Reunion East Community Development District

Agenda

May 14, 2026

AGENDA

Reunion East
Community Development District

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

May 7, 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, May 14, 2026 at 12:30 PM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL 34747.**

In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system plan. The closed session is scheduled to begin at approximately 2:00 p.m. but may begin at any time during the Regular Meeting, and is expected to last approximately thirty (30) minutes, but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will not be in attendance. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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 April 9, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
5. Consideration of Advantage Roofing Proposal for Flat Roof Replacement at Heritage Crossing Community Center
6. Consideration of Envera Proposal for Security Equipment Maintenance Program
7. Consideration of JNJ Home Services Proposal for Chaise Lounges
8. Consideration of Yellowstone Landscape Proposals for Landscape Replacement
9. Consideration of Concrete Repair Proposals
    A. SMFL Construction
10. Approval of Joint Workshop Meeting with Reunion West CDD
11. Staff Reports
    A. Attorney
        i. Discussion/Update: Review of Demand Letter from Greenberg Traurig; Consideration of Resolution 2026-06 Declaring Special Assessments; Consideration of Resolution 2026-07 Setting a Public Hearing for Special Assessments
        ii. Review of Legal Considerations Related to Joint Meetings and Amendment to Interlocal Agreement

B. Engineer
C. Field Manager Updates
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. Presentation of Series 2015A and 2021 Arbitrage Rebate Calculation Reports
    vi. Presentation of Number of Registered Voters - 891
    vii. E-Mail Subscribers
E. Security Report

12. Other Business
13. Supervisor's Requests
14. ***Closed Security Session***
15. Next Meeting Date: June 11, 2026
16. 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, **April 9, 2026,** at 12:30 p.m. using Communications Media Technology ("CMT") via Zoom and at the Heritage Crossing Community Center (HCCC), 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein	Chairman
Trudy Hobbs	Vice Chairperson
June Wispelwey	Assistant Secretary
Diane Davis	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
Karley Chambers	GMS Field Services
Victor Vargas	Reunion Security
Garrett Heugel	Yellowstone
Pete Wittman	Yellowstone
Graham Staley	Reunion West CDD Chairman
Residents	

The following is a summary of the discussions and actions taken at the April 9, 2026 Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 12:37 p.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the March 12, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the March 12, 2026, meeting. One correction was received from Ms. Davis to clarify a statement made by Ms. Wispelwey that Reunion Security could handle fire hydrant parking violations.

> On MOTION by Ms. Hobbs seconded by Mr. Magnusson with all in favor the Minutes of the March 12, 2026 Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS **Public Hearing to Amend and Restate Parking Rules**

A. Open Public Hearing

> On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the public hearing to amend and restate the Parking Rules was opened.

B. Public Comments

Ms. Adams reviewed the proposed amendments to the Parking Rules and related parking maps, including revisions previously discussed at multiple meetings. Additional revisions to certain no parking areas were discussed by the Board and staff was directed to revise the parking maps accordingly. There being no public comments, the hearing proceeded.

> On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the public hearing to amend and restate the Parking Rules was closed.

C. Consideration of Resolution 2026-03 Adopting Amended and Restated Parking Rules

Ms. Adams presented Resolution 2026-03, adopting the Amended and Restated Parking Rules, which was included in the agenda package.

> On MOTION by Mr. Witcher seconded by Mr. Greenstein with all in favor Resolution 2026-03 Adopting the Amended and Restated Parking Rules as amended to include additional No Parking Zones was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Relating to 2026 General Election and Notice of Qualifying Period Procedure**

Ms. Adams presented Resolution 2026-04, designating that Seat 1, held by Mr. Greenstein, Seat 3, held by Ms. Wispelwey and Seat 5, held by Ms. Hobbs, were scheduled for the General Election in November of 2026. The election was administered by the Osceola County Supervisor of Elections office. The qualifying period was from June 8, 2026, through Noon on June 12, 2026. A notice would be published in a newspaper of general circulation in Osceola County. Earlier today, the Reunion West CDD adopted a similar resolution and two Board Members stated their intention to qualify for their seats. They directed staff to send out a notice to Reunion residents, using the electronic mail messaging system, regarding the General Election process, qualifying period and Supervisors intending to qualify for those seats, one of which, a landowner seat, would transition to a new Board Member.

Mr. Greenstein was in favor of doing a joint notice with the Reunion West CDD and was happy to relinquish his Reunion West landowner seat to a qualified elector, who must be 18 years of age, a US citizen and a resident of the State of Florida, living within the CDD boundaries and registered to vote. Mr. Greenstein planned to qualify for Seat 3. Ms. Wispelwey stated her intention to qualify for her seat, while Ms. Hobbs decided to no longer serve. *There was Board consensus to send a notification to the community.*

> On MOTION by Ms. Hobbs seconded by Mr. Magnusson with all in favor Resolution 2026-04 Relating to the General Election and Qualifying Procedure was approved.

SIXTH ORDER OF BUSINESS **Review and Discussion of Memorandum Regarding Long Term Lease of The Stables**

Ms. Adams presented a memorandum regarding potential leasing options for The Stables, including building specifications, estimated operating costs, potential revenues, and market interest. The Board discussed long-term leasing, sale options, and possible engagement of a

commercial real estate broker. Public comment was received. Following discussion, the Board delegated authority to the Chair to enter into an agreement, in a form approved by District Counsel, for brokerage services related to the potential sale or lease of The Stables

> On MOTION by Ms. Hobbs seconded by Ms. Wispelwey with all in favor delegating authority for the Chair to enter into a form of agreement approved by District Counsel for a commercial real estate broker to represent the sale or lease of The Stables was approved.

SEVENTH ORDER OF BUSINESS **Discussion of Interlocal Agreement for Joint Maintenance and Reciprocal Use of Facilities**

Ms. Adams and District Counsel reviewed the existing Interlocal Agreement with Reunion West CDD and discussed possible amendments related to reciprocal use and shared maintenance costs. District Counsel also summarized legal research regarding joint workshops and meetings under applicable Florida law. After discussion, the Board directed staff to coordinate a joint workshop with Reunion West CDD on July 9, 2026, at 10:30 a.m.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Discussion of 2026 E-Bike Legislation

District Counsel updated the Board regarding pending e-bike legislation and discussed enforcement limitations and public safety concerns. Counsel will continue monitoring the 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

District Counsel provided updates regarding (i) discussions with Kingwood counsel concerning the demand letter and possible special assessments, (ii) the Reunion Village guardhouse access issue, and (iii) ongoing discussions with the developer regarding mailbox kiosk safety concerns and potential relocation options.

B. Engineer

i. Consideration of Proposal for Professional Service Rate for District Engineer

Ms. Adams presented a proposal from Boyd Civil Engineering for professional services rate schedule for the District Engineer dated April 1, 2026. Ms. Davis asked if a contract with the District Engineer was signed. Ms. Adams confirmed that there was a current agreement. She would provide a copy of the agreement to Ms. Davis.

> On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the Proposal from Boyd Civil Engineering for Professional Service Rate for the District Engineer was approved.

The District Engineer reported on ongoing evaluation of concrete curb and catch basin damage in the District and discussed prioritization of repairs and budgeting for current and future fiscal years. The Board requested proposals for review at a future meeting. *Mr. Curley left the meeting.*

C. Field Manager Updates

Mr. Scheerer reported on various maintenance and operational items, including gate repairs, amenity repairs, irrigation and sidewalk repairs, signage installation, and ongoing facility improvements.

i. Discussion of Proposal for Landscape Inventory

Mr. Wittman presented information regarding a proposed landscape and tree inventory software system. The Board discussed potential benefits and requested additional information regarding management responsibilities and costs.

D. District Manager's Report

i. Action Items

Mr. Scheerer presented the Action Items List, which was included in the agenda package. Ms. Adams noted the Vertical Bridge Access Agreement would be removed from the Action Items List, as the deposit payment was received on March 27, 2026.

ii Approval of Check Register

Ms. Adams presented the Check Register for the period of March 1, 2026, through March 31, 2026, in the amount of $192,110.75.

On MOTION by Ms. Wispelwey seconded by Mr. Magnusson with all in favor the March Check Register as discussed was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through February 28, 2026, which were included in the agenda package. This was presented for informational purposes only.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Project List.

v. E-Mail Subscribers

Ms. Adams reported that there were currently 211 active subscribers. Ms. Davis was informed that a resident was not receiving emails for the last couple of months. Ms. Adams requested that they provide their electronic mail address to re-register in the system or check their spam mail.

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.

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: May 14, 2026**

Ms. Adams reported that the next meeting was scheduled for May 14, 2026 at 1:30 p.m. at this location. The Proposed Budget would be presented.

TWELFTH ORDER OF BUSINESS **Adjournment**

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

_____ _____
Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 4

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Reunion East Community Development District (**"District"**) prior to June 15, 2026, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Fiscal Year 2026/2027"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 13, 2026
HOUR:	12:30 p.m.
LOCATION:	Heritage Crossing Community Center 7715 Heritage Crossing Way Reunion, FL 34747

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF MAY, 2026.

ATTEST:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair / Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Reunion East

Community Development District

Proposed Budget

FY2027

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Reunion East

Community Development District
Proposed Budget
FY2027
General Fund

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments - Tax Collector	$ 2,325,718	$ 1,944,390	$ 381,323	$ 2,325,713	$ 2,325,718
Interest	47,400	29,668	20,000	49,668	36,000
Miscellaneous Income	-	10,000	-	10,000	-
Rental Income	6,000	8,678	4,845	13,523	6,000
Carry Forward Surplus	-	-	-	-	73,823
Total Revenues	**$ 2,379,118**	**$ 1,992,736**	**$ 406,168**	**$ 2,398,904**	**$ 2,441,541**
Expenditures:					
Administrative:					
Supervisor Fees	$ 12,000	$ 5,600	$ 6,000	$ 11,600	$ 12,000
FICA Expense	918	428	459	887	918
Engineering Fees	30,000	10,239	12,261	22,500	30,000
Attorney	100,000	46,598	53,402	100,000	75,000
Arbitrage	900	-	900	900	900
Dissemination	10,815	5,408	5,408	10,815	11,139
Annual Audit	4,750	-	4,750	4,750	5,000
Trustee Fees	8,869	-	9,000	9,000	9,000
Assessment Administration	8,111	8,111	-	8,111	8,354
Management Fees	52,974	26,487	26,487	52,974	54,563
Information Technology	1,947	974	974	1,947	2,005
Website Maintenance	1,298	649	649	1,298	1,363
Telephone	75	-	25	25	75
Postage	1,500	411	589	1,000	1,500
Printing & Copies	500	3	247	250	500
Insurance	20,571	19,407	-	19,407	21,050
Legal Advertising	5,000	495	3,005	3,500	5,000
Other Current Charges	600	-	300	300	600
Office Supplies	250	6	244	250	250
Property Appraiser Fee	1,000	1,944	-	1,944	1,950
Property Taxes	400	100	-	100	400
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	**$ 262,653**	**$ 127,034**	**$ 124,699**	**$ 251,733**	**$ 241,743**

Reunion East

Community Development District

Proposed Budget

FY2027

General Fund

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027	
Maintenance - Shared Expenses						
Field Services	$ 46,063	$ 23,031	$ 23,031	$ 46,063	$ 47,445	1
Amenity Management	5,472	-	5,472	5,472	5,636	2
Property Insurance	68,786	62,739	-	62,739	68,786	3
Telephone	22,800	9,894	10,952	20,846	24,225	4
Electric	380,606	193,231	195,000	388,231	399,000	5
Water & Sewer	42,750	22,295	22,350	44,645	46,028	6
Gas	59,850	38,192	19,100	57,292	59,850	7
Landscape Maintenance	581,400	346,016	240,437	586,454	617,674	8
Landscape Contingency	71,250	14,062	57,188	71,250	42,750	9
Bed Dressing	-	-	-	-	80,388	10
Bedding Plants	-	-	-	-	35,289	11
Palm Trimming	-	-	-	-	50,909	12
Pond Maintenance	14,250	5,194	6,190	11,384	14,250	13
Irrigation Repairs	19,950	6,987	8,013	15,000	19,950	14
Pool & Fountain Maintenance	219,450	93,909	93,900	187,809	219,450	15
Building Repairs & Maintenance	28,500	24,651	5,700	30,351	31,350	16
Contract Cleaning	80,900	45,405	49,090	94,495	102,600	17
Fitness Center Repairs & Maintenance	7,923	3,739	1,112	4,850	7,923	18
Gate & Gatehouse Repairs & Maintenance	45,600	14,226	19,793	34,020	45,600	19
Amenity/Pool Lights	11,400	14,937	10,000	24,937	25,650	20
Maintenance (Inspections)	5,700	2,035	2,525	4,560	5,700	21
Operating Supplies	2,850	-	1,425	1,425	2,850	22
Parking Violation Tags	285	-	143	143	285	23
Pest Control	1,756	905	449	1,355	1,756	24
Pressure Washing	28,500	23,541	4,959	28,500	28,500	25
Repairs & Maintenance	20,520	1,540	8,460	10,000	11,400	26
Roadways/Sidewalks/Bridge	22,800	2,602	8,798	11,400	65,550	27
Security	121,905	52,284	52,284	104,567	121,905	28
Signage	11,400	5,615	5,785	11,400	11,400	29
Contingency	5,700	-	2,850	2,850	5,700	30
Total Operations & Maintenance:	**$ 1,928,365**	**$ 1,007,033**	**$ 855,005**	**$ 1,862,038**	**$ 2,199,798**	

Reunion East

Community Development District
Proposed Budget
FY2027
General Fund

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Reserves					
Transfer Out - R&M Fund	$ 188,100	$ 188,100	$ -	$ 188,100	$ -
Total Reserves	**$ 188,100**	**$ 188,100**	**$ -**	**$ 188,100**	**$ -**
Total Expenditures	**$ 2,379,118**	**$ 1,322,167**	**$ 979,704**	**$ 2,301,871**	**$ 2,441,541**
Excess Revenues (Expenditures)	$ (0)	$ 670,569	$ (573,536)	$ 97,033	$ -

Net Assessment	$2,325,718
Collection Cost (6%)	$148,450
Gross Assessment	$2,474,168

Notes:

(1 thru 28) is 57% of the shared costs with the remaining 43% allocated to Reunion West for FY26. For FY27, (1 thru 30) the proposed allocation will be 57% of the shared costs for Reunion East with the remaining 43% allocated to Reunion West.

Shared Costs

	Operations & Maintenance Descriptions	FY2026 Budget	FY2026 Projections	Total Proposed 2027 Budget	RE CDD 57%	RW CDD 43%
1	Field Services	$ 80,812	$ 80,813	$ 83,236	$ 47,445	$ 35,792
2	Amenity Management Services	9,600	9,600	9,888	5,636	4,252
3	Property Insurance	120,677	110,442	120,677	68,786	51,891
4	Telephone	40,000	36,709	42,500	24,225	18,275
5	Electric	667,730	681,003	700,000	399,000	301,000
6	Water & Sewer	75,000	78,324	80,750	46,028	34,723
7	Gas	105,000	100,917	105,000	59,850	45,150
8	Landscape Maintenance	1,020,000	1,019,999	1,083,639	617,674	465,965
9	Landscape Contingency	125,000	125,000	75,000	42,750	32,250
10	Bed Dressing	-	-	141,032	80,388	60,644
11	Bedding Plants	-	-	61,911	35,289	26,622
12	Palm Trimming	-	-	89,314	50,909	38,405
13	Pond Maintenance	25,000	19,972	25,000	14,250	10,750
14	Irrigation Repairs	35,000	26,316	35,000	19,950	15,050
15	Pool & Fountain Maintenance	385,000	329,489	385,000	219,450	165,550
16	Building Repairs & Maintenance	50,000	53,103	55,000	31,350	23,650
17	Contract Cleaning	141,930	165,781	180,000	102,600	77,400
18	Fitness Center Repairs & Maintenance	13,900	8,509	13,900	7,923	5,977
19	Gate & Gatehouse Repairs & Maintenance	80,000	59,999	80,000	45,600	34,400
20	Amenity/Pool Lights	20,000	43,578	45,000	25,650	19,350
21	Maintenance (Inspections)	10,000	8,000	10,000	5,700	4,300
22	Operating Supplies	5,000	2,500	5,000	2,850	2,150
23	Parking Violation Tags	500	250	500	285	215
24	Pest Control	3,080	2,424	3,080	1,756	1,324
25	Pressure Washing	50,000	50,000	50,000	28,500	21,500
26	Repairs & Maintenance	36,000	14,844	20,000	11,400	8,600
27	Roadways/Sidewalks/Bridge	40,000	20,000	115,000	65,550	49,450
28	Security	213,868	183,451	213,868	121,905	91,963
29	Signage	20,000	20,000	20,000	11,400	8,600
30	Contingency	10,000	5,000	10,000	5,700	4,300
	Total	**$ 3,383,097**	**$ 3,256,025**	**$ 3,859,295**	**$ 2,199,798**	**$ 1,659,497**

Reunion East

Community Development District

Gross Per Unit Assessment Comparison Chart

Fiscal Year 2027

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	751	751.39	14.44%	$357,252	$475.46
Hotel/Condo	1.00	0	0.00	0.00%	$0	0
Multi-Family	1.50	1601	2401.50	46.15%	$1,141,805	$713.18
Single Family	2.00	1024	2048.00	39.36%	$973,732	$950.91
Golf	1.00	3	2.90	0.06%	$1,379	$475.46
Total		**3379**	**5203.79**	**100.00%**	**$2,474,168.49**	

Fiscal Year 2026

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	751	751.39	14.44%	$357,252	$475.46
Hotel/Condo	1.00	0	0.00	0.00%	$0	$0.00
Multi-Family	1.50	1601	2401.50	46.15%	$1,141,805	$713.18
Single Family	2.00	1024	2048.00	39.36%	$973,732	$950.91
Golf	1.00	3	2.90	0.06%	$1,379	$475.46
Total		**3379**	**5203.79**	**100.00%**	**$2,474,168**	

Variance Chart

Property Type	Units	% Increase	Gross Per Unit	Gross Total
Commercial	751	0%	$0.00	$0
Hotel/Condo *	0	0%	$0.00	$0
Multi-Family	1601	0%	$0.00	$0
Single Family	1024	0%	$0.00	$0
Golf	3	0%	$0.00	$0
Total	3379			$0

*304 Units reallocated to Multi-Family for FY2026.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

REVENUES:

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

Interest
The District generates funds from invested funds.

Rental Income
The District charges rental fees for the special use of certain amenities throughout the District.

EXPENDITURES:

Administrative:

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

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

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

Attorney
The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, preparation and review of agreements and resolutions and other research as directed by the Board of Supervisors and the District Manager.

Arbitrage
The District is required to annually have an arbitrage rebate calculation on the District's the Series 2005 Special Assessment Bonds, the Series 2015A Special Assessment Refunding Bonds and the Series 2021 Special Assessment Bonds. The District has contracted with AMTEC to calculate the rebate liability and submit a report to the District.

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

Annual Audit
The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with DiBartolomeo, McBee, Hartley and Barnes for this service.

Trustee Fees
The District issued Series 2015A & 2021 Special Assessment Refunding Bonds, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Assessment Administration
The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

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

Information Technology
The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, etc.

Website Maintenance
The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone
Telephone and fax machine.

Postage
The District incurs charges for mailing of Board materials, overnight deliveries, checks for vendors and other required correspondence.

Printing & Copies
Printing and copies for Board meetings, printing of computerized checks, stationary, envelopes, etc.

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

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

Other Current Charges
Represents any miscellaneous expenses incurred the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies
The District incurs charges for office supplies that need to be purchased during the fiscal year.

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

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

Dues, Licenses & Subscriptions
The District is required to pay an annual fee to the Florida Department of Commerce of $175. This is the only expense under this category for the District.

Maintenance:

57% of the maintenance costs are allocated to Reunion East and 43% are allocated to Reunion West during Fiscal Year 2026. The District has proposed the split of 57% of the maintenance costs to Reunion East and 43% to Reunion West during Fiscal Year 2027. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management
The District currently has a contract with Governmental Management Services-CF, LLC to provide onsite field management services. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Amenity Management Services
Services include management of facility rental including calendars, reservations, collections of fees and deposits, coordination of rental support, and issuing deposit refunds. Staff will distribute marketing materials and meet with prospective renters as needed. Services also include management of electronic mail messaging system with interface on District's website including database, content creation and distribution.

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

Telephone
This is for service for phone lines to the pool houses, guard houses, horse stables and the Heritage Crossing Community Center.

Account #	Centurylink Service Address
311194330	7621 Heritage Crossing Way
311194956	7500 Morning Dove Circle
312323516	7599 Gathering Drive
311906997	7475 Gathering Drive
425626040	1590 Reunion Boulevard
491122540	**700 Tradition Boulevard**
450054870	**700 Tradition Boulevard**

Kingwood Orlando Reunion
Pool Circuits & Modem
Carriage Point Phone Line 2365
Carriage Point Gate/Access
Heritage Crossing Pool Phone Line 4574
Heritage Crossing Fire Alarm Phone Line 9534
Heritage Crossing Fire Alarm Phone Line 9575
Heritage Crossing Irrigation Phone Line 9758
Heritage Crossing Irrigation Phone Line 9867
Horse Stables Phone Line 9325
Horse Stables Phone Line 9385

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

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

Account #	Duke Energy Service Address
9100 8652 2608	7722 Excitement Dr Spkl, Reunion
9100 8652 2830	7500 Mourning Dove Cir Bath (Terraces)
9100 8656 3318	7477 Excitement Dr Spkl
9100 8656 5972	1300 Reunion Blvd, Irrigation
9100 8656 6717	900 Assembly Ct Spkl 900 Blk
9100 8659 9815	7399 Gathering Dr, Irrigation
9100 8647 7931	7475 Gathering Dr, Pool (Homestead Pool)
9100 8647 8156	000 Heritage Xing Lite (98-Heritage Crossing St. Lights)
9100 8647 8354	7500 Gathering Dr, Irrigation Timer
9100 8647 8601	1535 Euston Dr Spkl
9100 8647 8784	1400 Titian Ct Spkl
9100 8651 9025	7400 Excitement Dr Security Control
9100 8651 9265	7200 Reunion Blvd, Irr Timer
9100 8651 9546	15221 Fairview Circle Fountain
9100 8651 9778	00 Excitement Dr Lite Light Ph2 Pr3 (40-Patriots Landing St. Lights)
9100 8652 0010	000 Centre Court Ridge Dr Lite (33-Centre Court Ridge St. Lights)
9100 8652 0268	1364 Seven Eagles Ct., Pool 50 Ft. Right of CB HS
9100 8652 0474	7400 Excitement Dr Lite
9100 8652 0763	000 Seven Eagles Ct, Seven Eagles Lights (21 Tenon Conc/24 HH Trdrop 12000L)
9100 8652 1011	1350 S Old Lake Wilson Rd (Spine Rd/Hwy 545 Gatehouse)
9100 8652 1235	7621 Heritage Crossing Way, Pool
9100 8652 1441	7300 Mourning Dove Cir, Irrigation (Terraces)
9100 8652 1673	7421 Devereaux St Spkl
9100 8652 1912	7600 Tradition Blvd, Irrigation Meter A
9100 8652 2145	7477 Gathering Dr Spkl
9100 8652 2377	000 Assembly Ct Lite, Carriage Point (27-Carriage Pointe Assembly Ct. St. Lights)
9100 8656 3079	7600 Heritage Crossing Way Pump
9100 8656 3590	7500 Seven Eagles Way Spkl
9100 8656 3847	7693 Heritage Cross. Way Poolhouse
9100 8656 4096	1400 Reunion Blvd Spkl, Irrigation
9100 8656 4319	000 Whitemarsh Way Lite (94-Masters Landing, Legends Corner St. Lights)
9100 8656 4583	7585 Assembly Ln, Pool (Carriage Pointe)
9100 8656 4781	7500 Mourning Dove Cir Irrig (Terraces)
9100 8656 5047	000 Old Lake Wilson Rd Lite, Ph2 Parcel 13
9100 8656 5302	0 Old Lake Wilson Rd Lite Ph2 Prcl 1A (26-Excitement Dr. St. Lights)
9100 8656 5534	1300 Seven Eagles Ct., Fountain

Reunion East

Community Development District

General Fund Budget

Fiscal Year 2027

Account #	Duke Energy Service Address
9100 8656 5766	0 Old Lake Wilson Rd Lite PH1 Parcel 1 (112-Homestead St. Lights)
9100 8656 6220	7427 Sparkling Ct. Spkl
9100 8656 6444	7700 Linkside Loop Spkl
9100 8656 6957	0 Old Lake Wilson Rd Lite PH2 Prcl 1 (10-Excitement Dr. St. Lights)
9100 8659 9170	7755 Osceola Polk Line Rd,Gatehouse (Main Gatehouse)
9100 8659 9378	7600 Tradition Blvd, Irrigation Meter C
9101 2363 2152	1491 Reunion Village Blvd., Gatehouse
9101 4491 5914	13201 Reunion Village Blvd., Irrigation
9101 4491 5485	15781 Reunion Village Blvd HSE
9101 7172 0695	7715 Heritage Crossing Way, Clubhouse
9101 7172 3622	1590 Reunion Blvd., Horse Stables
9101 7768 7166	0000 Osceola Polk Line Road
9101 7768 7273	000 Reunion Village Blvd., Lite Reunion Village Subdivision
9101 8484 2394	78271 Poplin Street
9101 9002 4397	78051 Poplin Street
9100 8562 9753	**000 Reunion Blvd Traditions Blvd (30-Traditions Blvd St. Lights)**
9100 8562 8736	**84401 Golden Bear Drive Fountain**
9100 8562 8976	**700 Tradition Blvd Guardhouse (Westside Gatehouse)**
9100 8562 9224	**000 Reunion Blvd Par78 (Grand Traverse Pkwy) (84-Westside of RW Streets)**
9100 8562 9480	**7615 Fairfax Rd. Gate**
9100 8562 9993	**7800 Tradition Blvd Irrig Meter B**
9100 8568 0095	**97201 Golden Bear Dr., Monument**
9100 8563 0269	**300 Sinclair Rd Irrig Meter A**
9100 8563 0508	**7800 Tradition Blvd Irrig Meter A**
9101 7814 5470	**78271 Whitemarsh Way**

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

Water & Sewer
The District has accounts with Toho Water Authority for water and wastewater services to the pools, pool buildings, guardhouses, the Heritage Crossing Community Center and other District areas.

Account #	Toho Water Authority Service Address
2000680-33266729	1500 Euston ODD Drive
2000680-33276319	1491 Reunion Village Boulevard
2000680-818450	7755 Reunion Blvd Guardhouse
2000680-820140	1344 Seven Eagles Court Pool
2000680-823950	7300 Osceola Polk Line Rd Bldg 1
2000680-823960	7300 Osceola Polk Line Rd Bldg 2
2000680-887520	7475 Gathering Dr Pool
2000680-888050	7621 Heritage Crossing Way PoolB
2000680-888070	7693 Heritage Crossing Way Pool
2000680-888280	7585 Assembly Ln Pool
2000680-892820	7715 Heritage Crossing Way, Clubhouse
2000680-892560	1590 Reunion Blvd, Horse Stables
2000680-925360	7500 Mourning Dove Cir Irrig
2000680-940460	7500 Mourning Dove Cir Bath
2000680-942790	1350 S Old Lake Wilson Rd Guardhouse
2007070-33020489	**7615 Fairfax Drive Guardhouse**
2007070-942780	**700 Tradition Blvd Guardhouse**

Gas
This item represents utility service costs for gas service at the community pools. The District has accounts with Florida Natural Gas, Gas South Teco Peoples Gas for this service.

Account #	Florida Natural Gas Service Address
38660	7500 Mourning Dove Circle

Account #	Gas South Service Address
0861412280	Heritage Crossing Pool B
1965200079	1364 Seven Eagles Ct
5973225156	Heritage Crossing Pool A
6097984974	Homestead Pool
8086389354	Carriage Point Pool

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

Account #	Teco Peoples Gas Service Address
211010319849	7693 Heritage Crossing Way
211010400144	7621 Heritage Crossing Way
211010400342	7585 Assembly Ln
211010400532	7475 Gathering Dr
221003460526	7500 Mourning Dove Circle
211022021771	1364 Seven Eagles Court

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

Description	Monthly	Annual
Landscape Contract		
Reunion East	$57,138	$685,659
Reunion West	$33,165	$397,980
Total		**$1,083,639**

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

Bed Dressing
The District currently has a contract with Yellowstone Landscape for the annual mulch added to all plant beds in common areas maintained by the District.

Description	Monthly	Annual
Bed Dressing		
Reunion East	$8,144	$97,723
Reunion West	$3,609	$43,309
Total		**$141,032**

Bedding Plants
The District currently has a contract with Yellowstone Landscape for the quarterly installation of plants in common areas maintained by the District.

Description	Monthly	Annual
Bedding Plants		
Reunion East	$5,159	$61,911
Total		**$61,911**

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

Palm Trimming
The District currently has a contract with Yellowstone Landscape for the quarterly trimming of palm trees in common areas maintained by the District.

Description	Monthly	Annual
Palm Trimming		
Reunion East	$5,593	$67,115
Reunion West	$1,850	$22,199
Total		**$89,314**

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

Description	Monthly	Annual
Aquatic Plant Management		
11 Stormwater Ponds	$1,404	$16,848
1 - Patriots Landing & 11 - Reunion Village		
2 Stormwater Retention Ponds	$394	$4,728
Encore Reunion & Grand Traverse		
Contingency		$3,424
Total		**$25,000**

Irrigation Repairs
Represents the District expense for maintenance of the irrigation system.

Pool & Fountain Maintenance
Scheduled maintenance consists of regular cleaning and treatments of 6 pools, 6 spas, 2 kiddie pools and 3 fountains, cleaning of pool buildings and emergency phones. Pools are maintained in accordance to Osceola County Health Department codes. District has contracted with Roberts Pool for this service.

Description	Monthly	Annual
Pool Maintenance - Roberts Pool	$9,100	$109,200
Pool Chemicals - Spies Pool		$180,000
Annual Fees - Kings III of America		$4,500
Annual Permit Fees - Fl. Dept. of Health		$3,550
Contingency - Misc. Repairs		$87,750
Total		**$385,000**

Building Repairs & Maintenance
Represents estimated costs for repairs and maintenance to CDD facilities.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

Contract Cleaning
Represents estimated costs for monthly janitorial services to the Amenity Centers. District has contracted with PG Service Group for this service.

Description	Monthly	Annual
Contract Cleaning Fees		
Homestead, Heritage Crossings, Carriage Point & Terraces	$3,795	$45,540
Seven Eagles	$9,475	$113,700
Heritage Crossing Community Center	$1,084	$13,005
Contingency		$7,755
Total		**$180,000**

Fitness Center Repairs & Maintenance
Represents costs for preventative maintenance for the Seven Eagles Fitness Centers. Services will consist of 24 visits during the fiscal year. District has contracted with Fitness Services of Florida, Inc. for this service.

Description	Monthly	Annual
Preventative Maintenance	$618	$7,416
Contingency - Fitness Center/Misc. Repairs		$6,484
Total		**$13,900**

Gate & Gatehouse Repairs & Maintenance
Amounts based upon estimated expenditures for any repairs and maintenance to entry gates and gatehouse.

Amenity Pool/Lights
Represents costs for lighting repair scheduled during the fiscal year.

Maintenance (Inspections)
Represents quarterly sprinkler inspections, annual fire backflow and domestic backflow inspections and any unforeseen maintenance at Seven Eagles, the Horse Stables and the Heritage Crossing Community Center.

Operating Supplies
Represents estimated costs for cleaning/janitorial supplies for Seven Eagles and Heritage Crossing Community Center.

Parking Violation Tags
Represents estimated costs for purchase of parking violation tags.

Pest Control
Represents monthly and quarterly pest services as well as quarterly termite services for the Community Center. District has contracted with HomeTeam Pest Defense for this service.

Description	Monthly	Annual
Pest Control	$85	$1,020
Qtrly. Termite Control		$560
Contingency		$1,500
Total		**$3,080**

Pressure Washing
Estimated cost to pressure wash certain buildings and guardhouses owned by the District.

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

Roadways/Sidewalks/Bridge
Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge.

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

Description	Monthly	Annual
Security		
Reunion Resort and Club Master Association	$13,400	$160,800
Reunion West Property Owners' Association, Inc.	$2,276	$27,308
Envera Security Services - Carriage Point	$1,428	$17,136
Contingency		$8,624
Total		**$213,868**

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

Contingency
Represents estimated costs for any unforeseen repairs and maintenance that is a result of weather events such as hurricanes and storms.

Maintenance – Direct Expenses

Transfer Out – R&M Fund
Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion East

Community Development District

Proposed Budget

FY2027

Replacement & Maintenance Fund

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Transfer In	$ 188,100	$ 188,100	$ -	$ 188,100	$ -
Interest	150,000	73,999	60,000	133,999	125,000
Total Revenues	**$ 338,100**	**$ 262,099**	**$ 60,000**	**$ 322,099**	**$ 125,000**
Expenditures:					
Contingency	$ 600	$ 274	$ 300	$ 574	$ 600
Capital Outlay	372,991	124,324	419,413	543,738	368,806
Total Expenditures	**$ 373,591**	**$ 124,599**	**$ 419,713**	**$ 544,312**	**$ 369,406**
Excess Revenues (Expenditures)	$ (35,491)	$ 137,501	$ (359,713)	$ (222,213)	$ (244,406)
Fund Balance - Beginning	$ 3,494,902	$ 3,691,493	$ -	$ 3,691,493	$ 3,469,280
Fund Balance - Ending	$ 3,459,411	$ 3,828,994	$ (359,713)	$ 3,469,280	$ 3,224,874

Reunion East

Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2015A

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	$ 2,563,488	$ 2,143,194	$ 420,312	$ 2,563,506	$ 2,562,393
Special Assessments - Prepayments	-	6,485	-	6,485	-
Interest	60,000	31,898	23,400	55,298	42,000
Carry Forward Surplus	1,180,058	1,200,187	-	1,200,187	1,203,725
Total Revenues	**$ 3,803,546**	**$ 3,381,763**	**$ 443,712**	**$ 3,825,475**	**$ 3,808,118**
Expenditures:					
Series 2015A					
Interest - 11/01	$ 423,375	$ 423,375	$ -	$ 423,375	$ 379,000
Principal - 05/01	1,765,000	-	1,765,000	1,765,000	1,855,000
Interest - 05/01	423,375	-	423,375	423,375	379,000
Special Call - 05/01	-	-	10,000	10,000	-
Total Expenditures	**$ 2,611,750**	**$ 423,375**	**$ 2,198,375**	**$ 2,621,750**	**$ 2,613,000**
Excess Revenues (Expenditures)	$ 1,191,796	$ 2,958,388	$ (1,754,663)	$ 1,203,725	$ 1,195,118

Interest - 11/1/2027	**$332,625**
Total	**$332,625**
Net Assessment	**$2,562,393**
Collection Cost (6%)	**$163,557**
Gross Assessment	**$2,725,950**

Reunion East Projected EAU Calculation 2015A

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	58.78	58.78	1.67%	$45,656	$777
Multi-Family	1.50	1284.00	1926.00	54.88%	$1,495,911	$1,165
Single-Family	2.00	761.00	1522.00	43.37%	$1,182,130	$1,553
Golf	1.00	2.90	2.90	0.08%	$2,252	$777
		2,106.68	**3,509.68**	**100.00%**	**$2,725,950**	

*SF unit reflects one lot payoff in FY22

*MF unit reflects one lot payoff in FY26

Reunion East

Community Development District

Series 2015A Special Assessment Refunding Bonds

Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
05/01/26	$16,935,000.00	$1,775,000	$423,375.00	
11/01/26	$15,160,000.00	$0	$379,000.00	$2,577,375.00
05/01/27	$15,160,000.00	$1,855,000	$379,000.00	
11/01/27	$13,305,000.00	$0	$332,625.00	$2,566,625.00
05/01/28	$13,305,000.00	$1,950,000	$332,625.00	
11/01/28	$11,355,000.00	$0	$283,875.00	$2,566,500.00
05/01/29	$11,355,000.00	$2,050,000	$283,875.00	
11/01/29	$9,305,000.00	$0	$232,625.00	$2,566,500.00
05/01/30	$9,305,000.00	$2,155,000	$232,625.00	
11/01/30	$7,150,000.00	$0	$178,750.00	$2,566,375.00
05/01/31	$7,150,000.00	$2,265,000	$178,750.00	
11/01/31	$4,885,000.00	$0	$122,125.00	$2,565,875.00
05/01/32	$4,885,000.00	$2,380,000	$122,125.00	
11/01/32	$2,505,000.00	$0	$62,625.00	$2,564,750.00
05/01/33	$2,505,000.00	$2,505,000	$62,625.00	$2,567,625.00
Totals		**$16,935,000**	**$3,606,625.00**	**$ 20,541,625.00**

Reunion East

Community Development District

Proposed Budget

FY2027

Debt Service Fund

Series 2021

	Adopted Budget FY2026	Actual Thru 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	$ 1,131,989	$ 946,389	$ 185,601	$ 1,131,989	$ 1,131,989
Interest	60,000	32,735	25,500	58,235	42,000
Carry Forward Surplus	624,140	632,784	-	632,784	705,286
Total Revenues	**$ 1,816,130**	**$ 1,611,908**	**$ 211,101**	**$ 1,823,009**	**$ 1,879,276**
Expenditures:					
Series 2021					
Interest - 11/01	$ 326,361	$ 326,361	$ -	$ 326,361	$ 320,781
Principal - 05/01	465,000	-	465,000	465,000	480,000
Interest - 05/01	326,361	-	326,361	326,361	320,781
Total Expenditures	**$ 1,117,723**	**$ 326,361**	**$ 791,361**	**$ 1,117,723**	**$ 1,121,563**
Excess Revenues (Expenditures)	$ 698,407	$ 1,285,547	$ (580,261)	$ 705,286	$ 757,713

Interest - 11/1/2027	**$313,941**
Total	**$313,941**
Net Assessment	**$1,131,989**
Collection Cost (6%)	**$72,255**
Gross Assessment	**$1,204,244**

Reunion East Projected EAU Calculation 2021

Property Type	EAU	Units	Gross Per Unit	Gross Total
Multi-Family	1.50	304	$2,111	$641,744
Single Family	2.00	250	$2,250	$562,500
Total		**554**		**$1,204,244**

Reunion East

Community Development District

Series 2021 Special Assessment Bonds (Series 2021 Project)

Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
05/01/26	$18,595,000.00	$465,000	$326,361.25	
11/01/26	$18,130,000.00	$0	$320,781.25	$1,112,142.50
05/01/27	$18,130,000.00	$480,000	$320,781.25	
11/01/27	$17,650,000.00	$0	$313,941.25	$1,114,722.50
05/01/28	$17,650,000.00	$495,000	$313,941.25	
11/01/28	$17,155,000.00	$0	$306,887.50	$1,115,828.75
05/01/29	$17,155,000.00	$505,000	$306,887.50	
11/01/29	$16,650,000.00	$0	$299,691.25	$1,111,578.75
05/01/30	$16,650,000.00	$520,000	$299,691.25	
11/01/30	$16,130,000.00	$0	$292,281.25	$1,111,972.50
05/01/31	$16,130,000.00	$535,000	$292,281.25	
11/01/31	$15,595,000.00	$0	$284,657.50	$1,111,938.75
05/01/32	$15,595,000.00	$555,000	$284,657.50	
11/01/32	$15,040,000.00	$0	$275,916.25	$1,115,573.75
05/01/33	$15,040,000.00	$570,000	$275,916.25	
11/01/33	$14,470,000.00	$0	$266,938.75	$1,112,855.00
05/01/34	$14,470,000.00	$590,000	$266,938.75	
11/01/34	$13,880,000.00	$0	$257,646.25	$1,114,585.00
05/01/35	$13,880,000.00	$610,000	$257,646.25	
11/01/35	$13,270,000.00	$0	$248,038.75	$1,115,685.00
05/01/36	$13,270,000.00	$630,000	$248,038.75	
11/01/36	$12,640,000.00	$0	$238,116.25	$1,116,155.00
05/01/37	$12,640,000.00	$650,000	$238,116.25	
11/01/37	$11,990,000.00	$0	$227,878.75	$1,115,995.00
05/01/38	$11,990,000.00	$670,000	$227,878.75	
11/01/38	$11,320,000.00	$0	$217,326.25	$1,115,205.00
05/01/39	$11,320,000.00	$690,000	$217,326.25	
11/01/39	$10,630,000.00	$0	$206,458.75	$1,113,785.00
05/01/40	$10,630,000.00	$710,000	$206,458.75	
11/01/40	$9,920,000.00	$0	$195,276.25	$1,111,735.00
05/01/41	$9,920,000.00	$735,000	$195,276.25	
11/01/41	$9,185,000.00	$0	$183,700.00	$1,113,976.25
05/01/42	$9,185,000.00	$760,000	$183,700.00	
11/01/42	$8,425,000.00	$0	$168,500.00	$1,112,200.00
05/01/43	$8,425,000.00	$795,000	$168,500.00	
11/01/43	$7,630,000.00	$0	$152,600.00	$1,116,100.00
05/01/44	$7,630,000.00	$825,000	$152,600.00	
11/01/44	$6,805,000.00	$0	$136,100.00	$1,113,700.00
05/01/45	$6,805,000.00	$860,000	$136,100.00	
11/01/45	$5,945,000.00	$0	$118,900.00	$1,115,000.00
05/01/46	$5,945,000.00	$895,000	$118,900.00	
11/01/46	$5,050,000.00	$0	$101,000.00	$1,114,900.00
05/01/47	$5,050,000.00	$930,000	$101,000.00	
11/01/47	$4,120,000.00	$0	$82,400.00	$1,113,400.00
05/01/48	$4,120,000.00	$970,000	$82,400.00	
11/01/48	$3,150,000.00	$0	$63,000.00	$1,115,400.00
05/01/49	$3,150,000.00	$1,010,000	$63,000.00	
11/01/49	$2,140,000.00	$0	$42,800.00	$1,115,800.00
05/01/50	$2,140,000.00	$1,050,000	$42,800.00	
11/01/50	$1,090,000.00	$0	$21,800.00	$1,114,600.00
05/01/51	$1,090,000.00	$1,090,000	$21,800.00	$1,111,800.00
Totals		**$18,595,000**	**$10,371,633.75**	**$28,966,633.75**

SECTION 5

E S T I M A T E

ADVANTAGE ROOFING INC
ST. LIC. #CCC1328726,
6903 Partridge Ln.
Orlando, FL 32807
(407) 678-9721

Sales Representative
Anthony Martell
(407) 219-0989
Anthony@roofingadvantage.com

ADVANTAGE ROOFING INC

Reunion East CDD (BallRoom)
7715 Heritage Crossing Way
Kissimmee, FL 34747
Ascheerer@gmscfl.com

Estimate #	E-3029
Date	1/9/2026

Advantage Roofing Inc. is dedicated in combining its resources to ensure the highest quality of workmanship and commitment. We have familiarized all personnel with project conditions and are familiar with all local building codes. Thank you for the opportunity, time, and attention in your process of choosing a qualified contractor.

Item	Description	Amount
Columns, Coping Metal and Flat Roof Repair	Scope of work: * Clean and prep work area. * Remove rail and columns around the flat roof and columns on the left and right. (Will save the rails) * Remove TPO and insulation flat roof (6' x 30'), columns and Flashing along the top perimeter, down to the deck. * Remove 3.5' of shingles around the top perimeter in or to, * Fix any damage or rotten wood with new. * Place a self-Adhered underlayment on the exposed area. * Install shingles along the perimeter. * Install tapered insulation in order to create a hip roof, secured with plate and screws. * Install TPO glue down to the insulation. * Install TPO drip edge along the edge, secured with nails and weld 6" strip to the metal. * Place coping metal along the left and right side connected to the flat roof perimeter. Secure the back side of the flashing with screws.	$7,221.00

NOTES AND COMMENTS

- **Payment Due In Full at Completion. (3% Convenience fee for all credit Card Payments)**
- **1 One Year workmanship warranty from date of completion.**
- **This proposal is subject to acceptance within 30 days and is void thereafter at the option of the Licensed Contractor.**
- **Material color may vary due to current age of existing roofing materials.**

Sub Total	$7,221.00
Total	$7,221.00

S P E C I A L I N S T R U C T I O N S

TERMS & CONDITIONS

This contract and any agreement pursuant thereto is between **Advantage Roofing Inc**. hereinafter referred to as the “Co” or “Company” and the customer(s) named herein on the will be subject to all appropriate laws, regulations and ordinances of the state of Florida and the terms and conditions. The above proposal, specifications and conditions are satisfactory, and Advantage Roofing is hereby authorized to do the work as specified. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the Licensed Contractor. Should default be made in payment of this contract, charges should be added from the date their of completion at a rate of (1 ½) percent per month, 18% per year with a minimum charge of $ 2.00 per month, and if placed in the hands of an attorney for collection, all attorney fees, legal, and filing fees shall be paid by customer accepting said contract.

1. According to Florida’s Construction Lien Law (sections 713.001-713.37, Florida Statues), those who work on your property or provide materials and are not paid in full have the right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or subcontractor fails to pay subcontractors, sub-subcontractors, or materials supply or neglect to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed on your property it could be sold against your will to pay for labor, materials, or other services that your contractor or subcontractor may have failed to pay. Florida construction lien law is complex and is recommended that whenever a specific problem arises, you should consult an attorney.

2. **All Contracts** are subject to approval of our credit department and office without exception. The person executing this contract must obtain the approval of the officer of the company for this contract to be effective under any conditions. **THIS CONTRACT CAN NOT BE CANCELLED ONCE WORK IS COMMENCED EXCEPT BY MUTUAL WRITTEN AGREEMENT OF THE PARTIES.**

3. **Owner Responsibilities:** Owner(s) warrants to Contractor that he/she/they is the legal owner of the property. Owner(s) agrees to provide to Contractor electric power and water for construction purposes at no charge to Contractor. Owner(s) shall make himself/herself available during work for clarification of specifications, approval of additional work and to provide adequate access to the property as may be required. Owner(s) acknowledges that the removal of permanently attached building materials often disturbs and vibrates the existing property. The noise, debris, and vibration generated from the work may cause inconvenience to Owner(s) and changes to Owner(s) property including but not limited to: interior wall cracks, flaking of wall paint, debris falling into attic, dust, disturbance to shrubbery and lawns, small divots or ruts in yard from equipment, small divots in the driveway from equipment such as roll-off containers and dump trailers. As a precaution, Owner(s) shall remove from walls or ceilings items such as, but not limited to, chandeliers, paintings, pictures and any breakables. Owner(s) shall remove or move at least 10’ away from work area any outdoor furniture, grills, planters, etc. Contractor shall not be responsible for any of the aforementioned property damage or for any inconvenience experienced by Owner(s) as a normal consequence of the work. The company shall have no responsibility from damages from fire, tornado, windstorm, or other perils, as is normally contemplated to be covered by homeowner’s insurance or unless a specified written agreement be made therefore prior to commencement of the work. Company shall not be reliable for failure of performances due to labor controversies, strikes, fires, whether, in ability to obtain materials from usual sources, of any other circumstances beyond the control of the company, weather of a similar or dissimilar nature. Acts of extreme nature voids all warranties. “Co.” cannot be held responsible for any form of mold damage. **Manufacturer’s warranty applies to materials. Workmanship warranty does not apply to items that were not replaced (i.e. Skylights). Advantage will not be responsible for previous structural issues, plumbing line damage due to improper installation from re-piping, driveway damage, gutters, soffits, nor solar panels.**

4. Defects: Owner understands that there may be existing defects which may not be discoverable until work has commenced. Unless specifically included in the work description and specifications, the cost for labor and materials to repair such defects is not included in the Contract Price. Owner(s) and Contractor agree that the cost for labor and materials to repair such defects will be estimated in writing as needed at the time of discovery and, upon written acceptance, the cost for same will be in added to the Contract Price.

5. Contractor Workmanship Warranty: Contractor warrants its workmanship against defects in the workmanship only for the period set forth in this Agreement from the date of completion of the work. However, said warranty shall be null and void under the following circumstances: (1) if Owner(s) fails to pay any sum owed to Contractor under this Agreement and any applicable change orders; (2) if Owner(s) fails to provide written notice to Contractor within ten (10) days of discovering any defect in Contractor's workmanship; (3) if Owner(s) permits any third party to alter or repair any of the work performed by Contractor in any way; (4) if defect is the result of Owner(s) failure to properly maintain and clean gutters at least twice per year; or (5) if defect is the result of Owner(s) failure to provide normal and routine care and maintenance as to the work. ***Contractor does not warrant the labor of items such as caulking materials, sealant, reflective coatings, painted surfaces, or metal materials.***

6. If material has to be re ordered or re stocked because of cancellation by the customer there will be a restocking fee equal to twenty five percent (25%) of the contract price. If this contract is cancelled later than three days from execution, the customer shall pay to the Company twenty five percent (25%) of the contract price as liquidated damages, not as a penalty, and the company agrees to accept such as reasonable and just compensation for said cancellation.
7. Any representations, statements or other communication not written on this contract or agree to be in material, and not relied on by either party, and do not survive the execution of this contract. The company is not responsible for construction problems of your home.

8. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND: PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 1940 North Monroe Street. Tallahassee, FL 32399-0783 Tele:850-487-1395 Website: www.myfloridalicense.com

Customer Signature: _____ Date: _____

SECTION 6

Quotation

Quote #: Q-19168-2
Date: 4/9/2026
Expires On: 6/30/2026

Envera Systems

Next Generation Security
1659 Achieva Way
Dunedin, FL 33648
Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Reunion East CDD - Kissimmee FL
847 Assembly Road
Kissimmee, Florida

SECURITY CONSULTANT	PHONE	EMAIL
Cody Childress		cody@enverasystems.com

Pricing based on a new 3 year agreement.
There will be no increases to the Monthly Service Rates during the Primary Period.

EQUIPMENT & ONE-TIME SERVICES

One-Time Total: $0.00

Local sales tax may be added to One-Time Total.

MONTHLY SERVICES

Entrance - Virtual Gate Guard

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Push-Button Entry	$562.11	$562.11
1	Networking Monitoring	$100.00	$100.00
94	Per Home (Address) Monitoring - 24 Hours	$5.62	$528.28
1	Service & Maintenance Plan	$126.52	$126.52
		Entrance - Virtual Gate Guard TOTAL:	$1,316.91

Entrance - Barrier Arms

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	$111.09	$111.09
		Entrance - Barrier Arms TOTAL:	$111.09

Monthly Total: $1,428.00

Local sales tax will be added to Monthly Investment.

SERVICE & MAINTENANCE PLAN

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

TERMS & CONDITIONS

- Monthly pricing is based on 94 current homes, with a maximum of 94 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 60-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
  - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
  - Installation of the equipment will take approximately six weeks to complete and fully test
  - Envera’s Implementation Team will provide a resident orientation session
  - Once the system is activated and on-line, Envera will conduct a “soft opening” giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
  - After the soft opening period expires, all guests will be verified before being granted entry into the community
  - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management

COMMUNITY/COMMNITY+ HARDWARE

- All hardware sold for Community or Community+ software solutions will be shipped for installation by the Client.

SECTION 7

JNJ HOME SERVICES
14819 LONE EAGLE DR.
ORLANDO, FL 32737

JoAnne Costello c.407 625 9121

Quote

DELIVER

Name	Reunion East CDD
Address	6200 Lee Vista Blvd. Suite 300
City	Orlando State FL ZIP 32822
Phone	

Misc.

Date	4/10/2026
Order No.	
PO	
INV#	

		Unit Price	TOTAL
30	Sling Chaise lounges/stackable Bronze Age III - Fabric Seirra Sands	$ 356.90	$ 10,707.00
		Del.	$ 150.00
		Tax Rate(s) .	
		Balance due	$ 10,857.00

Payment

Comments

Expires

Office Use Only

Thank you for your business!

SECTION 8

Proposal #: 693979
Date: 4/22/2026
From: Garrett Huegel

Landscape Enhancement Proposal for
Reunion East & West CDD

Jeannie Meredith
GMS-CF, LLC
1408 Hamlin Av.
Unit E
St. Cloud , FL 34771
jmeredith@gmscfl.com

LOCATION OF PROPERTY

1590 Reunion Blvd
Kissimmee, FL 34747

Carriage Point Plant Replacements

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	20	$65.00	$1,300.00
Dwarf Red Ixora, 3 GAL	50	$19.00	$950.00
Fashion Red Azaleas, 3 GAL	30	$19.00	$570.00
Chocolate Mulch - Bag	30	$10.00	$300.00

-Replacing frost damaged plant material in Carriage point islands and roundabout

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

Reunion East & West CDD

Subtotal	$3,120.00
Sales Tax	$0.00
Proposal Total	**$3,120.00**

THIS IS NOT AN INVOICE

Proposal #: 693970
Date: 4/22/2026
From: Garrett Huegel

Landscape Enhancement Proposal for
Reunion East & West CDD

Jeannie Meredith
GMS-CF, LLC
1408 Hamlin Av.
Unit E
St. Cloud , FL 34771
jmeredith@gmscfl.com

LOCATION OF PROPERTY

1590 Reunion Blvd
Kissimmee, FL 34747

Liberty Bluff Plant Replacements

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	30	$65.00	$1,950.00
Dwarf Red Ixora, 3 GAL	20	$19.00	$380.00
Arbicola Trinette, 3 GAL	40	$19.00	$760.00
Fashion Red Azaleas, 3 GAL	36	$19.00	$684.00
Chocolate Brown Mulch-Pallet	1	$650.00	$650.00

-Replacing Frost damaged plant material at Liberty Bluff entrance and roundabout on Excitement Drive

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

Reunion East & West CDD

Subtotal	$4,424.00
Sales Tax	$0.00
Proposal Total	**$4,424.00**

THIS IS NOT AN INVOICE

Proposal #: 680213
Date: 4/22/2026
From: Garrett Huegel

Landscape Enhancement Proposal for
Reunion East & West CDD

Jeannie Meredith
GMS-CF, LLC
1408 Hamlin Av.
Unit E
St. Cloud , FL 34771
jmeredith@gmscfl.com

LOCATION OF PROPERTY

1590 Reunion Blvd
Kissimmee, FL 34747

Linear Park and Homestead Pool Plant Replacements

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	60	$65.00	$3,900.00
Blue Daze, 1 GAL	20	$5.00	$100.00
Pink Azaleas, 3 GAL	80	$19.00	$1,520.00
Coontie Palms, 3 GAL	40	$34.29	$1,371.41
Holly Bush, 3 GAL	3	$17.14	$51.43
Chocolate Brown Mulch, Bag	30	$10.00	$300.00
Dwarf Red Ixora, 3 GAL	60	$15.71	$942.84
Foxtail Ferns, 3 GAL	40	$15.71	$628.56

-Replacing frost damaged plants with new cold hardy plant material

-Pruning and cleaning plant material that is still alive and will grow back (Firebush)

-Location One: Linear Park across from the hotel

-Location Two: Homestead Pool

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

Reunion East & West CDD

Subtotal	$8,814.24
Sales Tax	$0.00
Proposal Total	**$8,814.24**

THIS IS NOT AN INVOICE

Proposal #: 693980
Date: 4/22/2026
From: Garrett Huegel

Landscape Enhancement Proposal for
Reunion East & West CDD

Jeannie Meredith
GMS-CF, LLC
1408 Hamlin Av.
Unit E
St. Cloud , FL 34771
jmeredith@gmscfl.com

LOCATION OF PROPERTY

1590 Reunion Blvd
Kissimmee, FL 34747

Main Entrance Plant Replacement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	15	$65.00	$975.00
Dwarf Firebush, 3 GAL	50	$19.00	$950.00

-Replacing frost damaged Dwarf Firebush located at the Main Entrance and along CR 532 before entering

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

Reunion East & West CDD

Subtotal	**$1,925.00**
Sales Tax	**$0.00**
Proposal Total	**$1,925.00**

THIS IS NOT AN INVOICE

Proposal #: 693974
Date: 4/22/2026
From: Garrett Huegel

Landscape Enhancement Proposal for
Reunion East & West CDD

Jeannie Meredith
GMS-CF, LLC
1408 Hamlin Av.
Unit E
St. Cloud , FL 34771
jmeredith@gmscfl.com

LOCATION OF PROPERTY

1590 Reunion Blvd
Kissimmee, FL 34747

Spine Rd Plant Replacements

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	25	$65.00	$1,625.00
Dwarf Red Ixora, 3 GAL	50	$19.00	$950.00
Jack Frost Ligustrum, 3 GAL	40	$19.00	$760.00
Chocolate Brown Mulch-Pallet	1	$650.00	$650.00

-Replacing frost damaged plant material at Spine Rd guardhouse

1350

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

Reunion East & West CDD

Subtotal	$3,985.00
Sales Tax	$0.00
Proposal Total	**$3,985.00**

THIS IS NOT AN INVOICE

SECTION 9

SECTION A

SM | FL Construction

Proposal

920 Wekiva Springs Rd PO Box 915236
Longwood, FL 32791
Phone: (407) 448-7539
massola@smflconstructionservices.com

Date: 4/29/2026
Invoice #
PO #

Bill To:

Reunion CDD
219 E Livingston street
Orlando, FL 32801

Description	Quantity	Unit	Unit price	Amount
R&R Concrete F-Curbs	817	LF	$ 47.45	$ 38,766.65
2" asphalt, Type SP-9.5 Hot Mix at 40% RAP	2,950	SF	$ 5.12	$ 15,104.00
Regrade Compact Lime Rock base	1	LS	$ 1,750.00	$ 1,750.00
Asphalt Milling Labor	1	LS	$ 1,500.00	$ 1,500.00
Stripping Exported	2	Ld	$ 375.00	$ 750.00
Dispose Concrete Materials	1	LS	$ 2,780.00	$ 2,780.00
Concrete Material 3000PSi with Fiver	67	CY	$ 202.35	$ 13,557.45
Concrete Delivery Fee	6	EA	$ 250.00	$ 1,500.00
Concrete Washout	1	LS	$ 100.00	$ 100.00
Re-striping 4" white line asphalt (not Thermoplastic)	1	LS	$ 200.00	$ 200.00
Regrade/Fill Dirt/ Sod (Disturbed Areas)	1	LS	$ 450.00	$ 450.00
Movillization Fee	1	LS	$ 2,300.00	$ 2,300.00
				$ -
				$ -
			Subtotal	$ 78,758.10
			Credit	$ -
			Tax	
			Balance du	**$ 78,758.10**

If you have any questions about this invoice, please contact

407-448-7539 massola@smflconstructionservices.com

Thank you for your business!

SECTION 10

NOTICE OF WORKSHOP MEETING
REUNION EAST AND REUNION WEST
COMMUNITY DEVELOPMENT DISTRICTS

A workshop meeting of the Board of Supervisors of the **Reunion East and Reunion West Community Development Districts** will be held on **Thursday, July 9, 2026, at 10:30 a.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL 34747**. The purpose of the workshop meeting is to discuss any business that may come before the Board.

Anyone wishing to participate in the workshop meeting telephonically on the above date and time must call (646) 876-9923 and when prompted, enter meeting ID: 820 1869 9681 or via computer at https://us06web.zoom.us/j/82018699681. A copy of the agenda and additional information regarding this meeting may be obtained from the District websites: https://reunioneastcdd.com or https://reunionwestcdd.com, by contacting the District Manager, Tricia Adams, at tadams@gmscfl.com or the District Manager's Office c/o Governmental Management Services – Central Florida, LLC, at 219 East Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

The workshop meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. This workshop meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors, Staff or other individuals will participate by telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager at least forty-eight (48) hours prior to the meeting by contacting the District Manager's Office at (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager's Office.

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

Tricia L. Adams
Governmental Management Services – Central Florida, LLC
District Manager

SECTION 11

SECTION A

SECTION I

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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 Indentures[1] 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 Project[2] 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.

> 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.

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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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).

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"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.

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"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 Unechanged 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.

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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 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	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 3: Calculation of Past Due Assessments

Parcel ID #	Gross Annual Assessments	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Total
27-25-27-2985-PRCL-0WP0	**$69,836**	$69,836	$69,836	$69,836	$69,836	$69,836	$69,836	$69,836	$69,836	$69,836	$628,521
27-25-27-2985-PRCL-0020	**$4,719**	$4,719	$4,719	$4,719	$4,719	$4,719	$4,719	$4,719	$4,719	$4,719	$42,474
27-25-27-2985-PRCL-0P20	**$5,104**	$5,104	$5,104	$5,104	$5,104	$5,104	$5,104	$5,104	$5,104	$5,104	$45,937
35-25-27-4857-0001-0016	**$30,593**	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$275,341
35-25-27-4857-0001-0017	**$30,593**	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$30,593	$275,341
35-25-27-4858-TRAC-0035	**$1,082**	$1,082	$1,082	$1,082	$1,082	$1,082	$1,082	$1,082	$1,082	$1,082	$9,740
35-25-27-4882-PRCL-0G15	**$5,026**	$5,026	$5,026	$5,026	$5,026	$5,026	$5,026	$5,026	$5,026	$5,026	$45,230
35-25-27-4859-PRCL-02A2	**$1,632**	$1,632	$1,632	$1,632	$1,632	$1,632	$1,632	$1,632	$1,632	$1,632	$14,685
34-25-27-4012-0002-0030	**$14,639**	$14,639	$14,639	$14,639	$14,639	$14,639	$14,639	$14,639	$14,639	$14,639	$131,751
35-25-27-4894-PRCL-0140	**$8,177**	$8,177	$8,177	$8,177	$8,177	$8,177	$8,177	$8,177	$8,177	$8,177	$73,593
Total	**$171,402**	$171,402	$171,402	$171,402	$171,402	$171,402	$171,402	$171,402	$171,402	$171,402	$1,542,614

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	(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	**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

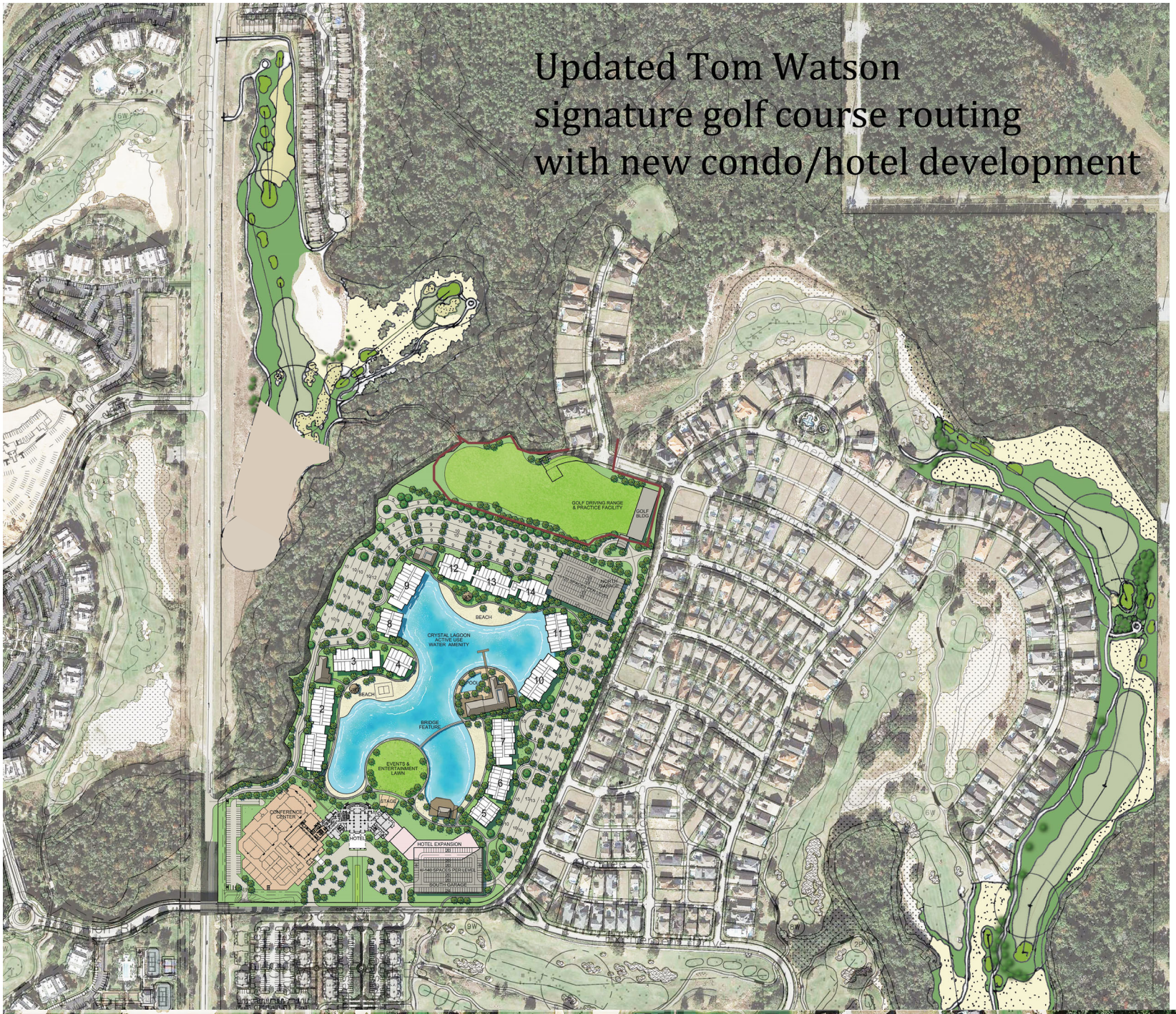
(5)	35-25-27-4882-PRCL-0G15	Golf Academy	5,433	Series 2002A-2 Unexchanged Bonds
	34-25-27-4012-0002-0030	Maintenance Building	18,726	Series 2015A and Series 2002A-2 Unexchanged Bonds
	34-25-27-4885-PRCL-0C20	Clubhouse	7,011	Series 2015A Bonds
	Total		31,170	

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

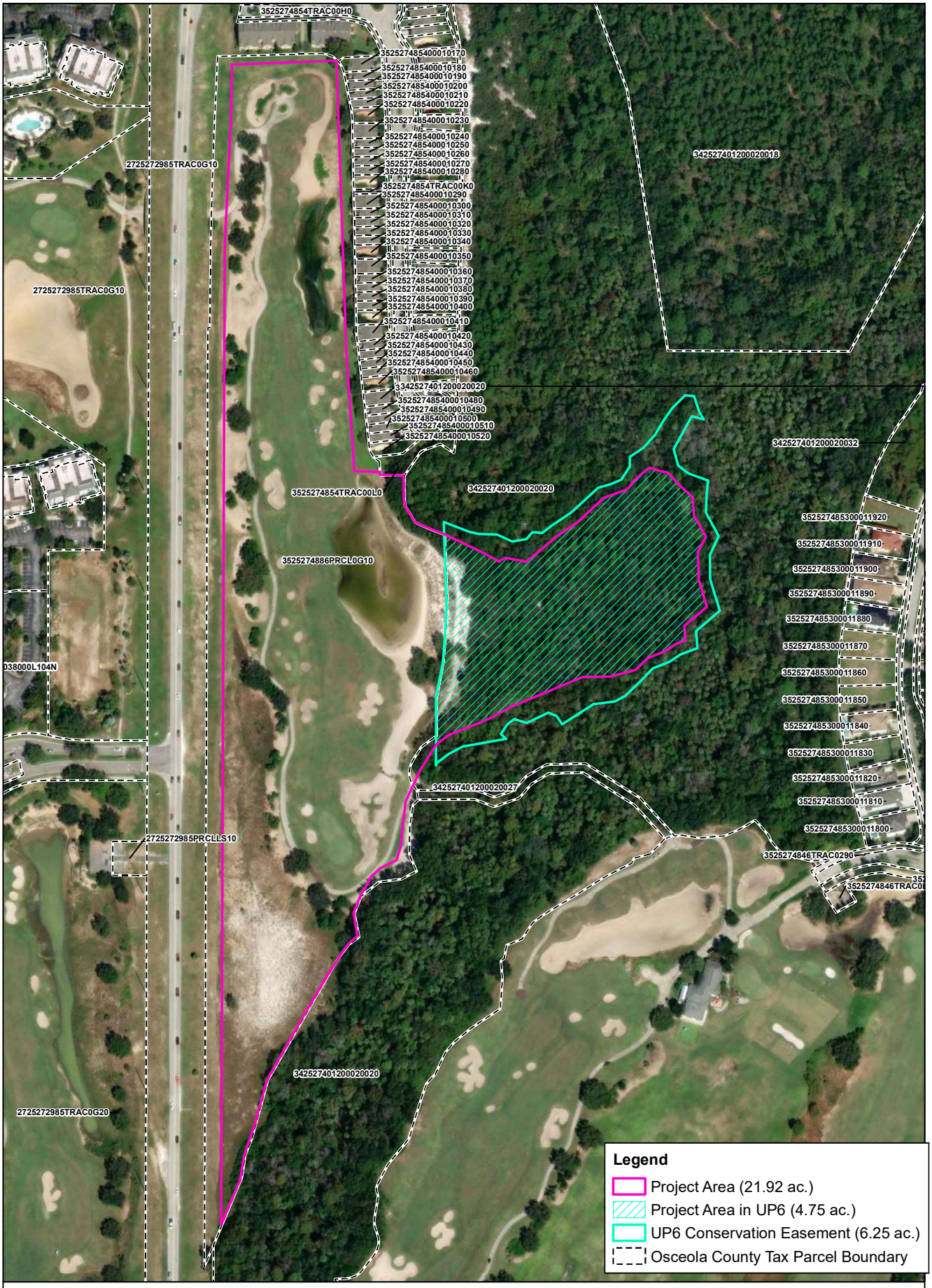
(7) The equivilent of 2,900 square feet is securing the Series 2015A Bonds.

ATTACHMENT B

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



ATTACHMENT C



AECOM

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

Figure 2
Aerial Photograph
Reunion Resort - Grande 18

Document Path: Z:\Orlando-USORL3\DCS\Projects\BDL\60618386_ReunEnvPer\900_CAD_GIS\920_929_GIS_Graphics\mxd\ERP\Fig2_Aerial_Photograph.mxd

RESOLUTION NO. 2026-06

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 DEFRAYED BY THE 2026 SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAYED 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 14th day of May, 2026.

ATTEST:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

By: _____

Name: _____
Secretary / Assistant Secretary

By: _____

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

Dear Mr. Moyer:

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
Warren S. Bloom, Bond Underwriter's Counsel

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Officers
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EXHIBITS

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2B Revised Map H
2C Revised Map H
3A PUD Concept Plan
3B Revised PUD Concept Plan
4 Reunion Parcel Development Plan
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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
Phase 1 Parcel 2 [2]	Resort Multi-Family	*94 D.U.*	9.3
Phase 1 Parcel 3B [1]	*Resort Multi-Family*	*88 D.U.*	*13.7*
Phase 1 Parcel 3A [1]	*Hotel*	*154 Rooms*	*11.25*
Phase 1 Parcels 4 [1]	*Hotel & Commercial*	*700 Rooms*	*27.54*
Phase 1 Parcels 5 [3]	*Resort Multi-Family & Commercial*	*1100 D.U.* *276,000 GSF*	*36.48*
Phase 1 Parcel 6 [1]	Resort Multi-Family	*144 D.U.*	11.9
Phase 1 Parcel 7A [4]	*Resort Support Services &*	*NA*	*31.8*
Phase 1 Parcel 7C [3]	*Active Recreation*	*NA*	*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
Phase 2 Parcel 3 [4]	Resort Single Family	*187 D.U.*	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
	Golf Course [3]	36 Holes	*251.41*
	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

Description	Cost
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
Sinclair Road 4 Lane Widening [1]	*$2,000,000*
Sinclair Road/Beltway 4 Lane Bridge [1]	*$3,000,000*
Existing City of Kissimmee Water/Wastewater Mains [1]	*$2,000,000*
RCID Connection Fee	$580,000
I-4/532 Interchange	$870,000
Vehicular Crossings & Tunnels	$1,200,000
Urbanize CR 545 [1]	*$2,250,000*
CR 532 4 Lane Widening [1]	*$2,435,000*
On-Site Infrastructure [1]	*$9,228,000*
Landscaping [1]	*$3,000,000*
Master Irrigation [1]	*$1,000,000*
Recreation [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 1and 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
State of Florida Department of Community Affairs	
NOPC 3	Approved
South Florida Water Management District	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 1 Parcel 1	Approved
Consumptive Use Permit for Irrigation Water	Approved
Osceola County	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Approved & Recorded
City of Kissimmee Water and Wastewater Department	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
Florida Department of Environmental Protection	
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 2and 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.

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
State of Florida Department of Community Affairs	
NOPC 3	Approved
South Florida Water Management District	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 2 Parcel 1	Approved
Consumptive Use Permit for Irrigation Water	Approved
Osceola County	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Pending
City of Kissimmee Water and Wastewater Department	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
Florida Department of Environmental Protection	
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
State of Florida Department of Community Affairs	
NOPC 3	Approved
South Florida Water Management District	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 1 Parcel 3b	Approved
Consumptive Use Permit for Irrigation Water	Approved
Osceola County	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Pending
City of Kissimmee Water and Wastewater Department	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
Florida Department of Environmental Protection	
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
State of Florida Department of Community Affairs	
NOPC 3	Approved
South Florida Water Management District	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 1 Parcel 6	Approved
Consumptive Use Permit for Irrigation Water	Approved
Osceola County	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Pending
City of Kissimmee Water and Wastewater Department	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
Florida Department of Environmental Protection	
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 3and 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

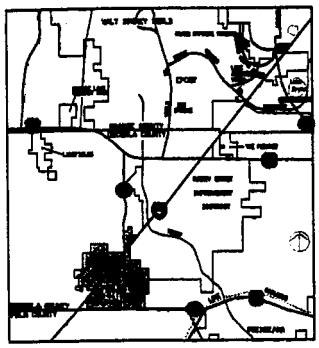
TABLE 8B

REUNION EAST CDD

PHASE 2 PARCEL 3
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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

EXHIBITS



Location Map

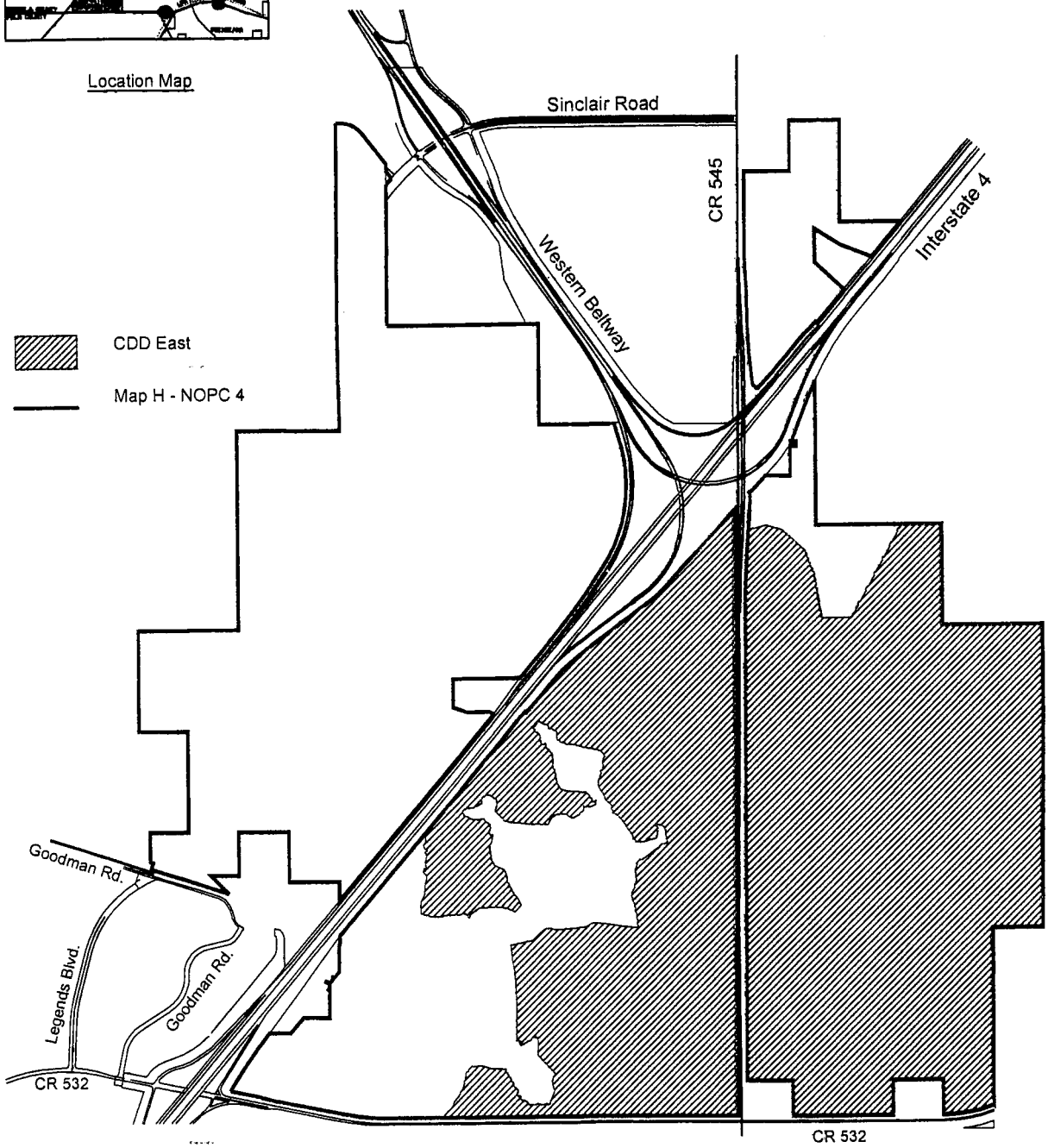


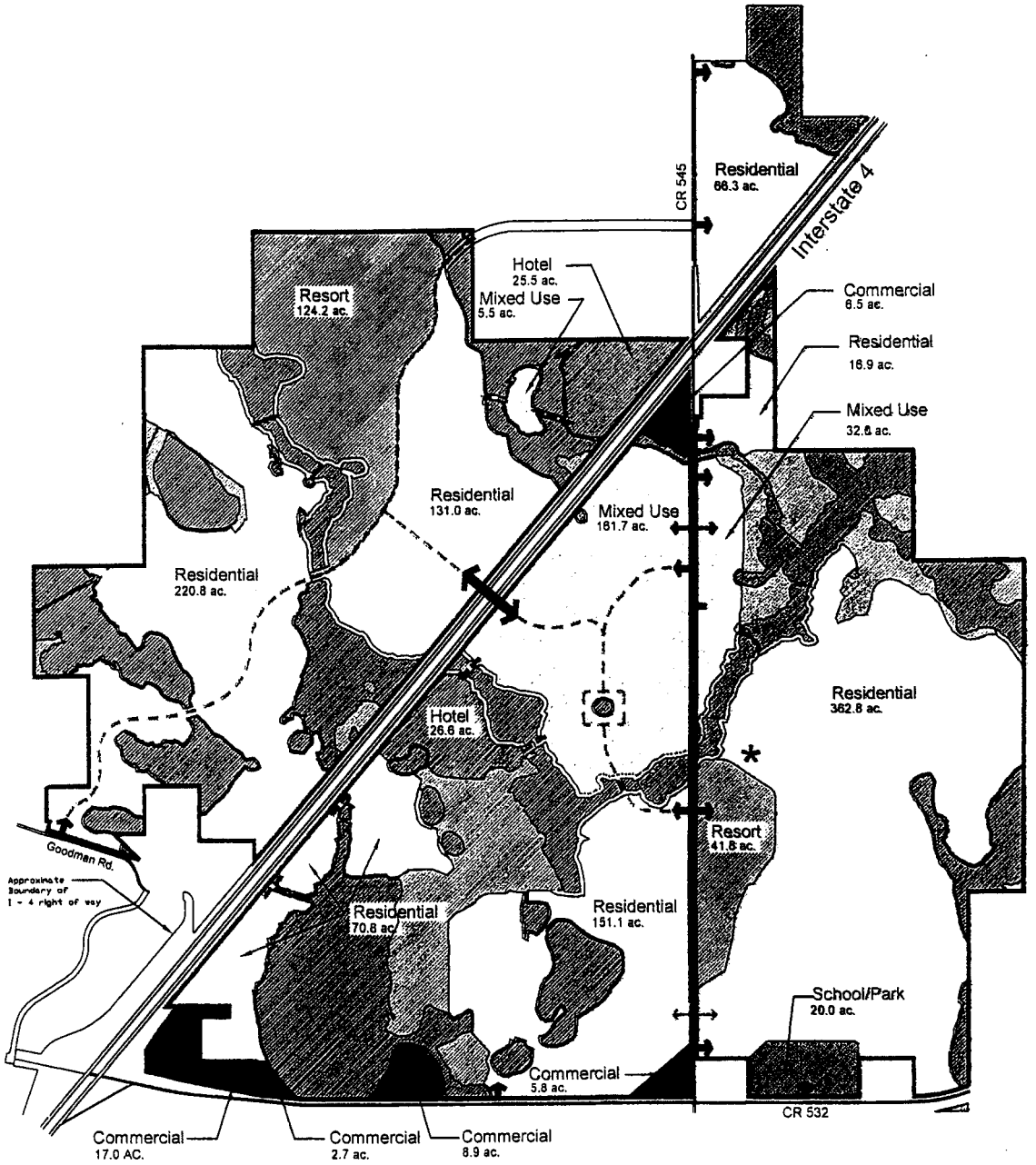
Exhibit 1
Reunion East Community Development District
District Boundaries

November 2001

N.T.S.

Miller Einhouse Rymer Associates, Inc.
Planners • Engineers • Landscape Architects

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



PREDOMINANT USE ACREAGE ANALYSIS

	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	438.3
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 4.5.2 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 Sheriffs 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

N.T.S.

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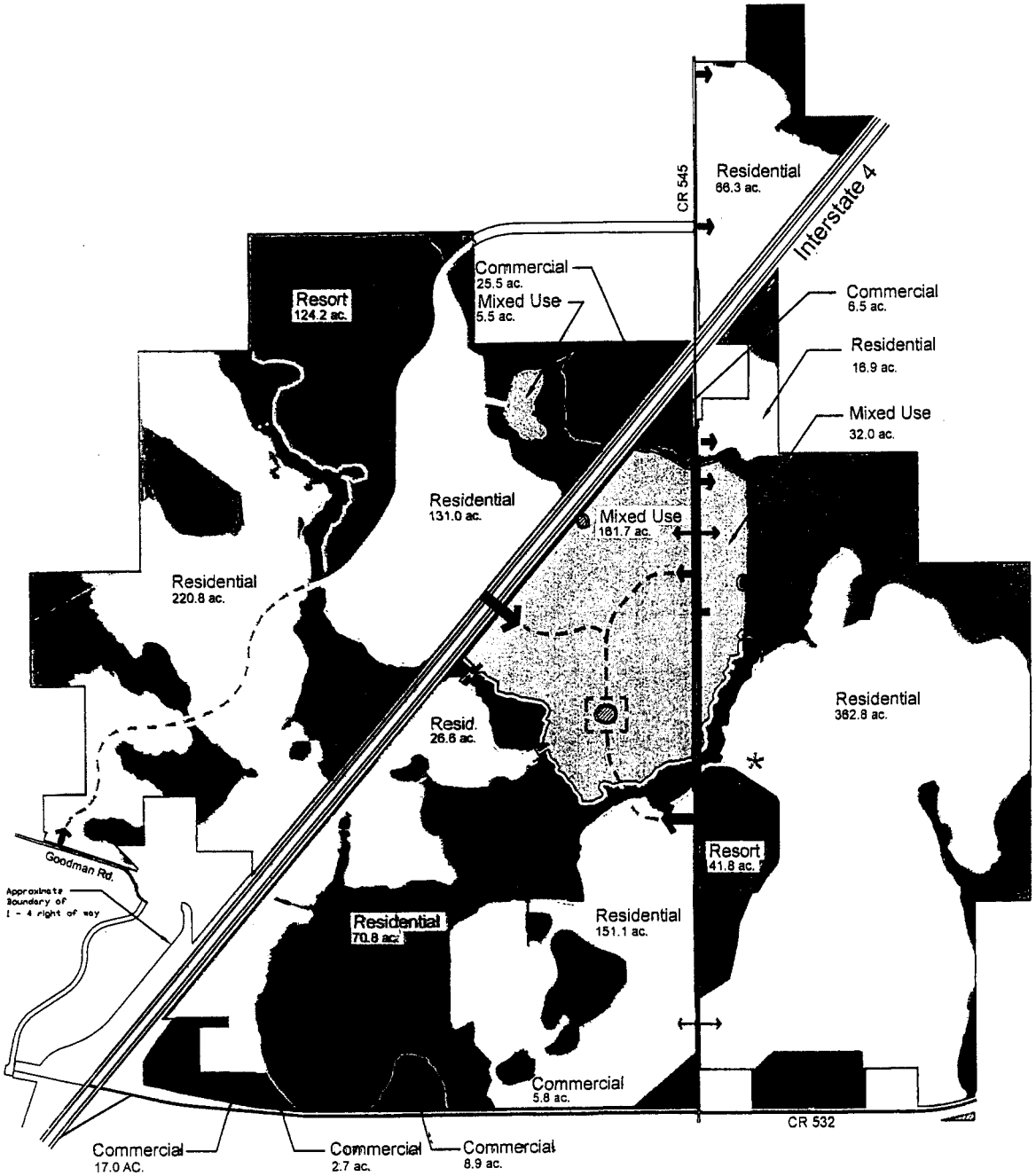
carr associates
Urban & Environmental Planners • Landscape Architects
309 Delaney Avenue, Orlando, Florida 32801 (407) 422-4040



PREDOMINANT USE ACREAGE ANALYSIS

	Acreage
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	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 4.52 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 Sheriffs 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

N.T.S.

Miller Einhouse Rymer Associates, Inc.
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conn associates
Urban & Environmental Planners • Landscape Architects
500 Delaney Avenue, Orlando, Florida 32801 (407) 422-4040

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 Sheriffs 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

N.T.S.

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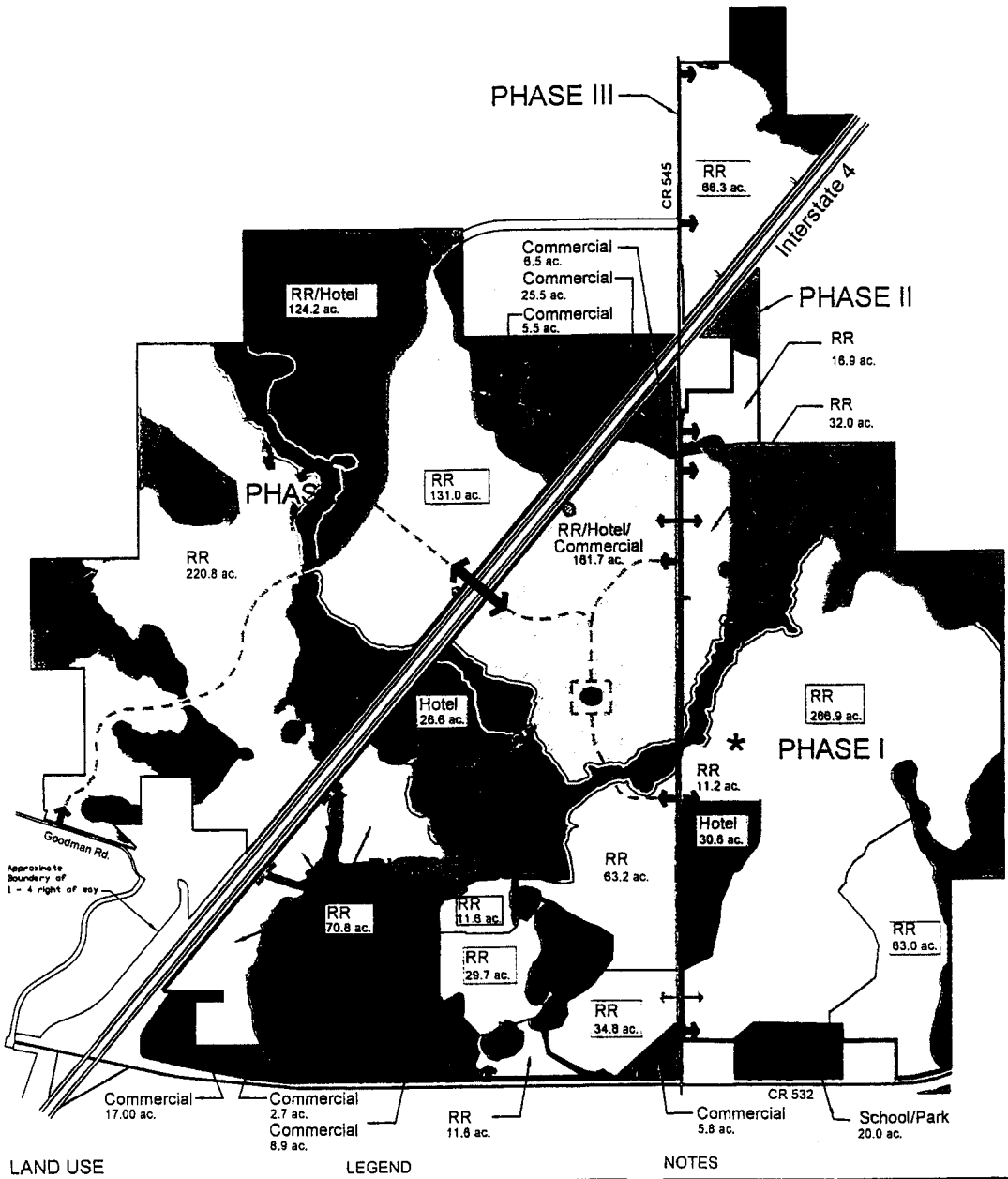


LAND USE

	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 4.3.2 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 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

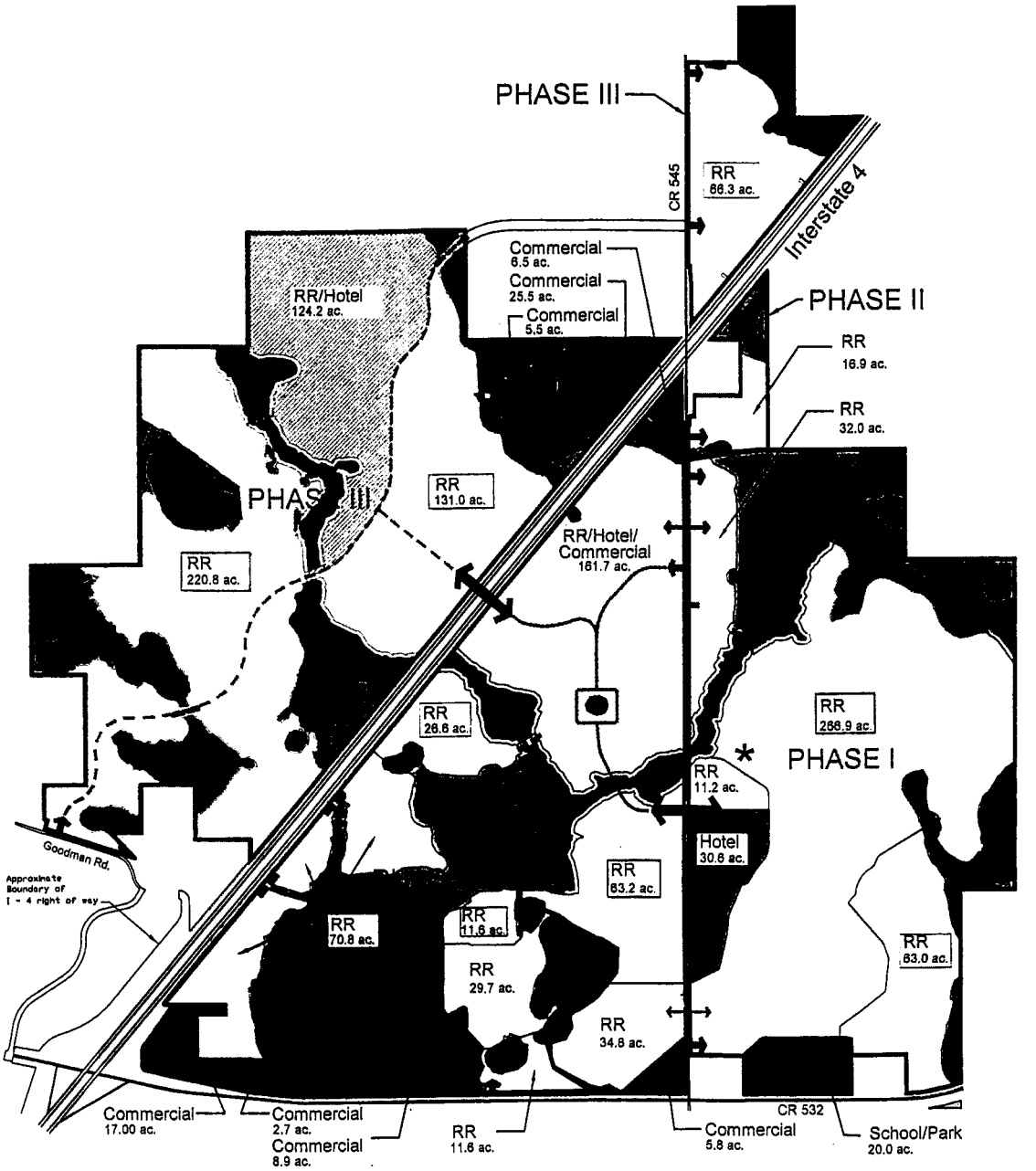
Exhibit 3A
Reunion
PUD Concept Plan - Approved

November 2001

N.T.S.

Miller Einhouse Rymer Associates, Inc.
Planners ▪ Engineers ▪ Landscape Architects

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



LAND USE

	Acreage
Resort Residential (RR)(2)(3)	1089.5
RR/Hotel (2)(3)	124.2
RR/Hotel/Commercial (2)(3)(5)	161.7
Hotel (2)(3)	30.6
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 4.5.2 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 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

N.T.S.

Miller Einhouse Rymer Associates, Inc.
Planners • Engineers • Landscape Architects

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

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.

Miller Einhouse Rymer
Associates, Inc.
Planners • Engineers • Landscape Architects

cann associates
Urban & Environmental Planners • Landscape Architects
308 Delaney Avenue, Orlando, Florida 32801 (407) 422-4048

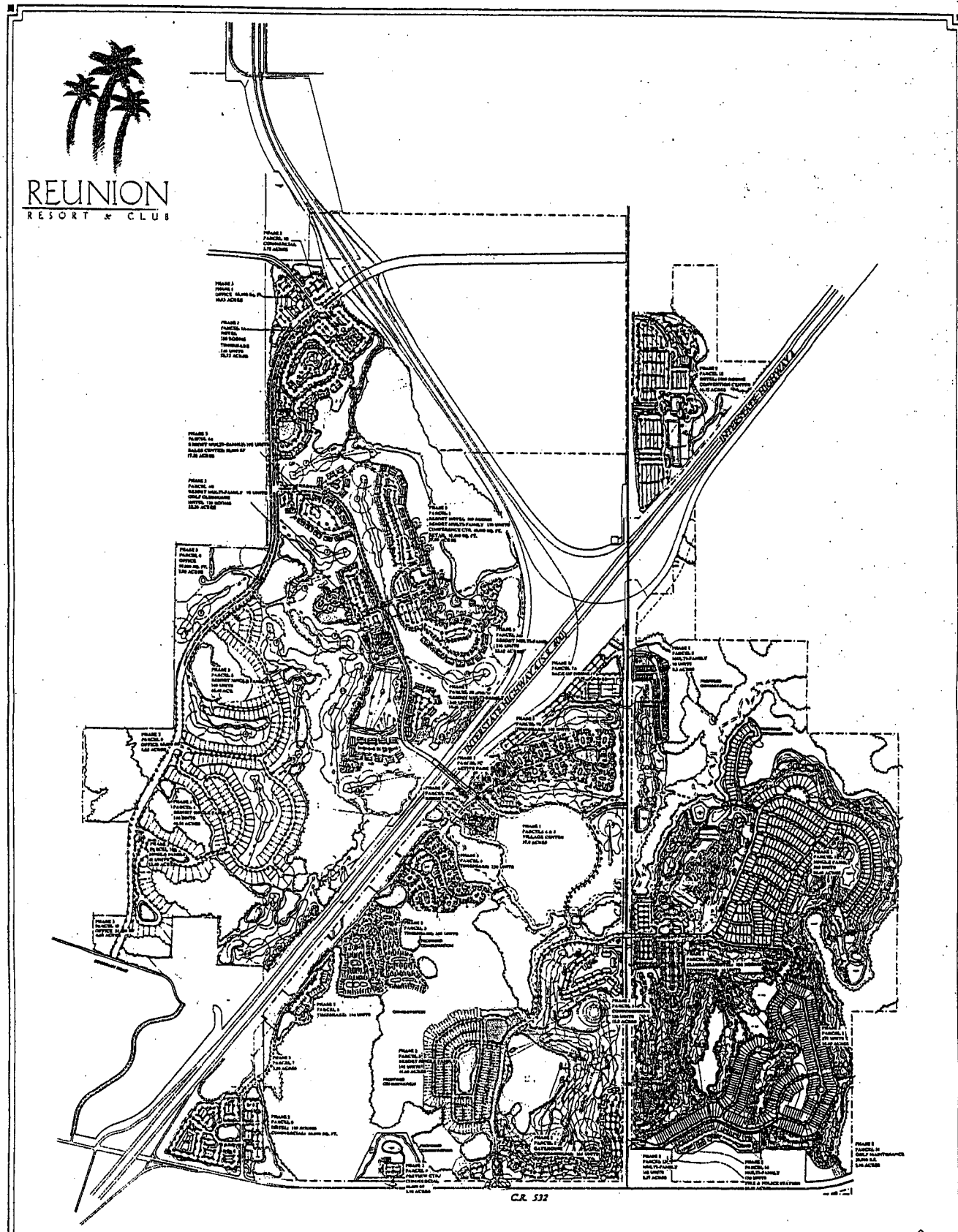


EXHIBIT 4
REUNION PARCEL DEVELOPMENT PLAN

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

500 Winderley Place, Suite 222
Maitland, Florida 32751

Ph. (407) 838-8041
Fax (407) 838-8047
E-mail - mers@gdi.net

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Reunion East Community Development District

Osceola County, Florida

DATE: 11/01/01

SCALE: nts

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-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-°8-'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

500 Winderley Place, Suite 222
Maitland, Florida 32751

Ph. (407) 838-8041
Fax (407) 838-8047
E-mail: mera@gdi.net

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Reunion East Community Development District

Osceola County, Florida

DATE: 11/01/01

SCALE: nts

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 North 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 91.19 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 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.

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) • 838 • 8041
Fax (407) • 838 • 8047
E-mail • mera@gdi.net

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

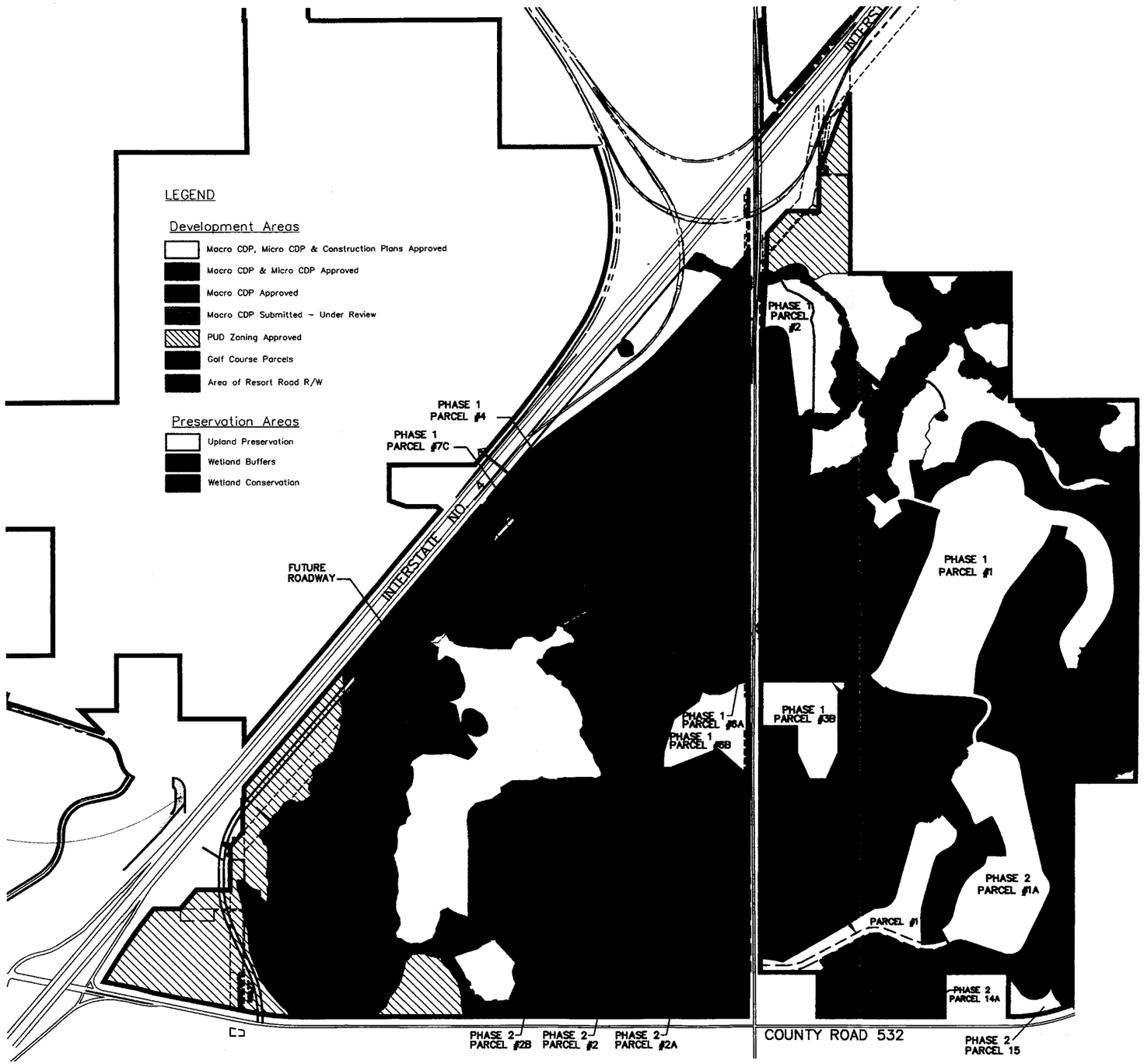
Reunion East Community Development District

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.
	△1 2/1	RESORT SINGLE FAMILY	100 UNITS	18.67 AC.
	△1 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.
	△2 1/4	CONDOMINIUM HOTEL COMMERCIAL	140 UNITS 140 ROOMS 60,000 SF	31.66 AC.
	△2 1/5	HOTEL CONFERENCE SPA	500 ROOMS 40,000 S.F. 20,000 S.F.	25.43 AC.
	△2 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.
	△1 2/1	RESORT SINGLE FAMILY	100 UNITS	18.67 AC.
	△1 2/1A	RESORT SINGLE FAMILY	200 UNITS	34.82 AC.
MACRO CDP 8	△2 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 ACTIVE RECREATION	1100 UNITS 700 ROOMS 150,000 S.F.	27.83 Ac
	1/5			37.29 Ac
		ROADWAY R/W		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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230 East Monument Ave., Suite B
Kissimmee, FL 34741
(407) 343-8192 FAX (407) 343-1994

N.T.S.

Exhibit 6
Reunion East Community Development District
Permit Status

MAY 22, 2002

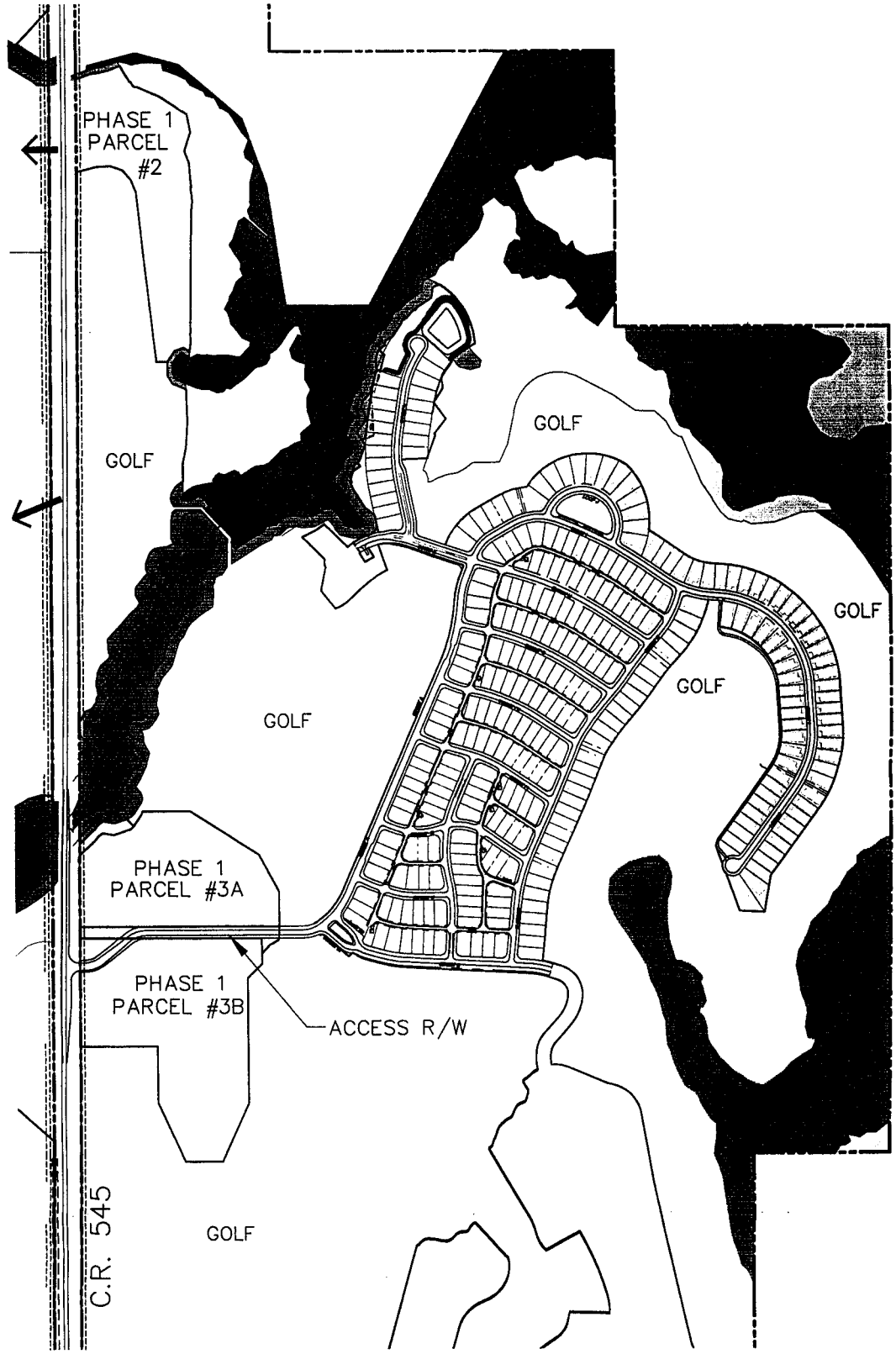

Exhibit 6A
Reunion East Community Development District
Phase I Parcel 1 Site Plan

February 2002

N.T.S.

Miller Einhouse Rymer Associates, Inc.
Planners • Engineers • Landscape Architects

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

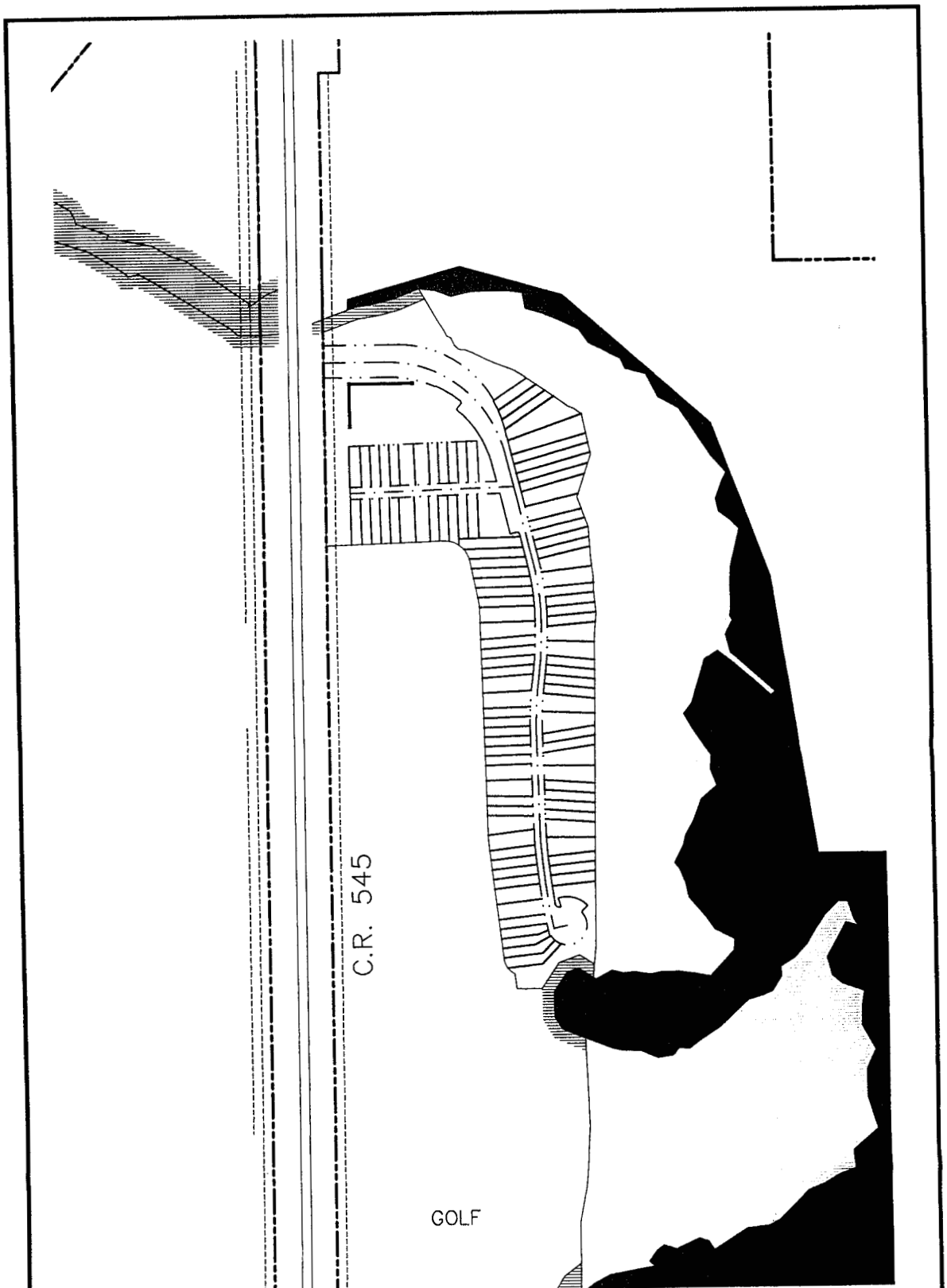

Exhibit 6B
Reunion East Community Development District
Phase I Parcel 2 Site Plan

February 2002

N.T.S.

Miller Einhouse Rymer Associates, Inc.
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cmin associates
Urban & Environmental Planners • Landscape Architects
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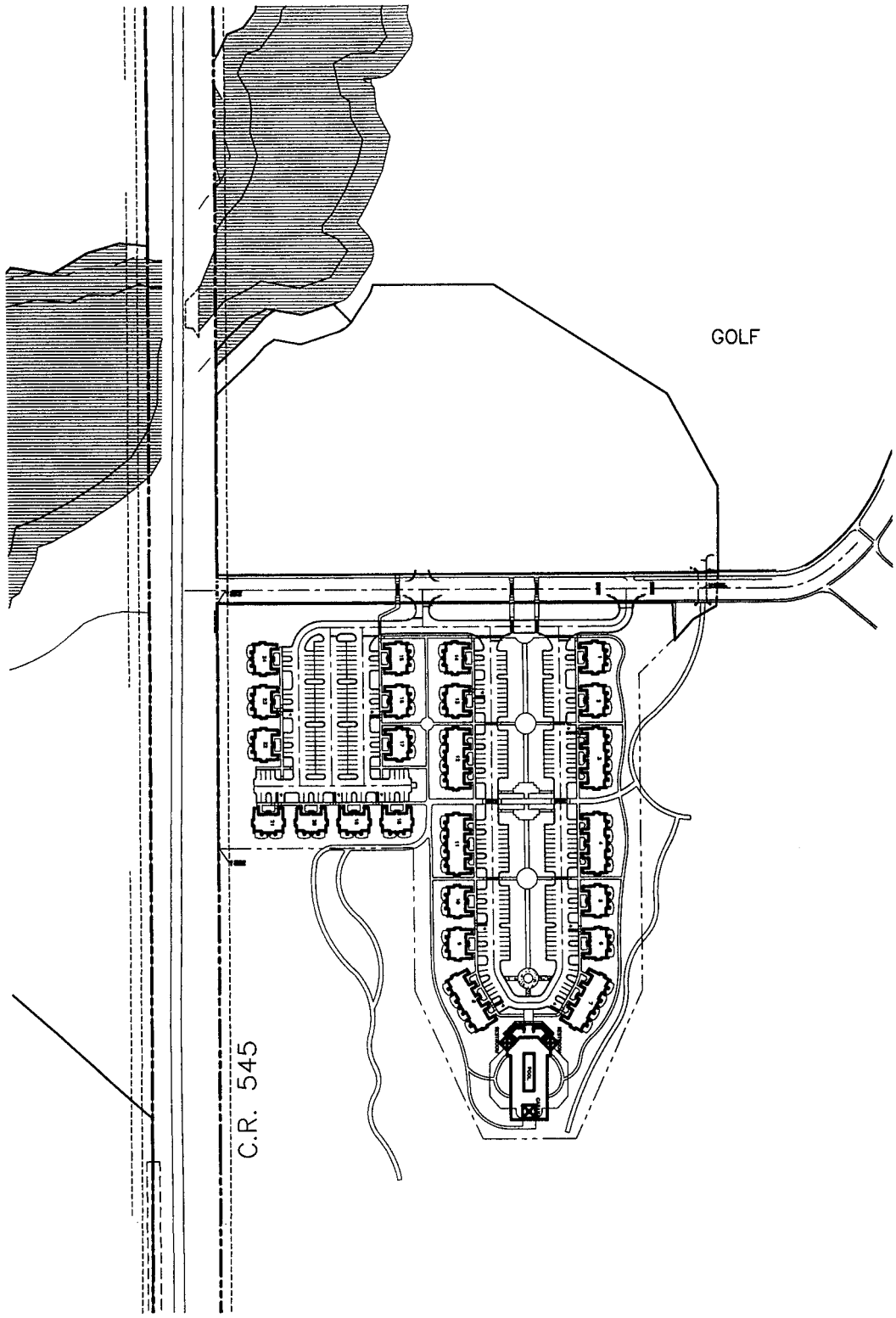

Exhibit 6C
Reunion East Community Development District
Phase 1 Parcel 3B Site Plan

February 2002

N.T.S.

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320 Winderley Place Suite 222
Maitland, FL 32751
(407) 628-4041 FAX (407) 628-8047
330 Mid Monument Ave. Ste. B
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(407) 343-8193 FAX (407) 343-1994

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

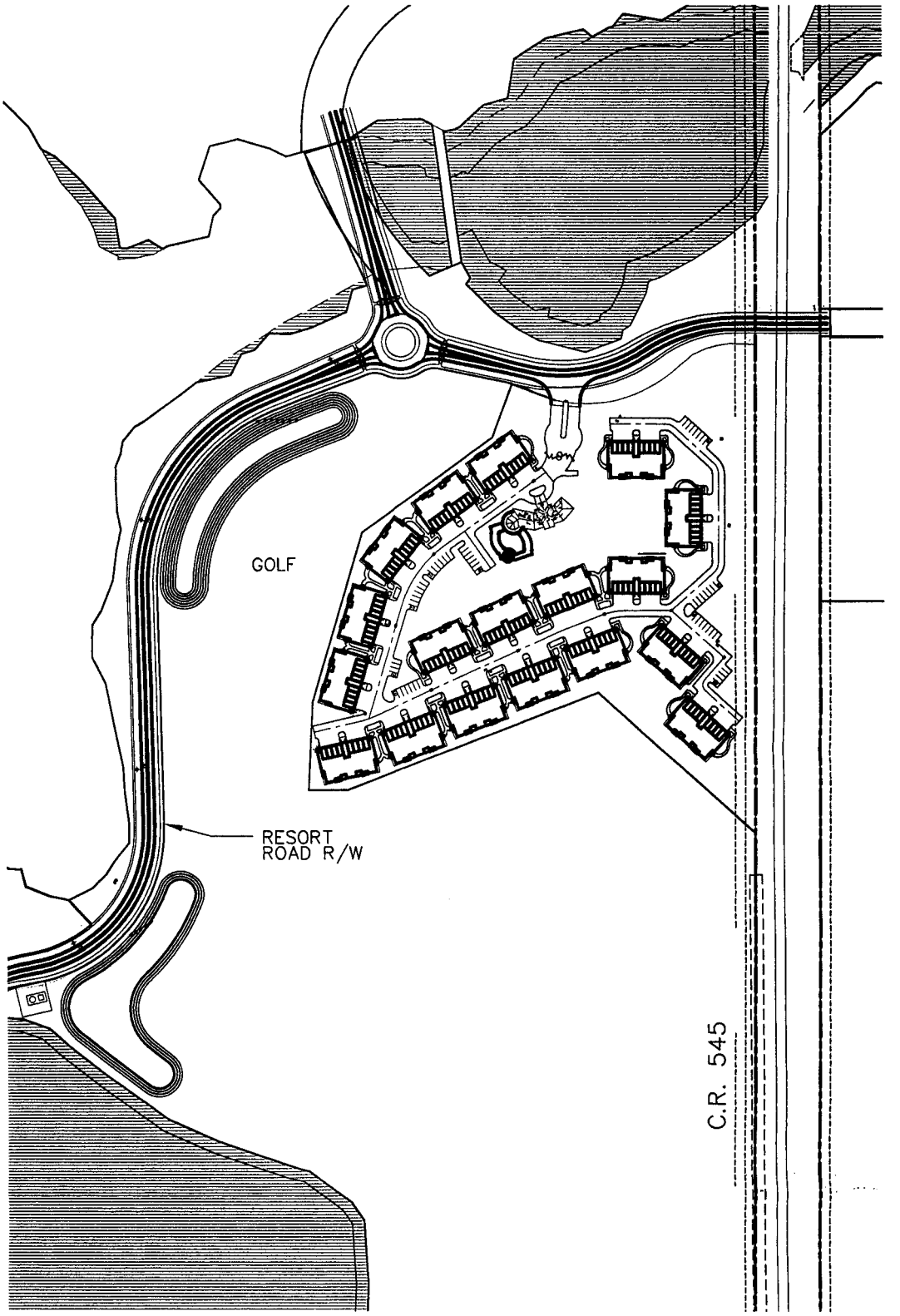

Exhibit 6D
Reunion East Community Development District
Phase I Parcel 6 Site Plan

February 2002

N.T.S.

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

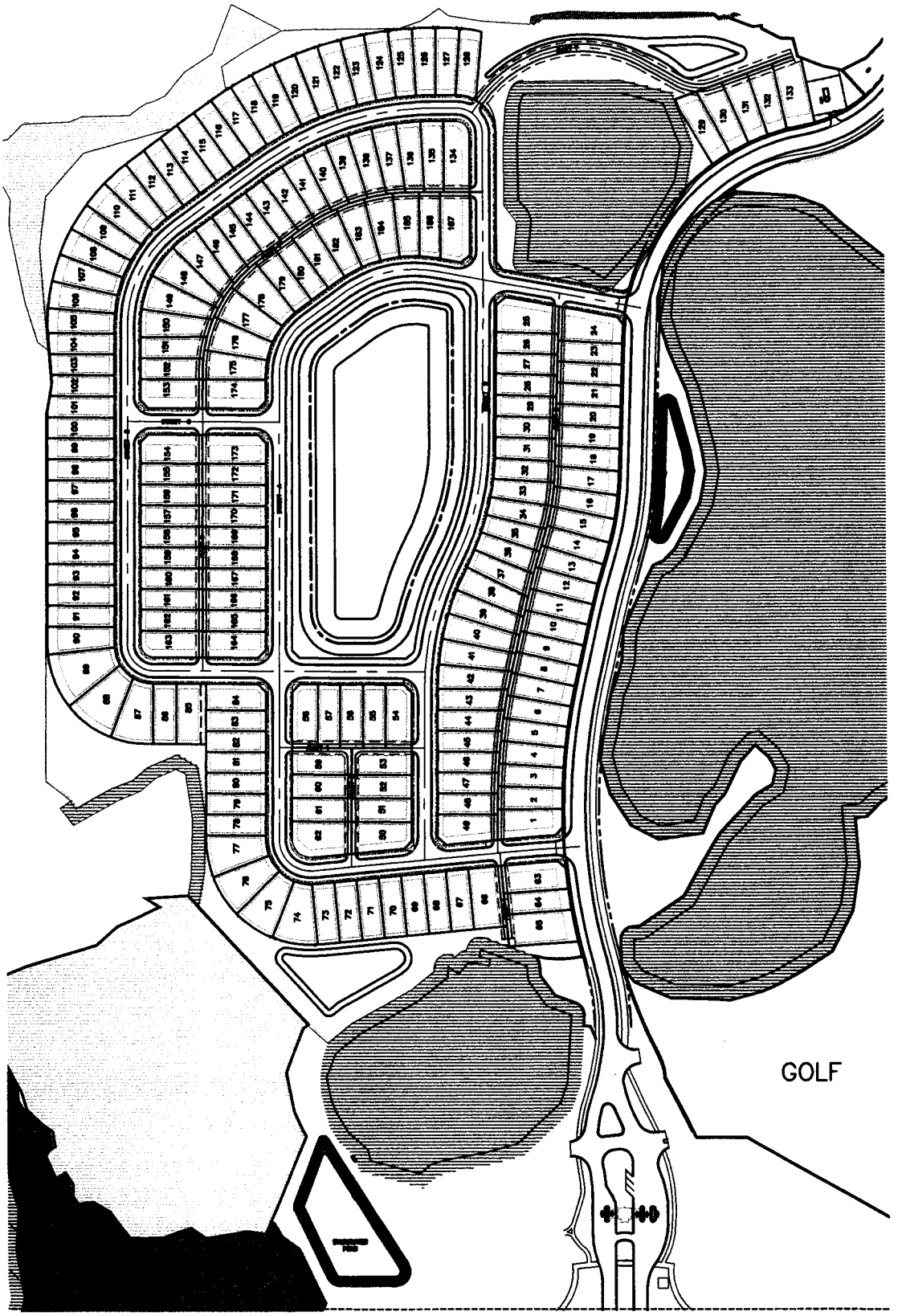

Exhibit 6E
Reunion East Community Development District
Phase 2 Parcel 3 Site Plan

July 2002

N.T.S.

Miller Einhouse Rymer Associates, Inc.
Planners • Engineers • Landscape Architects

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

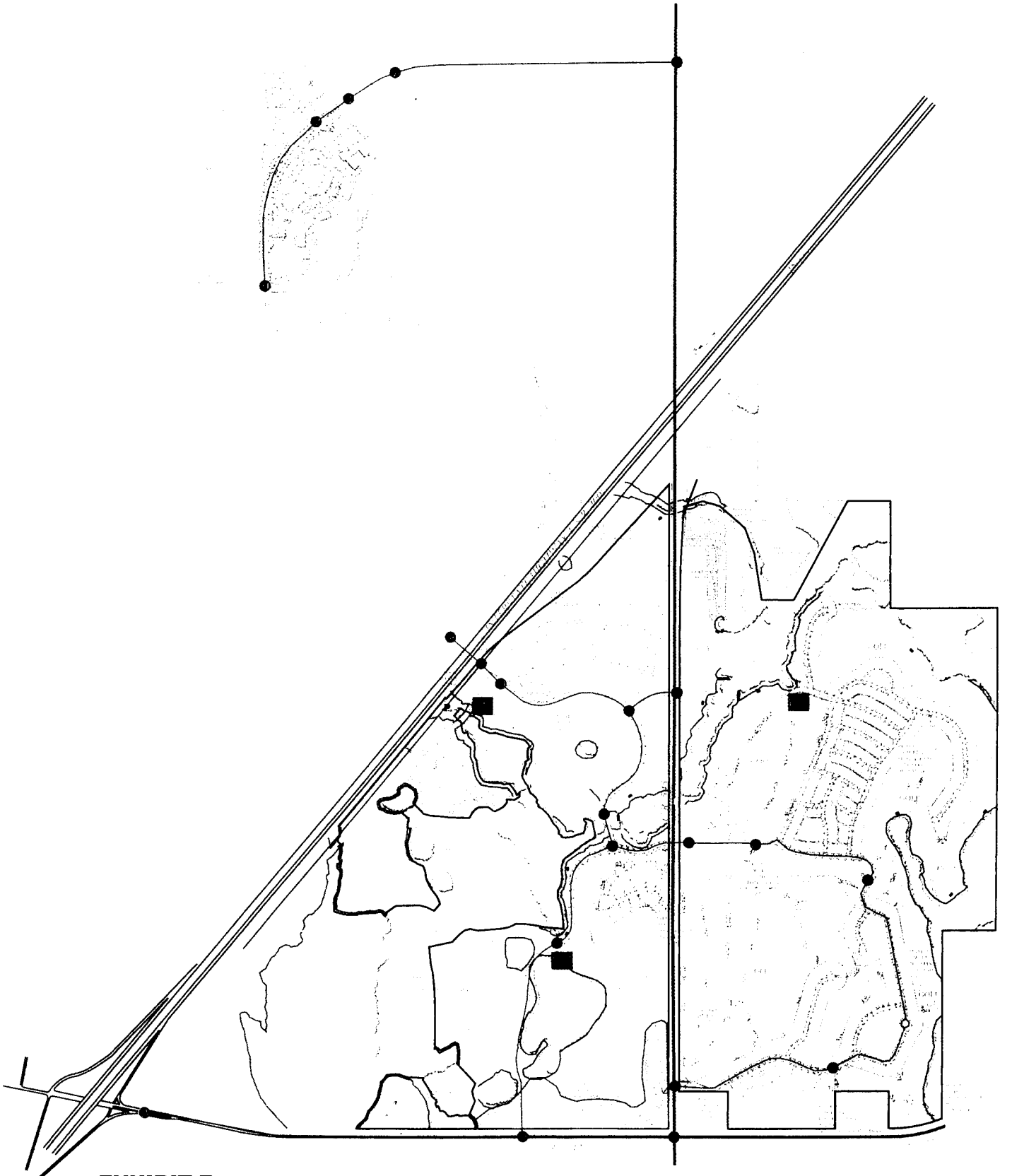

EXHIBIT 7

REUNION EAST CDD

MASTER CIVIL INFRASTRUCTURE ELEMENTS

NOV. 2001

Miller Einhouse Rymer Associates, Inc.
Planners
Engineers
Landscape Architects
[illegible]
Kissimmee, Florida 34741
Ph. (407) - 343 [illegible]
Fax (407) - 343 [illegible]
E-mail: [illegible]

EXHIBIT 8

REUNION EAST CDD

CLASS A BONDS

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

MILLER EINHOUSE RYMER & ASSOCIATES
25-Feb-02

		Description		Avg Costs per L.F.								Additional Costs				
				Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm								
Roadway Segment	Length (ft)	Typical Section	Special Features	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Total Unit Cost	Sub-Total	Intersection Improvement/ Signal	Under-pass	Vehicular Bridge	Wetland Crossing	TOTAL BUDGET
FG	960	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	$160,825	$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	$416,941	$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	$86,386	$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

		Description		Avg Costs per L.F.							
				Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm			
Roadway Segment	Length (ft)	Typical Section	Special Features	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Total Unit Cost	Sub-Total
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

							COST PER UNIT BASIS			COST PER ACRE BASIS			
Phase	Parcel	Acres	Land Use	SF Units	MF Units	Units / Acre	Unit Cost		Total Cost	Unit Cost		Total Cost	BUDGET
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

							COST PER UNIT BASIS			COST PER ACRE BASIS			
Phase	Parcel	Acres	Land Use	SF Units	MF Units	Units / Acre	Unit Cost		Total Cost	Unit Cost		Total Cost	BUDGET
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

Description	Cost
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

Description	Cost
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
March 15, 2002
May 22, 2002
July 2, 2002
July 31, 2002
June 23, 2003
July 10, 2003
February 22, 2005

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

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COMMUNITY PLANNING

PROJECT MANAGEMENT

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

February 22, 2005

Mr. Tom McCarthy, Chairman
Reunion East Community Development District
Board of Supervisors
610 Sycamore Street, Suite 140
Celebration, FL 34747

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.

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,

Steven N. Boyd, P.E
District Engineer

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
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I. INTRODUCTION

A. Description of the Reunion DRI Community [1]

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

Land Use	Total
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
Landscaping, Hardscape, Sidewalks and Irrigation[1]	*$2,775,000*
Parks, Recreation and Gatehouse	$1,170,000
~~*Community Feature Pool & Water Park*~~[1-2]	~~*$6,000,000*~~
2nd Davenport Creek Bridge and Road to CR 532[3]	$6,000,000
Seven Eagles Community Pool Building[1]	$1,000,000
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 3 rd 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

Description	Cost
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
2nd 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 1and 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

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

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

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

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

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

AGENCY / Permit	Approval Status
State of Florida Department of Community Affairs	
NOPC 3	Approved
South Florida Water Management District	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 2 Parcel 3	Approved
Consumptive Use Permit for Irrigation Water	Approved
Osceola County	
NOPC3	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Pending
City of Kissimmee Water and Wastewater Department	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
Florida Department of Environmental Protection	
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 Totals [1]	$ 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
State of Florida Department of Community Affairs	
NOPC 4	Approved
South Florida Water Management District	
Conceptual Master Environmental Resource Permit	Approved
Construction Permit for Phase 2 Parcel 2	Approved
Consumptive Use Permit for Irrigation Water	Approved
Osceola County	
NOPC4	Approved
PUD	Approved
Macro CDP	Approved
Micro CDP	Approved
Preliminary Subdivision Plan	Approved
Final Plans CDP	Approved
Final Plat	Approved
City of Kissimmee Water and Wastewater Department	
Water Distribution System Design	Approved
Wastewater Collection System Design	Approved
Florida Department of Environmental Protection	
Potable Water Distribution System Construction Permit	Approved
Wastewater Collection System Construction Permit	Approved

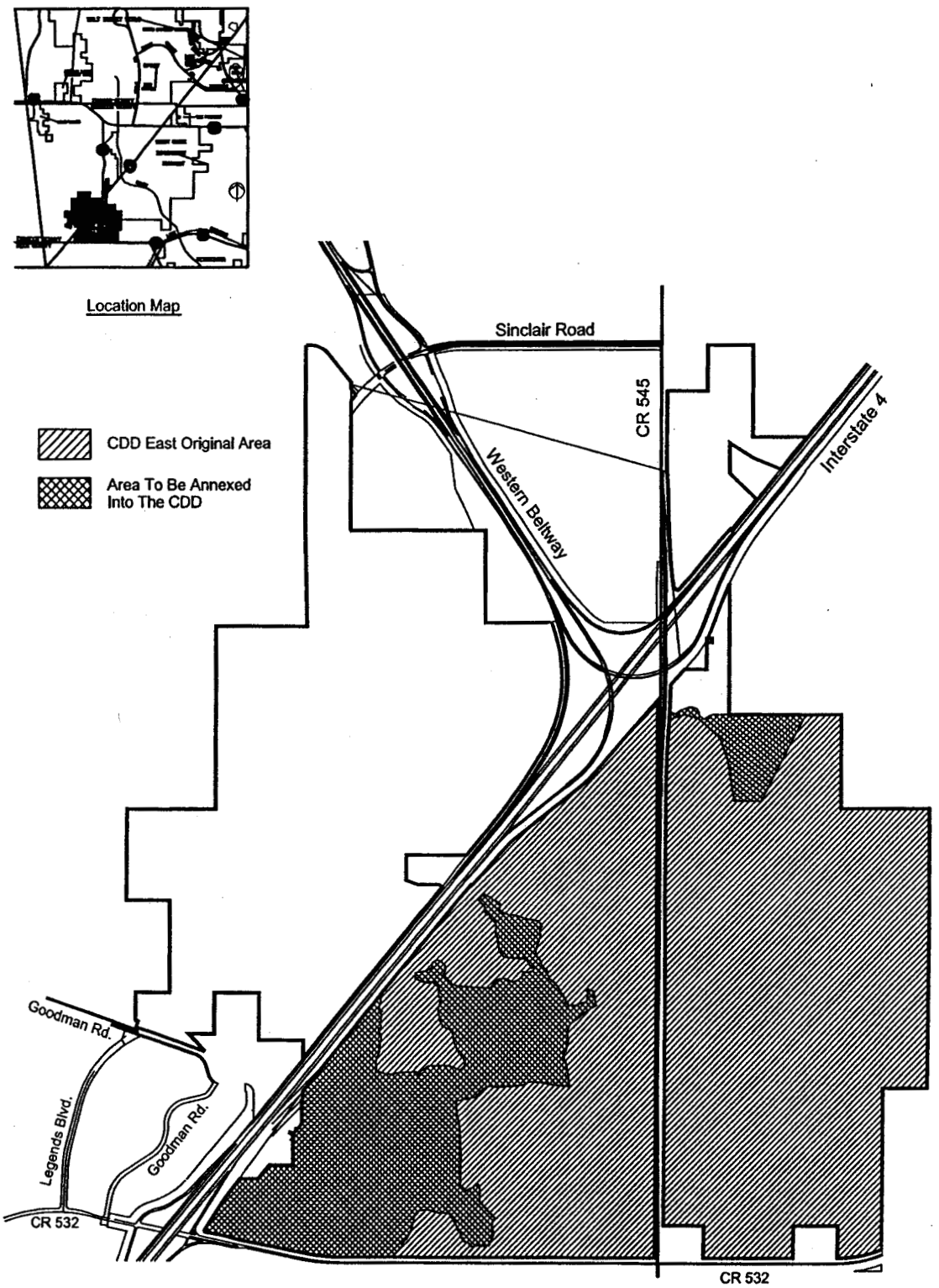
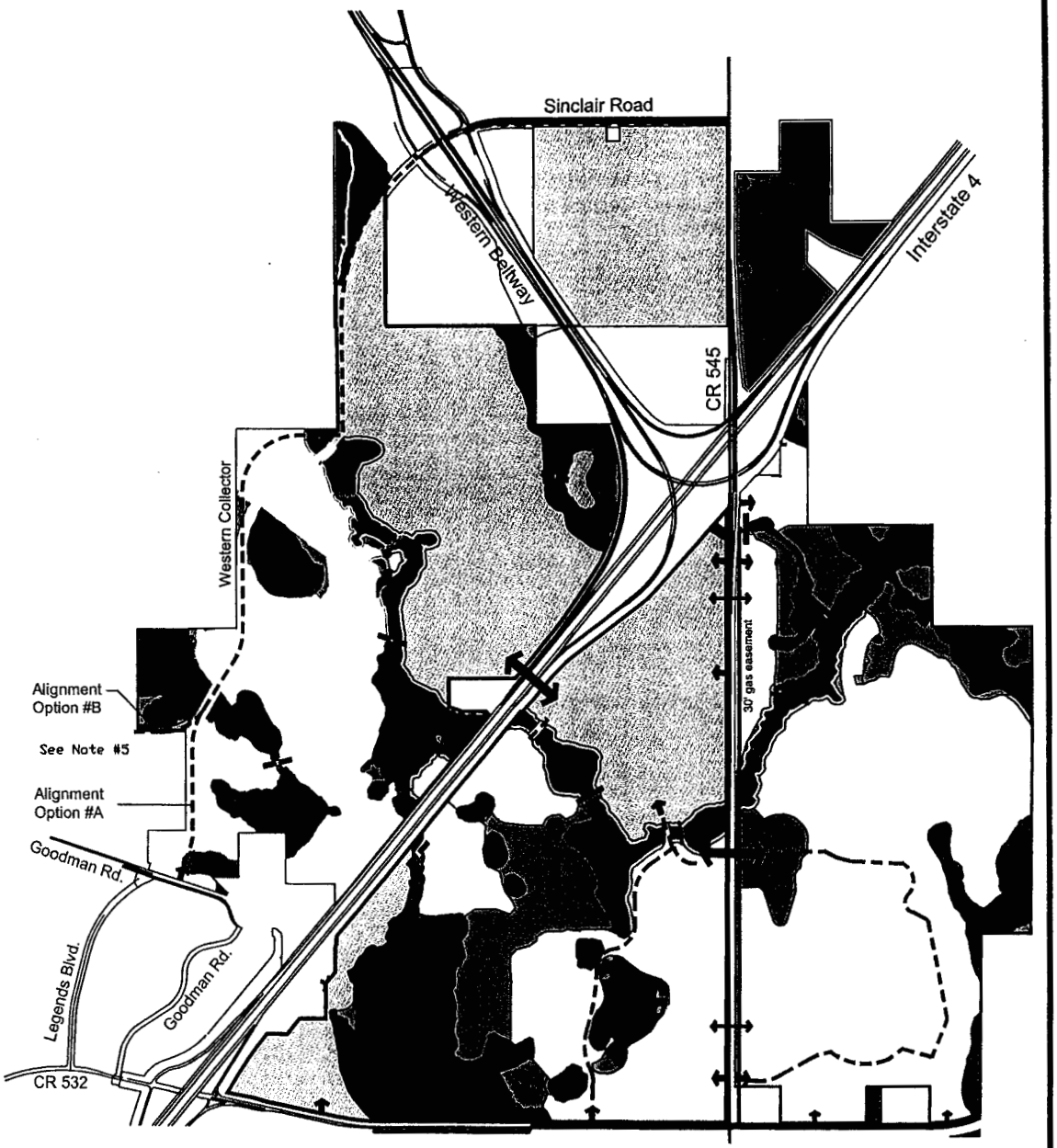


Exhibit 1
Reunion East Community Development District
District Boundaries

Revised June, 2004

N.T.S.

AMERICAN SURVEYING & MAPPING
CERTIFICATION OF AUTHORIZATION NUMBER LB#6363
1035 W. ORLANDO AVENUE, SUITE B
WINTER PARK, FLORIDA 32789
(407) 628-7979



PREDOMINANT USE ACREAGE ANALYSIS

	Acreage
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).

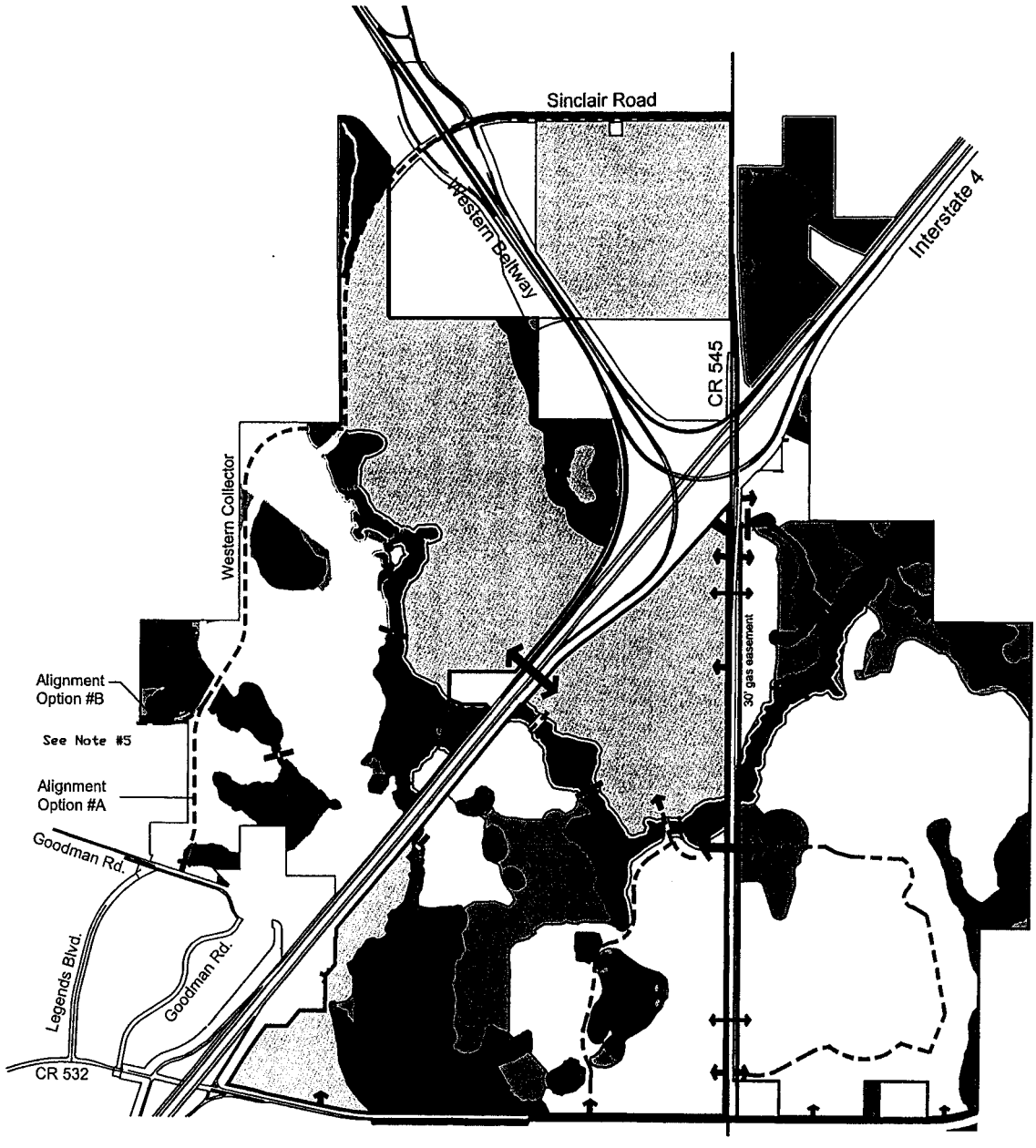
Exhibit 2
Reunion Resort & Club
DRI Map H - Master Development Plan

October , 2003

N.T.S.

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

The Summitt Group
Land Development Services
1861 Chinook Trail
Maitland, FL 32751
(407) 492-7665 FAX (407) 673-8068



PREDOMINANT USE ACREAGE ANALYSIS

	Acreage
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Resort (2) (3)	22.53
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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.

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(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 3

Reunion Resort & Club

PUD Master Plan - PD04-00007

October 2003

N.T.S.

Miller Einhouse Rymer & Boyd
Community Planning
Project Management
Civil Engineering
Landscape Architecture
230 East Monument Ave., Suite B
Kissimmee, Florida 34741
Phone: (407) 343-8192
Fax: (407) 343-1984
www.MERandB.com

The Summitt Group
Land Development Services
1861 Chinook Trail
Maitland, FL 32751
(407) 492-7666 FAX (407) 673-8068

REUNION

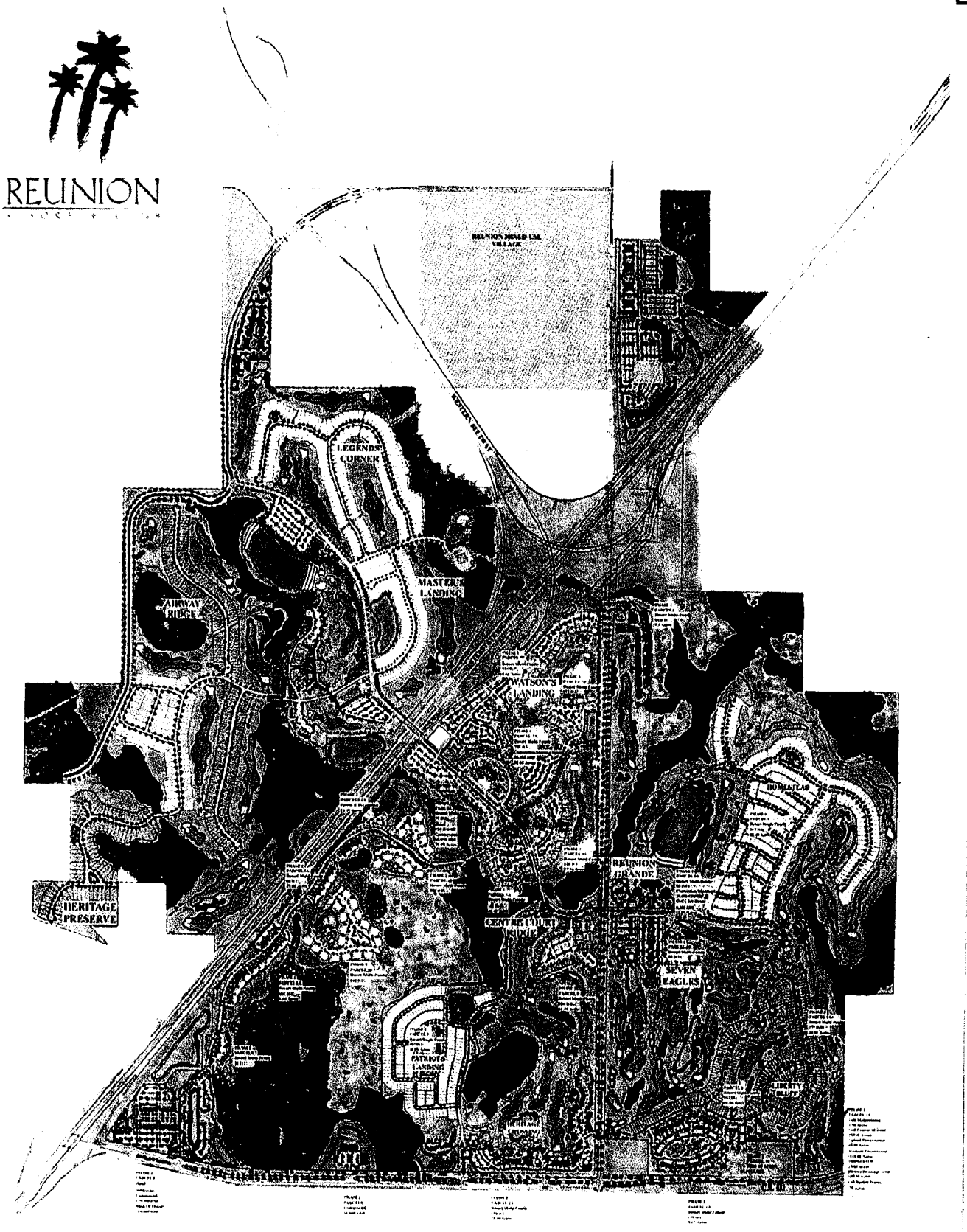

Exhibit 4

C.D.D. REUNION MASTER PLAN UPDATE

THE Ginn COMPANY

GRAPHIC SCALE

(IN FEET)

JANUARY 03, 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°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 Easterly Right of Way line of County Road 545 and the Westerly line of said Lot 3, Block 2; thence N 00°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°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°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°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°19'48" E thence Northeasterly along the arc of said curve through a central angle of 04°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° 58'20" E; thence Northerly along the arc of said curve through a central angle of 01°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°37'08" E, a distance of 242.75 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 to the northeast corner of said Lot 2, Block 2; thence along the Easterly line of said Lot 2, Block; 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 to the Southeast corner of Lot 2, Block 2; thence run S 89°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-°8-'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 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°54'13" East a distance of 538.49 feet to the POINT OF BEGINNING; thence departing said North line run South 28°34'06" West a distance of 1394.46 feet; thence North 89°50'23" West a distance of 400.32 feet; thence North 08°52'24" West a distance of 581.78 feet; thence North 20°18'07" West a distance of 338.15 feet; thence North 48°33'06" West a distance of 405.84 feet; thence North 73°56'21" West a distance of 220.31 feet; thence South 74°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°33'17" and a chord of 97.53 feet that bears North 03°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°53'06" East a distance of 33.95 feet; thence North 09°04'37" West a distance of 31.31 feet; thence North 59°48'40" East a distance of 204.42 feet; thence North 70°49'21" East a distance of 100.47 feet; thence South 76°57'28" East a distance of 242.54 feet; thence South 11°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°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°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°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°53'57" West a distance of 1308.24 feet to the Point of Beginning; Thence continue thence North 89°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°22'57" West; thence westerly along the arc of said curve through a central angle of 11°02'00" a distance of 532.44 feet to a point of tangency; thence North 78°51'57" West, a distance of 999.05 feet; thence North 74°34'36" West, a distance of 200.56 feet; thence North 78°51'57" West, a distance of 206.74 feet; thence North 00°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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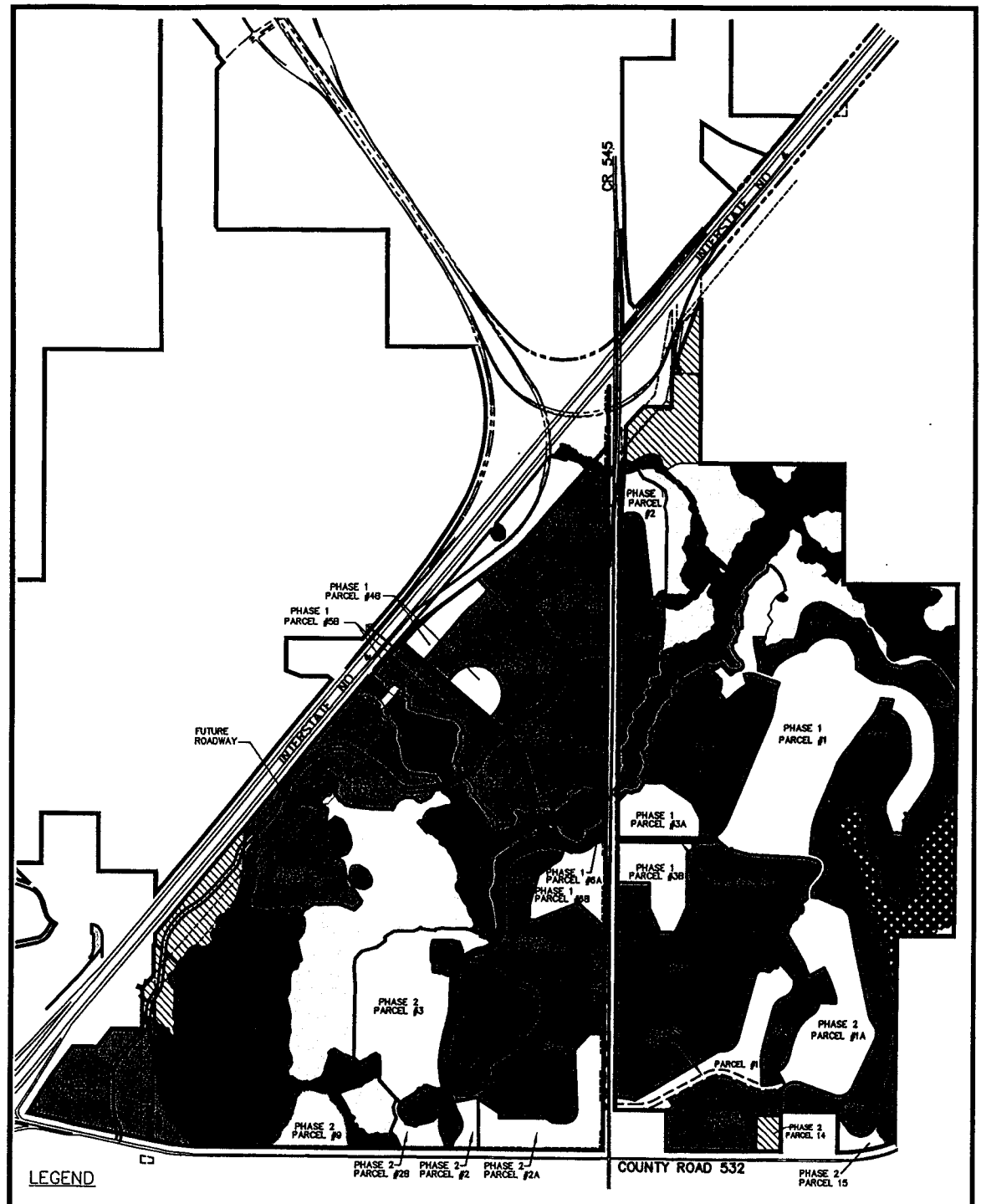
Containing 282.128 acres more or less.



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

N.T.S.

Miller Einhouse Rymer & Boyd

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

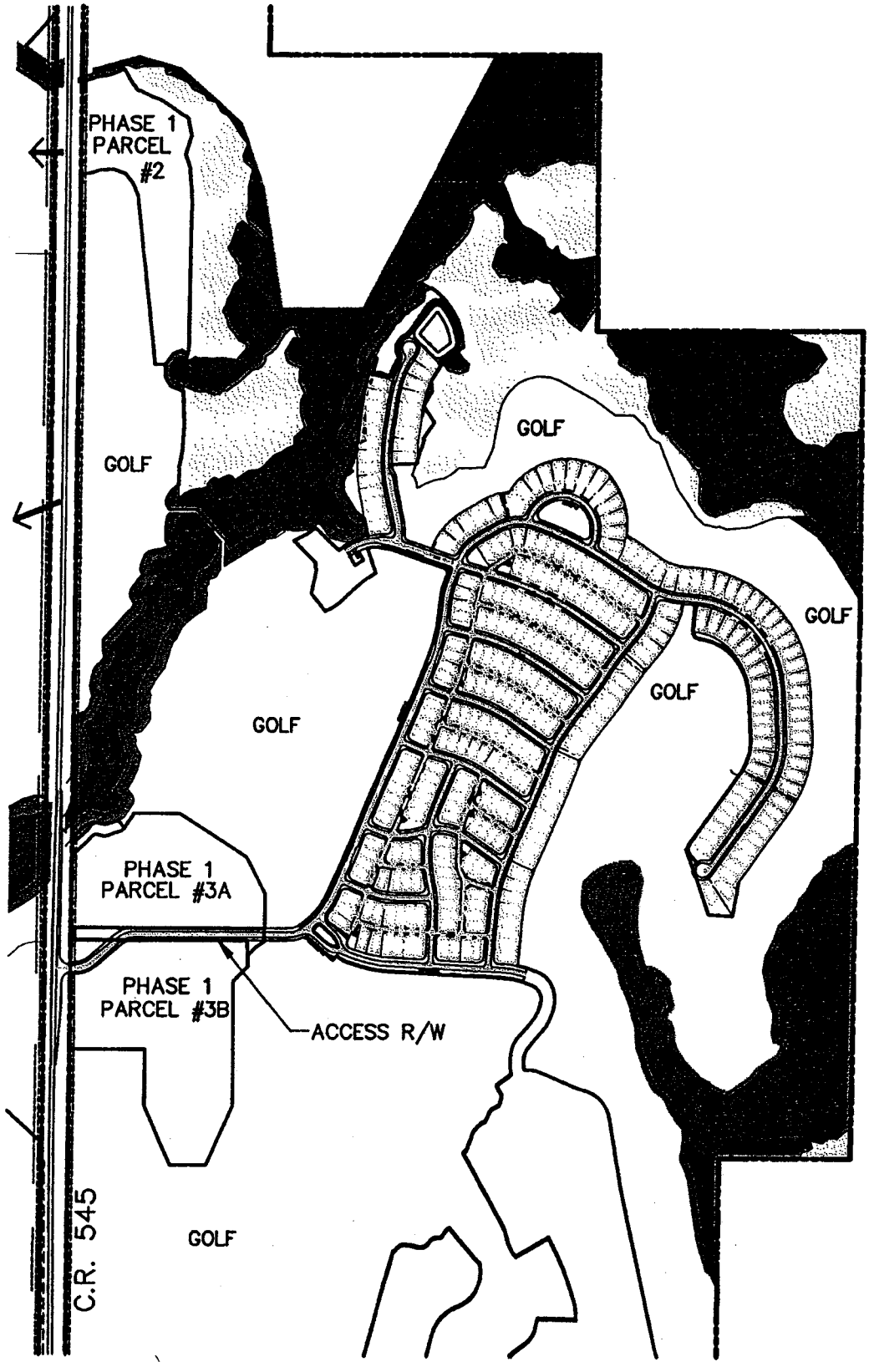


Exhibit 6A
Reunion East Community Development District
Phase I Parcel 1 Site Plan

February 2002

N.T.S.

Miller Einhouse Rymer & Boyd

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

canin associates
Urban & Environmental Planners • Landscape Architects

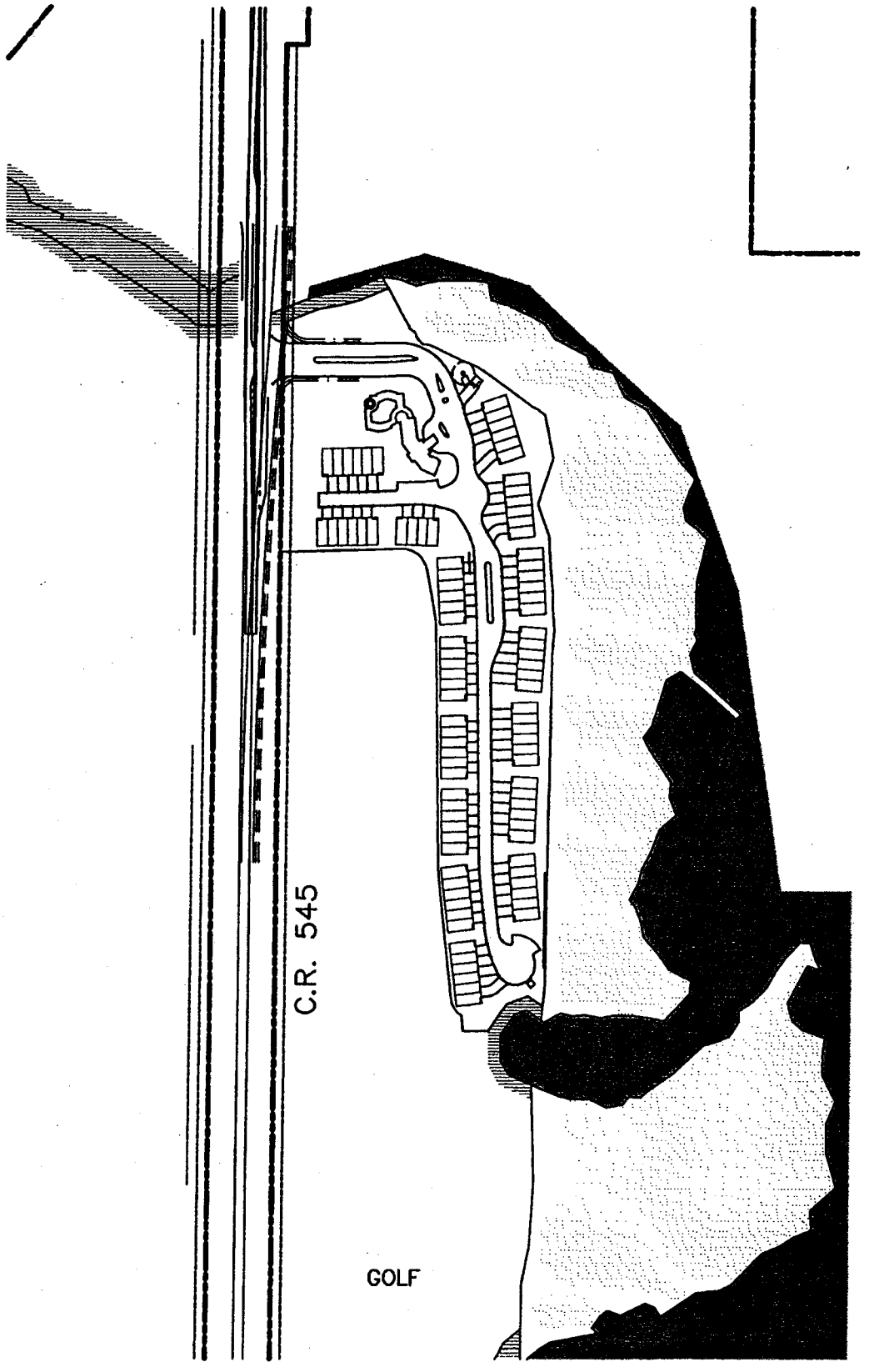


Exhibit 6B
Reunion East Community Development District
Phase I Parcel 2 Site Plan

February 2002

N.T.S.

Miller Einhouse Rymer & Boyd

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

cornin associates

Urban & Environmental Planners • Landscape Architects

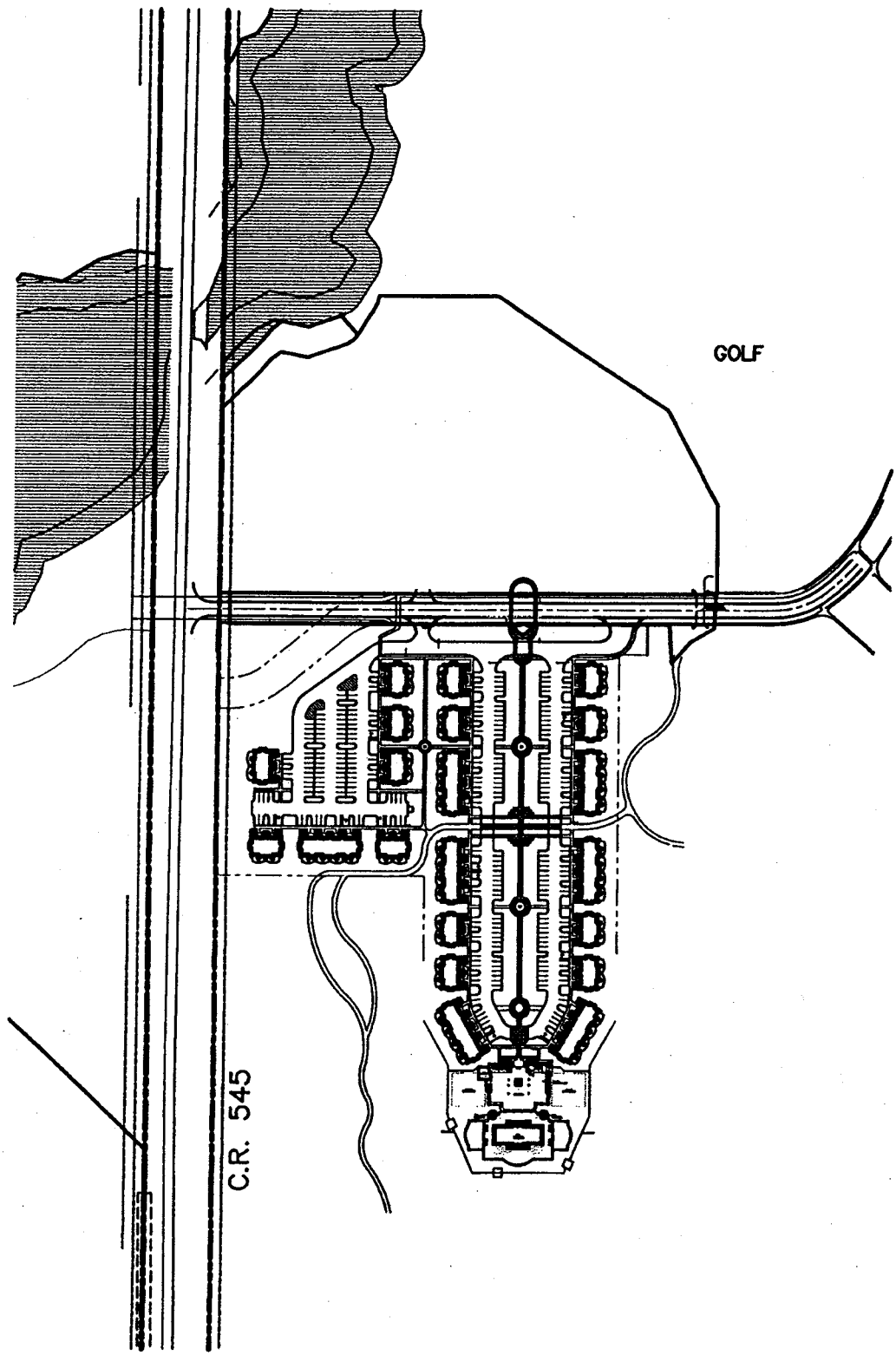


Exhibit 6C
Reunion East Community Development District
Phase 1 Parcel 3B Site Plan

February 2002

N.T.S.

Miller Einhouse Rymer & Boyd

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

conn associates
Urban & Environmental Planners • Landscape Architects

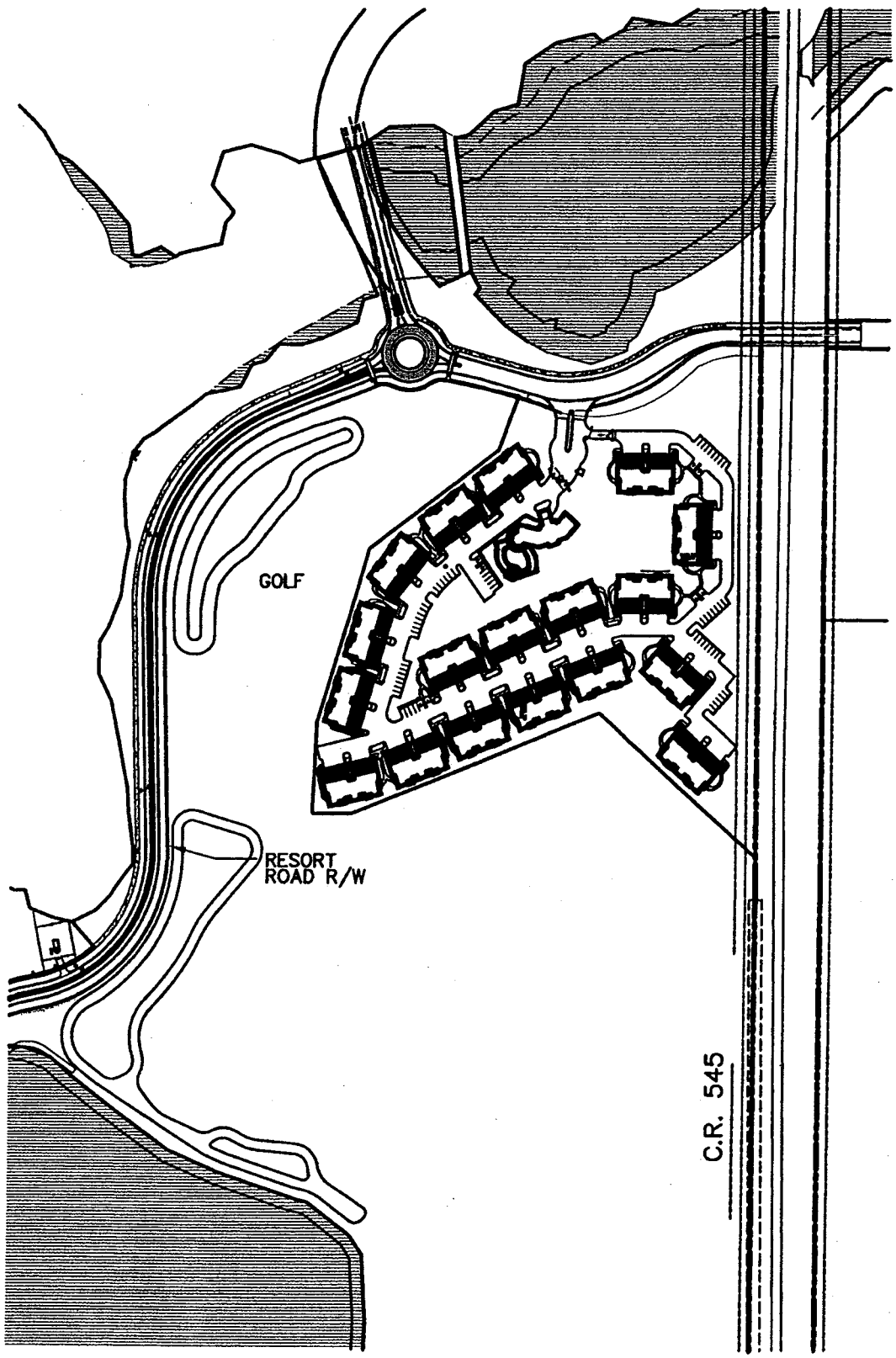


Exhibit 6D
Reunion East Community Development District
Phase I Parcel 6 Site Plan

February 2002

N.T.S.

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

cornin associates
Urban & Environmental Planners • Landscape Architects

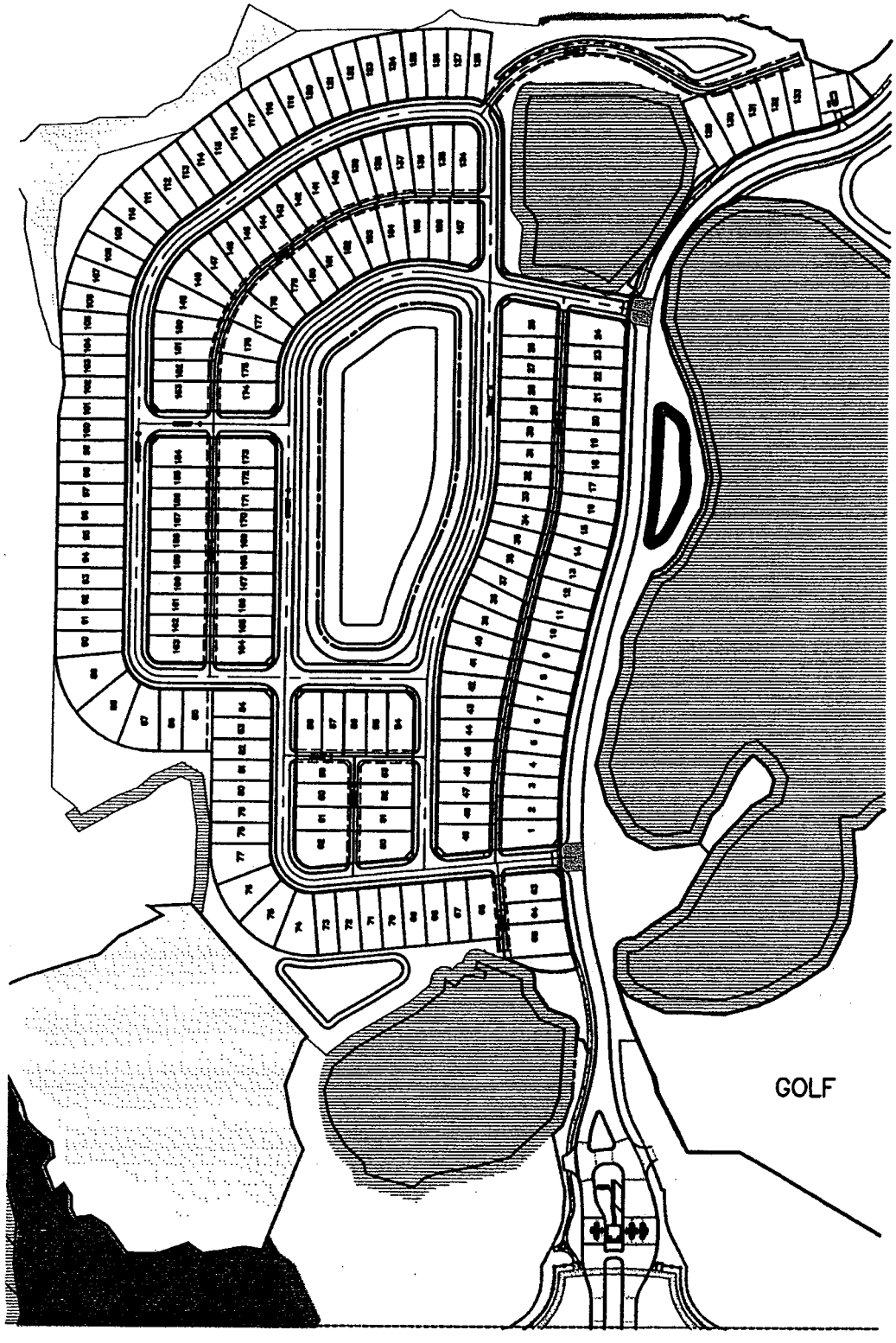


Exhibit 6E
Reunion East Community Development District
Phase 2 Parcel 3 Site Plan

July 2002

N.T.S.

Miller Einhouse Rymer & Boyd

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

canin associates

Urban & Environmental Planners • Landscape Architects

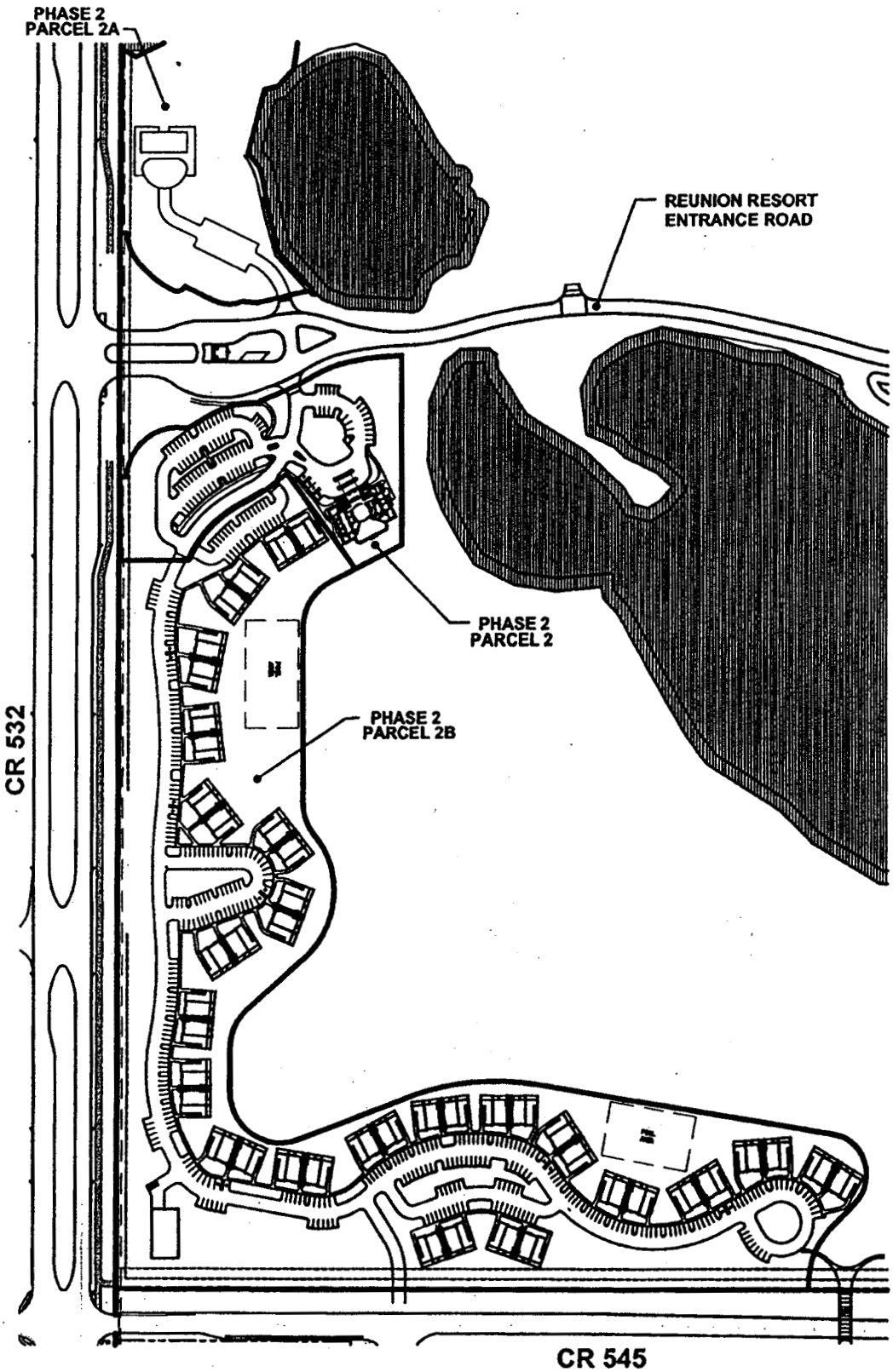


Exhibit 6F
Reunion East Community Development District
Phase 2 Parcel 2, 2A & 2B Site Plan

N.T.S.

Miller Einhouse Ryzner & Boyd

June 2003

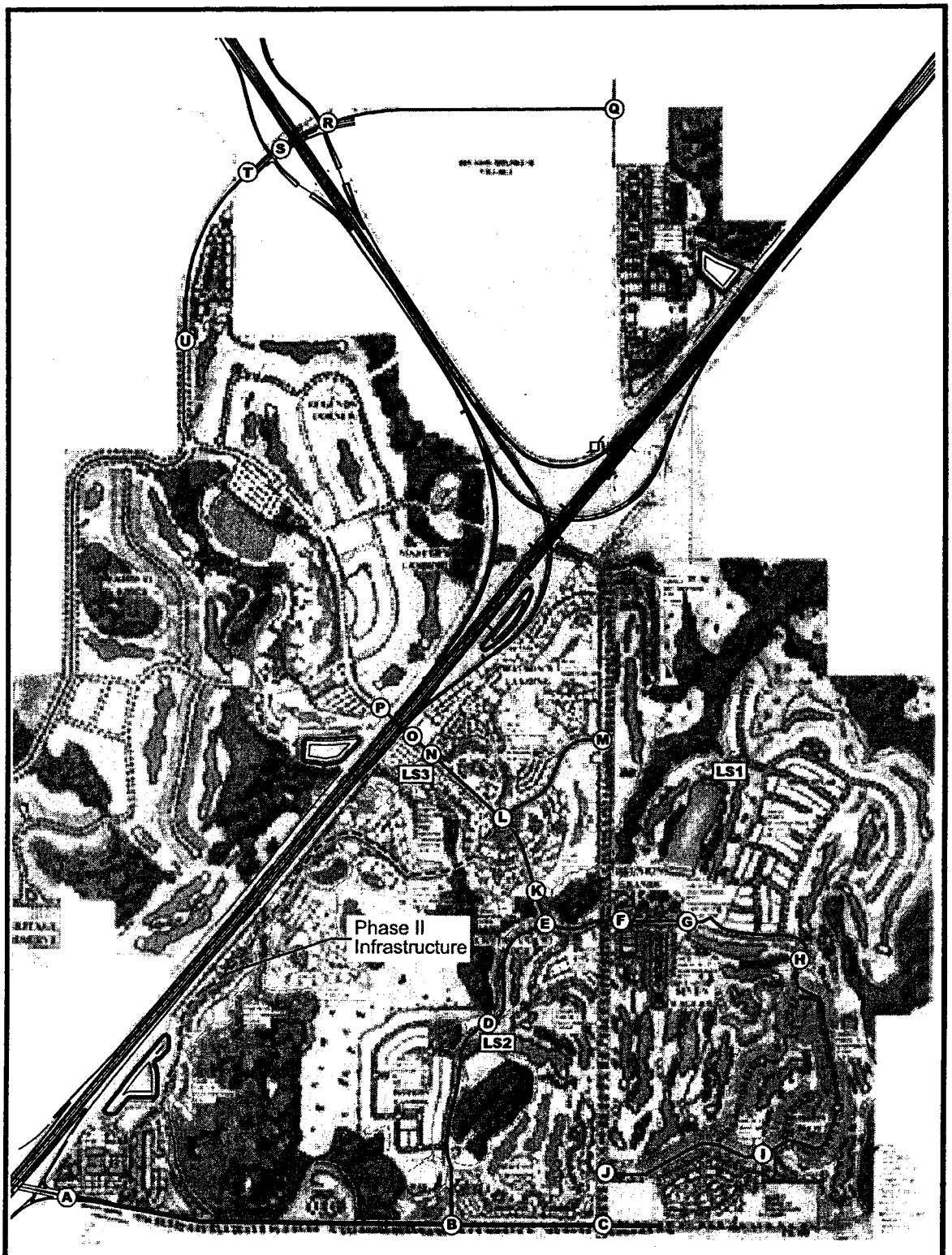


Exhibit 7

Reunion East Community Development District
Master Civil Infrastructure Elements

February 2, 2005

N.T.S.

Miller Einhouse Rymer & Boyd

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

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

3

		Description		Avg Costs per L.F.								Additional Costs				
				Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm								
Roadway Segment	Length (ft)	Typical Section	Special Features	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Total Unit Cost	Sub-Total	Intersection Improvement/ Signal	Under-pass	Vehicular Bridge	Wetland Crossing	TOTAL BUDGET
FG	960	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	$160,825	$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	$416,941	$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 Lane	$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	$86,386	$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	1,780	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		$1,665,228		$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

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

		Description		Avg Costs per L.F.							
				Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm			
Roadway Segment	Length (ft)	Typical Section	Special Features	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Total Unit Cost	Sub-Total
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 EAST CDD - PARCEL DEVELOPMENT BUDGETS

MILLER EINHOUSE RYMER & ASSOCIATES
July 10, 2003

DEVELOPMENT PARCELS EAST OF CR 545

							COST PER UNIT BASIS			COST PER ACRE BASIS			
Phase	Parcel	Acres	Land Use	SF Units	MF Units	Units / Acre	Unit Cost		Total Cost	Unit Cost		Total Cost	BUDGET
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	Commecial	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

							COST PER UNIT BASIS			COST PER ACRE BASIS			
Phase	Parcel	Acres	Land Use	SF Units	MF Units	Units / Acre	Unit Cost		Total Cost	Unit Cost		Total Cost	BUDGET
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

Description	Cost
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

Description	Cost
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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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 – Unexhanged 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-0WP0	**$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		31,170	

(6) Per Engineer's Development Analysis these parcels are not developable.
(7) The equivilent of 2,900 square feet is securing the Series 2015A Bonds.

RESOLUTION 2026-07

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 2026-06, 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 DEFRAYED BY THE 2026 SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAYED 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. 2026-06, 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 2026-04

ADOPTED this 14th day of May, 2026.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson or Vice Chairperson,
Board of Supervisors

Attest:

_____
Its: Secretary / Assistant 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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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 – Unexhanged 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-0WP0	**$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		31,170	

(6) Per Engineer's Development Analysis these parcels are not developable.
(7) The equivilent of 2,900 square feet is securing the Series 2015A Bonds.

SECTION II

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To: Reunion West CDD Board of Supervisors
From: District Counsel
Regarding: Considerations Related to Joint Meeting Concept and Amendment to Interlocal Agreement
Date: April 2026

Per the Board's request, below is a summary of relevant statutory provisions and Attorney General Opinions ("AGO") related to the topic of joint meetings, workshops and interlocal agreements. Additionally, below is a summary of the current Interlocal Agreement between Reunion East CDD and Reunion West CDD to facilitate the Board's discussion regarding potential modifications to the Interlocal Agreement. Copies of the referenced AGOs are attached.

Recommendation: Out of an abundance of caution, and based on counsel's observations, it is recommended that the Board consider "joint workshops" with the Reunion East CDD Board, instead of joint meetings, in the event that the Board desires feedback from the Reunion East CDD Board on topics of mutual interest.

Alternatively, CDD staff can relay decisions made by each Board at their respective meetings to the other Board. Of note, as discussed below, per Chapter 164, *Fla. Stat*., it appears that "joint meetings" are expressly required prior to the CDD bringing a court action against another governmental entity (including a CDD).

Relevant Sections of Florida Statutes:

(1) Community Development Districts ("CDDs") were established under Ch. 190, Fla. Stat.

-Section 190.003(6), *Fla. Stat.* defines a CDD as: a local unit of special-purpose government which is created pursuant to this act and limited to the performance of those specialized functions authorized by this act; the governing head of which is a body created, organized, and constituted and authorized to function specifically as prescribed in this act for the purpose of the delivery of urban community development services; and the formation, powers, governing body, operation, duration, accountability, requirements for disclosure, and termination of which are as required by general law.

-Section 190.006(9), *Fla. Stat.*: All meetings of the board shall be open to the public and governed by the provisions of Ch. 286, *Fla. Stat.*

-CDDs are also considered "independent special districts" (*see* 190.002.(1)(b), *Fla. Stat.*).

(2) Special Districts were established under Ch. 189, Fla. Stat.

-Section 189.012(6), *Fla. Stat.* defines a Special District as: a unit of local government created for a special purpose, as opposed to a general purpose, which has jurisdiction to operate within a limited geographic boundary and is created by general law, special act, local ordinance, or by rule of the Governor and Cabinet. The term does not include a school district, a community college district, a special improvement district created pursuant to s. 285.17, a municipal service taxing or benefit unit as specified in s. 125.01, or a board which provides electrical service and which is a political subdivision of a municipality or is part of a municipality.

-Section 189.015, *Fla. Stat.* sets forth the requirements for meetings, notices and required reports:

(1) The governing body of each special district shall file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities. The schedule shall include the date, time, and location of each scheduled meeting. The schedule shall be published quarterly, semiannually, or annually in the manner required in this subsection. The governing body of an independent special district shall advertise the day, time, place, and purpose of any meeting other than a regular meeting or any recessed and reconvened meeting of the governing body, at least 7 days before such meeting as provided in chapter 50 in the county or counties in which the special district is located, unless a bona fide emergency situation exists, in which case a meeting to deal with the emergency may be held as necessary, with reasonable notice, so long as it is subsequently ratified by the governing body. No approval of the annual budget shall be granted at an emergency meeting. The notice shall be posted as provided in chapter 50. Any other provision of law to the contrary notwithstanding, and except in the case of emergency meetings, water management districts may provide reasonable notice of public meetings held to evaluate responses to solicitations issued by the water management district, as provided in chapter 50 by publication on a publicly accessible website or by publication in a newspaper in the county where the principal office of the water management district is located, or in the county or counties where the public work will be performed, no fewer than 7 days before such meeting.
(2) All meetings of the governing body of the special district shall be open to the public and governed by the provisions of chapter 286.
(3) Meetings of the governing body of the special district shall be held in a public building when available within the district, in a county courthouse of a county in which the district is located, or in a building in the county accessible to the public.

(3) Florida's Government in the Sunshine Law is described in Ch. 286, Fla. Stat.

-Section 286.011(1), *Fla. Stat.*: All meetings of any board or commission of any state agency or authority or of any agency or authority of any county, municipal corporation, or political subdivision, except as otherwise provided in the Constitution, including meetings with or attended by any person elected to such board or commission, but who has not yet taken office, at which official acts are to be taken are declared to be public meetings open to the public at all times, and no resolution, rule, or formal action shall be considered binding except as taken or made at such meeting. The board or commission must provide reasonable notice of all such meetings.

(4) Process required prior to initiating court proceedings between government entities is described in Ch. 164, Fla. Stat.

-Section 164.102*, Fla Stat.* describes the legislature's purpose and intent of the Act: to promote, protect, and improve the public health, safety, and welfare and to enhance intergovernmental coordination efforts by the creation of a governmental conflict resolution procedure that can provide an equitable, expeditious, effective, and inexpensive method for resolution of conflicts between and among local and regional

governmental entities. It is the intent of the Legislature that conflicts between governmental entities be resolved to the greatest extent possible without litigation.

-Section 164.1031(1), *Fla. Stat.* defines "Local governmental entities" as: includes municipalities, counties, school boards, special districts, and other local entities within the jurisdiction of one county created by general or special law or local ordinance.

-Section 164.1055, *Fla. Stat.* sets forth the required process for "Joint public meetings":

(1) Failure to resolve a conflict after following authorized procedures as specified in s. 164.1053 [i.e., conflict resolution meeting among the chief administrator for each governmental entity with 10 days advertised notice per 164.1031(7)] shall require the scheduling of a joint public meeting between the primary conflicting governmental entities. The governmental entity first initiating the conflict resolution process shall have the responsibility to schedule the joint public meeting and arrange a location. If the entities in conflict agree, the assistance of a facilitator may be enlisted to assist them in conducting the meeting. In this meeting, the governing bodies of the primary conflicting governmental entities shall:
(a) Consider the statement of issues prepared in the conflict assessment phase.
(b) Seek an agreement.
(c) Schedule additional meetings of the entities in conflict, or of their designees, to continue to seek resolution of the conflict.
If no agreement is reached, the parties shall participate in mediation.

-Section 164.1058, *Fla. Stat.* describes the penalty for failing to comply: If a primary conflicting governmental entity fails to participate in good faith in the conflict assessment meeting, mediation, or other remedies provided for in this act, the primary disputing governmental entity that failed to participate in good faith shall be required to pay the attorney's fees and costs in that proceeding of the prevailing primary conflicting governmental entity.

(5) *Florida's Interlocal Cooperation Act is described in Ch. 163, Fla. Stat.*

-Section 163.01(2), *Fla. Stat.* describes the legislature's purpose and intent: to permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities.

-Section 163.01(4), *Fla. Stat*.: A public agency of this state may exercise jointly with any other public agency of the state, of any other state, or of the United States Government any power, privilege, or authority which such agencies share in common and which each might exercise separately.

-Section 163.01(2)(b), *Fla. Stat*. defines a "Public agency" to mean a political subdivision, agency, or officer of this state or of any state of the United States, including, but not limited to, state government, county, city, school district, single and multipurpose special district, single and multipurpose public authority, metropolitan or consolidated government [….].

-Section 163.01(5). *Fla. Stat.*:
A joint exercise of power pursuant to this section shall be made by contract in the form of an interlocal agreement, which may provide for:
(a) The purpose of such interlocal agreement or the power to be exercised and the method by which the purpose will be accomplished or the manner in which the power will be exercised.

(b) The duration of the interlocal agreement and the method by which it may be rescinded or terminated by any participating public agency prior to the stated date of termination.
(c) The precise organization, composition, and nature of any separate legal or administrative entity created thereby with the powers designated thereto, if such entity may be legally created.
(d) The manner in which the parties to an interlocal agreement will provide from their treasuries the financial support for the purpose set forth in the interlocal agreement; payments of public funds that may be made to defray the cost of such purpose; advances of public funds that may be made for the purposes set forth in the interlocal agreements and repayment thereof; and the personnel, equipment, or property of one or more of the parties to the agreement that may be used in lieu of other contributions or advances.
(e) The manner in which funds may be paid to and disbursed by any separate legal or administrative entity created pursuant to the interlocal agreement.
(f) A method or formula for equitably providing for and allocating and financing the capital and operating costs, including payments to reserve funds authorized by law and payments of principal and interest on obligations. The method or formula shall be established by the participating parties to the interlocal agreement on a ratio of full valuation of real property, on the basis of the amount of services rendered or to be rendered or benefits received or conferred or to be received or conferred, or on any other equitable basis, including the levying of taxes or assessments to pay such costs on the entire area serviced by the parties to the interlocal agreement, subject to such limitations as may be contained in the constitution and statutes of this state.
(g) The manner of employing, engaging, compensating, transferring, or discharging necessary personnel, subject to the provisions of applicable civil service and merit systems.
(h) The fixing and collecting of charges, rates, rents, or fees, where appropriate, and the making and promulgation of necessary rules and regulations and their enforcement by or with the assistance of the participating parties to the interlocal agreement.
(i) The manner in which purchases shall be made and contracts entered into.
(j) The acquisition, ownership, custody, operation, maintenance, lease, or sale of real or personal property.
(k) The disposition, diversion, or distribution of any property acquired through the execution of such interlocal agreement.
(l) The manner in which, after the completion of the purpose of the interlocal agreement, any surplus money shall be returned in proportion to the contributions made by the participating parties.
(m) The acceptance of gifts, grants, assistance funds, or bequests.
(n) The making of claims for federal or state aid payable to the individual or several participants on account of the execution of the interlocal agreement.
(o) The manner of responding for any liabilities that might be incurred through performance of the interlocal agreement and insuring against any such liability.
(p) The adjudication of disputes or disagreements, the effects of failure of participating parties to pay their shares of the costs and expenses, and the rights of the other participants in such cases.
(q) The manner in which strict accountability of all funds shall be provided for and the manner in which reports, including an annual independent audit, of all receipts and disbursements shall be prepared and presented to each participating party to the interlocal agreement.
(r) Any other necessary and proper matters agreed upon by the participating public agencies.

Relevant Attorney General Opinions:

(1) **AGO 91-95**: This AGO concluded that a St. Johns County Commission member may attend and participate in the discussion at a public meeting held by the governing board of a County board on which another County Commissioner serves (so long as the Sunshine law is complied with) but, in an effort to satisfy the spirit of the Sunshine Law, it recommended that the published notice of the meeting of a County board include mention of the anticipated attendance and participation of County Commission members in the board's proceedings.

This AGO appears to have contemplated "joint meetings" when it stated:
"In any case in which two or more boards or commissions are holding a meeting together the notice provided to the public should make the joint nature of the meeting. However, s. 286.011, *Fla. Stat.*, should not be read to require that such notice designate a meeting of a county agency or board as one held jointly with the county commission merely because members of the county commission may be in attendance at that meeting or may enter into discussions on matters which may subsequently come before the county commission."

(2) **AGO 2000-68** (2000) held that it was not a violation of the Sunshine law for City of Cocoa Beach commissioners to attend other city board meetings and comment on agenda items that may subsequently come before the City commission they serve on but that the City commissioners in attendance may not engage in a discussion or debate about the issues amongst themselves.

(3) Other related AGOs include: (i) **AGO 98-14** (concluded that a City Council my discuss matters that will foreseeably come before the metropolitan planning organization ("MPO") with the *ex officio* MPO members of the City Council at a noticed, public meeting of the City council, where such notice indicates the subject of the meeting); and (ii) **AGO 2005-59** (concluded that it is not a violation of the Sunshine law for town commissioners to attend the public meeting of other City boards or committees and comment on agenda items that may come before the town commission for official action. However, the City commissioners in attendance at such meetings may not engage in a discussion or debate about the issues amongst themselves and it may be advisable for such boards or committees to include in the notice of their public meetings that members of the town commission will be in attendance).

Considerations for discussions on modifications to the Interlocal Agreement:

(1) The current Amended and Restated Interlocal Agreement ("ILA") between the Reunion East CDD and Reunion West CDD regarding joint maintenance and reciprocal use of facilities calls for the following:
-Reciprocal Use: residents/fee payers have reciprocal rights to use the facilities of each CDD
-Joint Operation and Maintenance: sharing of the operation and maintenance ("O&M") costs for the CDD facilities based on the number of equivalent assessment units located within each CDD. Paragraph 2.3 calls for new contracts entered into for O&M services for the CDD facilities to be executed jointly by the CDDs.
-Joint Meetings and Dispute Resolution: In the event either CDD is dissatisfied with the joint maintenance and/or reciprocal usage, the CDD shall request a joint, public meeting of the CDDs' Board for the purpose of evaluating the arrangements within 60 days of the request. In the event the CDDs are not able to resolve the issues within 90 days of the joint meeting, the CDDs shall engage in mediation. In the event mediation is unsuccessful, either CDD has the option to terminate the ILA with advance notice.
-Mutual Termination & Amendment: the CDDs are able to terminate or amend the ILA by written agreement signed by both CDDs.

(2) Joint Workshops:
-no formal action can be taken
-physical quorum is not required
-advanced notice is still required
-public access is still required
-written minutes of workshops must still be prepared and promptly recorded (*see* AGO-08-65)
-meeting minutes must still be taken

Sunshine law, attendance at other agency meetings

Number: AGO 91-95

Date: August 22, 1996

Subject:
Sunshine law, attendance at other agency meetings

Mr. James G. Sisco
County Attorney
St. Johns County

You ask the following question:

To comply with the Sunshine Law, must a meeting of a county board or agency (agency) be designated, noticed, and conducted as a meeting of both the agency and the St. Johns County Commission, when one county commissioner sits as a member of the agency and other commission members may attend or participate in the agency meeting, assuming that matters under discussion at this meeting will subsequently come before the St. Johns County Commission for action?

In sum:

A county commissioner may attend a meeting of a county board or agency upon which another county commissioner serves as a board member and may participate in the discussion of matters which may foreseeably come before the county commission without being in clear violation of the Sunshine Law, s. 286.011, F.S., if reasonable public notice of the agency meeting has been provided to the public. However, it may be advisable to include mention in the published notice of a county board meeting of the possible attendance and participation of county commission members in the proceedings of the county board or agency.

Your letter states that St. Johns County has various agencies, committees, and boards which make recommendations for action to the board of county commissioners, such agencies include the tourist development council, the community redevelopment agency, and the aquatic preserve committee.

Often a member of the board of county commissioners serves on the governing board of the agency. The agency board meetings are advertised in advance, are open to the public, and minutes are kept. You state that, on occasion, when an item is on an agency agenda for the purpose of making a recommendation to the board of county commissioners, commissioners other than the commission member of the agency may wish to attend the agency meeting and participate in the discussion. The topic under discussion may be of special interest to the visiting commissioner because it affects his district or for other reasons.

Since the meeting is advertised only as an agency meeting, and not as a meeting of the board of county commissioners, the situation creates what you perceive as a possible Sunshine Law

problem due to the presence and participation of two or more members of the board of county commissioners.

Pursuant to s. 286.011(1), F.S.:

"All meetings of any board or commission of . . . any agency or authority of any county . . . or political subdivision, except as otherwise provided in the Constitution, at which official acts are to be taken are declared to be public meetings open to the public at all times, and no resolution, rule, or formal action shall be considered binding except as taken or made at such meeting."

Subsection (2) of this statute requires that the minutes of a meeting subject to the Sunshine Law "shall be promptly recorded, and such records shall be open to public inspection." The statute provides both criminal and noncriminal penalties for violations of the law.[1]

It is true that the Government in the Sunshine Law is not limited to meetings at which final, formal actions are to be taken. It applies to "any gathering of the members where the members deal with some matter on which foreseeable action will be taken by the board."[2]

The test for determining whether a violation of the law has occurred is whether the members have dealt *in secret* with any matter on which foreseeable action may be taken by the board.[3] In this case, no attempt is being made by the county commissioner to meet in secret, rather any discussion is undertaken at a public, duly noticed meeting at which minutes are recorded.

You state that reasonable notice of these agency or board meetings has been given pursuant to s. 286.011, F.S. This office has suggested that what constitutes due or reasonable notice is variable, depending on the facts of the situation and the board involved. In each case, however, an agency must give notice at such time and in such manner as will enable interested members of the public to attend the meeting if they wish to do so.[4] The essential element of such notice would appear to be notification to the public of the substance and topics of discussion to be undertaken at the meeting.

While due or reasonable public notice should accurately reflect the basics of the meeting to be held, that is, the time, place, and agenda of the meeting and should indicate what board is calling the meeting, I am aware of no requirement that such notice contain mention of all the possible attendees of such a meeting who may, in some combination, constitute a board or commission under the Sunshine Law. However, it may be advisable, in those situations where county commissioners plan to attend a meeting of a county board that the notice of the meeting reflect this fact. A statement in the published board meeting notice that country commission members may be in attendance and may participate in board discussions may be sufficient to alert the public to such participation.

In any case in which two or more boards or commissions are holding a meeting together the notice provided to the public should make the joint nature of the meeting clear. However, s. 286.011, F.S., should not be read to require that such notice designate a meeting of a county agency or board as one held jointly with the county commission merely because members of the county commission may be in attendance at that meeting or may enter into discussions on matters which may subsequently come before the county commission.

Therefore, it is my opinion that a county commission member may attend and participate in the discussion at a public meeting held by the governing board of a county agency or board on which another county commissioner serves, without clearly violating s. 286.0112, F.S., if the agency meeting is held in compliance with the Sunshine Law. However, in an effort to satisfy the spirit of the Sunshine Law, this office would recommend that the published notice of a meeting of a county board or agency include mention of the anticipated attendance and participation of county commission members in board proceedings.

Sincerely,

Robert A. Butterworth
Attorney General

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[1] Section 286.011(3)(a), F.S., states that "[a]ny public officer who violates any provision of this section is guilty of a noncriminal infraction, punishable by fine not exceeding $500." A criminal penalty is imposed by s. 286.011(3)(b), F.S., making it a misdemeanor of the second degree for "[a]ny person who is a member of a board or commission. . . or authority of any county . . . who knowingly violates the provisions of this section by attending a meeting not held in accordance with the provisions hereof . . . ."

[2] *See* Board of Public Instruction of Broward County v. Doran, 224 So. 2d 693, 698 (Fla. 1969); Canney v. Board of Public Instruction of Alachua County, 278 So. 2d 260 (Fla. 1973).

[3] Hough v. Stembridge, 278 So.2d 288 (3 D.C.A. Fla., 1973).

[4] *See, e.g.*, AGO's 91-90, 80-78, and 73-170.

Sunshine Law. meeting attended by city commissioners

Number: AGO 2000-68

Date: November 17, 2000

Subject:
Sunshine Law. meeting attended by city commissioners

Mr. Charles J. Billias
Cocoa Beach City Manager
Post Office Box 322430
Cocoa Beach, Florida 32932-2430

RE: MUNICIPALITIES--GOVERNMENT IN THE SUNSHINE LAW--MEETINGS--CITY COMMISSION--applicability of Sunshine Law to meetings attended by city commissioners. s. 286.011, Fla. Stat.

Dear Mr. Billias:

You have asked for my opinion on substantially the following question:

Is it a violation of section 286.011, Florida Statutes, for elected city commissioners to attend other city board meetings and comment on agenda items that may subsequently come before the commission for final action?

In sum:

It is not a violation of the Government in the Sunshine Law for elected city commissioners to attend other city board meetings and comment on agenda items that may subsequently come before the commission for final action. However, the city commissioners in attendance at such meetings may not engage in a discussion or debate about these issues among themselves.

According to your letter, members of the City of Cocoa Beach Commission frequently attend meetings of various city boards. At these meetings city commissioners may comment on agenda items and non-agenda items, announcing that they are speaking as citizens and residents rather than as commissioners. More than one commissioner typically attends such board meetings, and on certain occasions all commissioners may be present at a meeting.

Section 286.011(1), Florida Statutes, the Government in the Sunshine Law, requires:

"All meetings of any board or commission of . . . any agency or authority of any county . . . or political subdivision, except as otherwise provided in the Constitution, at which official acts are to be taken are declared to be public meetings open to the public at all times, and no resolution, rule, or formal action shall be considered binding except as taken or made at such meeting. The board or commission must provide reasonable notice of all such meetings."

Application of the statute is not limited to meetings at which final, formal actions are taken. It applies to any gathering of members where members deal with some matter on which foreseeable action will be taken by the board.[1] Florida courts have recognized that it is the entire decision-making process that is covered by the Government in the Sunshine Law, not merely meetings at which a final vote is taken.[2]

This office has stated on several occasions that members of a public board or commission may attend private forums sponsored by private organizations and express their position about issues facing the commission without violating the Sunshine Law, so long as they do not discuss or debate the issues among themselves.[3] This conclusion was based on the reasoning of an earlier Attorney General's Opinion holding that it was not a violation of the Sunshine Law for one commissioner to send a report to another commissioner for informational purposes, as long as there was no interaction between the commissioners.[4] Similarly, this office has concluded that the Sunshine Law is not violated by a board member expressing his or her views or voting intent on an upcoming matter to a news reporter who the member knows will publish the account in a local newspaper prior to the meeting, as long as the member is not using the reporter as an intermediary to communicate with other members to circumvent or evade the requirements of the Sunshine Law.[5]

Finally, in Attorney General's Opinion 98-79, this office considered whether a city commissioner or a group of commissioners could attend a community board meeting and express their views on a proposed ordinance that had been referred by the city commission to the community development board for a recommendation. The city commissioners were interested in attending the meeting of the community development board at which the board considered the ordinance in order to express their support or opposition to the ordinance. Based on a review of previously issued court opinions and Attorney General Opinions, the opinion concludes that

"[A] city commissioner may attend a community development board meeting and express his or her views on a proposed ordinance even though other city commissioners may be in attendance. However, the city commissioners attending such meeting should be cautioned not to engage in debate or discussion with each other. The adoption of the ordinance is a responsibility resting with city commission, and the city commission's discussions and deliberations on the proposed ordinance must occur at a duly noticed city commission meeting. Moreover, if the community development board has been advised of the city commission members' intention to speak on the proposed ordinance, it may be advisable for the board, in noticing its meeting, to include notice of the possible attendance and participation of city commission members."[6]

You have described a situation similar to that considered in Attorney General Opinion 98-79, that is, members of the City of Cocoa Beach Commission wish to attend other city board meetings and comment on agenda items that may subsequently come before the commission for final action. Based on the reasoning of the cases and opinions discussed above, it is my opinion that city commission members may attend the meetings of other city boards or commissions to express their opinions and make comments on agenda items that may ultimately come before the city commission for consideration. Such attendance would not violate the Government in the Sunshine Law. However, if more than one city commissioner is in attendance at such a meeting, no discussion or debate may take place among the commissioners on these issues.

In sum, it is my opinion that it is not a violation of the Government in the Sunshine Law for elected city commissioners to attend other city board meetings and comment on agenda items that may subsequently come before the commission for final action. However, the city commissioners in attendance at such meetings may not engage in a discussion or debate about these issues among themselves.

Sincerely,

Robert A. Butterworth
Attorney General

RAB/tgh

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[1] *See Board of Public Instruction of Broward County v. Doran,* 224 So. 2d 693 (Fla. 1969); *Canney v. Board of Public Instruction of Alachua County,* 278 So. 2d 260 (Fla. 1973).

[2] *See, e.g., Times Publishing Company v. Williams,* 222 So. 2d 470, 473 (Fla. 2d DCA 1969), *disapproved in part on other grounds, Neu v. Miami Herald Publishing Company,* 462 So. 2d 821 (Fla. 1985), in which the district court stated:

"Every step in the decision-making process, including the decision itself, is a necessary preliminary to formal action. It follows that each such step constitutes an 'official act,' an indispensable requisite to 'formal action,' within the meaning of the act."

[3] *See* Ops. Att'y Gen. Fla. 94-62 (1994) and 92-05 (1992), and Inf. Op. to Mr. John C. Randolf dated June 4, 1996.

[4] Attorney General Opinion 89-23 (1989).

[5] Attorney General's Opinion 81-42 (1981). *Cf.* Op. Att'y Gen. Fla. 77-138 (1977), stating that the Sunshine Law does not prohibit members of city commission from attending public meetings of a board established by the commission and subsequently voting at a public meeting of the commission on recommendations submitted by the board.

[6] *Cf.* Op. Att'y Gen. Fla. 91-95 (1991) (while county commissioner may attend a meeting of a county board on which another county commissioner serves, it may be advisable to include mention in the published notice of the county board meeting of county commission members' possible attendance and participation).

Sunshine Law, notice requirements

Number: AGO 98-14

Date: February 25, 1998

Subject:
Sunshine Law, notice requirements

Mr. Paul R. Gougelman, III
General Counsel
Brevard Metropolitan Planning Organization
Reflections on the River, Suite 303
1499 South Harbor City Boulevard
Melbourne, Florida 32901

RE: GOVERNMENT IN THE SUNSHINE--PUBLIC MEETINGS--METROPOLITAN PLANNING ORGANIZATIONS--MUNICIPALITIES--notice of MPO meeting when city council members are *ex officio* MPO members and discussions are of matters foreseeably before the MPO. ss. 286.011 and 339.175(4), Fla. Stat.

Dear Mr. Gougelman:

On behalf of the Brevard Metropolitan Planning Organization, you ask substantially the following question:

Must members of a metropolitan planning organization (MPO) who also serve as city council members separately notice an MPO meeting when they plan to discuss upcoming MPO matters at an advertised city council meeting?

In sum:

Separate notice of a meeting of the metropolitan planning organization is not required when discussion of matters that may foreseeably come before the MPO occurs at an advertised, public meeting of a city council, of which two or more members are *ex officio* members of the MPO, provided the agenda reflects that the purpose of such a meeting is to discuss MPO matters.

You set forth the following factual situation. A five-member city council has appointed three of its members to serve as voting members of the governing board of a metropolitan planning organization. In order to enable the city council members who are MPO members to brief the city council on upcoming MPO issues and to discuss their positions on matters that will be before the MPO at forthcoming meetings, the city council has proposed that such items be placed on the agenda for the noticed city council meeting. The city council meetings are noticed, recorded, and open to the public. However, there is no advertisement for a meeting of the MPO and there is concern that the meeting of the council members who are also MPO members would be in violation of the Sunshine Law.

Section 286.011(1), Florida Statutes, Florida's Government in the Sunshine Law, provides:

"All meetings of any board or commission of . . . any agency or authority of any county, municipal corporation, or political subdivision, except as otherwise provided in the Constitution, at which official acts are to be taken are declared to be public meetings open to the public at all times, and no resolution, rule, or formal action shall be considered binding except as taken or made at such meeting. The board or commission must provide reasonable notice of all such meetings."

The statute applies to public collegial bodies at both the state and local level.[1] Florida courts have stated that it was the Legislature's intent to extend the requirements of the Sunshine Law to "every 'board or commission' of the state, or of any county or political subdivision over which it has dominion and control."[2] There is no question, however, that the Government in the Sunshine Law is applicable to meetings of the MPO.

The Sunshine Law's application is not limited to meetings at which final, formal actions are taken. It applies to "any gathering of members where members deal with some matter on which foreseeable action will be taken by the board."[3] Moreover, Florida courts have stated that it is the entire decision-making process that is covered, not merely meetings where a final vote is taken.[4]

In Attorney General Opinion 91-95, a similar situation was addressed. A county commissioner was a member of a county board and another commissioner planned to attend a meeting of the county board in order to discuss matters that would foreseeably come before the county commission. While no notice of a county commission meeting had been given, this office found no clear violation of the Sunshine Law, since notice of the meeting had been given to the public. This office concluded, however, that it may be advisable to include notice of the possible attendance and participation of county commission members in the proceedings of the county board, in order to fully inform the public of the nature of the meeting.

The opinion advised that where two or more boards or commissions are holding a joint meeting, the notice provided to the public should clearly state its joint nature. It was stated, however, that section 286.011, Florida Statutes, does not require that notice designate a meeting of a county board or agency as one held jointly with the county commission merely because members of the county commission may be in attendance or may enter into discussions on matters that may subsequently come before the commission.

The situation you have described, however, is distinguishable in that the purpose of the city council meeting is to facilitate discussions among the commissioners who are not members of the MPO and the MPO member commissioners to decide what positions to take on matters that will be discussed and voted on at future MPO board meetings. Clearly, the discussions among the MPO members would be part of their decision-making process and thus subject to the Sunshine Law. However, the MPO members are acting in their capacity as city council members and are not attempting to meet in secret. Rather, the discussions are taking place at a public, duly noticed meeting at which minutes are being recorded.

This office has stated that "reasonable notice" contemplates that an agency will give notice at such time and in such manner as will enable interested members of the public to attend the

meeting if they wish to do so.[5] In light of your statement that the purpose of the city council meeting is to enable the council members to discuss matters that may foreseeably come before the MPO and that three members of the city council are *ex officio* members of the MPO, it would be appropriate for the notice of such meeting to inform the public that issues pertaining to the MPO are on the commission's agenda. It does not appear, however, that the meeting could be characterized as a joint meeting of the city council and the MPO, merely because three of the council members are *ex officio* MPO members.

A review of the statutes governing the creation of metropolitan planning organizations evidences a recognition that local government officers serving *ex officio* on the MPO represent the local governing bodies that would, in the course of carrying out their purposes, be involved in matters considered by the MPO.[6] Therefore, the discussion of a matter by a local governing body in order to determine its position when such matter comes before the MPO would not make the meeting of the local governing body a meeting of the MPO that would have to be separately noticed.

Accordingly, it is my opinion that the city council may discuss matters that will foreseeably come before the metropolitan planning organization with the *ex officio* MPO members of the council at a noticed, public meeting of the city council, where such notice indicates the subject of the meeting.

Sincerely,

Robert A. Butterworth
Attorney General

RAB/tls

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[1] *City of Miami Beach v. Berns,* 245 So. 2d 38 (Fla. 1971).

[2] *Times Publishing Company v. Williams,* 222 So. 2d 470, 473 (Fla. 2d DCA 1969), *disapproved in part on other grounds, Neu v. Miami Herald Publishing Company,* 462 So. 2d 821 (Fla. 1985).

[3] *Board of Public Instruction of Broward County v. Doran,* 224 So. 2d 693 (Fla. 1969); *Canney v. Board of Public Instruction of Alachua County,* 278 So. 2d 260 (Fla. 1973).

[4] *See Times Publishing Company v. Williams*, 222 So. 2d 470, 473 (Fla. 2d DCA 1969), in which the court stated:

"Every step in the decision-making process, including the decision itself, is a necessary preliminary to formal action. It follows that each such step constitutes an 'official act,' an indispensable requisite to 'formal action,' within the meaning of the act."

[5] *See, e.g.,* Ops. Att'y Gen. Fla. 91-90 (1991), 80-78 (1980), and 73-170 (1973).

[6] *See* s. 339.175(4), Fla. Stat., stating:

"The authority and responsibility of an M.P.O. is to manage a continuing, cooperative, and comprehensive transportation planning process that results in the development of plans and programs which are consistent, to the maximum extent feasible, with the approved local government comprehensive plans of the units of local government the boundaries of which are within the metropolitan area of the M.P.O. An M.P.O. shall be the forum for cooperative decisionmaking by officials of the affected governmental entities in the development of the plans and programs required by subsections (5), (6), (7), and (8)."

Dual Office Holding, municipal boards

Number: AGO 2005-59

Date: November 21, 2005

Subject:
Dual Office Holding, municipal boards

The Honorable Stephen J. Gaul
Mayor
Town of Melbourne Village
555 Hammock Road
Melbourne Village, Florida 32904-2513

RE: DUAL OFFICEHOLDING–PUBLIC OFFICERS– MUNICIPALITIES– GOVERNMENT IN THE SUNSHINE LAW–PUBLIC MEETINGS– committee or board with purely advisory powers not an office for purposes of dual officeholding; attendance of two or more town commission members at public meeting of other town board or committee not violation of sunshine law if no discussion among commission members. s. 286.011, Fla. Stat.; s. 5(a), Art. II, State Const.

Dear Mayor Gaul:

On behalf of the Town Commission for the Town of Melbourne Village, you ask substantially the following questions:

1. May a member of the town commission serve on a town committee that has purely advisory duties or ministerial duties to carry out decisions previously made by the commission?

2. May a member of the town commission serve on a town committee that makes findings of fact regarding individual applications?

3. May a town commissioner serve on a town committee that reviews permit applications and issues permits?

4. Would the answer to question 3 change if the committee makes non-binding recommendations to the building official?

5. May a town commissioner serve on a committee that has authority to grant variances from town code provisions or impose fines for code violations?

6. If a town commissioner may serve on any of the above-mentioned committees, may another member of the commission appear before the committee at its public meeting and address an item on the committee's agenda that will foreseeably be addressed by the town commission at a subsequent meeting?

Your questions primarily relate to the prohibition against dual officeholding in section 5(a), Article

II, of the Florida Constitution. That subsection provides:

"No person holding any office of emolument under any foreign government, or civil office of emolument under the United States or any other state, shall hold any office of honor or of emolument under the government of this state. No person shall hold at the same time more than one office under the government of the state and the counties and municipalities therein, except that a notary public or military officer may hold another office, and any officer may be a member of a constitution revision commission, taxation and budget reform commission, constitutional convention, or statutory body having only advisory powers."

The Constitution does not define the terms "office" or "officer" for purposes of the dual officeholding prohibition. The Supreme Court of Florida, however, has stated:

"The term 'office' implies a delegation of a portion of the sovereign power to, and the possession of it by, the person filling the office, while an 'employment' does not comprehend a delegation of any part of the sovereign authority. The term 'office' embraces the idea of tenure, duration, and duties in exercising some portion of the sovereign power, conferred or defined by law and not by contract. An employment does not authorize the exercise in one's own right of any sovereign power or any prescribed independent authority of a governmental nature; and this constitutes perhaps the most decisive difference between an employment and an office . . . ."[1]

It is, therefore, the nature of the powers and duties of a particular position that determines whether it is an "office" or an "employment." Membership on the governing body of a governmental entity, such as a county or municipality, clearly constitutes an office.[2]

Article II, section 5(a), Florida Constitution, contains several exceptions to its prohibition against dual officeholding. The constitutional provision expressly states that a notary public or military officer may hold another office. In addition, any officer may be a member of a constitution revision commission or constitutional convention. Statutory bodies having only advisory powers are also exempted from the constitutional prohibition on dual officeholding. This exception frequently has been the subject of interpretation both by the courts and by the Attorney General's Office.

For example, the Supreme Court of Florida has held that a member of the State Planning Board is a state "officer" within the dual officeholding prohibition even though the members of the board were authorized to act only in an advisory capacity.[3] The Court noted that the members of the board were appointed by the Governor, served a fixed term of office, performed duties imposed upon them by statute and were authorized to "expend public funds appropriated for that purpose in the discharge of [their] duties, exercising [their] own discretion in that regard."[4] Thus, the Court concluded that powers and attributes of sovereignty had been "delegated to or reposed in the State Planning Board."

Similarly, this office in Attorney General Opinion 76-241 concluded that membership on the Florida Human Relations Commission was an office because the commission was not a statutory body possessing only advisory powers. The opinion was based upon an examination of the powers of the commission, which included, the rights to, among other things, to accept either public or private money to help finance its activities; to recommend measures to eliminate

discrimination; to receive, initiate, investigate, hold hearings on, and pass upon complaints alleging discrimination; to render, at least annually, a comprehensive written report to the Governor and Legislature; and to adopt, amend and rescind rules to effectuate the purposes of the act. Since the commission was authorized to exercise powers associated with those of an office, it could not be characterized as purely an advisory body.[5]

In Attorney General Opinions 89-25 and 90-33 this office found that local planning and zoning commissions possessing the power to grant variances that are approved without review or that are final unless appealed to the county commission did not fall within the exception for advisory bodies. As noted in those opinions, only those statutory bodies possessing advisory powers are excepted; Article II, section 5(a), Florida Constitution, does not provide for or recognize an exception for statutory bodies whose powers are substantially or predominately advisory.

In light of the discussion above, a member of the town commission may serve on a town committee that has purely advisory duties or ministerial duties to carry out decisions previously made by the commission. The latter would appear to be more in the nature of an employment, since exercising ministerial duties would not rise to the level of exercising a sovereign power or independent authority of a governmental nature. However, town committees that are given the authority to make factual determinations, review permit applications, issue permits, grant variances, or impose fines exercise sovereign powers that would make them offices for purposes of the dual officeholding prohibition.

In situations where a committee merely makes non-binding recommendations and has not otherwise been delegated any powers to make factual determinations or exercise any portion of the municipality's sovereign power, there would not appear to be an office subject to the dual officeholding prohibition.[6]

Your final question relates to the application of the Government in the Sunshine Law, section 286.011, Florida Statutes, to public meetings of boards or committees where a town commissioner serves on a board or committee and another member of the town commission may address the entity on a matter that foreseeably may come before the town commission for action. The question arises, therefore, as to whether the presence of two town commissioners at the public meeting of the board or committee constitutes a meeting of the town commission for which reasonable notice must be given and minutes taken.

You state that all committees referenced in Questions 1-6 conduct business only at duly noticed open public meetings. The requirements of the Government in the Sunshine Law are that: (1) meetings of public boards or commissions must be open to the public; (2) reasonable notice of such meetings must be given; and (3) minutes of the meetings must be taken.[7]

In Attorney General Opinion 2000-68, this office was asked whether it was a violation of section 286.011, Florida Statutes, for elected city commissioners to attend other city board meetings and comment on agenda items that may subsequently come before the commission for final action. The opinion noted that application of the statute is not limited to meetings at which final, formal actions are taken, but rather it covers any gathering of members where they address some matter on which foreseeable action will be taken by the board. It was concluded that the commissioners could attend such a public meeting and offer comments, as long as they did not

engage in a discussion or debate about the issues among themselves.

In Attorney General Opinion 98-79, this office considered whether a city commissioner or a group of commissioners could attend a community board meeting and express their views on a proposed ordinance that had been referred by the city commission to the community development board for a recommendation. The city commissioners were interested in attending the meeting at which the community development board considered the ordinance in order to express their support or opposition to the ordinance. Based on a review of previously issued court opinions and Attorney General Opinions, the opinion concluded:

"[A] city commissioner may attend a community development board meeting and express his or her views on a proposed ordinance even though other city commissioners may be in attendance. However, the city commissioners attending such meeting should be cautioned not to engage in debate or discussion with each other. The adoption of the ordinance is a responsibility resting with the city commission, and the city commission's discussions and deliberations on the proposed ordinance must occur at a duly noticed city commission meeting. Moreover, if the community development board has been advised of the city commission members' intention to speak on the proposed ordinance, it may be advisable for the board, in noticing its meeting, to include notice of the possible attendance and participation of city commission members."

Based on the reasoning of the opinions discussed above, it is my opinion that it is not a violation of the Government in the Sunshine Law for town commissioners to attend the public meetings of other city boards or committees and comment on agenda items that may come before the town commission for official action. However, the city commissioners in attendance at such meetings may not engage in a discussion or debate about these issues among themselves. Moreover, as noted in the opinions cited above, it may be advisable for such boards or committees to include in the notice of their public meetings that members of the town commission will be in attendance.

Sincerely,

Charlie Crist
Attorney General

CC/tals

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[1] *State ex rel. Holloway v. Sheats*, 83 So. 508, 509 (Fla. 1919). *And see State ex rel. Clyatt v. Hocker*, 22 So. 721 (Fla. 1897).

[2] *See* Ops. Att'y Gen. Fla. 72-348 (1972) and 74-73 (1974), respectively.

[3] *Advisory Opinion to Governor*, 1 So. 2d 636 (Fla. 1941).

[4] *Id*., at 638.

[5] For other examples where this exception has been applied, *see* Ops. Att'y Gen. Fla. 72-179

(1972) (legislator may serve as member of ad hoc charter revision commission appointed by municipal governing body to serve in a purely advisory capacity to study and recommend changes in municipal charter); 73-288 (1973) (municipal zoning board having only advisory powers may serve as county tax collector); 74-232 (1974) (town council member may serve on advisory county planning commission); 77-74 (1977) (powers exercised by Florida Advisory Council member are advisory and as such are excluded from constitutional dual officeholding prohibition); 78-36 (1978) (member of board of trustees of county public health trust may serve on board of business regulation); 86-105 (1986) (local planning agency whose function is information gathering and advising local government entity falls within exception to dual officeholding prohibition).

[6] This office makes no comment as to any issues that may arise under Part III, Ch. 112, Fla. Stat., the Code of Ethics for Public Officers and Employees. Questions regarding such matters should be addressed to the Florida Commission on Ethics, Ms. Bonnie J. Williams, Executive Director, P. O. Drawer 15709, Tallahassee, FL 32317-5709; phone: 850/488-7864; fax: 850/488-3077; internet: http://www.ethics.state.fl.us/

[7] *See* s. 286.011(1) - (2), Fla. Stat.

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Bk 04051 Pgs 1411 - 1441; (31pgs)
DATE: 10/21/2010 03:48:18 PM
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OSCEOLA COUNTY
RECORDING FEES 265.00

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Jan Albanese Carpenter, Esq.
Latham, Shuker, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

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

THIS AMENDED AND RESTATED INTERLOCAL AGREEMENT BETWEEN REUNION EAST COMMUNITY DEVELOPMENT DISTRICT AND REUNION WEST COMMUNITY DEVELOPMENT DISTRICT REGARDING THE JOINT MAINTENANCE AND RECIPROCAL USAGE OF FACILITIES (this "Interlocal 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"), amends and restates in its entirety that certain Interlocal Agreement between Reunion East Community Development District and Reunion West Community Development District Regarding the Joint Maintenance and Reciprocal Usage of Facilities, effective as of June 8, 2006 between the Districts (the "2006 Interlocal Agreement").

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, as such Districts were expanded from time to time (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 landowners, 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

WHERAS, 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; and

WHEREAS, it appears to both Reunion East and Reunion West that it is in the best interests of the landowners, residents, invitees and guests of the Districts to amend and restate the 2006 Interlocal Agreement to restructure the joint allocation of operating and maintenance costs among the Districts; and

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

currently platted equivalent assessment units ("EAUs") located within each of the Districts so that Reunion East and Reunion West shall be responsible for their pro-rata basis share respectively, of the total costs associated with the operation and maintenance of the District Facilities. This allocation is intended to fairly apportion cost-sharing for the maintenance of certain shared District Facilities; it does not amend or remove the requirements of any landowner within either District to pay special assessments levied by such District. The Districts shall each annually review the number of platted lots and the allocation of joint costs for the operation and maintenance of the District Facilities. The calculation of the pro-rata share for the apportionment of joint costs under this section of the Agreement may be made by mutual consent of each District and shall be memorialized in records of each District. In the event the total number of EAUs in either District are recalculated pursuant to any allocation methodology to "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 may be reallocated by the Districts by a written amendment to this Agreement (which amendment need not be recorded in the public records of Osceola County, but shall be maintained in the public records of the Districts).

2.2 Budgets. Beginning with the Districts' 2010/2011 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' 2010/2011 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
Latham, Shuker, Eden & Beaudine, LLP
390 N. Orange Avenue, Suite 600
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, Esq.
Latham, Shuker, Eden & Beaudine, LLP
390 N. Orange Avenue, Suite 600
Orlando, Florida 32801
Fax: 407-581-9801

SECTION 14

Effective Date and Intent. Regardless of the actual date of execution, this Interlocal Agreement and the rights conferred herein are effective as of August 26, 2010, 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' 2010/2011 fiscal year. Nothing herein is intended to amend, modify, or apply retroactively to any cost sharing and/or allocation contemplated, described or implemented by the Districts in prior fiscal years

[SIGNATURE PAGE TO FOLLOW]

SIGNATURE PAGE
TO INTERLOCAL AGREEMENT

IN WITNESS WHEREOF the undersigned set their hands as of the 26th day of August, 2010.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

Witness: Jemma Lawrence

Print: Jemma Lawrence

By: John Gray
John Gray, Chairman

Witness: [illegible]

Print: Bryan Arnold

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 4 day of October, 2010, by JOHN GRAY as Chairman of the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, on behalf of said district. Said person is personally known to me or has produced a valid driver's license as identification.

DIANE D. PARKER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE013546
Expires 8/1/2014

Diane D Parker
Notary Public; State of Florida
Print Name: Diane D Parker
My Commission Expires: 8/1/2014
My Commission No.: EE013546

SIGNATURE PAGE
TO INTERLOCAL AGREEMENT

IN WITNESS WHEREOF the undersigned set their hands as of the 26th day of August, 2010.

REUNION WEST COMMUNITY
DEVELOPMENT DISTRICT

Witness: Jemma Lauriano

Print: Jemma Lauriano

By: John Gray
John Gray, Chairman

Witness: [illegible]

Print: Bryan Arnold

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 4 day of October 2010, by JOHN GRAY as Chairman of the REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, on behalf of said district. Said person is personally known to me or has produced a valid driver's license as identification.

DIANE D. PARKER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE013546
Expires 8/1/2014

Diane D Parker
Notary Public, State of Florida
Print Name: Diane D Parker
My Commission Expires: 8/1/2014
My Commission No.: EE013546

EXHIBIT "A"

EXTERNAL BOUNDARIES OF REUNION EAST AND REUNION WEST

REUNION WEST CDD – AS EXPANDED

DESCRIPTION - REUNION WEST

A portion of Lot 1, Block 3, 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, and Lots 9, 10, 11, and 12, Block C, Florida Fruit and Truck Land Company Subdivision, being a portion of the West 1/2 of the West 1/2 of the southwest 1/4 of Section 22, Township 25 South, Range 27 East, Osceola County, Florida being more particularly described as follows:

Begin at the Northeasterly corner of Lot 1, Block 3 of said Magnolia Creek; thence run S 00°12'22" W, a distance of 1326.57 feet; thence run S 89°58'38" E, a distance of 992.54 feet to a point on the westerly right of way of Interstate 4 (State Road 400), said point being on a non-tangent curve, concave southwesterly, having a radius of 3982.00 feet and a central angle of 04°39'35"; and a chord bearing of S 16°24'27" E, thence run 323.84 feet along the arc of said curve and said right of way line to the point of compound curvature with a curve, concave northwesterly, having a radius of 2006.00 feet and a central angle of 46°34'57"; thence run southwesterly, along the arc of said curve, a distance of 1630.91 feet to the point of compound curvature with a curve, concave northwesterly, having a radius of 9906.00 feet and a central angle of 07°36'09"; thence run southwesterly, along the arc of said curve, a distance of 1320.13 feet to a point; thence run S 40°08'26" W, a distance of 505.22 feet; thence run N 89°58'57" W, a distance of 899.31 feet; thence run S 00°12'29" W, a distance of 370.75 feet; thence run S 70°07'18" E, a distance of 187.79 feet; thence run S 89°58'57" E, a distance of 310.95 feet; thence run S 49°51'34" E, a distance of 58.10 feet; thence run S 40°08'26" W, a distance of 3179.37 feet; thence departing said right of way line run N 00°06'57" E, a distance of 246.89 feet; thence run N 89°57'27" W, a distance of 665.03 feet; thence run N 00°06'23" E, a distance of 663.43 feet; thence run N 89°58'08" W, a distance of 664.27 feet; thence run S 00°05'43" W, a distance of 576.61 feet; thence run N 89°56'47" W, a distance of 375.00 feet; thence run S 44°55'32" E, a distance of 343.31 feet; thence run N 71°45'45" W, a distance of 643.72 feet; thence run N 72°33'01" W, a distance of 439.95 feet; thence run N 18°20'04" E, a distance of 86.87 feet; thence run N 71°22'55" W, a distance of 39.44 feet; thence run N 00°05'44" E, a distance of 391.54 feet; thence run S 89°58'08" E, a distance of 509.70 feet; thence run N 00°05'04" E, a distance of 1326.35 feet; thence run N 89°59'28" W, a distance of 651.83 feet; thence run N 00°18'42" E, a distance of 1322.08 feet; thence run N 89°48'47" E, a distance of 1324.10 feet; thence run N 00°04'57" E, a distance of 2618.32 feet; thence run S 89°53'52" E, a distance of 1360.52 feet; thence run N 00°35'44" W, a distance of 1377.27 feet to the Northwesterly corner of said Lot 1, Block 3; thence run N 89°56'40" W, a distance of 11.33 feet to the Southwest corner of Section 22, Township 25 South, Range 27 South and a recovered 5" x 5" Concrete Monument (Jones, Wood, & Gentry); thence run N 00°13'04" E , a distance of 2657.91 feet; thence run S 89°42'36" E, a distance of 665.88 feet; thence run S 00°13'27" W along the East line of the West 1/2 of the West 1/2 of said Section 22, a distance of 2655.19 feet to the Southeast corner of said Lot 12; thence run S 89°56'40" E, a distance of 1996.39 feet to the **POINT OF BEGINNING**.

Containing 702.4692 acres, (30,599,558.61 sq ft) more or less.

A portion of Lot 1, Block 4, Magnolia Creek, according tot 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 Northeast corner of said Lot 1, Block 4; thence run S 00°15'31" W, a distance of 1327.37 feet; thence run N 89°56'39" E, a distance of 809.27 feet to the Northwesterly right of way line of Interstate 4 (State Road 400); thence along said right of way line run S 40°08'26" W, a distance of 607.04 feet; thence departing said right of way line run N 68°40'55" W, a distance of 441.48 feet; thence run N 57°51'13" W, a distance of 402.37 feet; thence run S 00°15'59" W, a distance of 439.41 feet; thence run S 46°55'30" E, a distance of 535.33 feet to said right of way line; thence along said right of way line run S 40°08'26" W, a distance of 565.09 feet; thence run N 49°51'58" W, a distance of 21.00 feet; thence run S 42°52'55" W, a distance of 250.29 feet;

thence run S 40°09'02" W, a distance of 339.99 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 9897.00 feet and a central angle of 03°26'07"; thence on a chord bearing of S 41°51'06" W, run 593.39 feet along the arc of said curve to a point; thence departing said right of way line run N 45°51'18" W, a distance of 84.71 feet; thence run N 06°08'28" W, a distance of 120.61 feet; thence run N 06°08'28" W, a distance of 284.18 feet to a point on a non-tangent curve, concave easterly, having a radius of 11533.00 feet and a central angle of 02°00'13"; thence on a chord bearing of N 03°02'30" W, run 403.30 feet along the arc of said curve to a point on a non-tangent curve, concave westerly, having a radius of 11385.00 feet and a central angle of 04°11'40"; thence on a chord bearing of N 01°58'46" W, run 833.46 feet along the arc of said curve to a point; thence run N 89°44'46" W, a distance of 2.49 feet; thence run N 00°13'54" E, a distance of 1162.67 feet; thence run N 89°56'09" E, a distance of 599.81 feet; thence run N 00°15'21" E, a distance of 663.57 feet; thence run N 89°55'26" E, a distance of 665.50 feet to the <u>POINT OF BEGINNING</u>.

Containing 77.9236 acres, (3394360.98 sq ft) more or less.

TOGETHER WITH:

REUNION WEST CDD – ANNEX INTO CDD
(K HILLS)

A PORTION OF LOTS 1 THROUGH 16, BLOCK D, FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 89°56'40" EAST A DISTANCE OF 2662.08 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22 TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 00°15'07" EAST A DISTANCE OF 907.31 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°15'07" EAST A DISTANCE OF 1683.83 FEET TO A POINT ON A LINE 65.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 965.63 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN SOUTH 00°05'55" EAST A DISTANCE OF 199.79 FEET; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 207.00 FEET; THENCE NORTH 00°05'55" WEST A DISTANCE OF 199.79 FEET TO A POINT ON SAID PARALLEL LINE; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 1450.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 545; THENCE SOUTH 00°15'06" WEST A DISTANCE OF 2589.12 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 22; THENCE NORTH 89°57'01" WEST A DISTANCE OF 1983.62 FEET ALONG SAID SOUTH LINE; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 35°26'45" WEST A DISTANCE OF 650.61 FEET; THENCE NORTH 34°18'00" WEST A DISTANCE OF 457.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 148.408 ACRES MORE OR LESS.

TOGETHER WITH

THAT PART OF:
"LOTS 4 THROUGH 9, BLOCK "D", FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
AND
THAT PORTION OF THE ABUTTING RIGHTS-OF-WAY AS SHOWN AND DEPICTED ON FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE

PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A 5" X 5" CONCRETE MONUMENT (NO. I.D.) AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE SOUTH 89°56'40" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 665.69 FEET TO THE SOUTHWEST CORNER OF THE EAST THREE-QUARTERS OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE SOUTH 89°56'40" EAST A DISTANCE OF 1996.39 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE NORTH 00°15'07" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 2591.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°15'07" EAST A DISTANCE OF 15.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 2622.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 545 (OLD LAKE WILSON ROAD); THENCE SOUTH 00°15'06" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 65.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89°54'22" WEST ALONG A LINE WHICH IS PARALLEL TO AND 65.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 2622.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.90 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF LOTS 7 AND 8, BLOCK D, FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 89°56'40" EAST A DISTANCE OF 2662.08 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22 TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 00°15'07" EAST A DISTANCE OF 2591.14 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 965.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°05'55" EAST A DISTANCE OF 199.79 FEET; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 207.00 FEET; THENCE NORTH 00°05'55" WEST A DISTANCE OF 199.79 FEET; THENCE NORTH 89°54'22" WEST A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES, MORE OR LESS.

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°16'07" 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.

LEGAL DESCRIPTION-CDD WEST 545

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 27.86 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-°8-'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 North 51°19'30" East a distance of 286.36 feet; Thence South 42°15'17" East a distance of 717.87 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 51.98 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 86.38 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 282.89 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 169.64 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°39'40" 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.

Said parcel contains 413.65 acres, more or less.

TOGETHER WITH:

REUNION EAST CDD – ANNEX INTO CDD
(EAST OF C.R. 545)

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°54'13" East a distance of 538.49 feet to the POINT OF BEGINNING; thence departing said North line run South 28°34'06" West a distance of 1394.46 feet; thence North 89°50'23" West a distance of 400.32 feet; thence North 08°52'24" West a distance of 581.78 feet; thence North 20°18'07" West a distance of 338.15 feet; thence North 48°33'06" West a distance of 405.84 feet; thence North 73°56'21" West a distance of 220.31 feet; thence South 74°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°33'17" and a chord of 97.53 feet that bears North 03°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°53'06" East a distance of 33.95 feet; thence North 09°04'37" West a distance of 31.31 feet; thence North 59°48'40" East a distance of 204.42 feet; thence North 70°49'21" East a distance of 100.47 feet; thence South 76°57'28" East a distance of 242.54 feet; thence South 11°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°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°54'13" East a distance of 1138.31 feet to the POINT OF BEGINNING.

CONTAINING 27.022 acres more or less.

AND TOGETHER WITH:

REUNION EAST CDD – ANNEX INTO CDD
(WEST OF C.R. 545)

A portion of Tract Q according to the plat of Reunion Phase 2 Parcel 3, as recorded in Plat Book 14, Pages 136 through 140 and a portion of Parcel 1-C according to the plat of Reunion Village 1C, as recorded in Plat Book 16, Pages 100 through 103 of portion of Lots 1 and 2 of Block 1 according to the plat of Magnolia Creek as recorded in Plat Book 12, Pages 70 through 79, all recorded in 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°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°53'57" West a distance of 1308.24 feet to the Point of Beginning; Thence continue thence North 89°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°22'57" West; thence westerly along the arc of said curve through a central angle of 11°02'00" a distance of 532.44 feet to a point of tangency; thence North 78°51'57" West, a distance of 999.05 feet; thence North 74°34'36" West, a distance of 200.56 feet; thence North 78°51'57" West, a distance of 206.74 feet; thence North 00°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 18.99 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" West 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 42.00 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 the POINT OF BEGINNING.

Said parcel contains 255.106 acres.

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.

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 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 reviewed by BOS 04.09.2026. Commercial Broker to be engaged.

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	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**	Reunion Village Boulevard and Poplin Street Intersection. Tentative designs provided by District Engineer. Determined Parking Improvements are feasible with USPS. Reviewed site plan 10.09.2025. DE to bring back options and estimated costs. Legal discussion regarding context for current location being conducted.

11/13/25	Determine Feasibility of Association Tree Planting Guidelines	Supervisor Davis	**In Process**	Updated recommended tree list sent to Master Association Management 03.26.2026. Tree inventory technology reviewed by BOS 04.02.2026.
2/10/26	Review Maintenance Fee Assessment Methodology	Adams	**On Hold**	
4/9/26	Implement Amended and Restated Parking Rules	Adams/Scheerer	**In Process**	Alan - no parking or time restricted parking signs to be installed in accordance with amended map. Tricia - amend enforcement agreements, notify security, notify residents

Reunion West Action Items				
	Action Item	**Assigned To**	**Status**	**Comments**
3/12/26	Pro Forma Reunion West Budget without cost share	Adams/Accounting	**In Process**	Board requested to review proposed budget without cost share included.
4/9/26	Coordinate Off Duty Law Enforcement at RWPOA Encore	Adams	**Completed**	District Manager to coordinate with RWPOA Manager to hire additional law enforcment officers to deter criminal activity.

SECTION II

Reunion East

Community Development District

Summary of Invoices

April 01, 2026 - April 30, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	4/2/26	6828-6839	$	154,508.98
	4/14/26	6840-6852		306,564.36
	4/23/26	6853-6863		52,754.06
	4/30/26	6864-6873		127,031.71
			$	640,859.11
R&M Fund				
	4/2/26	313-314	$	16,049.00
			$	16,049.00
Payroll				
	April 2026			
	Diane Davis	50871	$	184.70
	John Magnusson	50872		184.70
	June Wispelwey	50873		184.70
	Mark Greenstein	50874		184.70
	Trudy Hobbs	50875		184.70
	June Wispelwey	50876*		184.70
			$	1,108.20
TOTAL			**$**	**658,016.31**

***Replaces March check lost in the mail.**

*** CHECK DATES 04/01/2026 - 04/30/2026 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/02/26	00095	3/24/26	257973	202603	320-53800-57400		*	3,028.06		
			SPINERD-STEEL PIP/BOLLARD							
		3/24/26	257973	202603	300-13100-10100		*	2,284.32		
			SPINERD-STEEL PIP/BOLLARD							
		3/25/26	257734	202603	320-53800-57400		*	932.81		
			SINCLAIR - GATE ARM RPLC							
		3/25/26	257734	202603	300-13100-10100		*	703.69		
			SINCLAIR - GATE ARM RPLC							
		3/25/26	257912	202603	320-53800-57400		*	2,080.97		
			SINCLAIR-REPLACED MOTOR							
		3/25/26	257912	202603	300-13100-10100		*	1,569.85		
			SINCLAIR-REPLACED MOTOR							
		3/25/26	258302	202603	320-53800-57400		*	284.56		
			POPLIN-GATE ARM RPLC							
		3/25/26	258302	202603	300-13100-10100		*	214.66		
			POPLIN-GATE ARM RPLC							
						ACCESS CONTROL SYSTEMS LLC			11,098.92	006828
4/02/26	99999	4/02/26	VOID	202604	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006829
4/02/26	00129	3/20/26	6043	202603	320-53800-47700		*	276.45		
			3 UMBRELLAS/LIGHT/HOSE							
		3/20/26	6043	202603	300-13100-10100		*	208.55		
			3 UMBRELLAS/LIGHT/HOSE							
		3/20/26	6044	202603	320-53800-47700		*	418.95		
			TERRACE-REPAIRED RAMP							
		3/20/26	6044	202603	300-13100-10100		*	316.05		
			TERRACE-REPAIRED RAMP							
		3/20/26	6045	202603	320-53800-47700		*	276.45		
			STABLES- CLEAN GUTTERS							
		3/20/26	6045	202603	300-13100-10100		*	208.55		
			STABLES- CLEAN GUTTERS							
		3/20/26	6046	202603	320-53800-46200		*	151.05		
			HC - LOUNGE CHAIR RPLC							
		3/20/26	6046	202603	300-13100-10100		*	113.95		
			HC - LOUNGE CHAIR RPLC							
		3/20/26	6047	202603	320-53800-47700		*	133.95		
			CP - REPLACED TABLE							
		3/20/26	6047	202603	300-13100-10100		*	101.05		
			CP - REPLACED TABLE							
		3/20/26	6048	202603	320-53800-47700		*	342.00		
			STABLES-RMV/DISPOSE ITEMS							
		3/20/26	6048	202603	300-13100-10100		*	258.00		
			STABLES-RMV/DISPOSE ITEMS							

*** CHECK DATES 04/01/2026 - 04/30/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

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

                 3/20/26 6049     202603 320-53800-47700                                    *              162.45
                          CP- RPR DOOR CLOSURE
                 3/20/26 6049     202603 300-13100-10100                                    *              122.55
                          CP- RPR DOOR CLOSURE
                                                BERRY CONSTRUCTION INC.                                                3,090.00 006830
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/02/26 00192   3/01/26 2053     202603 320-53800-43300                                    *            2,163.15
                          POOL AMENITIES MAR26
                 3/01/26 2053     202603 300-13100-10100                                    *            1,631.85
                          POOL AMENITIES MAR26
                 3/01/26 2053     202603 320-53800-43300                                    *            5,400.75
                          POOL ATTENDANT MAR26
                 3/01/26 2053     202603 300-13100-10100                                    *            4,074.25
                          POOL ATTENDANT MAR26
                 3/01/26 2053     202603 320-53800-43300                                    *              617.74
                          HCC CLEANING SRVC MAR26
                 3/01/26 2053     202603 300-13100-10100                                    *              466.01
                          HCC CLEANING SRVC MAR26
                                                PG SERVICE GROUP LLC                                                  14,353.75 006831
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/02/26 00054   4/01/26 2026APR  202604 320-53800-34500                                    *            6,650.00
                          SECURITY SERVICES APR26
                 4/01/26 2026APR  202604 300-13100-10100                                    *            5,016.66
                          SECURITY SERVICES APR26
                                                REUNION RESORT AND CLUB MASTER ASSC                                   11,666.66 006832
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/02/26 99999   4/02/26 VOID     202604 000-00000-00000                                    C                .00
                          VOID CHECK
                                                  ******INVALID VENDOR NUMBER******                                        .00 006833
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/02/26 99999   4/02/26 VOID     202604 000-00000-00000                                    C                .00
                          VOID CHECK
                                                  ******INVALID VENDOR NUMBER******                                        .00 006834
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/02/26 00060   2/23/26 325434   202602 320-53800-46200                                    *              151.05
                          CP-REPAIRED FAULTY WIRE
                 2/23/26 325434   202602 300-13100-10100                                    *              113.95
                          CP-REPAIRED FAULTY WIRE
                 2/24/26 325478   202602 320-53800-46200                                    *              422.94
                          CP-NEW UNITHERM GOV
                 2/24/26 325478   202602 300-13100-10100                                    *              319.06
                          CP-NEW UNITHERM GOV
                 2/24/26 325479   202602 320-53800-46200                                    *              203.49
                          SE&LP-NEW ADA STRAP
                 2/24/26 325479   202602 300-13100-10100                                    *              153.51
                          SE&LP-NEW ADA STRAP
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*** CHECK DATES 04/01/2026 - 04/30/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		3/09/26	325810	202603	320-53800-46200			*	935.94		
			TERR-INSTL A LED FIXTURE								
		3/09/26	325810	202603	300-13100-10100			*	706.06		
			TERR-INSTL A LED FIXTURE								
		3/09/26	325811	202603	320-53800-46200			*	847.02		
			SC-3 UNITHERM GOVS								
		3/09/26	325811	202603	300-13100-10100			*	638.98		
			SC-3 UNITHERM GOVS								
		3/10/26	325871	202603	320-53800-46200			*	151.05		
			HOMESTEAD-ADJUST BYPASS								
		3/10/26	325871	202603	300-13100-10100			*	113.95		
			HOMESTEAD-ADJUST BYPASS								
		3/10/26	325873	202603	320-53800-46200			*	299.22		
			HC-BULK BLEACH								
		3/10/26	325873	202603	300-13100-10100			*	225.73		
			HC-BULK BLEACH								
		3/10/26	325874	202603	320-53800-46200			*	457.71		
			HC-GAL DEGREASER								
		3/10/26	325874	202603	300-13100-10100			*	345.29		
			HC-GAL DEGREASER								
		3/10/26	325875	202603	320-53800-46200			*	536.09		
			SE-2 GAL SULFURIC ACID								
		3/10/26	325875	202603	300-13100-10100			*	404.41		
			SE-2 GAL SULFURIC ACID								
		3/10/26	325876	202603	320-53800-46200			*	237.12		
			SC-NEW TORO VALVE								
		3/10/26	325876	202603	300-13100-10100			*	178.88		
			SC-NEW TORO VALVE								
		3/11/26	325985	202603	320-53800-46200			*	271.89		
			CP-NEW CLAMP/O-RING								
		3/11/26	325985	202603	300-13100-10100			*	205.11		
			CP-NEW CLAMP/O-RING								
		3/13/26	326008	202603	320-53800-46200			*	269.61		
			TERR-TORO VALVE/BASIN								
		3/13/26	326008	202603	300-13100-10100			*	203.39		
			TERR-TORO VALVE/BASIN								
		3/19/26	326226	202603	320-53800-46200			*	345.99		
			HC-NEW MAX-E-PRO CLAMP								
		3/19/26	326226	202603	300-13100-10100			*	261.01		
			HC-NEW MAX-E-PRO CLAMP								
		3/20/26	325863	202603	320-53800-46200			*	574.99		
			CP-BIOFILM TREATMENT								
		3/20/26	325863	202603	300-13100-10100			*	433.76		
			CP-BIOFILM TREATMENT								
		3/23/26	326301	202603	320-53800-46200			*	560.85		
			CP-15 GAL SULFURIC ACID								

*** CHECK DATES 04/01/2026 - 04/30/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

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

                 3/23/26 326301   202603 300-13100-10100                                     *              423.10
                          CP-15 GAL SULFURIC ACID
                 3/23/26 326302   202603 320-53800-46200                                     *              496.76
                          SC-15 GAL SULFURIC ACID
                 3/23/26 326302   202603 300-13100-10100                                     *              374.74
                          SC-15 GAL SULFURIC ACID
                                                SPIES POOL LLC                                                    11,862.65 006835
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*** CHECK DATES 04/01/2026 - 04/30/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		2/28/26	1123084	202602	300-13100-10100			*	688.00		
			TURF CARE FEB26								
		2/28/26	1123084	202602	320-53800-47300			*	912.00		
			TREE/SHRUBCARE FEB26								
		2/28/26	1123084	202602	300-13100-10100			*	688.00		
			TREE/SHRUBCARE FEB26								
		2/28/26	1123084	202602	320-53800-47300			*	7,060.02		
			IRRIGATION MAINT FEB26								
		2/28/26	1123084	202602	300-13100-10100			*	5,325.98		
			IRRIGATION MAINT FEB26								
		2/28/26	1123084	202602	320-53800-47300			*	1,939.71-		
			CREDIT REMAINING PHASE								
		2/28/26	1123084	202602	300-13100-10100			*	1,463.29-		
			CREDIT REMAINING PHASE								
		3/16/26	1130131	202601	320-53800-46500			*	1,345.20		
			TERR-IRRIGATION REPAIR								
		3/16/26	1130131	202601	300-13100-10100			*	1,014.80		
			TERR-IRRIGATION REPAIR								
		3/16/26	1130132	202601	320-53800-46500			*	867.54		
			ENC-IRRIGATION REPAIRS								
		3/16/26	1130132	202601	300-13100-10100			*	654.46		
			ENC-IRRIGATION REPAIRS								
		3/16/26	1130133	202602	320-53800-47400			*	510.15		
			DEAD PALM TREE REMOVAL								
		3/16/26	1130133	202602	300-13100-10100			*	384.85		
			DEAD PALM TREE REMOVAL								
		3/16/26	1130134	202602	320-53800-47400			*	1,510.50		
			LIVE OAK TREE REMOVAL								
		3/16/26	1130134	202602	300-13100-10100			*	1,139.50		
			LIVE OAK TREE REMOVAL								
		3/16/26	1130135	202603	320-53800-46500			*	661.20		
			IRRIGATION MAINLINE RPR								
		3/16/26	1130135	202603	300-13100-10100			*	498.80		
			IRRIGATION MAINLINE RPR								
		3/16/26	1130136	202603	320-53800-47400			*	313.50		
			SPINE RD-ROOT BARRIER								
		3/16/26	1130136	202603	300-13100-10100			*	236.50		
			SPINE RD-ROOT BARRIER								
							YELLOWSTONE LANDSCAPE SOUTHEAST LLC			93,407.00	006839
4/14/26	00095	3/31/26	258321	202603	320-53800-57400			*	422.81		
			SINCLAIR-LED CONTROLLER								
		3/31/26	258321	202603	300-13100-10100			*	318.96		
			SINCLAIR-LED CONTROLLER								
		3/31/26	258454	202603	320-53800-57400			*	197.21		
			SINCLAIR-REPLACED PULLEY								

*** CHECK DATES 04/01/2026 - 04/30/2026 ***
GENERAL FUND
BANK A REUNION EAST CDD

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

                 3/31/26 258454   202603 300-13100-10100                                    *              148.77
                          SINCLAIR-REPLACED PULLEY
                                                        ACCESS CONTROL SYSTEMS LLC                                 1,087.75 006840
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/14/26 00079   3/29/26 11796874 202603 320-53800-47900                                    *               48.34
                          MTHLY PEST CONTROL MAR26
                 3/29/26 11796874 202603 300-13100-10100                                    *               36.46
                          MTHLY PEST CONTROL MAR26
                                                        HOMETEAM PEST DEFENSE                                         84.80 006841
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/14/26 99999   4/14/26 VOID     202604 000-00000-00000                                    C                .00
                          VOID CHECK
                                                          ******INVALID VENDOR NUMBER******                            .00 006842
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/14/26 99999   4/14/26 VOID     202604 000-00000-00000                                    C                .00
                          VOID CHECK
                                                          ******INVALID VENDOR NUMBER******                            .00 006843
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/14/26 99999   4/14/26 VOID     202604 000-00000-00000                                    C                .00
                          VOID CHECK
                                                          ******INVALID VENDOR NUMBER******                            .00 006844
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/14/26 00092   3/31/26 3487     202602 320-53800-41000                                    *               49.83
                          CP PHONE LINE 7585 FEB26
                 3/31/26 3487     202602 300-13100-10100                                    *               37.59
                          CP PHONE LINE 7585 FEB26
                 3/31/26 3487     202602 320-53800-41000                                    *               49.83
                          HC PHONE LINE 7693 FEB26
                 3/31/26 3487     202602 300-13100-10100                                    *               37.59
                          HC PHONE LINE 7693 FEB26
                 3/31/26 3487     202602 320-53800-41000                                    *               49.83
                          1HS PHONE LINE 1590 FEB26
                 3/31/26 3487     202602 300-13100-10100                                    *               37.59
                          1HS PHONE LINE 1590 FEB26
                 3/31/26 3487     202602 320-53800-41000                                    *               49.83
                          2HS PHONE LINE 1590 FEB26
                 3/31/26 3487     202602 300-13100-10100                                    *               37.59
                          2HS PHONE LINE 1590 FEB26
                 3/31/26 3487     202602 320-53800-41000                                    *               49.83
                          1HC IRRG LINE 7715 FEB26
                 3/31/26 3487     202602 300-13100-10100                                    *               37.59
                          1HC IRRG LINE 7715 FEB26
                 3/31/26 3487     202602 320-53800-41000                                    *               49.83
                          2HC IRRG LINE 7715 FEB26
                 3/31/26 3487     202602 300-13100-10100                                    *               37.59
                          2HC IRRG LINE 7715 FEB26
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*** CHECK DATES 04/01/2026 - 04/30/2026 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		3/31/26	3487	202602	320-53800-41000			*	49.83		
			1HC FIRE LINE 7715 FEB26								
		3/31/26	3487	202602	300-13100-10100			*	37.59		
			1HC FIRE LINE 7715 FEB26								
		3/31/26	3487	202602	320-53800-41000			*	49.83		
			2HC FIRE LINE 7715 FEB26								
		3/31/26	3487	202602	300-13100-10100			*	37.59		
			2HC FIRE LINE 7715 FEB26								
		3/31/26	3488	202602	320-53800-41000			*	124.37		
			CENTURYLNK-CP GATE/ACCESS								
		3/31/26	3488	202602	300-13100-10100			*	93.83		
			CENTURYLNK-CP GATE/ACCESS								
		3/31/26	3489	202602	320-53800-41000			*	385.38		
			CENTURYLNK-CIRCUIT/MODEM								
		3/31/26	3489	202602	300-13100-10100			*	290.72		
			CENTURYLNK-CIRCUIT/MODEM								
		3/31/26	3552	202602	320-53800-43100			*	7.31		
			TOHO METER#33012809 FEB26								
		3/31/26	3558	202603	320-53800-41000			*	49.83		
			CP PHONE LINE 7585 MAR26								
		3/31/26	3558	202603	300-13100-10100			*	37.59		
			CP PHONE LINE 7585 MAR26								
		3/31/26	3558	202603	320-53800-41000			*	49.83		
			HC PHONE LINE 7693 MAR26								
		3/31/26	3558	202603	300-13100-10100			*	37.59		
			HC PHONE LINE 7693 MAR26								
		3/31/26	3558	202603	320-53800-41000			*	49.83		
			1HS PHONE LINE 1590 MAR26								
		3/31/26	3558	202603	300-13100-10100			*	37.59		
			1HS PHONE LINE 1590 MAR26								
		3/31/26	3558	202603	320-53800-41000			*	49.83		
			2HS PHONE LINE 1590 MAR26								
		3/31/26	3558	202603	300-13100-10100			*	37.59		
			2HS PHONE LINE 1590 MAR26								
		3/31/26	3558	202603	320-53800-41000			*	49.83		
			1HC IRRG LINE 7715 MAR26								
		3/31/26	3558	202603	300-13100-10100			*	37.59		
			1HC IRRG LINE 7715 MAR26								
		3/31/26	3558	202603	320-53800-41000			*	49.83		
			2HC IRRG LINE 7715 MAR26								
		3/31/26	3558	202603	300-13100-10100			*	37.59		
			2HC IRRG LINE 7715 MAR26								
		3/31/26	3558	202603	320-53800-41000			*	49.83		
			1HC FIRE LINE 7715 MAR26								
		3/31/26	3558	202603	300-13100-10100			*	37.59		
			1HC FIRE LINE 7715 MAR26								

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		3/31/26	3558	202603	320-53800-41000		*	49.83		
			2HC FIRE LINE 7715 MAR26							
		3/31/26	3558	202603	300-13100-10100		*	37.59		
			2HC FIRE LINE 7715 MAR26							
		3/31/26	3561	202603	320-53800-41000		*	385.38		
			CENTURYLNK-CIRCUITS&MODEM							
		3/31/26	3561	202603	300-13100-10100		*	290.72		
			CENTURYLNK-CP GATE/ACCESS							
		3/31/26	3565	202602	320-53800-43000		*	108.28		
			DUKEENERGY#9100 8323 9862							
		3/31/26	3566	202602	320-53800-43000		*	651.32		
			DUKEENERGY#9100 8324 0443							
		3/31/26	3578	202603	320-53800-41000		*	124.37		
			CENTURYLNK-CP GATE/ACCESS							
		3/31/26	3578	202603	300-13100-10100		*	93.83		
			CENTURYLNK-CP GATE/ACCESS							
						KINGWOOD ORLANDO REUNION RESORT LLC			3,954.23	006845
4/14/26	00192	4/01/26	2065	202604	320-53800-43300		*	2,163.15		
			POOL AMENITIES APR26							
		4/01/26	2065	202604	300-13100-10100		*	1,631.85		
			POOL AMENITIES APR26							
		4/01/26	2065	202604	320-53800-43300		*	5,400.75		
			POOL ATTENDANT APR26							
		4/01/26	2065	202604	300-13100-10100		*	4,074.25		
			POOL ATTENDANT APR26							
		4/01/26	2065	202604	320-53800-43300		*	617.74		
			HC CLEANING SRVC APR26							
		4/01/26	2065	202604	300-13100-10100		*	466.01		
			HC CLEANING SRVC APR26							
						PG SERVICE GROUP LLC			14,353.75	006846
4/14/26	00103	4/08/26	04082026	202604	300-20700-10000		*	189,483.48		
			FY26 DEBT SRVC SER2015A							
						REUNION EAST CDD C/O USBANK			189,483.48	006847
4/14/26	00103	4/08/26	04082026	202604	300-20700-10800		*	83,671.85		
			FY26 DEBT SERVICE SER2021							
						REUNION EAST CDD C/O USBANK			83,671.85	006848
4/14/26	00175	4/01/26	1012646	202604	320-53800-46200		*	4,845.00		
			POOL MAINTENANCE APR26							
		4/01/26	1012646	202604	300-13100-10100		*	3,655.00		
			POOL MAINTENANCE APR26							
						ROBERTS POOL SERVICE AND REPAIR INC			8,500.00	006849

*** CHECK DATES 04/01/2026 - 04/30/2026 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/14/26	99999	4/14/26	VOID VOID CHECK	202604	000-00000-00000		C	.00		
						******INVALID VENDOR NUMBER******			.00	006850
4/14/26	00060	2/04/26	324962 SE - BULK BLEACH	202602	320-53800-46200		*	407.55		
		2/04/26	324962 SE - BULK BLEACH	202602	300-13100-10100		*	307.45		
		2/04/26	324963 TERR. BULK BLEACH/ACID	202602	320-53800-46200		*	422.37		
		2/04/26	324963 TERR. BULK BLEACH/ACID	202602	300-13100-10100		*	318.63		
		2/07/26	325095 CP - NEW WEDGE/TORO VALVE	202602	320-53800-46200		*	340.86		
		2/07/26	325095 CP - NEW WEDGE/TORO VALVE	202602	300-13100-10100		*	257.14		
		3/10/26	325861 HP - INSTALL ORING/GUTTER	202603	320-53800-46200		*	435.48		
		3/10/26	325861 HP - INSTALL ORING/GUTTER	202603	300-13100-10100		*	328.52		
		3/23/26	325867 TERR. - QRTLY INSPECTION	202603	320-53800-46200		*	151.05		
		3/23/26	325867 TERR. - QRTLY INSPECTION	202603	300-13100-10100		*	113.95		
		3/24/26	325869 TERR. - FILTER/ACID WASH	202603	320-53800-46200		*	589.10		
		3/24/26	325869 TERR. - FILTER/ACID WASH	202603	300-13100-10100		*	444.40		
		3/30/26	326466 SE - INSTALL NEW SENSOR	202603	320-53800-46200		*	234.84		
		3/30/26	326466 SE - INSTALL NEW SENSOR	202603	300-13100-10100		*	177.16		
						SPIES POOL LLC			4,528.50	006851
4/14/26	00142	3/11/26	IVU00194 SE - SEMI ANNUAL INSPECT	202602	320-53800-47800		*	199.50		
		3/11/26	IVU00194 SE - SEMI ANNUAL INSPECT	202602	300-13100-10100		*	150.50		
		3/21/26	IVU00194 STABLES- QRTLY SPRINKLER	202602	320-53800-47800		*	114.00		
		3/21/26	IVU00194 STABLES- QRTLY SPRINKLER	202602	300-13100-10100		*	86.00		
		3/24/26	IVU00195 SE - QRTLY SPRINKLER INSP	202602	320-53800-47800		*	199.50		
		3/24/26	IVU00195 SE - QRTLY SPRINKLER INSP	202602	300-13100-10100		*	150.50		
						UNITED FIRE PROTECTION INC			900.00	006852

*** CHECK DATES 04/01/2026 - 04/30/2026 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/23/26	00095	4/10/26	258596	202604	320-53800-57400		*	139.65		
			CARD READER PEDESTAL HIT							
		4/10/26	258596	202604	300-13100-10100		*	105.35		
			CARD READER PEDESTAL HIT							
		4/16/26	258644	202604	320-53800-57400		*	139.65		
			CARR PT SWING GATES HIT							
		4/16/26	258644	202604	300-13100-10100		*	105.35		
			CARR PT SWING GATES HIT							
		4/16/26	258647	202604	320-53800-57400		*	142.67		
			INSTL BOLTS 2 ARM PACKAGE							
		4/16/26	258647	202604	300-13100-10100		*	107.63		
			INSTL BOLTS 2 ARM PACKAGE							
		4/17/26	258698	202604	320-53800-57400		*	139.65		
			MAINGATE SERVICE CALL							
		4/17/26	258698	202604	300-13100-10100		*	105.35		
			MAINGATE SERVICE CALL							
						ACCESS CONTROL SYSTEMS LLC			985.30	006853
4/23/26	99999	4/23/26	VOID	202604	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006854
4/23/26	00129	3/12/26	6034	202603	320-53800-47700		*	219.45		
			HC-RPR DOOR CLOSURE/FACE							
		3/12/26	6034	202603	300-13100-10100		*	165.55		
			HC-RPR DOOR CLOSURE/FACE							
		4/10/26	6056	202603	320-53800-47700		*	219.45		
			CP - DECK PAVERS REPAIRED							
		4/10/26	6056	202603	300-13100-10100		*	165.55		
			CP - DECK PAVERS REPAIRED							
		4/10/26	6057	202603	320-53800-47700		*	105.45		
			SE-ENTRANCE GATES REPAIR							
		4/10/26	6057	202603	300-13100-10100		*	79.55		
			SE-ENTRANCE GATES REPAIR							
		4/10/26	6058	202603	320-53800-46200		*	1,111.50		
			SE & HC - 8 NEW UMBRELLAS							
		4/10/26	6058	202603	300-13100-10100		*	838.50		
			SE & HC - 8 NEW UMBRELLAS							
		4/10/26	6059	202603	320-53800-47700		*	219.45		
			STABLES - RPLC TABLE TOPS							
		4/10/26	6059	202603	300-13100-10100		*	165.55		
			STABLES - RPLC TABLE TOPS							
		4/10/26	6060	202603	320-53800-47700		*	265.05		
			SE-RPR DOOR/RPLC UMBRELLA							
		4/10/26	6060	202603	300-13100-10100		*	199.95		
			SE-RPR DOOR/RPLC UMBRELLA							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		4/17/26	6062	202604	320-53800-53200		*	105.45		
			REMOVE LOOSE TRIM ON SIGN							
		4/17/26	6062	202604	300-13100-10100		*	79.55		
			REMOVE LOOSE TRIM ON SIGN							
		4/17/26	6065	202604	320-53800-46200		*	413.25		
			HC - 13 CHAIRS REPLACED							
		4/17/26	6065	202604	300-13100-10100		*	311.75		
			HC - 13 CHAIRS REPLACED							
						BERRY CONSTRUCTION INC.			4,665.00	006855
4/23/26	00134	3/05/26	04660	202602	310-51300-31100		*	594.65		
			CDD MEETING							
		3/05/26	04660	202602	310-51300-31100		*	475.00		
			DAMAGE CURB SURVEY							
		3/05/26	04660	202602	310-51300-31100		*	142.50		
			STORMWATER POND EXPANSION							
		4/01/26	04690	202603	310-51300-31100		*	760.00		
			OLD LAKE WILSON RD MTG							
		4/01/26	04690	202603	310-51300-31100		*	475.00		
			DAMAGE CURB SURVEY							
		4/01/26	04690	202603	310-51300-31100		*	594.65		
			CDD MEETING							
		4/01/26	04690	202603	310-51300-31100		*	285.00		
			PARKING MAP UPDATE							
						BOYD CIVIL ENGINEERING INC			3,326.80	006856
4/23/26	00106	4/06/26	332-6474	202604	320-53800-53200		*	1,396.50		
			6 18X24 GATE SIGNS							
		4/06/26	332-6474	202604	300-13100-10100		*	1,053.50		
			6 18X24 GATE SIGNS							
						FASTSIGNS SOUTH ORLANDO			2,450.00	006857
4/23/26	00049	4/01/26	680	202604	320-53800-12000		*	3,838.58		
			FIELD MANAGEMENT APR26							
		4/01/26	681	202604	310-51300-34000		*	4,414.50		
			MANAGEMENT FEES APR26							
		4/01/26	681	202604	310-51300-35200		*	108.17		
			WEBSITE ADMIN FEE APR26							
		4/01/26	681	202604	310-51300-35100		*	162.25		
			INFORMATION TECH APR26							
		4/01/26	681	202604	310-51300-31300		*	901.25		
			DISSEMINATION FEE APR26							
		4/01/26	681	202604	310-51300-51000		*	.69		
			OFFICE SUPPLIES APR26							
		4/01/26	681	202604	310-51300-42000		*	14.73		
			POSTAGE APR26							
						GOVERNMENTAL MANAGEMENT SERVICES			9,440.17	006858

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

 4/23/26 00135   3/18/26 031826CD 202603 320-53800-46200                                  *              678.87
                         RPLC 6 ACRYLIC TABLE TOPS
                 3/18/26 031826CD 202603 300-13100-10100                                  *              512.13
                         RPLC 6 ACRYLIC TABLE TOPS
                                                   JNJ HOME SERVICES                                                1,191.00 006859
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/23/26 99999   4/23/26 VOID     202604 000-00000-00000                                  C                .00
                         VOID CHECK
                                                     ******INVALID VENDOR NUMBER******                                .00 006860
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/23/26 00119   3/10/26 150798   202602 310-51300-31500                                  *            1,287.00
                         FINALIZATION OF EASEMENT
                 3/10/26 150798   202602 310-51300-31500                                  *            2,988.50
                         PREP FOR ASSESSMENT
                 3/10/26 150798   202602 310-51300-31500                                  *            2,949.07
                         CDD MEETING/AGENDA REVIEW
                 3/10/26 150798   202602 310-51300-31500                                  *              762.00
                         SE- LICENSE AGREEMENT
                 3/10/26 150799   202602 310-51300-31500                                  *               66.00
                         RVW APPRAISAL FROM FDOT
                 3/10/26 150800   202602 310-51300-31500                                  *               99.00
                         ROWSTAR CORRESPONDENCE
                 3/10/26 150801   202602 310-51300-31500                                  *            6,085.25
                         DRAFT/REVISE COMPLAINT
                 3/10/26 150801   202602 310-51300-31500                                  *              671.50
                         LITIGATION & ASSESSMENT
                 4/13/26 152102   202603 310-51300-31500                                  *            1,174.57
                         REVIEW AGENDA/CDD MEETING
                 4/13/26 152102   202603 310-51300-31500                                  *              429.00
                         EHOF GAURDGOUSE
                 4/13/26 152102   202603 310-51300-31500                                  *              660.00
                         FLORIDA LAW/SUNSHINE LAW
                 4/13/26 152102   202603 310-51300-31500                                  *              237.00
                         DUKE POWER EASEMENT
                 4/13/26 152103   202603 310-51300-31500                                  *            5,071.50
                         CORRESP ON EMINENT DOMAIN
                 4/13/26 152105   202603 310-51300-31500                                  *            1,539.50
                         KINGWOOD ASSESSMENT ITEMS
                                                   LATHAM LUNA EDEN AND BEAUDINE LLP                                24,019.89 006861
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 4/23/26 00060   4/04/26 326803   202604 320-53800-46200                                  *              383.04
                         SE-RPLC PROTECK SHIELD
                 4/04/26 326803   202604 300-13100-10100                                  *              288.96
                         SE-RPLC PROTECK SHIELD
                 4/06/26 326690   202604 320-53800-46200                                  *              166.41
                         SE-INSTALL PUMP BASKET
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  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE          DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                        AMOUNT     #

                 4/06/26 326690   202604 300-13100-10100                                     *              125.54
                          SE-INSTALL PUMP BASKET
                 4/07/26 326697   202604 320-53800-46200                                     *              821.94
                          TERR. INSTALL LED FIXTURE
                 4/07/26 326697   202604 300-13100-10100                                     *              620.06
                          TERR. INSTALL LED FIXTURE
                 4/15/26 327050   202604 320-53800-46200                                     *              393.27
                          CP - 240 BULK BLEACH
                 4/15/26 327050   202604 300-13100-10100                                     *              296.68
                          CP - 240 BULK BLEACH
                                                 SPIES POOL LLC                                            3,095.90 006862
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*** CHECK DATES 04/01/2026 - 04/30/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		3/07/26	6027	202603	300-13100-10100			*	294.55		
			HOMESTEAD-REPLACE VALVE								
		3/07/26	6029	202603	320-53800-47700			*	390.45		
			SE-REPLACE FLUSH VALVE								
		3/07/26	6029	202603	300-13100-10100			*	294.55		
			SE-REPLACE FLSUH VALVE								
		3/07/26	6030	202603	320-53800-47700			*	162.45		
			TERR.-ADJUSTED GATE								
		3/07/26	6030	202603	300-13100-10100			*	122.55		
			TERR.-ADJUSTED GATE								
		3/14/26	6038	202603	320-53800-47200			*	162.45		
			HC- REPLACE LIGHT BULBS								
		3/14/26	6038	202603	300-13100-10100			*	122.55		
			HC- REPLACE LIGHT BULBS								
		4/24/26	6073	202604	320-53800-46200			*	162.45		
			HC-REPLACED TABLE/CHAIR								
		4/24/26	6073	202604	300-13100-10100			*	122.55		
			HC-REPLACED TABLE/CHAIR								
		4/24/26	6075	202604	320-53800-47700			*	247.95		
			SE-INSTALL WATER FILTER								
		4/24/26	6075	202604	300-13100-10100			*	187.05		
			SE-INSTALL WATER FILTER								
		4/24/26	6076	202604	320-53800-46200			*	219.45		
			SE-REPLACED 4 UMBRELLAS								
		4/24/26	6076	202604	300-13100-10100			*	165.55		
			SE-REPLACED 4 UMBRELLAS								
		4/24/26	6077	202604	320-53800-57400			*	447.45		
			GAURDHOUSE-REPLACED DOOR								
		4/24/26	6077	202604	300-13100-10100			*	337.55		
			GAURDHOUSE-REPLACED DOOR								
		4/24/26	6078	202604	320-53800-47700			*	265.05		
			SE-RPLC 3 LOCKS/4 LIGHTS								
		4/24/26	6078	202604	300-13100-10100			*	199.95		
			SE-RPLC 3 LOCKS/4 LIGHTS								
		4/25/26	6079	202604	320-53800-47700			*	151.05		
			HC- REPAIRED GATE LATCH								
		4/25/26	6079	202604	300-13100-10100			*	113.95		
			HC- REPAIRED GATE LATCH								
		4/25/26	6080	202604	320-53800-47700			*	247.95		
			HC-RPLC TOILET SEAT/BULBS								
		4/25/26	6080	202604	300-13100-10100			*	187.05		
			HC-RPLC TOILET SEAT/BULBS								
		4/25/26	6081	202604	320-53800-46200			*	265.05		
			HC-UMBRELLA/SHOWER HANDLE								
		4/25/26	6081	202604	300-13100-10100			*	199.95		
			HC-UMBRELLA/SHOWER HANDLE								
							BERRY CONSTRUCTION INC.			5,460.00	006868

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*** CHECK DATES 04/01/2026 - 04/30/2026 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/30/26	00186	3/01/26	766280	202604	320-53800-34500		*	787.18		
			ALARM MONITOR SRVC APR26							
		3/01/26	766280	202604	300-13100-10100		*	593.84		
			ALARM MONITOR SRVC APR26							
		4/01/26	767453	202604	300-15500-10000		*	790.25		
			ALARM MONITOR SRVC MAY26							
		4/01/26	767453	202604	300-13100-10100		*	596.16		
			ALARM MONITOR SRVC MAY26							
						HIDDEN EYES LLC DBA ENVERA SYSTEMS			2,767.43	006869
4/30/26	99999	4/30/26	VOID	202604	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006870
4/30/26	00060	4/08/26	326774	202604	320-53800-46200		*	115.14		
			SE-INSTALLED NEW SIGN							
		4/08/26	326774	202604	300-13100-10100		*	86.86		
			SE-INSTALLED NEW SIGN							
		4/08/26	326776	202604	320-53800-46200		*	115.14		
			CP-INSTALLED A NEW SIGN							
		4/08/26	326776	202604	300-13100-10100		*	86.86		
			CP-INSTALLED A NEW SIGN							
		4/08/26	326777	202604	320-53800-46200		*	115.14		
			HC-INSTALL NEW SIGN							
		4/08/26	326777	202604	300-13100-10100		*	86.86		
			HC-INSTALL NEW SIGN							
		4/08/26	326778	202604	320-53800-46200		*	180.69		
			HC-INSTALLED NEW SIGN							
		4/08/26	326778	202604	300-13100-10100		*	136.31		
			HC-INSTALLED NEW SIGN							
		4/08/26	326779	202604	320-53800-46200		*	115.14		
			HOMESTEAD-SIGN INSTALLED							
		4/08/26	326779	202604	300-13100-10100		*	86.86		
			HOMESTEAD-SIGN INSTALLED							
		4/08/26	326780	202604	320-53800-46200		*	115.14		
			TERR. INSTALL NEW SIGN							
		4/08/26	326780	202604	300-13100-10100		*	86.86		
			TERR. INSTALL NEW SIGN							
		4/13/26	326950	202604	320-53800-46200		*	169.29		
			HC-PATCHED BROKEN TILE							
		4/13/26	326950	202604	300-13100-10100		*	127.71		
			HC-PATCHED BROKEN TILE							
		4/16/26	325865	202604	320-53800-46200		*	296.49		
			HC-TORO VALVE/GAUGE							
		4/16/26	325865	202604	300-13100-10100		*	223.66		
			HC-TORO VALVE/GAUGE							

*** CHECK DATES 04/01/2026 - 04/30/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		4/16/26	327049	202604	320-53800-46200		*	194.37		
			CP-INSTALLED TORO VALVE							
		4/16/26	327049	202604	300-13100-10100		*	146.63		
			CP-INSTALLED TORO VALVE							
		4/20/26	327153	202604	320-53800-46200		*	1,053.36		
			SE-3 UNITHERM/PILOT							
		4/20/26	327153	202604	300-13100-10100		*	794.64		
			SE-3 UNITHERM/PILOT							
		4/20/26	327177	202604	320-53800-46200		*	1,054.50		
			HC- INSTALLED A NEW MOTOR							
		4/20/26	327177	202604	300-13100-10100		*	795.50		
			HC- INSTALLED A NEW MOTOR							
						SPIES POOL LLC			6,183.15	006871
4/30/26	99999	4/30/26	VOID	202604	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006872
4/30/26	00030	3/31/26	1147074	202603	320-53800-47300		*	41,089.59		
			LANDSCAPE MAINT MAR26							
		3/31/26	1147074	202603	300-13100-10100		*	30,997.41		
			LANDSCAPE MAINT MAR26							
		3/31/26	1147074	202603	320-53800-47300		*	912.00		
			TURF CARE MAR26							
		3/31/26	1147074	202603	300-13100-10100		*	688.00		
			TURF CARE MAR26							
		3/31/26	1147074	202603	320-53800-47300		*	912.00		
			TREE/SHRUBCARE MAR26							
		3/31/26	1147074	202603	300-13100-10100		*	688.00		
			TREE/SHRUBCARE MAR26							
		3/31/26	1147074	202603	320-53800-47300		*	7,060.02		
			IRRIGATION MAINT MAR26							
		3/31/26	1147074	202603	300-13100-10100		*	5,325.98		
			IRRIGATION MAINT MAR26							
		3/31/26	1147074	202603	320-53800-47300		*	8,565.39		
			BEDDING PLANTS MAR26							
		3/31/26	1147074	202603	300-13100-10100		*	6,461.61		
			BEDDING PLANTS MAR26							
		3/31/26	1147074	202603	320-53800-47300		*	5,991.84		
			PALM TRIMMING MAR26							
		3/31/26	1147074	202603	300-13100-10100		*	4,520.16		
			PALM TRIMMING MAR26							
		3/31/26	1147074	202603	320-53800-47300		*	1,939.71-		
			CREDIT REMAINING PHASE							
		3/31/26	1147074	202603	300-13100-10100		*	1,463.29-		
			CREDIT REMAINING PHASE							
						YELLOWSTONE LANDSCAPE SOUTHEAST LLC			109,809.00	006873

TOTAL FOR BANK A 640,859.11

*** CHECK DATES 04/01/2026 - 04/30/2026 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		640,859.11		

*** CHECK DATES 04/01/2026 - 04/30/2026 ***
R&M FUND
BANK C REUNION EAST R&M

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/02/26	00001	3/25/26	6052	202603	320-53800-53000			*	835.05		
			RMV/PLACED 2 SIDEWALKS								
		3/25/26	6052	202603	300-13100-10100			*	629.95		
			RMV/PLACED 2 SIDEWALKS								
							BERRY CONSTRUCTION INC.			1,465.00	000313
4/02/26	00006	3/03/26	325696	202603	320-53800-64000			*	4,156.44		
			SE-INSTALL NEW HEATER								
		3/03/26	325696	202603	300-13100-10100			*	3,135.56		
			SE-INSTALL NEW HEATER								
		3/19/26	326168	202603	320-53800-64000			*	4,156.44		
			HC-INSTALL NEW HEATER								
		3/19/26	326168	202603	300-13100-10100			*	3,135.56		
			HC-INSTALL NEW HEATER								
							SPIES POOL, LLC			14,584.00	000314

TOTAL FOR BANK C 16,049.00

TOTAL FOR REGISTER 16,049.00

SECTION III

Reunion East

Community Development District

Unaudited Financial Reporting

March 31, 2026

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Reunion East

Community Development District

Balance Sheet

March 31, 2026

	General Fund	Replacement & Maintenance Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist	$ 460,206	$ 41,073	$ -	$ -	$ 501,278
Investments:					
Series 2002A-2					
Reserve	-	-	3	-	3
Revenue	-	-	100,780	-	100,780
Series 2005					
Reserve	-	-	5	-	5
Revenue	-	-	196,740	-	196,740
Construction	-	-	-	12	12
Series 2015A					
Reserve	-	-	175,000	-	175,000
Revenue	-	-	2,946,829	-	2,946,829
Prepayment	-	-	6,560	-	6,560
Series 2021					
Reserve	-	-	1,116,155	-	1,116,155
Revenue	-	-	1,285,547	-	1,285,547
Construction	-	-	-	661,977	661,977
Investment - Custody	535,858	-	-	-	535,858
SBA - Operating	1,062,837	-	-	-	1,062,837
SBA - Reserve	-	3,764,977	-	-	3,764,977
Due from General Fund	-	-	5,000	-	5,000
Due from Reunion West	267,663	38,993	-	-	306,656
Total Assets	**$ 2,326,563**	**$ 3,845,043**	**$ 5,832,618**	**$ 661,989**	**$ 12,666,213**
Liabilities:					
Accounts Payable	$ 188,280	$ 16,049	$ -	$ -	$ 204,329
Contracts Payable	1,323	-	-	-	1,323
Due to Debt Service 2015A	5,000	-	-	-	5,000
Due to Reunion West	44,241	-	-	-	44,241
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	**$ 238,844**	**$ 16,049**	**$ 19,544,681**	**$ -**	**$ 19,799,574**
Fund Balances:					
Assigned For Debt Service 2002A-2	$ -	$ -	$ (10,177,622)	$ -	$ (10,177,622)
Assigned For Debt Service 2005	-	-	(9,069,532)	-	(9,069,532)
Assigned For Debt Service 2015A	-	-	3,133,388	-	3,133,388
Assigned For Debt Service 2021	-	-	2,401,702	-	2,401,702
Assigned For Capital Projects 2005	-	-	-	12	12
Assigned For Capital Projects 2021	-	-	-	661,977	661,977
Unassigned	2,087,719	3,828,994	-	-	5,916,713
Total Fund Balances	**$ 2,087,719**	**$ 3,828,994**	**$ (13,712,062.69)**	**$ 661,989**	**$ (7,133,361)**
Total Liabilities & Fund Equity	$ 2,326,563	$ 3,845,043	$ 5,832,618	$ 661,989	$ 12,666,213

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments	$ 2,325,718	$ 1,944,390	$ 1,944,390	$ -
Interest	47,400	23,700	29,668	5,968
Miscellaneous Revenues	-	-	10,000	10,000
Rental Income	6,000	3,000	8,678	5,678
Total Revenues	**$ 2,379,118**	**$ 1,971,090**	**$ 1,992,736**	**$ 21,646**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 6,000	$ 5,600	$ 400
FICA Expense	918	459	428	31
Engineering Fees	30,000	15,000	10,239	4,761
Attorney	100,000	50,000	46,598	3,402
Arbitrage	900	-	-	-
Dissemination Agent	10,815	5,408	5,408	-
Annual Audit	4,750	-	-	-
Trustee Fees	8,869	-	-	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,974	26,487	26,487	-
Information Technology	1,947	974	974	-
Website Maintenance	1,298	649	649	(0)
Telephone	75	38	-	38
Postage	1,500	750	411	339
Printing & Binding	500	250	3	247
Insurance	20,571	20,571	19,407	1,164
Legal Advertising	5,000	2,500	495	2,005
Other Current Charges	600	300	-	300
Office Supplies	250	125	6	119
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**	**$ 139,196**	**$ 127,034**	**$ 12,162**

Reunion East

Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Maintenance - Shared Expenses				
Field Maintenance	$ 46,063	$ 23,032	$ 23,031	$ 0
Amenity Management	5,472	2,736	-	2,736
Property Insurance	68,786	68,786	62,739	6,047
Telephone	22,800	11,400	9,894	1,506
Electric	380,606	190,303	193,231	(2,928)
Water & Sewer	42,750	21,375	22,295	(920)
Gas	59,850	29,925	38,192	(8,267)
Landscape - Contract	581,400	290,700	346,016	(55,316)
Landscape - Contingency	71,250	35,625	14,062	21,563
Pond Maintenance	14,250	7,125	5,194	1,931
Irrigation Repairs & Maintenance	19,950	9,975	6,987	2,988
Pool & Fountain Maintenance	219,450	109,725	93,909	15,816
Building Repairs & Maintenance	28,500	14,250	24,651	(10,401)
Contract Cleaning	80,900	40,450	45,405	(4,955)
Fitness Center Repairs & Maintenance	7,923	3,962	3,739	223
Gate & Gatehouse Maintenance	45,600	22,800	14,226	8,574
Amenity/Pool Lights	11,400	5,700	14,937	(9,237)
Maintenance (Inspections)	5,700	2,850	2,035	815
Operating Supplies	2,850	1,425	-	1,425
Parking Violation Tags	285	143	-	143
Pest Control	1,756	878	905	
Pressure Washing	28,500	14,250	23,541	(9,291)
Repairs & Maintenance	20,520	10,260	1,540	8,720
Roadways/Sidewalks/Bridge	22,800	11,400	2,602	8,798
Security	121,904	60,952	52,284	8,668
Signage	11,400	5,700	5,615	85
Hurricane Expenses	5,700	2,850	-	2,850
Total Maintenance - Shared Expenses	**$ 1,928,365**	**$ 998,576**	**$ 1,007,033**	**$ (8,430)**
Reserves				
Capital Reserve Transfer	$ 188,100	$ 188,100	$ 188,100	$ -
Total Reserves	**$ 188,100**	**$ 188,100**	**$ 188,100**	**$ -**
Total Expenditures	**$ 2,379,118**	**$ 1,325,871**	**$ 1,322,167**	**$ 3,732**
Excess Revenues (Expenditures)	$ (0)		$ 670,569	
Fund Balance - Beginning	$ -		$ 1,417,150	
Fund Balance - Ending	$ (0)		$ 2,087,719	

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	$ 48,413	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,944,390
Interest	3,504	3,035	4,231	6,969	6,087	5,842	-	-	-	-	-	-	29,668
Miscellaneous Revenues	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000
Rental Income	-	2,081	285	2,480	3,833	-	-	-	-	-	-	-	8,678
Total Revenues	**$ 3,504**	**$ 246,364**	**$ 1,511,704**	**$ 94,070**	**$ 72,840**	**$ 64,254**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,992,736**
Expenditures:													
Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ 800	$ 1,000	$ 800	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,600
FICA Expense	77	77	61	77	61	77	-	-	-	-	-	-	428
Engineering Fees	2,603	1,283	1,767	1,260	1,212	2,115	-	-	-	-	-	-	10,239
Attorney	8,197	4,450	3,670	6,261	14,908	9,112	-	-	-	-	-	-	46,598
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	901	901	901	901	901	901	-	-	-	-	-	-	5,408
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,415	4,415	4,415	4,415	4,415	4,415	-	-	-	-	-	-	26,487
Information Technology	162	162	162	162	162	162	-	-	-	-	-	-	974
Website Maintenance	108	108	108	108	108	108	-	-	-	-	-	-	649
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	54	106	24	71	28	128	-	-	-	-	-	-	411
Printing & Binding	-	1	-	-	2	-	-	-	-	-	-	-	3
Insurance	19,407	-	-	-	-	-	-	-	-	-	-	-	19,407
Legal Advertising	-	-	495	-	-	-	-	-	-	-	-	-	495
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1	1	1	1	1	-	-	-	-	-	-	6
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**	**$ 24,543**	**$ 18,018**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 127,034**

Reunion East

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance - Shared Expenses													
Field Maintenance	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,031
Amenity Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	62,739	-	-	-	-	-	-	-	-	-	-	-	62,739
Telephone	1,646	1,475	1,825	1,474	1,649	1,825	-	-	-	-	-	-	9,894
Electric	32,651	21,166	47,214	28,430	23,705	40,065	-	-	-	-	-	-	193,231
Water & Sewer	2,801	3,069	4,275	3,520	4,476	4,154	-	-	-	-	-	-	22,295
Gas	1,340	1,869	4,569	7,558	9,372	13,485	-	-	-	-	-	-	38,192
Landscape - Contract	48,034	125,259	70,963	53,727	48,034	-	-	-	-	-	-	-	346,016
Landscape - Contingency	-	7,820	1,881	550	2,021	1,790	-	-	-	-	-	-	14,062
Pond Maintenance	995	995	995	995	995	218	-	-	-	-	-	-	5,194
Irrigation Repairs & Maintenance	775	801	1,532	3,218	-	661	-	-	-	-	-	-	6,987
Pool & Fountain Maintenance	14,127	15,915	16,352	15,873	16,662	14,979	-	-	-	-	-	-	93,909
Building Repairs & Maintenance	11,477	1,590	897	2,720	872	7,094	-	-	-	-	-	-	24,651
Contract Cleaning	6,623	6,545	6,620	9,188	8,247	8,182	-	-	-	-	-	-	45,405
Fitness Center Repairs & Maintenance	185	877	185	1,631	185	675	-	-	-	-	-	-	3,739
Gate & Gatehouse Maintenance	1,324	392	1,694	1,158	2,415	7,243	-	-	-	-	-	-	14,226
Amenity/Pool Lights	3,239	2,631	1,479	3,557	1,119	2,913	-	-	-	-	-	-	14,937
Maintenance (Inspections)	447	456	504	-	627	-	-	-	-	-	-	-	2,035
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	48	128	48	48	128	504	-	-	-	-	-	-	905
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	8,714	-	-	-	-	-	-	52,284
Signage	2,722	647	1,468	-	214	564	-	-	-	-	-	-	5,615
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	**$ 204,504**	**$ 204,521**	**$ 185,936**	**$ 161,892**	**$ 133,274**	**$ 116,906**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,007,033**
Reserves													
Capital Reserve Transfer	$ -	$ -	$ 188,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 188,100
Total Reserves	**$ -**	**$ -**	**$ 188,100**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 188,100**
Total Expenditures	**$ 249,714**	**$ 217,124**	**$ 386,441**	**$ 176,148**	**$ 157,817**	**$ 134,924**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,322,167**
Excess Revenues (Expenditures)	$ (246,210)	$ 29,240	$ 1,125,263	$ (82,077)	$ (84,977)	$ (70,670)	$ -	$ -	$ -	$ -	$ -	$ -	$ 670,569

Reunion East

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Transfer In	$ 188,100	$ 188,100	$ 188,100	$ -
Interest	150,000	75,000	73,999	(1,001)
Total Revenues	**$ 338,100**	**$ 263,100**	**$ 262,099**	**$ (1,001)**
Expenditures:				
Contingency	$ 600	$ 300	$ 274	$ 26
Capital Outlay	372,991	186,496	124,324	62,171
Total Expenditures	**$ 373,591**	**$ 186,796**	**$ 124,599**	**$ 62,197**
Excess Revenues (Expenditures)	$ (35,491)		$ 137,501	
Fund Balance - Beginning	$ 3,494,902		$ 3,691,493	
Fund Balance - Ending	$ 3,459,411		$ 3,828,994	

Reunion East

Community Development District

Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 1,828	$ 1,828
Total Revenues	**$ -**	**$ -**	**$ 1,828**	**$ 1,828**
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)	$ -		$ 1,828	
Fund Balance - Beginning	$ -		$ (10,179,449)	
Fund Balance - Ending	$ -		$ (10,177,622)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 3,568	$ 3,568
Total Revenues	**$ -**	**$ -**	**$ 3,568**	**$ 3,568**
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)	$ -		$ 3,568	
Fund Balance - Beginning	$ -		$ (9,073,099)	
Fund Balance - Ending	$ -		$ (9,069,532)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments	$ 2,563,488	$ 2,143,194	$ 2,143,194	$ -
Special Assessments - Prepayments	-	-	6,485	6,485
Interest	60,000	30,000	31,898	1,898
Total Revenues	**$ 2,623,488**	**$ 2,173,194**	**$ 2,181,576**	**$ 8,382**
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		$ 1,758,201	
Fund Balance - Beginning	$ 1,180,058		$ 1,375,187	
Fund Balance - Ending	$ 1,191,796		$ 3,133,388	

Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments	$ 1,131,989	$ 946,389	$ 946,389	$ -
Interest	60,000	30,000	32,735	2,735
Total Revenues	**$ 1,191,989**	**$ 976,389**	**$ 979,124**	**$ 2,735**
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		$ 652,763	
Fund Balance - Beginning	$ 624,140		$ 1,748,939	
Fund Balance - Ending	$ 698,407		$ 2,401,702	

Reunion East

Community Development District

Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
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	$ -		$ 12	

Reunion East

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest Income	$ -	$ -	$ 11,522	$ 11,522
Total Revenues	**$ -**	**$ -**	**$ 11,522**	**$ 11,522**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 11,522	
Fund Balance - Beginning	$ -		$ 650,455	
Fund Balance - Ending	$ -		$ 661,977	

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
04/08/26	ACH	$20,671.97	$413.49	$0.00	$0.00	$20,258.48	$7,824.91	$8,624.97	$3,808.60	$20,258.48
04/08/26	ACH	$433,492.04	$8,669.41	$18.93	$0.00	$424,803.70	$164,081.95	$180,858.51	$79,863.25	$424,803.71
04/24/26	ACH	$0.00	$0.00	$0.00	$465.34	$465.34	$179.74	$198.12	$87.48	$465.34
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	TOTAL	**$ 5,790,655.95**	**$ 111,748.05**	**$ 203,253.62**	**$ 3,846.08**	**$ 5,479,500.36**	**$ 2,116,476.59**	**$ 2,332,875.75**	**$ 1,030,148.03**	**$ 5,479,500.37**

91.00%	**Net Percent Collected**
$ 541,708.14	**Balance Remaining to Collect**

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	June
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 + Electrical	$ 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

REBATE REPORT

$30,710,000

Reunion East Community Development District

(Osceola County, Florida)

Special Assessment Refunding Bonds, Series 2015A

Dated: July 29, 2015
Delivered: July 29, 2015

Rebate Report to the Computation Date
July 29, 2028
Reflecting Activity To
July 31, 2025

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

August 8, 2025

Reunion East Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

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

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Reunion East Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of July 31, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the July 29, 2028 Computation Date
Reflecting Activity from July 29, 2015 through July 31, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Debt Service Reserve Fund	4.176768%	22,453.61	(4,549.61)
Totals	**4.176768%**	**$22,453.61**	**$(4,549.61)**
Bond Yield	**4.868719%**		
6/30/22 Rebate Liability			(90,533.53)
Rebate Computation Credits			(9,893.56)
		Net Rebatable Arbitrage	**$(104,976.70)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from July 29, 2015, the date of the closing, to July 31, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of July 29, 2028. The activity from July 29, 2015 through June 30, 2022 was taken from the prior consultant's rebate report dated July 29, 2022, which included:

    - Cumulative rebate liability of $(67,573.85) as of June 30, 2022.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between July 29, 2015 and July 31, 2025, the District made periodic payments into the Interest and Sinking Funds that were used, along with the interest earned, to provide the required debt service payments.

    Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

    We have reviewed the Interest and Sinking Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

July 29, 2028.

7. Computation Period

The period beginning on July 29, 2015, the date of the closing, and ending on July 31, 2025.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund/ Account	Account Number
Interest	241093000
Sinking Fund	241093001
Prepayment	241093002
Debt Service Reserve	241093003
Revenue	241093004

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to July 29, 2028. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on July 29, 2028, is the Rebatable Arbitrage.

$30,710,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2015A
Delivered: July 29, 2015

Sources of Funds	
Par Amount	$30,710,000.00
Net Original Issue Premium	159,012.60
2002A-1 Prior Issue Funds	2,073,999.83
Totals	$32,943,012.43

Uses of Funds	
Escrow Fund	$31,633,197.87
Debt Service Reserve Fund	175,000.00
Capitalized Interest Fund	376,842.22
Costs of Issuance Account	143,772.34
Underwriter's Discount	614,200.00
Total	$32,943,012.43

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 07/29/2015 @ 4.8687184959%
11/01/2015	376,842.22	372,237.96
05/01/2016	1,857,300.00	1,791,007.95
11/01/2016	714,900.00	673,000.05
05/01/2017	1,884,900.00	1,732,257.53
11/01/2017	691,500.00	620,398.41
05/01/2018	1,906,500.00	1,669,819.94
11/01/2018	667,200.00	570,483.67
05/01/2019	1,932,200.00	1,612,848.60
11/01/2019	641,900.00	523,074.13
05/01/2020	1,961,900.00	1,560,727.49
11/01/2020	615,500.00	478,005.19
05/01/2021	1,995,500.00	1,512,901.44
11/01/2021	581,000.00	430,020.72
05/01/2022	2,031,000.00	1,467,497.99
11/01/2022	544,750.00	384,254.69
05/01/2023	2,069,750.00	1,425,260.25
11/01/2023	506,625.00	340,578.51
05/01/2024	2,106,625.00	1,382,522.49
11/01/2024	466,625.00	298,956.03
05/01/2025	2,151,625.00	1,345,737.16
11/01/2025	424,500.00	259,194.45
05/01/2026	2,194,500.00	1,308,090.94
11/01/2026	380,250.00	221,271.72
05/01/2027	2,240,250.00	1,272,645.74
11/01/2027	333,750.00	185,091.58
05/01/2028	2,288,750.00	1,239,133.47
11/01/2028	284,875.00	150,566.52
05/01/2029	2,339,875.00	1,207,316.34
11/01/2029	233,500.00	117,616.88
05/01/2030	2,393,500.00	1,176,983.95
11/01/2030	179,500.00	86,169.96
05/01/2031	2,454,500.00	1,150,293.95
11/01/2031	122,625.00	56,102.11
05/01/2032	2,512,625.00	1,122,230.75
11/01/2032	62,875.00	27,414.91
05/01/2033	2,577,875.00	1,097,299.13
	46,727,892.22	30,869,012.60

Proceeds Summary

Delivery date	07/29/2015
Par Value	30,710,000.00
Premium (Discount)	159,012.60
Target for yield calculation	30,869,012.60

BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
07/29/2015					
11/01/2015			376,842.22	376,842.22	
05/01/2016	1,120,000	4.000%	737,300.00	1,857,300.00	2,234,142.22
11/01/2016			714,900.00	714,900.00	
05/01/2017	1,170,000	4.000%	714,900.00	1,884,900.00	2,599,800.00
11/01/2017			691,500.00	691,500.00	
05/01/2018	1,215,000	4.000%	691,500.00	1,906,500.00	2,598,000.00
11/01/2018			667,200.00	667,200.00	
05/01/2019	1,265,000	4.000%	667,200.00	1,932,200.00	2,599,400.00
11/01/2019			641,900.00	641,900.00	
05/01/2020	1,320,000	4.000%	641,900.00	1,961,900.00	2,603,800.00
11/01/2020			615,500.00	615,500.00	
05/01/2021	1,380,000	5.000%	615,500.00	1,995,500.00	2,611,000.00
11/01/2021			581,000.00	581,000.00	
05/01/2022	1,450,000	5.000%	581,000.00	2,031,000.00	2,612,000.00
11/01/2022			544,750.00	544,750.00	
05/01/2023	1,525,000	5.000%	544,750.00	2,069,750.00	2,614,500.00
11/01/2023			506,625.00	506,625.00	
05/01/2024	1,600,000	5.000%	506,625.00	2,106,625.00	2,613,250.00
11/01/2024			466,625.00	466,625.00	
05/01/2025	1,685,000	5.000%	466,625.00	2,151,625.00	2,618,250.00
11/01/2025			424,500.00	424,500.00	
05/01/2026	1,770,000	5.000%	424,500.00	2,194,500.00	2,619,000.00
11/01/2026			380,250.00	380,250.00	
05/01/2027	1,860,000	5.000%	380,250.00	2,240,250.00	2,620,500.00
11/01/2027			333,750.00	333,750.00	
05/01/2028	1,955,000	5.000%	333,750.00	2,288,750.00	2,622,500.00
11/01/2028			284,875.00	284,875.00	
05/01/2029	2,055,000	5.000%	284,875.00	2,339,875.00	2,624,750.00
11/01/2029			233,500.00	233,500.00	
05/01/2030	2,160,000	5.000%	233,500.00	2,393,500.00	2,627,000.00
11/01/2030			179,500.00	179,500.00	
05/01/2031	2,275,000	5.000%	179,500.00	2,454,500.00	2,634,000.00
11/01/2031			122,625.00	122,625.00	
05/01/2032	2,390,000	5.000%	122,625.00	2,512,625.00	2,635,250.00
11/01/2032			62,875.00	62,875.00	
05/01/2033	2,515,000	5.000%	62,875.00	2,577,875.00	2,640,750.00
	30,710,000		16,017,892.22	46,727,892.22	46,727,892.22

$30,710,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2015A
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.868719%)
06/30/22	Bal	-175,000.00	-234,460.03
06/30/22	Acc	-95.37	-127.77
07/05/22		95.37	127.69
08/02/22		163.97	218.75
09/02/22		251.49	334.16
10/04/22		285.49	377.72
11/02/22		380.26	501.22
12/02/22		468.23	614.71
12/22/22		0.21	0.27
01/04/23		533.11	696.90
02/02/23		565.89	736.99
03/02/23		541.52	702.43
04/04/23		617.11	797.06
05/02/23		630.68	811.55
06/02/23		686.05	879.27
07/05/23		663.92	847.16
08/02/23		704.82	896.11
09/05/23		732.34	927.00
10/03/23		710.25	895.68
11/02/23		736.52	925.22
12/04/23		715.27	894.69
01/03/24		738.77	920.51
02/02/24		735.71	913.15
03/04/24		683.83	845.14
04/02/24		731.09	900.17
05/02/24		706.60	866.54
06/04/24		730.95	892.57
07/02/24		707.74	861.01
08/02/24		730.87	885.59
09/04/24		729.20	879.79
10/02/24		682.03	819.81
11/01/24		665.79	797.19
12/03/24		619.37	738.45
12/20/24		0.79	0.94
01/03/25		620.35	736.66
02/04/25		596.19	705.04
03/04/25		535.10	630.27
04/02/25		558.24	655.07
05/02/25		568.21	664.10
06/03/25		582.18	677.61
07/02/25		562.36	652.01

$30,710,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2015A
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.868719%)
07/31/25	Bal	175,000.00	202,140.79
07/31/25	Acc	581.11	671.23
07/29/28	TOTALS:	22,453.61	-4,549.61

ISSUE DATE:	07/29/15	REBATABLE ARBITRAGE:	-4,549.61
COMP DATE:	07/29/28	NET INCOME:	22,453.61
BOND YIELD:	4.868719%	TAX INV YIELD:	4.176768%

$30,710,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2015A
6/30/22 Rebate Liability

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.868719%)
06/30/22		-67,573.85	-90,533.53
07/29/28	TOTALS:	-67,573.85	-90,533.53

ISSUE DATE: 07/29/15 REBATABLE ARBITRAGE: -90,533.53
COMP DATE: 07/29/28
BOND YIELD: 4.868719%

$30,710,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Refunding Bonds, Series 2015A
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.868719%)
07/29/22		-1,830.00	-2,442.30
07/29/23		-1,960.00	-2,492.94
07/29/24		-2,070.00	-2,509.20
07/29/25		-2,120.00	-2,449.12
07/29/28	TOTALS:	-7,980.00	-9,893.56

ISSUE DATE: 07/29/15 REBATABLE ARBITRAGE: -9,893.56
COMP DATE: 07/29/28
BOND YIELD: 4.868719%

REBATE REPORT

$20,355,000

Reunion East Community Development District

(Osceola County, Florida)

Special Assessment Bonds, Series 2021
(Series 2021 Project)

Dated: August 18, 2021
Delivered: August 18, 2021

Rebate Report to the Computation Date
August 18, 2029
Reflecting Activity To
July 31, 2025

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

August 8, 2025

Reunion East Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: $20,355,000 Reunion East Community Development District (Osceola County, Florida), Special Assessment Bonds, Series 2021 (Series 2021 Project)

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Reunion East Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of July 31, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the August 18, 2029 Computation Date
Reflecting Activity from August 18, 2021 through July 31, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	1.144656%	157,761.35	(348,073.48)
Costs of Issuance Fund	0.005869%	0.14	(90.85)
Capitalized Interest Fund	0.006089%	1.74	(1,152.98)
Debt Service Reserve Fund	3.239398%	144,392.82	3,468.15
Totals	**1.646726%**	**$302,156.05**	**$(345,849.16)**
Bond Yield	**3.176670%**		
Rebate Computation Credits			(7,073.04)
		Net Rebatable Arbitrage	**$(352,922.20)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from August 18, 2021, the date of the closing, to July 31, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of August 18, 2029.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between August 18, 2021 and July 31, 2025, the District made periodic payments into the Interest and Sinking Funds that were used, along with the interest earned, to provide the required debt service payments.

   Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

   We have reviewed the Interest and Sinking Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

August 18, 2029.

7. Computation Period

The period beginning on August 18, 2021, the date of the closing, and ending on July 31, 2025.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund/ Account	Account Number
Revenue	268109000
Interest	268109001
Sinking Fund	268109002
Debt Service Reserve	268109003
Prepayment	268109004
Acquisition & Construction	268109005
Costs of Issuance	268109006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to August 18, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on August 18, 2029, is the Rebatable Arbitrage.

$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)
Delivered: August 18, 2021

Sources of Funds	
Par Amount	$20,355,000.00
Net Original Issue Premium	506,277.20
Totals	$20,861,277.20

Uses of Funds	
Acquisition & Construction Fund	$18,918,874.25
Costs of Issuance Fund	278,225.00
Capitalized Interest Fund	140,922.95
Debt Service Reserve Fund	1,116,155.00
Underwriter's Discount	407,100.00
Total	$20,861,277.20

PROOF OF ARBITRAGE YIELD

$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)

Date	Debt Service	Present Value to 08/18/2021 @ 3.1766700098%
11/01/2021	140,922.95	140,025.19
05/01/2022	772,481.25	755,559.28
11/01/2022	342,381.25	329,645.18
05/01/2023	777,381.25	736,761.59
11/01/2023	337,161.25	314,547.85
05/01/2024	782,161.25	718,292.82
11/01/2024	331,821.25	299,961.55
05/01/2025	786,821.25	700,154.08
11/01/2025	326,361.25	285,872.44
05/01/2026	791,361.25	682,345.98
11/01/2026	320,781.25	272,266.99
05/01/2027	800,781.25	669,046.14
11/01/2027	313,941.25	258,194.34
05/01/2028	808,941.25	654,894.69
11/01/2028	306,887.50	244,562.49
05/01/2029	811,887.50	636,887.40
11/01/2029	299,691.25	231,417.94
05/01/2030	819,691.25	623,059.35
11/01/2030	292,281.25	218,693.68
05/01/2031	10,012,281.25	7,374,362.39
11/01/2031	100,957.50	73,195.80
05/01/2032	655,957.50	468,143.99
11/01/2032	92,216.25	64,783.94
05/01/2033	662,216.25	457,947.72
11/01/2033	83,238.75	56,662.77
05/01/2034	673,238.75	451,125.61
11/01/2034	73,946.25	48,775.38
05/01/2035	683,946.25	444,081.49
11/01/2035	64,338.75	41,121.55
05/01/2036	694,338.75	436,842.03
11/01/2036	54,416.25	33,700.61
05/01/2037	704,416.25	429,432.28
11/01/2037	44,178.75	26,511.54
05/01/2038	714,178.75	421,875.75
11/01/2038	33,626.25	19,552.95
05/01/2039	723,626.25	414,194.44
11/01/2039	22,758.75	12,823.14
05/01/2040	732,758.75	406,408.97
11/01/2040	11,576.25	6,320.13
05/01/2041	746,576.25	401,225.71
	27,748,526.70	20,861,277.20

Proceeds Summary

Delivery date	08/18/2021
Par Value	20,355,000.00
Premium (Discount)	506,277.20
Target for yield calculation	20,861,277.20

PROOF OF ARBITRAGE YIELD

$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM2051	05/01/2042	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2043	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2044	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2045	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2046	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2047	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2048	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2049	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2050	4.000%	3.330%	05/01/2031	100.000	3.3309801%
TERM2051	05/01/2051	4.000%	3.330%	05/01/2031	100.000	3.3309801%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM2051	05/01/2042	4.000%	3.330%			3.6196562%	0.2886762%
TERM2051	05/01/2043	4.000%	3.330%			3.6310464%	0.3000663%
TERM2051	05/01/2044	4.000%	3.330%			3.6413792%	0.3103992%
TERM2051	05/01/2045	4.000%	3.330%			3.6507889%	0.3198089%
TERM2051	05/01/2046	4.000%	3.330%			3.6593878%	0.3284078%
TERM2051	05/01/2047	4.000%	3.330%			3.6672709%	0.3362908%
TERM2051	05/01/2048	4.000%	3.330%			3.6745188%	0.3435388%
TERM2051	05/01/2049	4.000%	3.330%			3.6812008%	0.3502208%
TERM2051	05/01/2050	4.000%	3.330%			3.6873763%	0.3563962%
TERM2051	05/01/2051	4.000%	3.330%			3.6930967%	0.3621166%

BOND DEBT SERVICE

$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/18/2021					
11/01/2021			140,922.95	140,922.95	
05/01/2022	425,000	2.400%	347,481.25	772,481.25	913,404.20
11/01/2022			342,381.25	342,381.25	
05/01/2023	435,000	2.400%	342,381.25	777,381.25	1,119,762.50
11/01/2023			337,161.25	337,161.25	
05/01/2024	445,000	2.400%	337,161.25	782,161.25	1,119,322.50
11/01/2024			331,821.25	331,821.25	
05/01/2025	455,000	2.400%	331,821.25	786,821.25	1,118,642.50
11/01/2025			326,361.25	326,361.25	
05/01/2026	465,000	2.400%	326,361.25	791,361.25	1,117,722.50
11/01/2026			320,781.25	320,781.25	
05/01/2027	480,000	2.850%	320,781.25	800,781.25	1,121,562.50
11/01/2027			313,941.25	313,941.25	
05/01/2028	495,000	2.850%	313,941.25	808,941.25	1,122,882.50
11/01/2028			306,887.50	306,887.50	
05/01/2029	505,000	2.850%	306,887.50	811,887.50	1,118,775.00
11/01/2029			299,691.25	299,691.25	
05/01/2030	520,000	2.850%	299,691.25	819,691.25	1,119,382.50
11/01/2030			292,281.25	292,281.25	
05/01/2031	535,000	2.850%	292,281.25	827,281.25	1,119,562.50
11/01/2031			284,657.50	284,657.50	
05/01/2032	555,000	3.150%	284,657.50	839,657.50	1,124,315.00
11/01/2032			275,916.25	275,916.25	
05/01/2033	570,000	3.150%	275,916.25	845,916.25	1,121,832.50
11/01/2033			266,938.75	266,938.75	
05/01/2034	590,000	3.150%	266,938.75	856,938.75	1,123,877.50
11/01/2034			257,646.25	257,646.25	
05/01/2035	610,000	3.150%	257,646.25	867,646.25	1,125,292.50
11/01/2035			248,038.75	248,038.75	
05/01/2036	630,000	3.150%	248,038.75	878,038.75	1,126,077.50
11/01/2036			238,116.25	238,116.25	
05/01/2037	650,000	3.150%	238,116.25	888,116.25	1,126,232.50
11/01/2037			227,878.75	227,878.75	
05/01/2038	670,000	3.150%	227,878.75	897,878.75	1,125,757.50
11/01/2038			217,326.25	217,326.25	
05/01/2039	690,000	3.150%	217,326.25	907,326.25	1,124,652.50
11/01/2039			206,458.75	206,458.75	
05/01/2040	710,000	3.150%	206,458.75	916,458.75	1,122,917.50
11/01/2040			195,276.25	195,276.25	
05/01/2041	735,000	3.150%	195,276.25	930,276.25	1,125,552.50
11/01/2041			183,700.00	183,700.00	
05/01/2042	760,000	4.000%	183,700.00	943,700.00	1,127,400.00
11/01/2042			168,500.00	168,500.00	
05/01/2043	795,000	4.000%	168,500.00	963,500.00	1,132,000.00
11/01/2043			152,600.00	152,600.00	
05/01/2044	825,000	4.000%	152,600.00	977,600.00	1,130,200.00
11/01/2044			136,100.00	136,100.00	
05/01/2045	860,000	4.000%	136,100.00	996,100.00	1,132,200.00
11/01/2045			118,900.00	118,900.00	
05/01/2046	895,000	4.000%	118,900.00	1,013,900.00	1,132,800.00
11/01/2046			101,000.00	101,000.00	
05/01/2047	930,000	4.000%	101,000.00	1,031,000.00	1,132,000.00
11/01/2047			82,400.00	82,400.00	
05/01/2048	970,000	4.000%	82,400.00	1,052,400.00	1,134,800.00
11/01/2048			63,000.00	63,000.00	
05/01/2049	1,010,000	4.000%	63,000.00	1,073,000.00	1,136,000.00

BOND DEBT SERVICE

$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			42,800.00	42,800.00	
05/01/2050	1,050,000	4.000%	42,800.00	1,092,800.00	1,135,600.00
11/01/2050			21,800.00	21,800.00	
05/01/2051	1,090,000	4.000%	21,800.00	1,111,800.00	1,133,600.00
	20,355,000		13,209,126.70	33,564,126.70	33,564,126.70

$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/21	Beg Bal	-18,918,874.25	-24,344,270.77
09/15/21		10,135,184.34	13,010,876.52
10/21/21		2,561.86	3,278.40
03/22/22		3,500.00	4,420.11
03/22/22		3,011.50	3,803.19
11/23/22		430.00	531.70
11/29/22		8,272,641.86	10,223,929.86
02/03/23		537.50	660.57
09/26/23		3,500.00	4,214.53
07/31/25	Bal	653,107.27	742,026.89
07/31/25	Acc	2,161.27	2,455.52
08/18/29	TOTALS:	157,761.35	-348,073.48

ISSUE DATE: 08/18/21 REBATABLE ARBITRAGE: -348,073.48
COMP DATE: 08/18/29 NET INCOME: 157,761.35
BOND YIELD: 3.176670% TAX INV YIELD: 1.144656%

$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)
Costs of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/21	Beg Bal	-278,225.00	-358,012.04
08/18/21		1,750.00	2,251.85
08/18/21		6,000.00	7,720.63
08/18/21		55,000.00	70,772.44
08/18/21		73,000.00	93,934.33
08/18/21		27,500.00	35,386.22
08/18/21		56,500.00	72,702.60
08/27/21		5,975.00	7,682.40
08/31/21		50,000.00	64,271.03
10/20/21		2,500.14	3,199.69
08/18/29	TOTALS:	0.14	-90.85

ISSUE DATE: 08/18/21 REBATABLE ARBITRAGE: -90.85
COMP DATE: 08/18/29 NET INCOME: 0.14
BOND YIELD: 3.176670% TAX INV YIELD: 0.005869%

$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/21	Beg Bal	-140,922.95	-181,335.65
09/02/21		0.33	0.42
10/04/21		0.69	0.88
11/01/21		140,922.96	180,180.45
11/02/21		-0.01	-0.01
11/02/21		0.72	0.92
08/18/29	TOTALS:	1.74	-1,152.98

ISSUE DATE:	08/18/21	REBATABLE ARBITRAGE:	-1,152.98
COMP DATE:	08/18/29	NET INCOME:	1.74
BOND YIELD:	3.176670%	TAX INV YIELD:	0.006089%

$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/21	Beg Bal	-1,116,155.00	-1,436,236.60
09/02/21		2.65	3.41
10/04/21		5.49	7.04
11/02/21		5.67	7.25
12/02/21		5.49	7.00
12/30/21		3.93	5.00
01/04/22		5.67	7.21
02/02/22		5.67	7.19
03/02/22		5.19	6.57
04/04/22		5.67	7.15
05/03/22		5.49	6.91
06/02/22		274.81	344.93
07/05/22		608.29	761.31
08/02/22		1,045.78	1,305.76
09/02/22		1,604.02	1,997.52
10/04/22		1,820.88	2,261.24
11/02/22		2,425.31	3,004.47
12/02/22		2,986.36	3,689.79
12/22/22		1.37	1.69
01/04/23		3,400.17	4,189.32
02/02/23		3,609.25	4,436.04
03/02/23		3,453.83	4,233.88
04/04/23		3,935.95	4,811.39
05/02/23		4,022.47	4,905.11
06/02/23		4,375.63	5,321.77
07/05/23		4,292.44	5,205.53
08/02/23		4,495.38	5,438.77
09/05/23		4,670.88	5,634.80
10/03/23		4,530.02	5,451.49
11/02/23		4,697.53	5,638.74
12/04/23		4,562.01	5,460.75
01/02/24		4,711.88	5,626.33
02/02/24		4,692.41	5,588.39
03/04/24		4,361.48	5,179.74
04/02/24		4,662.88	5,524.13
05/02/24		4,506.68	5,325.07
06/04/24		4,662.01	5,493.20
07/02/24		4,513.99	5,305.76
08/02/24		4,661.51	5,464.79
09/04/24		4,650.89	5,437.09
10/02/24		4,350.00	5,072.88
11/04/24		4,246.42	4,938.23
12/03/24		3,950.33	4,582.26
12/20/24		5.02	5.81
01/03/25		3,956.63	4,577.53
02/04/25		3,802.49	4,387.28
03/04/25		3,412.91	3,927.45

$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
04/02/25		3,751.78	4,306.84
05/02/25		3,624.08	4,149.34
06/03/25		3,713.13	4,239.77
07/02/25		3,586.72	4,085.05
07/31/25	Bal	1,116,155.00	1,268,117.90
07/31/25	Acc	3,706.28	4,210.88
08/18/29	TOTALS:	144,392.82	3,468.15

ISSUE DATE: 08/18/21 REBATABLE ARBITRAGE: 3,468.15
COMP DATE: 08/18/29 NET INCOME: 144,392.82
BOND YIELD: 3.176670% TAX INV YIELD: 3.239398%

$20,355,000
Reunion East Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2021
(Series 2021 Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.176670%)
08/18/22		-1,830.00	-2,281.73
08/18/23		-1,960.00	-2,368.00
08/18/24		-2,070.00	-2,423.31
08/18/29	TOTALS:	-5,860.00	-7,073.04

ISSUE DATE: 08/18/21 REBATABLE ARBITRAGE: -7,073.04
COMP DATE: 08/18/29
BOND YIELD: 3.176670%

SECTION VI

MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 27, 2026

Ms. Syanne Hall
Recording Secretary
Reunion East Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Reunion East Community Development District – Registered Voters

Dear Ms. Hall:

Thank you for your letter requesting confirmation of the number of registered voters within the Reunion East Community Development District as of April 15, 2026.

The number of registered voters within the Reunion East CDD is 891, as of April 15, 2026.

If I can be of further assistance, please contact me at 407.742.6000.

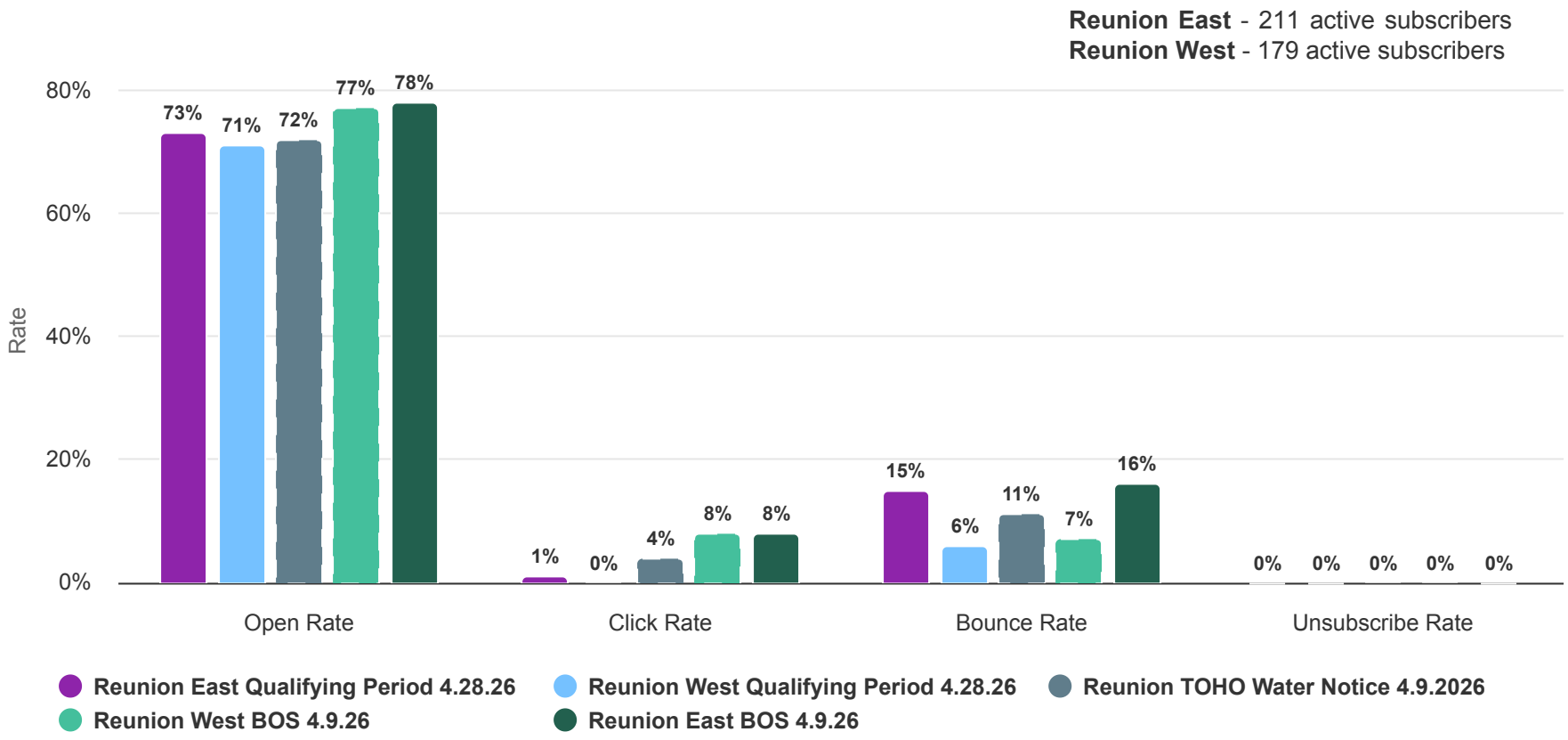
Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

Vote Osceola

2509 East Irlo Bronson Memorial Highway • Kissimmee, FL 34744
407.742.6000 • Fax: 407.742.6001 • www.voteosceola.com

SECTION VII


Reunion East - 211 active subscribers
Reunion West - 179 active subscribers
80%
60%
40%
20%
0%
Rate
73%
71%
72%
77%
78%
1%
0%
4%
8%
8%
15%
6%
11%
7%
16%
0%
0%
0%
0%
0%
Open Rate
Click Rate
Bounce Rate
Unsubscribe Rate
Reunion East Qualifying Period 4.28.26
Reunion West Qualifying Period 4.28.26
Reunion TOHO Water Notice 4.9.2026
Reunion West BOS 4.9.26
Reunion East BOS 4.9.26