Alleys" shall refer only to roadways and alleys actually owned by the Districts and shall not refer to or include those portions of any roadway(s) or alley(s) not owned by the Districts but rather owned and maintained by a third party such as a homeowners' association.

SECTION 8

SECTION A

SECTION I



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
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CATHERINE R. CHOE
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SARAH M. DINON
JENNIFER S. EDEN
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JUSTIN M. LUNA
LORI T. MILVAIN
ROBERT J. PETILLO
L. WILLIAM PORTER, III
BRANDON E. POWNALL
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: CDD Board of Supervisors
From: District Counsel
Regarding: Short Summary of Senate Bill 382 (Electronic Bicycles)
Date: March 2026

Proposed Amendment to Section 316.20655, Fla. Stat.

-Senate Bill 382, proposed to take effect on July 1, 2026, would modify Section 316.20655, *Fla. Stat.*, including by adding the following requirements:

(a) A person operating an electric bicycle on a **shared pathway that is not located adjacent to a roadway**, including a shared pathway located in a park or recreational area, shall yield to pedestrians and shall give an audible signal before overtaking and passing a pedestrian.

(b) A person operating an electric bicycle **on a sidewalk or any other area designated for pedestrian use may not operate the electric bicycle at a speed greater than 10 miles per hour if a pedestrian is within 50 feet of the electric bicycle.**

(c) A person who fails to comply with this subsection commits a noncriminal traffic infraction, punishable as a nonmoving violation as provided in Chapter 318, *Fla. Stat.*

-Senate Bill 382 would also establish “The Micromobility Device Safety Task Force,” a task force adjunct to the Department of Highway Safety and Motor Vehicles (“DSV”), for the purpose of examining and recommending improvements to state law and regulatory framework governing “micromobility devices,” in order to encourage the safe operation of micromobility devices and to prevent traffic incidents, injuries and fatalities involving such devices.

-Senate Bill 382 would also require that the Florida Highway Patrol and each police dept. and sheriff’s office maintain a list of all traffic crashes involving a micromobility device. By Oct. 15, 2026, each police dept. and sheriff’s office shall submit a report with such list to the DSV and, by Oct. 31, 2026, the DSV is required to submit a summary of all reports to the Governor, the President of the Senate and the Speaker of the House of Representatives. The report must specify the crash data by device type and county, and list the reporting law enforcement agencies within each county.

-Section 316.003(41), *Fla. Stat.*, defines a “micromobility device” as the following:

A motorized transportation device designed for individual use which is typically 20 to 36 inches in width and 50 pounds or less in weight and which operates at a speed of typically less than 15 miles per hour but no more than 28 miles per hour. This term includes both a human-powered and a nonhuman-powered device such as a bicycle, electric bicycle, motorized scooter, or any other device that is owned by an individual or part of a shared fleet.

-The full text of Senate Bill 382 is attached. The Florida Senate approved the Bill on March 17, 2026 and the Bill is currently awaiting review/approval by the Governor.

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1
2 An act relating to micromobility devices; amending s.
3 316.20655, F.S.; providing requirements for the
4 operation of electric bicycles; prohibiting the
5 operation of an electric bicycle above a certain speed
6 under certain circumstances; providing penalties;
7 creating the Micromobility Device Safety Task Force
8 adjunct to the Department of Highway Safety and Motor
9 Vehicles; requiring the department to provide
10 administrative and staff support services to the task
11 force; providing the purpose of the task force;
12 providing the composition of the task force; requiring
13 the appointment of task force members within a
14 specified timeframe; providing the manner in which
15 task force vacancies must be filled; requiring that
16 the task force convene within a certain timeframe;
17 requiring the task force to meet at least monthly;
18 providing requirements for the time and place of the
19 task force meetings; providing that members of the
20 task force are entitled to reimbursement for per diem
21 and travel expenses; requiring the task force to
22 develop and submit a certain report to the Governor
23 and Legislature by a specified date; providing for the
24 expiration of the task force; requiring the Florida
25 Highway Patrol and each police department and
26 sheriff's office to maintain a certain list, beginning
27 on a certain date; providing requirements for the
28 list; requiring each police department and sheriff's
29 office to submit a certain report to the department by

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30 a specified date; requiring the department to provide
31 a certain report to the Governor and Legislature by a
32 specified date; providing effective dates.

33
34 Be It Enacted by the Legislature of the State of Florida:

35
36 Section 1. Effective July 1, 2026, subsection (10) is added
37 to section 316.20655, Florida Statutes, to read:

38 316.20655 Electric bicycle regulations.—

39 (10) (a) A person operating an electric bicycle on a shared
40 pathway that is not located adjacent to a roadway, including a
41 shared pathway located in a park or recreational area, shall
42 yield to pedestrians and shall give an audible signal before
43 overtaking and passing a pedestrian.

44 (b) A person operating an electric bicycle on a sidewalk or
45 any other area designated for pedestrian use may not operate the
46 electric bicycle at a speed greater than 10 miles per hour if a
47 pedestrian is within 50 feet of the electric bicycle.

48 (c) A person who fails to comply with this subsection
49 commits a noncriminal traffic infraction, punishable as a
50 nonmoving violation as provided in chapter 318.

51 Section 2. Micromobility Device Safety Task Force.—

52 (1) CREATION.—The Micromobility Device Safety Task Force, a
53 task force as defined in s. 20.03(5), Florida Statutes, is
54 created adjunct to the Department of Highway Safety and Motor
55 Vehicles. The department shall provide administrative and staff
56 support services related to the functions of the task force.

57 (2) PURPOSE.—The purpose of the task force is to examine
58 and recommend improvements to state law and the regulatory

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59 framework governing micromobility devices as defined in s.
60 316.003, Florida Statutes, in order to encourage the safe
61 operation of micromobility devices and to prevent traffic
62 incidents, injuries, and fatalities involving such devices.

63 (3) MEMBERSHIP; MEETINGS.—

64 (a) The task force shall be composed of the executive
65 director of the Department of Highway Safety and Motor Vehicles,
66 or his or her designee; the Secretary of Transportation, or his
67 or her designee; and the following members, who shall be
68 appointed by the executive director of the Department of Highway
69 Safety and Motor Vehicles:

70 1. A representative from the Florida Sheriffs Association.

71 2. A representative from the Florida Police Chiefs
72 Association.

73 3. A representative from the micromobility device industry.

74 4. A representative from the Florida League of Cities.

75 5. A representative from the Florida Association of
76 Counties.

77 6. A representative from the medical field with experience
78 in treating bicyclist and pedestrian injuries.

79 7. A representative from an organization involved in
80 efforts to prevent injuries and fatalities involving
81 micromobility devices, including electric bicycles and motorized
82 scooters.

83 (b) Appointments to the task force must be made within 15
84 days after this act becomes a law.

85 (c) The executive director of the Department of Highway
86 Safety and Motor Vehicles, or his or her designee, shall chair
87 the task force. Any vacancy on the task force must be filled in

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88 the same manner as the original appointment.

89 (d) The task force shall convene no later than 30 days
90 after this act becomes a law. The task force shall meet at least
91 monthly, but may meet more frequently at the call of the chair.
92 At least one meeting of the task force must occur in each of the
93 following regions of the state: North Florida, Central Florida,
94 and South Florida. All meetings shall be held at the time and
95 place designated by the chair.

96 (e) Members of the task force shall serve without
97 compensation but are entitled to receive reimbursement for per
98 diem and travel expenses pursuant to s. 112.061, Florida
99 Statutes.

100 (4) REPORT.—The task force shall prepare a report that
101 includes legislative recommendations for improvements to state
102 law and the regulatory framework governing micromobility
103 devices. The report must take into account methods to improve
104 traffic safety for micromobility device operators and riders,
105 pedestrians, and other vehicle operators through reasonable
106 measures designed to reduce traffic incidents, injuries, and
107 fatalities. Before October 1, 2026, the task force shall submit
108 the report to the Governor, the President of the Senate, and the
109 Speaker of the House of Representatives. Upon submission of the
110 report, the task force shall expire.

111 Section 3. (1) Beginning 30 days after this act becomes a
112 law, the Florida Highway Patrol and each police department and
113 sheriff's office shall maintain a list of all traffic crashes
114 that the respective agency investigates which involve a
115 micromobility device. Each micromobility device crash must be
116 included in the list, regardless of whether the crash is

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117 reported on a Florida Traffic Crash Report, Long Form; short-
118 form crash report; or driver exchange-of-information form. The
119 list must contain the following information for each traffic
120 crash involving a micromobility device:

121 (a) Date and time of the crash.

122 (b) If applicable, the class of electric bicycle involved
123 in the crash.

124 (c) Age of the micromobility device operator involved in
125 the crash.

126 (d) If known, whether the micromobility device operator
127 possessed a valid Florida learner's driver license or driver
128 license at the time of the crash.

129 (2) By October 15, 2026, each police department and
130 sheriff's office shall submit a report to the Department of
131 Highway Safety and Motor Vehicles which contains a list of all
132 micromobility device crashes investigated by the respective
133 police department or sheriff's office from the beginning of the
134 reporting period through September 30, 2026. The report must be
135 submitted in a form and manner determined by the department.

136 (3) By October 31, 2026, the Department of Highway Safety
137 and Motor Vehicles shall submit to the Governor, the President
138 of the Senate, and the Speaker of the House of Representatives a
139 report summarizing the reports submitted to the department
140 pursuant to subsection (2) and include in the report the list
141 maintained by the Florida Highway Patrol pursuant to subsection
142 (1). The report must separate the micromobility device crash
143 data by device type and county and list the reporting law
144 enforcement agencies within each county.

145 Section 4. Except as otherwise expressly provided in this

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146 act, this act shall take effect upon becoming a law.

SECTION II

Brian Crumbaker
Tel 850.425.8540
Fax 850.681.0207
crumbakerb@gtlaw.com

May 20, 2024

Via Electronic Mail
JCarpenter@lathamluna.com

Reunion East Community Development District
c/o Mrs. Jan Carpenter
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801

Re: Levy of Debt Assessments for the Bonds;
Transfer of Property Comprising a Portion of the Project

This firm represents U.S. Bank Trust Company National Association in its capacity as successor trustee (the "Trustee") under the Indentures¹ for the Bonds.

As previously discussed, due to errors on the part of the Reunion East Community Development District ("District"), material changes in the development plan for real property owned by Kingwood Orlando Reunion Resort, LLC, and its affiliates (collectively, "Kingwood"), or both, the District has failed to levy special assessments on Kingwood real property ("Kingwood Property") based on the benefit such property derives and will continue to derive from the Series 2002 Project² and Series 2005 Project (collectively, the "Bond-Funded Projects"). In order to rectify the District's failure to properly assess Kingwood Property, I write to demand that the Board of Supervisors ("Board") of the Reunion East Community Development District ("District") immediately commence assessment proceedings in accordance with Chapters 170, 190 and 197, Fla. Stat. (collectively, the "Assessment Statutes"), for purposes of conducting a public hearing to consider whether and to what extent real property owned by Kingwood Orlando Reunion Resort, LLC, and any affiliates thereof (collectively, "Kingwood"), benefit from the Bond-Funded Projects and the debt special assessment that should result therefrom. In support of the forgoing request, I direct you to Section 9.03 of the Master Indenture, which states in relevant part:

(b) If any Special Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the Issuer shall be satisfied that any such

¹ The Master Trust Indenture dated as of March 1, 2022 ("Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture dated as of August 1, 2002 (together with the Master Indenture, the "Series 2022A Indenture"), securing the remaining principal amount of the Special Assessment Bonds, Series 2002A ("Series 2002A Bonds"), and the Third Supplemental Trust Indenture dated as of March 1, 2005 (together with the Master Indenture, the "Series 2005 Indenture," and together with the Series 2002A Indenture, the "Indentures"), securing the remaining principal amount of the Special Assessments Bonds, Series 2005 ("Series 2005 Bonds," and together with the Series 2002 Bonds, the "Bonds").

² Capitalized terms not defined herein shall have the meaning ascribed them in the Indentures.

Reunion East Community Development District
c/o Mrs. Jan Carpenter
May 20, 2024
Page 2

Special Assessment is so irregular or defective that the same cannot be enforced or collected, or if the Issuer shall have omitted to make such Special Assessment when it might have done so, the Issuer shall either (i) take all necessary steps to cause a new Special Assessment to be made for the whole or any part of said improvement or against any property benefitted by said improvement, or (ii) in its sole discretion, make up the amount of such Special Assessment from legally available moneys, which moneys shall be deposited into the applicable Series Account in the Revenue Fund. In case such second Special Assessment shall be annulled, the Issuer shall obtain and make other Special Assessments until a valid Special Assessment shall be made.

As previously discussed, the Trustee's preference has always been for the relevant parties, including Kingwood, to amicably resolve the debt special assessment issue. However, Kingwood has taken a hard line that under no circumstances will it negotiate regarding the matter.

Further, the positions staked by each party are irreconcilable—to the point that Kingwood's arguments are materially misleading in an attempt to induce the District to breach its covenants under the Indentures—and, therefore, can only be reconciled *via* the public hearing process provided for under the Assessment Statutes. Proceeding with the assessment process under the Assessment Statutes would allow the District to take public comment and testimony from both Kingwood and representatives of the Trustee regarding the parties' respective positions and insulate the District from liability, assuming the Board complies with Florida law and its obligations under the Indentures. For purposes of commencing the assessment process and setting the public hearing provided for under the Assessment Statutes, the Trustee finds acceptable District staff's draft report (**Attachment A**), *subject to* necessary revisions based on changes Kingwood's development plan including but not limited to the development plan referenced in **Attachment B** and any developed or developable, the latter as determined by the District Engineer, that has not previously been the subjected to special assessments for Bond-Funded Projects.

Finally, it has been brought to my attention that Kingwood has asked the District to transfer the conservation area reflected in **Attachment C** ("Conservation Area") to Kingwood for no consideration to the District. Further, based on our prior conversation, it is my understanding that Bond proceeds were expended to acquire the Conservation Area. If true, it is ironic that Kingwood is asking the District to transfer a portion of the Bond-Funded Projects while refusing to pay special assessments to be used to repay the Bonds that funded that acquisition. The Trustee objects to any such transfer on the basis that the sale, especially one without cash consideration that would then be applied to the Bonds, would constitute a breach of the Indentures including Section 9.24 of the Master Indenture.

Reunion East Community Development District
c/o Mrs. Jan Carpenter
May 20, 2024
Page 3

The Trustee expressly reserves any rights, remedies and claims it may have under the financing documents for the Bonds and Florida law. Further, should you wish to discuss matters relating to the contents of this letter, I am happy to make myself available at your convenience.

Regards,



Brian A. Crumbaker

cc: Christopher Gehman, as Trustee
William Spivey, Esq.

ATTACHMENT A

**THIRD SUPPLEMENTAL
SPECIAL ASSESSMENT ALLOCATION REPORT**

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**UNEXCHANGED
SPECIAL ASSESSMENT BONDS, SERIES 2002A-2
AND SPECIAL ASSESSMENT BONDS, SERIES 2005**

Dated November 7, 2018

Prepared by:

**Governmental Management Services-Central Florida, LLC
135 W. Central Boulevard, Suite 320
Orlando, Florida 32801**

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7.0	Pledge and Allocation of Series 2005 Assessments.....	8
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Table 1 – Financing Information – Unexchanged Series 2002A-2 Bonds

Table 2 – Assessment Allocation – Unexchanged Series 2002A-2 Bonds

Table 3 – Assessment Allocation – Past Due Unexchanged Series 2002A-2 Bonds

Table 4 – Assessment Roll – Unexchanged Series 2002A-2 Bonds

1.0 Introduction

This *Third Supplemental Special Assessment Allocation Report* (“Report”) has been prepared for the Reunion East Community Development District, a local unit of special purpose government established in accordance with Chapter 190, *Florida Statutes*, in anticipation of confirming and allocating Original Series 2002A-2 Assessments on certain properties specifically detailed in Table 2. The Original Series 2002A-2 Assessments secure the Unexchanged Series 2002A-2 Bonds.

In May of 2016, the Trustee’s Counsel submitted a letter to the District identifying certain parcels that may be subject to District debt assessments for the Series 2002A-2 and Series 2005 Bonds. As a result of this Trustee letter, the District retained Governmental Management Services – Central Florida, LLC to prepare this Report and apply the methodology adopted by the District in the Original Assessment Report and the benefit of the Master Improvements and Total Project enjoyed by each parcel. Through this Report, the District seeks to confirm and allocate a portion of the remaining principal of the Unexchanged Series 2002A-2 Bonds and, to the extent the Unexchanged Series 2002A-2 Bonds (as secured by assessments) are entirely allocated, to allocate the remaining principal of the Unexchanged Series 2005 Bonds.

2.0 Defined Terms

“Benefited Parcels” - Parcels of land within the District that receives special benefit from the acquisition and/or construction of the Master Improvements.

“Board” - Board of Supervisors for the District.

“Bonds” - Special assessment bonds issued during the life of the project for the construction and/or acquisition of improvements that provide special benefit to the lands within the District.

“Bond Anticipation Notes” - Special Assessment Bond Anticipation Notes issued in December of 2001 in the amount of \$10,000,000.

“District” - Reunion East Community Development District.

“Equivalent Assessment Unit” - (EAU) An estimate of the relationship between the product types, based on a comparison of the land area of each product, and is used as a comparison of the estimated benefit received by each product type.

“Exchanged Bonds” – Collectively, the Exchanged Series 2002A-2 Bonds (hereinafter defined) and the Exchanged Series 2005 Bonds (hereinafter defined).

“Exchanged Series 2002A-2 Bonds” – Series 2002A-2 Bonds in the principal amount of \$8,795,000 to be presented for cancellation in exchange for \$7,245,000 of Series 2015-1 Bonds (hereinafter defined) and \$1,550,000 of Series 2015-3 Bonds (hereinafter defined).

“Exchanged Series 2005 Bonds” - Series 2005 Bonds in the principal amount of \$10,440,000 to be presented for cancellation in exchange for \$8,475,000 of Series 2015-2 Bonds (hereinafter defined) and \$1,965,000 of Series 2015-3 Bonds.

“Indenture” – Collectively, the *Master Trust Indenture* dated March 1, 2002.

“Master Improvements” - The acquisition and/or construction of certain infrastructure that provides special benefit to all parcels within the District.

“Original Assessments” – The Original Series 2002A-2 Assessments (hereinafter defined) and the Original Series 2005 Assessments (hereinafter defined).

“Original Series 2002A-2 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2002 Assessment Resolutions and pledged to pay debt service on the Series 2002A-2 Bonds.

“Original Series 2005 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2005 Assessment Resolutions and pledged to pay debt service on the Series 2005 Bonds.

“Original Series 2002 Assessment Resolutions” – Resolution Nos. 2002-22, 2002-23, adopted by the Board on March 15, 2002, and 2002-24 adopted by the Board on July 29, 2002.

“Original Series 2005 Assessment Resolutions” – Resolution Nos. 2002-22, 2002-23, adopted by the Board on March 15, 2002, and 2002-24 adopted by the Board on July 29, 2002 and Resolution No. 2005-04 adopted by the Board on March 10, 2005.

“Original Series 2002 Bonds” - Special Assessment Bonds issued in July of 2002 to fund the acquisition and/or construction of certain Master Improvements and retire the Bond Anticipation Notes. The Original Series 2002 Bonds were trifurcated in January 2012, resulting in, among other things, \$34,000,000 Special Assessment Bonds, Series 2002A-1 (the “Series 2002A-1 Bonds”), \$15,070,000 Special Assessment Bonds, Series 2002A-2 (the “Series 2002A-2 Bonds”), and \$40,000 Special Assessment Bonds, Series 2002A-3 (the “Series 2002A-3 Bonds”) under the Original Series 2002A-2 Indenture (hereinafter defined).

“Original Series 2002A-2 Indenture” - Collectively, the *Master Trust Indenture* dated March 1, 2002, as amended and supplemented by that certain *First Supplemental Trust Indenture* dated August 1, 2002, and amended and restated as of January 1, 2012.

“Original Series 2005 Indenture” - Collectively, the *Master Trust Indenture* dated March 1, 2002, as amended and supplemented by that certain *Third Supplemental Trust Indenture* between the District and the Trustee dated as of March 1, 2005.

“Prior Assessments” – The Series 2002A-2 Assessments (hereinafter defined) and the Series 2005 Assessments (hereinafter defined).

“Prior Assessment Report” – The *Final Special Assessment Allocation Report Reunion East Community Development District Special Assessment Bonds, Series 2002A*, dated July 31, 2002, as amended and supplemented by the *Final First Supplemental Special Assessment Allocation Report Reunion East Community Development District Special Assessment Bonds, Series 2002A, Special Assessment Bonds, Series 2005*, dated March 10, 2005, prepared by Rizzetta & Company, Inc., which together, was the allocation methodology report used as the basis for allocating the Original Series 2002A-2 Assessments and the Original Series 2005 Assessments.

“Restructuring” – The restructuring of a portion of the Series 2002A-2 Bonds and Series 2005 Bonds and related special assessments to reflect the current economic environment and the terms of that certain Restructuring Agreement (hereinafter defined).

“Restructuring Agreement” – That certain *Restructuring Agreement* entered to by and between the District, U.S. Bank National Association (as trustee for the Series 2002A-2 Bonds and Series 2005 Bonds), SPE (hereinafter defined), and Citicommunities, LLC.

“Series 2002A-2 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2002 Assessment Resolutions and pledged to pay debt service on the Series 2002A-2 Bonds, less and except that portion of the Series 2002A-2 Assessments pledged to pay debt service on the Series 2015-1 Bonds and Series 2015-3 Bonds after the Restructuring (which assessments are hereinafter defined as the Series 2015-1 Assessments and Series 2015-3 Assessments, respectively).

“Series 2002A-2 Bonds” - Special Assessment Bonds exchanged in 2012 for a portion of the then outstanding Original Series 2002 Bonds, which bonds, as of the date hereof, are outstanding in the principal amount of \$15,070,000.

“Series 2005 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2005 Assessment Resolutions and pledged to pay debt service on the Series 2005 Bonds, less and except that portion of the Series 2005 Assessments pledged to pay debt service on the Series 2015-2 Bonds and Series 2015-3 Bonds after the Restructuring (which assessments are hereinafter defined as the Series 2015-2 Assessments).

“Series 2005 Bonds” - Special Assessment Bonds issued in 2005 to fund the acquisition and/or construction of certain Master Improvements, which bonds, as of the date hereof, are outstanding in the principal amount of \$18,115,000.

“Series 2015 Assessments” – Collectively, the Series 2015-1 Assessments, Series 2015-2 Assessments, and Series 2015-3 Assessments.

“Series 2015 Bonds” – Collectively, the Series 2015-1 Bonds, Series 2015-2 Bonds, and Series 2015-3 Bonds issued pursuant to the Indenture.

“Series 2015-1 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$7,245,000 issued for an approximately nineteen (19) year term in exchange for a portion of the outstanding Series 2002A-2 Bonds.

“Series 2015-2 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$8,475,000 issued for an approximately twenty-two (22) year term in exchange for a portion of the outstanding Series 2005 Bonds.

“Series 2015-3 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$3,515,000 issued for an approximately nineteen (19) year term in exchange for a portion of the outstanding Series 2002A-2 Bonds and a portion of the outstanding Series 2005 Bonds.

“Total Project” - Acquisition and/or construction of approximately \$56,520,000 of Master Improvements, including onsite and offsite, that provide benefit to all Benefited Land within the District.

“Unexchanged Bonds” – The Unexchanged Series 2002A-2 Bonds (hereinafter defined) and the Unexchanged Series 2005 Bonds (hereinafter defined).

“Unexchanged Series 2002A-2 Bonds” – Series 2002A-2 Bonds not exchanged for Series 2015 Bonds or otherwise canceled prior to or contemporaneously with issuing the Series 2015 Bonds.

“Unexchanged Series 2005 Bonds” – Series 2005 Bonds not exchanged for Series 2015 Bonds or otherwise canceled prior to or contemporaneously with issuing the Series 2015 Bonds.

3.0 Background Information

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”) and by Ordinance No. 01-31 of Osceola County, Florida, effective October 3, 2001, and expanded by Ordinance No. 05-26 of Osceola County, Florida on July 22, 2005 (collectively, the “Ordinance”). The District, as expanded, encompasses approximately 1,278 acres and is located wholly within the unincorporated area of Osceola County, Florida.

In July 2002, the District issued its Original Series 2002 Bonds to, among other things, pay all amounts due and owing on the Bond Anticipation Notes and finance the cost of the Series 2002 Project (as defined in the Original Series 2002A-2 Indenture). In January 2012, the District trifurcated the Original Series 2002 Bonds into three separate series of bonds, of which only the Series 2002A-1 Bonds and Series 2002A-2 Bonds remained outstanding. The Series 2002A-1 Bonds, and the assessment securing the same, remain unaffected by this Report. The Series 2002A-2 Bonds were payable and secured by the Original Series 2002A-2 Assessments, which were levied on real property within the boundary of the District specially benefited by the Total Project in accordance with the Prior Assessment Report.

In February 2005, the District issued its Series 2005 Bonds to, among other things, finance the cost of the Series 2005 Project (as defined in the Original Series 2005 Indenture). The Series 2005 Bonds were payable and secured by the Original Series 2005 Assessments, which were levied on real property within the boundary of the District specially benefited by the Total Project in accordance with the Prior Assessment Report.

Infrastructure improvements funded with proceeds of the Bond Anticipation Notes, Original Series 2002 Bonds and Series 2005 Bonds are described in the Prior Assessment Report.

Due to a failure of certain owners of certain lands (“Delinquent Lands”) to pay Original Series 2002A-2 Assessments and Original Series 2005 Assessments when due, the District was unable to pay debt service on the Series 2002A-2 Bonds and Series 2005 Bonds thereby resulting in Event(s) of Default (as defined in the Original Series 2002A-2 Indenture and Original Series 2005 Indenture). To cure the Events of Default as to a portion of the Series 2002A-2 Bonds and Series 2005 Bonds and resolve any and all matters relating thereto, including litigation commenced by the District to foreclose the Original Series 2002A-2 Assessments and Original Series 2005 Assessments on the Delinquent Lands pursuant to Chapter 170, *Florida Statutes*, the District and Trustee entered into the Restructuring Agreement which provided, among other things, for (i) issuance of the Series 2015 Bonds in exchange for a portion of the Series 2002A-2 Bonds and a portion of the Series 2005 Bonds, which Exchanged Bonds were canceled; (ii) the pledge of certain Original Assessments to the Series 2015-1 Bonds; (iii) the pledge of certain Original Assessments to the Series 2015-2 Bonds; and (iv) the pledge of certain Original Assessments to the Series 2015-3 Bonds.

4.0 Summary of Series 2015 Bond Restructuring

Pursuant to the Restructuring Agreement, the District issued three (3) Series (as defined in the Indenture) of Special Assessment Refunding Bonds for the Exchanged Bonds, which bonds have the following general characteristics:

- (i) *Series 2015-1 Bonds:* Current interest bonds issued in the principal amount of \$7,245,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2033. The Series 2015-1 Assessments are pledged to pay debt service on the Series 2015-1 Bonds.
- (ii) *Series 2015-2 Bonds:* Current interest bonds issued in the principal amount of \$8,475,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2036. The Series 2015-2 Assessments are pledged to pay debt service on the Series 2015-2 Bonds.
- (iii) *Series 2015-3 Bonds:* Current interest bonds issued in the principal amount of \$3,515,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2033. The Series 2015-3 Assessments are pledged to pay debt service on the Series 2015-3 Bonds.

Additional information regarding the Series 2015 Bonds may be found in the Exchange Information Memorandum dated June 4, 2015.

Upon the issuance of the Series 2015 Bonds for the Exchanged Bonds, the Exchanged Bonds were cancelled and the remaining Unexchanged Bonds remain outstanding in the principal amount of \$6,275,000 Series 2002A-2 Bonds and \$7,675,000 Series 2005 Bonds. The Prior Assessments remain the security for the Unexchanged Bonds and the District herein confirms that the methodology provided for in the Prior Assessment Report shall continue to be the method utilized for allocation the Prior Assessments to the lands securing the Unexchanged Bonds and additional allocation methods incorporated in this Report for properties developed that were not contemplated in the Prior Assessment Report .

The District is allocating a portion of the remaining assessments securing the principal of the Unexchanged Series 2002A-2 Bonds to certain developable property, detailed in Table 3, which property had not previously been allocated assessments and has benefitted from the Master Improvements and Total Project as detailed in the Prior Assessment Report. As a note, the allocation of debt service assessments to satisfy the remaining principal of the Unexchanged Series 2002A Bonds will be allocated first, until full satisfaction of the Series 2002A Bonds can be achieved, then to which such allocation is made to satisfy the remaining principal of the Unexchanged Series 2005 Bonds.

5.0 Pledge of a Portion of Series 2002A-2 Assessments

The Original Series 2002A-2 Assessments were outstanding in the principal amount of \$15,070,000. A portion of the Original Series 2002A-2 Assessments (\$8,795,000) have been allocated to securing the Series 2015-1 Bonds and Series 2015-3 Bonds. A portion of the remaining Original Series 2002A-2 Assessments pledged to secure Unexchanged Series 2002A-2 Bonds will be allocated to certain properties detailed in Table 2.

6.0 Allocation of Original Series 2002A-2 Assessments

As noted above, the Original Series 2002A-2 Assessments pledged to secure the Unexchanged Series 2002A-2 Bonds will be allocated to properties detailed in Table 2 for which properties have benefitted from the Master Improvements. A portion of the Original Series 2002A-2 Assessments securing a portion of the Unexchanged Series 2002A Bonds will be assigned to the properties based upon the Prior Assessment Report. As part of the overall review, based upon the actual development of the golf course property, it has been determined that the golf course properties receive more benefit than originally assigned in the Prior Assessment Report. Therefore, additional Original Series 2002A-2 Assessments will be assigned the golf course properties utilizing a square footage basis from the Prior Assessment Report applied in a manner commensurate with the benefit received by those properties, as supposed by data from similar Florida golf courses subject to assessments. Further, while the golf course parcels formed part of a single development plan at the time of the Original 2002A-2 Assessments and Prior Assessment Report and thus are assessed as a whole. There remains one undeveloped parcel that is 2.21 acres and could be developed. Due to lack of development plan for this parcel, the

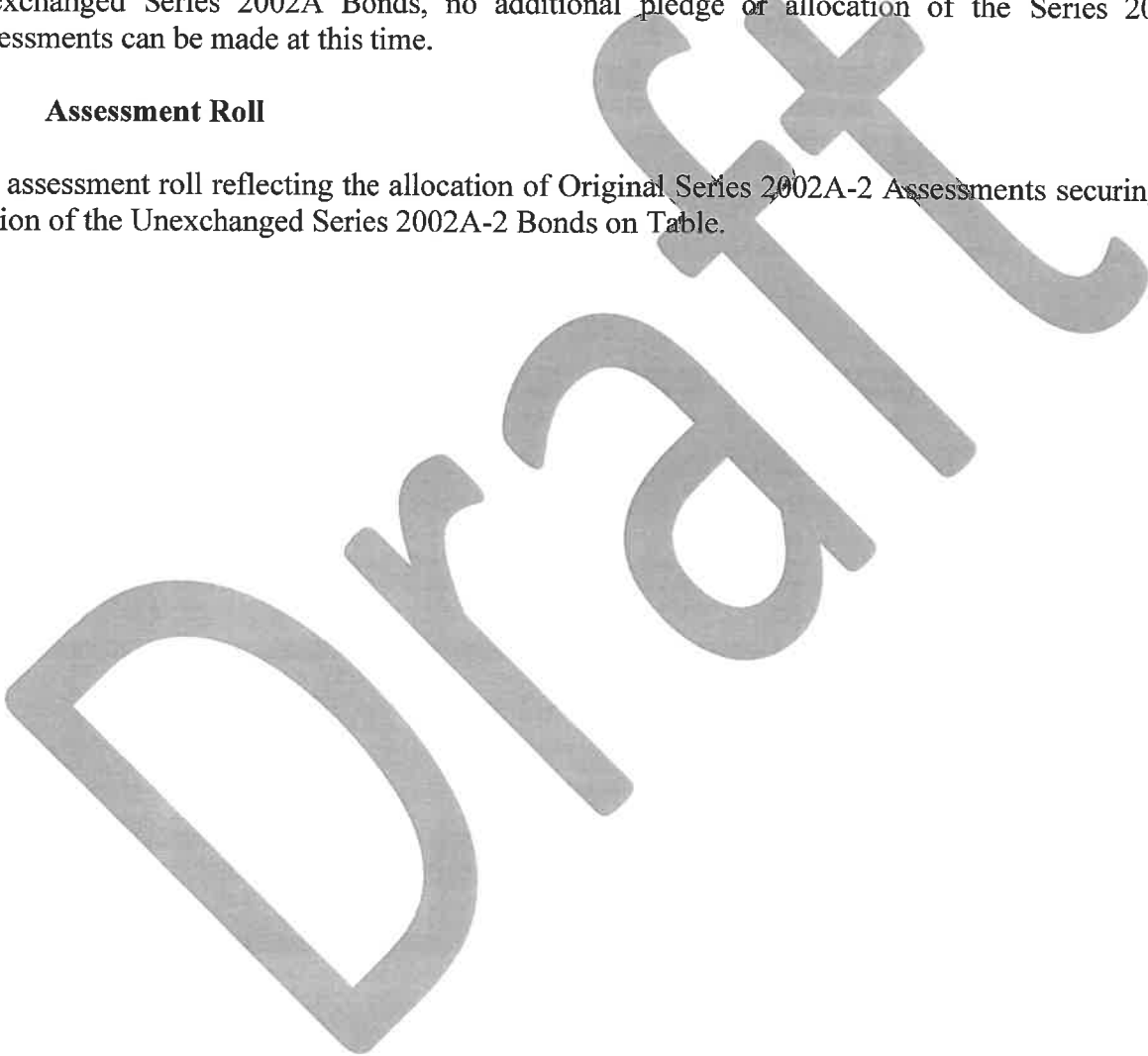
District is initially assigning 8.84 units based upon 4 units per acre or approximately 17,680 commercial square feet. The District will assign the permanent Original Series 2002A-2 Assessments at the time the parcel is actually developed.

7.0 Pledge and Allocation of Series 2005 Assessments

The remaining unexchanged principal balance of the Unexchanged Series 2005 Bonds is approximately \$7,675,000. As the debt service assessments from the certain unassessed developable parcels identified in this report is fully allocated to the remaining principal of the Unexchanged Series 2002A Bonds, no additional pledge or allocation of the Series 2005 Assessments can be made at this time.

8.0 Assessment Roll

The assessment roll reflecting the allocation of Original Series 2002A-2 Assessments securing a portion of the Unexchanged Series 2002A-2 Bonds on Table.



**Reunion East
Community Development District**

Unexchanged Special Assessment Bonds, Series 2002A-2 And Series 2005 Bonds

Table 1: Financing Information - Unexchanged Series 2002A-2 Bonds and Series 2005 Bonds

Series 2002A-2 Bonds	
Principal Amount	\$2,170,000
Coupon Rate	7.20%
Dated Date	1/12/12
Maturity Date	1-May-22
Principal Amount	\$4,105,000
Coupon Rate	7.375%
Dated Date	1/12/12
Maturity Date	1-May-33
Series 2005 Bonds	
Principal Amount	\$7,675,000
Coupon Rate	5.80%
Dated Date	3/1/05
Maturity Date	1-May-36

Reunion East
Community Development District
 Unexchanged Special Assessment Bonds, Series 2002A-2

Table 2: Allocation of Assessments - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Building Square Feet	Commercial EAU's (Per 1,000 Sq. Ft.)	Rate Per EAU	Gross Assessments	Net Annual Assessments (1)	Par Debt (2)	Par Debt (3)	Principal Reduction
27-25-27-2985-PRCL-0WPO	75,498	75.50	\$925	\$69,836	65,646	740,937	596,057	144,881
27-25-27-2985-PRCL-0020	5,102	5.10	\$925	\$4,719	4,436	50,071	40,280	9,791
27-25-27-2985-PRCL-0P20	5518	5.52	\$925	\$5,104	4,798	54,154	43,565	10,589
35-25-27-4857-0001-0016	33,074	33.07	\$925	\$30,593	28,758	324,588	261,119	63,469
35-25-27-4857-0001-0017	33,074	33.07	\$925	\$30,593	28,758	324,588	261,119	63,469
35-25-27-4858-TRAC-0035	1,170	1.17	\$925	\$1,082	1,017	11,482	9,237	2,245
35-25-27-4882-PRCL-0G15	5,433	5.43	\$925	\$5,026	4,724	53,319	42,894	10,426
35-25-27-4859-PRCL-02A2	1,764	1.76	\$925	\$1,632	1,534	17,312	13,927	3,385
34-25-27-4012-0002-0030	18,726	18.73	\$925	\$17,322	16,282	183,777	147,842	35,935
Less: EAU's Assigned Series 2015A Bonds*		(2.90)	\$925	(\$2,683)	(\$2,522)	(\$28,461)	(\$22,896)	(\$5,565)
34-25-27-4012-0002-0030		15.83	\$925	\$14,639	13,761	155,316	124,946	30,370
35-25-27-4894-PRCL-0140	0.00	8.84	\$925	\$8,177	7,686	86,756	69,792	16,964
Total		185.30		171,402	161,117	1,818,524	1,462,936	355,589

(1) Net annual assessments exclusive of 4% early payment discount and 2% collection cost.

(2) Represents the par debt per unit through Fiscal Year 2009 which is the last Fiscal Year in which annual Debt Assessments were paid in full.

(3) Represents the adjusted par debt after receipt of payment for Series 2002A-2 Assessments for Fiscal Year 2010 through Fiscal Year 2016.
 *Golf course previously assessed based upon 2.9 EAU'S vs building square feet of structures. After further review and analysis the Assessment Consultants determined the amount of benefit and assignment of debt assessments was insufficient.

Reunion East
Community Development District
 Unexchanged Special Assessment Bonds, Series 2002A-2

Table 4: Assessment Roll - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Owner	Gross Annual Assessments (1)	Net Annual Assessments (2)	Par Debt (3)	Par Debt (4)
1	27-25-27-2985-PRCL-0WP0 LRA Orlando, LLC	\$69,836	\$65,646	740,937	596,057
2	27-25-27-2985-PRCL-0020 LRA Orlando, LLC	\$4,719	\$4,436	50,071	40,280
3	27-25-27-2985-PRCL-0P20 LRA Orlando, LLC	\$5,104	\$4,798	54,154	43,565
4	35-25-27-4857-0001-0016 LRA Orlando, LLC	\$30,593	\$28,758	324,588	261,119
5	35-25-27-4857-0001-0017 LRA Orlando, LLC	\$30,593	\$28,758	324,588	261,119
6	35-25-27-4858-TRAC-0035 LRA Orlando, LLC	\$1,082	\$1,017	11,482	9,237
7	27-25-27-2985-TRAC-0G10 LRA Orlando, LLC	\$0	\$0	\$0	\$0
8	27-25-27-2985-TRAC-0G20 LRA Orlando, LLC	\$0	\$0	\$0	\$0
9	27-25-27-2985-PRCL-0020 LRA Reunion Golf Course, LLC	\$0	\$0	\$0	\$0
10	35-25-27-4857-001-00G5 LRA Reunion Golf Course, LLC	\$0	\$0	\$0	\$0
11	35-25-27-4883-PRCL-0G10 LRA Reunion Golf Course, LLC	\$0	\$0	\$0	\$0
12	35-25-27-4884-PRCL-0G10 LRA Reunion Golf Course, LLC	\$0	\$0	\$0	\$0
13	35-25-27-4885-PRCL-0G10 LRA Reunion Golf Course, LLC	\$0	\$0	\$0	\$0
14	35-25-27-4886-PRCL-0G10 LRA Reunion Golf Course, LLC	\$0	\$0	\$0	\$0

(1) Includes 6% for discounts and collection cost.

(2) Excludes 6% for discounts and collection cost.

(3) Current par debt that would be allocated to property.

(4) Remaining par debt after payment of past due assessments.

(5) Golf Course fairways. Benefit based upon square footage of golf course buildings.

Reunion East
Community Development District
 Unexchanged Special Assessment Bonds, Series 2002A-2

Table 4: Assessment Roll - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Owner	Gross Annual Assessments (1)	Net Annual Assessments (2)	Par Debt (3)	Par Debt (4)
15	35-25-27-4882-PRCL-0G15 LRA Reunion Golf Course, LLC	(5) \$5,026	\$4,724	53,319	42,894
16	35-25-27-4859-PRCL-02A2 LRA Orlando, LLC	\$1,632	\$1,534	17,312	13,927
17	35-25-27-4894-PRCL-0140 LRA Orlando, LLC	\$8,177	\$7,686	86,756	69,792
18	34-25-27-4012-0001-0030 LRA Orlando, LLC	(6) \$0	\$0	\$0	\$0
19	34-25-27-4012-0001-0033 LRA Orlando, LLC	(6) \$0	\$0	\$0	\$0
20	34-25-27-4012-0002-0010 LRA Orlando, LLC	(6) \$0	\$0	\$0	\$0
21	27-25-27-2985-TRAC-FD40 LRA Orlando, LLC	(6) \$0	\$0	\$0	\$0
	34-25-27-4012-0002-0030 LRA Orlando, LLC	(5)(7) \$14,639	\$13,761	155,316	124,946
Total		171,402	161,117	1,818,524	1,462,936

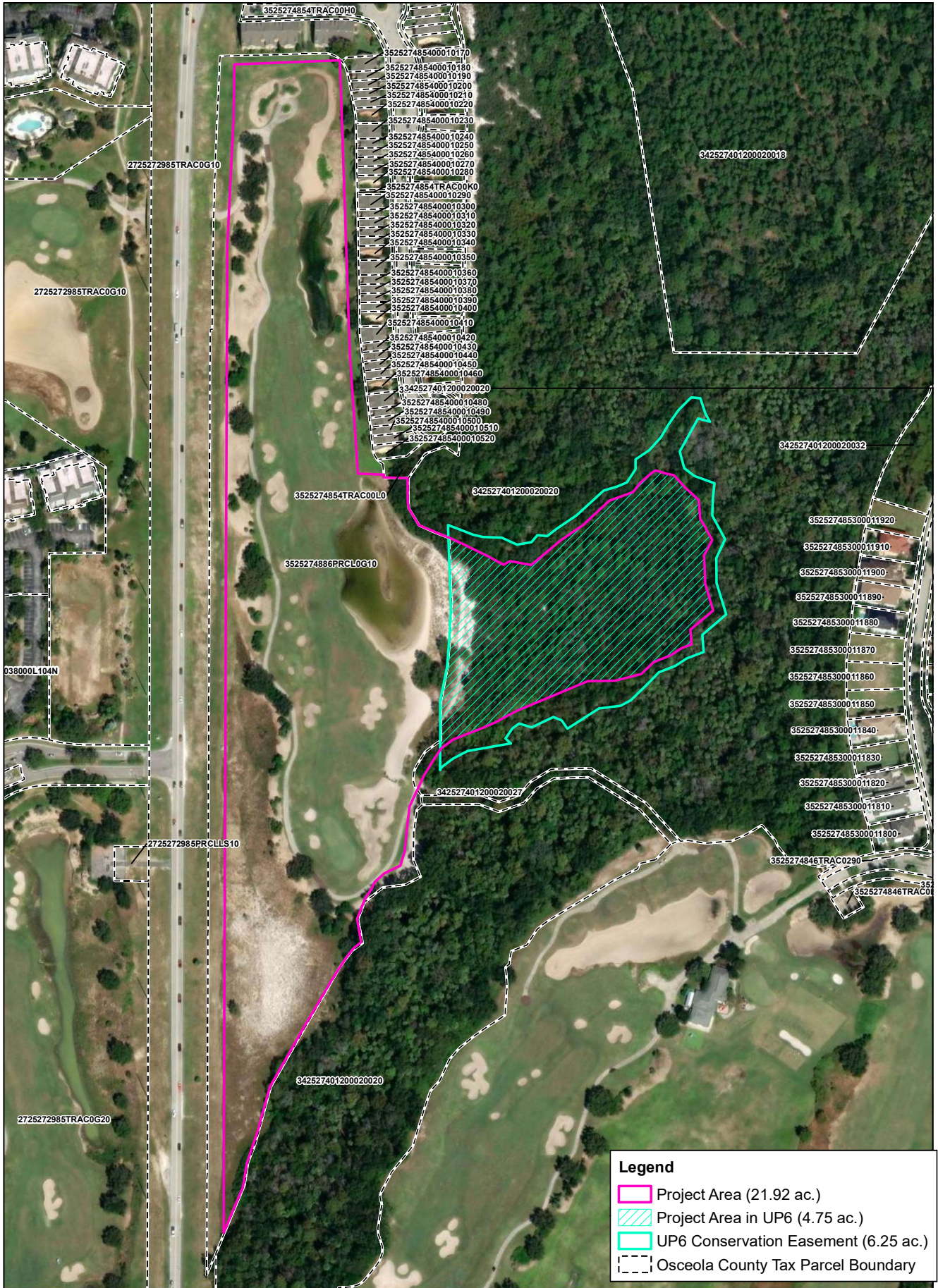
- (5) 35-25-27-4882-PRCL-0G15 Golf Academy 5,433 Series 2002A-2 Unexchanged Bonds
- 34-25-27-4012-0002-0030 Maintenance Building 18,726 Series 2015A and Series 2002A-2 Unexchanged Bonds
- 34-25-27-4885-PRCL-0C20 Clubhouse 7,011 Series 2015A Bonds
- Total** 31,170
- (6) Per Engineer's Development Analysis these parcels are not developable.
- (7) The equivalent of 2,900 square feet is securing the Series 2015A Bonds.

ATTACHMENT B

Updated Tom Watson
signature golf course routing
with new condo/hotel development



ATTACHMENT C



Legend

- Project Area (21.92 ac.)
- Project Area in UP6 (4.75 ac.)
- UP6 Conservation Easement (6.25 ac.)
- Osceola County Tax Parcel Boundary



AECOM

Job: #60618386
 Date: 8/31/2023
 Source: Esri, Osceola Co, 2020

Figure 2
 Aerial Photograph
 Reunion Resort - Grande 18

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING 2026 SPECIAL ASSESSMENTS ON PROPERTY WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE 2002 AND 2005 PROJECT IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE 2026 SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID BY THE 2026 SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH 2026 SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH 2026 SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE 2026 SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Reunion East Community Development District (“**District**”) previously determined to undertake the planning, financing, acquisition, construction, reconstruction, equipping and installation of a portion of the project consisting of certain improvements and master improvements (collectively, the “**2002 Project**”), as set forth in the various documents for the District’s Series 2002A and 2002B Bond issuance (collectively, the “**Series 2002 Bonds**”), including that certain First Supplemental Indenture between the District and SunTrust Bank, as trustee, dated August 1, 2002, and Engineer’s Cost Report for Reunion East Community Development District, last revised July 31, 2002, prepared by Miller, Einhouse Rymer & Associates, Inc. (the “**2002 Engineer’s Report**”), attached hereto as **Exhibit “A”**, as may have been supplemented from time to time;

WHEREAS, the Board of the District also previously determined to undertake the planning, financing, acquisition, construction, reconstruction, equipping and installation of a portion of the project consisting of certain improvements and master improvements (collectively, the “**2005 Project**”), as set forth in the various documents for the District’s Series 2005 Bond issuance (the “**Series 2005 Bonds**”), including that certain Third Supplemental Indenture between the District and SunTrust Bank, as trustee, dated March 1, 2005, and Engineer’s Cost Report for Reunion East Community Development District, last revised February 22, 2005, prepared by Miller, Einhouse Rymer & Associates, Inc. (the “**2005 Engineer’s Report**”), attached hereto as **Exhibit “B”**, as may have been supplemented from time to time;

WHEREAS, the Board of the District previously determined to defray the costs of the improvements for the Series 2002 Bonds and the Series 2005 Bonds by levying non-ad valorem special assessments on the benefited property, in accordance with Florida law, and through the

adoption of Resolutions 2002-20, 2002-21, 2002-22, 2002-23, 2002-24, 2002-25 and 2005-04, respectively;

WHEREAS, in light of certain delinquencies in the payment of the non-ad valorem special assessments securing a portion of the Series 2002 Bonds and the Series 2005 Bonds, the District eventually exchanged a portion of the outstanding Series 2002 Bonds and the outstanding Series 2005 Bonds for the Series 2015-1, Series 2015-2 and Series 2015-3 Bonds (collectively, the “**Series 2015 Bonds**”);

WHEREAS, the District has since received a demand letter from counsel for the Trustee for the Series 2002 Bonds and the Series 2005 Bonds, dated May 20, 2024, regarding collection of non-ad valorem special assessments for the portions of the Series 2002 Bonds and the Series 2005 Bonds that were not impacted by the subsequent bond issuances of the District, including the Series 2015 Bonds (collectively, the “**Unexchanged Bonds**”), due to alleged errors on part of the District and/or alleged material changes in the development plan for real property owned by Kingwood Orlando Reunion Resort, LLC (the “**Demand Letter**”);

WHEREAS, in response to the Demand Letter, District staff evaluated changes to property subject to the Unexchanged Bonds and prepared that certain Third Supplemental Special Assessment Allocation Report, dated February 12, 2026 (the “**Updated Assessment Report**”), attached hereto as **Exhibit “C”**;

WHEREAS, in response to the Demand Letter, this declaration of 2026 non-ad valorem special assessments is intended to declare and confirm, and re-declare and re-confirm as applicable, Assessments for the 2002 Project and 2005 Project and the Unexchanged Bonds, in accordance with the Updated Assessment Report; and

WHEREAS, the Board has re-determined that the District shall defray the cost of the 2002 Project and the 2005 Project by the levy of non-ad valorem special assessments in 2026 on the properties within District, pursuant to Chapter 190, *Florida Statutes* (“**Assessments**”) and in accordance with the Updated Assessment Report; and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Updated Assessment Report, and on file at 219 E. Livingston Street, Orlando, Florida 32801 (“**District Records Office**”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

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

1. Assessments shall be levied to defray the cost of the 2002 Project and the 2005 Project, as described in the 2002 Engineer's Report and the 2005 Engineer's Report.
2. The Board hereby approves and adopts the 2002 Engineer's Report and the 2005 Engineer's Report, which may be amended from time to time by this Board.
3. The general nature of the 2002 Project and the 2005 Project is more specifically described in the 2002 Engineer's Report and the 2005 Engineer's Report and in certain plans and specifications on file at the District Records Office.
4. The general location of the 2002 Project and the 2005 Project are shown in the 2002 Engineer's Report and the 2005 Engineer's Report and in plans and specifications on file at the District Records Office.
5. The estimated cost of the 2002 Project was approximately \$96,550,000 and the estimated cost of the 2005 Project was approximately \$96,655,904 (hereinafter collectively referred to as the "**Estimated Cost**").
6. The Assessments will defray approximately \$12,715,000 for the 2002 Project and 2005 Project, in accordance with the Updated Assessment Report, which includes a portion of the Estimated Cost, plus financing related costs, capitalized interest and, debt service reserve.
7. The manner in which the Assessments shall be made and levied is set forth in the Updated Assessment Report, which is attached hereto as **Exhibit "C"** and is also available at the District Records Office.
8. The Assessments shall be levied on all lots and lands within the District which are adjoining to, contiguous with or bounding and abutting upon the 2002 Project and 2005 Project or specially benefited thereby, as described in the Updated Assessment Report.
9. There is on file at the District Records Office, an assessment plat showing the area to be assessed, together with plans and specifications describing the 2002 Project and the 2005 Project and the Estimated Cost, which shall be open to inspection by the public.
10. The District Manager has caused to be made a preliminary assessment roll, in accordance with Updated Assessment Report, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.
11. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in accordance with the Updated Assessment Report, but in no event in

more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, *Florida Statutes*; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, *Florida Statutes*, the Assessments may be collected as is otherwise permitted by law.

12. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the 2002 Project and 2005 Project, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Osceola County and/or to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage.

15. Any capitalized terms used herein and not defined, shall have the meanings set forth in the Updated Assessment Report.

PASSED AND ADOPTED this 9th day of April, 2026.

ATTEST:

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

By: _____

By: _____

Name: _____
Secretary / Assistant Secretary

Name: _____
Chairman / Vice Chairman

Exhibit "A"

Engineer's Cost Report for Reunion East Community Development District, last revised July 31, 2002, prepared by Miller, Einhouse Rymer & Associates, Inc.

[See attached.]

Engineer's Cost Report

For



Reunion East Community Development District Osceola County, Florida

Revised: February 27, 2002

March 15, 2002

May 22, 2002

July 2, 2002

July 31, 2002

Prepared by:

Miller Einhouse Rymer & Associates, Inc.
230 E. Monument Ave., Suite B
Kissimmee, Florida 34741

Prepared for:

Reunion East CDD Board of Supervisors
610 Sycamore Street Suite 140
Celebration, Florida 34747



Miller
Einhouse
Rymer
Associates, Inc.

Planners -

Engineers -

Landscape -
Architects

July 31, 2002

Mr. Gary Moyer
Reunion East Community Development District
Board of Supervisors
610 Sycamore Street, Suite 140
Celebration, FL 34747

RE: Revised Engineer's Cost Report- Reunion East CDD

Board Chairman

Dear Mr. Moyer:

Douglas Miller, P.E.

Officers

Submitted herewith is the revised Engineer's Cost Report for the Reunion East CDD. This report provides cost estimates for the Master Infrastructure proposed to be constructed with the District Boundaries; other Master Infrastructure proposed to be constructed both within and outside of the District Boundaries, which will be shared with the Reunion West CDD, and certain assessments that have been levied on the Reunion landowner for infrastructure already constructed by other governmental entities.

The revisions included in this update are summarized as follows:

1. The number of lots to be constructed on Phase 2 Parcel 3 has been updated in Table 1.
2. The Costs included in the Parcel Development Cost Tables (Tables 4A, 5A, 6A, 7A and 8A) have been updated.

As District Engineer, I hereby certify that the information contained herein is accurate as of the date of this report. Please feel free to contact me directly regarding any questions you or other Supervisors may have. On behalf of our firm, we appreciate the opportunity to assist the District in these matters.

Sincerely,

Steven N. Boyd, P.E

- cc: Mr. Jim Cooper, The Ginn Company
Mr. Tom McCarthy, The Ginn Company
Mr. John (Sonny) Morris, Developer's Counsel
Reunion East CDD Supervisors
Mr. William Rizzetta, Financial Advisor
Mr. Gary Moyer, District Manager
Tom Lang, District Counsel
Robert Gang, Bond Counsel
Brett Sealy, Bond Underwriter
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III.	Proposed District Master Infrastructure.....	3
IV.	Parcel Development Costs.....	10
V.	Parcel Development Supported by Class B Bonds.....	10

EXHIBITS

1	Location Map
2A	Approved Map H
2B	Revised Map H
2C	Revised Map H
3A	PUD Concept Plan
3B	Revised PUD Concept Plan
4	Reunion Parcel Development Plan
5A	Legal Description
5B	Legal Description
5C	Legal Description
6	Permit Status & Parcel Map
6A	Phase I Parcel 1
6B	Phase I Parcel 2
6C	Phase I Parcel 3B
6D	Phase I Parcel 6
6E	Phase II Parcel 3
7	Master Infrastructure Graphic Depiction
8	Master Infrastructure Cost Estimate
8A	Shared Master Infrastructure Cost Estimate
9	Parcel Development Cost Estimate
10	Landscape, Hardscape, Parks & Recreation Cost Estimate

I. INTRODUCTION

A. Description of the Reunion DRI Community

Reunion is a 2078.4 acre master planned Development of Regional Impact project ("Project") designed as a mixed use destination resort, containing amongst other elements two Community Development Districts ("Reunion East" and "Reunion West"). Exhibit 1, Location Map, indicates the project is bifurcated by Interstate 4 and County Road 545, and is adjacent to County Road 532. The site is located within Osceola County. A future interchange of the Western Beltway is planned at Sinclair Road just north of the project. The site is adjacent to Champion's Gate, a major resort residential community.

Exhibit 2A is the approved Map H, Master Development Plan for the project. Exhibits 2B and 2C are revisions to Map H which are current being processed for approval through the East Central Florida Regional Planning Council, the Florida Department of Community Affairs and Osceola County. The Reunion project is zoned as a Planned Unit Development. The approved PUD Concept Plan is depicted on Exhibit 3A. A revised PUD Concept Plan is depicted on Exhibit 3B. This plan is currently being processed for approval through Osceola County. Another revised PUD concept plan will be submitted to the County in the near future, which will be consistent with the corresponding Map H discussed above, depicted on Exhibit 2C.

The development program presently approved for the Reunion Project consists of 7145 Resort Residential Units; 1200 Hotel rooms, 1,200,000 GSF of Business Park; 500,000 GSF of Office, 400,000 GSF of Commercial; 36 holes of golf/and project support uses and amenities. When the revised Map H and PUD Concept Plans are approved, the development program will consist of 5300 Resort Residential Units, 3000 Hotel Rooms, 450,000 GSF of Commercial, 350,000 GSF of Office, 54 holes of golf, and project support uses and amenities.

B. Description of Reunion East Community Development District

The Reunion East CDD consists of 996.41 acres. The proposed development program within the District boundaries is summarized in Table 1. Exhibit 4 is the proposed conceptual Parcel Development Plan for the entire Reunion project. These programs are consistent with the revised Map H depicted on Exhibit 2C. It is the opinion of this writer that it is reasonably probable the revised Map H and PUD plans will be approved.

TABLE 1
LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES

Parcel	Land Use	#Units	Acreage
Phase 1 Parcel 1	Resort Single Family	317 D.U.	80.49
<i>Phase 1 Parcel 2</i> ²	Resort Multi-Family	<i>94 D.U.</i>	9.3
<i>Phase 1 Parcel 3B</i> ¹	<i>Resort Multi-Family</i>	<i>88 D.U.</i>	13.7
<i>Phase 1 Parcel 3A</i> ¹	<i>Hotel</i>	<i>154 Rooms</i>	11.25
<i>Phase 1 Parcels 4</i> ¹	<i>Hotel & Commercial</i>	<i>700 Rooms</i>	27.54
<i>Phase 1 Parcels 5</i> ³	<i>Resort Multi-Family & Commercial</i>	<i>1100 D.U. 276,000 GSF</i>	36.48
<i>Phase 1 Parcel 6</i> ¹	Resort Multi-Family	<i>144 D.U.</i>	11.9
<i>Phase 1 Parcel 7A</i> ⁴	<i>Resort Support Services &</i>	<i>NA</i>	31.8
<i>Phase 1 Parcel 7C</i> ³	<i>Active Recreation</i>	<i>NA</i>	2.61
Phase 2 Parcel 1	Resort Single Family	94 D.U.	20.5
Phase 2 Parcel 1A	Resort Single Family	177 D.U.	33.59
Phase 2 Parcel 2	Resort Multi-Family	364 D.U.	25.0
<i>Phase 2 Parcel 3</i> ⁴	Resort Single Family	<i>187 D.U.</i>	41.65
Phase 2 Parcel 4	Resort Multi Family	250 D.U.	22.4
Phase 2 Parcel 5	Resort Multi Family	250 D.U.	29.0
Phase 2 Parcel 9	Commercial	66,000 GSF	8.94
Phase 2 Parcel 13	Resort Multi Family	162 D.U.	8.27
Phase 2 Parcel 14	Resort Multi Family	190 D.U.	10.5
Phase 2 Parcel 15	Golf Maintenance		2.9
	<i>Golf Course</i> ³	36 Holes	<i>251.41</i>
	Upland Preservation		65.50
	Wetland Conservation		116.18
	District Right-of-Way		25.8
	District Drainage Areas		108.95
	Lift Station Tracts		0.75
TOTAL =			996.41

Revisions:

1. 3/15/02
2. 5/22/02
3. 7/2/02
4. 7/31/02

II. DISTRICT BOUNDARY AND PROPERTY SERVED

A. District Boundaries

Exhibit 1 delineates the boundaries of the District. The District is surrounded by I-4 on the west, CR 532 on the south, and undeveloped property to the north and east.

B. Description of Properties Served

Exhibits 5A, 5B and 5C provide the combined legal descriptions of the District. The land within the District consists of very well drained soils, with a significant degree of topographical relief. The groundwater table is typically well below the existing ground surface. Davenport Creek and its adjacent tributaries and wetlands traverse the District. Refer to Exhibit 2A for a graphic depiction of this system.

C. Existing Infrastructure

The City of Kissimmee has existing water and wastewater mains west of CR 545 that are sufficient to serve build-out of the District's development program. Also, excellent roadway access is provided by CR 532, CR 545 and I-4.

III. PROPOSED DISTRICT MASTER INFRASTRUCTURE

A. Summary of the Proposed District Infrastructure

The District infrastructure will generally consist of the following:

- Roadways
- Water Mains
- Wastewater Gravity Lines, Forcemains and Lift Stations
- Electrical Conduit
- Landscaping/Hardscape/Signage
- Recreation, Parks and Related Resort Amenities
- Connections to City of Kissimmee Water and Wastewater Mains

B. Roadways

The roadways within the District will consist of intersection improvements at designated project entrances along CR 532 and CR 545; two-lane collector roads as depicted on Exhibit 7, a two-lane overpass over CR 545; and shared roadways with the Reunion West CDD. The shared roadways include a two-lane overpass over I-4, and the off-site 4-laning of Sinclair Road from the northern boundary of the Reunion West CDD to CR 545.

A Municipal Service Benefit Use has been created to assess prior landowners within the District for the construction of the I-4/532 interchange. The principal amount will be shared by the East and West CDD's.

These improvements will be shared on an allocation of 42% to the Reunion West CDD and 58% to the Reunion East CDD. The allocation is based on the Equivalent Assessment Units in each District, as determined by the District's Financial Advisor.

Sidewalks will be provided as per Osceola County Land Development Regulations alongside these roadways. The roadways will consist of a subgrade, soil cement base, curbing, striping and signage as per Osceola County Land Development Regulations.

C. **Water, Wastewater and Electrical Infrastructure**

This infrastructure will consist of on-site potable water mains, wastewater gravity mains and forcemains, lift stations, effluent reuse irrigation mains and underground electrical cable. These facilities will be constructed in accordance with the County's Land Development Regulations, the City of Kissimmee Water Resources Department, and the Florida Department of Environmental Protection. In addition to the on-site infrastructure, the District will reimburse its allocated share (58%) to the City of Kissimmee for prior construction of major water and wastewater mains alongside CR 545.

The potable water system will include the necessary valving, fire hydrants and individual services necessary to serve individual lots and development parcels. A Master Water System Plan has been prepared by the Interim District Engineer, and the plan has been approved by the water provider, the City of Kissimmee Water Resources Department. The system design provides for the necessary fire flows based on specific land uses throughout the District.

The wastewater infrastructure will include gravity lines, forcemains, lift stations and individual services necessary to serve adjacent individual lots and development parcels, consistent with the approved Master Wastewater Plan.

All water and wastewater infrastructure will be constructed by the District, and then dedicated to the City of Kissimmee for perpetual operation and maintenance.

A central master irrigation holding pond is located east of CR 545. An underground well system provides surficial groundwater as a source of non-potable water, and the City of Kissimmee Water Resources Department will provide highly treated wastewater effluent from an effluent reuse main located adjacent to CR 532. These two sources of water will be used as the sources of irrigation water for the District's total irrigation needs. A Water Use Permit has

been approved by the SFWMD with an allocation sufficient to provide the quantity of water necessary to satisfy the projected irrigation demands for the District.

Electrical cable will be constructed adjacent to all collector roadways sufficient to serve all adjacent individual lots and development parcels. Street lighting will also be included along the collector roadways. The electrical provider is Florida Power Corporation.

D. Stormwater Management Facilities

A master stormwater system will be constructed in accordance with the Master Drainage Plan which has been permitted through the South Florida Water Management District. This system consists primarily of dry swales/ponds which are typically interconnected, and discharge at defined natural outfalls throughout the project site. Most of these dry swales/ponds are located within the two golf courses located within the District. The remaining swales/ponds are incorporated into the project as amenities.

The Reedy Creek Improvement District assesses a permit fee to discharge into its drainage system. This fee will be shared by the East and West CDD's (58% East and 42% West).

E. Landscaping/Hardscape

Landscaping/hardscape will be provided at project entrances, along the project collector roadways, and within development parcels. Xeriscape landscaping principles will be incorporated into the design to minimize the need for irrigation water. Existing specimen trees are being saved and re-located throughout the District. A substantial buffer will be constructed along I-4. Cost estimates provided herein for these uses were provided by the Project Landscape Architect, Canin and Associates, Inc.

F. Recreation and Parks

Recreation and park areas are planned within the District, which will serve the future residents of both the East and West CDD's. These amenities include an extensive bikeway, pedestrian, and equestrian trail system; boardwalks within the expansive and inter-connected upland preservation/Davenport Creek wetland system; a large, themed pool; tennis courts, multi-purpose courts/fields and related recreational amenities.

A Habitat Management Plan has been approved by the Florida Game and Freshwater Fish Commission and the U.S. Fish and Wildlife Service. This plan requires the upland presentation area depicted east of I-4 and West of CR 545 to

be preserved and maintained. The District will acquire this area and the wetland conservation tracts, and maintain these systems in perpetuity.

G. Opinion of Probable Construction Costs

Table 2 presents a summary of the probable construction costs for the District's master infrastructure. A graphic depiction of the Master Civil Infrastructure and detailed back-up cost estimates are provided on Exhibits 7, 8 & 9, respectively. Exhibit 10 provides a cost estimate for the landscape, hardscape, parks and recreation items.

**TABLE 2
REUNION EAST CDD
OPINION OF PROBABLE COSTS FOR THE DISTRICT
ON-SITE INFRASTRUCTURE**

Infrastructure Item	Cost ⁽¹⁾
Roadways and Drainage	\$4,640,000
Potable Water, Wastewater, & Effluent Reuse	\$2,210,000
Electrical, Communications & Lighting	\$4,350,000
Roadway Intersection Improvements	\$1,000,000
Vehicular Crossings and Tunnels/CR 545 Bridge/Wetland Crossings	\$10,500,000
Mass Grading/Stormwater Facilities	\$3,000,000
Landscaping, Hardscape, Sidewalks and Irrigation	\$9,775,000
Parks, Recreation and Gatehouse	\$1,170,000
Land for ROW, Conservation Areas and Stormwater Ponds	\$3,385,000
Subtotal =	\$40,030,000

**TABLE 2A
REUNION EAST CDD
OPINION OF PROBABLE COSTS FOR THE DISTRICT
OFF-SITE AND SHARED MASTER INFRASTRUCTURE**

Infrastructure Item	Cost ⁽¹⁾⁽²⁾
I-4 Overpass	\$2,900,000
Sinclair Road 4 Laning	\$1,700,000
Sinclair Road/Beltway 4 Lane Bridge	\$1,740,000
I-4/532 Interchange	\$870,000
Existing City of Kissimmee Water/Wastewater Mains	\$1,160,000
RCID Connection Fee	\$580,000
Landscaping, Hardscape, Sidewalks & Irrigation	\$7,540,000
Subtotal =	\$16,490,000
TOTAL =	\$56,520,000

(1) The costs are derived from expected quantities of infrastructure multiplied by units costs typical of the construction industry in Central Florida. All costs are based on master plans for each item. Provision for professional fees at 10% are included in the costs. The costs do not include legal, administration, operation, maintenance and financing costs.

(2) Costs depicted are Reunion East CDD's allocated share (58%) of total cost.

H. 2001 – 2003 Project – Phase 1

Construction of the infrastructure for the District was commenced by the Developer in 2001. The initial construction consists of mass grading and stormwater facilities. Additional roadway, utility, landscaping, landscape, parks, recreation, and stormwater facilities construction will commence in 2002 and be completed in calendar year 2003. Once completed, this initial infrastructure will serve development parcels including Phase 1 Parcels 1, 2, 3, 4, 5, 6 & 7a – d, and Phase 2 Parcels 1, 1A, 2, 3, 4 & 5.

Permits for construction are required prior to the start of infrastructure construction. Permits from the following agencies will be required:

- Osceola County (All Site Improvements)
- Florida Department of Environmental Protection (Water and Wastewater)
- U.S. Army Corps of Engineers (Dredge and Fill, Protected Species)
- South Florida Water Management District (Water Use, Stormwater, Wetland Impacts, Protected Species)
- The City of Kissimmee Water Resources Department (Water, Waste-water and effluent reuse)
- ECFRPC, DCA (DRI Development Order Compliance)

The Interim District Engineer hereby certifies that all permits necessary to complete the 2001 – 2003 Phase 1 project have either already been obtained, or will be obtained, following a customary and normal permitting process.

The Phase 1 cost summary for the District Infrastructure, including land acquisition and capital reimbursement for off-site and shared facilities, is presented in Table 3.

TABLE 3
REUNION EAST CDD
OPINION OF PROBABLE COSTS FOR THE DISTRICT
INFRASTRUCTURE 2001 – 2003 PROJECT – PHASE 1

<u>Description</u>	<u>Cost</u>
3 Lift Stations	\$540,000
Pedestrian, Bikeway and Equestrian Trails	\$4,600,000
Mass Grading/Stormwater Facilities	\$3,000,000
Upland Preservation/Wetland Conservation Land (188.04 acres x \$18,000/acre)	\$3,385,000
<i>Sinclair Road 4 Lane Widening</i> ¹	\$2,000,000
<i>Sinclair Road/Beltway 4 Lane Bridge</i> ¹	\$3,000,000
<i>Existing City of Kissimmee Water/Wastewater Mains</i> ¹	\$2,000,000
RCID Connection Fee	\$580,000
I-4/532 Interchange	\$870,000
Vehicular Crossings & Tunnels	\$1,200,000
<i>Urbanize CR 545</i> ¹	\$2,250,000
<i>CR 532 4 Lane Widening</i> ¹	\$2,435,000
<i>On-Site Infrastructure</i> ¹	\$9,228,000
<i>Landscaping</i> ¹	\$3,000,000
<i>Master Irrigation</i> ¹	\$1,000,000
<i>Recreation</i> ¹	\$1,000,000
Professional Design Fees	\$1,000,000
TOTAL =	\$41,088,000

Revisions:

1. 5/22/02

IV. PARCEL DEVELOPMENT COSTS

Exhibit 9 presents a parcel by parcel breakdown of the site related development costs for each parcel located within the District boundaries. These cost estimates were prepared based on conceptual plans provided by Canin Associates, Inc., and experience on related project development by the Interim District Engineer.

The total estimated cost for the development of these parcels is \$35,417,500.

V. PARCEL DEVELOPMENT

A. PHASE I PARCEL 1

Phase I Parcel 1 includes 317 single-family lots on an 80.5 acre parcel. Exhibit 6 shows the location of Phase I Parcel 1 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 1 is included as Exhibit 6A. The site is designed with rear facing garages with access from rear yard alleys.

The construction of Phase I Parcel 1 requires the completion of the CR 545 intersection and Reunion East CDD roadway, which will provide access to Phase I Parcel 1. Additionally, one segment of roadway internal to Phase I Parcel 1 has been identified as a Reunion East CDD Infrastructure Element. The roadways associated with Phase I Parcel 1 that are classified as Reunion East CDD Infrastructure elements are identified as segments 'F-G' and 'G-H' on Exhibit 7.

The roadways east of CR 545 providing access to Phase I Parcel 1 include intersection improvements at designated project entrances along CR 532 and a two-lane collector road as depicted on Exhibit 7.

Infrastructure roadways and roadways internal to Phase I Parcel I will be two-lane urban section roadways constructed per Osceola County Land Development Regulations. Sidewalks will be provided as per Osceola County Land Development Regulations alongside these roadways.

Opinion of Probable Construction Costs

Table 4A presents a summary of the probable construction costs for Phase I Parcel 1. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

Permitting Status

Phase I Parcel 1 has received the necessary zoning, preliminary plan, and final construction document approvals necessary to begin construction. A summary of permits related to this parcel is listed in Table 4B.

TABLE 4A
REUNION EAST CDD
PHASE 1 PARCEL 1
OPINION OF PROBABLE COSTS

Infrastructure Item	Total for Phase 1 Parcel 1 Land Area	Reunion East CDD Infrastructure Component	Parcel Development Value
Roadways and Drainage	\$ 2,355,211	\$ 551,965	\$ 1,803,246
Potable Water, Wastewater & Effluent Reuse	\$ 1,106,688	\$ 149,049	\$ 957,639
Electrical, Communications & Lighting	\$ 190,200	\$ 6,000	\$ 184,200
Mass Grading	\$ 601,620	\$ -	\$ 601,620
Landscaping, Hardscape, Sidewalks and Irrigation	\$ 1,225,059	\$ 166,093	\$ 1,058,965
Parks, Recreation and Gatehouse	\$ 198,250	\$ -	\$ 198,250
Other On-Site Amenities (Pool, Active Recreation)	\$ 550,000	\$ -	\$ 550,000
Sub Total Hard Costs	\$ 6,227,028	\$ 873,107	\$ 5,353,920
Contingency 10%	\$ 622,703	\$ 87,311	\$ 535,392
Soft Costs			
Design Fees	\$ 362,210	\$ 45,000	\$ 317,210
Surveying and Platting	\$ 55,650	\$ -	\$ 55,650
Testing Services	\$ 137,760	\$ 16,260	\$ 121,500
Permitting and Inspection Fees	\$ 101,588	\$ 21,828	\$ 133,848
Wastewater Impact Fee	NA	NA	NA
Sub Total Soft Costs	\$ 657,208	\$ 83,088	\$ 628,208
Grand Totals	\$ 7,506,938	\$ 1,043,506	\$ 6,517,520

TABLE 4B
REUNION EAST CDD
PHASE 1 PARCEL 1
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

AGENCY / Permit	Approval Status
<i>State of Florida Department of Community Affairs</i>	
NOPC 3	Approved
<i>South Florida Water Management District</i>	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 1 Parcel 1	Approved
Consumptive Use Permit for Irrigation Water	Approved
<i>Osceola County</i>	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Approved & Recorded
<i>City of Kissimmee Water and Wastewater Department</i>	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
<i>Florida Department of Environmental Protection</i>	
Potable Water Distribution System Construction Permit	Approved
Wastewater Collection System Construction Permit	Approved
Wastewater Lift Station Permit	Approved

B. PHASE I PARCEL 2

Phase I Parcel 2 includes 94 development units on a 9.3 acre parcel. Exhibit 6 shows the location of Phase I Parcel 2 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 2 is included as Exhibit 6B.

Phase I Parcel 2 will have direct access to CR 545. The internal streets and sidewalks for Phase I Parcel 2 will be constructed per Osceola County Land Development Regulations.

Opinion of Probable Construction Costs

Table 5A presents a summary of the probable construction costs for Phase I Parcel 2. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7. For detailed information regarding CDD infrastructure costs, refer to the Engineer's Cost Report for Reunion East Community Development District.

Permitting Status

Phase I Parcel 2 has received the necessary zoning, preliminary plan, and final construction document approvals necessary to begin construction. A summary of permits related to this parcel is listed in Table 5B.

TABLE 5A
REUNION EAST CDD
PHASE 1 PARCEL 2
OPINION OF PROBABLE COSTS

Infrastructure Item	Total for Phase 1 Parcel 2 Land Area	Reunion East CDD Infrastructure Component	Parcel Development Value
Roadways and Drainage	\$ 382,210	\$ 182,297	\$ 199,913
Potable Water, Wastewater & Effluent Reuse	\$ 271,972	\$ 213,488	\$ 58,484
Electrical, Communications & Lighting	\$ 37,600	\$ -	\$ 37,600
Mass Grading	\$ 196,544	\$ 48,006	\$ 148,538
Landscaping, Hardscape, Sidewalks and Irrigation	\$ 425,500	\$ 100,000	\$ 325,500
Other On-Site Amenities (Pool, Active Recreation)	\$ 450,000	\$ -	\$ 450,000
Sub Total Hard Costs	\$ 1,763,826	\$ 543,791	\$ 1,220,035
Contingency 10%	\$ 176,383	\$ 54,379	\$ 122,004
Soft Costs			
Design Fees	\$ 155,360	\$ 30,000	\$ 125,360
Surveying and Platting	\$ 25,000	\$ -	\$ -
Testing Services	\$ 76,950	\$ -	\$ -
Permitting and Inspection Fees	\$ 52,915	\$ 16,314	\$ 36,601
Wastewater Impact Fee	NA	NA	NA
Sub Total Soft Costs	\$ 310,225	\$ 46,314	\$ 161,961
Grand Totals	\$ 2,250,434	\$ 644,484	\$ 1,504,000

TABLE 5B
REUNION EAST CDD
PHASE 1 PARCEL 2
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

AGENCY / Permit	Approval Status
<i>State of Florida Department of Community Affairs</i>	
NOPC 3	Approved
<i>South Florida Water Management District</i>	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 2 Parcel 1	Approved
Consumptive Use Permit for Irrigation Water	Approved
<i>Osceola County</i>	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Pending
<i>City of Kissimmee Water and Wastewater Department</i>	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
<i>Florida Department of Environmental Protection</i>	
Potable Water Distribution System Construction Permit	Pending
Wastewater Collection System Construction Permit	Approved

C. PHASE I PARCEL 3B

Phase I Parcel 3B includes entitlements for a maximum of 88 development units on a 13.70 acre parcel. The current site plan shows 84 development units due to the location of the initial entrance road that will be replaced by the planned CR 545 overpass. Exhibit 6 shows the location of Phase I Parcel 3B and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 3B is included as Exhibit 6C.

Phase 1 Parcel 3B will have direct access to CR 545 via the CDD Infrastructure Roadway. The internal streets and sidewalks for Phase I Parcel 3B will be constructed per Osceola County Land Development Regulations.

Opinion of Probable Construction Costs

Table 6A presents a summary of the probable construction costs for Phase I Parcel 3B. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

Permitting Status

Phase I Parcel 3B has received the necessary zoning, and preliminary plan approvals. Final construction documents are currently being processed through Osceola County, the City of Kissimmee, the South Florida Water Management District, and the Florida Department of Environmental Protection. A summary of permits related to this parcel is listed in Table 6B.

TABLE 6A
REUNION EAST CDD
PHASE 1 PARCEL 3B
OPINION OF PROBABLE COSTS

Infrastructure Item	Total for Phase 1 Parcel 3B Land Area	Reunion East CDD Infrastructure Component	Parcel Development Value
Roadways and Drainage	\$ 380,178	\$ -	\$ 380,178
Potable Water, Wastewater & Effluent Reuse	\$ 200,520	\$ -	\$ 200,520
Electrical, Communications & Lighting	\$ 240,000	\$ -	\$ 240,000
Mass Grading	\$ 202,500	\$ -	\$ 202,500
Landscaping, Hardscape, Sidewalks and Irrigation	\$ 850,000	\$ -	\$ 850,000
Other On-Site Amenities (Pool, Active Recreation)	\$ 513,871	\$ 500,000	\$ 13,871
Sub Total Hard Costs	\$ 2,387,069	\$ 500,000	\$ 1,887,069
Contingency 10%	\$ 238,707	\$ 50,000	\$ 188,707
Soft Costs			
Design Fees	\$ 238,707		\$ 238,707
Surveying and Platting	\$ 13,000	\$ -	\$ -
Testing Services	\$ 100,000	\$ -	\$ -
Permitting and Inspection Fees	\$ 71,612	\$ 15,000	\$ 56,612
Wastewater Impact Fee	\$ 231,894	NA	\$ 231,894
Sub Total Soft Costs	\$ 655,213	\$ 15,000	\$ 527,213
Grand Totals	\$ 3,280,989	\$ 565,000	\$ 2,602,989

TABLE 6B
REUNION EAST CDD
PHASE 1 PARCEL 3B
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

AGENCY / Permit	Approval Status
<i>State of Florida Department of Community Affairs</i>	
NOPC 3	Approved
<i>South Florida Water Management District</i>	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 1 Parcel 3b	Approved
Consumptive Use Permit for Irrigation Water	Approved
<i>Osceola County</i>	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Pending
<i>City of Kissimmee Water and Wastewater Department</i>	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
<i>Florida Department of Environmental Protection</i>	
Potable Water Distribution System Construction Permit	Approved
Wastewater Collection System Construction Permit	Approved

D. PHASE I PARCEL 6

Phase I Parcel 6 includes a maximum of 144 development units on a 11.90 acre parcel. Exhibit 6 shows the location of Phase I Parcel 6 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 6 is included as Exhibit 6D.

Phase 1 Parcel 6 will have direct access to CR 532 via the CDD Infrastructure Roadway. The internal streets and sidewalks for Phase I Parcel 6 will be constructed per Osceola County Land Development Regulations.

Opinion of Probable Construction Costs

Table 7A presents a summary of the probable construction costs for Phase I Parcel 6. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

Permitting Status

Phase I Parcel 6 has received the necessary zoning, and preliminary plan approvals. Final construction documents are currently being processed through Osceola County, the City of Kissimmee, the South Florida Water Management District, and the Florida Department of Environmental Protection. A summary of permits related to this parcel is listed in Table 7B.

TABLE 7A
REUNION EAST CDD
PHASE 1 PARCEL6
OPINION OF PROBABLE COSTS

Infrastructure Item	Total for Phase 1 Parcel 6 Land Area	Reunion East CDD Infrastructure Component	Parcel Development Value
Roadways and Drainage	\$ 426,226	\$ -	\$ 426,226
Potable Water, Wastewater & Effluent Reuse	\$ 213,054	\$ -	\$ 213,054
Electrical, Communications & Lighting	\$ 57,600	\$ -	\$ 57,600
Mass Grading	\$ 415,022	\$ 312,496	\$ 102,526
Landscaping, Hardscape, Sidewalks and Irrigation	\$ 300,000	\$ -	\$ 300,000
Parks, Recreation and Gatehouse	\$ 80,000	\$ -	\$ 80,000
Other On-Site Amenities (Pool, Active Recreation)	\$ 450,000	\$ -	\$ 450,000
Sub Total Hard Costs	\$ 1,941,902	\$ 312,496	\$ 1,629,406
Contingency 10%	\$ 194,190	\$ 31,250	\$ 162,941
Soft Costs			
Design Fees	\$ 174,771	\$ -	\$ 174,771
Surveying and Platting	\$ 12,000	\$ -	\$ -
Testing Services	\$ 100,000	\$ -	\$ -
Permitting and Inspection Fees	\$ 58,257	\$ 9,375	\$ 48,882
Wastewater Impact Fee	NA	NA	NA
Sub Total Soft Costs	\$ 345,028	\$ 9,375	\$ 223,653
Grand Totals	\$ 2,481,120	\$ 353,120	\$ 2,016,000

TABLE 7B

REUNION EAST CDD

**PHASE 1 PARCEL 6
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS**

AGENCY / Permit	Approval Status
<i>State of Florida Department of Community Affairs</i>	
NOPC 3	Approved
<i>South Florida Water Management District</i>	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 1 Parcel 6	Approved
Consumptive Use Permit for Irrigation Water	Approved
<i>Osceola County</i>	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Pending
<i>City of Kissimmee Water and Wastewater Department</i>	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
<i>Florida Department of Environmental Protection</i>	
Potable Water Distribution System Construction Permit	Pending
Wastewater Collection System Construction Permit	Approved

E. PHASE II PARCEL 3

Phase II Parcel 3 includes 187 single-family lots on a 41.65 acre parcel. Exhibit 6 shows the location of Phase II Parcel 3 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase II Parcel 3 is included as Exhibit 6E. The site is designed with rear facing garages with access from rear yard alleys.

Phase II Parcel 3 will obtain access from CR 532 via the Reunion Resort Entrance Road, which will be constructed by the Reunion East CDD. This roadway is depicted on Exhibit 7 as infrastructure element 'B-D'.

Infrastructure roadways and roadways internal to Phase II Parcel 3 will be two-lane urban section roadways constructed per Osceola County Land Development Regulations. Sidewalks will be provided as per Osceola County Land Development Regulations alongside these roadways.

Opinion of Probable Construction Costs

Table 8A presents a summary of the probable construction costs for Phase II Parcel 3. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

Permitting Status

Phase II Parcel 3 has received the zoning and preliminary plan approvals. Construction plans are currently being processed through Osceola County, the South Florida Water Management District, the City of Kissimmee, and the Florida Department of Environmental Protection. A summary of permits related to this parcel is listed in Table 8B.

TABLE 8A
REUNION EAST CDD
PHASE 2 PARCEL 3
OPINION OF PROBABLE COSTS

Infrastructure Item	Total for Phase 2 Parcel 3 Land Area	Reunion East CDD Infrastructure Component	Parcel Development Value
Roadways and Drainage	\$ 654,500	\$ -	\$ 654,500
Potable Water, Wastewater & Effluent Reuse	\$ 504,900	\$ -	\$ 504,900
Electrical, Communications & Lighting	\$ 74,800	\$ -	\$ 74,800
Mass Grading	\$ 374,000	\$ -	\$ 374,000
Landscaping, Hardscape, Sidewalks and Irrigation	\$ 280,500	\$ -	\$ 280,500
Parks, Recreation and Gatehouse	\$ 63,494	\$ -	\$ 63,494
Sub Total Hard Costs	\$ 1,952,194	\$ -	\$ 1,952,194
Contingency 10%	\$ 195,219	\$ -	\$ 195,219
Soft Costs			
Design Fees	\$ 156,176	\$ -	\$ 156,176
Surveying and Platting	\$ 32,850	\$ -	\$ 32,850
Testing Services	\$ 82,894	\$ -	\$ 82,894
Permitting and Inspection Fees	\$ 58,566	\$ -	\$ 58,566
Wastewater Impact Fee	NA	NA	\$ -
Sub Total Soft Costs	\$ 330,485	\$ -	\$ 330,485
Grand Totals	\$ 2,477,899	\$ -	\$ 2,477,899

TABLE 8B

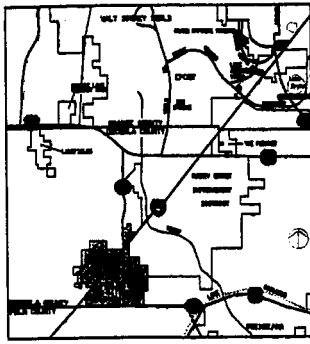
REUNION EAST CDD

PHASE 2 PARCEL 3
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

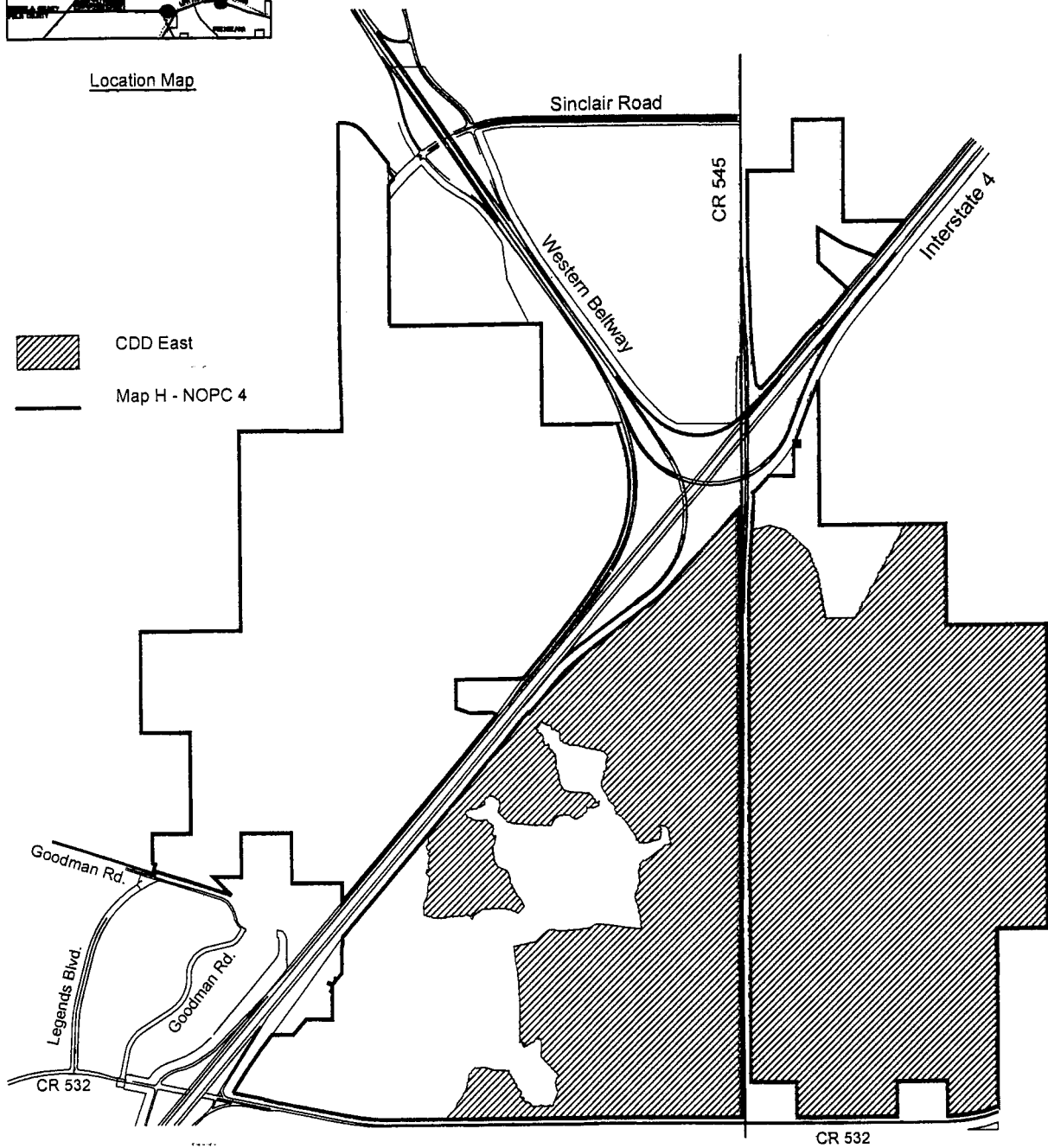
AGENCY / Permit	Approval Status
<i>State of Florida Department of Community Affairs</i>	
NOPC 3	Approved
<i>South Florida Water Management District</i>	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 2 Parcel 3	Approved
Consumptive Use Permit for Irrigation Water	Approved
<i>Osceola County</i>	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Pending
<i>City of Kissimmee Water and Wastewater Department</i>	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
<i>Florida Department of Environmental Protection</i>	
Potable Water Distribution System Construction Permit	Pending
Wastewater Collection System Construction Permit	Approved



EXHIBITS



Location Map





-  CDD East
-  Map H - NOPC 4

Exhibit 1
 Reunion East Community Development District
 District Boundaries

November 2001

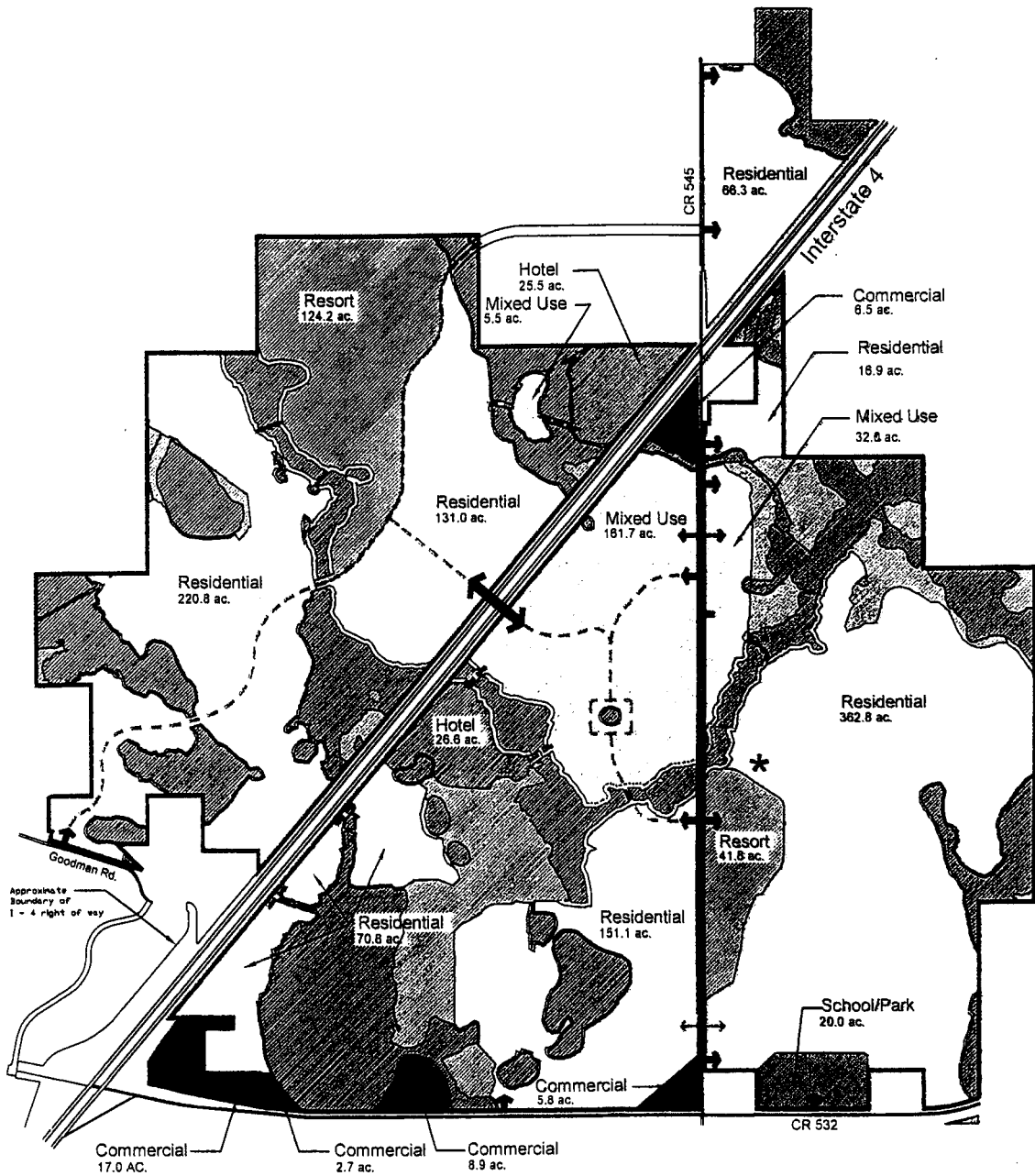


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PREDOMINANT USE ACREAGE ANALYSIS

Use Category	Acreage
Residential (3)	1019.7
Mixed Use (3)	199.2
Resort (3)	166.0
Commercial	66.4
Hotel	26.6
Institutional (4)	20.0
Wetland Conservation	438.8
Upland Preservation	145.0
Buffers	65.3
Total	2,146.5

(See Development Summary for land uses allowed within Predominant Use areas depicted on Map H)

LEGEND

	50' Buffer from Davenport Creek Corridor
	25' Buffer from All Other Wetlands
	Roadway Overpass (1)
	Pedestrian/Golf Cart Overpass (1)
	Access / Road R.O.W. (1)
	Golf Cart Crossing (1)
	Internal Access/Collector Corridor (1)
	Approximate location of Fort Davenport Archaeological Site (See condition 4.3.2 of the 3rd Amended and Restated Development Order)

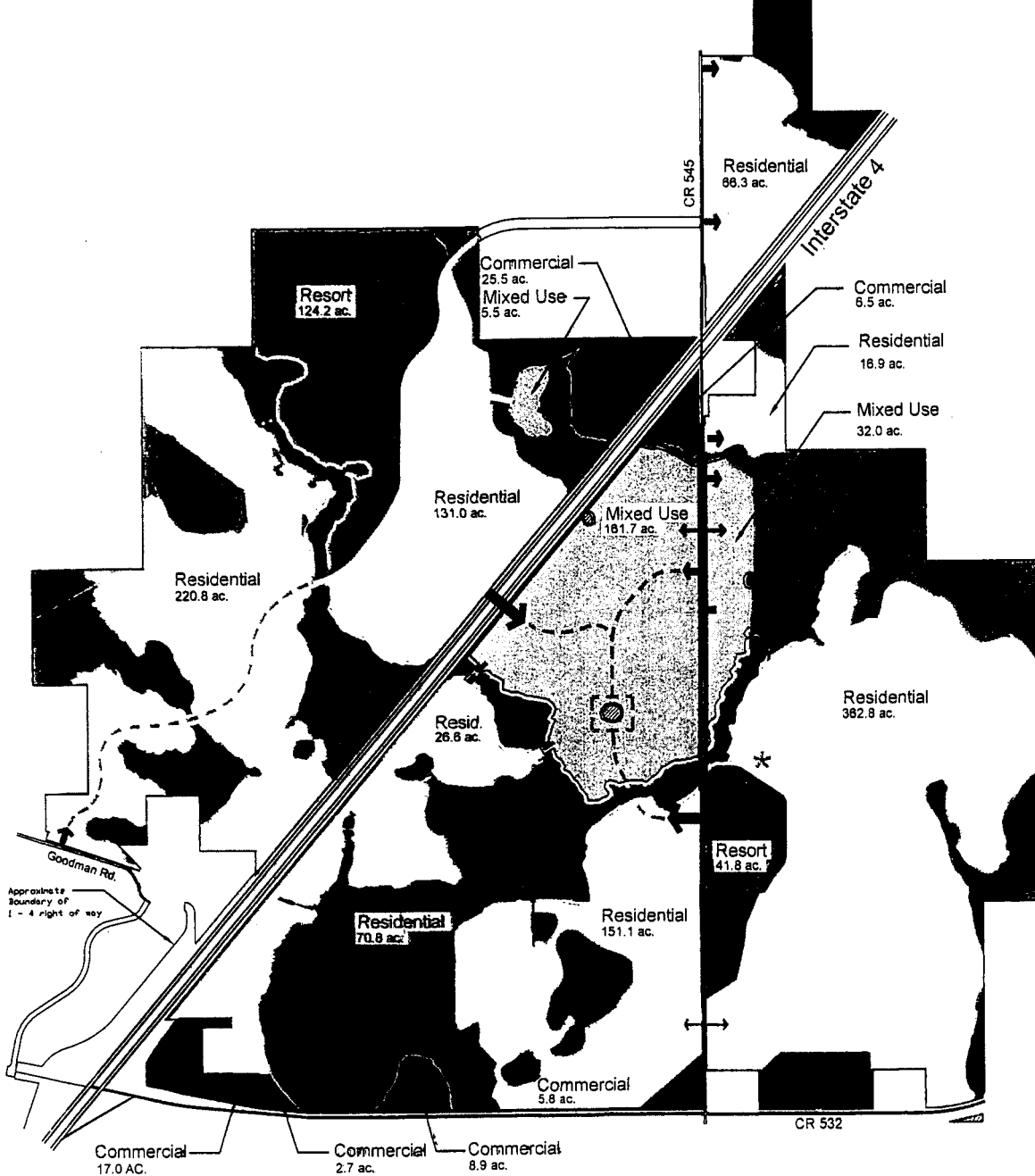
- NOTES**
- (1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.
 - (2) Approximate parcel boundaries shown on Map H. Precise parcel boundaries to be depicted at Micro-CDP and Subdivision level of review.
 - (3) Development parcels include a minimum of 253.8 acres of golf courses. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.
 - (4) Should the Osceola County Sheriff's Office or Fire Dept. choose not to accept the school site as shown, the site will revert to Commercial Land Use.

Exhibit 2A
 Reunion
 DRi - Map H - Approved
 November 2001



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PREDOMINANT USE ACREAGE ANALYSIS

Use Category	Acres
Residential (3)	1046.3
Mixed Use (3)	199.2
Resort (3)	166.0
Commercial	66.4
Hotel	0.0
Institutional (4)	20.0
Wetland Conservation	438.3
Upland Preservation	146.0
Buffers	66.3
Total	2,146.5

(See Development Summary for land uses allowed within Predominant Use areas depicted on Map H)

LEGEND

- 50' Buffer from Davenport Creek Corridor
- 25' Buffer from All Other Wetlands
- ↔ Roadway Overpass (1)
- ↔ Pedestrian/Golf Cart Overpass (1)
- ← Access / Road R.O.W. (1)
- Golf Cart Crossing (1)
- Internal Access/Collector Corridor (1)
- * Approximate location of Fort Davenport Archaeological Site (See condition 4.32 of the 3rd Amended and Restated Development Order)

NOTES

- (1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.
- (2) Approximate parcel boundaries shown on Map H. Precise parcel boundaries to be depicted at Micro-CDP and Subdivision level of review.
- (3) Development parcels include a minimum of 253.8 acres of golf courses. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.
- (4) Should the Osceola County Sheriff's Office or Fire Dept. choose not to accept the school site as shown, the site will revert to Commercial Land Use.

Exhibit 2B
 Reunion
 DRI - Map H - NOPC 3
 November 2001



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PREDOMINANT USE ACREAGE ANALYSIS

	Acreage
Residential (3)	837.5
Mixed Use (3)	461.0
Resort (3)	22.5
Office (3)	48.2
Commercial (3)	8.9
Hotel (3)	55.2
Sheriff and Fire Substation (4)	2.0
Wetland Conservation	434.4
Upland Preservation	147.6
Buffers	61.1
Total	2078.4

(See Development Summary for land uses allowed within Predominant Use areas depicted on Map -H)

LEGEND

- 50' Buffer from Davenport Creek Corridor
- 25' Buffer from All Other Wetlands
- ↔ Roadway Overpass (1)
- ↔ Pedestrian/Golf Cart Overpass (1) or Tunnel
- ← Access / Road R.O.W. (1)
- Golf Cart/Pedestrian Crossing (1)
- Internal Access/Collector Corridor (1)
- Golf Course Wetland Flyover (1)

NOTES

- (1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.
- (2) Guest check-in, resort administration/sales, support laundry and maintenance and related resort facilities permitted in all land use categories except wetland conservation, upland preservation and buffers.
- (3) Development parcels include a minimum of 400 acres of golf courses and up to 100 acres of neighborhood commercial. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.
- (4) Should the Osceola County Sheriff's Office or Fire Dept. choose not to accept the site as shown, the site will revert to Residential Land Use.

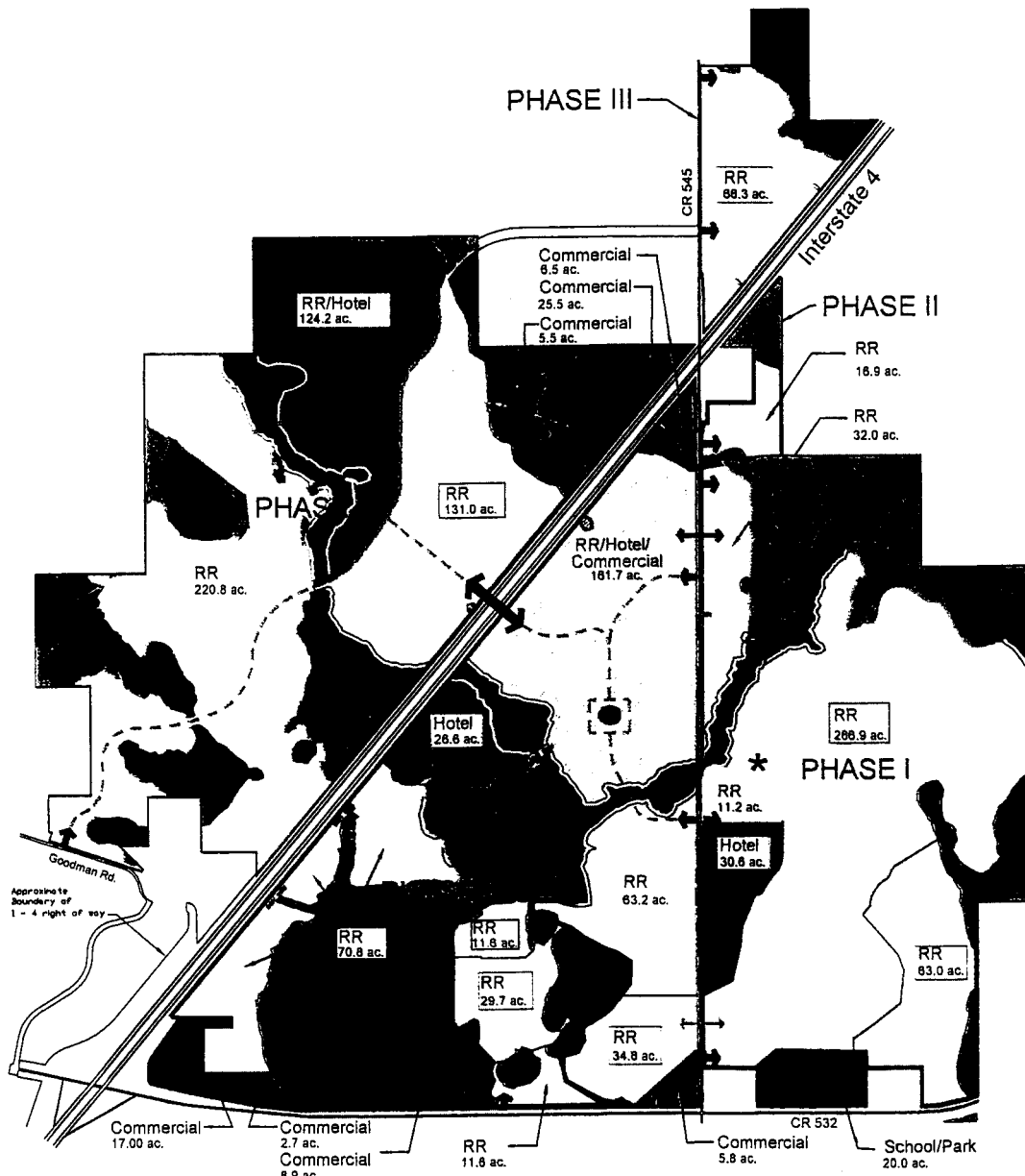
Exhibit 2C
 Reunion
 DRI - Map H - NOPC 4

November 2001



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LAND USE

Land Use	Acreage
Resort Residential (RR) (2)(3)	1062.90
RR/Hotel (2)(3)	124.2
RR/Hotel/Commercial (2)(3)(5)	161.7
Hotel (2)(3)	57.2
Commercial (2)	71.90
School / Park (4)	20.0
Wetland Conservation	438.3
Upland Preservation	145.0
Buffers	65.3
Total	2,146.50

LEGEND

- 50' Buffer from Davenport Creek Corridor
- 25' Buffer from All Other Wetlands
- Roadway Overpass (1)
- Pedestrian/Golf Cart Overpass (1)
- Access / Road R.O.W. (1)
- Golf Cart Crossing (1)
- Internal Access/Collector Corridor (1)
- Approximate location of Fort Davenport Archaeological Site (See condition 4.2 of the 3rd Amended and Restated Development Order)
- Phase Line

NOTES

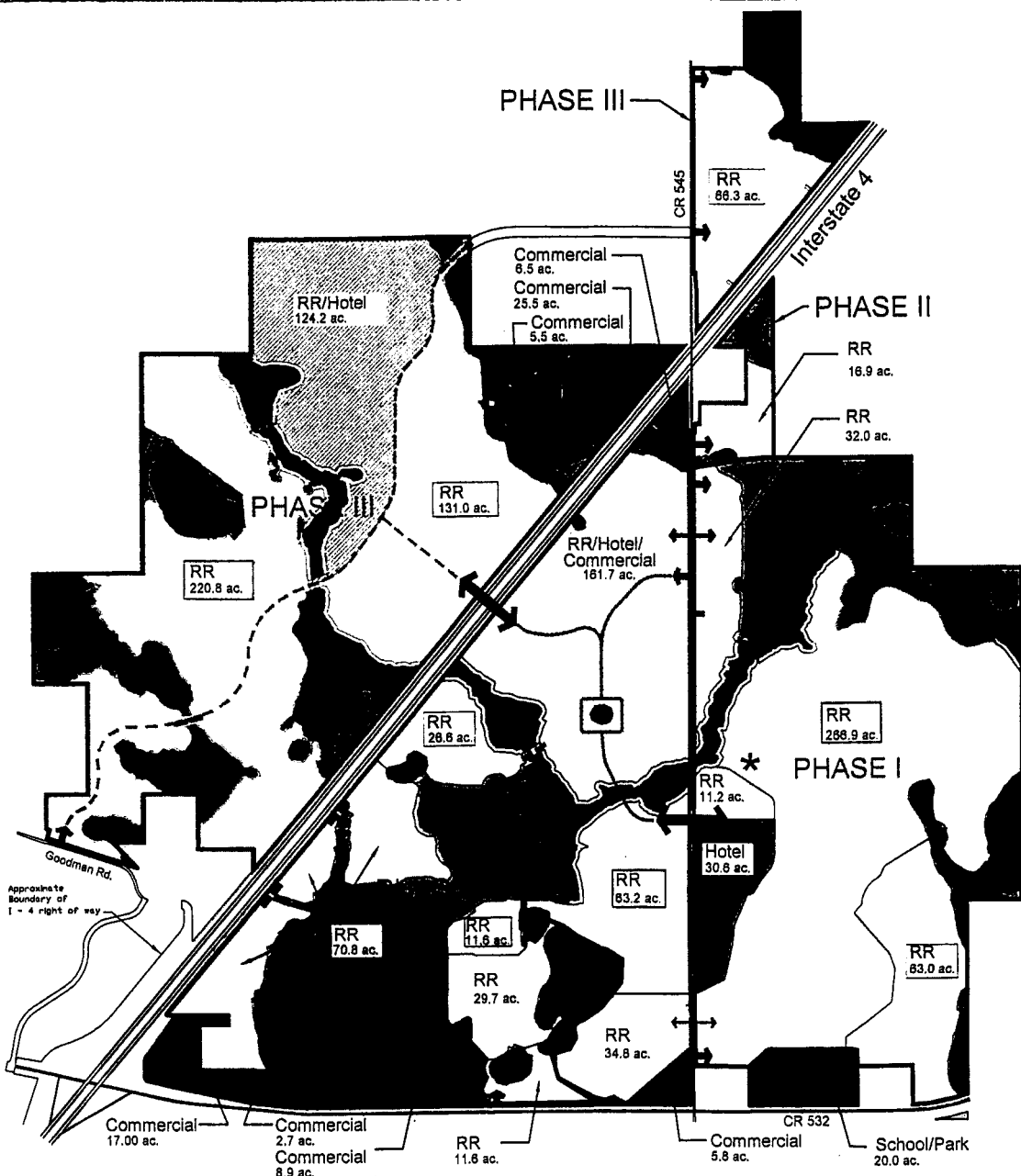
- (1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.
- (2) Approximate parcel boundaries shown on Map H. Precise parcel boundaries to be depicted at Micro-CDP and Subdivision level of review.
- (3) Development parcels include a minimum of 293.8 acres of golf courses. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.
- (4) Should the Osceola County School Board choose not to accept the school site as shown, the site will revert to Resort Residential Land Use
- (5) Allows Resort Multiple Family, Hotel and Commercial uses

Exhibit 3A
 Reunion
 PUD Concept Plan - Approved
 November 2001



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LAND USE

Symbol	Land Use	Acreage
[White Box]	Resort Residential (RR) (2) (3)	1089.5
[Hatched Box]	RR/Hotel (2) (3)	124.2
[Dotted Box]	RR/Hotel/Commercial (2) (3) (5)	161.7
[Dark Grey Box]	Hotel (2) (3)	30.6
[Medium Grey Box]	Commercial (2)	71.90
[Light Grey Box]	School / Park (4)	20.0
[Dark Grey Box]	Welland Conservation	438.3
[Medium Grey Box]	Upland Preservation	145.0
[White Box]	Buffers	65.3
Total		2,146.50

LEGEND

- 50' Buffer from Davenport Creek Corridor
- 25' Buffer from All Other Wetlands
- [Double Arrow] Roadway Overpass (1)
- [Single Arrow] Pedestrian/Golf Cart Overpass (1)
- [Thin Arrow] Access / Road R.O.W. (1)
- [Dotted Line] Golf Cart Crossing (1)
- [Dashed Line] Internal Access/Collector Corridor (1)
- [Star] Approximate location of Fort Davenport Archaeological Site (See condition 4.5.2 of the 3rd Amended and Restated Development Order)
- [Thick Line] Phase Line

NOTES

- (1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.
- (2) Approximate parcel boundaries shown on Map H. Precise parcel boundaries to be depicted at Micro-CDP and Subdivision level of review.
- (3) Development parcels include a minimum of 253.8 acres of golf courses. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.
- (4) Should the Osceola County School Board choose not to accept the school site as shown, the site will revert to Resort Residential Land Use
- (5) Allows Resort Multiple Family, Hotel and Commercial uses

Exhibit 3B
 Reunion
 PUD Concept Plan - NOPC 3
 November 2001



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This drawing has not been prepared
or processed for permits as of this date

Exhibit 3C
Reunion
PUD Concept Plan - NOPC 4
November 2001



N.T.S.

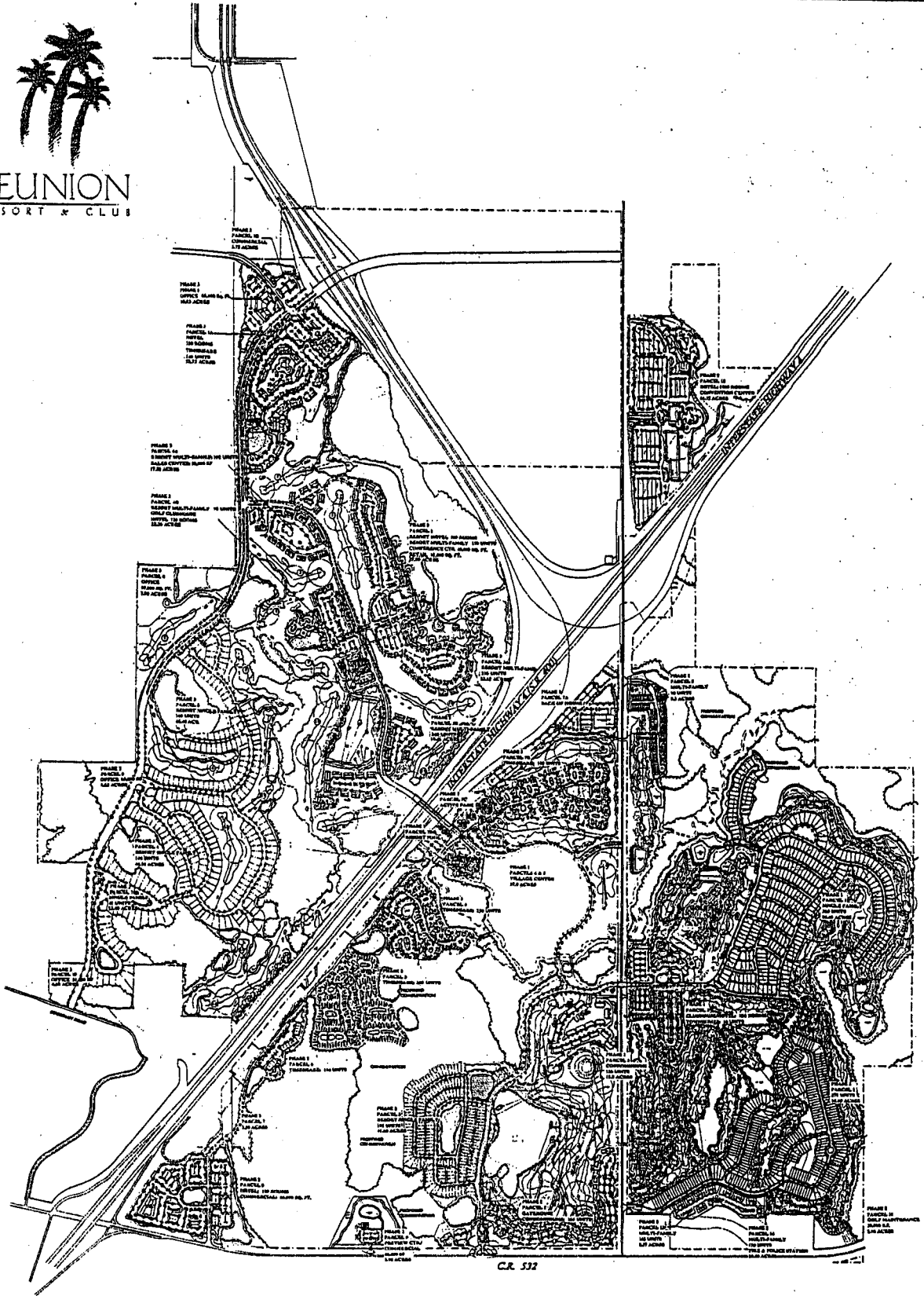
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REUNION
RESORT & CLUB



C.R. 532

EXHIBIT 4
REUNION PARCEL DEVELOPMENT PLAN

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Legal Description – CDD East 545

Block 2, Lot 3, and a portion of Block 2, Lot 2, Magnolia Creek, according to the plat thereof, as recorded in Plat Book 12, Pages 70 through 79 of the Public Records of Osceola County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of said Block 2, Lot 3, being a point on the North right of way line of County Road 532 and a point on a non-tangent curve, concave northwesterly, having a radius of 1810.08 feet and a central angle of 21°05'10"; thence on a chord bearing of S 79°28'51" W, run 666.15 feet along the arc of said curve and along said North right of way line and the South line of said Block 2, Lot 3 to the point of tangency thereof; thence run N 89°58'34" W, along said North right of way line and along said South line of Block 2, Lot 3, a distance of 12.49 feet; thence departing said North right of way line and said South line of Block 2, Lot 3, run N 00°26'04" E, a distance of 463.41 feet; thence run N 89°59'34" W, a distance of 663.76 feet; thence run S 00°23'38" W, a distance of 463.21 feet to said North right of way line and the South line of said Block 2, Lot 3; thence run N 89°58'34" W, along said North right of way line and along said South line of Block 2, Lot 3, a distance of 1326.86 feet; thence departing said North right of way line and said South line of Block 2, Lot 3, run N 00°18'46" E, a distance of 462.81 feet; thence run N 89°59'34" W, a distance of 601.76 feet to the East right of way line of County Road 545 and the West line of said Block 2, Lot 3; thence run the following five courses and distances along said East right of way line of County Road 545 and said West line of said Block 2, Lot 3; thence run N 00°16'21" E, a distance of 1987.62 feet; thence run N 00°12'39" E, a distance of 2660.71 feet; thence run N 00°12'19" E, a distance of 1491.75 feet; thence run S 89°51'46" E, a distance of 4.67 feet to a point on a non-tangent curve, concave easterly, having a radius of 11385.00 feet and a central angle of 04°22'52"; thence on a chord bearing of N 02°19'42" E, run 870.56 feet along the arc of said curve to the point of reverse curvature with a curve, concave westerly, having a radius of 11533.00 feet and a central angle of 01°10'37"; thence run northerly, along the arc of said curve, a distance of 236.89 feet to the North line of said Block 2, Lot 2; thence run the following six courses and distances along said North line of said Block 2, Lot 2; thence run N 74°37'08" E, a distance of 242.90 feet; thence run S 73°56'21" E, a distance of 220.31 feet; thence run S 48°33'06" E, a distance of 405.84 feet; thence run S 20°18'07" E, a distance of 338.15 feet; thence run S 08°52'24" E, a distance of 581.78 feet; thence run S 89°50'23" E, a distance of 400.32 feet; thence run N 28°34'06" E, a distance of 1394.46 feet; thence run S 89°54'13" E, a distance of 528.49 feet; thence run S 00°06'57" W, a distance of 1331.67 feet; thence run S 89°56'59" E, a distance of 1326.84 feet; thence run S 00°06'28" W, a distance of 1330.53 feet; thence run S 00°36'14" W, a distance of 2657.79 feet; thence run S 89°57'42" W, a distance of 659.58 feet; thence run S 00°21'16" W, a distance of 617.40 feet; thence run S 00°21'16" W, a distance of 1715.50 feet to the **POINT OF BEGINNING**.

Containing 582.76 acres, more or less.

Exhibit #5a
Legal Description



Miller
Einhouse
Rymer
Associates, Inc.

- Planners
- Engineers
- Landscape Architects

300 Winderley Place, Suite 222
Maitland, Florida 32751

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K:\GINN\MagnCrk\Planning\exhibit 5a.dwg

Reunion East Community
Development District

Osceola County, Florida

DATE:
11/01/01

SCALE:
n/s

PROJECT NO.:
0057.01


LEGAL DESCRIPTION

A Portion of Lots 1, 2 and 3 of Block 1 of the record plat of Magnolia Creek as recorded in plat book 12, pages 70-79 of the public records of Osceola County, Florida and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 2, Thence North 00°16'21" East, along said east line of Lot 2 and also the westerly right-of-way line of County Road 545, a distance of 1301.52 feet to the southeast corner of said Lot 3, Thence North 00°13'46" East, along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, a distance of 3809.53 feet; Thence continuing along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, North 00°12'20" East a distance of 2562.04 feet; Thence North 00°12'04" East a distance of 308.67 feet to a point on the easterly proposed right-of-way line of Interstate 4; Thence departing said east line of Lot 3 and also the westerly right-of-way line of County Road 545, South 42°29'59" West along said easterly proposed right-of-way line, a distance of 1403.39 feet to a point of curvature, concave northwesterly, having a radius of 1452.75 feet, an included angle of 10°40'23", (Chord Bearing South 47°50'07" West, Chord Distance of 270.22 feet) run along said easterly proposed right-of-way line and said curve a distance of 270.62 feet to a point of tangency, Thence South 53°10'18" West a distance of 1160.04 feet to a point of curvature, concave southeasterly, having a radius of 1905.99 feet, an included angle of 13°01'53", (Chord Bearing South 46°39'22" West, Chord Distance of 432.57 feet) run along said easterly proposed right-of-way line and said curve a distance of 433.50 feet to a point of tangency, Thence South 40°08'25" West a distance of 340.00 feet; Thence South 42°53'19" West a distance of 250.29 feet; Thence North 49°52'13" West a distance of 18.00 feet to the Easterly right-of-way line per Florida Department Of Transportation R-Q-W Map Section No. 92130-2401, Thence South 40°08'26" West along said Easterly right-of-way, a distance of 2073.14 feet to a point; Thence departing said Easterly right-of-way, South 10°29'59" East a distance of 39.00 feet; Thence South 02°50'19" East a distance of 82.26 feet; Thence South 38°21'48" West a distance of 43.87 feet; Thence South 11°29'39" East a distance of 48.71 feet; Thence South 58°11'27" East a distance of 50.34 feet; Thence South 57°52'13" West a distance of 47.50 feet; Thence South 57°41'21" East a distance of 25.42 feet; Thence South 05°37'06" East a distance of 31.23 feet; Thence South 03°59'27" West a distance of 57.42 feet; Thence South 30°20'37" West a distance of 25.15 feet; Thence South 00°00'00" West a distance of 39.51 feet; Thence South 36°44'31" East a distance of 22.34 feet; Thence South 09°25'09" West a distance of 44.80 feet; Thence North 60°15'41" West a distance of 26.82 feet; Thence South 08°41'35" West a distance of 54.54 feet; Thence South 47°33'27" East a distance of 52.31 feet; Thence South 04°52'03" East a distance of 56.82 feet; Thence South 18°50'33" West a distance of 72.24 feet; Thence South 01°11'14" East a distance of 51.30 feet; Thence South 09°03'52" West a distance of 81.21 feet; Thence South 24°51'48" West a distance of 92.93 feet; Thence South 09°30'59" West a distance of 51.09 feet; Thence South 04°06'27" East a distance of 75.29 feet; Thence South 05°55'52" West a distance of 41.30 feet; Thence South 73°46'41" East a distance of 120.20 feet; Thence South 82°20'05" East a distance of 68.46 feet; Thence South 90°00'00" East a distance of 93.17 feet; Thence North 67°53'24" East a distance of 36.82 feet; Thence North 87°22'53" East a distance of 73.28 feet; Thence North 83°03'56" East a distance of 73.00 feet; Thence South 86°02'56" East a distance of 52.95 feet; Thence North 75°11'55" East a distance of 60.32 feet; Thence South 77°00'23" East a distance of 34.93 feet; Thence South 32°00'23" East a distance of 49.40 feet; Thence South 60°06'52" East a distance of 11.66 feet; Thence North 29°53'08" East a distance of 25.00 feet; Thence North 17°35'35" East a distance of 30.98 feet; Thence North 58°13'22" East a distance of 142.52 feet; Thence North 88°45'20" East a distance of 287.22 feet; Thence South 75°04'10" East a distance of 89.73 feet; Thence South 65°39'37" East a distance of 110.39 feet; Thence North 41°39'20" East a distance of 112.70 feet; Thence North 22°10'55" West a distance of 90.94 feet; Thence North 37°51'37" West a distance of 108.71 feet; Thence North 27°02'38" West a distance of 158.44 feet; Thence North 08°08'11" West a distance of 71.52 feet; Thence North 14°56'32" West a distance of 74.15 feet; Thence North 30°58'59" West a distance of 27.85 feet; Thence North 68°12'50" West a distance of 77.21 feet; Thence North 51°21'42" West a distance of 30.59 feet; Thence North 74°03'58" West a distance of 34.79 feet; Thence North 19°38'02" West a distance of 36.67 feet; Thence North 32°14'42" West a distance of 50.59 feet; Thence North 08°53'32" West a distance of 112.43 feet; Thence North 08°52'26" West a distance of 42.54 feet; Thence North 15°30'25" East a distance of 79.78 feet; Thence North 12°28'47" East a distance of 100.52 feet; Thence North 81°56'22" West a distance of 37.53 feet; Thence North 00°00'00" East a distance of 57.31 feet; Thence North 15°57'25" East a distance of 34.77 feet; Thence North 00°00'00" East a distance of 42.98 feet; Thence North 90°00'00" West a distance of 19.12 feet; Thence North 26°34'57" West a distance of 21.38 feet; Thence North 60°16'27" West a distance of 38.53 feet; Thence North 30°53'04" West a distance of 47.68 feet; Thence South 80°01'16" West a distance of 65.00 feet; Thence North 87°54'47" West a distance of 70.75 feet; Thence North 75°17'21" West a distance of 55.00 feet; Thence North 52°33'59" West a distance of 37.42 feet; Thence North 74°22'18" West a distance of 44.26 feet; Thence North 22°23'53" West a distance of 58.07 feet; Thence North 15°21'32" East a distance of 15.42 feet; Thence North 42°32'06" East a distance of 24.73 feet; Thence North 76°41'40" East a distance of 59.08 feet; Thence North 84°33'39" East a distance of 55.87 feet; Thence North 69°22'41" East a distance of 52.76 feet; Thence North 60°02'47" East a distance of 86.08 feet; Thence North 03°56'07" East a distance of 27.28 feet; Thence North 14°46'29" West a distance of 21.36 feet; Thence North 26°19'07" East a distance of 28.69 feet; Thence North 60°26'28" East a distance of 85.98 feet; Thence South 81°43'41" East a distance of 40.25 feet; Thence South 54°45'23" East a distance of 99.85 feet; Thence South 08°26'03" East a distance of 79.84 feet; Thence South 23°51'42" West a distance of 76.83 feet; Thence South 45°26'27" East a distance of 154.16 feet; Thence South 34°13'38" East a distance of 27.65 feet; Thence South 74°25'07" East a distance of 97.65 feet; Thence South 87°04'00" East a distance of 85.42 feet; Thence South 82°52'50" East a distance of 158.72 feet; Thence South 88°58'07" East a distance of 242.84 feet; Thence North 28°05'27" East a distance of 74.33 feet; Thence North 43°17'11" East a distance of 51.04 feet; Thence North 61°09'30" East a distance of 57.46 feet; Thence North 87°42'59" East a distance of 17.49 feet; Thence North 88°41'57" East a distance of 96.27 feet; Thence South 57°17'06" East a distance of 36.40 feet; Thence South 51°21'43" East a distance of 42.01 feet; Thence South 74°55'22" East a distance of 24.94 feet; Thence North 65°52'16" East a distance of 69.51 feet; Thence North 60st°16'27" East a distance of 52.90 feet; Thence North 38°23'21" East a distance of 68.92 feet; Thence North 00°00'00" East a distance of 39.34 feet; Thence South 86°55'04" East a distance of 92.54 feet; Thence North 61°18'58" East a distance of 78.09 feet; Thence North 00°07'48" East a distance of 45.54 feet; Thence South 58°51'42" West a distance of 45.35 feet; Thence North 24°08'50" West a distance of 57.22 feet; Thence North 36°20'32" West a distance of 60.73 feet; Thence North 45°25'12" West a distance of 55.79 feet; Thence South 83°39'11" West a distance of 64.62 feet; Thence North 69°06'19" West a distance of 42.19 feet; Thence North 88°00'39" West a distance of 73.01 feet; Thence North 82°57'35" West a distance of 91.65 feet; Thence North 77°27'56" West a distance of 51.03 feet; Thence North 38°27'25" West a distance of 60.90 feet; Thence North 22°31'17" West a distance of 44.04 feet; Thence North 16°01'51" West a distance of 57.80 feet; Thence North 08°21'15" West a distance of 118.76 feet; Thence North 51°35'22" West a distance of 8.00 feet; Thence North 23°15'46" West a distance of 50.95 feet; Thence North 02°37'37" East a distance of 97.02 feet; Thence North 03°44'34" West a distance of 67.77 feet; Thence North 71°18'14" West a distance of 12.38 feet; Thence North 36°37'48" West a distance of 55.95 feet; Thence North 60°11'37" West a distance of 24.04 feet; Thence North 30°43'21" West a distance of 23.03 feet; Thence North 10°51'14" West a distance of 55.89 feet; Thence South 62°13'59" West a distance of 45.71 feet; Thence North 40°04'59" West a distance of 30.50 feet; Thence North 09°28'21" West a distance of 43.66 feet; Thence North 07°55'39" West a distance of 79.26 feet; Thence North 60°21'04" West a distance of 58.16 feet; Thence North 20°11'36" West a distance of 21.63 feet; Thence North 50°-9'-6" West a distance of 38.37 feet; Thence North 41°38'13" East a distance of 93.92 feet; Thence North 37°26'53" East a distance of 29.12 feet; Thence South 57°53'49" East a distance of 40.27 feet; Thence South 41°20'11" East a distance of 22.92 feet; Thence South 82°25'14" East a distance of 48.70 feet; Thence South 45°57'12" East a distance of 30.77 feet; Thence South 29°29'42" East a distance of 14.20 feet; Thence South 21°04'35" West a distance of 19.99 feet; Thence South 82°55'44" East a distance of 5.33 feet; Thence South 58°18'37" East a distance of 79.51 feet; Thence South 01°32'49" East a distance of 61.03 feet; Thence South 14°39'17" West a distance of 20.80 feet; Thence South 26°49'10" East a distance of 30.03 feet; Thence South 58°58'08" East a distance of 47.13 feet; Thence South 73°28'48" East a distance of 58.63 feet; Thence South 56°04'51" East a distance of 28.54 feet; Thence North 89°35'46" East a distance of 80.83 feet; Thence South 73°25'42" East a distance of 46.34 feet; Thence South 77°49'59" East a distance of 49.44 feet; Thence South 60°48'58" East a distance of 32.24 feet; Thence South 78°33'52" East a distance of 74.37 feet; Thence South 79°29'17" East a distance of 102.91 feet; Thence South 76°01'53" East a distance of 65.64 feet; Thence South 46°54'33" East a distance of 55.35 feet; Thence South 32°05'23" East a distance of 43.85 feet; Thence South 38°07'54" West a distance of 37.96 feet; Thence South 05°40'47" West a distance of

Exhibit #5b

Legal Description



Miller Einhouse Rymer Associates, Inc.

- Planners
- Engineers
- Landscape Architects

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E-mail: merr@mea.net

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Reunion East Community Development District

Osceola County, Florida

DATE: 11/01/01
SCALE: n/s
PROJECT NO.: 0057.01

56.49 feet; Thence South 04°45'22" East a distance of 45.16 feet; Thence South 01°01'11" East a distance of 43.68 feet; Thence South 63°30'56" West a distance of 34.00 feet; Thence South 13°59'57" East a distance of 30.07 feet; Thence South 26°38'19" West a distance of 51.96 feet; Thence South 13°59'16" West a distance of 102.68 feet; Thence South 19°08'32" East a distance of 37.39 feet; Thence South 27°28'20" East a distance of 64.66 feet; Thence South 42°13'57" East a distance of 46.82 feet; Thence South 15°31'21" East a distance of 64.51 feet; Thence South 27°48'29" East a distance of 34.23 feet; Thence South 57°08'20" East a distance of 39.00 feet; Thence South 45°49'42" East a distance of 50.99 feet; Thence South 25°41'52" East a distance of 29.35 feet; Thence South 30°23'50" West a distance of 25.95 feet; Thence South 37°30'02" East a distance of 48.07 feet; Thence South 21°02'35" West a distance of 21.22 feet; Thence South 62°31'13" East a distance of 71.35 feet; Thence South 36°38'24" East a distance of 27.02 feet; Thence South 44°45'13" East a distance of 73.16 feet; Thence South 30°03'14" East a distance of 39.54 feet; Thence South 30°14'39" East a distance of 86.36 feet; Thence South 42°15'49" East a distance of 61.94 feet; Thence South 29°44'19" East a distance of 35.93 feet; Thence South 16°25'56" East a distance of 25.94 feet; Thence South 25°51'29" West a distance of 21.27 feet; Thence South 61°34'15" East a distance of 46.54 feet; Thence South 00°00'00" West a distance of 21.47 feet; Thence South 83°04'02" East a distance of 54.90 feet; Thence North 81°34'21" East a distance of 30.89 feet; Thence North 83°32'38" East a distance of 32.37 feet; Thence North 85°11'18" East a distance of 24.45 feet; Thence North 58°19'43" East a distance of 38.04 feet; Thence North 76°58'53" East a distance of 57.14 feet; Thence North 76°37'32" East a distance of 45.58 feet; Thence North 22°31'39" East a distance of 24.58 feet; Thence North 12°53'42" East a distance of 36.71 feet; Thence North 00°00'00" East a distance of 20.34 feet; Thence North 20°35'11" East a distance of 49.38 feet; Thence North 41°57'41" West a distance of 52.92 feet; Thence North 18°21'38" East a distance of 13.71 feet; Thence North 75°39'23" East a distance of 16.28 feet; Thence South 73°51'41" East a distance of 47.98 feet; Thence South 64°07'31" East a distance of 51.39 feet; Thence South 10°22'23" East a distance of 203.11 feet; Thence South 62°58'25" West a distance of 73.93 feet; Thence South 56°16'37" West a distance of 58.82 feet; Thence South 59°18'09" West a distance of 72.39 feet; Thence South 51°24'31" West a distance of 108.28 feet; Thence South 53°41'04" West a distance of 100.20 feet; Thence South 59°34'48" West a distance of 31.44 feet; Thence South 39°50'59" West a distance of 58.24 feet; Thence South 09°29'34" West a distance of 32.80 feet; Thence South 22°34'42" West a distance of 30.12 feet; Thence South 00°34'03" West a distance of 49.17 feet; Thence South 03°21'53" East a distance of 58.52 feet; Thence South 12°10'03" East a distance of 27.66 feet; Thence South 11°37'46" West a distance of 34.40 feet; Thence South 07°38'24" West a distance of 54.34 feet; Thence South 21°11'33" West a distance of 54.60 feet; Thence South 33°39'18" West a distance of 43.86 feet; Thence South 00°00'00" West a distance of 90.27 feet; Thence South 26°24'19" East a distance of 65.04 feet; Thence South 11°54'10" East a distance of 43.57 feet; Thence South 12°05'01" East a distance of 52.47 feet; Thence South 11°38'52" East a distance of 61.45 feet; Thence South 03°19'23" East a distance of 45.56 feet; Thence South 04°10'50" East a distance of 121.31 feet; Thence North 84°42'42" West a distance of 219.67 feet; Thence North 80°10'30" West a distance of 152.82 feet; Thence North 82°12'21" West a distance of 91.19 feet; Thence North 87°23'27" West a distance of 132.50 feet; Thence South 63°46'54" West a distance of 86.08 feet; Thence South 77°54'21" West a distance of 98.83 feet; Thence South 85°32'04" West a distance of 309.55 feet; Thence North 76°52'25" West a distance of 96.89 feet; Thence South 76°09'58" West a distance of 70.15 feet; Thence South 52°01'02" West a distance of 67.64 feet; Thence South 46°12'10" West a distance of 148.90 feet; Thence South 78°31'15" West a distance of 292.89 feet; Thence South 05°37'00" East a distance of 222.28 feet; Thence South 12°51'15" East a distance of 101.73 feet; Thence South 05°21'29" East a distance of 189.64 feet; Thence South 02°16'38" East a distance of 241.75 feet; Thence South 00°39'27" West a distance of 485.69 feet; Thence South 14°10'23" West a distance of 29.89 feet; Thence North 75°37'32" East a distance of 28.01 feet; Thence South 55°30'05" East a distance of 24.65 feet; Thence South 58°33'40" West a distance of 25.07 feet; Thence South 35°38'53" East a distance of 40.88 feet; Thence North 61°05'20" East a distance of 97.30 feet; Thence North 68°42'18" East a distance of 46.63 feet; Thence North 49°27'04" East a distance of 39.08 feet; Thence North 66°53'45" East a distance of 46.45 feet; Thence South 59°45'55" East a distance of 21.23 feet; Thence South 08°22'03" East a distance of 82.00 feet; Thence South 01°06'09" West a distance of 102.38 feet; Thence South 09°40'32" West a distance of 48.41 feet; Thence South 43°00'17" East a distance of 336.80 feet; Thence South 24°58'26" West a distance of 101.87 feet; Thence South 11°29'34" East a distance of 76.07 feet; Thence South 24°17'19" East a distance of 39.68 feet; Thence South 32°12'16" East a distance of 12.18 feet; Thence South 22°51'59" West a distance of 201.72 feet; Thence North 82°33'36" West a distance of 38.47 feet; Thence South 79°58'49" West a distance of 48.35 feet; Thence South 82°26'54" West a distance of 30.28 feet; Thence North 55°18'26" West a distance of 34.32 feet; Thence South 70°45'20" West a distance of 56.85 feet; Thence South 88°14'34" West a distance of 37.70 feet; Thence North 90°00'00" West a distance of 27.17 feet; Thence North 36°50'39" West a distance of 28.03 feet; Thence North 36°59'33" West a distance of 35.46 feet; Thence North 60°18'03" West a distance of 36.67 feet; Thence South 82°07'57" West a distance of 29.07 feet; Thence North 31°15'06" West a distance of 18.03 feet; Thence North 00°03'18" West a distance of 23.02 feet; Thence North 34°25'56" West a distance of 27.00 feet; Thence South 55°34'05" West a distance of 22.00 feet; Thence North 23°35'35" West a distance of 47.85 feet; Thence North 32°56'49" East a distance of 13.00 feet; Thence North 55°33'47" East a distance of 13.00 feet; Thence North 08°47'29" West a distance of 27.73 feet; Thence North 55°48'16" West a distance of 24.70 feet; Thence North 47°25'42" West a distance of 40.02 feet; Thence North 29°48'02" West a distance of 21.57 feet; Thence North 00°00'00" East a distance of 16.37 feet; Thence North 29°03'08" West a distance of 100.48 feet; Thence North 32°10'07" West a distance of 104.75 feet; Thence North 04°27'34" East a distance of 21.84 feet; Thence North 86°40'50" West a distance of 145.01 feet; Thence South 86°40'23" West a distance of 35.03 feet; Thence North 75°09'44" West a distance of 44.44 feet; Thence North 69°59'58" West a distance of 75.80 feet; Thence North 85°48'03" West a distance of 44.21 feet; Thence South 87°53'30" West a distance of 82.14 feet; Thence South 83°10'32" West a distance of 54.21 feet; Thence South 35°35'01" West a distance of 69.28 feet; Thence South 50°14'15" West a distance of 45.05 feet; Thence South 05°31'11" West a distance of 59.66 feet; Thence South 17°43'06" West a distance of 52.55 feet; Thence South 12°38'40" West a distance of 76.82 feet; Thence South 25°32'09" West a distance of 66.05 feet; Thence South 31°58'09" West a distance of 83.38 feet; Thence South 44°15'40" West a distance of 70.30 feet; Thence South 19°44'03" West a distance of 95.73 feet; Thence South 47°52'12" West a distance of 127.04 feet; Thence South 27°44'40" West a distance of 49.29 feet to a point on the south line of said Lot 3 and also a point on the northerly right-of-way line of County Road 532; Thence along said south line of said Lot 3 and also the northerly right-of-way line of County Road 532 the following two courses: South 89°53'57" East a distance of 1308.24 feet; Thence South 89°54'48" East a distance of 2586.05 feet to the POINT OF BEGINNING.

Said parcel contains 413.65 acres, more or less.

TOTAL ACREAGE REUNION EAST CDD = 996.41 AC.

Exhibit #5c
Legal Description



Miller
Einhouse
Rymer
Associates, Inc.

- Planners
- Engineers
- Landscape Architects

500 Winderley Place, Suite 222
Maitland, Florida 32751

Ph. (407) 836-8941
Fax (407) 836-8947
E-mail: merna@ginn.net

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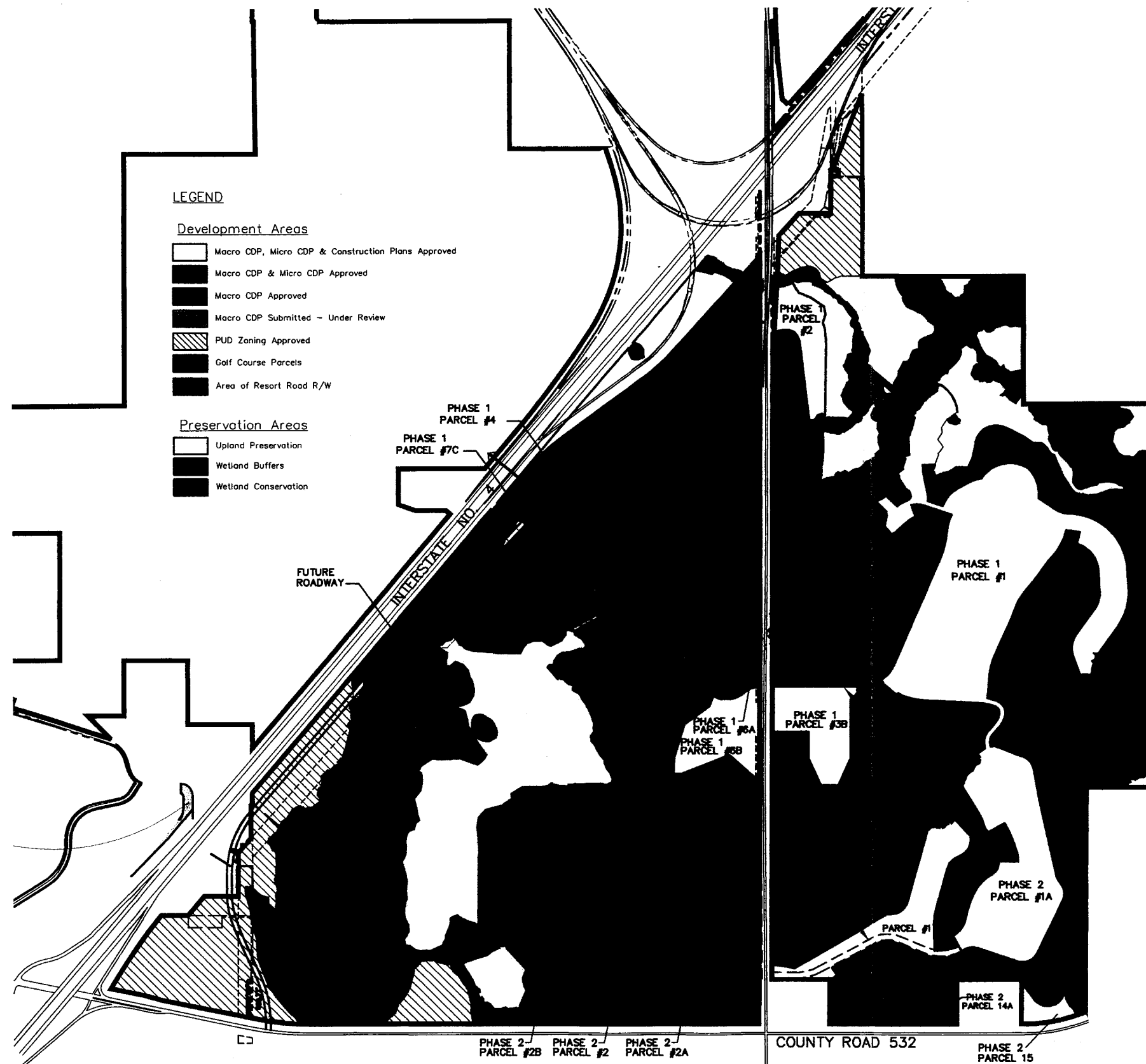
Reunion East Community
Development District

Osceola County, Florida

DATE:
11/01/01

SCALE:
n/s

PROJECT NO.:
0057.01



MACRO CDP SUBMITTALS AS OF MAY 22, 2002

MACRO CDP No.	PHASE/PARCEL	LAND USE	No. OF UNITS / SQ. FT.	ACREAGE
MACRO CDP 1 CDP 00-0103	1/1	RESORT SINGLE FAMILY	325 UNITS	80.62 AC.
		GOLF		367.09 AC.
	△ 2/1	RESORT SINGLE FAMILY	100 UNITS	18.67 AC.
	△ 2/1A	RESORT SINGLE FAMILY	200 UNITS	34.82 AC.
MACRO CDP 2 CDP 01-0015	1/2	RESORT MULTI-FAMILY	110 UNITS	9.61 AC.
MACRO CDP 3 CDP 01-0026	2/15	GOLF MAINTENANCE FACILITY	15,000 S.F. EQUIPMENT STORAGE 5,000 S.F. MECHANIC SHOP 5,000 S.F. MATERIAL STORAGE 2,000 S.F. OFFICE	2.73 AC.
MACRO CDP 4 CDP 01-0028	2/13	RESORT MULTI-FAMILY	162 UNITS	8.30 AC.
MACRO CDP 5 CDP 01-0034	1/6A	RIGHT-OF-WAY DRAINAGE / UTILITIES	N/A	1.51 AC.
	1/6B	RESORT MULTI-FAMILY	160 UNITS	12.66 AC.
MACRO CDP 6 CDP 01-0070	2/2	CHECK-IN FACILITY GATEHOUSE	40,000 SF	7.73 AC.
	△ 1/4	CONDOMINIUM HOTEL COMMERCIAL	140 UNITS 140 ROOMS 60,000 SF	31.66 AC.
	△ 1/5	HOTEL CONFERENCE SPA	500 ROOMS 40,000 S.F. 20,000 S.F.	25.43 AC.
	△ 1/7	ACTIVE RECREATION	N/A	23.06 AC.
MACRO CDP 7 CDP 01-00121	2/14	RESORT MULTI-FAMILY	210 UNITS	11.64 AC.
	2/14A	FIRE & POLICE DEPARTMENT	N/A	2.86 AC.
	△ 2/1	RESORT SINGLE FAMILY	100 UNITS	18.67 AC.
	△ 2/1A	RESORT SINGLE FAMILY	200 UNITS	34.82 AC.
MACRO CDP 8	△ 2/3	RESORT SINGLE FAMILY	220 UNITS	40.11 AC.
MACRO CDP 9	1/3A	HOTEL MEETING SPACE ANCILLARY SPACE GOLF CART STORAGE	154 ROOMS 20,000 SF 100,000 SF 8,000 SF	11.25 AC.
	1/3B	1 BR CONDOMINIUM 2/3 BR CONDOMINIUM	36 UNITS 48 UNITS	13.70 AC.
MACRO CDP 10	1/7A	RESORT SUPPORT SER. CONFERENCE/MEETING	100,000 S.F. 60,000 S.F.	31.77 Ac
	1/7B	GOLF COURSE	N.A.	37.76 Ac
	1/7C	ACTIVE RECREATION	N.A.	2.61 Ac
	1/4	MULTI-FAMILY HOTEL COMMERCIAL	1100 UNITS 700 ROOMS 150,000 S.F.	27.83 Ac
	1/5	ACTIVE RECREATION ROADWAY R/W		37.29 Ac 4.91 Ac
	2/2	MULTI-FAMILY	96 UNITS	3.0 Ac
	2/2A	MULTI-FAMILY COMMERCIAL	320 UNITS 50,500 G.S.F.	22.0 Ac
	2/2B	ACTIVE RECREATION	N.A.	4.14 Ac
	2/4	MULTI-FAMILY	250 UNITS	25.78 Ac
	2/5	MULTI-FAMILY	425 UNITS	28.31 Ac

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 Planners • Engineers • Landscape Architects
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 Tallahassee, FL 32301
 (904) 844-8800 FAX (904) 844-8801



Exhibit 6
Reunion East Community Development District
Permit Status
MAY 22, 2002

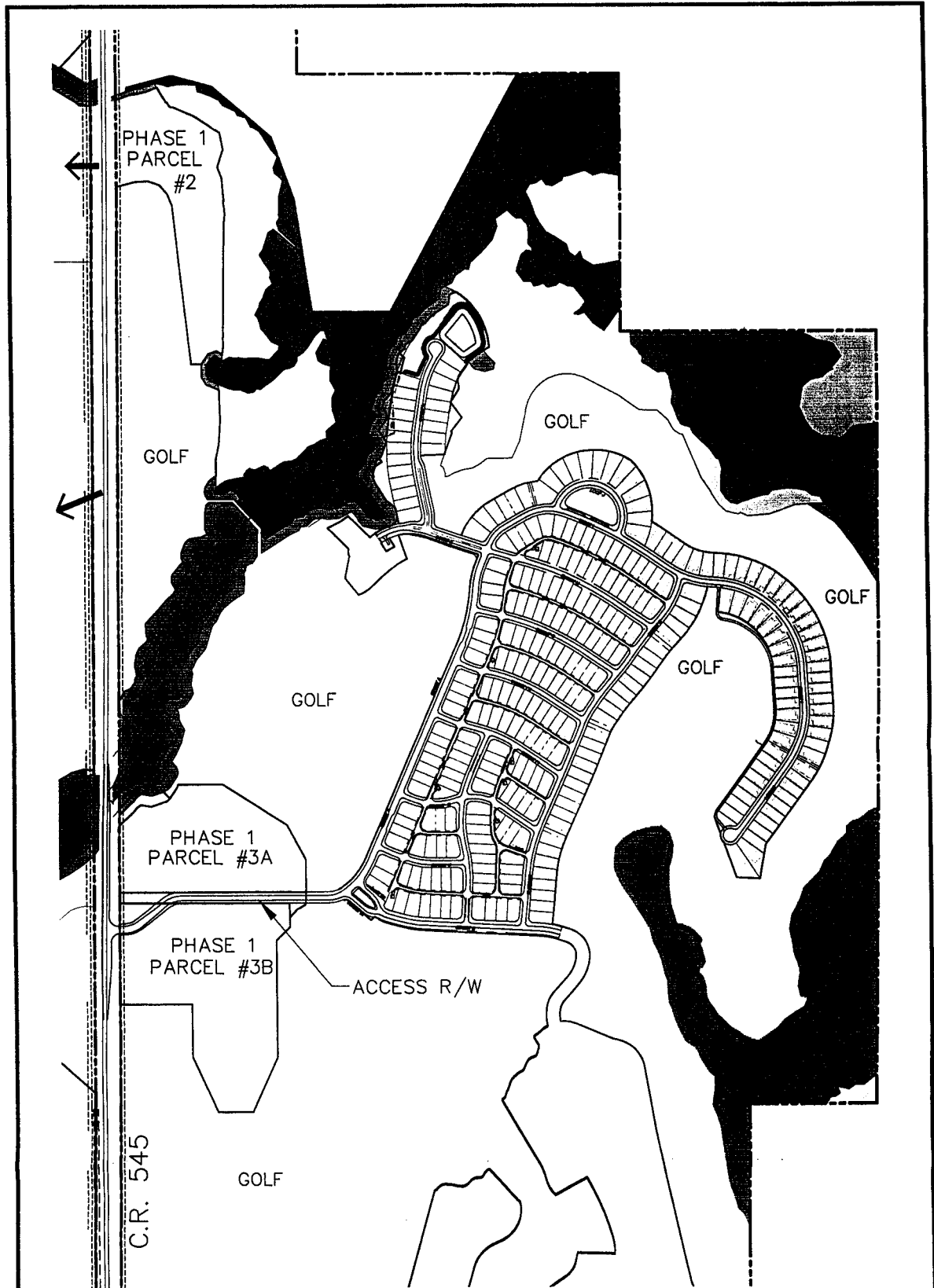


Exhibit 6A
Reunion East Community Development District
Phase I Parcel 1 Site Plan

February 2002



Miller Einhouse Rymer
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 Planners • Engineers • Landscape Architects
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 100 Lake Nona Blvd., Suite 200
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 Urban & Environmental Planners • Landscape Architects
 500 Delaney Avenue, Orlando, Florida 32801 (407) 422-4043

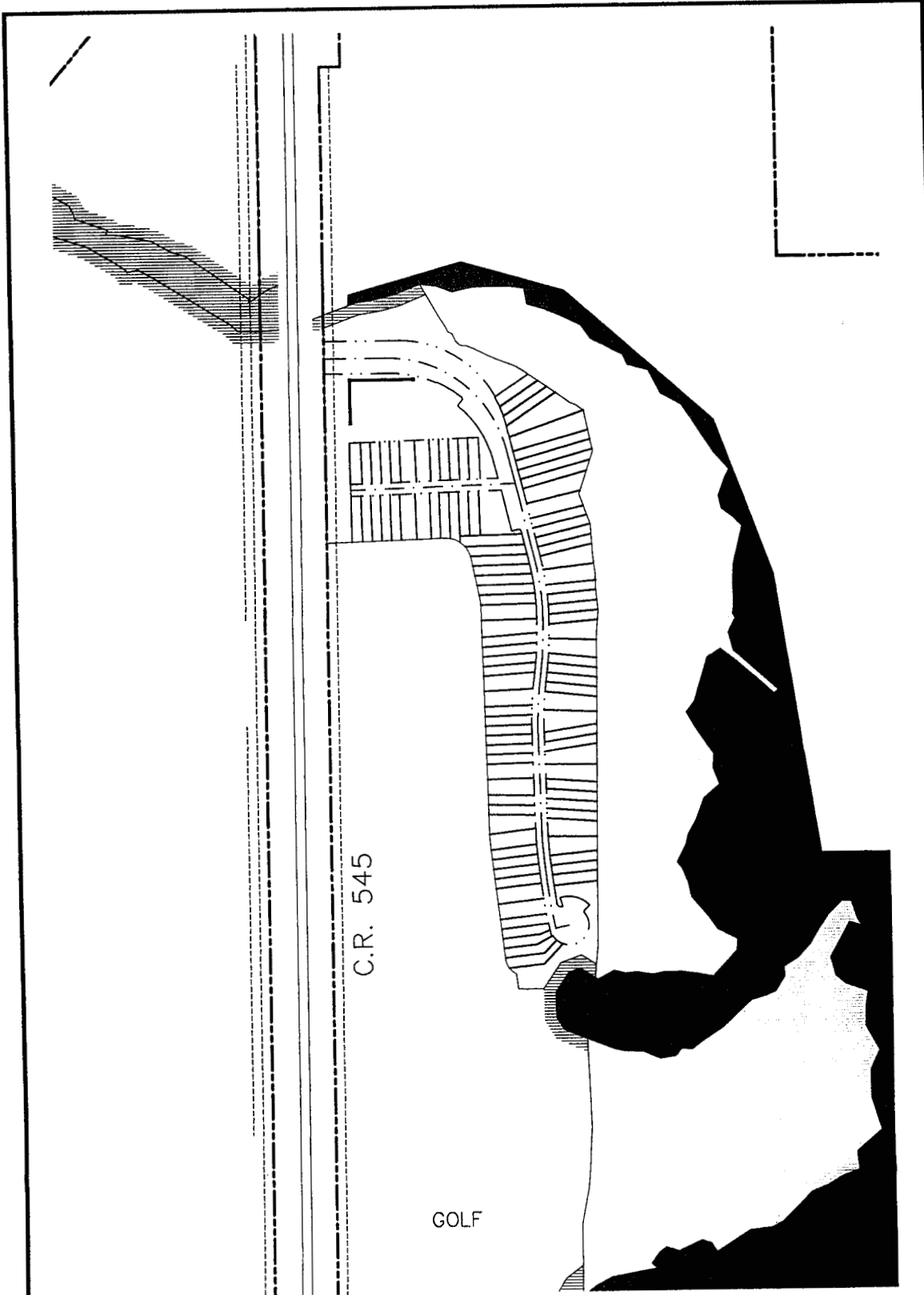


Exhibit 6B
Reunion East Community Development District
Phase I Parcel 2 Site Plan

February 2002



Miller Einhouse Rymer
Associates, Inc.

Planners • Engineers • Landscape Architects
 300 Westinghouse Plaza, Suite 201
 Tallahassee, FL 32311
 (907) 834-8800 FAX: (907) 834-8807

can associates
 Urban & Environmental Planners • Landscape Architects
 300 Delaney Avenue, Orlando, Florida, 32801 (407) 422-4040

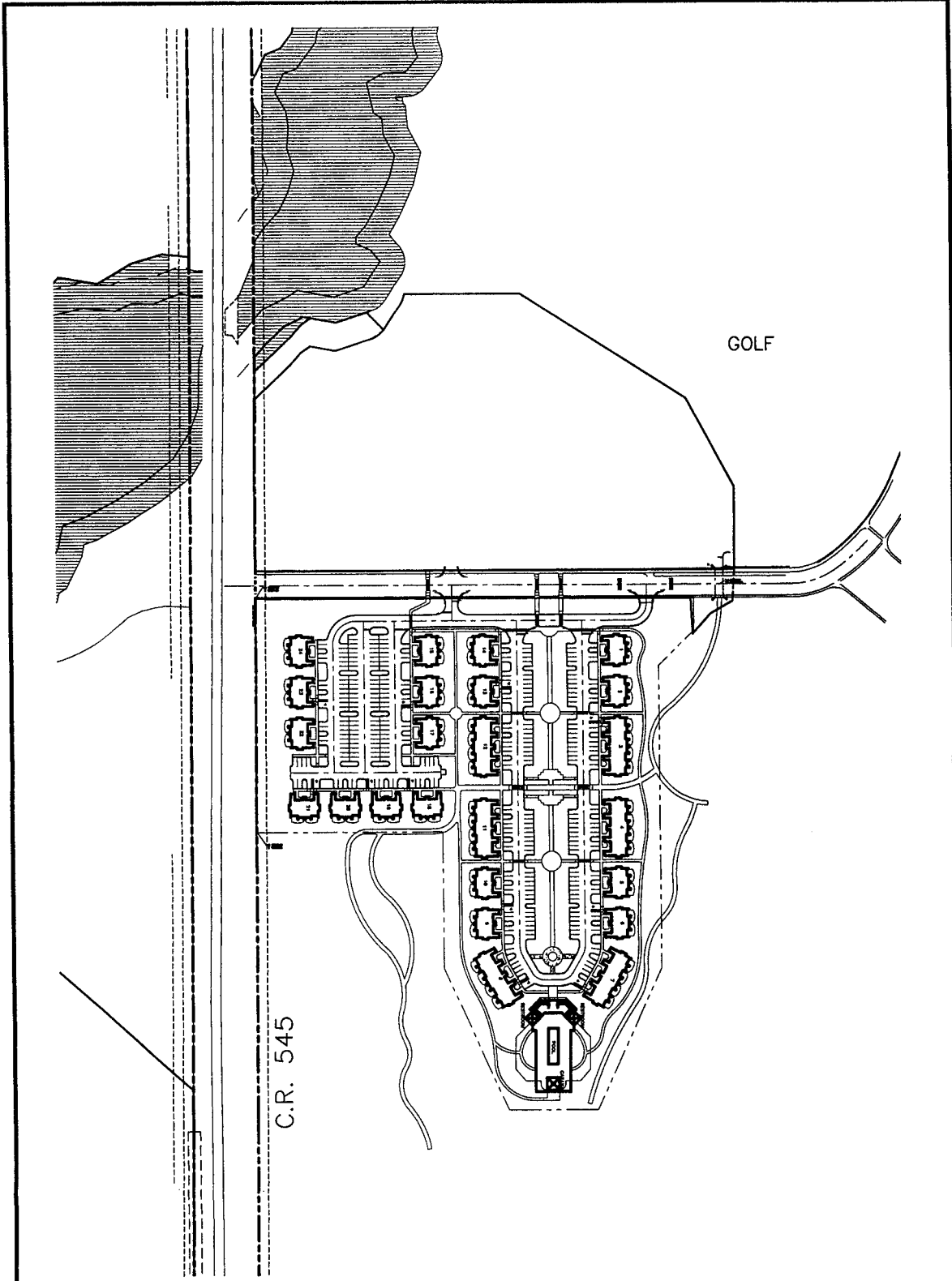


Exhibit 6C
Reunion East Community Development District
Phase 1 Parcel 3B Site Plan

February 2002



Miller Einhouse Rymer
Associates, Inc.
 Planners • Engineers • Landscape Architects
 200 Wilshire Plaza, Suite 300
 Jacksonville, FL 32202
 (407) 238-4000 FAX (407) 238-4007
 200 West International Ave., Suite 10
 Gainesville, FL 32601
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CAIN ASSOCIATES
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 500 Delaney Avenue, Orlando, Florida 32801 (407) 422-4040

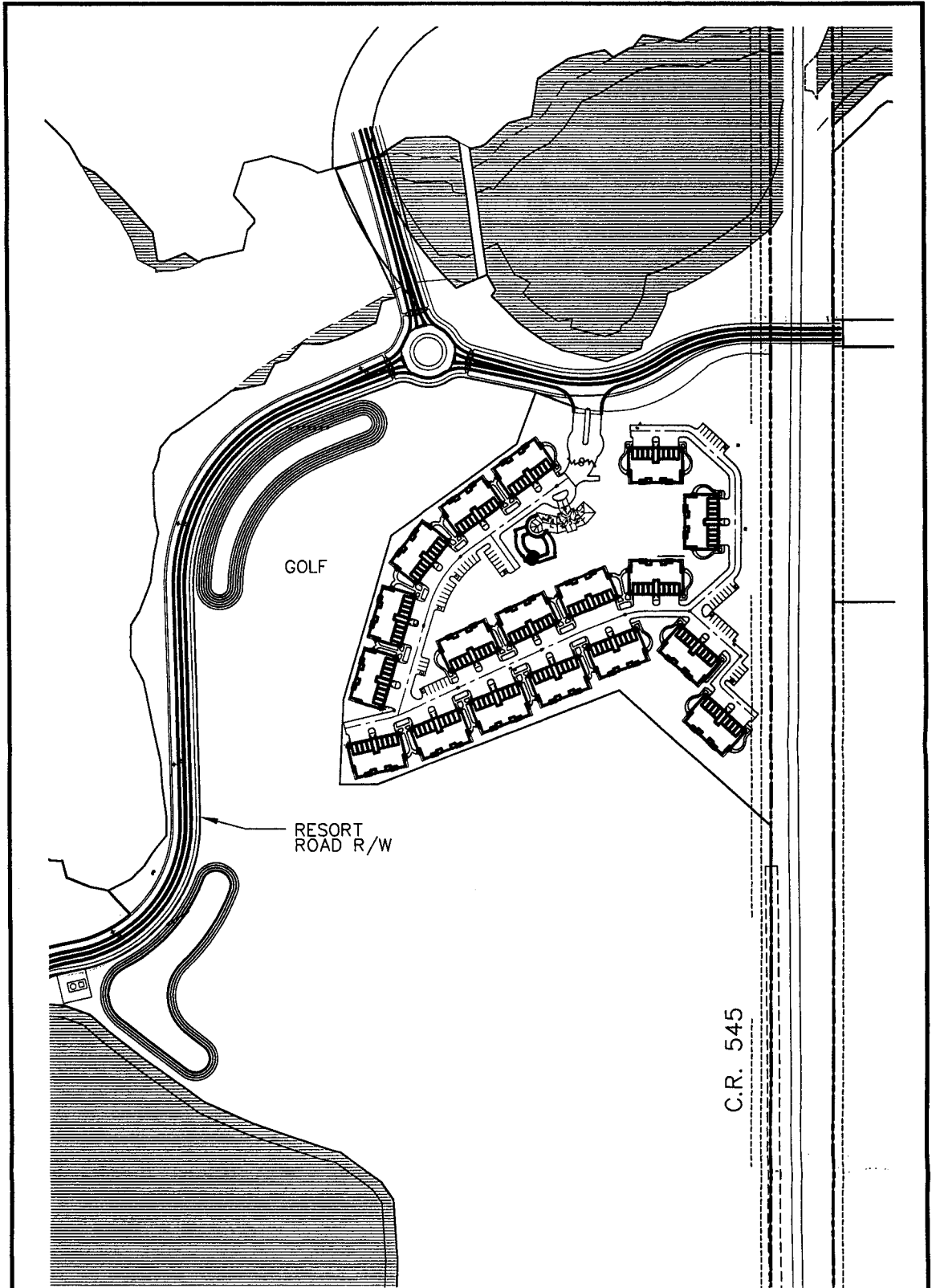


Exhibit 6D
Reunion East Community Development District
Phase I Parcel 6 Site Plan

February 2002



Miller Einhouse Rymer Associates, Inc.
 Planners • Engineers • Landscape Architects
 500 Westside Plaza Suite 122
 Tallahassee, FL 32310
 (907) 839-0101 FAX (907) 839-0007
 500 Delaney Avenue, Suite 8
 Tallahassee, FL 32310
 (907) 948-8700 FAX (907) 948-0700

cmn associates
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 500 Delaney Avenue, Orlando, Florida 32801 (407) 422-4040

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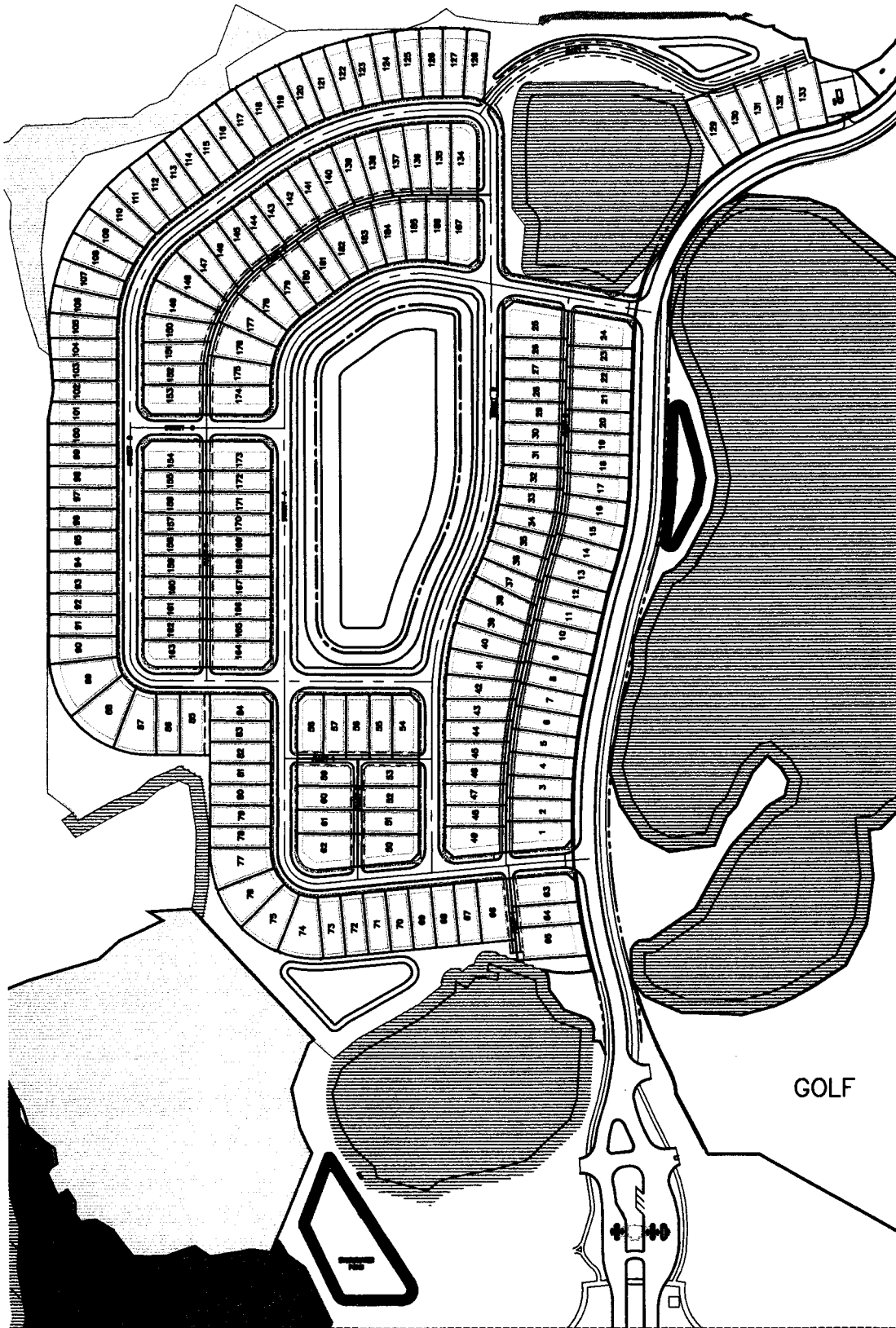


Exhibit 6E
Reunion East Community Development District
Phase 2 Parcel 3 Site Plan

July 2002



Miller Einhouse Rymer
Associates, Inc.
 Planners • Engineers • Landscape Architects
 900 Washington Blvd., Suite 200
 Jacksonville, FL 32211
 (904) 838-8041 FAX: (904) 838-8047
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 500 Balfour Avenue, Orlando, Florida 32801 (407) 423-4040

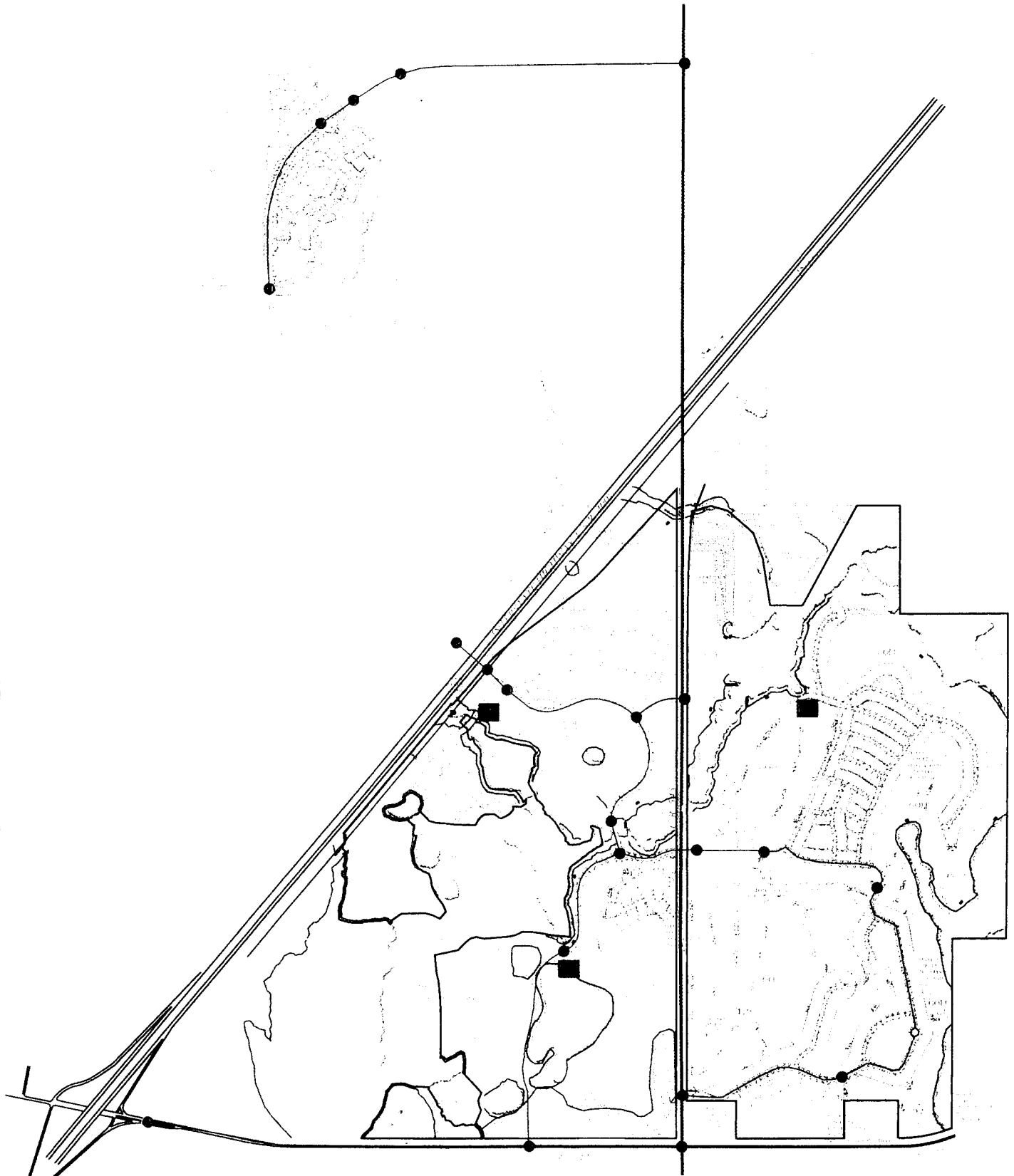


EXHIBIT 7
REUNION EAST CDD
MASTER CIVIL INFRASTRUCTURE ELEMENTS

NOV. 2001

	Miller	● Planners
	Einhouse	● Engineers
	Rymer	● Landscape Architects
& Associates, Inc.		
<small>228 East Mangrove Ave., Suite B Kissimmee, Florida 34741</small>		<small>Ph: (407) - 541-8800 Fax: (407) - 543-8800 Email: info@emry.com</small>

EXHIBIT 8

REUNION EAST CDD

MASTER INFRASTRUCTURE ROADWAYS EAST OF I-4
PRE-DESIGN / CONCEPTUAL BUDGETS
CIVIL ENGINEERING ONLY

CLASS A BONDS

MILLER EINHOUSE RYMER & ASSOCIATES
25-Feb-02

Roadway Segment	Length (ft)	Description		Avg Costs per L.F.						Additional Costs				TOTAL BUDGET		
				Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm		Total Unit Cost	Sub-Total	Intersection Improvement/ Signal	Under-pass		Vehicular Bridge	Wetland Crossing
				Unit Cost	Total	Unit Cost	Total	Unit Cost	Total							
FG	960	Two-Lane Urban	Pedestrian & Wildlife Underpass	\$167	\$160,105	\$92	\$88,224	\$75	\$72,000	\$334	\$320,329					\$520,329
GH	1,750	Two-Lane Urban	Pedestrian & Wildlife Underpass	\$167	\$291,859	\$92	\$160,825	\$75	\$131,250	\$334	\$583,934		\$200,000			\$783,934
HI	3,400	Two-Lane Urban		\$167	\$567,039	\$92	\$312,460	\$75	\$255,000	\$334	\$1,134,499					\$1,134,499
IJ	2,100	Two-Lane Urban	Entry Feature, Pedestrian & Wildlife Underpass	\$167	\$350,230	\$92	\$192,990	\$75	\$157,500	\$334	\$700,720	\$150,000	\$200,000			\$1,050,720
AB	4,815	Widen CR 532 to Four Lanes	Entry Feature	\$223	\$1,072,236	NA	\$0	\$75	\$361,125	\$298	\$1,433,361					\$1,433,361
BD	2500	Two-Lane Urban	CR 532 Intersection, Signal	\$167	\$418,941	\$92	\$229,750	\$75	\$187,500	\$334	\$834,191	\$250,000			\$500,000	\$1,584,191
BC	2,440	Widen CR 532 to Four Lanes	Intersection Improvements at CR 545, Transition to 2	\$223	\$543,355	NA	\$0	\$75	\$183,000	\$298	\$726,355	\$275,000				\$1,001,355
DE	1,620	Two-Lane Urban		\$167	\$270,178	\$92	\$148,878	\$75	\$121,500	\$334	\$540,556					\$540,556
EF	940	Two-Lane Urban	CR 545 Overpass, Pedestrian & Wildlife Underpass	\$167	\$156,770	\$92	\$86,388	\$75	\$70,500	\$334	\$313,656	\$100,000	\$200,000	\$3,000,000		\$3,613,656
EK	550	Two-Lane Urban	Wetland Crossing (via Bridge)	\$167	\$91,727	\$92	\$50,545	\$75	\$41,250	\$334	\$183,522				\$5,000,000	\$5,183,522
KL	1,500	Two-Lane Urban		\$167	\$250,164	\$92	\$137,850	\$75	\$112,500	\$334	\$500,514					\$500,514
LM	650	Two-Lane Urban	CR 545 Turn Lanes	\$167	\$108,405	\$92	\$59,735	\$75	\$48,750	\$334	\$216,890	\$200,000				\$416,890
LN	1,760	Two-Lane Urban		\$167	\$293,526	\$92	\$161,744	\$75	\$132,000	\$334	\$587,270					\$587,270
NO	390	Two-Lane Urban		\$167	\$65,043	\$92	\$35,841	\$75	\$29,250	\$334	\$130,134					\$130,134
TOTAL	25,375	TOTALS		\$4,637,577		\$1,665,228		\$1,903,125			\$8,205,930	\$975,000	\$800,000	\$3,000,000	\$5,500,000	\$18,480,930

ADDITIONAL INFRASTRUCTURE COSTS:

1. COST FOR TWO WILDLIFE & PEDESTRIAN CROSSINGS UNDER CR 545:	\$1,200,000	\$1,200,000
2. MASTER STORMWATER SYSTEM	\$3,000,000	\$3,000,000
3. MASTER IRRIGATION PUMP STATION	\$1,000,000	\$1,000,000
4. COSTS FOR EACH MASTER WASTEWATER LIFT STATION & FORCE MAIN:		
LS1	\$170,000	\$170,000
LS2	\$200,000	\$200,000
LS3	\$170,000	\$170,000
SUB TOTAL		\$5,740,000

EXHIBIT 8A

REUNION EAST CDD / WEST CDD SHARED COSTS

**MASTER INFRASTRUCTURE ROADWAYS
PRE-DESIGN / CONCEPTUAL BUDGETS
CIVIL ENGINEERING ONLY**

**CLASS A BONDS
MILLER EINHOUSE RYMER & ASSOCIATES
19-Nov-01**

Roadway Segment	Length (ft)	Description		Avg Costs per L.F.						Sub-Total	
				Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm			
				Unit Cost	Total	Unit Cost	Total	Unit Cost	Total		Total Unit Cost
QR	3,500	Four Lane Urban Section w/ Median	Signal at CR 545 / CR 545 Improvements	\$263	\$920,569	\$92	\$321,650	\$75	\$262,500	\$430	\$1,504,719
RS	725	One Four-Lane Bridge	Beltway Overpass	ALLOWANCE							\$3,000,000
ST	500	Four Lane Urban Section w/ Median		\$263	\$131,510	\$92	\$45,950	\$75	\$37,500	\$430	\$214,960
TU	2,250	Four Lane Urban Section w/ Median		\$263	\$591,795	\$92	\$206,775	\$75	\$168,750	\$430	\$967,320
OP	480	Two-Lane Urban	I-4 Overpass	ALLOWANCE							\$5,000,000
TOTAL	7,455	TOTALS			\$1,643,874		\$574,375		\$468,750		\$10,686,999

EXHIBIT 9

REUNION - PARCEL DEVELOPMENT BUDGETS (EAST CDD ONLY) CLASS B - BONDS

MILLER EINHOUSE RYMER & ASSOCIATES

19 Nov 2001

31 Jul 2002

DEVELOPMENT PARCELS EAST OF CR 545

Phase	Parcel	Acres	Land Use	SF Units	MF Units	Units / Acre	COST PER UNIT BASIS			COST PER ACRE BASIS			BUDGET
							Unit Cost	Total Cost		Unit Cost	Total Cost		
1	1	80.5	Single Family	317	na	3.9	\$20,560	per lot	\$6,517,520	\$80,000	per acre	\$6,440,000	\$6,517,520
1	2	9.3	Multi-Family	na	94	10.1	\$16,000	per unit	\$1,504,000	\$150,000	per acre	\$1,395,000	\$1,504,000
1	3A	11.25	Commercial	na	na	na	na	na	na	\$50,000	per acre	\$562,500	\$562,500
1	3B	13.7	Multi-Family	na	88	6.4	\$29,579	per unit	\$2,602,989	\$150,000	per acre	\$2,055,000	\$2,602,989
2	1	20.5	Multi-Family	na	94	4.6	\$8,000	per unit	\$752,000	\$75,000	per acre	\$1,537,500	\$1,537,500
2	1A	33.59	Single Family	177	na	5.3	\$12,000	per lot	\$2,124,000	\$50,000	per acre	\$1,679,500	\$2,124,000
2	13	8.3	Multi-Family	na	162	19.5	\$8,000	per unit	\$1,296,000	\$100,000	per acre	\$830,000	\$1,296,000
2	14	10.5	Commercial	na	na	na	na	na	na	\$50,000	per acre	\$525,000	\$525,000
2	15	2.9	Golf Maintenance	na	na	na	na	na	na	\$50,000	per acre	\$145,000	\$145,000
Total Budget for Parcels East of CR 545												\$16,814,509	

DEVELOPMENT PARCELS WEST OF CR 545

Phase	Parcel	Acres	Land Use	SF Units	MF Units	Units / Acre	COST PER UNIT BASIS			COST PER ACRE BASIS			BUDGET
							Unit Cost	Total Cost		Unit Cost	Total Cost		
1	4 & 5	64	Commercial	na	na	na	na	na	na	\$95,000	per acre	\$6,080,000	\$6,080,000
1	6	11.9	Multi-Family	na	144	12.1	\$14,000	per unit	\$2,016,000	\$150,000	per acre	\$1,785,000	\$2,016,000
2	2	25	Multi-Family	na	364	14.6	\$8,000	per unit	\$2,912,000	\$100,000	per acre	\$2,500,000	\$2,912,000
2	3	41.65	Single-Family	187	na	4.5	\$13,251	per lot	\$2,477,900	\$50,000	per acre	\$2,082,500	\$2,477,900
2	4	22.4	Multi-Family	na	250	11.2	\$8,000	per unit	\$2,000,000	\$100,000	per acre	\$2,240,000	\$2,240,000
2	5	29	Multi-Family	na	250	8.6	\$8,000	per unit	\$2,000,000	\$99,210	per acre	\$2,877,091	\$2,877,091
Total Budget for Parcels West of CR 545												\$18,602,991	

EXHIBIT 10
REUNION EAST CDD
LANDSCAPE, HARDSCAPE, PARKS & RECREATION
PRELIMINARY COST ESTIMATE

<u>Description</u>	<u>Cost</u>
Passive Parks	\$610,000
Pavillion Shelter	\$240,000
Overlook Deck	\$55,000
Lightning Shelter	\$40,000
Gatehouse	\$225,000
Entrance	\$800,000
Landscape/Irrigation	\$5,350,000
Sidewalks	\$775,000
I-4 Buffer	\$1,300,000
Street Lighting	\$2,450,000
Irrigation Wells & Pump Station	\$2,000,000
TOTAL =	\$13,845,000

EXHIBIT 10A
REUNION EAST CDD
LANDSCAPE, HARDSCAPE, PARKS & RECREATION
SHARED COSTS ⁽¹⁾
PRELIMINARY COST ESTIMATE

<u>Description</u>	<u>Cost</u>
Pedestrian, Bikeway & Equestrian Trails	\$4,640,000
Themed Pools	\$2,900,000
TOTAL =	\$7,540,000

(1) Cost represents Reunion East CDD's allocated cost share (58% Reunion East CDD & 42% Reunion West CDD).

Exhibit "B"

Engineer's Cost Report for Reunion East Community Development District, last revised
February 22, 2005, prepared by Miller, Einhouse Rymer & Associates, Inc.

[See attached.]

Engineer's Cost Report

For

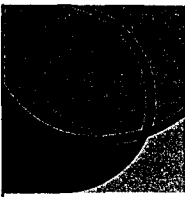


Reunion East Community Development District Osceola County, Florida

Revised: February 27, 2002 July 10, 2003
March 15, 2002 February 22, 2005
May 22, 2002
July 2, 2002
July 31, 2002
June 23, 2003

Prepared by:
Miller Einhouse Rymer & Boyd, Inc.
230 E. Monument Ave., Suite B
Kissimmee, Florida 34741

Prepared for:
Reunion East CDD Board of Supervisors
610 Sycamore Street Suite 140
Celebration, Florida 34747



Miller Einhouse Rymer & Boyd

COMMUNITY
PLANNING

February 22, 2005

PROJECT
MANAGEMENT

Mr. Tom McCarthy, Chairman
Reunion East Community Development District

CIVIL
ENGINEERING

Board of Supervisors
610 Sycamore Street, Suite 140
Celebration, FL 34747

LANDSCAPE
ARCHITECTURE

**RE: Reunion East Community Development District
Revised Engineer's Cost Report**

Dear Mr. McCarthy:

Submitted herewith is the revised Engineer's Cost Report for the Reunion East CDD. This report provides cost estimates for the Master Infrastructure proposed to be constructed with the District Boundaries; other Master Infrastructure proposed to be constructed both within and outside of the District Boundaries, which will be shared with the Reunion West CDD, and certain assessments that have been levied on the Reunion landowner for infrastructure already constructed by other governmental entities.

OFFICERS

Barry H. Rymer, R.L.A.
President

Jeffery D. Einhouse, P.E.
Executive Vice President

Steven N. Boyd, P.E.
Vice President

SENIOR ASSOCIATE

Stephen C. Besley

This revised Engineer's Cost report includes the following revisions and additions:

- The project narrative, tables and exhibits have been updated to include additional land areas to be annexed into the CDD in the near future.
- Table 1 has been revised to reflect an updated development program and total land area.
- Table 3B is included to describe the Phase 2 – 2005 Project Budget.

As District Engineer, I hereby certify that the information contained herein is accurate as of the date of this report. Please feel free to contact me directly regarding any questions you or other Supervisors may have. On behalf of our firm, we appreciate the opportunity to assist the District in these matters.

Sincerely,

500 Winderley Place
Suite 100
Maitland, FL 32751
Phone 407-838-8041
Fax 407-838-8047

Steven N. Boyd, P.E.
District Engineer

230 E. Monument Ave.
Suite B
Kissimmee, FL 34741
Phone 407-343-8192
Fax 407-343-1994

cc: Mr. Ralph Ziegler, Vice-Chairman
Mr. Jim Cooper, Supervisor
Mr. Robert Ginn, Supervisor
Mr. Tom Tukdarian, District Manager
Ms. Jan Carpenter, District Counsel
Mr. John (Sonny) Morris, Developer's Counsel

Mr. William Rizzetta, Financial Advisor
Mr. Brett Sealy, Bond Underwriter
Mr. Robert Gang, Bond Counsel
Mr. Warren S. Bloom,
Bond Underwriter's Counsel

TABLE OF CONTENTS

I.	Introduction.....	1
II.	District Boundary and Property Served.....	3
III.	Proposed District Master Infrastructure.....	3
IV.	Parcel Development Costs.....	13

EXHIBITS

1	District Boundary
2	Approved DRI Master Plan – Map H
3	Approved PUD Concept Plan
4	Reunion Parcel Development Plan
5	Legal Description
6	Parcel Development Plan
6A	Phase I Parcel 1
6B	Phase I Parcel 2
6C	Phase I Parcel 3B
6D	Phase I Parcel 6
6E	Phase II Parcel 3
6F	Phase II Parcels 2, 2A, 2B
7	Master Infrastructure Graphic Depiction
8	Master Infrastructure Cost Estimate
8A	Shared Master Infrastructure Cost Estimate
9	Parcel Development Cost Estimate
10	Landscape, Hardscape, Parks & Recreation Cost Estimate

I. INTRODUCTION

A. Description of the Reunion DRI Community

Reunion Resort & Club of Orlando is a 2078.4 acre master planned Development of Regional Impact project ("Project") designed as a mixed use destination resort, containing amongst other elements two Community Development Districts ("Reunion East" and "Reunion West"). Exhibit 1, Location Map, indicates the project is bifurcated by Interstate 4 and County Road 545, and is adjacent to County Road 532. The site is located within Osceola County. A future interchange of the Western Beltway is currently under construction at Sinclair Road just north of the project.

The approved DRI Map H, Master Development Plan for the project is included as Exhibit 2. The approved PUD Concept Plan and Zoning Map mirrors the approved DRI Map H and is included as Exhibit 3. Exhibit 4 shows the proposed conceptual Parcel Development Plan for the entire Reunion project. The development programs indicated on the conceptual master plan are consistent with the approved DRI Map H depicted on Exhibit 2 and the approved PUD Concept Plan presented as Exhibit 3.

The following table describes the approved Development Program for the entire DRI/PUD.:

Development Program

<u>Land Use</u>	<u>Total</u>
Resort Residential	6,233 units
Commercial	484,000 s.f.
Office	140,000 s.f.
Hotel	1,574 rms
Golf Course	54 holes

B. Description of Reunion East Community Development District

The original Reunion East CDD consisted of 996.41 acres. This Engineer's Report includes an updated CDD boundary that includes an additional 282.13 acres (to be annexed in the near future), bringing the total CDD area to 1,278.54 acres. A breakdown of the total area of the proposed development program within the District boundaries is summarized in Table 1. The previous and proposed boundaries of the Reunion East CDD are indicated on Exhibit 1.

TABLE 1
LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES

Parcel	Land Use	# Units		Original Area (ac.)	Annex. Area (ac.)	Total Area (ac)
Phase 1 Parcel 1	Resort Single Family	317	D.U.	80.49		80.49
Phase 1 Parcel 2	Resort Multi-Family	94	D.U.	9.3		9.3
Phase 1 Parcel 3B	Resort Multi-Family	88	D.U.	13.7		13.7
	Resort Multi-Family	82	D.U.			
Phase 1 Parcel 3A	Convention / Meeting Space	20,000	GSF	11.25		11.25
	Golf Clubhouse	8,000	GSF			
Phase 1 Parcel 4A	Resort Multi-Family	126	D.U.	11.77		11.77
Phase 1 Parcel 5A	Resort Multi-Family	112	D.U.	9.77		9.77
	Resort Multi-Family	56	D.U.			
Phase 1 Parcel 5B	Hotel	104	Rooms	36.48		36.48
	Commercial	10,000	GSF			
Phase 1 Parcel 6	Resort Multi-Family	154	D.U.	11.9		11.9
Phase 1 Parcel 7A	Resort Multi-Family	755	D.U.	36.79		36.79
	Convention / Meeting Space	30,000	GSF			
Phase 1 Parcel 7B	Resort Multi-Family	112	D.U.	8.35		8.35
Phase 1 Parcel 7C	Resort Multi-Family	154	D.U.	18.99		18.99
Phase 2 Parcel 1	Resort Single Family	94	D.U.	20.5		20.5
Phase 2 Parcel 1A	Resort Single Family	177	D.U.	33.59		33.59
Phase 2 Parcel 2A	Resort Multi-Family	176	D.U.	23		23
Phase 2 Parcel 3	Resort Single Family	187	D.U.	41.65		41.65
Phase 2 Parcel 4A	Sports & Recreation			5		5
Phase 2 Parcel 4B	Resort Multi-Family	200	D.U.	20.78		20.78
Phase 2 Parcel 5A	Resort Multi-Family	60	D.U.	6		6
Phase 2 Parcel 5B	Resort Multi-Family	300	D.U.	22.31		22.31
Phase 2 Parcel 6	Resort Multi-Family	105	D.U.		15	15
Phase 2 Parcel 7	Resort Multi-Family	36	D.U.		7.9	7.9
	Hotel	300	Rooms			
Phase 2 Parcel 8	Commercial	170,000	GSF		32.08	32.08
	Back of House	100,000	GSF			
Phase 2 Parcel 9	Commercial	66,000	GSF	8.94		8.94
Phase 2 Parcel 13	Resort Multi-Family	199	D.U.	16.9		16.9
Phase 2 Parcel 14	Fire Station			2		2
Phase 2 Parcel 15	Golf Maintenance			2.9		2.9
	Golf Course	36	Holes	226.87		226.87
	Upland Preservation			65.5	113.5	179
	Wetland Preservation			116.18	103.148	219.328
	District Right-of-Way			25.8	9	34.8
	District Drainage Areas			108.95	1.5	110.45
	Lift Station Tracts			0.75		0.75
	TOTAL=			996.41	282.13	1278.54

II. DISTRICT BOUNDARY AND PROPERTY SERVED

A. District Boundaries

Exhibit 1 delineates the boundaries of the District. The District is surrounded by I-4 on the west, CR 532 on the south, and undeveloped property to the north and east.

B. Description of Properties Served

The legal descriptions for the existing 996.41 acre CDD boundary and the 282.13 acres being annexed into the CDD are included as Exhibit 5. The land within the District consists of very well drained soils, with a significant degree of topographical relief. The groundwater table is typically well below the existing ground surface. Davenport Creek and its adjacent tributaries and wetlands traverse the District. Refer to Exhibit 2 for a graphic depiction of this system.

C. Existing Infrastructure

The Toho Water Authority has existing water and wastewater mains west of CR 545 that are sufficient to serve build-out of the District's development program. Also, excellent roadway access is provided by CR 532, CR 545 and I-4.

III. PROPOSED DISTRICT MASTER INFRASTRUCTURE

A. Summary of the Proposed District Infrastructure

The District infrastructure will generally consist of the following:

- Roadways
- Water Mains
- Wastewater Gravity Lines, Forcemains and Lift Stations
- Electrical Conduit
- Landscaping/Hardscape/Signage
- Recreation, Parks and Related Resort Amenities
- Connections to City of Kissimmee Water and Wastewater Mains

B. Roadways

The roadways within the District will consist of intersection improvements at designated project entrances along CR 532 and CR 545; two-lane collector roads as depicted on Exhibit 7, a two-lane overpass over CR 545; and shared roadways with the Reunion West CDD. The shared roadways include a two-lane overpass over I-4, and the off-site 4-laning of Sinclair Road from the northern boundary of the Reunion West CDD to CR 545.

A Municipal Service Benefit Use has been created to assess prior landowners within the District for the construction of the I-4/532 interchange. The principal amount will be shared by the East and West CDD's.

These improvements will be shared on an allocation of 42% to the Reunion West CDD and 58% to the Reunion East CDD. The allocation is based on the Equivalent Assessment Units in each District, as determined by the District's Financial Advisor.

Sidewalks will be provided as per Osceola County Land Development Regulations alongside these roadways. The roadways will consist of a subgrade, soil cement base, curbing, striping and signage as per Osceola County Land Development Regulations.

C. Water, Wastewater and Electrical Infrastructure

This infrastructure will consist of on-site potable water mains, wastewater gravity mains and forcemains, lift stations, effluent reuse irrigation mains and underground electrical cable. These facilities will be constructed in accordance with the County's Land Development Regulations, the Toho Water Authority, and the Florida Department of Environmental Protection. In addition to the on-site infrastructure, the District will reimburse its allocated share (58%) to the Toho Water Authority for prior construction of major water and wastewater mains alongside CR 545.

The potable water system includes the necessary valving, fire hydrants and individual services necessary to serve individual lots and development parcels. A Master Water System Plan has been prepared by the District Engineer, and the plan has been approved by the water provider, the Toho Water Authority. The system design provides for the necessary fire flows based on specific land uses throughout the District.

The wastewater infrastructure includes gravity lines, forcemains, lift stations and individual services necessary to serve adjacent individual lots and development parcels, consistent with the approved Master Wastewater Plan.

All water and wastewater infrastructure will be constructed by the District, and then dedicated to the Toho Water Authority for perpetual operation and maintenance.

A central master irrigation holding pond is located east of CR 545. An underground well system provides surficial groundwater as a source of non-potable water. The Toho Water Authority will provide highly treated wastewater effluent from an effluent reuse main located adjacent to CR 532. These two sources of water will be used as the sources of irrigation water for the District's

total irrigation needs. A Water Use Permit has been approved by the SFWMD with an allocation sufficient to provide the quantity of water necessary to satisfy the projected irrigation demands for the District.

Electrical cable will be constructed adjacent to all collector roadways sufficient to serve all adjacent individual lots and development parcels. Street lighting will also be included along the collector roadways. The electrical provider is Progress Energy Corporation.

D. Stormwater Management Facilities

A master stormwater system will be constructed in accordance with the Master Drainage Plan which has been permitted through the South Florida Water Management District. This system consists primarily of dry swales/ponds which are typically interconnected, and discharge at defined natural outfalls throughout the project site. Most of these dry swales/ponds are located within the two golf courses located within the District. The remaining swales/ponds are incorporated into the project as amenities.

The Reedy Creek Improvement District assesses a permit fee to discharge into its drainage system. This fee will be shared by the East and West CDD's (58% East and 42% West).

E. Landscaping/Hardscape

Landscaping/hardscape will be provided at project entrances, along the project collector roadways, and within development parcels. Xeriscape landscaping principles will be incorporated into the design to minimize the need for irrigation water. Existing specimen trees are being saved and re-located throughout the District. A substantial buffer will be constructed along I-4. Cost estimates provided herein for these uses were provided by the Project Landscape Architect, Canin and Associates, Inc.

F. Recreation and Parks

Recreation and park areas are planned within the District, which will serve the future residents of both the East and West CDD's. These amenities include an extensive bikeway, pedestrian, and equestrian trail system; boardwalks within the expansive and inter-connected upland preservation/Davenport Creek wetland system; community pools; and related recreational amenities.

A Habitat Management Plan has been approved by the Florida Game and Freshwater Fish Commission and the U.S. Fish and Wildlife Service. This plan requires the upland presentation area depicted east of I-4 and West of CR 545 to

be preserved and maintained. The District will acquire this area and the wetland conservation tracts, and maintain these systems in perpetuity.

G. Opinion of Probable Construction Costs

Table 2 presents a summary of the probable construction costs for the District's master infrastructure. A graphic depiction of the Master Civil Infrastructure and detailed back-up cost estimates are provided on Exhibits 7, 8 & 9, respectively. Exhibit 10 provides a cost estimate for the landscape, hardscape, parks and recreation items.

**TABLE 2
REUNION EAST CDD
OPINION OF PROBABLE COSTS FOR THE DISTRICT
ON-SITE INFRASTRUCTURE**

Infrastructure Item	Cost ⁽¹⁾
Roadways and Drainage	\$4,692,952
Potable Water, Wastewater, & Effluent Reuse	\$2,210,000
Electrical, Communications & Lighting	\$4,350,000
Roadway Intersection Improvements	\$1,000,000
Vehicular Crossings and Tunnels/CR 545 Bridge/Wetland Crossings	\$10,500,000
Mass Grading/Stormwater Facilities	\$3,000,000
<i>Landscaping, Hardscape, Sidewalks and Irrigation¹</i>	<i>\$2,775,000</i>
Parks, Recreation and Gatehouse	\$1,170,000
<i>Community Feature Pool & Water Park^{1,2}</i>	<i>\$6,000,000</i>
<i>2nd Davenport Creek Bridge and Road to CR 532³</i>	<i>\$6,000,000</i>
<i>Seven Eagles Community Pool Building¹</i>	<i>\$1,000,000</i>
Land for ROW, Conservation Areas and Stormwater Ponds	\$3,385,000
Subtotal =	\$40,082,952

Revisions:

1. 6/23/03
2. Nov. 11, 2004 :Developer to Acquire Community Feature Pool and Water Park:
Deduct \$6,000,000
3. Nov. 11, 2004: 2nd Davenport Creek Bridge and Road to CR 532:
Add \$6,000,000

**TABLE 2A
REUNION EAST CDD
OPINION OF PROBABLE COSTS FOR THE DISTRICT
OFF-SITE AND SHARED MASTER INFRASTRUCTURE**

Infrastructure Item	Cost ⁽¹⁾⁽²⁾
I-4 Overpass	\$2,900,000
Sinclair Road 4 Laning	\$1,700,000
Sinclair Road/Beltway 4 Lane Bridge	\$1,740,000
I-4/532 Interchange	\$870,000
Existing Toho Water Authority Water/Wastewater Mains	\$1,160,000
RCID Connection Fee	\$580,000
Landscaping, Hardscape, Sidewalks & Irrigation	\$7,540,000
Subtotal =	\$16,490,000
TOTAL =	\$56,572,952

- (1) The costs are derived from expected quantities of infrastructure multiplied by units costs typical of the construction industry in Central Florida. All costs are based on master plans for each item. Provision for professional fees at 10% are included in the costs. The costs do not include legal, administration, operation, maintenance and financing costs. (6/23/03)
- (2) Costs depicted are Reunion East CDD's allocated share (58%) of total cost.

H. 2001 Project – Phase 1

Construction of the infrastructure for the District was commenced by the Developer in 2001. The initial construction consisted of mass grading and stormwater facilities. Additional roadway, utility, landscaping, landscape, parks, recreation, and stormwater facilities construction began in 2002. The 2001 Phase I Project has been completed as of February 2005 and currently provides roadway and utility infrastructure serving Phase 1 Parcels 1, 2, 3, 4, 5, 6, and Phase 2 Parcels 1, 1A, 2, and 3.

The following permits for construction were issued for the completed Phase I Project.

- Osceola County (All Site Improvements)
- Florida Department of Environmental Protection (Water and Wastewater)
- U.S. Army Corps of Engineers (Dredge and Fill, Protected Species)
- South Florida Water Management District (Water Use, Stormwater, Wetland Impacts, Protected Species)
- The Toho Water Authority (Water, Waste-water and effluent reuse)
- ECFRPC, DCA (DRI Development Order Compliance)

The Phase 1 cost summary for the District Infrastructure, including land acquisition and capital reimbursement for off-site and shared facilities, is presented in Table 3A.

I. 2005 Project – Phase 2

The 2005 Project consists of Design, Permitting and Construction of the second bridge over Davenport Creek, a second roadway connection from the Village Center to CR 532 and the balance of all other construction not included in the Phase 1 Project.. Once complete this additional infrastructure will serve development units within Phase 2 Parcels 4, 5, 6, 7 and 8.

Permits for construction are required prior to the start of infrastructure construction. Permits from the following agencies will be required:

- Osceola County (All Site Improvements)
- Florida Department of Environmental Protection (Water and Wastewater)
- U.S. Army Corps of Engineers (Dredge and Fill, Protected Species)
- South Florida Water Management District (Water Use, Stormwater, Wetland Impacts, Protected Species)
- Toho Water Authority (Water, Waste-water and effluent reuse)

Design of the bridge has been initiated and construction on the bridge and roadway will begin in the 3rd quarter of 2005.

The 2005 Project includes the balance of all improvements described in Tables 2 and 2A which were not included in the Phase 1 Project as described by Table 3A.

The 2005 Project budget totaling \$15,432,000.00 is presented in Table 3B.

**TABLE 3B
REUNION EAST CDD
OPINION OF PROBABLE COSTS FOR THE DISTRICT
INFRASTRUCTURE 2005 PROJECT – PHASE 2**

<u>Description</u>	<u>Cost</u>
Earthwork and Mass Grading	\$3,352,952
Roadway and Drainage	\$3,032,000
Water, Wastewater and Reclaimed Water	\$3,100,000
UG Electric Duct Bank	\$500,000
2 nd Davenport Creek Bridge	\$2,400,000
Landscape, Irrigation and Sidewalks	\$2,300,000
Professional Design Fees	\$800,000
TOTAL =	\$15,484,952

IV. PARCEL DEVELOPMENT COSTS

Exhibit 9 presents a parcel by parcel breakdown of the site related development costs for each parcel located within the District boundaries. These cost estimates were prepared based on conceptual plans provided by Canin Associates, Inc., and experience on related project development by the District Engineer.

The total estimated cost for the development of these parcels is summarized in Table 4.

TABLE 4

SUMMARY OF PARCEL DEVELOPMENT COSTS

PARCEL	COSTS
Phase 1 Parcel 1	\$ 6,517,520
Phase 1 Parcel 2	\$ 1,504,000
Phase 1 Parcel 3B	\$ 2,602,989
Phase 1 Parcel 6	\$ 2,016,000
Phase 2 Parcel 3	\$ 2,477,899
Phase 2 Parcel 2, 2A & 2B	\$ 7,920,000
Total	\$ 23,038,408

V. PARCEL DEVELOPMENT

A. PHASE I PARCEL 1

Phase I Parcel 1 includes 317 single-family lots on an 80.5 acre parcel. Exhibit 6 shows the location of Phase I Parcel 1 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 1 is included as Exhibit 6A. The site is designed with rear facing garages with access from rear yard alleys.

The construction of Phase I Parcel 1 requires the completion of the CR 545 intersection and Reunion East CDD roadway, which will provide access to Phase I Parcel 1. Additionally, one segment of roadway internal to Phase I Parcel 1 has been identified as a Reunion East CDD Infrastructure Element. The roadways associated with Phase I Parcel 1 that are classified as Reunion East CDD Infrastructure elements are identified as segments 'F-G' and 'G-H' on Exhibit 7.

The roadways east of CR 545 providing access to Phase I Parcel 1 include intersection improvements at designated project entrances along CR 532 and a two-lane collector road as depicted on Exhibit 7.

Infrastructure roadways and roadways internal to Phase I Parcel I will be two-lane urban section roadways constructed per Osceola County Land Development Regulations. Sidewalks will be provided as per Osceola County Land Development Regulations alongside these roadways.

Opinion of Probable Construction Costs

Table 4A presents a summary of the probable construction costs for Phase I Parcel 1. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

Permitting Status

Phase I Parcel 1 has received the necessary zoning, preliminary plan, and final construction document approvals necessary to begin construction. A summary of permits related to this parcel is listed in Table 4B.

Construction Status

Construction of Phase I Parcel 1 has been completed in accordance with the Construction documents and associated permits.

TABLE 4A
REUNION EAST CDD
PHASE 1 PARCEL 1
OPINION OF PROBABLE COSTS

Infrastructure Item	Total for Phase 1 Parcel 1 Land Area	Reunion East CDD Infrastructure Component	Parcel Development Value
Roadways and Drainage	\$ 2,355,211	\$ 551,965	\$ 1,803,246
Potable Water, Wastewater & Effluent Reuse	\$ 1,106,688	\$ 149,049	\$ 957,639
Electrical, Communications & Lighting	\$ 190,200	\$ 6,000	\$ 184,200
Mass Grading	\$ 601,620	\$ -	\$ 601,620
Landscaping, Hardscape, Sidewalks and Irrigation	\$ 1,225,059	\$ 166,093	\$ 1,058,965
Parks, Recreation and Gatehouse	\$ 198,250	\$ -	\$ 198,250
Other On-Site Amenities (Pool, Active Recreation)	\$ 550,000	\$ -	\$ 550,000
Sub Total Hard Costs	\$ 6,227,028	\$ 873,107	\$ 5,353,920
Contingency 10%	\$ 622,703	\$ 87,311	\$ 535,392
Soft Costs			
Design Fees	\$ 362,210	\$ 45,000	\$ 317,210
Surveying and Platting	\$ 55,650	\$ -	\$ 55,650
Testing Services	\$ 137,760	\$ 16,260	\$ 121,500
Permitting and Inspection Fees	\$ 101,588	\$ 21,828	\$ 133,848
Wastewater Impact Fee	NA	NA	NA
Sub Total Soft Costs	\$ 657,208	\$ 83,088	\$ 628,208
Grand Totals	\$ 7,506,938	\$ 1,043,506	\$ 6,517,520

TABLE 4B

REUNION EAST CDD

PHASE 1 PARCEL 1
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

<u>AGENCY / Permit</u>	<u>Approval Status</u>
<u>State of Florida Department of Community Affairs</u>	
NOPC 3	Approved
<u>South Florida Water Management District</u>	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 1 Parcel 1	Approved
Consumptive Use Permit for Irrigation Water	Approved
<u>Osceola County</u>	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Approved & Recorded
<u>City of Kissimmee Water and Wastewater Department</u>	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
<u>Florida Department of Environmental Protection</u>	
Potable Water Distribution System Construction Permit	Approved
Wastewater Collection System Construction Permit	Approved
Wastewater Lift Station Permit	Approved

B. PHASE I PARCEL 2

Phase I Parcel 2 includes 94 development units on a 9.3 acre parcel. Exhibit 6 shows the location of Phase I Parcel 2 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 2 is included as Exhibit 6B.

Phase 1 Parcel 2 will have direct access to CR 545. The internal streets and sidewalks for Phase I Parcel 2 will be constructed per Osceola County Land Development Regulations.

Opinion of Probable Construction Costs

Table 5A presents a summary of the probable construction costs for Phase I Parcel 2. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7. For detailed information regarding CDD infrastructure costs, refer to the Engineer's Cost Report for Reunion East Community Development District.

Permitting Status

Phase I Parcel 2 has received the necessary zoning, preliminary plan, and final construction document approvals necessary to begin construction. A summary of permits related to this parcel is listed in Table 5B.

Construction Status

Construction of Phase I Parcel 2 has been completed in accordance with the Construction documents and associated permits.

TABLE 5A
REUNION EAST CDD
PHASE 1 PARCEL 2
OPINION OF PROBABLE COSTS

Infrastructure Item	Total for Phase 1 Parcel 2 Land Area	Reunion East CDD Infrastructure Component	Parcel Development Value
Roadways and Drainage	\$ 382,210	\$ 182,297	\$ 199,913
Potable Water, Wastewater & Effluent Reuse	\$ 271,972	\$ 213,488	\$ 58,484
Electrical, Communications & Lighting	\$ 37,600	\$ -	\$ 37,600
Mass Grading	\$ 196,544	\$ 48,006	\$ 148,538
Landscaping, Hardscape, Sidewalks and Irrigation	\$ 425,500	\$ 100,000	\$ 325,500
Other On-Site Amenities (Pool, Active Recreation)	\$ 450,000	\$ -	\$ 450,000
Sub Total Hard Costs	\$ 1,763,826	\$ 543,791	\$ 1,220,035
Contingency 10%	\$ 176,383	\$ 54,379	\$ 122,004
Soft Costs			
Design Fees	\$ 155,360	\$ 30,000	\$ 125,360
Surveying and Platting	\$ 25,000	\$ -	\$ -
Testing Services	\$ 76,950	\$ -	\$ -
Permitting and Inspection Fees	\$ 52,915	\$ 16,314	\$ 36,601
Wastewater Impact Fee	NA	NA	NA
Sub Total Soft Costs	\$ 310,225	\$ 46,314	\$ 161,961
Grand Totals	\$ 2,250,434	\$ 644,484	\$ 1,504,000

TABLE 5B

REUNION EAST CDD

PHASE 1 PARCEL 2
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

<u>AGENCY / Permit</u>	<u>Approval Status</u>
<u>State of Florida Department of Community Affairs</u>	
NOPC 3	Approved
<u>South Florida Water Management District</u>	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 2 Parcel 1	Approved
Consumptive Use Permit for Irrigation Water	Approved
<u>Osceola County</u>	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Approved
<u>City of Kissimmee Water and Wastewater Department</u>	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
<u>Florida Department of Environmental Protection</u>	
Potable Water Distribution System Construction Permit	Approved
Wastewater Collection System Construction Permit	Approved

C. PHASE I PARCEL 3B

Phase I Parcel 3B includes entitlements for a maximum of 88 development units on a 13.70 acre parcel. The current site plan shows 84 development units due to the location of the initial entrance road that will be replaced by the planned CR 545 overpass. Exhibit 6 shows the location of Phase I Parcel 3B and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 3B is included as Exhibit 6C.

Phase I Parcel 3B will have direct access to CR 545 via the CDD Infrastructure Roadway. The internal streets and sidewalks for Phase I Parcel 3B will be constructed per Osceola County Land Development Regulations.

Opinion of Probable Construction Costs

Table 6A presents a summary of the probable construction costs for Phase I Parcel 3B. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

Permitting Status

Phase I Parcel 3B has received the necessary zoning, and preliminary plan approvals. Final construction documents are currently being processed through Osceola County, the City of Kissimmee, the South Florida Water Management District, and the Florida Department of Environmental Protection. A summary of permits related to this parcel is listed in Table 6B.

Construction Status

Construction of Phase I Parcel 3B has been completed in accordance with the Construction documents and associated permits.

TABLE 6A
REUNION EAST CDD
PHASE 1 PARCEL 3B
OPINION OF PROBABLE COSTS

Infras tructure Item	Total for Phase 1 Parcel 3B Land Area	Reunion East CDD Infrastructure Component	Parcel Development Value
Roadways and Drainage	\$ 380,178	\$ -	\$ 380,178
Potable Water, Wastewater & Effluent Reuse	\$ 200,520	\$ -	\$ 200,520
Electrical, Communications & Lighting	\$ 240,000	\$ -	\$ 240,000
Mass Grading	\$ 202,500	\$ -	\$ 202,500
Landscaping, Hardscape, Sidewalks and Irrigation	\$ 850,000	\$ -	\$ 850,000
Other On-Site Amenities (Pool, Active Recreation)	\$ 513,871	\$ 500,000	\$ 13,871
Sub Total Hard Costs	\$ 2,387,069	\$ 500,000	\$ 1,887,069
Contingency 10%	\$ 238,707	\$ 50,000	\$ 188,707
Soft Costs			
Design Fees	\$ 238,707		\$ 238,707
Surveying and Platting	\$ 13,000	\$ -	\$ -
Testing Services	\$ 100,000	\$ -	\$ -
Permitting and Inspection Fees	\$ 71,612	\$ 15,000	\$ 56,612
Wastewater Impact Fee	\$ 231,894	NA	\$ 231,894
Sub Total Soft Costs	\$ 655,213	\$ 15,000	\$ 527,213
Grand Totals	\$ 3,280,989	\$ 565,000	\$ 2,602,989

TABLE 6B

REUNION EAST CDD

PHASE 1 PARCEL 3B
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

<u>AGENCY / Permit</u>	<u>Approval Status</u>
<u>State of Florida Department of Community Affairs</u>	
NOPC 3	Approved
<u>South Florida Water Management District</u>	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 1 Parcel 3b	Approved
Consumptive Use Permit for Irrigation Water	Approved
<u>Osceola County</u>	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Pending
<u>City of Kissimmee Water and Wastewater Department</u>	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
<u>Florida Department of Environmental Protection</u>	
Potable Water Distribution System Construction Permit	Approved
Wastewater Collection System Construction Permit	Approved

D. PHASE I PARCEL 6

Phase I Parcel 6 includes a maximum of 144 development units on a 11.90 acre parcel. Exhibit 6 shows the location of Phase I Parcel 6 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 6 is included as Exhibit 6D.

Phase 1 Parcel 6 will have direct access to CR 532 via the CDD Infrastructure Roadway. The internal streets and sidewalks for Phase I Parcel 6 will be constructed per Osceola County Land Development Regulations.

Opinion of Probable Construction Costs

Table 7A presents a summary of the probable construction costs for Phase I Parcel 6. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

Permitting Status

Phase I Parcel 6 has received the necessary zoning, and preliminary plan approvals. Final construction documents are currently being processed through Osceola County, the City of Kissimmee, the South Florida Water Management District, and the Florida Department of Environmental Protection. A summary of permits related to this parcel is listed in Table 7B.

Construction Status

Construction of Phase I Parcel 6 has been completed in accordance with the Construction documents and associated permits.

TABLE 7A
REUNION EAST CDD
PHASE 1 PARCEL6
OPINION OF PROBABLE COSTS

Infrastructure Item	Total for Phase 1 Parcel 6 Land Area	Reunion East CDD Infrastructure Component	Parcel Development Value
Roadways and Drainage	\$ 426,226	\$ -	\$ 426,226
Potable Water, Wastewater & Effluent Reuse	\$ 213,054	\$ -	\$ 213,054
Electrical, Communications & Lighting	\$ 57,600	\$ -	\$ 57,600
Mass Grading	\$ 415,022	\$ 312,496	\$ 102,526
Landscaping, Hardscape, Sidewalks and Irrigation	\$ 300,000	\$ -	\$ 300,000
Parks, Recreation and Gatehouse	\$ 80,000	\$ -	\$ 80,000
Other On-Site Amenities (Pool, Active Recreation)	\$ 450,000		\$ 450,000
Sub Total Hard Costs	\$ 1,941,902	\$ 312,496	\$ 1,629,406
Contingency 10%	\$ 194,190	\$ 31,250	\$ 162,941
Soft Costs			
Design Fees	\$ 174,771		\$ 174,771
Surveying and Platting	\$ 12,000	\$ -	\$ -
Testing Services	\$ 100,000	\$ -	\$ -
Permitting and Inspection Fees	\$ 58,257	\$ 9,375	\$ 48,882
Wastewater Impact Fee	NA	NA	NA
Sub Total Soft Costs	\$ 345,028	\$ 9,375	\$ 223,653
Grand Totals	\$ 2,481,120	\$ 353,120	\$ 2,016,000

TABLE 7B

REUNION EAST CDD

PHASE 1 PARCEL 6
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

<u>AGENCY / Permit</u>	<u>Approval Status</u>
<u>State of Florida Department of Community Affairs</u>	
NOPC 3	Approved
<u>South Florida Water Management District</u>	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 1 Parcel 6	Approved
Consumptive Use Permit for Irrigation Water	Approved
<u>Osceola County</u>	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Pending
<u>City of Kissimmee Water and Wastewater Department</u>	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
<u>Florida Department of Environmental Protection</u>	
Potable Water Distribution System Construction Permit	Approved
Wastewater Collection System Construction Permit	Approved

E. PHASE II PARCEL 3

Phase II Parcel 3 includes 187 single-family lots on a 41.65 acre parcel. Exhibit 6 shows the location of Phase II Parcel 3 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase II Parcel 3 is included as Exhibit 6E. The site is designed with rear facing garages with access from rear yard alleys.

Phase II Parcel 3 will obtain access from CR 532 via the Reunion Resort Entrance Road, which will be constructed by the Reunion East CDD. This roadway is depicted on Exhibit 7 as infrastructure element 'B-D'.

Infrastructure roadways and roadways internal to Phase II Parcel 3 will be two-lane urban section roadways constructed per Osceola County Land Development Regulations. Sidewalks will be provided as per Osceola County Land Development Regulations alongside these roadways.

Opinion of Probable Construction Costs

Table 8A presents a summary of the probable construction costs for Phase II Parcel 3. The table also separates the parcel development costs from the Reunion East CDD Infrastructure component. A graphic depiction of the Reunion East CDD Master Civil Infrastructure is provided as Exhibit 7.

Permitting Status

Phase II Parcel 3 has received the zoning and preliminary plan approvals. Construction plans are currently being processed through Osceola County, the South Florida Water Management District, the City of Kissimmee, and the Florida Department of Environmental Protection. A summary of permits related to this parcel is listed in Table 8B.

Construction Status

Construction of Phase II Parcel 3 has been completed in accordance with the Construction documents and associated permits.

TABLE 8A
REUNION EAST CDD
PHASE 2 PARCEL 3
OPINION OF PROBABLE COSTS

Infrastructure Item	Total for Phase 2 Parcel 3 Land Area	Reunion East CDD Infrastructure Component	Parcel Development Value
Roadways and Drainage	\$ 654,500	\$ -	\$ 654,500
Potable Water, Wastewater & Effluent Reuse	\$ 504,900	\$ -	\$ 504,900
Electrical, Communications & Lighting	\$ 74,800	\$ -	\$ 74,800
Mass Grading	\$ 374,000	\$ -	\$ 374,000
Landscaping, Hardscape, Sidewalks and Irrigation	\$ 280,500	\$ -	\$ 280,500
Parks, Recreation and Gatehouse	\$ 63,494	\$ -	\$ 63,494
Sub Total Hard Costs	\$ 1,952,194	\$ -	\$ 1,952,194
Contingency 10%	\$ 195,219	\$ -	\$ 195,219
Soft Costs			
Design Fees	\$ 156,176	\$ -	\$ 156,176
Surveying and Platting	\$ 32,850	\$ -	\$ 32,850
Testing Services	\$ 82,894	\$ -	\$ 82,894
Permitting and Inspection Fees	\$ 58,566	\$ -	\$ 58,566
Wastewater Impact Fee	NA	NA	\$ -
Sub Total Soft Costs	\$ 330,485	\$ -	\$ 330,485
Grand Totals	\$ 2,477,899	\$ -	\$ 2,477,899

TABLE 8B

REUNION EAST CDD

PHASE 2 PARCEL 3
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

<u>AGENCY / Permit</u>	<u>Approval Status</u>
<u>State of Florida Department of Community Affairs</u>	
NOPC 3	Approved
<u>South Florida Water Management District</u>	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 2 Parcel 3	Approved
Consumptive Use Permit for Irrigation Water	Approved
<u>Osceola County</u>	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Pending
<u>City of Kissimmee Water and Wastewater Department</u>	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
<u>Florida Department of Environmental Protection</u>	
Potable Water Distribution System Construction Permit	Approved
Wastewater Collection System Construction Permit	Approved

F. PHASE II PARCELS 2, 2A & 2B

Phase II Parcels 2, 2A & 2B consist of the development parcels located on either side of the Reunion Resort Entrance Road adjacent to CR 532.

Phase 2 Parcel 2 includes a community building.

Phase 2 Parcel 2A will include future riding facilities.

Phase 2 Parcel 2B includes 176 Resort Multi-Family units.

Opinion of Probable Construction Costs

Table 9A presents a summary of the probable development and construction costs for Phase II Parcels 2, 2A and 2B .

Permitting Status

Permits have been issued by Osceola County, the South Florida Water Management District, Toho Water Authority, and the Florida Department of Environmental Protection.

Construction Status

Construction of Phase 2 Parcels 2, 2A and 2B began in 2004 and is scheduled to be completed in 2005.

TABLE 9A
REUNION EAST CDD
PHASE 2 PARCELS 2, 2A & 2B
OPINION OF PROBABLE COSTS

Infrastructure Item	Total for Phase 2 Parcel 2, 2A & 2B Land Areas	Reunion East CDD Infrastructure Component	Parcel Development Value
Roadways and Drainage	\$ 884,446	\$ -	\$ 884,446
Potable Water, Wastewater & Effluent Reuse	\$ 359,600	\$ -	\$ 359,600
Electrical, Communications & Lighting	\$ 48,400	\$ -	\$ 48,400
Mass Grading	\$ 270,000	\$ -	\$ 270,000
Landscaping, Hardscape, Sidewalks and Irrigation	\$ 800,000	\$ -	\$ 800,000
Other On-Site Amenities (Pool, Active Recreation)	\$ 800,000	\$ -	\$ 800,000
Community Building ¹	\$ 1,800,000	\$ -	\$ 1,800,000
Riding Stables & Facilities	\$ 600,000	\$ -	\$ 600,000
		\$ -	\$ -
Sub Total Hard Costs ¹	\$ 5,562,446	\$ -	\$ 5,562,446
Contingency 10% ¹	\$ 556,245	\$ -	\$ 556,245
Soft Costs			
Design Fees			
Civil, Landscape, Architect, Others	\$ 259,327	\$ -	\$ 259,327
Community Building ¹	\$ 220,000	\$ -	\$ 220,000
Equestrian Center ¹	\$ 73,400	\$ -	\$ 73,400
Surveying and Platting	\$ 31,000	\$ -	\$ 31,000
Testing Services	\$ 86,865	\$ -	\$ 86,865
Permitting and Inspection Fees	\$ 449,296	\$ -	\$ 449,296
Wastewater Impact Fee	\$ 681,421	\$ -	\$ 681,421
Sub Total Soft Costs ¹	\$ 1,801,309	\$ -	\$ 1,801,309
Grand Totals¹	\$ 7,920,000	\$ -	\$ 7,920,000

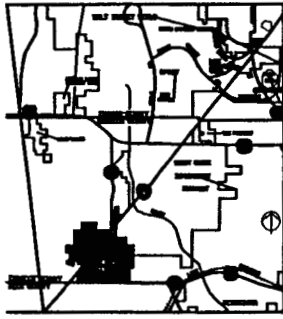
¹ Revised 9/26/03

TABLE 9B



REUNION EAST CDD

**PHASE 2 PARCELS 2, 2A AND 2B
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS**

AGENCY / Permit	Approval Status
<i>State of Florida Department of Community Affairs</i>	
NOPC 4	Approved
<i>South Florida Water Management District</i>	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 2 Parcel 2	Approved
Consumptive Use Permit for Irrigation Water	Approved
<i>Osceola County</i>	
NOPC4	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Approved
<i>City of Kissimmee Water and Wastewater Department</i>	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
<i>Florida Department of Environmental Protection</i>	
Potable Water Distribution System Construction Permit	Approved
Wastewater Collection System Construction Permit	Approved



Location Map

-  CDD East Original Area
-  Area To Be Annexed Into The CDD

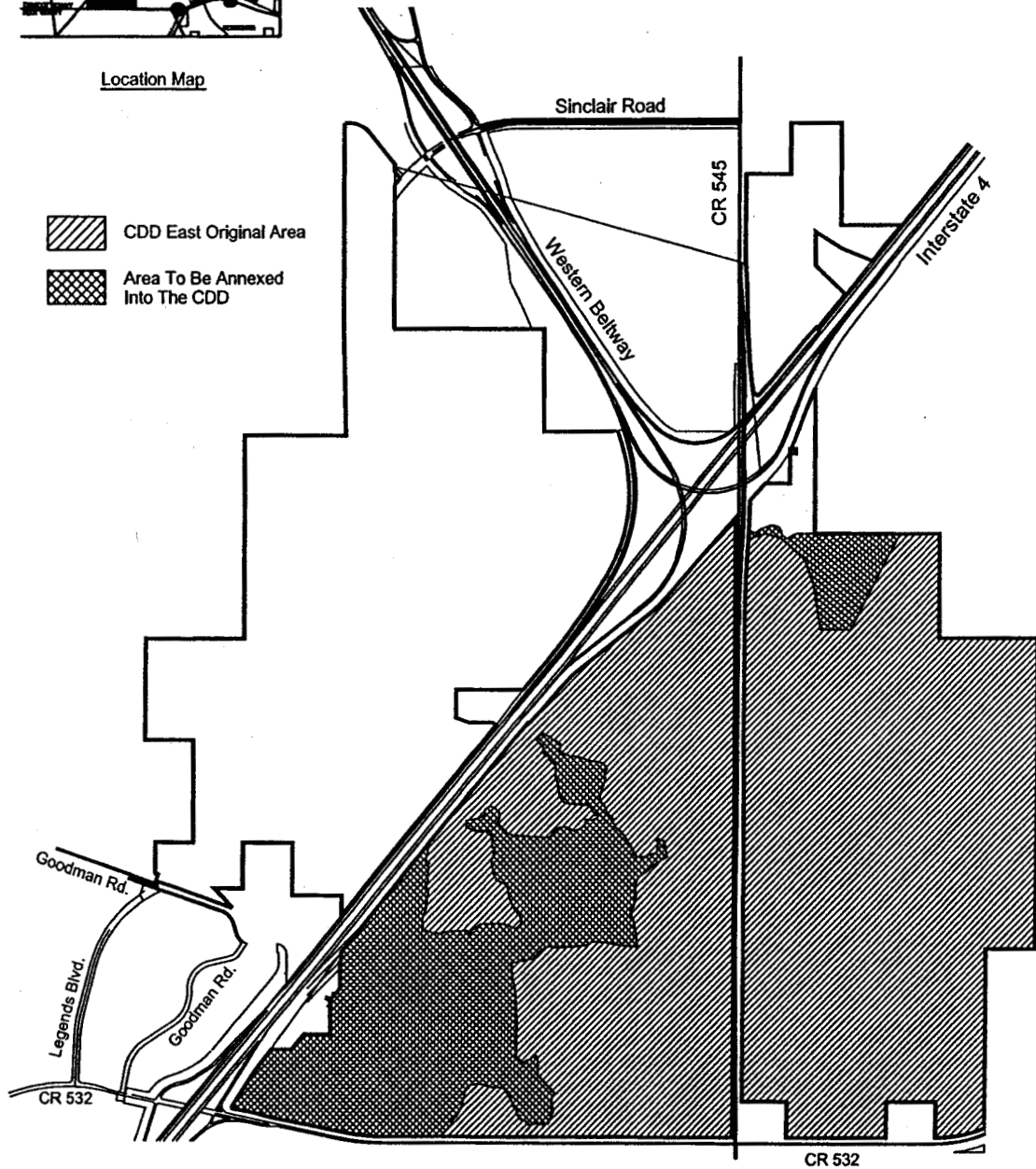
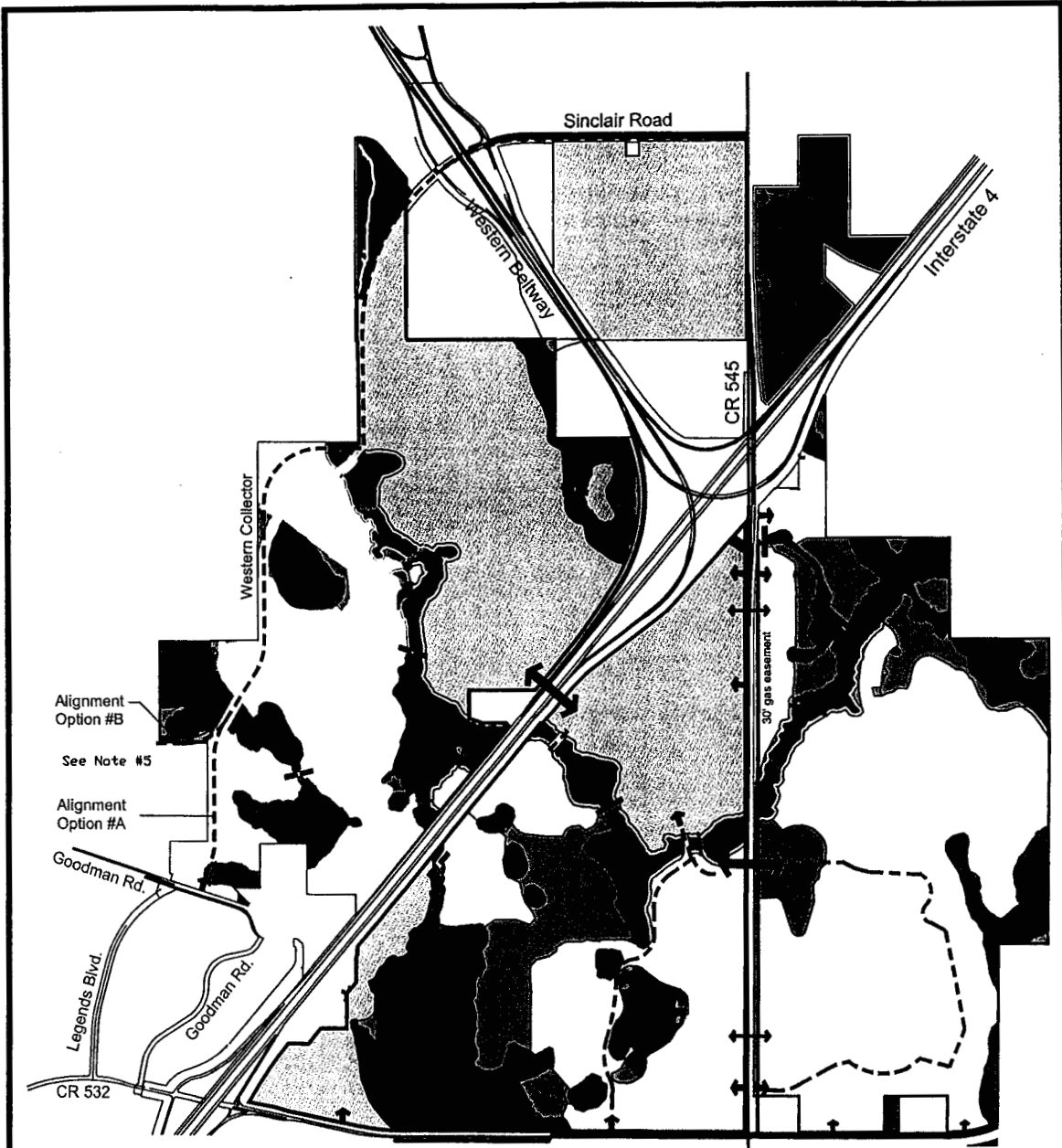


Exhibit 1
 Reunion East Community Development District
 District Boundaries

Revised June, 2004





PREDOMINANT USE ACREAGE ANALYSIS

	Acres
Residential (2) (3)	872.00
Mixed Use (2) (3)	610.12
Resort (2) (3)	22.53
Commercial (2) (3)	20.92
Hotel (2) (3)	55.25
Sheriff and Fire Substation (4)	2.03
Wetland Conservation	432.80
Upland Preservation	147.05
Buffers	63.88
Open Space	.36
Total	2226.94

LEGEND

- 50' Buffer from Davenport Creek Corridor
- 25' Buffer from All Other Wetlands
- ↔ Roadway Overpass (1)
- ↔ Pedestrian/Golf Cart Overpass (1) or Tunnel
- ← Access / Road R.O.W. (1)
- Golf Cart/Pedestrian Crossing (1)
- Internal Access/Collector Corridor (1)
- Golf Course Wetland Flyover (1)

NOTES

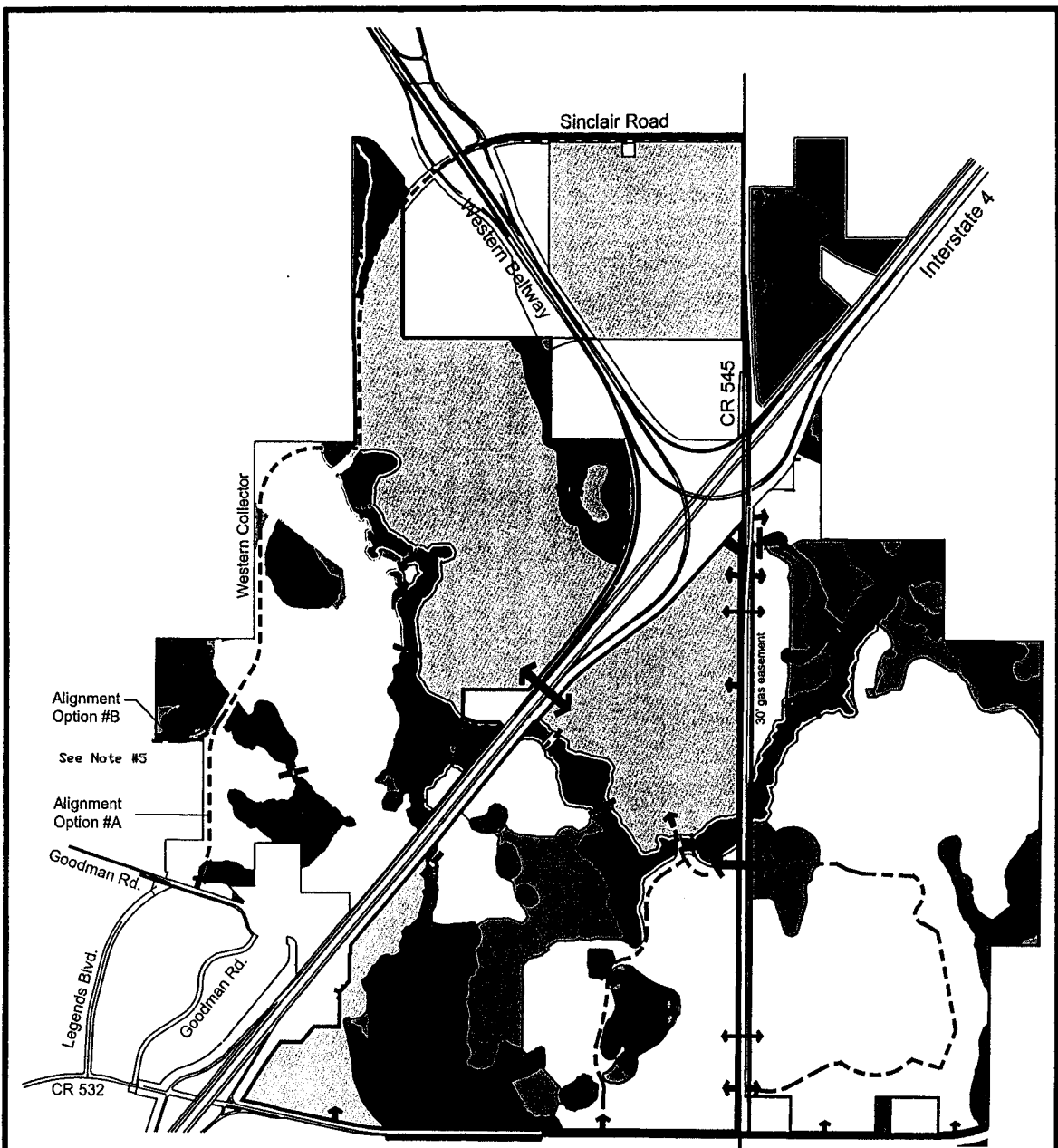
- (1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.
- (2) Guest check-in, resort administration/sales, support laundry and maintenance and related resort facilities permitted in all land use categories except wetland conservation, upland preservation and buffers.
- (3) Development parcels include a minimum of 400 acres of golf courses and up to 100 acres of neighborhood commercial. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.
- (4) Should the Osceola County Sheriffs Office or Fire Dept. choose not to accept the site as shown, the site will revert to Residential Land Use.
- (5) Extension of road to C.R. 532 based on outcome of traffic study as per Development Order Condition 4.13.10 (F).

Exhibit 2
Reunion Resort & Club
DRI Map H - Master Development Plan
 October, 2003



Miller Einhouse Rymer & Boyd
 ■ Community Planning
 ■ Project Management
 ■ Civil Engineering
 ■ Landscape Architecture

The Summit Group
 Land Development Services
 1861 Chumuck Trail
 Maitland, FL 32751
 (407) 492-7865 FAX (407) 673-8068



PREDOMINANT USE ACREAGE ANALYSIS

Use Category	Acres
Residential (2) (3)	872.00
Mixed Use (2) (3)	610.12
Resort (2) (3)	22.53
Commercial (2) (3)	20.92
Hotel (2) (3)	55.25
Sheriff and Fire Substation (4)	2.03
Wetland Conservation	432.80
Upland Preservation	147.05
Buffers	63.88
Open Space	.36
Total	2226.94

LEGEND

- 50' Buffer from Davenport Creek Corridor
- 25' Buffer from All Other Wetlands
- ↔ Roadway Overpass (1)
- ↔ Pedestrian/Golf Cart Overpass (1) or Tunnel
- ← Access / Road R.O.W. (1)
- Golf Cart/Pedestrian Crossing (1)
- Internal Access/Collector Corridor (1)
- Golf Course Wetland Flyover (1)

NOTES

- (1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.
- (2) Guest check-in, resort administration/sales, support laundry and maintenance and related resort facilities permitted in all land use categories except wetland conservation, upland preservation and buffers.
- (3) Development parcels include a minimum of 400 acres of golf courses and up to 100 acres of neighborhood commercial. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.
- (4) Should the Osceola County Sheriff's Office or Fire Dept. choose not to accept the site as shown, the site will revert to Residential Land Use.
- (5) Extension of road to CR. 532 based on outcome of traffic study as per Development Order Condition 4.13.10 (F).

Exhibit 3
Reunion Resort & Club
PUD Master Plan - PD04-00007
 October 2003



Miller
Einhorn
Rymer &
Boyd

- Community Planning
- Project Management
- Civil Engineering
- Landscape Architecture

200 East Memorial Ave., Suite B
 Kissimmee, Florida 34741

Phone (888) 343-4192
 Fax (888) 343-1984
 www.MERB.com

The Summit Group
 Land Development Services
 1861 Chinook Trail
 Maitland, FL 32751
 (407) 492-7668 FAX (407) 673-8068



REUNION

RESORT & RESIDENCES

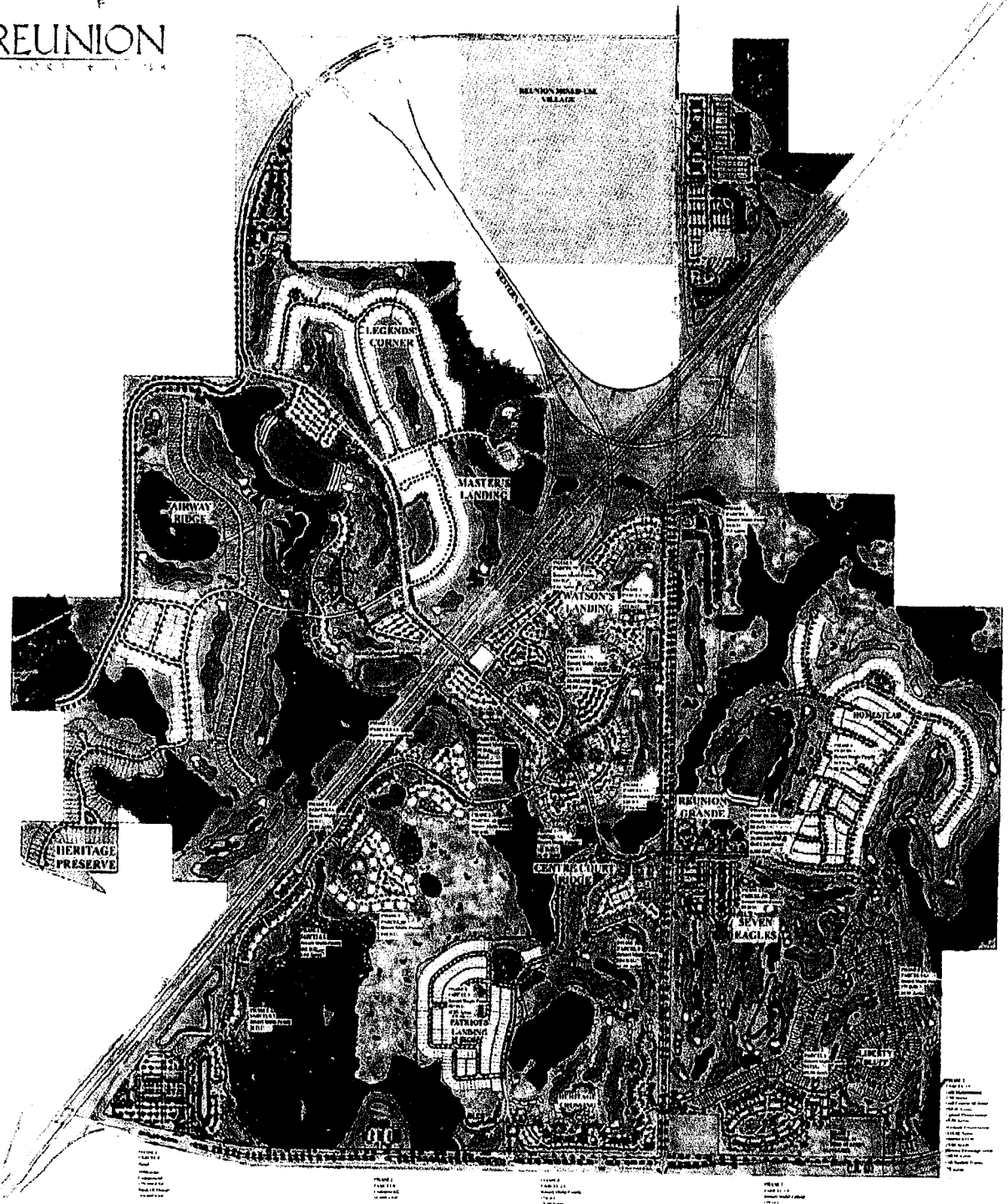


PLATE 1
 100' x 100'
 100' x 100'
 100' x 100'
 100' x 100'

PLATE 2
 100' x 100'
 100' x 100'
 100' x 100'

PLATE 3
 100' x 100'
 100' x 100'
 100' x 100'

PLATE 4
 100' x 100'
 100' x 100'
 100' x 100'

PLATE 5
 100' x 100'
 100' x 100'
 100' x 100'

Exhibit 4

C.D.D. REUNION MASTER PLAN UPDATE



GRAPHIC SCALE
 0 100 200
 (FEET)
 JANUARY 01, 2005

EXHIBIT 5

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION #1 – ORIGINAL REUNION EAST CDD:

Lot 3, Block 2, and a portion of Lot 2, Block 2, Magnolia Creek, according to the plat thereof, as recorded in Plat Book 12, Pages 70 through 79 of the Public Records of Osceola County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of said Lot 3, Block 2, being a point on the North right of way line of County Road 532 and a point on a non-tangent curve, concave northwesterly, having a radius of 1810.08 feet and a central angle of $21^{\circ}05'10''$; thence on a chord bearing of $S 79^{\circ}28'51'' W$, run 666.15 feet along the arc of said curve and along said North Right of Way line and the South line of said Block 2, Lot 3 to the point of tangency thereof; thence run $N 89^{\circ}58'34'' W$, along said North Right of Way line and along said South line of Block 2, Lot 3, a distance of 12.49 feet; thence departing said North Right of Way line and said South line of Block 2, Lot 3, run $N 00^{\circ}26'04'' E$, a distance of 463.41 feet; thence run $N 89^{\circ}59'34'' W$, a distance of 663.76 feet; thence run $S 00^{\circ}23'38'' W$, a distance of 463.21 feet to said North Right of Way line and the South line of said Block 2, Lot 3; thence run $N 89^{\circ}58'34'' W$, along said North Right of Way line and along said South line of Block 2, Lot 3, a distance of 1326.86 feet; thence departing said North Right of Way line and said South line of Block 2, Lot 3, run $N 00^{\circ}18'46'' E$, a distance of 462.81 feet; thence run $N 89^{\circ}59'34'' W$, a distance of 601.76 feet to the Easterly Right of Way line of County Road 545 and the Westerly line of said Lot 3, Block 2; thence $N 00^{\circ}16'21'' E$ along the Easterly Right of Way line of said County Road No. 545 and the Westerly line of said Lot 3, Block 2 to an intersection with the Northerly line of said Lot 3 Block 2; thence continue $N 00^{\circ}16'21'' E$ along the Westerly line of said Lot 2, Block 2, and the said Easterly Right of Way line of County Road No. 545; thence continue along said Easterly Right of Way line and said Westerly line of Lot 2, Block 2, $N 00^{\circ}12'39'' E$ a distance of 2660.71 feet; thence continue along said Easterly Right of Way line of County Road 545 and the Westerly line of said Lot 2, Block 2 a distance of 1491.61 feet to an intersection with the Easterly line of Interstate Highway No.4 (State Road No. 400) per the State of Florida Department of Transportation Western Beltway Part C, Section 1, Financial Project Number 403497-2 Right of Way map; thence along said Easterly Right of Way line the following three courses; $S 89^{\circ}47'41'' E$ a distance of 4.60 feet to an arc of a circular curve concave Easterly having a radius of 11385.00 feet and a chord bearing of $N 02^{\circ}19'48'' E$ thence Northeasterly along the arc of said curve through a central angle of $04^{\circ}22'52''$ a distance of 870.55 feet to a point of compound curvature of a circular curve concave easterly having a radius of 10074.00 feet and a chord bearing of $N 03^{\circ} 58'20'' E$; thence Northerly along the arc of said curve through a central angle of $01^{\circ}20'55''$ a distance of 237.10 feet to an intersection with the Northerly line of said Lot 2, Block 2; thence departing said Easterly right of way line the Block 2, Lot 2; thence run the following six courses and distances along said North line of said Block 2, Lot 2; thence run $N 74^{\circ}37'08'' E$, a distance of 242.75 feet; thence run $S 73^{\circ}56'21'' E$, a distance of 220.31 feet; thence run $S 48^{\circ}33'06'' E$, a distance of 405.84 feet; thence run $S 20^{\circ}18'07'' E$, a distance of 338.15 feet; thence run $S 08^{\circ}52'24'' E$, a distance of 581.78 feet; thence run $S 89^{\circ}50'23'' E$, a distance of 400.32 feet; thence run $N 28^{\circ}34'06'' E$, a distance of 1394.46 feet; thence run $S 89^{\circ}54'13'' E$, a distance of 528.49 to the northeast corner of said Lot 2, Block 2; thence along the Easterly line of said Lot 2, Block; thence run $S 00^{\circ}06'57'' W$, a distance of 1331.67 feet; thence run $S 89^{\circ}56'59'' E$, a distance of 1326.84 feet; thence run $S 00^{\circ}06'28'' W$, a distance of 1330.53 feet; thence run $S 00^{\circ}36'14'' W$, a distance of 2657.79 feet to the Southeast corner of Lot 2, Block 2; thence run $S 89^{\circ}57'42'' W$, a distance of

659.58 feet to the Easterly line of said Lot 3, Block 2; thence run S 00°21'16" W, a distance of 617.40 feet; thence run S 00°21'16" W, a distance of 1715.50 feet to the Point of Beginning.

Together with:

A Portion of Lots 1, 2 and 3 of Block 1 of the record plat of Magnolia Creek as recorded in plat book 12, pages 70-79 of the public records of Osceola County, Florida and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 2, Thence North 00°16'21" East, along said east line of Lot 2 and also the westerly right-of-way line of County Road 545, a distance of 1301.52 feet to the southeast corner of said Lot 3, Thence North 00°13'46" East, along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, a distance of 3809.53 feet; Thence continuing along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, North 00°12'20" East a distance of 2562.04 feet; Thence North 00°12'04" East a distance of 308.67 feet to a point on the easterly proposed right-of-way line of Interstate 4; Thence departing said east line of Lot 3 and also the westerly right-of-way line of County Road 545, South 42°29'59" West along said easterly proposed right-of-way line, a distance of 1403.39 feet to a point of curvature, concave northwesterly, having a radius of 1452.75 feet, an included angle of 10°40'23", (Chord Bearing South 47°50'07" West, Chord Distance of 270.22 feet) run along said easterly proposed right-of-way line and said curve a distance of 270.62 feet to a point of tangency, Thence South 53°10'18" West a distance of 1160.04 feet to a point of curvature, concave southeasterly, having a radius of 1905.99 feet, an included angle of 13°01'53", (Chord Bearing South 46°39'22" West, Chord Distance of 432.57 feet) run along said easterly proposed right-of-way line and said curve a distance of 433.50 feet to a point of tangency, Thence South 40°08'25" West a distance of 340.00 feet; Thence South 42°53'19" West a distance of 250.29 feet; Thence North 49°52'13" West a distance of 18.00 feet to the Easterly right-of-way line per Florida Department Of Transportation R-O-W Map Section No. 92130-2401, Thence South 40°08'26" West along said Easterly right-of-way, a distance of 2073.14 feet to a point; Thence departing said Easterly right-of-way, South 10°29'59" East a distance of 39.00 feet; Thence South 02°50'19" East a distance of 82.26 feet; Thence South 38°21'48" West a distance of 43.67 feet; Thence South 11°29'39" East a distance of 46.71 feet; Thence South 56°11'27" East a distance of 50.34 feet; Thence South 57°52'13" West a distance of 47.50 feet; Thence South 57°41'21" East a distance of 25.42 feet; Thence South 05°37'06" East a distance of 31.23 feet; Thence South 03°59'27" West a distance of 57.42 feet; Thence South 30°20'37" West a distance of 25.15 feet; Thence South 00°00'00" West a distance of 39.51 feet; Thence South 36°44'31" East a distance of 22.34 feet; Thence South 09°25'09" West a distance of 44.80 feet; Thence North 60°15'41" West a distance of 26.82 feet; Thence South 08°41'35" West a distance of 54.54 feet; Thence South 47°33'27" East a distance of 52.31 feet; Thence South 04°52'03" East a distance of 56.82 feet; Thence South 18°50'33" West a distance of 72.24 feet; Thence South 01°11'14" East a distance of 51.30 feet; Thence South 09°03'52" West a distance of 81.21 feet; Thence South 24°51'48" West a distance of 92.93 feet; Thence South 09°30'59" West a distance of 51.09 feet; Thence South 04°06'27" East a distance of 75.29 feet; Thence South 05°55'52" West a distance of 41.30 feet; Thence South 73°46'41" East a distance of 120.20 feet; Thence South 82°20'05" East a distance of 68.46 feet; Thence South 90°00'00" East a distance of 93.17 feet; Thence North 67°53'24" East a distance of 36.62 feet; Thence North 87°22'53" East a distance of 73.26 feet; Thence North 83°03'56" East a distance of 73.00 feet; Thence South 86°02'56" East a distance of 52.95 feet; Thence North 75°11'55" East a distance of 60.32 feet; Thence South 77°00'23" East a distance of 34.93 feet; Thence South 32°00'23" East a distance of 49.40 feet; Thence South 60°06'52" East a distance of 11.66 feet; Thence North 29°53'08" East a distance of 25.00 feet; Thence North 17°35'35" East a distance of 30.98 feet; Thence North 56°13'22" East a distance of 142.52 feet;

Thence North 88°45'20" East a distance of 287.22 feet; Thence South 75°04'10" East a distance of 89.73 feet; Thence South 65°39'37" East a distance of 110.39 feet; Thence North 41°39'20" East a distance of 112.70 feet; Thence North 22°10'55" West a distance of 90.94 feet; Thence North 37°51'37" West a distance of 108.71 feet; Thence North 27°02'38" West a distance of 156.44 feet; Thence North 08°08'11" West a distance of 71.52 feet; Thence North 14°56'32" West a distance of 74.15 feet; Thence North 30°58'59" West a distance of 27.85 feet; Thence North 68°12'50" West a distance of 77.21 feet; Thence North 51°21'42" West a distance of 30.59 feet; Thence North 74°03'58" West a distance of 34.79 feet; Thence North 19°38'02" West a distance of 36.67 feet; Thence North 32°14'42" West a distance of 50.59 feet; Thence North 08°53'32" West a distance of 112.43 feet; Thence North 08°52'26" West a distance of 42.54 feet; Thence North 15°30'25" East a distance of 79.78 feet; Thence North 12°28'47" East a distance of 100.52 feet; Thence North 81°56'22" West a distance of 37.53 feet; Thence North 00°00'00" East a distance of 57.31 feet; Thence North 15°57'25" East a distance of 34.77 feet; Thence North 00°00'00" East a distance of 42.98 feet; Thence North 90°00'00" West a distance of 19.12 feet; Thence North 26°34'57" West a distance of 21.36 feet; Thence North 60°16'27" West a distance of 38.53 feet; Thence North 30°53'04" West a distance of 47.68 feet; Thence South 80°01'16" West a distance of 65.00 feet; Thence North 87°54'47" West a distance of 70.75 feet; Thence North 75°17'21" West a distance of 55.00 feet; Thence North 52°33'59" West a distance of 37.42 feet; Thence North 74°22'18" West a distance of 44.26 feet; Thence North 22°23'53" West a distance of 58.07 feet; Thence North 15°21'32" East a distance of 15.42 feet; Thence North 42°32'06" East a distance of 24.73 feet; Thence North 76°41'40" East a distance of 59.08 feet; Thence North 84°33'39" East a distance of 55.87 feet; Thence North 69°22'41" East a distance of 52.76 feet; Thence North 60°02'47" East a distance of 86.08 feet; Thence North 03°56'07" East a distance of 27.28 feet; Thence North 14°46'29" West a distance of 21.36 feet; Thence North 26°19'07" East a distance of 28.69 feet; Thence North 60°26'28" East a distance of 65.98 feet; Thence South 81°43'41" East a distance of 40.25 feet; Thence South 54°45'23" East a distance of 99.85 feet; Thence South 08°26'03" East a distance of 79.84 feet; Thence South 23°51'42" West a distance of 76.83 feet; Thence South 45°26'27" East a distance of 154.16 feet; Thence South 34°13'38" East a distance of 27.65 feet; Thence South 74°25'07" East a distance of 97.65 feet; Thence South 87°04'00" East a distance of 85.42 feet; Thence South 82°52'50" East a distance of 158.72 feet; Thence South 88°58'07" East a distance of 242.84 feet; Thence North 28°05'27" East a distance of 74.33 feet; Thence North 43°17'11" East a distance of 51.04 feet; Thence North 61°09'30" East a distance of 57.46 feet; Thence North 87°42'59" East a distance of 17.49 feet; Thence North 88°41'57" East a distance of 96.27 feet; Thence South 57°17'06" East a distance of 36.40 feet; Thence South 51°21'43" East a distance of 42.01 feet; Thence South 74°45'22" East a distance of 24.94 feet; Thence North 65°52'16" East a distance of 69.51 feet; Thence North 60st°16'27" East a distance of 52.90 feet; Thence North 38°23'21" East a distance of 66.92 feet; Thence North 00°00'00" East a distance of 39.34 feet; Thence South 86°55'04" East a distance of 92.54 feet; Thence North 61°18'58" East a distance of 78.09 feet; Thence North 00°07'48" East a distance of 45.54 feet; Thence South 56°51'42" West a distance of 45.35 feet; Thence North 24°06'50" West a distance of 57.22 feet; Thence North 36°20'32" West a distance of 60.73 feet; Thence North 45°25'12" West a distance of 55.79 feet; Thence South 83°39'11" West a distance of 64.62 feet; Thence North 69°06'19" West a distance of 42.19 feet; Thence North 88°00'39" West a distance of 73.01 feet; Thence North 82°57'35" West a distance of 91.65 feet; Thence North 77°27'56" West a distance of 51.03 feet; Thence North 38°27'25" West a distance of 60.90 feet; Thence North 22°31'17" West a distance of 44.04 feet; Thence North 16°01'51" West a distance of 57.80 feet; Thence North 08°21'15" West a distance of 118.76 feet; Thence North 51°35'22" West a distance of 8.00 feet; Thence North 23°15'46" West a distance of 50.95 feet; Thence North 02°37'37" East a distance of 97.02 feet; Thence North 03°44'34" West a distance of 67.77 feet; Thence North 71°18'14" West a distance of 12.38 feet; Thence North 36°37'48" West a distance of 55.95 feet; Thence North 60°11'37" West a distance of 24.04 feet; Thence North

30°43'21" West a distance of 23.03 feet; Thence North 10°51'14" West a distance of 55.89 feet; Thence South 62°13'59" West a distance of 45.71 feet; Thence North 40°04'59" West a distance of 30.50 feet; Thence North 09°28'21" West a distance of 43.66 feet; Thence North 07°55'39" West a distance of 79.26 feet; Thence North 60°21'04" West a distance of 58.16 feet; Thence North 20°11'36" West a distance of 21.63 feet; Thence North 50°08'06" West a distance of 38.37 feet; Thence North 41°38'13" East a distance of 93.92 feet; Thence North 37°26'53" East a distance of 29.12 feet; Thence South 57°53'49" East a distance of 40.27 feet; Thence South 41°20'11" East a distance of 22.92 feet; Thence South 82°25'14" East a distance of 48.70 feet; Thence South 45°57'12" East a distance of 30.77 feet; Thence South 29°29'42" East a distance of 14.20 feet; Thence South 21°04'35" West a distance of 19.99 feet; Thence South 82°55'44" East a distance of 5.33 feet; Thence South 58°18'37" East a distance of 79.51 feet; Thence South 01°32'49" East a distance of 61.03 feet; Thence South 14°39'17" West a distance of 20.80 feet; Thence South 26°49'10" East a distance of 30.03 feet; Thence South 58°58'08" East a distance of 47.13 feet; Thence South 73°28'48" East a distance of 58.63 feet; Thence South 56°04'51" East a distance of 28.54 feet; Thence North 89°35'46" East a distance of 80.83 feet; Thence South 73°25'42" East a distance of 46.34 feet; Thence South 77°49'59" East a distance of 49.44 feet; Thence South 60°48'58" East a distance of 32.24 feet; Thence South 78°33'52" East a distance of 74.37 feet; Thence South 79°29'17" East a distance of 102.91 feet; Thence South 76°01'53" East a distance of 65.64 feet; Thence South 46°54'33" East a distance of 55.35 feet; Thence South 32°05'23" East a distance of 43.85 feet; Thence South 38°07'54" West a distance of 37.96 feet; Thence South 05°40'47" West a distance of 56.49 feet; Thence South 04°45'22" East a distance of 45.16 feet; Thence South 01°01'11" East a distance of 43.68 feet; Thence South 63°30'56" West a distance of 34.00 feet; Thence South 13°59'57" East a distance of 30.07 feet; Thence South 26°38'19" West a distance of 51.96 feet; Thence South 13°59'16" West a distance of 102.68 feet; Thence South 19°08'32" East a distance of 37.39 feet; Thence South 27°28'20" East a distance of 64.66 feet; Thence South 42°13'57" East a distance of 46.82 feet; Thence South 15°31'21" East a distance of 64.51 feet; Thence South 27°48'29" East a distance of 34.23 feet; Thence South 57°08'20" East a distance of 39.00 feet; Thence South 45°49'42" East a distance of 50.99 feet; Thence South 25°41'52" East a distance of 29.35 feet; Thence South 30°23'50" West a distance of 25.95 feet; Thence South 37°30'02" East a distance of 48.07 feet; Thence South 21°02'35" West a distance of 21.22 feet; Thence South 62°31'13" East a distance of 71.35 feet; Thence South 36°38'24" East a distance of 27.02 feet; Thence South 44°45'13" East a distance of 73.16 feet; Thence South 30°03'14" East a distance of 39.54 feet; Thence South 30°14'39" East a distance of 86.36 feet; Thence South 42°15'49" East a distance of 61.94 feet; Thence South 29°44'19" East a distance of 35.93 feet; Thence South 16°25'56" East a distance of 25.94 feet; Thence South 25°51'29" West a distance of 21.27 feet; Thence South 61°34'15" East a distance of 46.54 feet; Thence South 00°00'00" West a distance of 21.47 feet; Thence South 83°04'02" East a distance of 54.90 feet; Thence North 81°34'21" East a distance of 30.69 feet; Thence North 83°32'38" East a distance of 32.37 feet; Thence North 85°11'18" East a distance of 24.45 feet; Thence North 58°19'43" East a distance of 38.04 feet; Thence North 76°58'53" East a distance of 57.14 feet; Thence North 76°37'32" East a distance of 45.58 feet; Thence North 22°31'39" East a distance of 24.58 feet; Thence North 12°53'42" East a distance of 36.71 feet; Thence North 00°00'00" East a distance of 20.34 feet; Thence North 20°35'11" East a distance of 49.38 feet; Thence North 41°57'41" West a distance of 52.92 feet; Thence North 18°21'38" East a distance of 13.71 feet; Thence North 75°39'23" East a distance of 16.28 feet; Thence South 73°51'41" East a distance of 47.98 feet; Thence South 64°07'31" East a distance of 51.39 feet; Thence South 10°22'23" East a distance of 203.11 feet; Thence South 62°58'25" West a distance of 73.93 feet; Thence South 56°16'37" West a distance of 58.82 feet; Thence South 59°18'09" West a distance of 72.39 feet; Thence South 51°24'31" West a distance of 108.28 feet; Thence South 53°41'04" West a distance of 100.20 feet; Thence South 59°34'48" West a distance of 31.44 feet; Thence South 39°50'59" West a distance of 58.24 feet; Thence South 09°29'34" West a distance of 32.60 feet; Thence

South 22°34'42" West a distance of 30.12 feet; Thence South 00°34'03" West a distance of 49.17 feet; Thence South 03°21'53" East a distance of 58.52 feet; Thence South 12°10'03" East a distance of 27.66 feet; Thence South 11°37'46" West a distance of 34.40 feet; Thence South 07°38'24" West a distance of 54.34 feet; Thence South 21°11'33" West a distance of 54.60 feet; Thence South 33°39'18" West a distance of 43.86 feet; Thence South 00°00'00" West a distance of 90.27 feet; Thence South 26°24'19" East a distance of 65.04 feet; Thence South 11°54'10" East a distance of 43.57 feet; Thence South 12°05'01" East a distance of 52.47 feet; Thence South 11°38'52" East a distance of 61.45 feet; Thence South 03°19'23" East a distance of 45.56 feet; Thence South 04°10'50" East a distance of 121.31 feet; Thence North 84°42'42" West a distance of 219.67 feet; Thence North 80°10'30" West a distance of 152.82 feet; Thence North 82°12'21" West a distance of 91.18 feet; Thence North 87°23'27" West a distance of 132.50 feet; Thence South 63°46'54" West a distance of 86.08 feet; Thence South 77°54'21" West a distance of 98.83 feet; Thence South 85°32'04" West a distance of 309.55 feet; Thence North 76°52'25" West a distance of 96.89 feet; Thence South 76°09'58" West a distance of 70.15 feet; Thence South 52°01'02" West a distance of 67.64 feet; Thence South 46°12'10" West a distance of 146.90 feet; Thence South 78°31'15" West a distance of 292.89 feet; Thence South 05°37'00" East a distance of 222.28 feet; Thence South 12°51'15" East a distance of 101.73 feet; Thence South 05°21'29" East a distance of 189.64 feet; Thence South 02°16'38" East a distance of 241.75 feet; Thence South 00°39'27" West a distance of 485.69 feet; Thence South 14°10'23" West a distance of 29.89 feet; Thence North 75°37'32" East a distance of 28.01 feet; Thence South 55°30'05" East a distance of 24.65 feet; Thence South 58°33'40" West a distance of 25.07 feet; Thence South 35°38'53" East a distance of 40.88 feet; Thence North 61°05'20" East a distance of 97.30 feet; Thence North 68°42'18" East a distance of 46.63 feet; Thence North 49°27'04" East a distance of 39.08 feet; Thence North 66°53'45" East a distance of 46.45 feet; Thence South 59°45'55" East a distance of 21.23 feet; Thence South 08°22'03" East a distance of 82.00 feet; Thence South 01°06'09" West a distance of 102.38 feet; Thence South 09°40'32" West a distance of 48.41 feet; Thence South 43°00'17" East a distance of 336.80 feet; Thence South 24°58'26" West a distance of 101.87 feet; Thence South 11°29'34" East a distance of 76.07 feet; Thence South 24°17'19" East a distance of 39.68 feet; Thence South 32°12'16" East a distance of 12.18 feet; Thence South 22°51'59" West a distance of 201.72 feet; Thence North 82°33'36" West a distance of 38.47 feet; Thence South 79°58'49" West a distance of 48.35 feet; Thence South 82°26'54" West a distance of 30.28 feet; Thence North 55°18'26" West a distance of 34.32 feet; Thence South 70°45'20" West a distance of 56.85 feet; Thence South 88°14'34" West a distance of 37.70 feet; Thence North 90°00'00" West a distance of 27.17 feet; Thence North 36°50'39" West a distance of 28.03 feet; Thence North 36°59'33" West a distance of 35.46 feet; Thence North 60°18'03" West a distance of 36.67 feet; Thence South 82°07'57" West a distance of 29.07 feet; Thence North 31°15'06" West a distance of 18.03 feet; Thence North 00°03'18" West a distance of 23.02 feet; Thence North 34°25'56" West a distance of 27.00 feet; Thence South 55°34'05" West a distance of 22.00 feet; Thence North 23°35'35" West a distance of 47.85 feet; Thence North 32°56'49" East a distance of 13.00 feet; Thence North 55°33'47" East a distance of 13.00 feet; Thence North 08°47'29" West a distance of 27.73 feet; Thence North 55°48'16" West a distance of 24.70 feet; Thence North 47°25'42" West a distance of 40.02 feet; Thence North 29°48'02" West a distance of 21.57 feet; Thence North 00°00'00" East a distance of 16.37 feet; Thence North 29°03'08" West a distance of 100.48 feet; Thence North 32°10'07" West a distance of 104.75 feet; Thence North 04°27'34" East a distance of 21.84 feet; Thence North 86°40'50" West a distance of 145.01 feet; Thence South 86°40'23" West a distance of 35.03 feet; Thence North 75°09'44" West a distance of 44.44 feet; Thence North 69°59'58" West a distance of 75.80 feet; Thence North 85°48'03" West a distance of 44.21 feet; Thence South 87°53'30" West a distance of 62.14 feet; Thence South 83°10'32" West a distance of 54.21 feet; Thence South 35°35'01" West a distance of 69.28 feet; Thence South 50°14'15" West a distance of 45.05 feet; Thence South 05°31'11" West a distance of 59.66 feet; Thence South 17°43'06" West a distance of 52.55 feet; Thence

South 12°38'40" West a distance of 76.82 feet; Thence South 25°32'09" West a distance of 66.05 feet; Thence South 31°58'09" West a distance of 83.38 feet; Thence South 44°15'40" West a distance of 70.30 feet; Thence South 19°44'03" West a distance of 95.73 feet; Thence South 47°52'12" West a distance of 127.04 feet; Thence South 27°44'40" West a distance of 49.29 feet to a point on the south line of said Lot 3 and also a point on the northerly right-of-way line of County Road 532; Thence along said south line of said Lot 3 and also the northerly right-of-way line of County Road 532 the following two courses: South 89°53'57" East a distance of 1308.24 feet; Thence South 89°54'48" East a distance of 2586.05 feet to the POINT OF BEGINNING.

Containing 996.41 acres more or less.

**LEGAL DESCRIPTION #2 – AREAS TO BE ANNEXED INTO THE REUNION EAST
CDD**

A portion of Lot 1 and Lot 2, Block 2 according to the plat of Magnolia Creek as recorded in Plat Book 12, Pages 70 through 79, and a portion of Parcel OS-20A, a 15' Ingress/Egress Easement as recorded in Official Records Book 1317, Page 743 and re-recorded in Official Records Book 1317, Page 758, and a portion of a 14' Teco Gas Easement as recorded in Official Records Book 2221, Page 1890 all being in the Public Records of Osceola County, Florida and lying in Section 26, Township 25 South, Range 27 East and being more particularly described as follows:

COMENCE at the Northeasterly most corner of aforesaid Lot 2, Block 2, Magnolia Creek; thence along the North line of said Lot 2 run, North $89^{\circ}54'13''$ East a distance of 538.49 feet to the POINT OF BEGINNING; thence departing said North line run South $28^{\circ}34'06''$ West a distance of 1394.46 feet; thence North $89^{\circ}50'23''$ West a distance of 400.32 feet; thence North $08^{\circ}52'24''$ West a distance of 581.78 feet; thence North $20^{\circ}18'07''$ West a distance of 338.15 feet; thence North $48^{\circ}33'06''$ West a distance of 405.84 feet; thence North $73^{\circ}56'21''$ West a distance of 220.31 feet; thence South $74^{\circ}37'08''$ West a distance of 242.75 feet to a point on East Right of Way line of County Road 545 according to Florida Department of Transportation Right of Way Map, Western Beltway, Part C, Section I, Project no. 403497-2; said point also being a point on a non-tangent curve concave Westerly, having a radius of 10074.00 feet, a central angle of $00^{\circ}33'17''$ and a chord of 97.53 feet that bears North $03^{\circ}01'16''$ East; thence Northeasterly along the said East Right of Way line and the arc of said curve 97.53 feet to a point on the Southerly line of the Florida Gas Transmission Co. parcel as recorded in Official Records Book 2069, Page 1598 of the Public Records of Osceola County, Florida; thence departing said East Right of Way line of County Road 545 and along said Southerly line of Florida Gas Transmission Co. parcel run South $82^{\circ}53'06''$ East a distance of 33.95 feet; thence North $09^{\circ}04'37''$ West a distance of 31.31 feet; thence North $59^{\circ}48'40''$ East a distance of 204.42 feet; thence North $70^{\circ}49'21''$ East a distance of 100.47 feet; thence South $76^{\circ}57'28''$ East a distance of 242.54 feet; thence South $11^{\circ}15'15''$ West a distance of 119.99 feet to a point on the North line of aforesaid 14' Teco Gas Easement; thence North $76^{\circ}10'27''$ East a distance of 322.64 feet to a point on the North line of aforesaid Lot 1, Block 2, Magnolia Creek; thence South $89^{\circ}54'13''$ East a distance of 1138.31 feet to the POINT OF BEGINNING.

Together with:

A Portion of Lots 1, 2, 15 and 16 of Block D, Florida Fruit & Truck Land and a Portion of Lots 1 and 2 of Block 1 of the record plat of Magnolia Creek as recorded in plat book 12, pages 70-79 of the public records of Osceola County, Florida and being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1, Thence North $89^{\circ}54'48''$ West, along the South line of said Lot 1, Block 1, and also the northerly right-of-way line of County Road 532, a distance of 2586.05 feet; Thence North $89^{\circ}53'57''$ West a distance of 1308.24 feet to the Point of Beginning; Thence continue thence North $89^{\circ}53'57''$ West, a distance of 766.71 feet to a point of curvature of a circular curve concaved north having a radius of 2764.93 feet and chord bearing of North $84^{\circ}22'57''$ West; thence westerly along the arc of said curve through a central angle of $11^{\circ}02'00''$ a distance of 532.44 feet to a point of tangency; thence North $78^{\circ}51'57''$ West, a distance of 999.05 feet; thence North $74^{\circ}34'36''$ West, a distance of 200.56 feet; thence North $78^{\circ}51'57''$ West, a distance of 206.74 feet; thence North $00^{\circ}08'41''$ East, a distance of 255.77 feet to an arc of a circular curvature concaved southeasterly having a radius of 5635.58 feet and chord

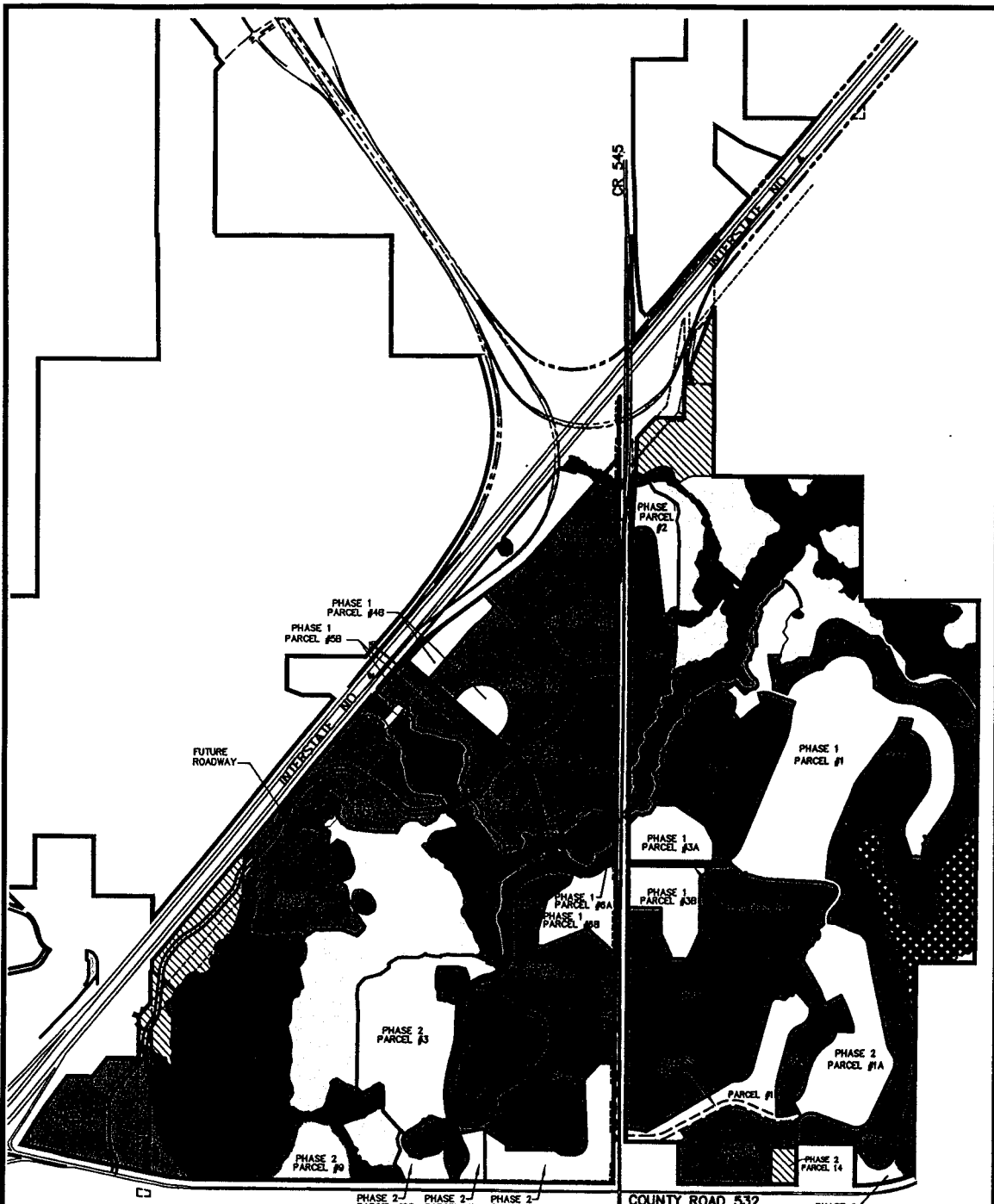
bearing of North 35°51'46" East and the Easterly right of way line of Interstate Highway 4 (State Road 400); thence northeasterly along the arc of said curve and easterly right of way line through a central angle of 06°41'40" a distance of 658.46 feet; thence departing arc of said curve South 89°55'31" East, a distance of 279.27 feet; thence North 40°06'30" East, a distance of 260.92 feet; thence South 89°53'49" East, a distance of 350.25 feet; thence North 00°07'04" East, a distance of 375.18 feet; thence South 41°18'16" West, a distance of 15.00 feet; thence North 48°41'44" West, a distance of 10.00 feet; thence North 41°18'16" East, a distance of 26.43 feet; thence North 00°07'04" East, a distance of 62.00 feet; thence North 69°17'20" West, a distance of 50.00 feet; thence North 20°42'40" East, a distance of 10.00 feet; thence South 69°17'20" East, a distance of 50.00 feet; thence North 41°18'16" East, a distance of 62.00 feet; thence North 00°07'04" East, a distance of 26.43 feet; thence South 89°52'56" East, a distance of 10.00 feet; thence South 00°07'04" West, a distance of 15.00 feet; thence North 41°18'16" East, a distance of 114.89 feet; thence North 00°07'04" East, a distance of 343.07 feet; thence North 39°00'29" East, a distance of 23.89 feet; thence North 00°07'05" East, a distance of 108.75 feet to the Easterly right-of-way line per Florida Department Of Transportation R-O-W Map Section No. 92130-2401; thence North 40°08'26" East, a distance of 1,761.98 feet; Thence departing said Easterly right-of-way, South 10°29'59" East a distance of 39.00 feet; Thence South 02°50'19" East a distance of 82.26 feet; Thence South 38°21'48" West a distance of 43.67 feet; Thence South 11°29'39" East a distance of 46.71 feet; Thence South 56°11'27" East a distance of 50.34 feet; Thence South 57°52'13" West a distance of 47.50 feet; Thence South 57°41'21" East a distance of 25.42 feet; Thence South 05°37'06" East a distance of 31.23 feet; Thence South 03°59'27" West a distance of 57.42 feet; Thence South 30°20'37" West a distance of 25.15 feet; Thence South 00°00'00" West a distance of 39.51 feet; Thence South 36°44'31" East a distance of 22.34 feet; Thence South 09°25'09" West a distance of 44.80 feet; Thence North 60°15'41" West a distance of 26.82 feet; Thence South 08°41'35" West a distance of 54.54 feet; Thence South 47°33'27" East a distance of 52.31 feet; Thence South 04°52'03" East a distance of 56.82 feet; Thence South 18°50'33" West a distance of 72.24 feet; Thence South 01°11'14" East a distance of 51.30 feet; Thence South 09°03'52" West a distance of 81.21 feet; Thence South 24°51'48" West a distance of 92.93 feet; Thence South 09°30'59" West a distance of 51.09 feet; Thence South 04°06'27" East a distance of 75.29 feet; Thence South 05°55'52" West a distance of 41.30 feet; Thence South 73°46'41" East a distance of 120.20 feet; Thence South 82°20'05" East a distance of 68.46 feet; Thence South 90°00'00" East a distance of 93.17 feet; Thence North 67°53'24" East a distance of 36.62 feet; Thence North 87°22'53" East a distance of 73.26 feet; Thence North 83°03'56" East a distance of 73.00 feet; Thence South 86°02'56" East a distance of 52.95 feet; Thence North 75°11'55" East a distance of 60.32 feet; Thence South 77°00'23" East a distance of 34.93 feet; Thence South 32°00'23" East a distance of 49.40 feet; Thence South 60°06'52" East a distance of 11.66 feet; Thence North 29°53'08" East a distance of 25.00 feet; Thence North 17°35'35" East a distance of 30.98 feet; Thence North 56°13'22" East a distance of 142.52 feet; Thence North 88°45'20" East a distance of 287.22 feet; Thence South 75°04'10" East a distance of 89.73 feet; Thence South 65°39'37" East a distance of 110.39 feet; Thence North 41°39'20" East a distance of 112.70 feet; Thence North 22°10'55" West a distance of 90.94 feet; Thence North 37°51'37" West a distance of 108.71 feet; Thence North 27°02'38" West a distance of 156.44 feet; Thence North 08°08'11" West a distance of 71.52 feet; Thence North 14°56'32" West a distance of 74.15 feet; Thence North 30°58'59" West a distance of 27.85 feet; Thence North 68°12'50" West a distance of 77.21 feet; Thence North 51°21'42" West a distance of 30.59 feet; Thence North 74°03'58" West a distance of 34.79 feet; Thence North 19°38'02" West a distance of 36.67 feet; Thence North 32°14'42" West a distance of 50.59 feet; Thence North 08°53'32" West a distance of 112.43 feet; Thence North 08°52'26" West a distance of 42.54 feet; Thence North 15°30'25" East a distance of 79.78 feet; Thence North 12°28'47" East a distance of 100.52 feet; Thence North 81°56'22" West a distance of 37.53 feet; Thence North 00°00'00" East a distance of 57.31 feet; Thence North 15°57'25" East a distance of 34.77 feet; Thence North 00°00'00" East a distance of 42.98 feet;

Thence North 90°00'00" West a distance of 19.12 feet; Thence North 26°34'57" West a distance of 21.36 feet; Thence North 60°16'27" West a distance of 38.53 feet; Thence North 30°53'04" West a distance of 47.68 feet; Thence South 80°01'16" West a distance of 65.00 feet; Thence North 87°54'47" West a distance of 70.75 feet; Thence North 75°17'21" West a distance of 55.00 feet; Thence North 52°33'59" West a distance of 37.42 feet; Thence North 74°22'18" West a distance of 44.26 feet; Thence North 22°23'53" West a distance of 58.07 feet; Thence North 15°21'32" East a distance of 15.42 feet; Thence North 42°32'06" East a distance of 24.73 feet; Thence North 76°41'40" East a distance of 59.08 feet; Thence North 84°33'39" East a distance of 55.87 feet; Thence North 69°22'41" East a distance of 52.76 feet; Thence North 60°02'47" East a distance of 86.08 feet; Thence North 03°56'07" East a distance of 27.28 feet; Thence North 14°46'29" West a distance of 21.36 feet; Thence North 26°19'07" East a distance of 28.69 feet; Thence North 60°26'28" East a distance of 65.98 feet; Thence South 81°43'41" East a distance of 40.25 feet; Thence South 54°45'23" East a distance of 99.85 feet; Thence South 08°26'03" East a distance of 79.84 feet; Thence South 23°51'42" West a distance of 76.83 feet; Thence South 45°26'27" East a distance of 154.16 feet; Thence South 34°13'38" East a distance of 27.65 feet; Thence South 74°25'07" East a distance of 97.65 feet; Thence South 87°04'00" East a distance of 85.42 feet; Thence South 82°52'50" East a distance of 158.72 feet; Thence South 88°58'07" East a distance of 242.84 feet; Thence North 28°05'27" East a distance of 74.33 feet; Thence North 43°17'11" East a distance of 51.04 feet; Thence North 61°09'30" East a distance of 57.46 feet; Thence North 87°42'59" East a distance of 17.49 feet; Thence North 88°41'57" East a distance of 96.27 feet; Thence South 57°17'06" East a distance of 36.40 feet; Thence South 51°21'43" East a distance of 42.01 feet; Thence South 74°45'22" East a distance of 24.94 feet; Thence North 65°52'16" East a distance of 69.51 feet; Thence North 60°16'27" East a distance of 52.90 feet; Thence North 38°23'21" East a distance of 66.92 feet; Thence North 00°00'00" East a distance of 39.34 feet; Thence South 86°55'04" East a distance of 92.54 feet; Thence North 61°18'58" East a distance of 78.09 feet; Thence North 00°07'48" East a distance of 45.54 feet; Thence South 56°51'42" West a distance of 45.35 feet; Thence North 24°06'50" West a distance of 57.22 feet; Thence North 36°20'32" West a distance of 60.73 feet; Thence North 45°25'12" West a distance of 55.79 feet; Thence South 83°39'11" West a distance of 64.62 feet; Thence North 69°06'19" West a distance of 42.19 feet; Thence North 88°00'39" West a distance of 73.01 feet; Thence North 82°57'35" West a distance of 91.65 feet; Thence North 77°27'56" West a distance of 51.03 feet; Thence North 38°27'25" West a distance of 60.90 feet; Thence North 22°31'17" West a distance of 44.04 feet; Thence North 16°01'51" West a distance of 57.80 feet; Thence North 08°21'15" West a distance of 118.76 feet; Thence North 51°35'22" West a distance of 8.00 feet; Thence North 23°15'46" West a distance of 50.95 feet; Thence North 02°37'37" East a distance of 97.02 feet; Thence North 03°44'34" West a distance of 67.77 feet; Thence North 71°18'14" West a distance of 12.38 feet; Thence North 36°37'48" West a distance of 55.95 feet; Thence North 60°11'37" West a distance of 24.04 feet; Thence North 30°43'21" West a distance of 23.03 feet; Thence North 10°51'14" West a distance of 55.89 feet; Thence South 62°13'59" West a distance of 45.71 feet; Thence North 40°04'59" West a distance of 30.50 feet; Thence North 09°28'21" West a distance of 43.66 feet; Thence North 07°55'39" West a distance of 79.26 feet; Thence North 60°21'04" West a distance of 58.16 feet; Thence North 20°11'36" West a distance of 21.63 feet; Thence North 50°48'36" West a distance of 38.37 feet; Thence North 41°38'13" East a distance of 93.92 feet; Thence North 37°26'53" East a distance of 29.12 feet; Thence South 57°53'49" East a distance of 40.27 feet; Thence South 41°20'11" East a distance of 22.92 feet; Thence South 82°25'14" East a distance of 48.70 feet; Thence South 45°57'12" East a distance of 30.77 feet; Thence South 29°29'42" East a distance of 14.20 feet; Thence South 21°04'35" West a distance of 19.99 feet; Thence South 82°55'44" East a distance of 50.33 feet; Thence South 58°18'37" East a distance of 79.51 feet; Thence South 01°32'49" East a distance of 61.03 feet; Thence South 14°39'17" West a distance of 20.80 feet; Thence South 26°49'10" East a distance of 30.03 feet; Thence South 58°58'08" East a distance of 47.13 feet; Thence South 73°28'48" East a

distance of 58.63 feet; Thence South 56°04'51" East a distance of 28.54 feet; Thence North 89°35'46" East a distance of 80.83 feet; Thence South 73°25'42" East a distance of 46.34 feet; Thence South 77°49'59" East a distance of 49.44 feet; Thence South 60°48'58" East a distance of 32.24 feet; Thence South 78°33'52" East a distance of 74.37 feet; Thence South 79°29'17" East a distance of 102.91 feet; Thence South 76°01'53" East a distance of 65.64 feet; Thence South 46°54'33" East a distance of 55.35 feet; Thence South 32°05'23" East a distance of 43.85 feet; Thence South 38°07'54" West a distance of 37.96 feet; Thence South 05°40'47" West a distance of 56.49 feet; Thence South 04°45'22" East a distance of 45.16 feet; Thence South 01°01'11" East a distance of 43.68 feet; Thence South 63°30'56" West a distance of 34.00 feet; Thence South 13°59'57" East a distance of 30.07 feet; Thence South 26°38'19" West a distance of 51.96 feet; Thence South 13°59'16" West a distance of 102.68 feet; Thence South 19°08'32" East a distance of 37.39 feet; Thence South 27°28'20" East a distance of 64.66 feet; Thence South 42°13'57" East a distance of 46.82 feet; Thence South 15°31'21" East a distance of 64.51 feet; Thence South 27°48'29" East a distance of 34.23 feet; Thence South 57°08'20" East a distance of 39.00 feet; Thence South 45°49'42" East a distance of 50.99 feet; Thence South 25°41'52" East a distance of 29.35 feet; Thence South 30°23'50" West a distance of 25.95 feet; Thence South 37°30'02" East a distance of 48.07 feet; Thence South 21°02'35" West a distance of 21.22 feet; Thence South 62°31'13" East a distance of 71.35 feet; Thence South 36°38'24" East a distance of 27.02 feet; Thence South 44°45'13" East a distance of 73.16 feet; Thence South 30°03'14" East a distance of 39.54 feet; Thence South 30°14'39" East a distance of 86.36 feet; Thence South 42°15'49" East a distance of 61.94 feet; Thence South 29°44'19" East a distance of 35.93 feet; Thence South 16°25'56" East a distance of 25.94 feet; Thence South 25°51'29" West a distance of 21.27 feet; Thence South 61°34'15" East a distance of 46.54 feet; Thence South 00°00'00" West a distance of 21.47 feet; Thence South 83°04'02" East a distance of 54.90 feet; Thence North 81°34'21" East a distance of 30.69 feet; Thence North 83°32'38" East a distance of 32.37 feet; Thence North 85°11'18" East a distance of 24.45 feet; Thence North 58°19'43" East a distance of 38.04 feet; Thence North 76°58'53" East a distance of 57.14 feet; Thence North 76°37'32" East a distance of 45.58 feet; Thence North 22°31'39" East a distance of 24.58 feet; Thence North 12°53'42" East a distance of 36.71 feet; Thence North 00°00'00" East a distance of 20.34 feet; Thence North 20°35'11" East a distance of 49.38 feet; Thence North 41°57'41" West a distance of 52.92 feet; Thence North 18°21'38" East a distance of 13.71 feet; Thence North 75°39'23" East a distance of 16.28 feet; Thence South 73°51'41" East a distance of 47.98 feet; Thence South 64°07'31" East a distance of 51.39 feet; Thence South 10°22'23" East a distance of 203.11 feet; Thence South 62°58'25" West a distance of 73.93 feet; Thence South 56°16'37" West a distance of 58.82 feet; Thence South 59°18'09" West a distance of 72.39 feet; Thence South 51°24'31" West a distance of 108.28 feet; Thence South 53°41'04" West a distance of 100.20 feet; Thence South 59°34'48" West a distance of 31.44 feet; Thence South 39°50'59" West a distance of 58.24 feet; Thence South 09°29'34" West a distance of 32.60 feet; Thence South 22°34'42" West a distance of 30.12 feet; Thence South 00°34'03" West a distance of 49.17 feet; Thence South 03°21'53" East a distance of 58.52 feet; Thence South 12°10'03" East a distance of 27.66 feet; Thence South 11°37'46" West a distance of 34.40 feet; Thence South 07°38'24" West a distance of 54.34 feet; Thence South 21°11'33" West a distance of 54.60 feet; Thence South 33°39'18" West a distance of 43.86 feet; Thence South 00°00'00" West a distance of 90.27 feet; Thence South 26°24'19" East a distance of 65.04 feet; Thence South 11°54'10" East a distance of 43.57 feet; Thence South 12°05'01" East a distance of 52.47 feet; Thence South 11°38'52" East a distance of 61.45 feet; Thence South 03°19'23" East a distance of 45.56 feet; Thence South 04°10'50" East a distance of 121.31 feet; Thence North 84°42'42" West a distance of 219.67 feet; Thence North 80°10'30" West a distance of 152.82 feet; Thence North 82°12'21" West a distance of 91.18 feet; Thence North 87°23'27" West a distance of 132.50 feet; Thence South 63°46'54" West a distance of 86.08 feet; Thence South 77°54'21" West a distance of 98.83 feet; Thence South 85°32'04" West a distance of 309.55 feet; Thence North 76°52'25" West a distance of 96.89 feet; Thence South

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Containing 282.128 acres more or less.



LEGEND

Development Areas

- CDP & Construction Plans Approved
- CDP Approved
- CDP Submitted - Under Review
- PUD Zoning Approved
- Golf Course Parcels
- Area of Resort Road R/W

Preservation Areas

- Upland Preservation
- Wetland Buffers
- Wetland Conservation

**Exhibit 6
Reunion East Community Development District
Permit Status**

February 2, 2005



- Community Planning
- Project Management
- Civil Engineering
- Landscape Architecture

230 East Memorial Ave., Suite 8
Gainesville, Florida 32601

Phone: (971) 343-1992
Fax: (971) 343-1994
www.MERB.com

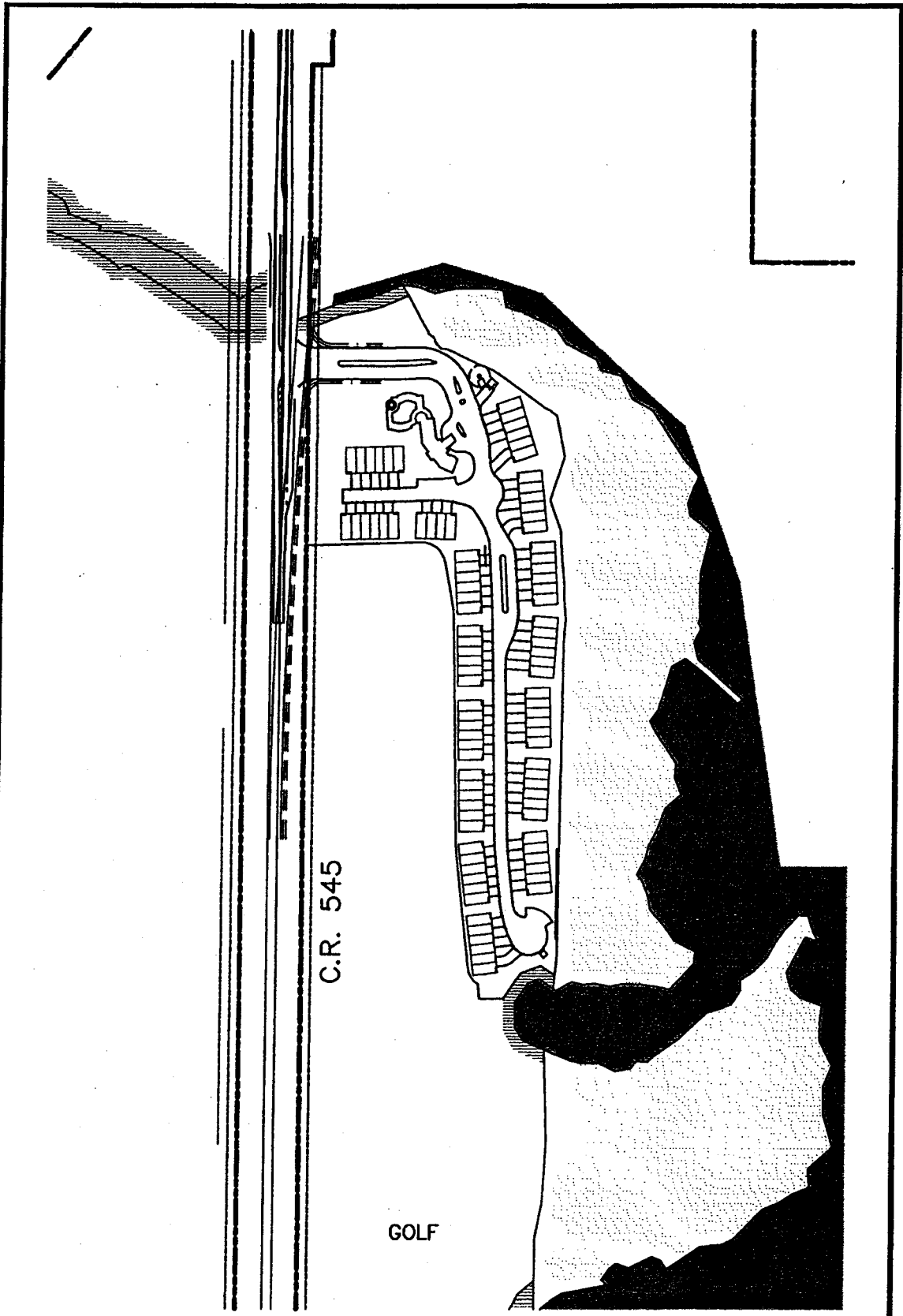


Exhibit 6B
Reunion East Community Development District
Phase I Parcel 2 Site Plan
 February 2002



N.T.S.

Miller Einhouse Rymer & Boyd
 Community Planning
 Project Management
 Civil Engineering
 Landscape Architecture

canin associates
 Urban & Environmental Planners • Landscape Architects
 800 Battery Avenue, Omaha, Nebraska 68102 (402) 422-0200

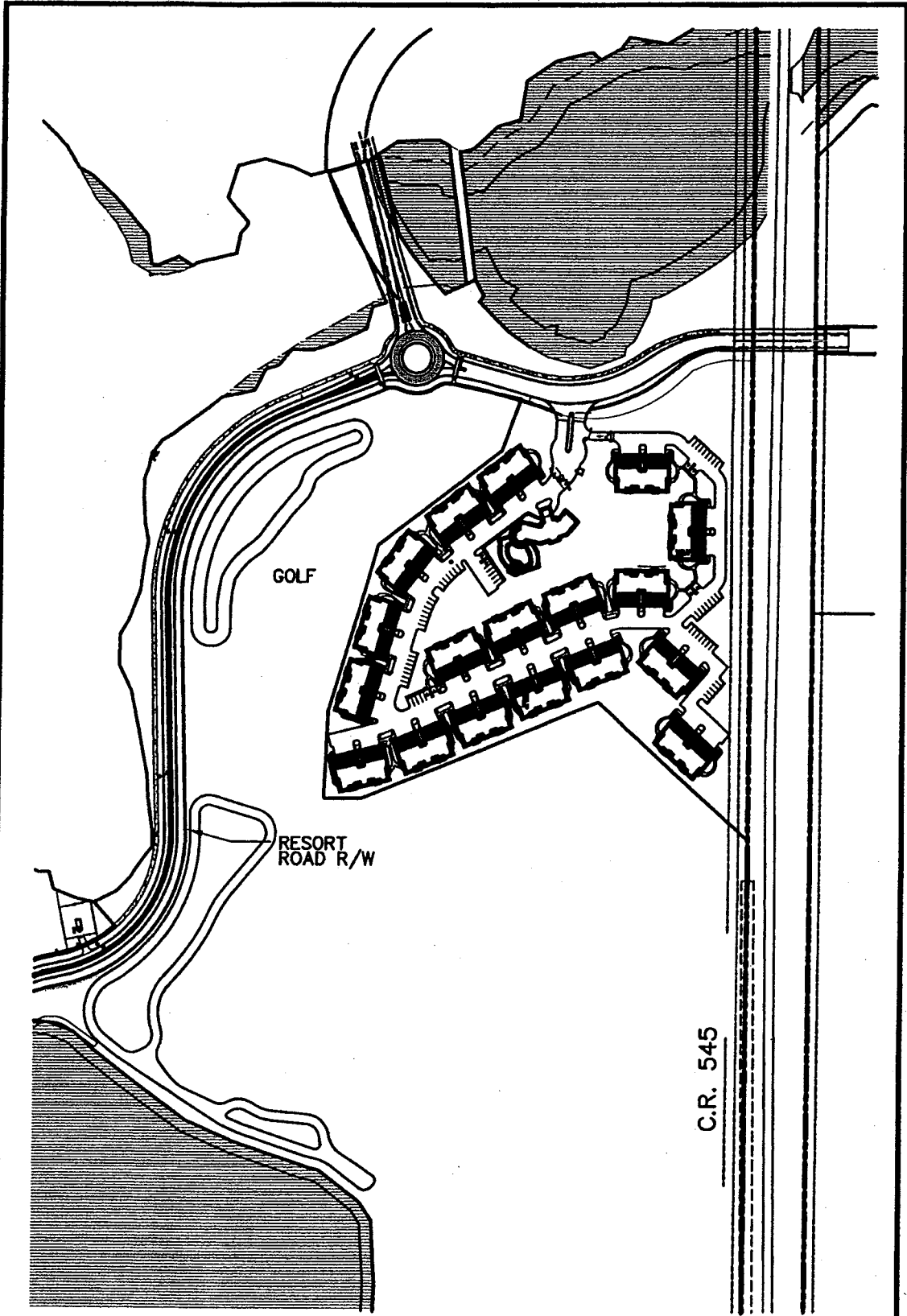


Exhibit 6D
Reunion East Community Development District
Phase I Parcel 6 Site Plan

February 2002



**Miller
 Elmhouse
 Rymer &
 Boyd**

- Community Planning
- Project Management
- Civil Engineering
- Landscape Architecture

Miller Elmhouse Rymer & Boyd
 2000 Highway 100, Suite 100
 Dallas, Texas 75244
 Phone (972) 344-4111
 Fax (972) 344-7994
 www.millerelmhouse.com

can associates
 Urban & Environmental Planners - Landscape Architects
 200 Edison Avenue, Omaha, Nebraska 68102 (402) 421-0440

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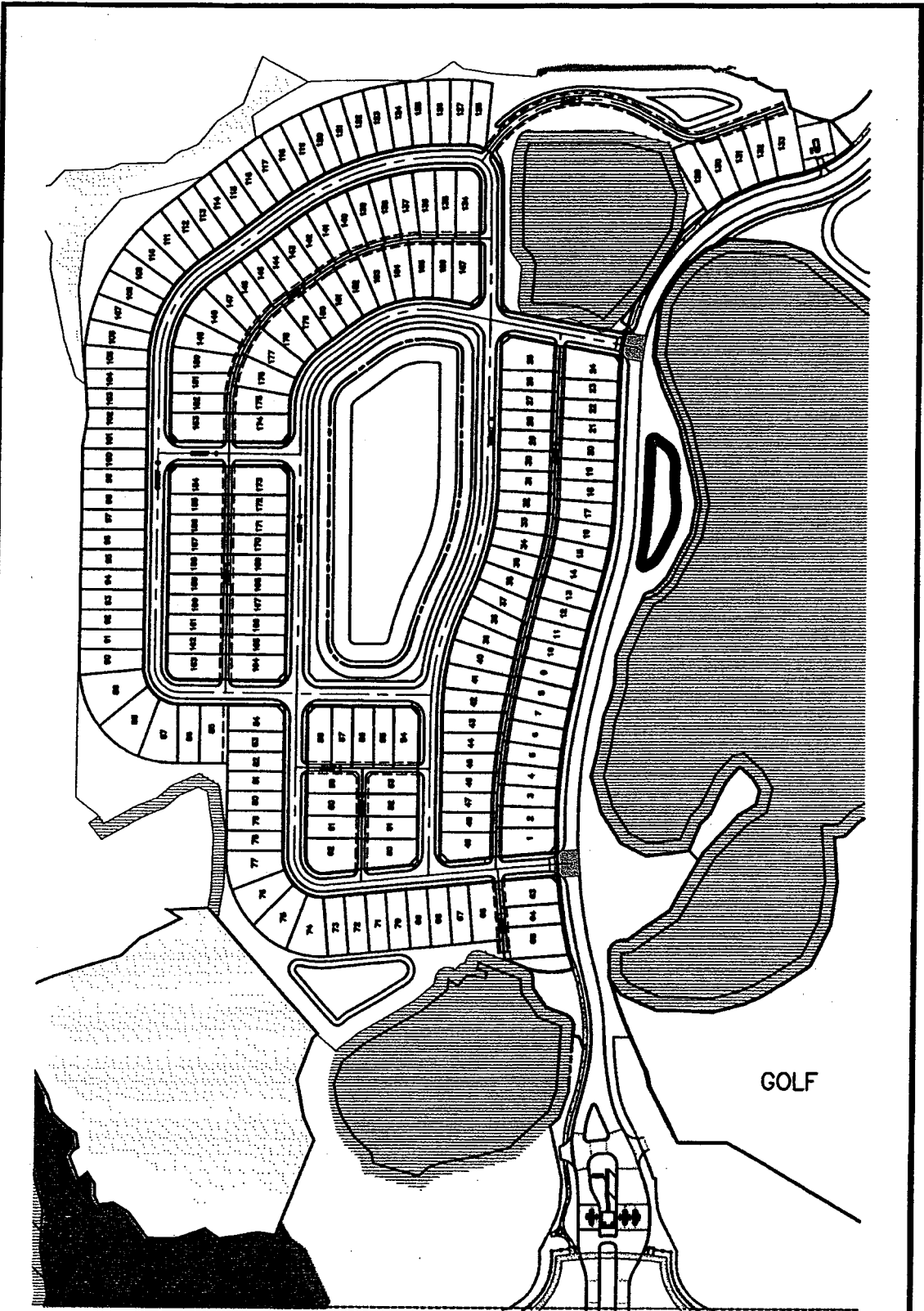


Exhibit 6E
Reunion East Community Development District
Phase 2 Parcel 3 Site Plan

July 2002



**Müller
 Einhouse
 Rymer &
 Boyd**

- Community Planning
- Project Management
- Civil Engineering
- Landscape Architecture

200 East Main Street, Suite 200
 Tallahassee, Florida 32301
 Phone (904) 342-8100
 Fax (904) 342-1994
 www.merby.com

CCRN ASSOCIATES
 Urban & Environmental Planners • Landscape Architects
 300 Highway Avenue, Oklawaha, Florida 32971 (352) 422-0200

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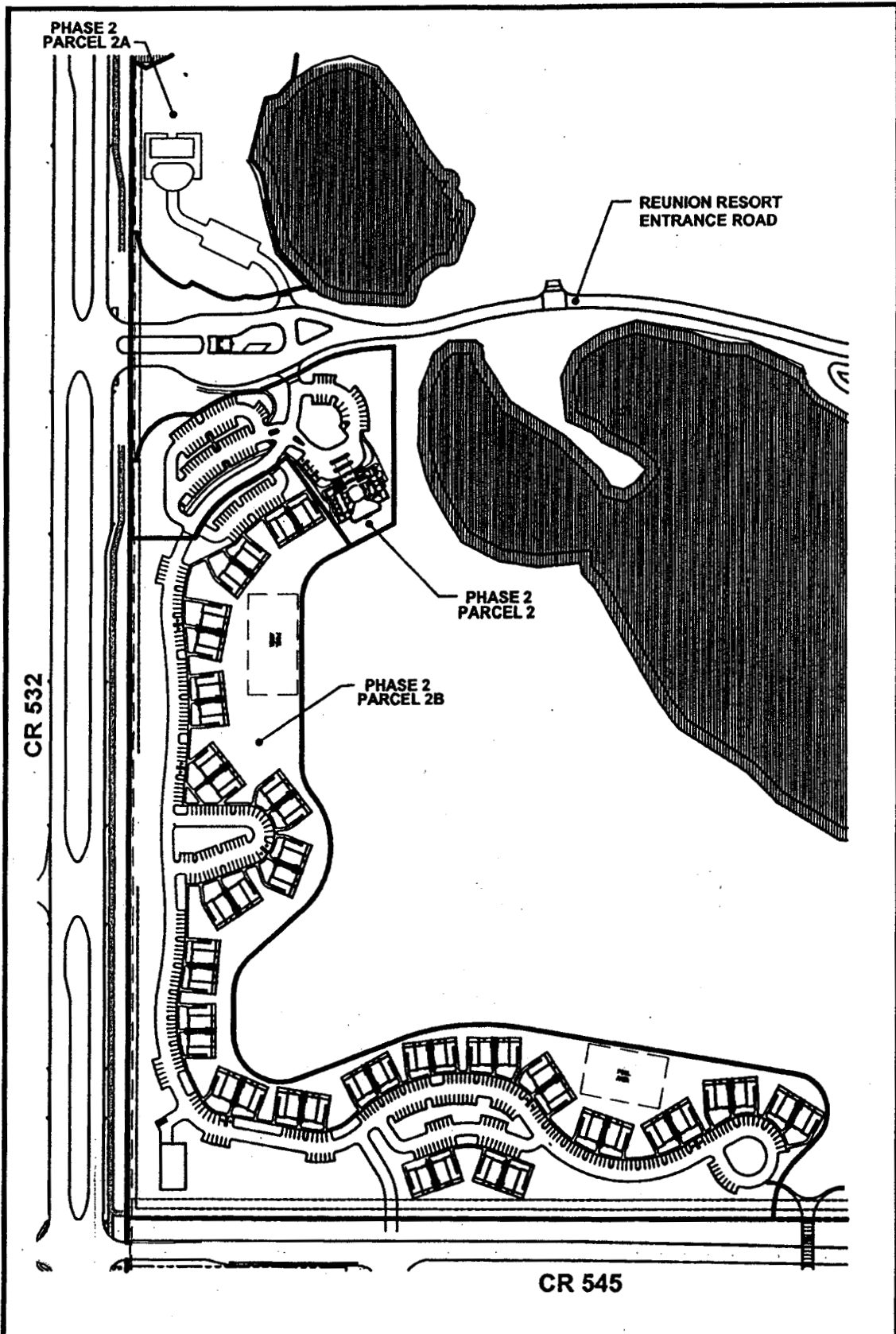


Exhibit 6F
Reunion East Community Development District
Phase 2 Parcel 2, 2A & 2B Site Plan

June 2003



N.T.S.



**Miller
 Einhouse
 Rymer &
 Boyd**

- Community Planning
- Project Management
- Civil Engineering
- Landscape Architecture

20 West Stewart Ave., Suite 9
 Tallahassee, Florida 32304

Telephone: 904-291-1000
 Fax: 904-291-1001
 www.millerer.com

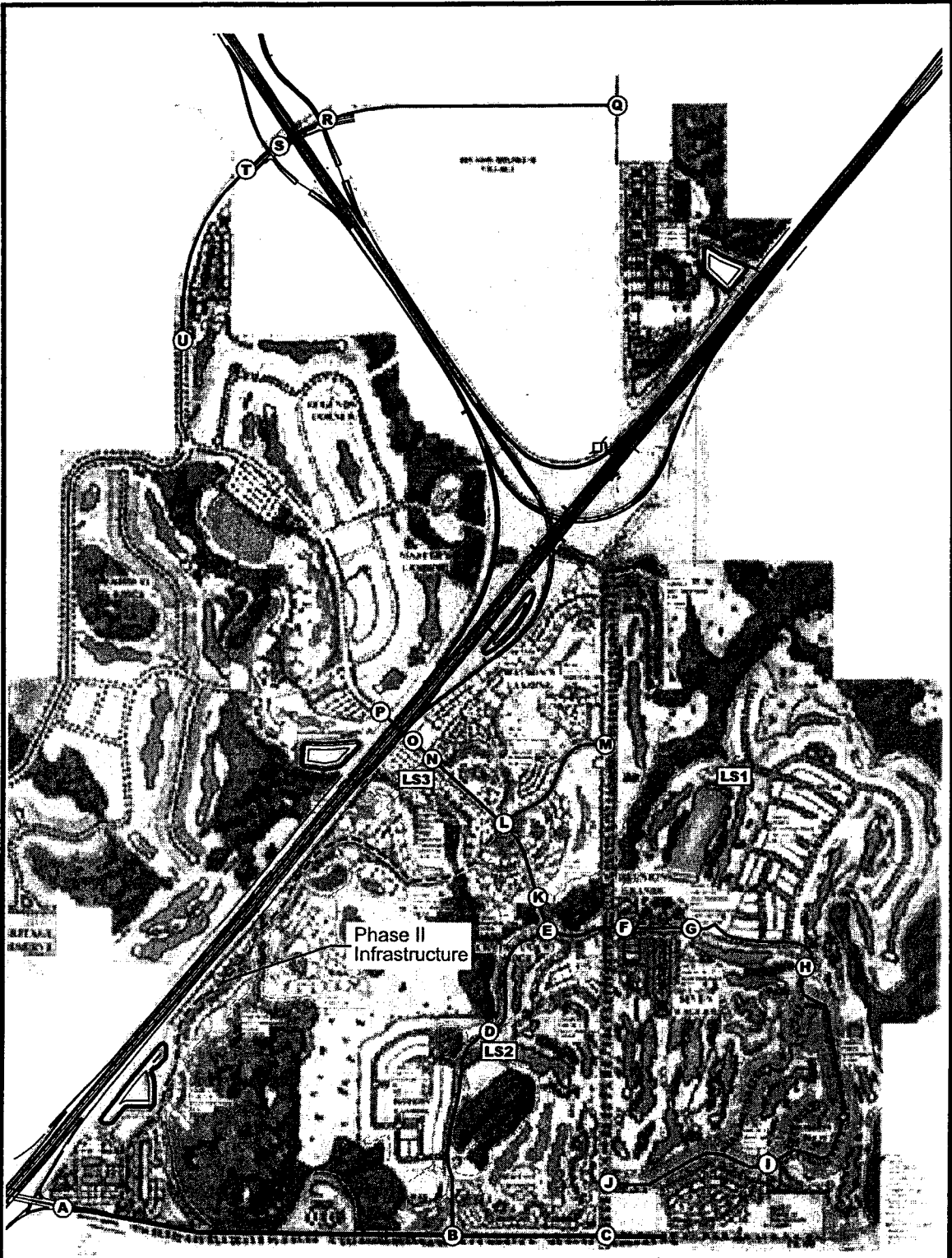


Exhibit 7
 Reunion East Community Development District
 Master Civil Infrastructure Elements

February 2, 2005



**Miller
 Einhouse
 Rymer &
 Boyd**

- Community Planning
- Project Management
- Civil Engineering
- Landscape Architecture

229 East Memorial Ave., Suite B
 Tallahassee, Florida 32311

Phone (904) 343-4942
 Fax (904) 343-4944
www.MER.com

EXHIBIT 8

REUNION EAST CDD

CLASS A BONDS

MILLER EINHOUSE RYMER & ASSOCIATES
25-Feb-02

MASTER INFRASTRUCTURE ROADWAYS EAST OF I-4
PRE-DESIGN / CONCEPTUAL BUDGETS
CIVIL ENGINEERING ONLY

Roadway Segment	Length (ft)	Description		Avg Costs per L.F.						Sub-Total	Additional Costs				TOTAL BUDGET	
				Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm			Intersection Improvement/Signal	Under-pass	Vehicular Bridge	Wetland Crossing		
				Unit Cost	Total	Unit Cost	Total	Unit Cost	Total							Total Unit Cost
FO	950	Two-Lane Urban	Pedestrian & Wildlife Underpass	\$167	\$160,105	\$92	\$88,224	\$75	\$72,000	\$334	\$320,329		\$200,000			\$520,329
GH	1,750	Two-Lane Urban	Pedestrian & Wildlife Underpass	\$167	\$291,859	\$92	\$160,826	\$75	\$131,250	\$334	\$583,934		\$200,000			\$783,934
HI	3,400	Two-Lane Urban		\$167	\$567,039	\$92	\$312,480	\$75	\$255,000	\$334	\$1,134,499					\$1,134,499
IJ	2,100	Two-Lane Urban	Entry Feature, Pedestrian & Wildlife Underpass	\$167	\$350,230	\$92	\$192,890	\$75	\$157,500	\$334	\$700,720	\$150,000	\$200,000			\$1,050,720
AB	4,815	Widen CR 532 to Four Lanes	Entry Feature	\$223	\$1,072,236	NA	\$0	\$75	\$361,125	\$298	\$1,433,361					\$1,433,361
BD	2500	Two-Lane Urban	CR 532 Intersection, Signal	\$167	\$416,841	\$92	\$229,750	\$75	\$187,500	\$334	\$834,191	\$250,000			\$500,000	\$1,884,191
BC	2,440	Widen CR 532 to Four Lanes	Intersection Improvements at CR 545, Transition to 2 Lane	\$223	\$543,355	NA	\$0	\$75	\$183,000	\$298	\$726,355	\$275,000				\$1,001,355
DE	1,520	Two-Lane Urban		\$167	\$270,178	\$92	\$148,878	\$75	\$121,500	\$334	\$540,556					\$540,556
EF	940	Two-Lane Urban	CR 545 Overpass, Pedestrian & Wildlife Underpass	\$167	\$158,770	\$92	\$86,386	\$75	\$70,500	\$334	\$315,656	\$100,000	\$200,000	\$3,000,000		\$3,815,656
EK	550	Two-Lane Urban	Wetland Crossing (via Bridge)	\$167	\$91,727	\$92	\$50,545	\$75	\$41,250	\$334	\$183,522				\$5,000,000	\$5,183,522
KL	1,500	Two-Lane Urban		\$167	\$250,184	\$92	\$137,850	\$75	\$112,500	\$334	\$500,514					\$500,514
LM	850	Two-Lane Urban	CR 545 Turn Lanes	\$167	\$108,406	\$92	\$59,736	\$75	\$48,750	\$334	\$216,890	\$200,000				\$416,890
LN	1,780	Two-Lane Urban		\$167	\$293,526	\$92	\$161,744	\$75	\$132,000	\$334	\$587,270					\$587,270
NO	390	Two-Lane Urban		\$167	\$65,043	\$92	\$35,841	\$75	\$29,250	\$334	\$130,134					\$130,134
TOTAL	25,375		TOTALS		\$4,637,577		\$1,685,228		\$1,903,125		\$8,205,930	\$875,000	\$800,000	\$3,000,000	\$5,500,000	\$18,480,930

ADDITIONAL INFRASTRUCTURE COSTS:			
1. COST FOR TWO WILDLIFE & PEDESTRIAN CROSSINGS UNDER CR 545:		\$1,200,000	\$1,200,000
2. MASTER STORMWATER SYSTEM		\$3,000,000	\$3,000,000
3. MASTER IRRIGATION PUMP STATION		\$1,000,000	\$1,000,000
4. COSTS FOR EACH MASTER WASTEWATER LIFT STATION & FORCE MAIN:			
	LS1	\$170,000	\$170,000
	LS2	\$200,000	\$200,000
	LS3	\$170,000	\$170,000
SUB TOTAL			\$5,740,000

GRAND TOTAL MASTER CIVIL INFRASTRUCTURE COSTS **\$24,220,930**

EXHIBIT 8A

REUNION EAST CDD / WEST CDD SHARED COSTS

**MASTER INFRASTRUCTURE ROADWAYS
PRE-DESIGN / CONCEPTUAL BUDGETS
CIVIL ENGINEERING ONLY**

**CLASS A BONDS
MILLER EINHOUSE RYMER & ASSOCIATES
19-Nov-01**

Roadway Segment	Length (ft)	Description		Avg Costs per L.F.						Sub-Total	
				Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm			
				Unit Cost	Total	Unit Cost	Total	Unit Cost	Total		Total Unit Cost
QR	3,500	Four Lane Urban Section w/ Median	Signal at CR 545 / CR 545 Improvements	\$263	\$920,569	\$92	\$321,850	\$75	\$262,500	\$430	\$1,504,719
RS	725	One Four-Lane Bridge	Beltway Overpass	ALLOWANCE							\$3,000,000
ST	500	Four Lane Urban Section w/ Median		\$263	\$131,510	\$92	\$45,950	\$75	\$37,500	\$430	\$214,960
TU	2,250	Four Lane Urban Section w/ Median		\$263	\$591,795	\$92	\$208,775	\$75	\$168,750	\$430	\$967,320
OP	480	Two-Lane Urban	I-4 Overpass	ALLOWANCE							\$5,000,000
TOTAL	7,455	TOTALS			\$1,843,874		\$574,375		\$468,750		\$10,686,999

EXHIBIT 9

REUNION EAST CDD - PARCEL DEVELOPMENT BUDGETS

MILLER EINHOUSE RYMER & ASSOCIATES

July 10, 2003

DEVELOPMENT PARCELS EAST OF CR 545

Phase	Parcel	Acres	Land Use	SF Units	MF Units	Units / Acre	COST PER UNIT BASIS			COST PER ACRE BASIS			BUDGET
							Unit Cost	Total Cost		Unit Cost	Total Cost		
1	1	80.5	Single Family	317	na	3.9	\$20,560	per lot	\$6,517,520	\$50,000	per acre	\$4,025,000	\$6,517,520
1	2	9.3	Multi-Family	na	94	10.1	\$16,000	per unit	\$1,504,000	\$75,000	per acre	\$697,500	\$1,504,000
1	3A	11.25	Commercial	na	na	na	na	na	na	\$100,000	per acre	\$1,125,000	\$1,125,000
1	3B	13.7	Multi-Family	na	88	6.4	\$29,579	per unit	\$2,602,989	\$75,000	per acre	\$1,027,500	\$2,602,989
2	1	20.5	Multi-Family	na	93	4.5	\$8,000	per unit	\$744,000	\$75,000	per acre	\$1,537,500	\$1,537,500
2	1A	33.59	Single Family	177	na	5.3	\$12,000	per lot	\$2,124,000	\$50,000	per acre	\$1,679,500	\$2,124,000
2	13	8.3	Multi-Family	na	162	19.5	\$8,000	per unit	\$1,296,000	\$100,000	per acre	\$830,000	\$1,296,000
2	14	10.5	Commercial	na	na	na	na	na	na	\$50,000	per acre	\$525,000	\$525,000
2	15	2.9	Golf Maintenance	na	na	na	na	na	na	\$50,000	per acre	\$145,000	\$145,000
Total Budget for Parcels East of CR 545												\$17,377,009	

DEVELOPMENT PARCELS WEST OF CR 545

Phase	Parcel	Acres	Land Use	SF Units	MF Units	Units / Acre	COST PER UNIT BASIS			COST PER ACRE BASIS			BUDGET
							Unit Cost	Total Cost		Unit Cost	Total Cost		
1	4& 5	64	Commercial	na	na	na	na	na	na	\$100,000	per acre	\$6,400,000	\$6,400,000
1	6	11.9	Multi-Family	na	144	12.1	\$14,000	per unit	\$2,016,000	\$75,000	per acre	\$892,500	\$2,016,000
2	2,2A,2B	23	Mixed Uses	na	na	na	na	na	na	na	na	na	\$7,920,000
2	3	41.65	Single-Family	187	na	4.5	\$13,251	per lot	\$2,477,899	\$50,000	per acre	\$2,082,500	\$2,477,899
2	4	22.4	Multi-Family	na	250	11.2	\$8,000	per unit	\$2,000,000	\$100,000	per acre	\$2,240,000	\$2,240,000
2	5	29	Multi-Family	na	250	8.6	\$8,000	per unit	\$2,000,000	\$100,000	per acre	\$2,900,000	\$2,900,000
Total Budget for Parcels West of CR 545												\$23,953,899	

EXHIBIT 10
REUNION EAST CDD
LANDSCAPE, HARDSCAPE, PARKS & RECREATION
PRELIMINARY COST ESTIMATE

<u>Description</u>	<u>Cost</u>
Passive Parks	\$610,000
Pavillion Shelter	\$240,000
Overlook Deck	\$55,000
Lightning Shelter	\$40,000
Gatehouse	\$225,000
Entrance	\$800,000
Landscape/Irrigation	\$5,350,000
Sidewalks	\$775,000
I-4 Buffer	\$1,300,000
Street Lighting	\$2,450,000
Irrigation Wells & Pump Station	\$2,000,000
TOTAL =	\$13,845,000

EXHIBIT 10A
REUNION EAST CDD
LANDSCAPE, HARDSCAPE, PARKS & RECREATION
SHARED COSTS ⁽¹⁾
PRELIMINARY COST ESTIMATE

<u>Description</u>	<u>Cost</u>
Pedestrian, Bikeway & Equestrian Trails	\$4,640,000
Community Pools	\$2,900,000
TOTAL =	\$7,540,000

(1) Cost represents Reunion East CDD's allocated cost share (58% Reunion East CDD & 42% Reunion West CDD).

Exhibit "C"

Third Supplemental Special Assessment Allocation Report, dated February 12, 2026

[See attached.]

**THIRD SUPPLEMENTAL
SPECIAL ASSESSMENT ALLOCATION REPORT**

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**UNEXCHANGED
SPECIAL ASSESSMENT BONDS, SERIES 2002A-2
AND SPECIAL ASSESSMENT BONDS, SERIES 2005**

Dated: February 12, 2026

Prepared by:

**Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801**

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Table 1 – Financing Information – Unexchanged Series 2002A-2 Bonds

Table 2 – Assessment Allocation – Unexchanged Series 2002A-2 Bonds

Table 3 – Assessment Allocation – Past Due Unexchanged Series 2002A-2 Bonds

Table 4 – Assessment Roll – Unexchanged Series 2002A-2 Bonds

1.0 Introduction

This *Third Supplemental Special Assessment Allocation Report* (“Report”) has been prepared for the Reunion East Community Development District, a local unit of special purpose government established in accordance with Chapter 190, *Florida Statutes*, in anticipation of confirming and allocating Original Series 2002A-2 Assessments on certain properties specifically detailed in Table 2. The Original Series 2002A-2 Assessments secure the Unexchanged Series 2002A-2 Bonds.

In May of 2016, the Trustee’s Counsel submitted a letter to the District identifying certain parcels that may be subject to District debt assessments for the Series 2002A-2 and Series 2005 Bonds. As a result of this Trustee letter, the District retained Governmental Management Services – Central Florida, LLC to prepare initial drafts of this Report and apply the methodology adopted by the District in the Original Assessment Report and the benefit of the Master Improvements and Total Project covered by the Series 2002 & Series 2005 Bonds enjoyed by each parcel. Since that time, the District received a second letter from Trustee’s Counsel dated May 20, 2024 demanding the District levy the assessments as noticed in the draft report, as noted in the draft report, as well as update the report to include any other necessary revisions based on changes to Kingwood Orlando Reunion Resort LLC’s (the master developer) development plan. Through this Report, the District seeks to confirm and allocate a portion of the remaining principal of the Unexchanged Series 2002A-2 Bonds and, to the extent the Unexchanged Series 2002A-2 Bonds (as secured by assessments) are entirely allocated, to allocate the remaining principal of the Unexchanged Series 2005 Bonds.

2.0 Defined Terms

“Benefited Parcels” - Parcels of land within the District that receives special benefit from the acquisition and/or construction of the Master Improvements.

“Board” – Board of Supervisors for the District.

“Bonds” - Special assessment bonds issued during the life of the project for the construction and/or acquisition of improvements that provide special benefit to the lands within the District.

“Bond Anticipation Notes” - Special Assessment Bond Anticipation Notes issued by the District in December of 2001 in the original principal amount of \$10,000,000.

“District” - Reunion East Community Development District.

“Equivalent Assessment Unit” - (EAU) An estimate of the relationship between the product types, based on a comparison of the land area of each product, and is used as a comparison of the estimated benefit received by each product type.

“Exchanged Bonds” – Collectively, the Exchanged Series 2002A-2 Bonds (hereinafter defined) and the Exchanged Series 2005 Bonds (hereinafter defined).

“Exchanged Series 2002A-2 Bonds” – Series 2002A-2 Bonds in the principal amount of \$8,795,000 to be exchanged for \$7,245,000 of Series 2015-1 Bonds (hereinafter defined) and \$1,550,000 of Series 2015-3 Bonds (hereinafter defined); the 2015-1 & 2015-3 Bonds have since been reduced.

“Exchanged Series 2005 Bonds” - Series 2005 Bonds in the principal amount of \$10,440,000 to be exchanged for \$8,475,000 of Series 2015-2 Bonds (hereinafter defined) and \$1,965,000 of Series 2015-3 Bonds; the Series 2015-2 Bonds & the Series 2015-3 Bonds have since been reduced.

“Indenture” – Collectively, the *Master Trust Indenture* dated March 1, 2002 as supplemented from time to time.

“Master Improvements” - The acquisition and/or construction of certain infrastructure that provides special benefit to all parcels within the District.

“Original Assessments” – The Original Series 2002A-2 Assessments (hereinafter defined) and the Original Series 2005 Assessments (hereinafter defined).

“Original Series 2002A-2 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2002 Assessment Resolutions and pledged to pay debt service on the Series 2002A-2 Bonds.

“Original Series 2005 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2005 Assessment Resolutions and pledged to pay debt service on the Series 2005 Bonds.

“Original Series 2002 Assessment Resolutions” – Resolution Nos. 2002-22, 2002-23, adopted by the Board on March 15, 2002, and 2002-24 adopted by the Board on July 29, 2002 as amended and supplemented from time to time.

“Original Series 2005 Assessment Resolutions” – Resolution Nos. 2002-22, 2002-23, adopted by the Board on March 15, 2002, and 2002-24 adopted by the Board on July 29, 2002 and Resolution No. 2005-04 adopted by the Board on March 10, 2005 as amended and supplemented from time to time.

“Original Series 2002 Bonds” - Special Assessment Bonds issued in July of 2002 to fund the acquisition and/or construction of certain Master Improvements and retire the Bond Anticipation Notes. The Original Series 2002 Bonds were trifurcated in January 2012, resulting in, among other things, \$34,000,000 Special Assessment Bonds, Series 2002A-1 (the “Series 2002A-1 Bonds”), \$15,070,000 Special Assessment Bonds, Series 2002A-2 (the “Series 2002A-2 Bonds”), and \$40,000 Special Assessment Bonds, Series 2002A-3 (the “Series 2002A-3 Bonds”) under the Original Series 2002A-2 Indenture (hereinafter defined).

“Original Series 2002A-2 Indenture” - Collectively, the *Master Trust Indenture* dated March 1, 2002, as amended and supplemented by that certain *First Supplemental Trust Indenture* dated August 1, 2002, and amended and restated as of January 1, 2012.

“Original Series 2005 Indenture” - Collectively, the *Master Trust Indenture* dated March 1, 2002, as amended and supplemented by that certain *Third Supplemental Trust Indenture* between the District and the Trustee dated as of March 1, 2005.

“Prior Assessments” – The Series 2002A-2 Assessments (hereinafter defined) and the Series 2005 Assessments (hereinafter defined).

“Prior Assessment Report” – The *Final Special Assessment Allocation Report Reunion East Community Development District Special Assessment Bonds, Series 2002A*, dated July 31, 2002, as amended and supplemented by the *Final First Supplemental Special Assessment Allocation Report Reunion East Community Development District Special Assessment Bonds, Series 2002A, Special Assessment Bonds, Series 2005*, dated March 10, 2005, prepared by Rizzetta & Company, Inc., which together, was the allocation methodology report used as the basis for allocating the Original Series 2002A-2 Assessments and the Original Series 2005 Assessments.

“Restructuring” – The restructuring of a portion of the Series 2002A-2 Bonds and Series 2005 Bonds and related special assessments to reflect the current economic environment and the terms of that certain Restructuring Agreement (hereinafter defined).

“Restructuring Agreement” – That certain *Restructuring Agreement* dated June 4, 2015 entered to by and between the District, U.S. Bank National Association (as trustee for the Series 2002A-2 Bonds and Series 2005 Bonds), SPE (hereinafter defined), and Citicommunities, LLC.

“Series 2002A-2 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2002 Assessment Resolutions and pledged to pay debt service on the Series 2002A-2 Bonds, less and except that portion of the Series 2002A-2 Assessments pledged to pay debt service on the Series 2015-1 Bonds and Series 2015-3 Bonds after the Restructuring (which assessments are hereinafter defined as the Series 2015-1 Assessments and Series 2015-3 Assessments, respectively).

“Series 2002A-2 Bonds” – Special Assessment Bonds exchanged in 2012 for a portion of the then outstanding Original Series 2002 Bonds, which bonds, as of the date hereof, are outstanding in the principal amount of \$6,275,000.

“Series 2005 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2005 Assessment Resolutions and pledged to pay debt service on the Series 2005 Bonds, less and except that portion of the Series 2005 Assessments pledged to pay debt service on the Series 2015-2 Bonds and Series 2015-3 Bonds after the Restructuring (which assessments are hereinafter defined as the Series 2015-2 Assessments).

“Series 2005 Bonds” - Special Assessment Bonds issued in 2005 to fund the acquisition and/or construction of certain Master Improvements, which bonds, as of the date hereof, are outstanding in the principal amount of \$6,440,000.

“Series 2015 Assessments” – Collectively, the Series 2015-1 Assessments, Series 2015-2 Assessments, and Series 2015-3 Assessments.

“Series 2015 Bonds” – Collectively, the Series 2015-1 Bonds, Series 2015-2 Bonds, and Series 2015-3 Bonds issued pursuant to the Indenture.

“Series 2015-1 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$7,245,000 issued for an approximately nineteen (19) year term in exchange for a portion of the outstanding Series 2002A-2 Bonds.

“Series 2015-2 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$8,475,000 issued for an approximately twenty-two (22) year term in exchange for a portion of the outstanding Series 2005 Bonds.

“Series 2015-3 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$3,515,000 issued for an approximately nineteen (19) year term in exchange for a portion of the outstanding Series 2002A-2 Bonds and a portion of the outstanding Series 2005 Bonds.

“Total Project” - Acquisition and/or construction of approximately \$56,520,000 of Master Improvements, including onsite and offsite, that provide benefit to all Benefited Land within the District.

“Unexchanged Bonds” – The Unexchanged Series 2002A-2 Bonds (hereinafter defined) and the Unexchanged Series 2005 Bonds (hereinafter defined).

“Unexchanged Series 2002A-2 Bonds” – Series 2002A-2 Bonds not exchanged for Series 2015 Bonds or otherwise canceled prior to or contemporaneously with issuing the Series 2015 Bonds. In the current principal amount of \$6,275,000.

“Unexchanged Series 2005 Bonds” – Series 2005 Bonds not exchanged for Series 2015 Bonds or otherwise canceled prior to or contemporaneously with issuing the Series 2015 Bonds. In the current principal amount of \$6,440,000.

3.0 Background Information

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”) and by Ordinance No. 01-31 of Osceola County, Florida, effective October 3, 2001, and expanded by Ordinance No. 05-26 of Osceola County, Florida on July 22, 2005 (collectively, the “Ordinance”). The District, as expanded, encompasses approximately 1,278 acres and is located wholly within the unincorporated area of Osceola County, Florida.

In July 2002, the District issued its Original Series 2002 Bonds to, among other things, pay all amounts due and owing on the Bond Anticipation Notes and finance the cost of the Series 2002 Project (as defined in the Original Series 2002A-2 Indenture). In January 2012, the District trifurcated the Original Series 2002 Bonds into three separate series of bonds, of which only the Series 2002A-1 Bonds and Series 2002A-2 Bonds remained outstanding. The Series 2002A-1 Bonds, and the assessments securing the same, remain unaffected by this Report. The Series 2002A-2 Bonds were payable and secured by the Original Series 2002A-2 Assessments, which were levied on real property within the boundary of the District specially benefited by the Total Project in accordance with the Prior Assessment Report.

In February 2005, the District issued its Series 2005 Bonds to, among other things, finance the cost of the Series 2005 Project (as defined in the Original Series 2005 Indenture). The Series 2005 Bonds were payable and secured by the Original Series 2005 Assessments, which were levied on real property within the boundary of the District specially benefited by the Total Project in accordance with the Prior Assessment Report.

Infrastructure improvements funded with proceeds of the Bond Anticipation Notes, Original Series 2002 Bonds and Series 2005 Bonds are described in the Prior Assessment Report.

Due to a failure of certain owners of certain lands (“Delinquent Lands”) to pay Original Series 2002A-2 Assessments and Original Series 2005 Assessments when due, the District was unable to pay debt service on the Series 2002A-2 Bonds and Series 2005 Bonds thereby resulting in Event(s) of Default (as defined in the Original Series 2002A-2 Indenture and Original Series 2005 Indenture). To cure the Events of Default as to a portion of the Series 2002A-2 Bonds and Series 2005 Bonds and resolve any and all matters relating thereto, including litigation commenced by the District to foreclose the Original Series 2002A-2 Assessments and Original Series 2005 Assessments on the Delinquent Lands pursuant to Chapter 170, *Florida Statutes*, the District and Trustee entered into the Restructuring Agreement which provided, among other things, for (i) issuance of the Series 2015 Bonds in exchange for a portion of the Series 2002A-2 Bonds and a portion of the Series 2005 Bonds, which Exchanged Bonds were canceled; (ii) the pledge of certain Original Assessments to the Series 2015-1 Bonds; (iii) the pledge of certain Original Assessments to the Series 2015-2 Bonds; and (iv) the pledge of certain Original Assessments to the Series 2015-3 Bonds.

4.0 Summary of Series 2015 Bond Restructuring

Pursuant to the Restructuring Agreement, the District issued three (3) Series (as defined in the Indenture) of Special Assessment Refunding Bonds for the Exchanged Bonds, which bonds have the following general characteristics:

- (i) *Series 2015-1 Bonds*: Current interest bonds issued in the principal amount of \$7,245,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2033. The Series 2015-1 Assessments are pledged to pay debt service on the Series 2015-1 Bonds.

(ii) *Series 2015-2 Bonds:* Current interest bonds issued in the principal amount of \$8,475,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2036. The Series 2015-2 Assessments are pledged to pay debt service on the Series 2015-2 Bonds.

(iii) *Series 2015-3 Bonds:* Current interest bonds issued in the principal amount of \$3,515,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2033. The Series 2015-3 Assessments are pledged to pay debt service on the Series 2015-3 Bonds.

Additional information regarding the Series 2015 Bonds may be found in the Exchange Information Memorandum dated June 4, 2015. The Series 2015-3 Bonds have since been redeemed.

Upon the issuance of the Series 2015 Bonds for the Exchanged Bonds, the Exchanged Bonds were cancelled and the remaining Unexchanged Bonds remain outstanding in the principal amount of \$6,275,000 Series 2002A-2 Bonds and \$6,440,000 Series 2005 Bonds. The Prior Assessments remain the security for the Unexchanged Bonds and the District herein confirms that the methodology provided for in the Prior Assessment Report shall continue to be the method utilized for allocation the Prior Assessments to the lands securing the Unexchanged Bonds and additional allocation methods incorporated in this Report for properties developed that were not contemplated in the Prior Assessment Report.

The District is allocating a portion of the Prior Assessments securing the principal of the Unexchanged Series 2002A-2 Bonds to certain developable property, detailed in Table 3, which property had not previously been allocated assessments and has benefitted from the Master Improvements and Total Project as detailed in the Prior Assessment Report. As a note, the allocation of debt service assessments to satisfy the remaining principal of the Unexchanged Series 2002A Bonds will be allocated first, until full satisfaction of the Series 2002A Bonds can be achieved, then to which such allocation is made to satisfy the remaining principal of the Unexchanged Series 2005 Bonds.

5.0 Pledge of a Portion of Series 2002A-2 Assessments

The Original Series 2002A-2 Assessments were outstanding in the principal amount of \$15,070,000. A portion of the Original Series 2002A-2 Assessments (\$8,795,000) have been allocated to securing the Series 2015-1 Bonds and Series 2015-3 Bonds. A portion of the remaining Original Series 2002A-2 Assessments pledged to secure Unexchanged Series 2002A-2 Bonds will be allocated to certain properties detailed in Table 2.

6.0 Allocation of Original Series 2002A-2 Assessments

As noted above, the Original Series 2002A-2 Assessments pledged to secure the Unexchanged Series 2002A-2 Bonds will be allocated to properties detailed in Table 2 for which properties have benefitted from the Master Improvements. A portion of the Original Series 2002A-2 Assessments securing a portion of the Unexchanged Series 2002A Bonds will be assigned to the

properties based upon the Prior Assessment Report. As part of the overall review, based upon the actual development of the golf course property, it has been determined that the golf course properties receive more benefit than originally assigned in the Prior Assessment Report. Therefore, additional Original Series 2002A-2 Assessments will be assigned the golf course properties utilizing a square footage basis from the Prior Assessment Report applied in a manner commensurate with the benefit received by those properties, as supported by data from similar Florida golf courses subject to assessments. Further, while the golf course parcels formed part of a single development plan at the time of the Original 2002A-2 Assessments and Prior Assessment Report and thus are assessed as a whole. There remains one undeveloped parcel that is 2.21 acres and could be developed. Due to lack of development plan for this parcel, the District is initially assigning 8.84 units based upon 4 units per acre or approximately 17,680 commercial square feet. The District will assign the permanent Original Series 2002A-2 Assessments at the time the parcel is actually developed.

7.0 Pledge and Allocation of Series 2005 Assessments

The remaining unexchanged principal balance of the Unexchanged Series 2005 Bonds is approximately \$6,440,000. As the debt service assessments from the certain unassessed developable parcels identified in this report is fully allocated to the remaining principal of the Unexchanged Series 2002A Bonds, no additional pledge or allocation of the Series 2005 Assessments can be made at this time.

8.0 Assessment Roll

The assessment roll reflecting the allocation of Original Series 2002A-2 Assessments securing a portion of the Unexchanged Series 2002A-2 Bonds on Table.

Reunion East
Community Development District

Unexchanged Special Assessment Bonds, Series 2002A-2 And Series 2005 Bonds

Table 1: Financing Information - Unexchanged Series 2002A-2 Bonds
and Series 2005 Bonds

Series 2002A-2 Bonds	
Principal Amount	\$2,170,000
Coupon Rate	7.20%
Dated Date	1/12/12
Maturity Date	1-May-22
Principal Amount	\$4,105,000
Coupon Rate	7.375%
Dated Date	1/12/12
Maturity Date	1-May-33
Series 2005 Bonds	

Reunion East
Community Development District
Unexchanged Special Assessment Bonds, Series 2002A-2

Table 2: Allocation of Assessments - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Building Square Feet	Commercial EAU's (Per 1,000 Sq. Ft.)	Rate Per EAU	Gross Annual Assessments	Net Annual Assessments (1)	Par Debt (2)	Par Debt (3)	Principal Reduction
27-25-27-2985-PRCL-0WP0	75,498	75.50	\$925	\$69,836	65,646	740,937	358,993	381,944
27-25-27-2985-PRCL-0O20	5,102	5.10	\$925	\$4,719	4,436	50,071	24,260	25,811
27-25-27-2985-PRCL-0P20	5518	5.52	\$925	\$5,104	4,798	54,154	26,238	27,916
35-25-27-4857-0001-0016	33,074	33.07	\$925	\$30,593	28,758	324,588	157,267	167,321
35-25-27-4857-0001-0017	33,074	33.07	\$925	\$30,593	28,758	324,588	157,267	167,321
35-25-27-4858-TRAC-0035	1,170	1.17	\$925	\$1,082	1,017	11,482	5,563	5,919
35-25-27-4882-PRCL-0G15	5,433	5.43	\$925	\$5,026	4,724	53,319	25,834	27,486
35-25-27-4859-PRCL-02A2	1,764	1.76	\$925	\$1,632	1,534	17,312	8,388	8,924
34-25-27-4012-0002-0030	18,726	18.73	\$925	\$17,322	16,282	183,777	89,042	94,735
Less: EAU's Assigned Series 2015A Bonds*		(2.90)	\$925	(\$2,683)	(\$2,522)	(\$28,461)	(\$13,790)	(\$14,671)
34-25-27-4012-0002-0030		15.83	\$925	\$14,639	13,761	155,316	90,525	64,792
35-25-27-4894-PRCL-0140	0.00	8.84	\$925	\$8,177	7,686	86,756	42,034	44,722
Total		185.30		171,402	161,117	1,818,524	896,369	922,156

(1) Net annual assessments exclusive of 4% early payment discount and 2% collection cost.

(2) Represents the par debt per unit through Fiscal Year 2009 which is the last Fiscal Year in which annual Debt Assessments were paid in full.

(3) Represents the adjusted par debt after receipt of payment for Series 2002A-2 Assessments for Fiscal Year 2010 through Fiscal Year 2026.

*Golf course previously assessed based upon 2.9 EAU'S vs building square feet of structures. After further review and analysis the Assessment Consultants determined the amount of benefit and assignment of debt assessments was insufficient.

Reunion East
Community Development District
 Unexchanged Special Assessment Bonds, Series 2002A-2

Table 3: Calculation of Past Due Assessments

Parcel ID #	Gross Annual Assessments	FY 2010 - FY 2026	Total
27-25-27-2985-PRCL-0WPO	\$69,836	\$1,187,206	\$1,187,206
27-25-27-2985-PRCL-0O20	\$4,719	\$80,229	\$80,229
27-25-27-2985-PRCL-0P20	\$5,104	\$86,771	\$86,771
35-25-27-4857-0001-0016	\$30,593	\$520,089	\$520,089
35-25-27-4857-0001-0017	\$30,593	\$520,089	\$520,089
35-25-27-4858-TRAC-0035	\$1,082	\$18,398	\$18,398
35-25-27-4882-PRCL-0G15	\$5,026	\$85,434	\$85,434
35-25-27-4859-PRCL-02A2	\$1,632	\$27,739	\$27,739
34-25-27-4012-0002-0030	\$14,639	\$248,864	\$248,864
35-25-27-4894-PRCL-0140	\$8,177	\$139,009	\$139,009
Total	\$171,402	\$2,913,827	\$2,913,827

Reunion East
Community Development District
 Unexchanged Special Assessment Bonds, Series 2002A-2

Table 4: Assessment Roll - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Owner	Gross Annual Assessments (1)	Net Annual Assessments (2)	Par Debt (3)	Par Debt (4)
1	27-25-27-2985-PRCL-0WP0 Kingwood Orlando Reunion Resort, LLC	\$69,836	\$65,646	740,937	358,993
2	27-25-27-2985-PRCL-0020 Kingwood Orlando Reunion Resort, LLC	\$4,719	\$4,436	50,071	24,260
3	27-25-27-2985-PRCL-0P20 Kingwood Orlando Reunion Resort, LLC	\$5,104	\$4,798	54,154	26,238
4	35-25-27-4857-0001-0016 Orlando Reunion Development, LLC	\$30,593	\$28,758	324,588	157,267
5	35-25-27-4857-0001-0017 Kingwood Orlando Reunion Resort, LLC	\$30,593	\$28,758	324,588	157,267
6	35-25-27-4858-TRAC-0035 Orlando Reunion Development, LLC	\$1,082	\$1,017	11,482	5,563
7	27-25-27-2985-TRAC-0G10 LRA Orlando, LLC	(5) \$0	\$0	\$0	\$0
8	27-25-27-2985-TRAC-0G20 LRA Orlando, LLC	(5) \$0	\$0	\$0	\$0
9	27-25-27-2985-PRCL-0020 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
10	35-25-27-4857-001-00G5 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
11	35-25-27-4883-PRCL-0G10 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
12	35-25-27-4884-PRCL-0G10 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
13	35-25-27-4885-PRCL-0G10 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
14	35-25-27-4886-PRCL-0G10 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0

- (1) Includes 6% for discounts and collection cost.
- (2) Excludes 6% for discounts and collection cost.
- (3) Current par debt that would be allocated to property.
- (4) Remaining par debt after payment of past due assessments.
- (5) Golf Course fairways. Benefit based upon square footage of golf course buildings.

Reunion East
Community Development District
 Unexchanged Special Assessment Bonds, Series 2002A-2

Table 4: Assessment Roll - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Owner		Gross Annual Assessments (1)	Net Annual Assessments (2)	Par Debt (3)	Par Debt (4)
15	35-25-27-4882-PRCL-0G15 Orlando Reunion Development	(5)	\$5,026	\$4,724	53,319	25,834
16	35-25-27-4859-PRCL-02A2 Kingwood Orlando Reunion Resort, LLC		\$1,632	\$1,534	17,312	8,388
17	35-25-27-4894-PRCL-0140 Orlando Reunion Development, LLC		\$8,177	\$7,686	86,756	42,034
18	34-25-27-4012-0001-0030 LRA Orlando, LLC	(6)	\$0	\$0	\$0	\$0
19	34-25-27-4012-0001-0033 LRA Orlando, LLC	(6)	\$0	\$0	\$0	\$0
20	34-25-27-4012-0002-0010 LRA Orlando, LLC	(6)	\$0	\$0	\$0	\$0
21	27-25-27-2985-TRAC-FD40 LRA Orlando, LLC	(6)	\$0	\$0	\$0	\$0
	34-25-27-4012-0002-0030 Kingwood Orlando Reunion Resort, LLC	(5)(7)	\$14,639	\$13,761	155,316	90,525
Total			171,402	161,117	1,818,524	896,369

(5)	35-25-27-4882-PRCL-0G15 Golf Academy	5,433	Series 2002A-2 Unexchanged Bonds
	34-25-27-4012-0002-0030 Maintenance Building	18,726	Series 2015A and Series 2002A-2 Unexchanged Bonds
	34-25-27-4885-PRCL-0C20 Clubhouse	7,011	Series 2015A Bonds
	Total	<u>31,170</u>	

(6) Per Engineer's Development Analysis these parcels are not developable.

(7) The equivalent of 2,900 square feet is securing the Series 2015A Bonds.

the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries (1).

There is a growing awareness of the need to improve the quality of life of people with schizophrenia. The World Health Organization (WHO) has developed the concept of 'recovery' as a goal for people with schizophrenia. Recovery is defined as a process of personal growth and development, and the achievement of a meaningful life (2). The WHO has also developed the concept of 'recovery-oriented care' as a model of care for people with schizophrenia. Recovery-oriented care is defined as a model of care that focuses on the individual's needs and goals, and that aims to help people with schizophrenia achieve recovery (3).

Recovery-oriented care is a model of care that focuses on the individual's needs and goals, and that aims to help people with schizophrenia achieve recovery. It is a model of care that is based on the principles of recovery, and that aims to help people with schizophrenia achieve recovery. Recovery-oriented care is a model of care that is based on the principles of recovery, and that aims to help people with schizophrenia achieve recovery.

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RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2026 AT _____ A.M./P.M. AT 7715 HERITAGE CROSSING WAY, KISSIMMEE, FLORIDA 34747, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING 2026 SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 197, 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (the “District”) is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”); and

WHEREAS, the District has previously adopted Resolution 2026-05, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING 2026 SPECIAL ASSESSMENTS ON PROPERTY WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE 2002 AND 2005 PROJECT IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE 2026 SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID BY THE 2026 SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH 2026 SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH 2026 SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE 2026 SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2026-05, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 170, 197 and 190, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 219 E. Livingston Street, Orlando, Florida 32801 (the “District Records Office”).

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

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution.

2. DECLARATION OF PUBLIC HEARING. The District hereby declares a public hearing to be held on _____, 2026, at _____ A.M./P.M. at 7715 Heritage Crossing Way, Kissimmee, Florida 34747, for the purpose of hearing comment and objection to the proposed special assessment program for community improvements as identified in the Third Supplemental Special Assessment Allocation Report, dated February 12, 2026 (the “Assessment Report”) attached hereto as **Exhibit “A”** and the preliminary assessment roll, available at the District Records Office. Affected parties may appear at the hearing or submit their comments in writing prior to the meeting to the attention of the District Manager at the District Records Office.

3. ADVERTISING OF PUBLIC HEARING. Notice of said hearing shall be advertised in accordance with Chapter 170, 190, and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Osceola County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days’ written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

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

5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

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SIGNATURE PAGE FOR RESOLUTION 2026-06

ADOPTED this 9th day of April, 2026.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson or Vice Chairperson,
Board of Supervisors

Attest:

Its: Secretary

EXHIBIT “A”

ASSESSMENT REPORT

Third Supplemental Special Assessment Allocation Report, dated February 12, 2026

[See attached.]

**THIRD SUPPLEMENTAL
SPECIAL ASSESSMENT ALLOCATION REPORT**

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

**UNEXCHANGED
SPECIAL ASSESSMENT BONDS, SERIES 2002A-2
AND SPECIAL ASSESSMENT BONDS, SERIES 2005**

Dated: February 12, 2026

Prepared by:

**Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801**

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3.0	Background Information	5
4.0	Summary of Proposed Restructuring	6
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7.0	Pledge and Allocation of Series 2005 Assessments.....	8
8.0	Assessment Roll.....	8

Table 1 – Financing Information – Unexchanged Series 2002A-2 Bonds

Table 2 – Assessment Allocation – Unexchanged Series 2002A-2 Bonds

Table 3 – Assessment Allocation – Past Due Unexchanged Series 2002A-2 Bonds

Table 4 – Assessment Roll – Unexchanged Series 2002A-2 Bonds

1.0 Introduction

This *Third Supplemental Special Assessment Allocation Report* (“Report”) has been prepared for the Reunion East Community Development District, a local unit of special purpose government established in accordance with Chapter 190, *Florida Statutes*, in anticipation of confirming and allocating Original Series 2002A-2 Assessments on certain properties specifically detailed in Table 2. The Original Series 2002A-2 Assessments secure the Unexchanged Series 2002A-2 Bonds.

In May of 2016, the Trustee’s Counsel submitted a letter to the District identifying certain parcels that may be subject to District debt assessments for the Series 2002A-2 and Series 2005 Bonds. As a result of this Trustee letter, the District retained Governmental Management Services – Central Florida, LLC to prepare initial drafts of this Report and apply the methodology adopted by the District in the Original Assessment Report and the benefit of the Master Improvements and Total Project covered by the Series 2002 & Series 2005 Bonds enjoyed by each parcel. Since that time, the District received a second letter from Trustee’s Counsel dated May 20, 2024 demanding the District levy the assessments as noticed in the draft report, as noted in the draft report, as well as update the report to include any other necessary revisions based on changes to Kingwood Orlando Reunion Resort LLC’s (the master developer) development plan. Through this Report, the District seeks to confirm and allocate a portion of the remaining principal of the Unexchanged Series 2002A-2 Bonds and, to the extent the Unexchanged Series 2002A-2 Bonds (as secured by assessments) are entirely allocated, to allocate the remaining principal of the Unexchanged Series 2005 Bonds.

2.0 Defined Terms

“Benefited Parcels” - Parcels of land within the District that receives special benefit from the acquisition and/or construction of the Master Improvements.

“Board” – Board of Supervisors for the District.

“Bonds” - Special assessment bonds issued during the life of the project for the construction and/or acquisition of improvements that provide special benefit to the lands within the District.

“Bond Anticipation Notes” - Special Assessment Bond Anticipation Notes issued by the District in December of 2001 in the original principal amount of \$10,000,000.

“District” - Reunion East Community Development District.

“Equivalent Assessment Unit” - (EAU) An estimate of the relationship between the product types, based on a comparison of the land area of each product, and is used as a comparison of the estimated benefit received by each product type.

“Exchanged Bonds” – Collectively, the Exchanged Series 2002A-2 Bonds (hereinafter defined) and the Exchanged Series 2005 Bonds (hereinafter defined).

“Exchanged Series 2002A-2 Bonds” – Series 2002A-2 Bonds in the principal amount of \$8,795,000 to be exchanged for \$7,245,000 of Series 2015-1 Bonds (hereinafter defined) and \$1,550,000 of Series 2015-3 Bonds (hereinafter defined); the 2015-1 & 2015-3 Bonds have since been reduced.

“Exchanged Series 2005 Bonds” - Series 2005 Bonds in the principal amount of \$10,440,000 to be exchanged for \$8,475,000 of Series 2015-2 Bonds (hereinafter defined) and \$1,965,000 of Series 2015-3 Bonds; the Series 2015-2 Bonds & the Series 2015-3 Bonds have since been reduced.

“Indenture” – Collectively, the *Master Trust Indenture* dated March 1, 2002 as supplemented from time to time.

“Master Improvements” - The acquisition and/or construction of certain infrastructure that provides special benefit to all parcels within the District.

“Original Assessments” – The Original Series 2002A-2 Assessments (hereinafter defined) and the Original Series 2005 Assessments (hereinafter defined).

“Original Series 2002A-2 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2002 Assessment Resolutions and pledged to pay debt service on the Series 2002A-2 Bonds.

“Original Series 2005 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2005 Assessment Resolutions and pledged to pay debt service on the Series 2005 Bonds.

“Original Series 2002 Assessment Resolutions” – Resolution Nos. 2002-22, 2002-23, adopted by the Board on March 15, 2002, and 2002-24 adopted by the Board on July 29, 2002 as amended and supplemented from time to time.

“Original Series 2005 Assessment Resolutions” – Resolution Nos. 2002-22, 2002-23, adopted by the Board on March 15, 2002, and 2002-24 adopted by the Board on July 29, 2002 and Resolution No. 2005-04 adopted by the Board on March 10, 2005 as amended and supplemented from time to time.

“Original Series 2002 Bonds” - Special Assessment Bonds issued in July of 2002 to fund the acquisition and/or construction of certain Master Improvements and retire the Bond Anticipation Notes. The Original Series 2002 Bonds were trifurcated in January 2012, resulting in, among other things, \$34,000,000 Special Assessment Bonds, Series 2002A-1 (the “Series 2002A-1 Bonds”), \$15,070,000 Special Assessment Bonds, Series 2002A-2 (the “Series 2002A-2 Bonds”), and \$40,000 Special Assessment Bonds, Series 2002A-3 (the “Series 2002A-3 Bonds”) under the Original Series 2002A-2 Indenture (hereinafter defined).

“Original Series 2002A-2 Indenture” - Collectively, the *Master Trust Indenture* dated March 1, 2002, as amended and supplemented by that certain *First Supplemental Trust Indenture* dated August 1, 2002, and amended and restated as of January 1, 2012.

“Original Series 2005 Indenture” - Collectively, the *Master Trust Indenture* dated March 1, 2002, as amended and supplemented by that certain *Third Supplemental Trust Indenture* between the District and the Trustee dated as of March 1, 2005.

“Prior Assessments” – The Series 2002A-2 Assessments (hereinafter defined) and the Series 2005 Assessments (hereinafter defined).

“Prior Assessment Report” – The *Final Special Assessment Allocation Report Reunion East Community Development District Special Assessment Bonds, Series 2002A*, dated July 31, 2002, as amended and supplemented by the *Final First Supplemental Special Assessment Allocation Report Reunion East Community Development District Special Assessment Bonds, Series 2002A, Special Assessment Bonds, Series 2005*, dated March 10, 2005, prepared by Rizzetta & Company, Inc., which together, was the allocation methodology report used as the basis for allocating the Original Series 2002A-2 Assessments and the Original Series 2005 Assessments.

“Restructuring” – The restructuring of a portion of the Series 2002A-2 Bonds and Series 2005 Bonds and related special assessments to reflect the current economic environment and the terms of that certain Restructuring Agreement (hereinafter defined).

“Restructuring Agreement” – That certain *Restructuring Agreement* dated June 4, 2015 entered to by and between the District, U.S. Bank National Association (as trustee for the Series 2002A-2 Bonds and Series 2005 Bonds), SPE (hereinafter defined), and Citicommunities, LLC.

“Series 2002A-2 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2002 Assessment Resolutions and pledged to pay debt service on the Series 2002A-2 Bonds, less and except that portion of the Series 2002A-2 Assessments pledged to pay debt service on the Series 2015-1 Bonds and Series 2015-3 Bonds after the Restructuring (which assessments are hereinafter defined as the Series 2015-1 Assessments and Series 2015-3 Assessments, respectively).

“Series 2002A-2 Bonds” – Special Assessment Bonds exchanged in 2012 for a portion of the then outstanding Original Series 2002 Bonds, which bonds, as of the date hereof, are outstanding in the principal amount of \$6,275,000.

“Series 2005 Assessments” - Debt assessments levied by the District pursuant to the Original Series 2005 Assessment Resolutions and pledged to pay debt service on the Series 2005 Bonds, less and except that portion of the Series 2005 Assessments pledged to pay debt service on the Series 2015-2 Bonds and Series 2015-3 Bonds after the Restructuring (which assessments are hereinafter defined as the Series 2015-2 Assessments).

“Series 2005 Bonds” - Special Assessment Bonds issued in 2005 to fund the acquisition and/or construction of certain Master Improvements, which bonds, as of the date hereof, are outstanding in the principal amount of \$6,440,000.

“Series 2015 Assessments” – Collectively, the Series 2015-1 Assessments, Series 2015-2 Assessments, and Series 2015-3 Assessments.

“Series 2015 Bonds” – Collectively, the Series 2015-1 Bonds, Series 2015-2 Bonds, and Series 2015-3 Bonds issued pursuant to the Indenture.

“Series 2015-1 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$7,245,000 issued for an approximately nineteen (19) year term in exchange for a portion of the outstanding Series 2002A-2 Bonds.

“Series 2015-2 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$8,475,000 issued for an approximately twenty-two (22) year term in exchange for a portion of the outstanding Series 2005 Bonds.

“Series 2015-3 Bonds” – Current interest Special Assessment Refunding Bonds in the principal amount of \$3,515,000 issued for an approximately nineteen (19) year term in exchange for a portion of the outstanding Series 2002A-2 Bonds and a portion of the outstanding Series 2005 Bonds.

“Total Project” - Acquisition and/or construction of approximately \$56,520,000 of Master Improvements, including onsite and offsite, that provide benefit to all Benefited Land within the District.

“Unexchanged Bonds” – The Unexchanged Series 2002A-2 Bonds (hereinafter defined) and the Unexchanged Series 2005 Bonds (hereinafter defined).

“Unexchanged Series 2002A-2 Bonds” – Series 2002A-2 Bonds not exchanged for Series 2015 Bonds or otherwise canceled prior to or contemporaneously with issuing the Series 2015 Bonds. In the current principal amount of \$6,275,000.

“Unexchanged Series 2005 Bonds” – Series 2005 Bonds not exchanged for Series 2015 Bonds or otherwise canceled prior to or contemporaneously with issuing the Series 2015 Bonds. In the current principal amount of \$6,440,000.

3.0 Background Information

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”) and by Ordinance No. 01-31 of Osceola County, Florida, effective October 3, 2001, and expanded by Ordinance No. 05-26 of Osceola County, Florida on July 22, 2005 (collectively, the “Ordinance”). The District, as expanded, encompasses approximately 1,278 acres and is located wholly within the unincorporated area of Osceola County, Florida.

In July 2002, the District issued its Original Series 2002 Bonds to, among other things, pay all amounts due and owing on the Bond Anticipation Notes and finance the cost of the Series 2002 Project (as defined in the Original Series 2002A-2 Indenture). In January 2012, the District trifurcated the Original Series 2002 Bonds into three separate series of bonds, of which only the Series 2002A-1 Bonds and Series 2002A-2 Bonds remained outstanding. The Series 2002A-1 Bonds, and the assessments securing the same, remain unaffected by this Report. The Series 2002A-2 Bonds were payable and secured by the Original Series 2002A-2 Assessments, which were levied on real property within the boundary of the District specially benefited by the Total Project in accordance with the Prior Assessment Report.

In February 2005, the District issued its Series 2005 Bonds to, among other things, finance the cost of the Series 2005 Project (as defined in the Original Series 2005 Indenture). The Series 2005 Bonds were payable and secured by the Original Series 2005 Assessments, which were levied on real property within the boundary of the District specially benefited by the Total Project in accordance with the Prior Assessment Report.

Infrastructure improvements funded with proceeds of the Bond Anticipation Notes, Original Series 2002 Bonds and Series 2005 Bonds are described in the Prior Assessment Report.

Due to a failure of certain owners of certain lands (“Delinquent Lands”) to pay Original Series 2002A-2 Assessments and Original Series 2005 Assessments when due, the District was unable to pay debt service on the Series 2002A-2 Bonds and Series 2005 Bonds thereby resulting in Event(s) of Default (as defined in the Original Series 2002A-2 Indenture and Original Series 2005 Indenture). To cure the Events of Default as to a portion of the Series 2002A-2 Bonds and Series 2005 Bonds and resolve any and all matters relating thereto, including litigation commenced by the District to foreclose the Original Series 2002A-2 Assessments and Original Series 2005 Assessments on the Delinquent Lands pursuant to Chapter 170, *Florida Statutes*, the District and Trustee entered into the Restructuring Agreement which provided, among other things, for (i) issuance of the Series 2015 Bonds in exchange for a portion of the Series 2002A-2 Bonds and a portion of the Series 2005 Bonds, which Exchanged Bonds were canceled; (ii) the pledge of certain Original Assessments to the Series 2015-1 Bonds; (iii) the pledge of certain Original Assessments to the Series 2015-2 Bonds; and (iv) the pledge of certain Original Assessments to the Series 2015-3 Bonds.

4.0 Summary of Series 2015 Bond Restructuring

Pursuant to the Restructuring Agreement, the District issued three (3) Series (as defined in the Indenture) of Special Assessment Refunding Bonds for the Exchanged Bonds, which bonds have the following general characteristics:

- (i) *Series 2015-1 Bonds*: Current interest bonds issued in the principal amount of \$7,245,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2033. The Series 2015-1 Assessments are pledged to pay debt service on the Series 2015-1 Bonds.

(ii) *Series 2015-2 Bonds:* Current interest bonds issued in the principal amount of \$8,475,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2036. The Series 2015-2 Assessments are pledged to pay debt service on the Series 2015-2 Bonds.

(iii) *Series 2015-3 Bonds:* Current interest bonds issued in the principal amount of \$3,515,000, with a coupon interest rate of 6.6% and a final maturity of May 1, 2033. The Series 2015-3 Assessments are pledged to pay debt service on the Series 2015-3 Bonds.

Additional information regarding the Series 2015 Bonds may be found in the Exchange Information Memorandum dated June 4, 2015. The Series 2015-3 Bonds have since been redeemed.

Upon the issuance of the Series 2015 Bonds for the Exchanged Bonds, the Exchanged Bonds were cancelled and the remaining Unexchanged Bonds remain outstanding in the principal amount of \$6,275,000 Series 2002A-2 Bonds and \$6,440,000 Series 2005 Bonds. The Prior Assessments remain the security for the Unexchanged Bonds and the District herein confirms that the methodology provided for in the Prior Assessment Report shall continue to be the method utilized for allocation the Prior Assessments to the lands securing the Unexchanged Bonds and additional allocation methods incorporated in this Report for properties developed that were not contemplated in the Prior Assessment Report.

The District is allocating a portion of the Prior Assessments securing the principal of the Unexchanged Series 2002A-2 Bonds to certain developable property, detailed in Table 3, which property had not previously been allocated assessments and has benefitted from the Master Improvements and Total Project as detailed in the Prior Assessment Report. As a note, the allocation of debt service assessments to satisfy the remaining principal of the Unexchanged Series 2002A Bonds will be allocated first, until full satisfaction of the Series 2002A Bonds can be achieved, then to which such allocation is made to satisfy the remaining principal of the Unexchanged Series 2005 Bonds.

5.0 Pledge of a Portion of Series 2002A-2 Assessments

The Original Series 2002A-2 Assessments were outstanding in the principal amount of \$15,070,000. A portion of the Original Series 2002A-2 Assessments (\$8,795,000) have been allocated to securing the Series 2015-1 Bonds and Series 2015-3 Bonds. A portion of the remaining Original Series 2002A-2 Assessments pledged to secure Unexchanged Series 2002A-2 Bonds will be allocated to certain properties detailed in Table 2.

6.0 Allocation of Original Series 2002A-2 Assessments

As noted above, the Original Series 2002A-2 Assessments pledged to secure the Unexchanged Series 2002A-2 Bonds will be allocated to properties detailed in Table 2 for which properties have benefitted from the Master Improvements. A portion of the Original Series 2002A-2 Assessments securing a portion of the Unexchanged Series 2002A Bonds will be assigned to the

properties based upon the Prior Assessment Report. As part of the overall review, based upon the actual development of the golf course property, it has been determined that the golf course properties receive more benefit than originally assigned in the Prior Assessment Report. Therefore, additional Original Series 2002A-2 Assessments will be assigned the golf course properties utilizing a square footage basis from the Prior Assessment Report applied in a manner commensurate with the benefit received by those properties, as supported by data from similar Florida golf courses subject to assessments. Further, while the golf course parcels formed part of a single development plan at the time of the Original 2002A-2 Assessments and Prior Assessment Report and thus are assessed as a whole. There remains one undeveloped parcel that is 2.21 acres and could be developed. Due to lack of development plan for this parcel, the District is initially assigning 8.84 units based upon 4 units per acre or approximately 17,680 commercial square feet. The District will assign the permanent Original Series 2002A-2 Assessments at the time the parcel is actually developed.

7.0 Pledge and Allocation of Series 2005 Assessments

The remaining unexchanged principal balance of the Unexchanged Series 2005 Bonds is approximately \$6,440,000. As the debt service assessments from the certain unassessed developable parcels identified in this report is fully allocated to the remaining principal of the Unexchanged Series 2002A Bonds, no additional pledge or allocation of the Series 2005 Assessments can be made at this time.

8.0 Assessment Roll

The assessment roll reflecting the allocation of Original Series 2002A-2 Assessments securing a portion of the Unexchanged Series 2002A-2 Bonds on Table.

Reunion East
Community Development District

Unexchanged Special Assessment Bonds, Series 2002A-2 And Series 2005 Bonds

Table 1: Financing Information - Unexchanged Series 2002A-2 Bonds
and Series 2005 Bonds

Series 2002A-2 Bonds	
Principal Amount	\$2,170,000
Coupon Rate	7.20%
Dated Date	1/12/12
Maturity Date	1-May-22
Principal Amount	\$4,105,000
Coupon Rate	7.375%
Dated Date	1/12/12
Maturity Date	1-May-33
Series 2005 Bonds	
Principal Amount	\$6,440,000
Coupon Rate	5.80%
Dated Date	3/1/05
Maturity Date	1-May-36

Reunion East
Community Development District
Unexchanged Special Assessment Bonds, Series 2002A-2

Table 2: Allocation of Assessments - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Building Square Feet	Commercial EAU's (Per 1,000 Sq. Ft.)	Rate Per EAU	Gross Annual Assessments	Net Annual Assessments (1)	Par Debt (2)	Par Debt (3)	Principal Reduction
27-25-27-2985-PRCL-0WP0	75,498	75.50	\$925	\$69,836	65,646	740,937	358,993	381,944
27-25-27-2985-PRCL-0O20	5,102	5.10	\$925	\$4,719	4,436	50,071	24,260	25,811
27-25-27-2985-PRCL-0P20	5518	5.52	\$925	\$5,104	4,798	54,154	26,238	27,916
35-25-27-4857-0001-0016	33,074	33.07	\$925	\$30,593	28,758	324,588	157,267	167,321
35-25-27-4857-0001-0017	33,074	33.07	\$925	\$30,593	28,758	324,588	157,267	167,321
35-25-27-4858-TRAC-0035	1,170	1.17	\$925	\$1,082	1,017	11,482	5,563	5,919
35-25-27-4882-PRCL-0G15	5,433	5.43	\$925	\$5,026	4,724	53,319	25,834	27,486
35-25-27-4859-PRCL-02A2	1,764	1.76	\$925	\$1,632	1,534	17,312	8,388	8,924
34-25-27-4012-0002-0030	18,726	18.73	\$925	\$17,322	16,282	183,777	89,042	94,735
Less: EAU's Assigned Series 2015A Bonds*		(2.90)	\$925	(\$2,683)	(\$2,522)	(\$28,461)	(\$13,790)	(\$14,671)
34-25-27-4012-0002-0030		15.83	\$925	\$14,639	13,761	155,316	90,525	64,792
35-25-27-4894-PRCL-0140	0.00	8.84	\$925	\$8,177	7,686	86,756	42,034	44,722
Total		185.30		171,402	161,117	1,818,524	896,369	922,156

(1) Net annual assessments exclusive of 4% early payment discount and 2% collection cost.

(2) Represents the par debt per unit through Fiscal Year 2009 which is the last Fiscal Year in which annual Debt Assessments were paid in full.

(3) Represents the adjusted par debt after receipt of payment for Series 2002A-2 Assessments for Fiscal Year 2010 through Fiscal Year 2026.

*Golf course previously assessed based upon 2.9 EAU'S vs building square feet of structures. After further review and analysis the Assessment Consultants determined the amount of benefit and assignment of debt assessments was insufficient.

Reunion East
Community Development District
 Unexchanged Special Assessment Bonds, Series 2002A-2

Table 3: Calculation of Past Due Assessments

Parcel ID #	Gross Annual Assessments	FY 2010 - FY 2026	Total
27-25-27-2985-PRCL-0WPO	\$69,836	\$1,187,206	\$1,187,206
27-25-27-2985-PRCL-0O20	\$4,719	\$80,229	\$80,229
27-25-27-2985-PRCL-0P20	\$5,104	\$86,771	\$86,771
35-25-27-4857-0001-0016	\$30,593	\$520,089	\$520,089
35-25-27-4857-0001-0017	\$30,593	\$520,089	\$520,089
35-25-27-4858-TRAC-0035	\$1,082	\$18,398	\$18,398
35-25-27-4882-PRCL-0G15	\$5,026	\$85,434	\$85,434
35-25-27-4859-PRCL-02A2	\$1,632	\$27,739	\$27,739
34-25-27-4012-0002-0030	\$14,639	\$248,864	\$248,864
35-25-27-4894-PRCL-0140	\$8,177	\$139,009	\$139,009
Total	\$171,402	\$2,913,827	\$2,913,827

Reunion East
Community Development District
Unexchanged Special Assessment Bonds, Series 2002A-2

Table 4: Assessment Roll - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Owner	Gross Annual Assessments (1)	Net Annual Assessments (2)	Par Debt (3)	Par Debt (4)
1	27-25-27-2985-PRCL-0WP0 Kingwood Orlando Reunion Resort, LLC	\$69,836	\$65,646	740,937	358,993
2	27-25-27-2985-PRCL-0020 Kingwood Orlando Reunion Resort, LLC	\$4,719	\$4,436	50,071	24,260
3	27-25-27-2985-PRCL-0P20 Kingwood Orlando Reunion Resort, LLC	\$5,104	\$4,798	54,154	26,238
4	35-25-27-4857-0001-0016 Orlando Reunion Development, LLC	\$30,593	\$28,758	324,588	157,267
5	35-25-27-4857-0001-0017 Kingwood Orlando Reunion Resort, LLC	\$30,593	\$28,758	324,588	157,267
6	35-25-27-4858-TRAC-0035 Orlando Reunion Development, LLC	\$1,082	\$1,017	11,482	5,563
7	27-25-27-2985-TRAC-0G10 LRA Orlando, LLC	(5) \$0	\$0	\$0	\$0
8	27-25-27-2985-TRAC-0G20 LRA Orlando, LLC	(5) \$0	\$0	\$0	\$0
9	27-25-27-2985-PRCL-0020 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
10	35-25-27-4857-001-00G5 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
11	35-25-27-4883-PRCL-0G10 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
12	35-25-27-4884-PRCL-0G10 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
13	35-25-27-4885-PRCL-0G10 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
14	35-25-27-4886-PRCL-0G10 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0

- (1) Includes 6% for discounts and collection cost.
- (2) Excludes 6% for discounts and collection cost.
- (3) Current par debt that would be allocated to property.
- (4) Remaining par debt after payment of past due assessments.
- (5) Golf Course fairways. Benefit based upon square footage of golf course buildings.

Reunion East
Community Development District
 Unexchanged Special Assessment Bonds, Series 2002A-2

Table 4: Assessment Roll - Unexchanged Series 2002A-2 Bonds

Parcel ID #	Owner		Gross Annual Assessments (1)	Net Annual Assessments (2)	Par Debt (3)	Par Debt (4)
15	35-25-27-4882-PRCL-0G15 Orlando Reunion Development	(5)	\$5,026	\$4,724	53,319	25,834
16	35-25-27-4859-PRCL-02A2 Kingwood Orlando Reunion Resort, LLC		\$1,632	\$1,534	17,312	8,388
17	35-25-27-4894-PRCL-0140 Orlando Reunion Development, LLC		\$8,177	\$7,686	86,756	42,034
18	34-25-27-4012-0001-0030 LRA Orlando, LLC	(6)	\$0	\$0	\$0	\$0
19	34-25-27-4012-0001-0033 LRA Orlando, LLC	(6)	\$0	\$0	\$0	\$0
20	34-25-27-4012-0002-0010 LRA Orlando, LLC	(6)	\$0	\$0	\$0	\$0
21	27-25-27-2985-TRAC-FD40 LRA Orlando, LLC	(6)	\$0	\$0	\$0	\$0
	34-25-27-4012-0002-0030 Kingwood Orlando Reunion Resort, LLC	(5)(7)	\$14,639	\$13,761	155,316	90,525
Total			171,402	161,117	1,818,524	896,369

(5)	35-25-27-4882-PRCL-0G15 Golf Academy	5,433	Series 2002A-2 Unexchanged Bonds
	34-25-27-4012-0002-0030 Maintenance Building	18,726	Series 2015A and Series 2002A-2 Unexchanged Bonds
	34-25-27-4885-PRCL-0C20 Clubhouse	7,011	Series 2015A Bonds
	Total	<u>31,170</u>	

(6) Per Engineer's Development Analysis these parcels are not developable.

(7) The equivalent of 2,900 square feet is securing the Series 2015A Bonds.

SECTION B

SECTION I

April 1, 2026

Ms. Tricia Adams
District Manager
Reunion East CDD
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Re: Proposal for Professional Service Rate Increase as District Engineer for Reunion East CDD

Dear Tricia:

The purpose of this letter is to request a rate increase for our services as District Engineer for the Reunion East Community Development District.

We respectfully request that the Board of Supervisors consider approving an updated rate schedule based on our 2026 fee structure. This schedule reflects increased operating costs and aligns with current market rates for professional engineering services. We further request that the approved 2026 rates become effective immediately upon approval.

We appreciate the opportunity to continue serving the Board of Supervisors and the Board's consideration of this request.

Sincerely,



Steven N. Boyd, P.E.

Hourly Rate Authorization Approved by:

_____ Date _____

Reunion East CDD

ATTACHMENT A

Hourly Rate Schedule for the Reunion East CDD

Principal	\$273.00
Director of Engineering	\$262.00
Project Manager / Senior Civil Engineer	\$199.00
Project Engineer/Civil Engineer	\$168.00
Senior Civil 3D Designer	\$152.00
CAD Technician - 2D	\$126.00
Civil Engineer E.I.	\$125.00
Assistant Project Manager	\$110.00
Administrative Assistant	\$94.00

SECTION C

SECTION I



**Optic
Systems™**

VIRTUAL SITE MANAGEMENT PROPOSAL

Proposal By: Wesley Hunt

ABOUT US

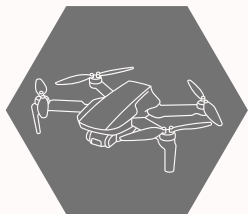
Optic Systems and our family of brands deliver the world's first 360 degree virtual inspection service and software platform. We equip our clients with the clarity, control, and confidence to enforce standards, manage assets, and safeguard every site with unmatched interactive visibility.

OUR SERVICE



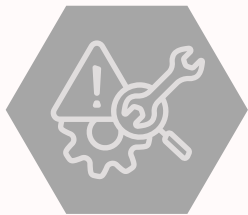
Covenant Enforcement & Code Compliance

We provide proactive, high-resolution 360° video inspections to identify and document code compliance issues and covenant violations, helping communities maintain standards, improve response times, and ensure consistent enforcement.



Low Altitude, High-Resolution Drone Map Layers

We deliver low-altitude, high-resolution drone map layers that provide detailed, up-to-date visual documentation of your sites, enabling precise asset tracking, inspection analysis, and smarter decision-making from above.



Work Order & Proposal Management

We streamline work order and proposal management with an integrated system that allows you to create, assign, track, and approve tasks and vendor proposals directly from inspection data—saving time, improving accountability, and reducing back-and-forth.



Asset Tagging & Management

We enable precise geotagging and management of site assets through interactive maps and 360° video, allowing you to track locations, document conditions, and maintain a clear, up-to-date record of every asset across your portfolio



OUR VISION

At Optic Systems, we believe the future of site management starts with visibility, accuracy, and action. By combining cutting-edge 360 degree video technology with a skilled national field team and a powerful software platform, we equip organizations across all industries to better understand, manage, and protect their sites. Our mission is to eliminate outdated workflows and enable smarter decisions that lead to safer, more efficient, and better-maintained environments—everywhere.

**Total
Visibility**

01

We deliver immersive 4K 360° video documentation of any site—via vehicle, foot, or mobile device—providing unmatched clarity and context from the ground level up.

**Actionable
Intelligence**

02

Our software turns video into powerful tools for compliance tracking, asset management, work order execution, and more—tailored to your operational needs.

**Trusted
Accuracy**

03

Backed by reliable data and consistent field processes, our system helps reduce disputes, eliminate ambiguity, and improve stakeholder trust across the board.

**Modern
Operations**

04

We replace outdated, manual site inspections with a scalable, tech-enabled system that saves time, boosts efficiency, and adapts to your unique environment.



Reunion Community Street Tree Capture Service

Reunion HOA/CDD
 Peter Wittman
 pwittman@yellowstonelandscape.com
 321-250-5784
 7661 Tradition Blvd.,
 Kissimmee, FL 34747

Optic Systems, LLC
 Prepared by: Wesley Hunt
 Wesley@OpticSystems.io
 814.573.7687
 2220 County Road 210, Suite 108, Box 130
 Jacksonville, FL 32259

Reference: 20260212 - RNN

Quote expires: 2026.04.01

Products & Services

Community Name	Description	Occurrences	Unit Cost	Annual Cost
Reunion West HOA	Street Tree Video Capture Service	1	\$ 2,246.00	\$ 2,246.00
Reunion West CDD	Street Tree Video Capture Service	1	\$ 446.00	\$ 446.00
Reunion East HOA	Street Tree Video Capture Service	1	\$ 1,459.00	\$ 1,459.00
Reunion East CDD	Street Tree Video Capture Service	1	\$ 1,234.00	\$ 1,234.00
Orthomosaic Map Layer	UAV Capture Service	1	\$ 3,884.50	\$ 3,884.50
Software Subscription*	Software Subscription	12	\$ 29.00	\$ 348.00
<i>*The software subscription is licensed per instance. A single, consolidated instance is billed at \$348 per year. If the community is divided into four separate instances for operational or organizational purposes, each instance must maintain its own license at \$348 annually.</i>				
Total Service Fee			\$	9,617.50

Additional Fees

Type	Frequency	#	Cost	Total
Setup Fee	One-time	1	\$ 250.00	\$ 250.00
One-Time Total			\$	250.00

What's included:

- Video Inspection Service to document all street trees
- Orthomosaic high resolution drone scan of entire property
- Optic Systems Software License
- Software integrations (*When available*)
- Unlimited Users

Pricing for Additional Services:

- \$2.50 per asset tagged on each property (if onsite already)
- Video Storage (90 Days Free. \$0.04 per GB / month after 90 days)
- Initial Training - 3 hours - (Two 1.5 hour virtual sessions) - \$0.00
- In-Person Training - \$200/hr., 4 hr. minimum
- Virtual Group Training (After initial training) - \$100/hr.




Disclaimers:

**This document is intended solely for the purpose of outlining the proposed services, products, or solutions as requested by the recipient. It should not be considered as a legally binding offer or a commitment from Optic Systems or any of its subsidiaries. The information contained in this proposal is confidential and proprietary to Optic Systems and/or its subsidiaries. It is intended only for the use of the individual or entity to which it is addressed. Unauthorized disclosure, copying, distribution, or use of this information is strictly prohibited. While Optic Systems and our subsidiaries have made every effort to ensure the accuracy and completeness of the information contained herein, we do not guarantee its accuracy or completeness. The information is provided "as is" without warranty of any kind, either expressed or implied. This proposal is not intended to and does not create any contractual or other legal rights in or on behalf of any party. The recipient's acceptance, modification, or rejection of the proposal does not constitute a contractual agreement until a formal contract is signed by both parties. Optic Systems and our subsidiaries reserves the right to amend or change the proposal at any time. The submission of this proposal does not obligate Optic Systems or any of its subsidiaries to execute the services or supply the products described herein. This proposal and any dispute arising from its content are to be governed by and construed in accordance with the laws of Florida.



THANK YOU!

Contact Us:

-  (814)573-7687
-  <http://OpticSystems.io>
-  Wesley@OpticSystems.io

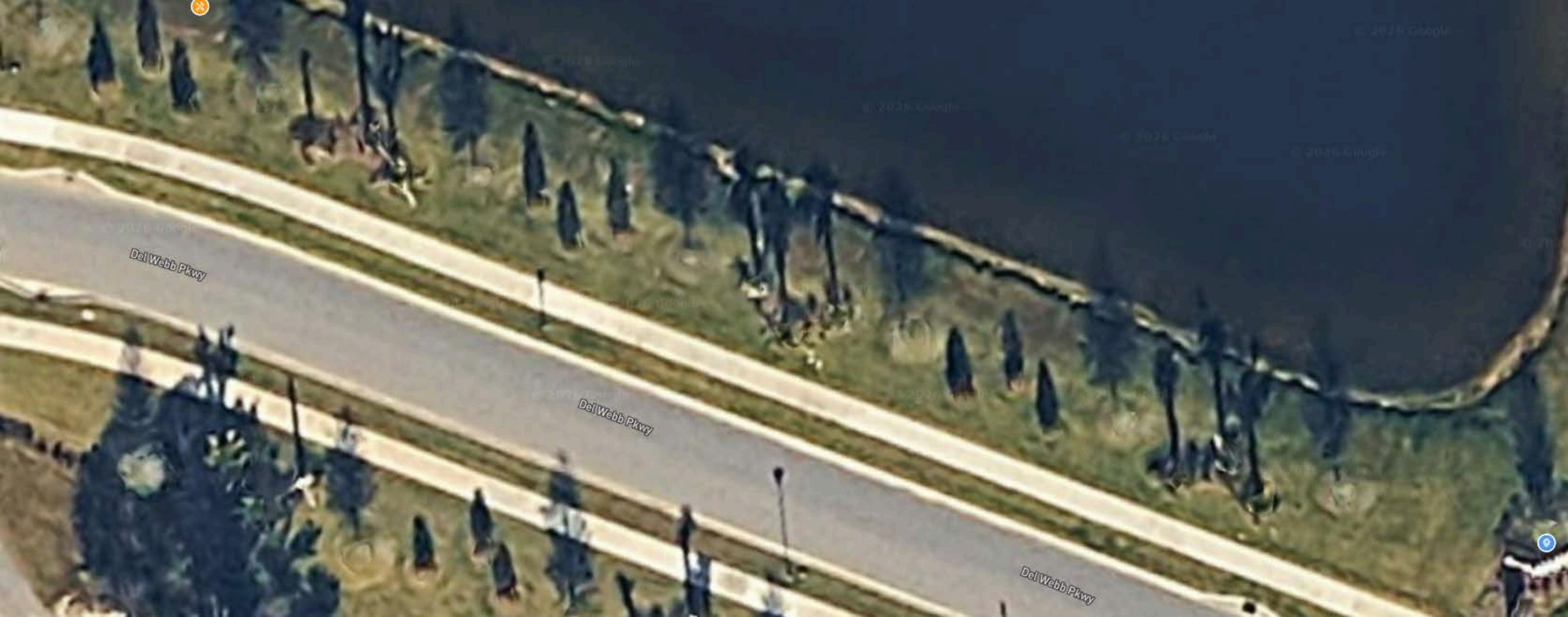




Del Webb Pkwy

Del Webb Pkwy

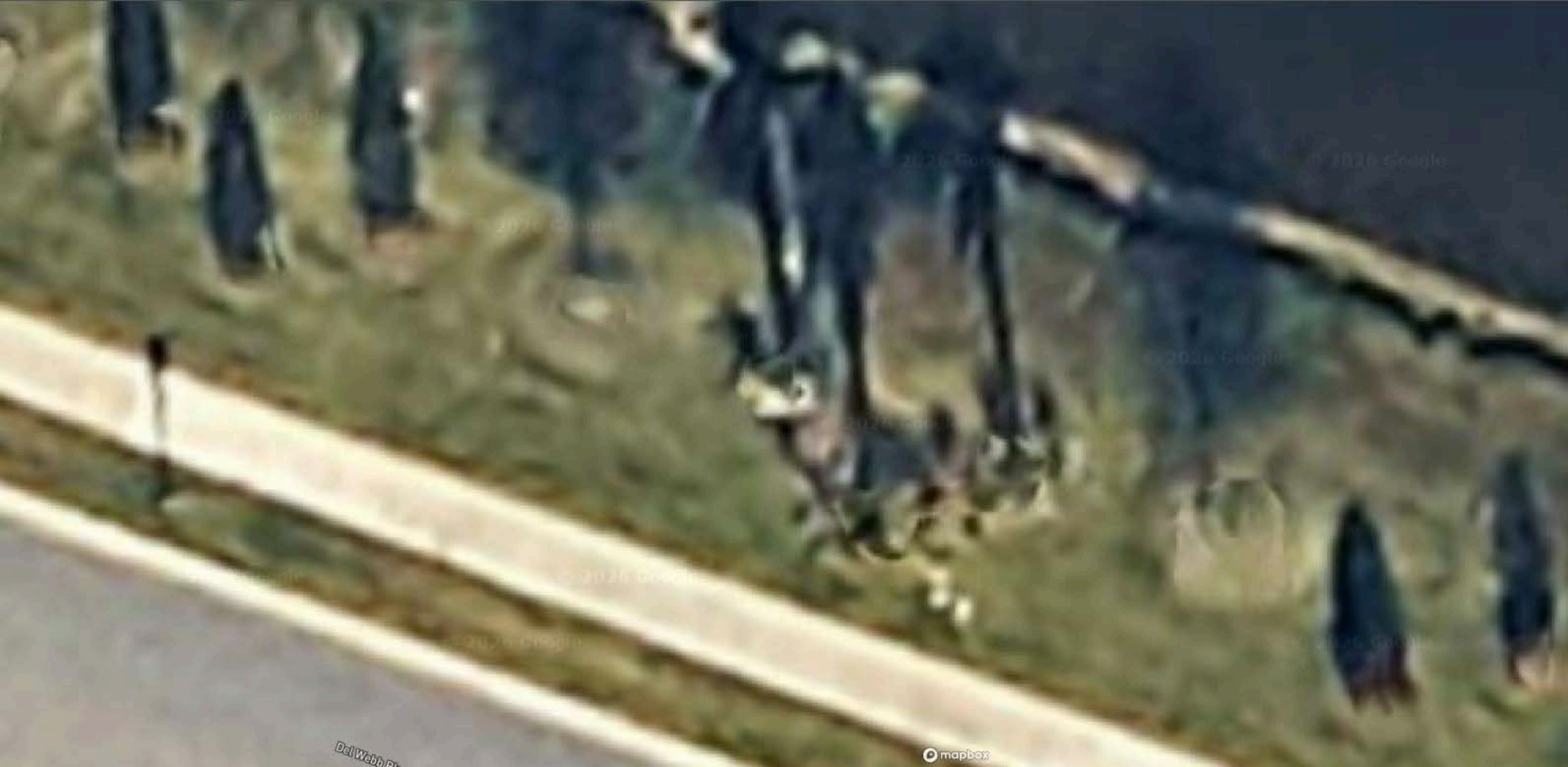




Del Webb Pkwy

Del Webb Pkwy

Del Webb Pkwy



SECTION D

SECTION I

Reunion East Action Items

Meeting Assigned	Item	Assigned To	Status	Comments
6/8/23	RFID & Transponder at Reunion Village Gate	Scheerer/Trucco	In Process	Approved 07.13.2023; RFID/prox card reader installed. Transponder reader installed - dataline needs troubleshooting but pending legal work to verify ownership of guard house. Field Manager will research alternative Internet connection options.
10/12/23	Determine Best Use of The Stables Parcel	Trucco	In Process	Appraisal completed. District Engineer analysis of bond funds used completed. Proposal from bond counsel for tax analysis approved 01.09.2025 and analysis confirmed no bonds would need to be paid down. Board evaluated annual maintenance expenses 01.08.2026. Memorandum reviewing lease feasibility to be reviewed by BOS 04.09.2026.

12/14/23	KORR petition to consider property conveyance from RE to KORR		On Hold	Developer funding agreement in place, request under review.
3/13/25	Vertical Bridge for Access Easement to FDOT Parcel for Cell Tower	Trucco	Completed	Developer funding agreement approved. Offer reviewed 09.12.2024 and BOS delegated further communication to the Chair. New offer approved 11.14.2024. Agreement pending finalization as of 01.09.2025. Alternative access approved by BOS 03.13.2025. Easement agreement executed. Payment received 03.27.2026.
3/13/25	Mailbox Kiosk License Agreement or Addendum	Trucco	On Hold	02.18.2025 District Manager provided District Counsel with parcel details for two mailbox kiosk locations at Reunion Village. License agreement to be considered at a future meeting.

7/10/25	Mailbox Parking Modification	Adams/Curley	In Process	<p>Reunion Village Boulevard and Poplin Street Intersection. Tentative designs provided by District Engineer. Determined Parking Improvements are feasible with USPS.</p> <p>Reviewed site plan 10.09.2025. DE to bring back options and estimated costs. Legal discussion regarding context for current location being conducted.</p>
11/13/25	Determine Feasibility of Association Tree Planting Guidelines	Supervisor Davis	In Process	<p>Updated recommended tree list sent to Master Association Management 03.26.2026. Tree inventory technology to be reviewed by BOS 04.02.2026.</p>
2/10/26	Review Maintenance Fee Assessment Methodology	Adams	On Hold	

Reunion West Action Items

	Action Item	Assigned To	Status	Comments
	Monitor Sinclair Road Extension Project			www.Osceola.org/go/sinclairroad
	Monitor Old Lake Wilson Road Improvement Project			South Old Lake Wilson Road improvement (CR 532 intersection to Assembly Ct) expedited due to I-4 planned improvements. Impact to CDD property being evaluated. North Old Lake Wilson Road improvements separate project.
3/12/26	Pro Forma Reunion West Budget without cost share	Adams/Accounting	In Process	Board requested to review annual budget without cost share included.
3/12/26	Legal memo regarding minibikes on public roadways	Counsel	In Process	Chair requested legal investigation into operation of certain electronic vehicles on public roadways.

SECTION II

Reunion East

Community Development District

Summary of Invoices

March 01, 2026 - March 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	3/3/26	6808-6815	\$ 33,638.03
	3/13/26	6816-6821	88,353.22
	3/24/26	6822-6827	8,346.00
			\$ 130,337.25
R&M Fund			
	3/24/26	311-312	\$ 60,850.00
			\$ 60,850.00
Payroll			
	<u>March 2026</u>		
	Diane Davis	50866	\$ 184.70
	John Magnusson	50867	184.70
	June Wispelwey	50868	184.70
	Mark Greenstein	50869	184.70
	Trudy Hobbs	50870	184.70
			\$ 923.50
TOTAL			\$ 192,110.75

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/03/26	00095	2/18/26	257829	202602	320-53800	57400	REPLACED GATE 6 ARM	*	308.83		
		2/18/26	257829	202602	300-13100	10100	REPLACED GATE 6 ARM	*	232.97		
		2/27/26	257951	202602	320-53800	57400	TECH INSPECTION GATE 9&10	*	139.65		
		2/27/26	257951	202602	300-13100	10100	TECH INSPECTION GATE 9&10	*	105.35		
ACCESS CONTROL SYSTEMS LLC										786.80	006808
3/03/26	00079	2/26/26	11713790	202602	320-53800	47900	MTHLY PEST CONTROL FEB26	*	48.34		
		2/26/26	11713790	202602	300-13100	10100	MTHLY PEST CONTROL FEB26	*	36.46		
HOMETEAM PEST DEFENSE										84.80	006809
3/03/26	00092	2/25/26	3418	202601	320-53800	41000	CENTURYLINKCP GATE/ACCESS	*	124.37		
		2/25/26	3418	202601	300-13100	10100	CENTURYLINKCP GATE/ACCESS	*	93.83		
		2/25/26	3419	202601	320-53800	41000	POOL CIRCUITS/MODEM JAN26	*	385.38		
		2/25/26	3419	202601	300-13100	10100	POOL CIRCUITS/MODEM JAN26	*	290.72		
		2/25/26	3428	202512	320-53800	43100	TOHO METER#62644093 DEC25	*	8.30		
		2/25/26	3429	202601	320-53800	43000	DUKEENERGY#9100 8323 9862	*	94.97		
		2/25/26	3432	202601	320-53800	43000	DUKEENERGY#9100 8324 0443	*	658.80		
KINGWOOD ORLANDO REUNION RESORT LLC										1,656.37	006810
3/03/26	00054	3/01/26	2026MAR	202603	320-53800	34500	SECURITY SERVICES MAR26	*	6,650.00		
		3/01/26	2026MAR	202603	300-13100	10100	SECURITY SERVICES MAR26	*	5,016.66		
REUNION RESORT AND CLUB MASTER ASSC										11,666.66	006811
3/03/26	00175	2/27/26	1012589	202603	320-53800	46200	POOL MAINTENANCE MAR26	*	4,845.00		
		2/27/26	1012589	202603	300-13100	10100	POOL MAINTENANCE MAR26	*	3,655.00		
ROBERTS POOL SERVICE AND REPAIR INC										8,500.00	006812
3/03/26	99999	3/03/26	VOID	202603	000-00000	00000	VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****										.00	006813

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/03/26	00060	2/10/26	324924	202602	320	53800	46200			*	193.80		
			INSPECT SPA/POOL/EQUIP										
		2/10/26	324924	202602	300	13100	10100			*	146.20		
			INSPECT SPA/POOL/EQUIP										
		2/10/26	324925	202602	320	53800	46200			*	193.80		
			INSPECT POOL/SPA/EQUIP										
		2/10/26	324925	202602	300	13100	10100			*	146.20		
			INSPECT POOL/SPA/EQUIP										
		2/10/26	325069	202602	320	53800	46200			*	448.59		
			INSTALL MAX-E-PRO/O-RING										
		2/10/26	325069	202602	300	13100	10100			*	338.41		
			INSTALL MAX-E-PRO/O-RING										
		2/10/26	325070	202602	320	53800	46200			*	348.84		
			INSTALL FILTER CARTRIDGE										
		2/10/26	325070	202602	300	13100	10100			*	263.16		
			INSTALL FILTER CARTRIDGE										
		2/16/26	325248	202602	320	53800	46200			*	1,110.36		
			INSTALL 3 UNITHERM BYPASS										
		2/16/26	325248	202602	300	13100	10100			*	837.64		
			INSTALL 3 UNITHERM BYPASS										
		2/16/26	325249	202602	320	53800	46200			*	1,112.07		
			2 UNI BYPASS/RPLC PUMP										
		2/16/26	325249	202602	300	13100	10100			*	838.93		
			2 UNI BYPASS/RPLC PUMP										
		2/17/26	325350	202602	320	53800	46200			*	151.05		
			ADJ AUTOFILL/AIR POCKET										
		2/17/26	325350	202602	300	13100	10100			*	113.95		
			ADJ AUTOFILL/AIR POCKET										
		2/20/26	325396	202602	320	53800	46200			*	613.86		
			BULK BLEACH/15G DRUM SULF										
		2/20/26	325396	202602	300	13100	10100			*	463.09		
			BULK BLEACH/15G DRUM SULF										
		2/20/26	325397	202602	320	53800	46200			*	586.53		
			BULK BLEACH/15G DRUM SULF										
		2/20/26	325397	202602	300	13100	10100			*	442.47		
			BULK BLEACH/15G DRUM SULF										
		2/24/26	325503	202602	320	53800	46200			*	545.18		
			BULK BLEACH/15G DRUM SULF										
		2/24/26	325503	202602	300	13100	10100			*	411.27		
			BULK BLEACH/15G DRUM SULF										
----- SPIES POOL LLC -----											9,305.40	006814	
3/03/26	00070	2/20/26	84431	202602	320	53800	47200			*	933.66		
			REPLACED 3 BULBS/BALLASTS										
		2/20/26	84431	202602	300	13100	10100			*	704.34		
			REPLACED 3 BULBS/BALLASTS										
----- TERRY S ELECTRIC INC -----											1,638.00	006815	
----- REUE REUNION EAST TVISCARRA -----													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/13/26	00095	3/06/26 257889	202602 320-53800-57400	MAIN GATE-ARM REPLACED	*	326.33	
		3/06/26 257889	202602 300-13100-10100	MAIN GATE-ARM REPLACED	*	246.17	
							572.50 006816

3/13/26	00049	3/01/26 678	202603 320-53800-12000	FIELD MANAGEMENT MAR26	*	3,838.58	
		3/01/26 679	202601 310-51300-42000	USPS-MAIL 941 FORM	*	.75	
		3/01/26 679A	202603 310-51300-34000	MANAGEMENT FEES MAR26	*	4,414.50	
		3/01/26 679A	202603 310-51300-35200	WEBSITE ADMIN FEE MAR26	*	108.17	
		3/01/26 679A	202603 310-51300-35100	INFORMATION TECH MAR26	*	162.25	
		3/01/26 679A	202603 310-51300-31300	DISSEMINATION FEE MAR26	*	901.25	
		3/01/26 679A	202603 310-51300-51000	OFFICE SUPPLIES MAR26	*	.75	
		3/01/26 679A	202603 310-51300-42000	POSTAGE MAR26	*	128.23	
							9,554.48 006817

3/13/26	00103	3/10/26 03102026	202603 300-20700-10000	FY26 DEBT SRVC SER2015A	*	53,362.50	
							53,362.50 006818

3/13/26	00103	3/10/26 03102026	202603 300-20700-10800	FY26 DEBT SERVICE SER2021	*	23,563.74	
							23,563.74 006819

3/13/26	00195	3/05/26 13949	202603 320-53800-47900	RACoon JOB MAR26	*	456.00	
		3/05/26 13949	202603 300-13100-10100	RACoon JOB MAR26	*	344.00	
							800.00 006820

3/13/26	00202	2/27/26 11788373	202602 300-36900-10100	REFUND OF RENTAL DEPOSIT	*	285.00	
		2/27/26 11788373	202602 300-13100-10100	REFUND OF RENTAL DEPOSIT	*	215.00	
							500.00 006821

3/24/26	00095	3/12/26 258114	202603 320-53800-57400	TRAD/SINCLAIR-ARM BRACKET	*	111.15	

REUE REUNION EAST TVISCARRA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/12/26 258114	202603 300-13100-10100	TRAD/SINCLAIR-ARM BRACKET	*	83.85	
				ACCESS CONTROL SYSTEMS LLC			195.00 006822
3/24/26 00129		3/12/26 6035	202603 320-53800-47700	TERRACE POOL-GATE DOOR	*	162.45	
		3/12/26 6035	202603 300-13100-10100	TERRACE POOL-GATE DOOR	*	122.55	
				BERRY CONSTRUCTION INC.			285.00 006823
3/24/26 00176		3/04/26 30837	202603 320-53800-48200	SEAT/LUMBAR/KNEE PAD	*	675.45	
		3/04/26 30837	202603 300-13100-10100	SEAT/LUMBAR/KNEE PAD	*	509.55	
				FITNESS SERVICES OF FLORIDA INC			1,185.00 006824
3/24/26 00060		1/05/26 324239	202601 320-53800-46200	CARRIAGE PT TORO VALVE	*	314.07	
		1/05/26 324239	202601 300-13100-10100	CARRIAGE PT TORO VALVE	*	236.93	
		1/19/26 324524	202601 320-53800-46200	CARRIAGE GATE CLOSURE	*	250.80	
		1/19/26 324524	202601 300-13100-10100	CARRIAGE GATE CLOSURE	*	189.20	
		1/28/26 324743	202601 320-53800-46200	HC POOL PUMP CLAMP	*	273.03	
		1/28/26 324743	202601 300-13100-10100	HC POOL PUMP CLAMP	*	205.97	
		3/18/26 23723	202603 320-53800-46200	CHEMICAL CONTROLLER MS	*	798.00	
		3/18/26 23723	202603 300-13100-10100	CHEMICAL CONTROLLER MS	*	602.00	
				SPIES POOL LLC			2,870.00 006825
3/24/26 00070		3/13/26 84647	202603 320-53800-47200	TERR 5BULBS 6BALLASTS	*	1,548.12	
		3/13/26 84647	202603 300-13100-10100	TERR 5BULBS 6BALLASTS	*	1,167.88	
				TERRY S ELECTRIC INC			2,716.00 006826
3/24/26 00142		3/09/26 IVU00194	202603 320-53800-47700	HCCC FIRE ALARM REPAIR	*	510.15	
		3/09/26 IVU00194	202603 300-13100-10100	HCCC FIRE ALARM REPAIR	*	384.85	
		3/12/26 IVU00194	202602 320-53800-47800	HCCC QTRLY SPRINKLER	*	114.00	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/12/26	IVU00194 202602 300-13100-10100 HCCC QTRLY SPRINKLER	UNITED FIRE PROTECTION INC	*	86.00	
							1,095.00 006827
TOTAL FOR BANK A						130,337.25	
TOTAL FOR REGISTER						130,337.25	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/24/26	00001	3/02/26 6021	202602 320-53800-53000	SPINE - GRIND SIDEWALKS	*	1,296.75	
		3/02/26 6021	202602 300-13100-10100	SPINE - GRIND SIDEWALKS	*	978.25	
		3/02/26 6022	202602 320-53800-53000	GATHERING-GRIND SIDEWALKS	*	3,562.50	
		3/02/26 6022	202602 300-13100-10100	GATHERING-GRIND SIDEWALKS	*	2,687.50	
		3/12/26 6036	202603 320-53800-53000	RMV/REPOUR SIDEWALK SECT	*	2,536.50	
		3/12/26 6036	202603 300-13100-10100	RMV/REPOUR SIDEWALK SECT	*	1,913.50	
BERRY CONSTRUCTION INC.							12,975.00 000311
3/24/26	00041	2/27/26 7628	202602 320-53800-62000	INSTALL FOUNTAIN EQUIP	*	27,288.75	
		2/27/26 7628	202602 300-13100-10100	INSTALL FOUNTAIN EQUIP	*	20,586.25	
UCC GROUP INC							47,875.00 000312
TOTAL FOR BANK C						60,850.00	
TOTAL FOR REGISTER						60,850.00	

SECTION III

Reunion East
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Reunion East
Community Development District
Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Replacement & Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 230,492	\$ 101,793	\$ -	\$ -	\$ 332,285
Investments:					
Series 2002A-2					
Reserve	-	-	3	-	3
Revenue	-	-	100,520	-	100,520
Series 2005					
Reserve	-	-	5	-	5
Revenue	-	-	196,232	-	196,232
Construction	-	-	-	11	11
Series 2015A					
Reserve	-	-	175,000	-	175,000
Revenue	-	-	2,885,863	-	2,885,863
Prepayment	-	-	6,543	-	6,543
Series 2021					
Reserve	-	-	1,116,155	-	1,116,155
Revenue	-	-	1,256,044	-	1,256,044
Construction	-	-	-	660,307	660,307
Investment - Custody	534,425	-	-	-	534,425
SBA - Operating	1,359,301	-	-	-	1,359,301
SBA - Reserve	-	3,752,784	-	-	3,752,784
Due from General Fund	-	-	5,000	-	5,000
Due from Reunion West	153,901	5,926	-	-	159,827
Prepaid Expenses	767	-	-	-	767
Total Assets	\$ 2,278,885	\$ 3,860,503	\$ 5,741,365	\$ 660,318	\$ 12,541,072
Liabilities:					
Accounts Payable	\$ 14,545	\$ -	\$ -	\$ -	\$ 14,545
Contracts Payable	1,323	-	-	-	1,323
Due to Debt Service 2015A	5,000	-	-	-	5,000
Due to Reunion West	26,153	-	-	-	26,153
Accrued Principal Payment 2002A-2	-	-	5,935,000	-	5,935,000
Accrued Interest Payment 2002A-2	-	-	4,343,405	-	4,343,405
Accrued Principal Payment 2005	-	-	5,415,000	-	5,415,000
Accrued Interest Payment 2005	-	-	3,851,276	-	3,851,276
Total Liabilities	\$ 47,020	\$ -	\$ 19,544,681	\$ -	\$ 19,591,701
Fund Balances:					
Assigned For Debt Service 2002A-2	\$ -	\$ -	\$ (10,177,882)	\$ -	\$ (10,177,882)
Assigned For Debt Service 2005	-	-	(9,070,039)	-	(9,070,039)
Assigned For Debt Service 2015A	-	-	3,072,406	-	3,072,406
Assigned For Debt Service 2021	-	-	2,372,199	-	2,372,199
Assigned For Capital Projects 2005	-	-	-	11	11
Assigned For Capital Projects 2021	-	-	-	660,307	660,307
Unassigned	2,231,865	3,860,503	-	-	6,092,368
Total Fund Balances	\$ 2,231,865	\$ 3,860,503	\$ (13,803,315.85)	\$ 660,318	\$ (7,050,629)
Total Liabilities & Fund Equity	\$ 2,278,885	\$ 3,860,503	\$ 5,741,365	\$ 660,318	\$ 12,541,072

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 2,325,718	\$ 1,895,977	\$ 1,895,977	\$ -
Interest	47,400	19,750	23,826	4,076
Rental Income	6,000	2,500	8,678	6,178
Total Revenues	\$ 2,379,118	\$ 1,918,227	\$ 1,928,482	\$ 10,254
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,600	\$ 400
FICA Expense	918	383	352	31
Engineering Fees	30,000	12,500	6,912	5,588
Attorney	100,000	41,667	22,578	19,089
Arbitrage	900	-	-	-
Dissemination Agent	10,815	4,506	4,506	-
Annual Audit	4,750	-	-	-
Trustee Fees	8,869	-	-	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,974	22,073	22,073	-
Information Technology	1,947	811	811	-
Website Maintenance	1,298	541	541	(0)
Telephone	75	31	-	31
Postage	1,500	625	283	342
Printing & Binding	500	208	3	205
Insurance	20,571	20,571	19,407	1,164
Legal Advertising	5,000	2,083	495	1,588
Other Current Charges	600	250	-	250
Office Supplies	250	104	5	99
Property Appraiser Fee	1,000	1,000	1,944	(944)
Property Taxes	400	400	100	300
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 262,653	\$ 121,039	\$ 92,895	\$ 28,144

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 46,063	\$ 19,193	\$ 19,193	\$ 0
Amenity Management	5,472	2,280	-	2,280
Property Insurance	68,786	68,786	62,739	6,047
Telephone	22,800	9,500	7,161	2,339
Electric	380,606	158,586	152,406	6,180
Water & Sewer	42,750	17,813	18,133	(321)
Gas	59,850	24,938	24,707	230
Landscape - Contract	581,400	242,250	297,983	(55,733)
Landscape - Contingency	71,250	29,688	10,252	19,436
Pond Maintenance	14,250	5,938	4,976	961
Irrigation Repairs & Maintenance	19,950	8,313	4,113	4,199
Pool & Fountain Maintenance	219,450	91,438	76,144	15,294
Building Repairs & Maintenance	28,500	11,875	17,557	(5,682)
Contract Cleaning	80,900	33,708	37,224	(3,515)
Fitness Center Repairs & Maintenance	7,923	3,301	3,063	238
Gate & Gatehouse Maintenance	45,600	19,000	6,984	12,016
Amenity/Pool Lights	11,400	4,750	12,024	(7,274)
Maintenance (Inspections)	5,700	2,375	1,408	967
Operating Supplies	2,850	1,188	-	1,188
Parking Violation Tags	285	119	-	119
Pest Control	1,756	732	401	
Pressure Washing	28,500	11,875	23,541	(11,666)
Repairs & Maintenance	20,520	8,550	1,540	7,010
Roadways/Sidewalks/Bridge	22,800	9,500	2,602	6,898
Security	121,904	50,793	43,570	7,224
Signage	11,400	4,750	5,051	(301)
Hurricane Expenses	5,700	2,375	-	2,375
Total Maintenance - Shared Expenses	\$ 1,928,365	\$ 843,611	\$ 832,771	\$ 10,509
<u>Reserves</u>				
Capital Reserve Transfer	\$ 188,100	\$ 188,100	\$ 188,100	\$ -
Total Reserves	\$ 188,100	\$ 188,100	\$ 188,100	\$ -
Total Expenditures	\$ 2,379,118	\$ 1,152,750	\$ 1,113,767	\$ 38,653
Excess Revenues (Expenditures)	\$ (0)		\$ 814,715	
Fund Balance - Beginning	\$ -		\$ 1,417,150	
Fund Balance - Ending	\$ (0)		\$ 2,231,865	

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 241,248	\$ 1,507,188	\$ 84,621	\$ 62,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,895,977
Interest	3,504	3,035	4,231	6,969	6,087	-	-	-	-	-	-	-	23,826
Rental Income	-	2,081	285	2,480	3,833	-	-	-	-	-	-	-	8,678
Total Revenues	\$ 3,504	\$ 246,364	\$ 1,511,704	\$ 94,070	\$ 72,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,928,482
Expenditures:													
Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
FICA Expense	77	77	61	77	61	-	-	-	-	-	-	-	352
Engineering Fees	2,603	1,283	1,767	1,260	-	-	-	-	-	-	-	-	6,912
Attorney	8,197	4,450	3,670	6,261	-	-	-	-	-	-	-	-	22,578
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	901	901	901	901	901	-	-	-	-	-	-	-	4,506
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,415	4,415	4,415	4,415	4,415	-	-	-	-	-	-	-	22,073
Information Technology	162	162	162	162	162	-	-	-	-	-	-	-	811
Website Maintenance	108	108	108	108	108	-	-	-	-	-	-	-	541
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	54	106	24	71	28	-	-	-	-	-	-	-	283
Printing & Binding	-	1	-	-	2	-	-	-	-	-	-	-	3
Insurance	19,407	-	-	-	-	-	-	-	-	-	-	-	19,407
Legal Advertising	-	-	495	-	-	-	-	-	-	-	-	-	495
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1	1	1	1	-	-	-	-	-	-	-	5
Property Appraiser Fee	-	-	-	-	1,944	-	-	-	-	-	-	-	1,944
Property Taxes	-	100	-	-	-	-	-	-	-	-	-	-	100
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 45,209	\$ 12,602	\$ 12,405	\$ 14,256	\$ 8,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,895

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<i>Maintenance - Shared Expenses</i>													
Field Maintenance	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,193
Amenity Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	62,739	-	-	-	-	-	-	-	-	-	-	-	62,739
Telephone	1,646	1,475	1,825	1,474	740	-	-	-	-	-	-	-	7,161
Electric	32,651	21,166	47,214	28,430	22,945	-	-	-	-	-	-	-	152,406
Water & Sewer	2,801	3,069	4,275	3,520	4,469	-	-	-	-	-	-	-	18,133
Gas	1,340	1,869	4,569	7,558	9,372	-	-	-	-	-	-	-	24,707
Landscape - Contract	48,034	125,259	70,963	53,727	-	-	-	-	-	-	-	-	297,983
Landscape - Contingency	-	7,820	1,881	550	-	-	-	-	-	-	-	-	10,252
Pond Maintenance	995	995	995	995	995	-	-	-	-	-	-	-	4,976
Irrigation Repairs & Maintenance	775	801	1,532	1,005	-	-	-	-	-	-	-	-	4,113
Pool & Fountain Maintenance	14,127	15,915	16,352	15,035	14,714	-	-	-	-	-	-	-	76,144
Building Repairs & Maintenance	11,477	1,590	897	2,720	872	-	-	-	-	-	-	-	17,557
Contract Cleaning	6,623	6,545	6,620	9,188	8,247	-	-	-	-	-	-	-	37,224
Fitness Center Repairs & Maintenance	185	877	185	1,631	185	-	-	-	-	-	-	-	3,063
Gate & Gatehouse Maintenance	1,324	392	1,694	1,158	2,415	-	-	-	-	-	-	-	6,984
Amenity/Pool Lights	3,239	2,631	1,479	3,557	1,119	-	-	-	-	-	-	-	12,024
Maintenance (Inspections)	447	456	504	-	-	-	-	-	-	-	-	-	1,408
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	48	128	48	48	128	-	-	-	-	-	-	-	401
Pressure Washing	-	-	8,807	14,735	-	-	-	-	-	-	-	-	23,541
Repairs & Maintenance	493	-	1,047	-	-	-	-	-	-	-	-	-	1,540
Roadways/Sidewalks/Bridge	285	333	1,026	958	-	-	-	-	-	-	-	-	2,602
Security	8,714	8,714	8,714	8,714	8,714	-	-	-	-	-	-	-	43,570
Signage	2,722	647	1,468	-	214	-	-	-	-	-	-	-	5,051
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 204,504	\$ 204,521	\$ 185,936	\$ 158,841	\$ 78,969	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 832,771
<i>Reserves</i>													
Capital Reserve Transfer	\$ -	\$ -	\$ 188,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,100
Total Reserves	\$ -	\$ -	\$ 188,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,100
Total Expenditures	\$ 249,714	\$ 217,124	\$ 386,441	\$ 173,097	\$ 87,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,113,767
Excess Revenues (Expenditures)	\$ (246,210)	\$ 29,240	\$ 1,125,263	\$ (79,027)	\$ (14,551)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 814,715

Reunion East

Community Development District Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Transfer In	\$ 188,100	\$ 188,100	\$ 188,100	\$ -
Interest	150,000	62,500	61,633	(867)
Total Revenues	\$ 338,100	\$ 250,600	\$ 249,733	\$ (867)
Expenditures:				
Contingency	\$ 600	\$ 250	\$ 231	\$ 19
Capital Outlay	372,991	155,413	80,492	74,921
Total Expenditures	\$ 373,591	\$ 155,663	\$ 80,723	\$ 74,940
Excess Revenues (Expenditures)	\$ (35,491)		\$ 169,010	
Fund Balance - Beginning	\$ 3,494,902		\$ 3,691,493	
Fund Balance - Ending	\$ 3,459,411		\$ 3,860,503	

Reunion East

Community Development District Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/28/26	Thru 02/28/26	
Revenues:				
Interest	\$ -	\$ -	\$ 1,567	\$ 1,567
Total Revenues	\$ -	\$ -	\$ 1,567	\$ 1,567
Expenditures:				
Series 2002A-2				
Debt Service Obligation	\$ -	\$ -	\$ -	\$ -
Other Debt Service Costs	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 1,567	
Fund Balance - Beginning	\$ -		\$ (10,179,449)	
Fund Balance - Ending	\$ -		\$ (10,177,882)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 02/28/26		Thru 02/28/26		
Revenues:							
Interest	\$	-	\$	-	\$	3,060	\$ 3,060
Total Revenues	\$	-	\$	-	\$	3,060	\$ 3,060
Expenditures:							
Series 2005							
Debt Service Obligation	\$	-	\$	-	\$	-	\$ -
Other Debt Service Costs		-		-		-	-
Total Expenditures	\$	-	\$	-	\$	-	\$ -
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$ -
Excess Revenues (Expenditures)	\$	-			\$	3,060	
Fund Balance - Beginning	\$	-			\$	(9,073,099)	
Fund Balance - Ending	\$	-			\$	(9,070,039)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 2,563,488	\$ 2,089,832	\$ 2,089,832	\$ -
Special Assessments - Prepayments	-	-	6,485	6,485
Interest	60,000	25,000	24,278	(722)
Total Revenues	\$ 2,623,488	\$ 2,114,832	\$ 2,120,594	\$ 5,763
Expenditures:				
Series 2015A				
Interest - 11/01	\$ 423,375	\$ 423,375	\$ 423,375	\$ -
Principal - 05/01	1,765,000	-	-	-
Interest - 05/01	423,375	-	-	-
Total Expenditures	\$ 2,611,750	\$ 423,375	\$ 423,375	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 11,738		\$ 1,697,219	
Fund Balance - Beginning	\$ 1,180,058		\$ 1,375,187	
Fund Balance - Ending	\$ 1,191,796		\$ 3,072,406	

Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 1,131,989	\$ 922,825	\$ 922,825	\$ -
Interest	60,000	25,000	26,796	1,796
Total Revenues	\$ 1,191,989	\$ 947,825	\$ 949,621	\$ 1,796
Expenditures:				
Series 2021				
Interest - 11/01	\$ 326,361	\$ 326,361	\$ 326,361	\$ -
Principal - 05/01	465,000	-	-	-
Interest - 05/01	326,361	-	-	-
Total Expenditures	\$ 1,117,723	\$ 326,361	\$ 326,361	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 74,267		\$ 623,260	
Fund Balance - Beginning	\$ 624,140		\$ 1,748,939	
Fund Balance - Ending	\$ 698,407		\$ 2,372,199	

Reunion East

Community Development District Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/28/26	Thru 02/28/26	
Revenues:				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 11	
Fund Balance - Ending	\$ -		\$ 11	

Reunion East

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/28/26	Thru 02/28/26	
Revenues:				
Interest Income	\$ -	\$ -	\$ 9,852	\$ 9,852
Total Revenues	\$ -	\$ -	\$ 9,852	\$ 9,852
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 9,852	
Fund Balance - Beginning	\$ -		\$ 650,455	
Fund Balance - Ending	\$ -		\$ 660,307	

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)
LESS: PRINCIPAL PAYMENT 05/1/22		(\$1,450,000)
LESS: SPECIAL CALL 11/1/22		(\$10,000)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$1,575,000)
LESS: PRINCIPAL PAYMENT 05/1/24		(\$1,600,000)
LESS: PRINCIPAL PAYMENT 05/1/25		(\$1,685,000)
CURRENT BONDS OUTSTANDING		\$16,885,000

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
LESS: PRINCIPAL PAYMENT 05/1/22		(\$425,000)
LESS: PRINCIPAL PAYMENT 05/1/23		(\$435,000)
LESS: PRINCIPAL PAYMENT 05/1/24		(\$445,000)
LESS: PRINCIPAL PAYMENT 05/1/25		(\$455,000)
CURRENT BONDS OUTSTANDING		\$18,595,000

Reunion East
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

Gross Assessments \$ 2,474,163.08 \$ 2,727,133.88 \$ 1,204,244.00 \$ 6,405,540.96
Net Assessments \$ 2,325,713.30 \$ 2,563,505.85 \$ 1,131,989.36 \$ 6,021,208.50

ON ROLL ASSESSMENTS

38.63% 42.57% 18.80% 100.00%

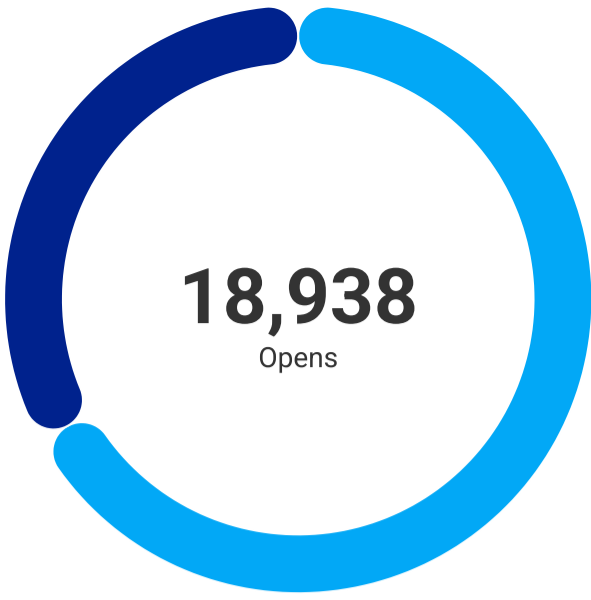
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015A Debt Service Asmt	2021 Debt Service Asmt	Total
11/14/25	ACH	\$50,395.33	\$960.83	\$2,354.04	\$0.00	\$47,080.46	\$18,185.00	\$20,044.32	\$8,851.14	\$47,080.46
11/21/25	ACH	\$613,844.67	\$11,785.81	\$24,553.93	\$0.00	\$577,504.93	\$223,063.34	\$245,870.45	\$108,571.13	\$577,504.92
12/12/25	ACH	\$897.52	\$17.68	\$13.46	\$0.00	\$866.38	\$334.64	\$368.86	\$162.88	\$866.38
12/12/25	ACH	\$3,479,688.78	\$66,810.02	\$139,187.62	\$0.00	\$3,273,691.14	\$1,264,474.90	\$1,393,761.13	\$615,455.11	\$3,273,691.14
12/22/25	ACH	\$665,776.92	\$12,806.34	\$25,459.73	\$0.00	\$627,510.85	\$242,378.31	\$267,160.28	\$117,972.27	\$627,510.86
01/12/26	ACH	\$21,594.47	\$419.30	\$628.87	\$0.00	\$20,546.30	\$7,936.08	\$8,747.51	\$3,862.71	\$20,546.30
01/12/26	ACH	\$205,296.35	\$3,982.78	\$6,158.95	\$0.00	\$195,154.62	\$75,379.17	\$83,086.31	\$36,689.14	\$195,154.62
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$3,380.74	\$3,380.74	\$1,305.82	\$1,439.34	\$635.58	\$3,380.74
02/09/26	ACH	\$5,685.70	\$113.41	\$14.54	\$0.00	\$5,557.75	\$2,146.70	\$2,366.19	\$1,044.86	\$5,557.75
02/09/26	ACH	\$163,956.28	\$3,211.05	\$3,404.35	\$0.00	\$157,340.88	\$60,773.48	\$66,987.26	\$29,580.14	\$157,340.88
03/10/26	ACH	\$1,901.90	\$38.04	\$0.00	\$0.00	\$1,863.86	\$719.92	\$793.53	\$350.41	\$1,863.86
03/10/26	ACH	\$127,454.02	\$2,519.89	\$1,459.20	\$0.00	\$123,474.93	\$47,692.63	\$52,568.97	\$23,213.33	\$123,474.93
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SECTION IV

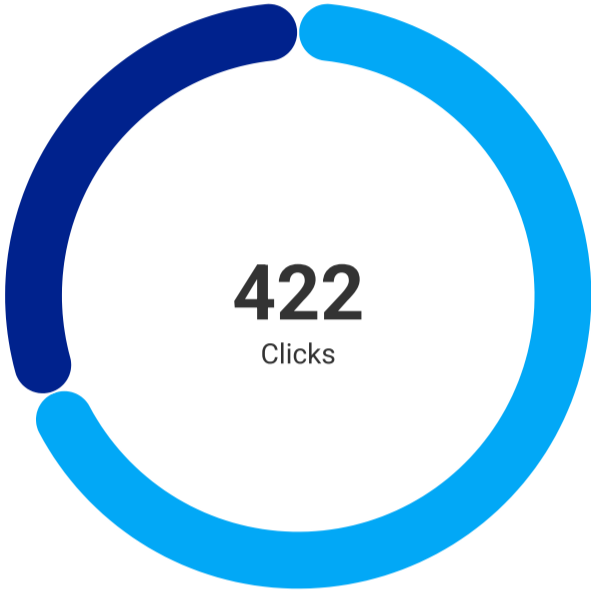
Reunion East and West R&M

FY2026 Project List	Estimated Cost	RE 57%	RW 43%	Month
Seven Eagles Fountain Refurbishment/Linear Park	\$ 72,100.00	\$ 41,097.00	\$ 31,003.00	Completed
Seven Eagles, Restrooms Counters, Tile, Paint	\$ 60,000.00	\$ 34,200.00	\$ 25,800.00	May
Stormwater Catch Basins - Drain Inlet	\$ 60,000.00	\$ 34,200.00	\$ 25,800.00	May
Stormwater Concrete Curbs and Gutters	\$ 70,000.00	\$ 39,900.00	\$ 30,100.00	May
Concrete Sidewalks	\$ 75,000.00	\$ 42,750.00	\$ 32,250.00	TBD
ROW Paver Crosswalks Spine & Tradition	\$ 40,000.00	\$ 22,800.00	\$ 17,200.00	Approved March 10, 2026
Pool Equipment Allowance	\$ 46,371.00	\$ 26,431.47	\$ 19,939.53	TBD
ADA Pool Lift Terraces (2)	\$ 30,900.00	\$ 17,613.00	\$ 13,287.00	Completed
Pool Furniture Allowance	\$ 15,000.00	\$ 8,550.00	\$ 6,450.00	Completed
HVAC Replacement Allowance	\$ 25,000.00	\$ 14,250.00	\$ 10,750.00	TBD
Signage Replacement Allowance	\$ 20,000.00	\$ 11,400.00	\$ 8,600.00	TBD
Heritage Crossings Furniture	\$ 7,024.00	\$ 4,003.68	\$ 3,020.32	Completed
Contingency	\$ 100,000.00	\$ 57,000.00	\$ 43,000.00	
Projects deferred from 2025 project list		\$ -	\$ -	
Access Control System at Reunion Village Gate	\$ 20,000.00	\$ 11,400.00	\$ 8,600.00	In Process
Reunion Resort/Reunion Village (Spine Road) Gate Access + Elec	\$ 205,000.00	\$ 116,850.00	\$ 88,150.00	Completed
Reunion Village No Parking Signs Phase 4 & 5	\$ 40,000.00	\$ 22,800.00	\$ 17,200.00	September
Signage Replacement, Radar Speed	\$ 67,531.00	\$ 38,492.67	\$ 29,038.33	Invoiced FY25
Totals	\$ 953,926.00	\$ 543,737.82	\$ 410,188.18	
		\$ 543,737.82	\$ 410,188.18	

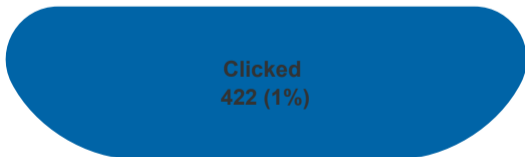
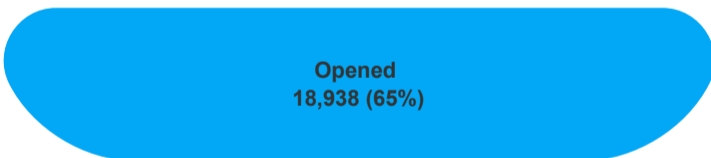
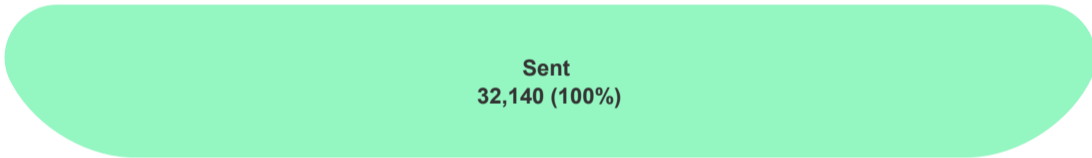
SECTION V



● Mobile 67% ● Desktop 33%



● Mobile 69% ● Desktop 31%



Reunion East - 211 active subscribers
Reunion West - 179 active subscribers

