Reunion East Community Development District

Agenda

June 11, 2026

AGENDA

Reunion East
Community Development District

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

June 4, 2026

Board of Supervisors Meeting
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, June 11, 2026 at 12:30 PM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL 34747.**

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 May 14, 2026 Board of Supervisors Meeting
4. Consideration of Sign Installation Request from Orlando Health
5. Consideration of Access Easement Request from Toho
6. Consideration of Proposals for Parking Sign Installation
    A. Fausnight Stripe & Line, Inc.
    B. Mailbox & Sign Solutions – ADDED
7. Review of Fiscal Year 2027 Budget Scenarios Assuming Elimination of Interlocal Cost Sharing Agreement (Discussion Only)
8. 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
    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. Reminder of Form 1 Filing Deadline – July 1st
        vi. E-Mail Subscribers
    E. Security Report
9. Other Business
10. Supervisor's Requests
11. Next Meeting Date: July 9, 2026
12. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **May 14, 2026,** at 12:30 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center (HCCC), 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

Mark Greenstein	Chairman
Trudy Hobbs	Vice Chairperson
June Wispelwey	Assistant Secretary
Diane Davis	Assistant Secretary
John Magnusson	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Christine Wells	Assistant 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
Residents	

The following is a summary of the discussions and actions taken at the May 14, 2026 Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 12:31 p.m. and called the roll. All Supervisors were present, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened the public comment period. Resident Jon DeGroot of 7776 Somersworth Drive reported concerns with short term rentals and solicitation activity. Resident Jill Mulhere of 1211 Radiant Street requested more law enforcement visibility. A Resident (Louis), who was the President of the Villas at Reunion, reported landscape concerns. Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the April 9, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the April 9, 2026 Board of Supervisors meeting. Mr. Magnusson and Ms. Davis provided corrections.

> On MOTION by Ms. Hobbs seconded by Ms. Wispelwey with all in favor the Minutes of the April 9, 2026 Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Ms. Adams presented Resolution 2026-05, approving the Proposed Budget for Fiscal Year (FY) 2027, which was attached as Exhibit A and setting the public hearing for August 13, 2026, at 12:30 p.m. at this location. The District was required to approve a Proposed Budget prior to June 15th and set the assessment cap. Approval of the resolution allowed for transmittal of the Proposed Budget to Osceola County, posting it on the District's website and publishing the legal notice in a newspaper of general circulation in Osceola County.

Ms. Adams reviewed the proposed FY 2027 budget, noting operational adjustments, contractual increases, utility changes, landscape maintenance costs associated with new development, and roadway maintenance funding. Board members discussed inspection costs, communication expenses, landscaping inventory needs, rental fees, and future budget workshops.

> On MOTION by Mr. Magnusson seconded by Ms. Hobbs with all in favor Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 13, 2026, at 12:30 p.m. at Heritage Crossing Community Center was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Advantage Roofing Proposal for Flat Roof Replacement at Heritage Crossing Community Center**

Ms. Adams recalled that several years ago, there was an R&M expense to replace the entire roof at Heritage Crossing Community Center. The project was competitively bid out and Advantage Roofing was selected as the service provider. However, there were some additional roofing needs. Mr. Scheerer presented a proposal with Advantage Roofing for a flat roof replacement at Heritage Crossing Community Center in the amount of $7,221.

> On MOTION by Ms. Wispelwey seconded by Mr. Greenstein with all in favor the proposal with Advantage Roofing for a flat roof replacement at Heritage Crossing Community Center in the amount of $7,221 was approved.

SIXTH ORDER OF BUSINESS **Consideration of Envera Proposal for Security Equipment Maintenance Program**

Staff presented a proposal from Envera for security equipment maintenance services. The Board discussed system performance, termination provisions, and potential alternatives. Staff was directed to continue evaluating additional options while proceeding with the agreement.

> On MOTION by Ms. Hobbs seconded by Mr. Magnusson with all in favor the proposal with Envera for a Security Equipment Maintenance Program in the amount of $1,428 per month and authorization for staff to provide a legal form of agreement with a 30 day without cause termination was approved.

SEVENTH ORDER OF BUSINESS **Consideration of JNJ Home Services Proposal for Chaise Lounges**

Mr. Scheerer presented a proposal with JNJ Home Services for 30 sling chaise lounges in the amount of $10,857. This was a budgeted expense. Their supply was running low, as several chairs had to be replaced. Ms. Wispelwey voiced concern that the chairs were easily damaged. Mr. Greenstein was concerned chairs were being removed by persons other than staff and suggested putting stickers on the chairs stating that the chairs were the property of the CDD. *There was Board consensus for staff to obtain competitive proposals.*

EIGHTH ORDER OF BUSINESS **Consideration of Yellowstone Landscape Proposals for Landscape Replacement**

Staff presented proposals for replacement of freeze-damaged landscaping. The Board discussed plant selection and future landscaping considerations before approving the proposals.

> On MOTION by Ms. Wispelwey seconded by Mr. Magnusson with all in favor the proposals from Yellowstone Landscape for landscape replacements in the amount of $22,268.24 were approved.

Mr. Greenstein asked if this was an exact replacement of what was there or if modifications were made. Mr. Scheerer indicated that modifications were available for the same price, but Board Members preferred the Dwarf Ixoras. Ms. Davis was hoping for freeze resistant plants.

NINTH ORDER OF BUSINESS **Consideration of Concrete Repair Proposals**

A. Baseline Construction
B. SMFL Construction

Ms. Adams recalled that when the Board approved the R&M Project List for the current fiscal year, $130,000 was allocated for this fiscal year, for stormwater catch basin drain inlets and stormwater concrete curb and gutter repairs. The District Engineer did an inventory of damaged areas and made a list of the priority areas that needed to be repaired. A scope was sent out to prospective bidders. The District Engineer reviewed the bid process, contractor responses, and evaluation criteria. Following discussion, the Board approved the proposal from SMFL Construction.

> On MOTION by Ms. Wispelwey seconded by Ms. Davis with all in favor the proposal from SMFL Construction for the repair of gutter curbs and drain inlets in the amount of $75,000 was approved.

TENTH ORDER OF BUSINESS **Approval of Joint Workshop Meeting with the Reunion West CDD**

Ms. Adams requested that the Board schedule a joint workshop meeting with Reunion West CDD on July 9, 2026 at 10:30 a.m. at this location.

> On MOTION by Mr. Greenstein seconded by Mr. Magnusson with all in favor scheduling a joint workshop meeting with the Reunion West CDD for July 9, 2026, at 10:30 a.m. at this location was approved.

ELEVENTH ORDER OF BUSINESS 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

District Counsel provided an update regarding ongoing legal matters, assessment-related resolutions, title issues, and proposed amendments to the Interlocal Agreement. Counsel also provided guidance regarding joint meetings and workshops.

B. Engineer

Mr. Curley reported that his office was working with Ms. Trucco.

C. Field Manager Updates

Mr. Scheerer provided an update regarding gate operations, irrigation repairs, facility maintenance, fountain repairs, sidewalk and crosswalk improvements, hurricane preparedness efforts, signage installation, and ongoing capital improvement projects.

D. District Manager's Report

i. Action Items

Mr. Scheerer discussed the Action Items List. Ms. Adams recalled that the Board directed staff to solicit proposals from a commercial real estate firm, for the potential sale or lease of The Stables parcel. Dean Saunders Realty responded. The real estate firm has experience representing local governments. Mr. Todd Dantzler would represent the firm. He toured The Stables, but the firm was hesitant about representing a property that they did not feel they could successfully sell at the appraised value. They had some questions that would require Board input. The questions were answered by the Board. Based on Board feedback, Ms. Adams would provide a list of what the building could be used for and obtain a cost for the appraisal.

ii Approval of Check Register

Ms. Adams presented the Check Register from April 1, 2026 through April 30, 2026 in the amount of $658,016.31.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through March 31, 2026, which were for informational purposes.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Project List.

v. Presentation of Series 2015A and 2021 Arbitrage Rebate Calculation Reports

Ms. Adams presented the Arbitrage Rebate Calculation Reports prepared by AMTEC for the Series 2015A and 2021 bonds. There was no arbitrage rebate liability.

> On MOTION by Ms. Wispelwey seconded by Mr. Greenstein with all in favor the Series 2015A and 2021 Arbitrage Rebate Calculation Reports were accepted.

vi. Presentation of Number of Registered Voters: 891

Ms. Adams reported that a letter was provided by the Osceola County Supervisor of Elections, confirming that as of April 15, 2026, the Reunion East CDD had 891 registered voters. An email was received from Mr. Bill Witcher, a Board Member serving Reunion West CDD, stating that due to other obligations, he did not plan on serving beyond his current term. As a result, Ms. Adams would be revising the notice for the qualifying period and sending it out to residents of both Reunion East and West.

vii. E-Mail Subscribers

Ms. Adams reported that there were currently 211 active email subscribers. She introduced Ms. Christine Wells, who would be serving as Assistant District Manager for the Reunion East and West CDDs and manage the Reunion rental programs.

E. Security Report

Ms. Adams reported that the Security Reports from Reunion Security and Reunion West POA were provided to the Board under separate cover. Reunion Security staff reported on recent enforcement activity, community events, parking concerns, and gate access issues. The Board discussed enforcement limitations and potential coordination with local authorities.

TWELFTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS **Supervisor's Requests**

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS **Closed Shade Session**

The Board entered the closed session related to confidential and exempt security matters at 2:50 p.m. and returned to the regular public meeting at 3:44 p.m. No action was taken during the closed session.

FIFTEENTH ORDER OF BUSINESS **Next Meeting Date: June 11, 2026**

Ms. Adams reported that the next meeting was scheduled for June 11, 2026, at 12:30 p.m. at this location.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the meeting was adjourned at 3:45 p.m.

_____ _____
Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 4

From: **Tricia Adams** tadams@gmscfl.com
Subject: Fwd: Sign Request for Emergency Wayfinding
Date: May 26, 2026 at 11:50 AM
To: Syanne Hall shall@gmscfl.com

---------- Forwarded message ---------

On May 22, 2026, at 12:33 PM, Tyler Johnson <tjohnson@vhb.com> wrote:

Good Afternoon Mr. Showe,

We have been engaged by Orlando Health to review and propose additional Blue H signs, in accordance with the Florida Administrative Code, to sign the most immediate route to a Hospit
Reunion Village Free-Standing Emergency Room.

Through coordination with Osceola County on sign permitting, the County noted there were multiple signs within your CDD, and that we needed to coordinate with you. The signs are locate
set. All of the other signs are reviewed and approved through other jurisdictions.

For your information, the type of sign we are looking for is a standard FHWA sign, blue with a white "H" (example below). Orlando Health would be responsible for installing the signs, but th

We appreciate your consideration in this matter as we aim to enhance public safety by increasing visibility and wayfinding for community emergency services. Please reach out with any qu

Thank you,

Tyler Johnson, AICP
Southeast Institutions Market Leader

P 407.459.4066
M 207.286.6869
www.vhb.com

225 E. Robinson Street, Suite 300
Landmark Center Two
Orlando FL 32801-4326

OH Reunion_Wayfinding Signage_Osceola.pdf

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD

JENNIFER DISTEFANO, P.E.
LICENSE NUMBER: 81844
VANASSE HANGEN BRUSTLIN, INC.
225 E. ROBINSON STREET, SUITE 300
ORLANDO, FL 32801

REUNION VILLAGE HOSPITAL WAYFINDING

SIGNING AND PAVEMENT MARKING PLAN

SHEET NO.

S-9

SECTION 5

N
W E
S

ProMap

Date Generated: 5/26/2026

0 650 1,300 2,600 Feet

This map was prepared for the Osceola CountyProperty Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

Prepared by and after recording return to:
Jad Brewer, General Counsel
Tohopekaliga Water Authority
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

Deleted: Anthony J. Cotter

Parcel ID No.: 34-25-27-4012-0002-0033

---------- (Space above this line for recording data) ----------

EASEMENT

THIS EASEMENT (the **"Easement"**), is made and granted this _____ day of _____ 2025, by Reunion East Community Development District, (the **"Grantor"**), a local unit of special-purpose government and independent special district, established and created pursuant to Chapter 190, *Florida Statutes*, having its principal place of business located at c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, to the TOHOPEKALIGA WATER AUTHORITY ("**TOHO**"), an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, having its principal place of business located at 951 Martin Luther King Blvd., Kissimmee, Florida 34741.

Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration receipt and sufficiency of which is hereby acknowledged, does hereby authorize the use of and hereby grants to TOHO, its successors and assigns, a perpetual utility easement across a parcel of real property in Osceola County, Florida, as more particularly described in attached **Exhibit A** (the **"Easement Area"),** for the purpose of: **(a)** installing, maintaining, operating, repairing, refiguring, or reconstructing water and wastewater utilities and associated facilities within the Easement Area (collectively, the **"Facilities"**); **(b)** all other rights and privileges reasonably necessary, for the safe, reliable, and efficient installation, operation, repair, and maintenance of the Facilities; and **(c)** ingress and egress to the Easement Area for the above-stated purposes (to the extent owned and/or controlled by the Grantor).

TOHO shall employ reasonable efforts to not interfere with any existing encumbrances on, and/or uses of, the Easement Area that are recorded in the Public Records of Osceola County, Florida. Grantor may continue to use the Easement Area for any lawful purposes that do not unreasonably interfere with the easement rights granted to TOHO in this instrument, which may include but are not limited to, upon receipt of prior written approval from TOHO and which shall not be unreasonably withheld, the following improvements being made to the Easement Area: parking, paving, sidewalks, lighting, landscaping, green spaces, recreational areas, and drive aisles for motor-vehicles.

Grantor shall not place any permanent structures or improvements such as buildings or foundations on, over, or across the Easement Area without consent from TOHO. TOHO shall have the right to remove any such permanent structures or improvements placed on, over, or across the Easement Area at the expense of Grantor after at least seven (7) days written notice has been provided to Grantor and Grantor has failed to respond and/or remove the obstruction. TOHO shall have the right to clear the Easement Area of trees, limbs, vegetation, or other physical objects which endanger or interfere with the safe or efficient installation, operation, maintenance, repair, or replacement of the Facilities existing within the Easement Area, at no cost to Grantor. Grantor makes no representations nor warranties that the Easement Area is suitable for the Facilities; TOHO's use of the Easement Area is at its own risk.

TOHO will, at its sole cost and expense, restore the surface of any disturbed portion of the Easement Area to its original condition as near as is reasonably practicable, the damage or disturbance to which shall have been caused by the installation, maintenance, operation, repair, inspection, replacement, or removal of the Facilities or other exercise by the TOHO of its rights under this instrument. Upon any termination of this Easement by written agreement by TOHO and Grantor, TOHO will restore the Easement Area to its original condition as near as is reasonably practicable. TOHO acknowledges that it will comply with laws, rules, and regulations applicable to Toho during its exercise of the rights granted herein.

Deleted: is required to

Deleted: all applicable

Deleted: Codes

Any notice, consent, authorization, request, approval or other communication that TOHO or Grantor is required to make, or desires to make, related to this Easement shall be effective and valid only if in writing, signed by the party giving such notice and delivered personally to the other party, or sent by express guaranteed courier, or sent by

delivery service, or sent by certified mail of the U.S. Postal Service, with postage prepaid and return receipt requested, and addressed to the other party as follows (or to such other place as any party may by written notice to the other party specify):

To TOHO: Tohopekaliga Water Authority
951 Martin Luther King Blvd.
Kissimmee, Florida 34741
Attention: General Counsel (Anthony Cotter, Esq./Roberta Alfonso, Esq.)
Telephone: 407-944-5120
Email Address: acotter@tohowater.com/ralfonso@tohowater.com

To Grantor: Reunion East Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida, 32801
Attention: Tricia Adams (District Manager)
Telephone: 407-841-5524, Ext. 138
Email Address: tadams@gmscfl.com

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Ste. 1400
Orlando, Florida 32801
Attention: Jan A. Carpenter, Esq./Kristen E. Trucco, Esq.
Telephone: 407-481-5800
Email Address: jcarpenter@lathamluna.com/ktrucco@lathamluna.com

The use of the Easement granted in this instrument does not run to the public and no rights hereunder are granted or approved except for the purposes and use by TOHO, and its agents, successors, and assigns for the uses and purposes stated herein.

The terms "Grantor" and "TOHO" shall include any and all respective heirs and successors of the Grantor and TOHO; assignments of this Easement are permitted upon written consent by TOHO and Grantor. Amendments and/or modifications to this Easement require written consent by TOHO and Grantor. Any failure by TOHO to exercise or continue to exercise or enforce any of the rights granted in this instrument shall not be construed as a waiver or abandonment of the right to at any time, or from time to time, exercise any and all such rights.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Grantor has authorized and caused the execution of this Easement as of the date first above written. Grantor warrants that it is the record owner of the lands to be encumbered by this instrument, that it has the full right and authority to convey to TOHO this perpetual Easement, and that TOHO shall have quiet and peaceful possession, use, and enjoyment of the same.

GRANTOR:

Reunion East Community Development District,
a local unit of special-purpose government

By: _____

Printed Name: _____

Title: _____

WITNESS #1

_____

Print Name: _____

Address: _____

_____

WITNESS #2

_____

Print Name: _____

Address: _____

_____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, as _____ of Reunion East Community Development District, a local unit of special purpose government. They ☐ are personally known to me or ☐ have produced _____ as identification.

(Seal)

_____

Signature of Notary Public

_____

Name of Notary Typed, Printed or Stamped

IN WITNESS WHEREOF, TOHO has authorized and caused the execution of this Easement as of the date first above written.

TOHO:

TOHOPEKALIGA WATER AUTHORITY, an independent special district, established and created pursuant to Chapter 189, Florida Statutes

By: _____

Printed Name: Todd P. Swingle_____

Title: CEO/Executive Director_____

Attest:

_____ Alison Smith, Executive Assistant

Deleted: WITNESS #1¶
_¶
Print Name: _¶
Address: _¶
_

Deleted: WITNESS #2¶
¶
_¶
Print Name: _¶
Address: _¶
_

Deleted: ¶

Attachment 1
Human Trafficking Affidavit

Instructions: "Nongovernmental Entity", defined as any person or entity seeking to engage in business with the Tohopekaliga Water Authority **("Toho")**, must complete the following form. The terms **"Contract"** and **"Agreement"** may be used interchangeably.

The undersigned, on behalf of East Community Development District, a Florida community development district (the "Nongovernmental Entity"), hereby attests as follows:

A. The Nongovernmental Entity understands and affirms that Section 787.06(13), Florida Statutes, prohibits Toho from executing, renewing, or extending a contract to entities that use coercion for labor or services, with such terms defined as follows:

- **"Coercion"** means: **(1)** using or threatening to use physical force against any person; **(2)** restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will; **(3)** using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined; **(4)** destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person; **(5)** causing or threatening to cause financial harm to any person; **(6)** enticing or luring any person by fraud or deceit; or **(7)** providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.
- **"Labor"** means work of economic or financial value.
- **"Services"** means any act committed at the behest of, under the supervision of, or for the benefit of another. The term includes, but is not limited to, forced marriage, servitude, or the removal of organs.

B. The Nongovernmental Entity hereby attests, under penalty of perjury, that the Nongovernmental Entity does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes.

I, the undersigned, hereby represent that I: make the above attestation based upon personal knowledge; am over the age of 18 years and otherwise competent to make the above attestation; and am authorized to legally bind and make the above attestation on behalf of the Nongovernmental Entity. **Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.**

Authorized Signature: _____ Date: _____

Printed Name: _____ Title: _____

STATE OF _____
COUNTY OF _____
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____, by _____, as _____ on behalf of the Nongovernmental Entity. They ☐ are personally known to me or ☐ have produced _____ as identification.

_____
Signature of Notary Public

_____
Name of Notary Typed, Printed or Stamped
My Commission Expires: _____

EXHIBIT A
[Sketch and Legal]

SECTION 6

LEGEND

AREAS OF NO PARKING

24 HOUR TIME RESTRICTED PARKING

0' 200' 400' 800'

NORTH
SCALE: 1"=400'

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791

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

Rev.	Date	Description	Chk By

REUNION EAST CDD

REUNION CDD
OSCEOLA COUNTY, FLORIDA

NO PARKING DETAIL 1 OF 6

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

SHEET NO.
1.01

Reunion East CDD Parking & Towing Rules - Amended and Restated April 9, 2026

Z:\Shared\Share\PROJECTS\1003.001 Street PArking MApa\Plans\REUNION EAST NO PARKING JRC.dwg Plotted ByJames R. Curley Plotted:April 28, 2026, 2:59:35 PM

Z:\Shared\Share\PROJECTS\1003.001 Street Parking MApa\Plans\REUNION EAST NO PARKING JRC.dwg Plotted By:James R. Curley Plotted:April 28, 2026, 2:59:36 PM

LEGEND

AREAS OF NO PARKING

0' 125' 250' 500'

NORTH
SCALE: 1"=250'

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791

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

Rev.	Date	Description	Chk By

REUNION EAST CDD

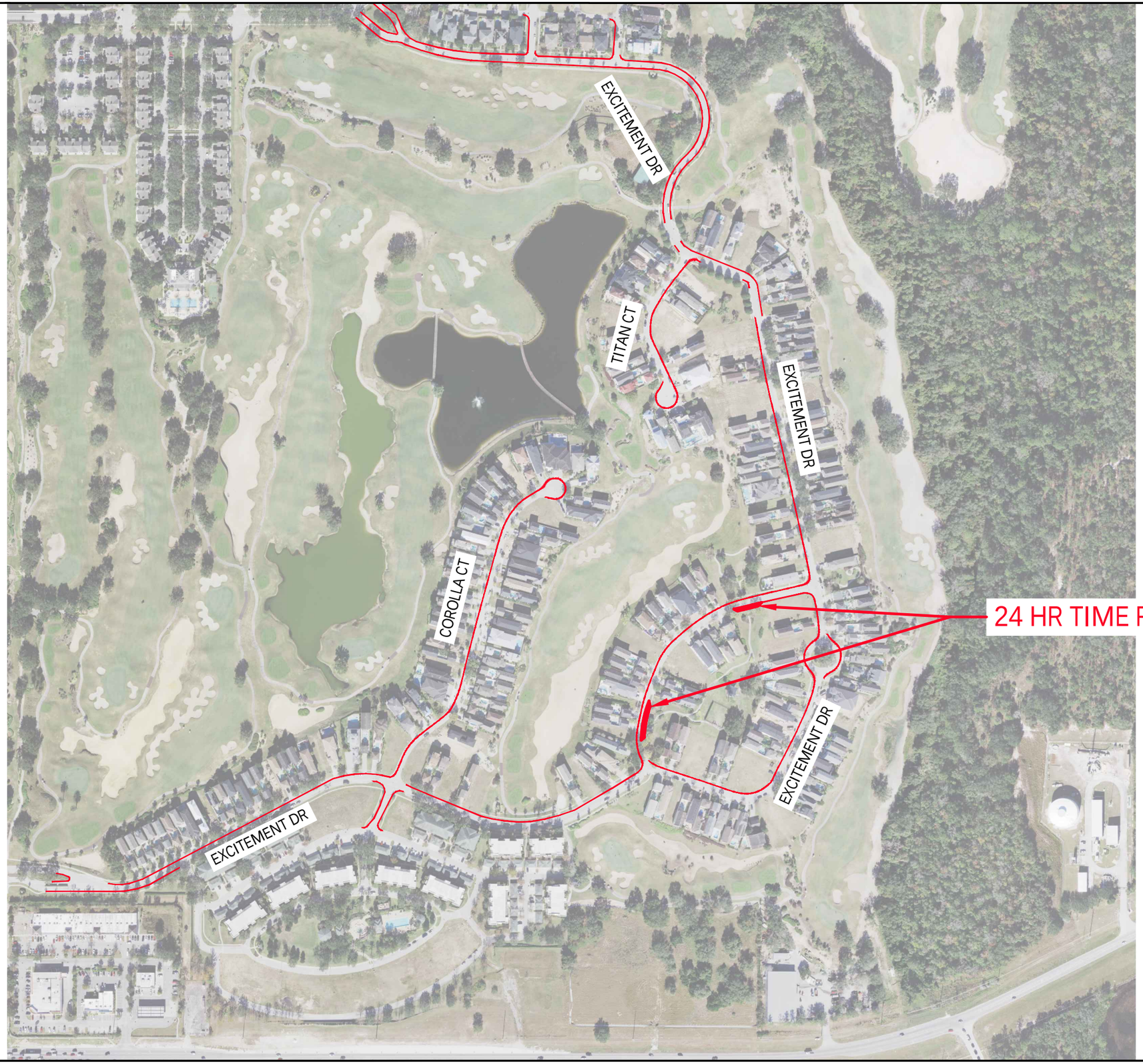
REUNION CDD
OSCEOLA COUNTY, FLORIDA

NO PARKING DETAIL 2 OF 6

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

SHEET NO.
1.02

Reunion East CDD Parking & Towing Rules - Amended and Restated April 9, 2026



0' 175' 350' 700'

NORTH
SCALE: 1"=350'

LEGEND

AREAS OF NO PARKING

24 HOUR TIME RESTRICTED PARKING

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791

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

Rev.	Date	Description	Chk By

REUNION EAST CDD
REUNION CDD
OSCEOLA COUNTY, FLORIDA

NO PARKING DETAIL 3 OF 6

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

SHEET NO.
1.03

Z:\Shared\Share\PROJECTS\1003.001 Street PArking MApa\Plans\REUNION EAST NO PARKING JRC.dwg Plotted ByJames R. Curley Plotted:April 28, 2026, 2:59:39 PM

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791

Rev.	Date	Description	Chk By

REUNION EAST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 4 OF 6

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

SHEET NO.
1.04

Plotted: October 8, 2025 - 3:12:29 PM
Z:\PROJECTS\1003.001 Street Parking Maps\Plans\Reunion Village.dwg

Reunion East CDD Parking & Towing Rules - Amended and Restated April 9, 2026

BOYD CIVIL ENGINEERING
6316 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791

Rev.	Date	Description	Chk By

REUNION EAST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 5 OF 6

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

SHEET NO.
1.05

Plotted: October 8, 2025, 01:24:47 AM
Z:\PROJECTS\1003.001 Street Parking Maps\Plans\Reunion Village.dwg

Reunion East CDD Parking & Towing Rules - Amended and Restated April 9, 2026

BOYD CIVIL ENGINEERING
6316 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791

Rev.	Date	Description	Chk By

REUNION EAST CDD
REUNION CDD
ORANGE COUNTY, FLORIDA

NO PARKING DETAIL 6 OF 6

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

SHEET NO.
1.06

Plotted: October 8, 2025, 3:13:17 PM
Z:\PROJECTS\1003.001 Street Parking Maps\Plans\Reunion Village.dwg

Reunion East CDD Parking & Towing Rules - Amended and Restated April 9, 2026

SECTION A

PROPOSAL

Fausnight STRIPE & LINE INC.
910 Charles Street
Longwood, FL 32750
(407) 261-5446 * Fax (407) 261-5449

PHONE	DATE
	05/05/26
PROPOSAL #	26-0067-A

JOB NAME/LOCATION
Reunion No Parking Signs

TO: Reunion CDD
c/o GMS

Attention: Alan

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
	REUNION EAST				
	Furnish and Install No Parking Sign	66	AS	$ 395.00	$ 26,070.00
	Furnish and Install 24 Hr Time Restricted Parking Sign	13	AS	$ 395.00	$ 5,135.00
	REUNION WEST				
	Furnish and Install No Parking Sign	9	AS	$ 395.00	$ 3,555.00
	Furnish and Install 24 Hr Time Restricted Parking Sign	4	AS	$ 395.00	$ 1,580.00
	REUNION VILLAGE				
	Furnish and Install No Parking Sign	71	AS	$ 395.00	$ 28,045.00

Includes
3" Smooth Black Pole
12"x18" No Parking Sign - Local Standard (unfinished back)

Note:
Signs are spaced out roughly every 150'

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Total: **$ 64,385.00**

Authorized Signature
Chris Neal

Terms: Net 30

Proposal Valid for 90 Days

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance Signature

CONTACTS:
Estimating Department estimating@fausnight.com
Phil Fausnight, President/Contracts Administrator phil@fausnight.com
Matt Robinson, Project Coordinator/Scheduling matt.robinson@fausnight.com
Cris Mercedes, Gen Admin, Insurance, Submittals cris@fausnight.com

SECTION B

Estimate

Date	Estimate #
6/9/2026	2390

418 Santa Rosa Ct. Suite 1086
Oviedo, FL 32765

Name / Address
Governmental Management Services- Ctrl Fl 219 E Livingston St Orlando, FL 32801

Builder P.O. #

Rep	Community
	Reunion East & West CDD

Item	Description	Qty	Cost	Total
Street Signs	3"x 10' black smooth post, No Parking Signs with various directional arrows. (No parking signs to be installed roughly every 150’’ ft.), Installed	146	398.50	58,181.00
Street Signs	3"x 10' black smooth post, (24) hour time restricted signs, Installed	17	398.50	6,774.50
	Note: No finials included in this estimate. No parking and time restricted signs are 12”x18” local standard (unfinished back)			
	Payment Terms: A 50% deposit is due prior to the commencement of work, with the remaining balance due upon completion. Please note that a 3.5% surcharge will be applied to credit card transactions and a 1% surcharge for a bank transfer (ACH).			
			Total	

Signature

www.mailbox-solutions.com Phone # 407-366-6565

Estimate

Date	Estimate #
6/9/2026	2390

418 Santa Rosa Ct. Suite 1086
Oviedo, FL 32765

Name / Address
Governmental Management Services- Ctrl Fl 219 E Livingston St Orlando, FL 32801

Builder P.O. #

Rep	Community
	Reunion East & West CDD

Item	Description	Qty	Cost	Total
	Final payment is due upon completion of the work and is not contingent upon any third-party inspections, approvals, punch lists, or sign-offs.			

We hereby authorize this work to be done.

Total $64,955.50

Signature _____

www.mailbox-solutions.com Phone # 407-366-6565

SECTION 8

SECTION A

SECTION I

GT GreenbergTraurig

Brian Crumbaker
Tel 850.425.8540
Fax 850.681.0207
crumbakerb@gtlaw.com

May 20, 2024

Via Electronic Mail
JCarpenter@lathamluna.com

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

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

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

Table of Contents

1.0 Introduction

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

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

2.0 Defined Terms

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

"Board" - Board of Supervisors for the District.

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

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

"District" - Reunion East Community Development District.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 Background Information

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

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

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

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

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

4.0 Summary of Series 2015 Bond Restructuring

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

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

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

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

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

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

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

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

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

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

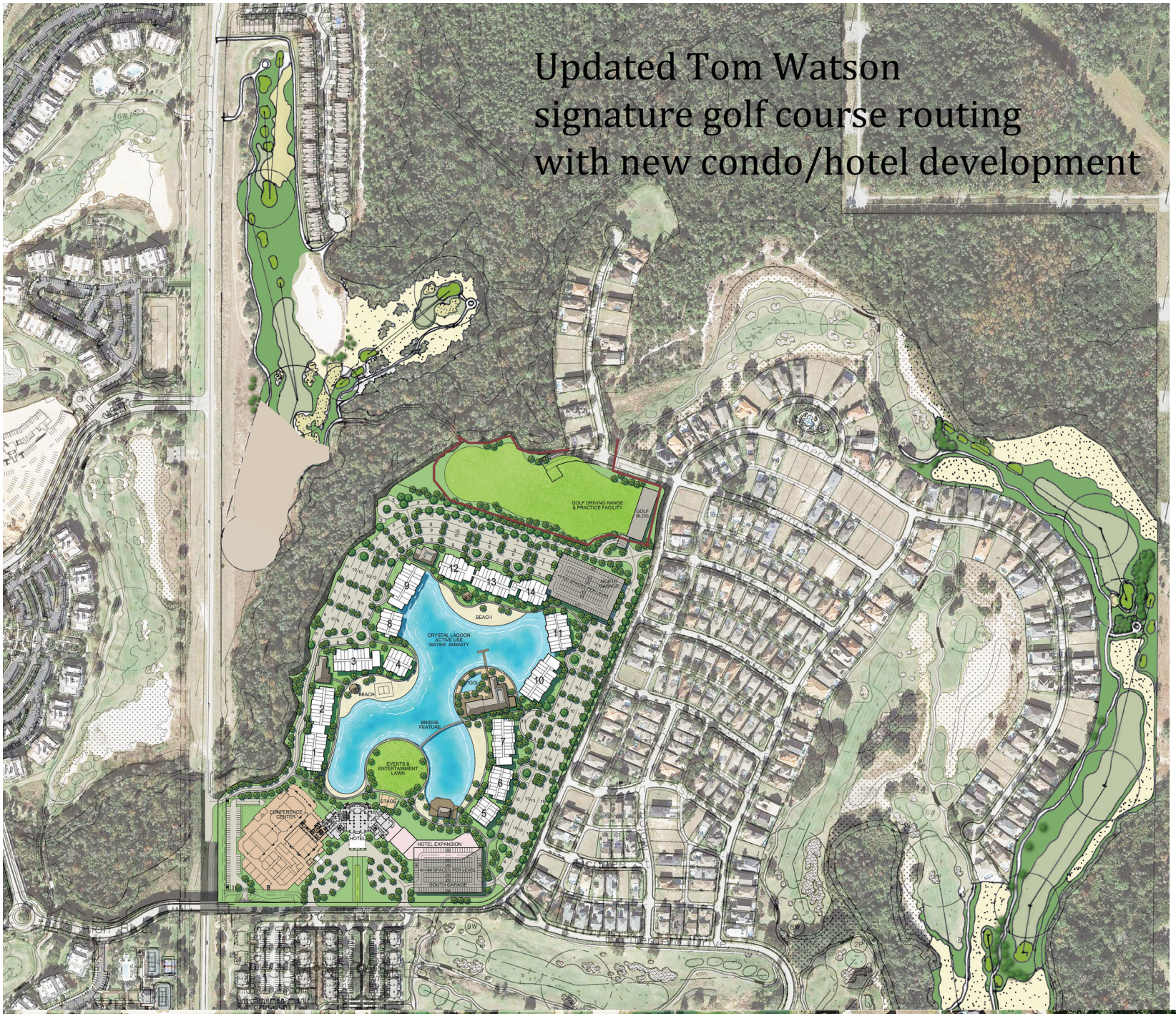
(5)	35-25-27-4882-PRCL-0G15	Golf Academy	5,433	Series 2002A-2 Unexchanged Bonds
	34-25-27-4012-0002-0030	Maintenance Building	18,726	Series 2015A and Series 2002A-2 Unexchanged Bonds
	34-25-27-4885-PRCL-0C20	Clubhouse	7,011	Series 2015A Bonds
	Total		31,170	

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

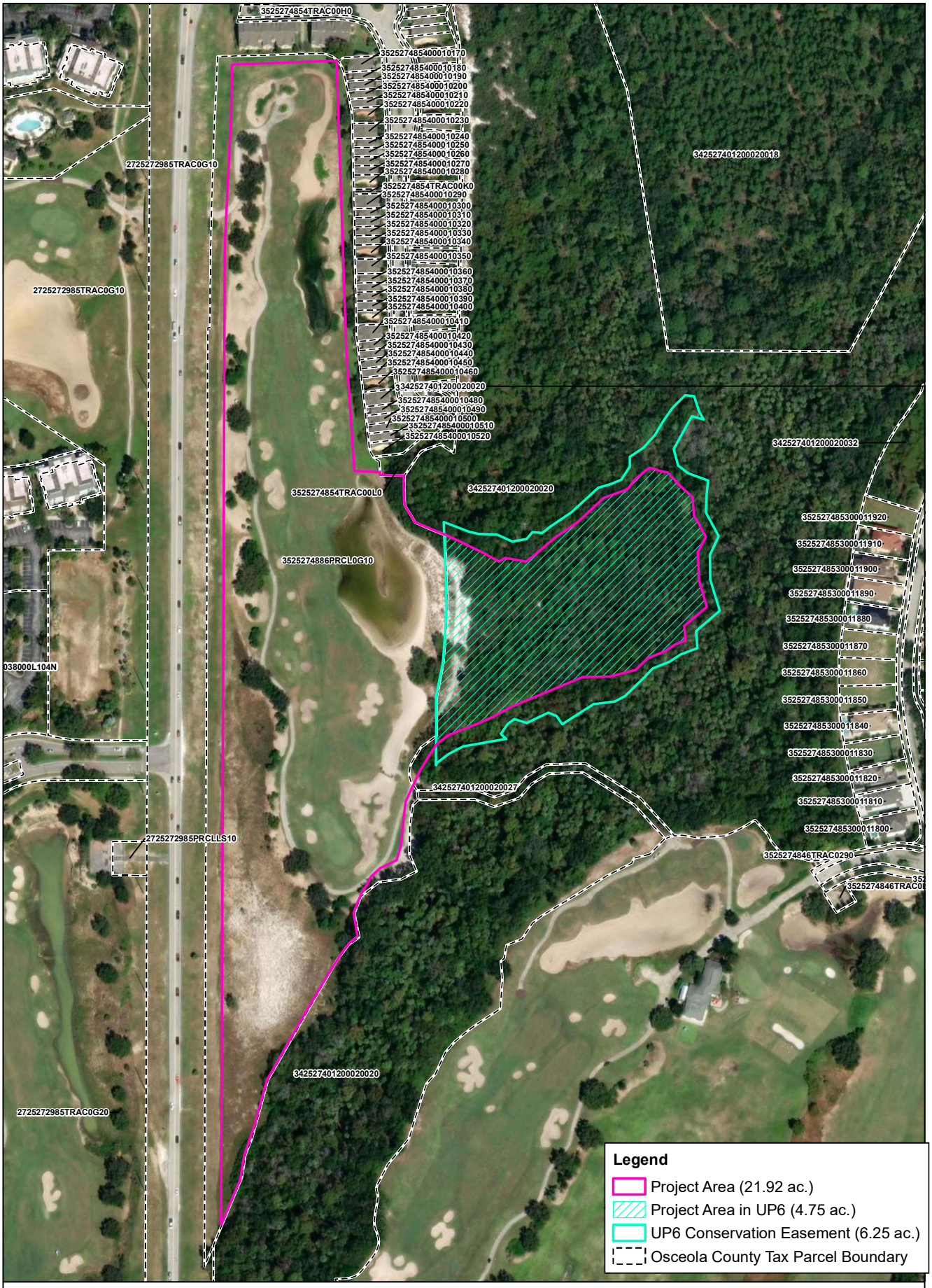
(7) The equivilent of 2,900 square feet is securing the Series 2015A Bonds.

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 11th day of June, 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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TABLE OF CONTENTS

EXHIBITS

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

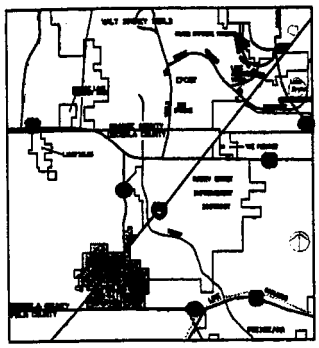
TABLE 8B

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

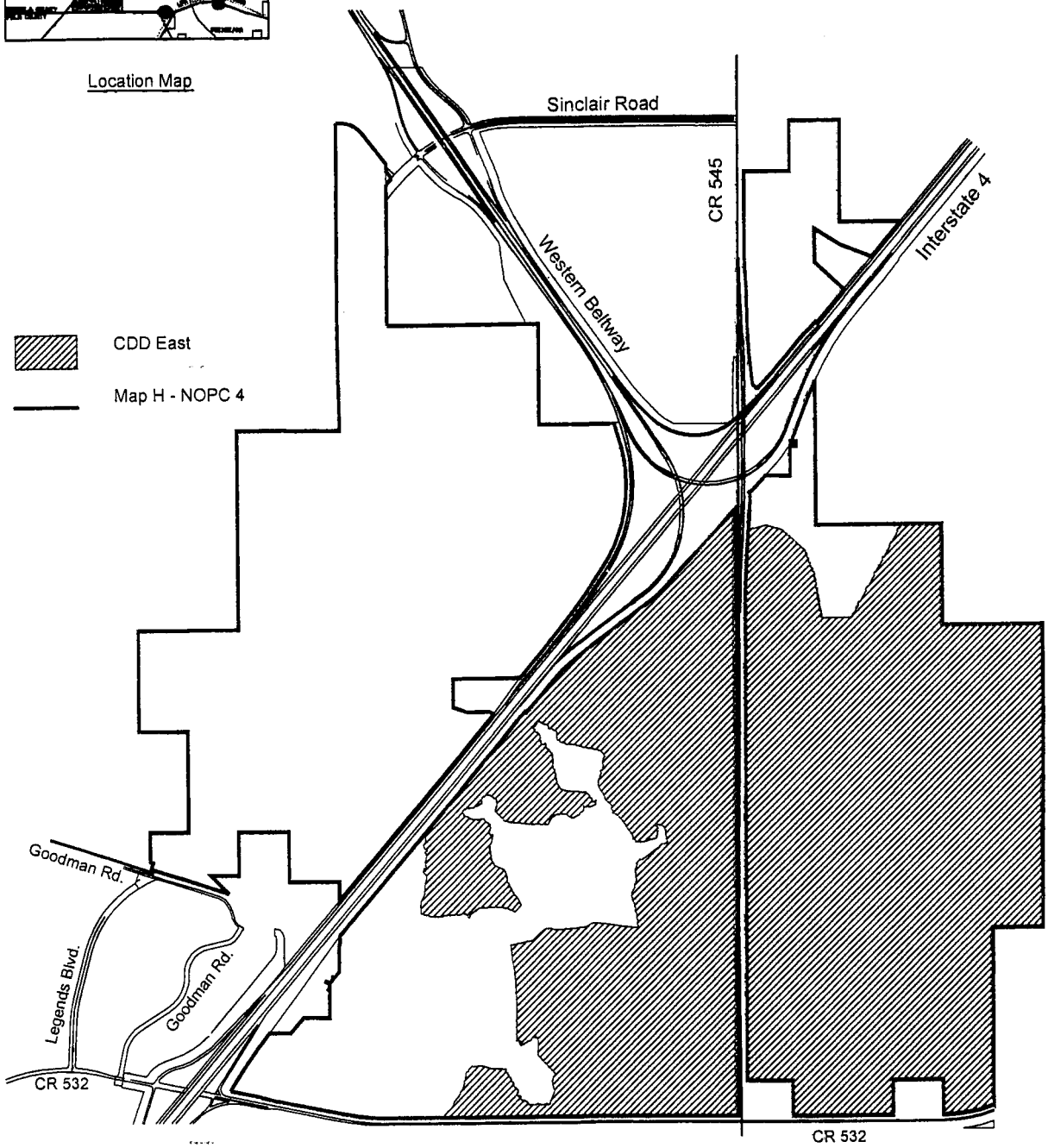


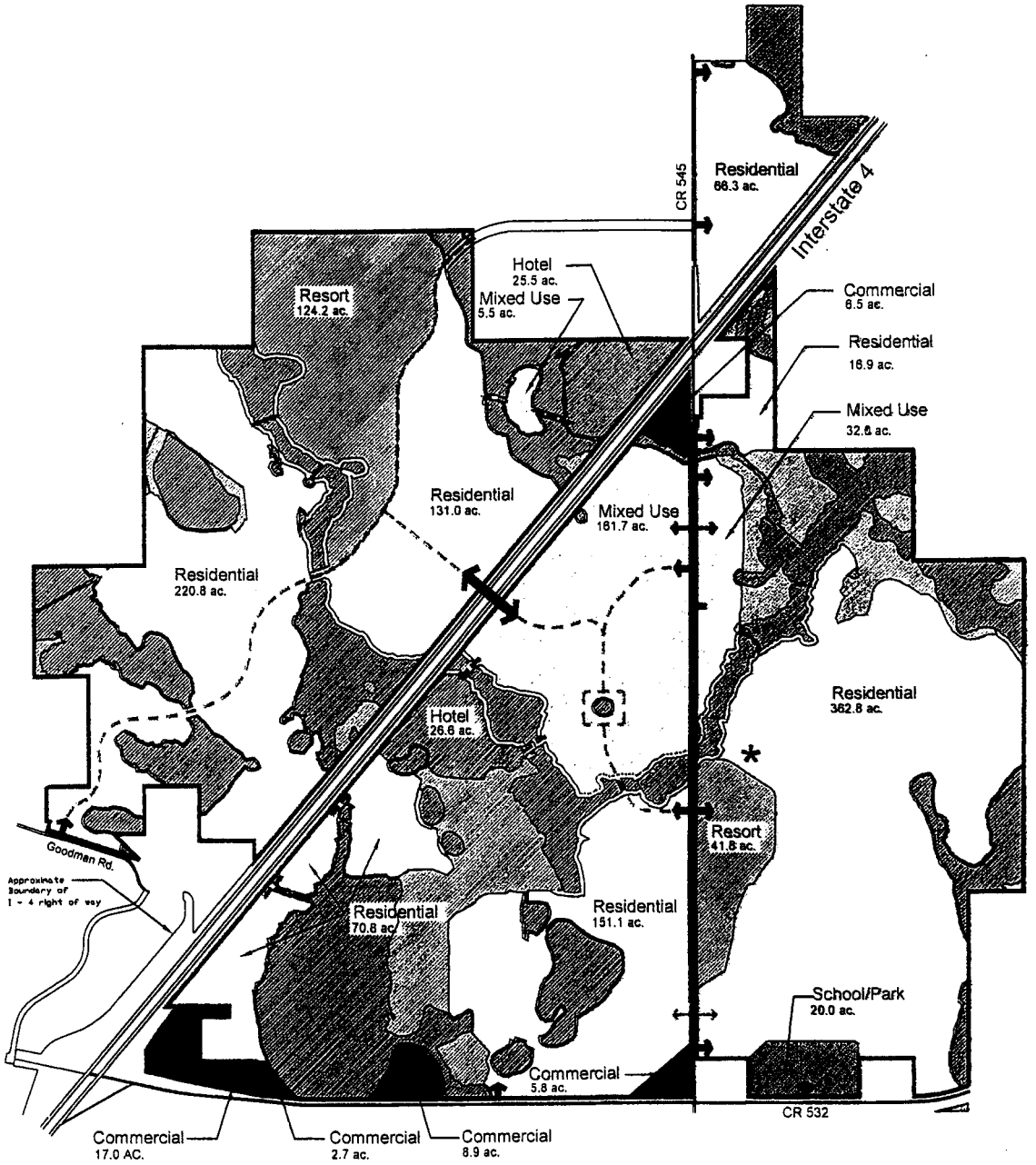
Exhibit 1
Reunion East Community Development District
District Boundaries

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.

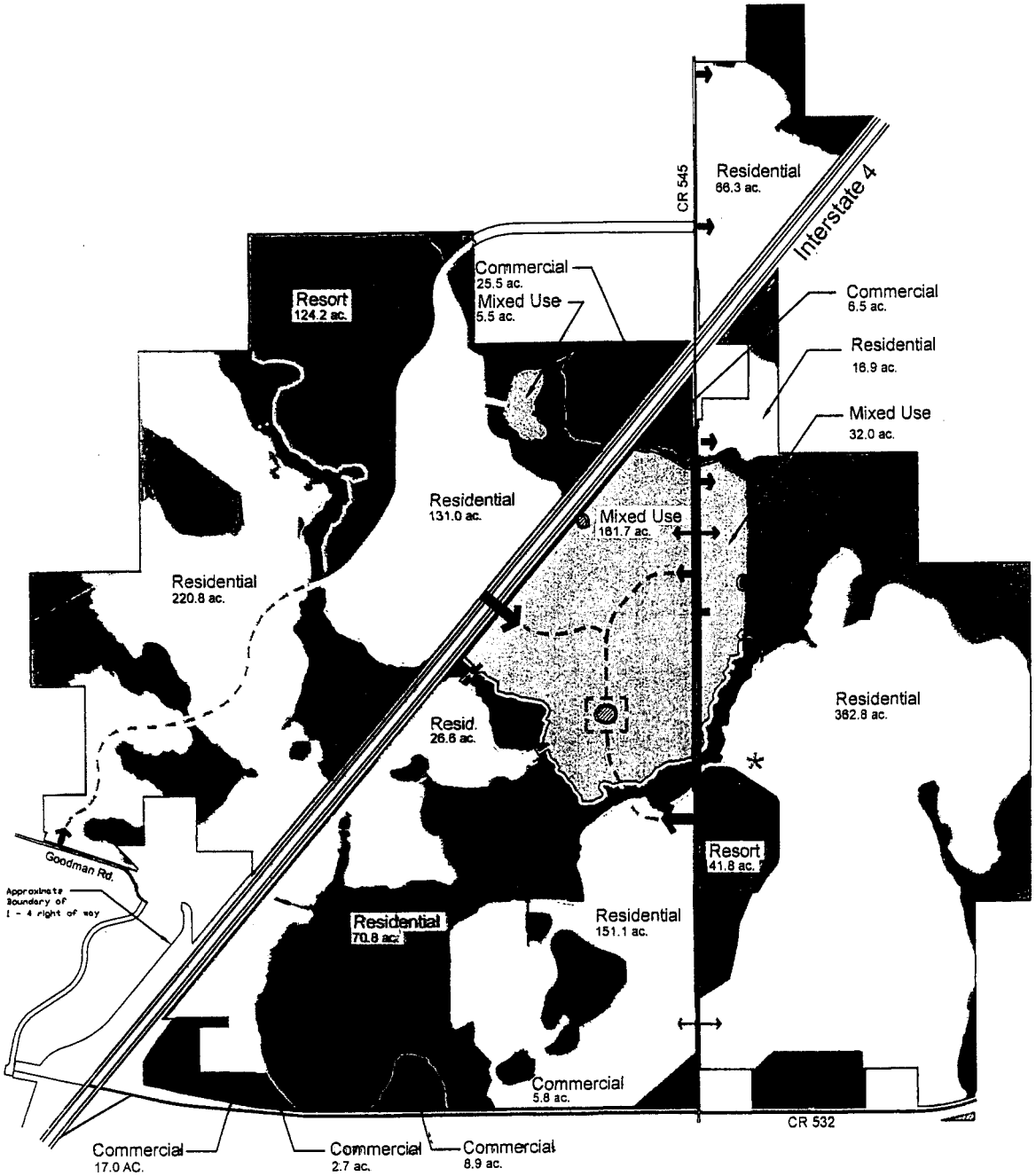
Exhibit 2A
Reunion
DRI - Map H - Approved

November 2001

N.T.S.

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

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.
Planners • Engineers • Landscape Architects

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.

Miller Einhouse Rymer Associates, Inc.
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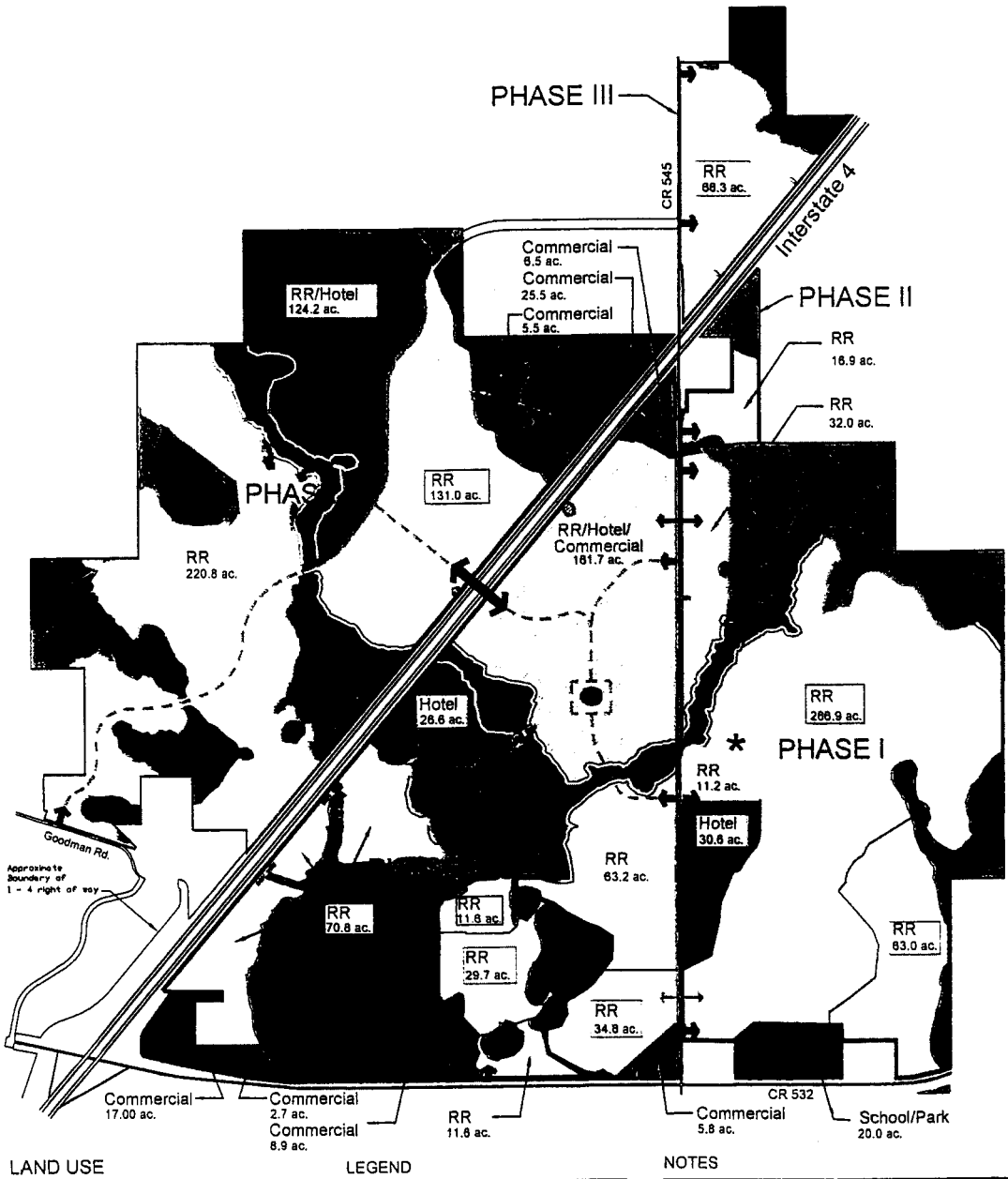
500 Delaney Avenue, Orlando, Florida 32801 (407) 422-4040



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

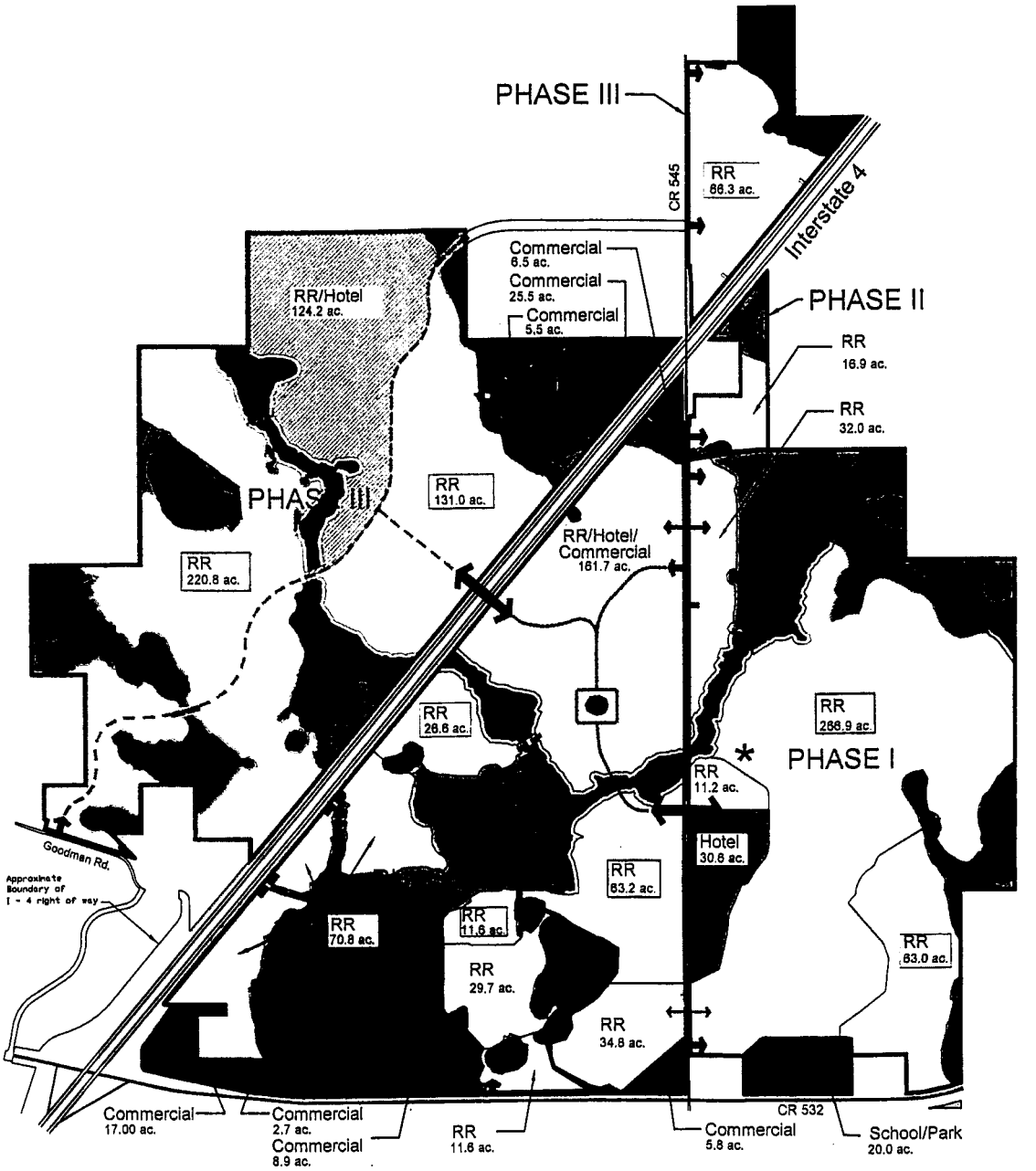
Exhibit 3A
Reunion
PUD Concept Plan - Approved

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.

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

Exhibit 3C
Reunion
PUD Concept Plan - NOPC 4

November 2001

N.T.S.

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cann associates
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308 Delaney Avenue, Orlando, Florida 32801 (407) 422-4048

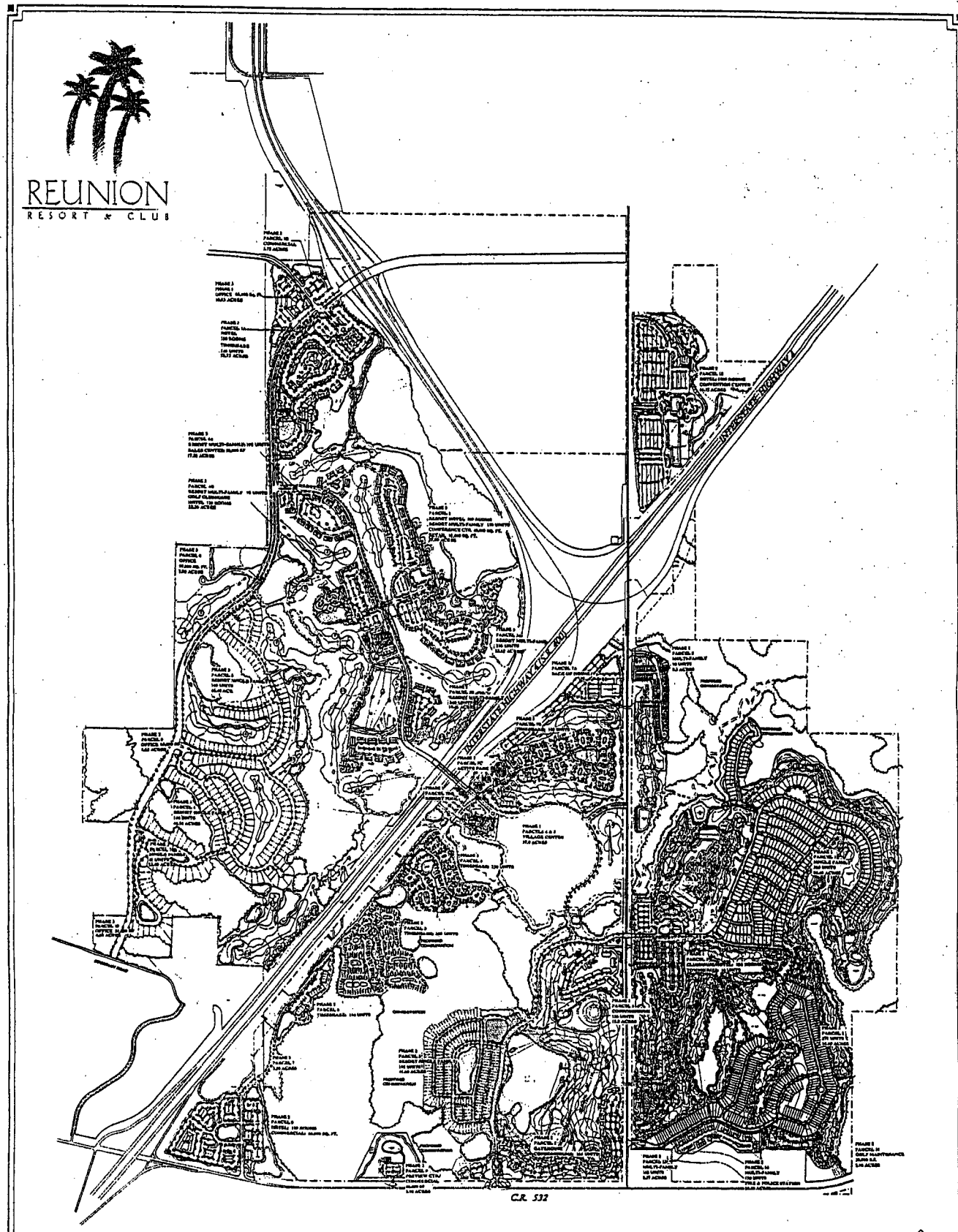

EXHIBIT 4
REUNION PARCEL DEVELOPMENT PLAN

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

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

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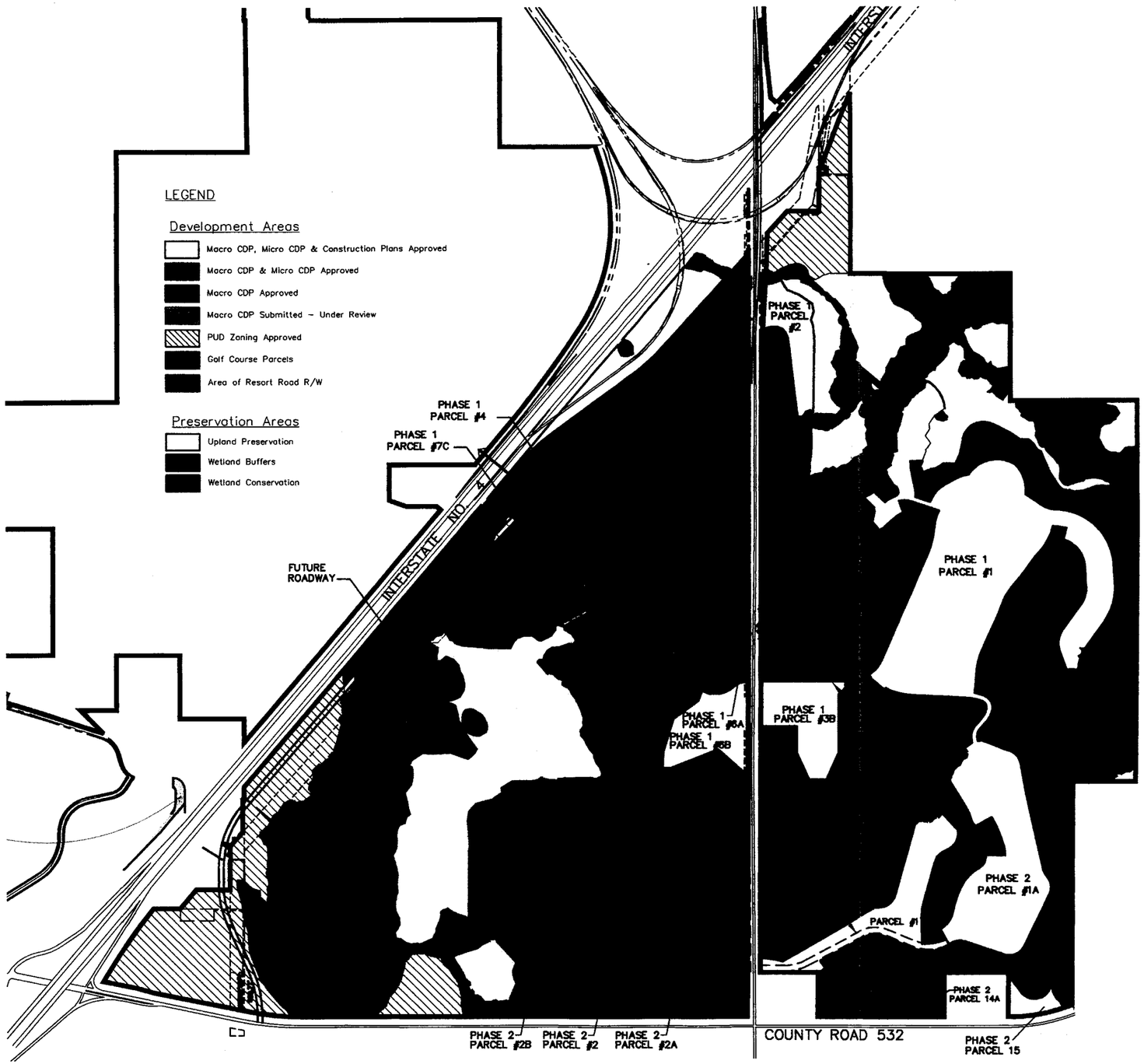
Reunion East Community Development District

Osceola County, Florida

DATE: 11/01/01

SCALE: 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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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

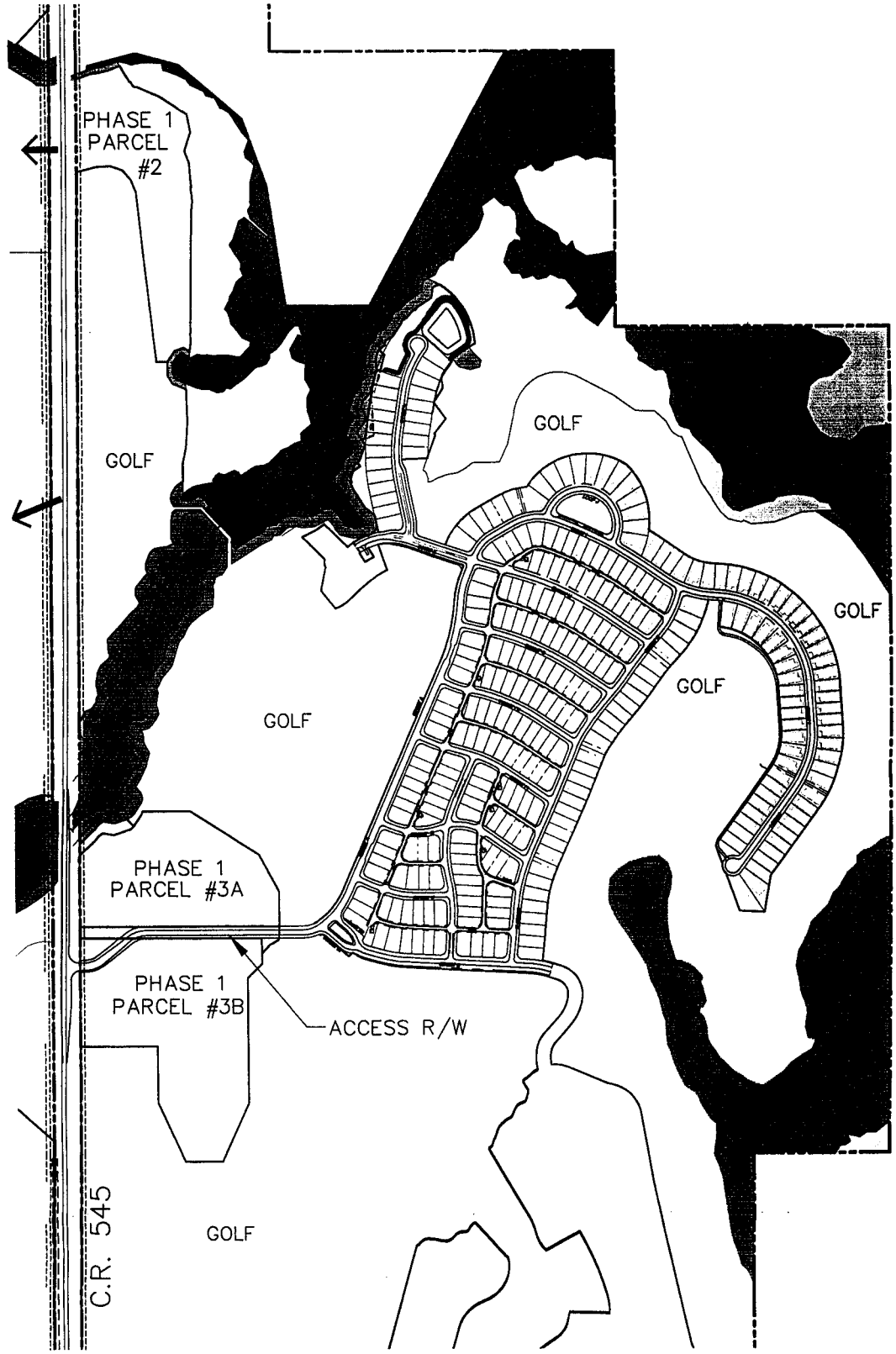

Exhibit 6A
Reunion East Community Development District
Phase I Parcel 1 Site Plan

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

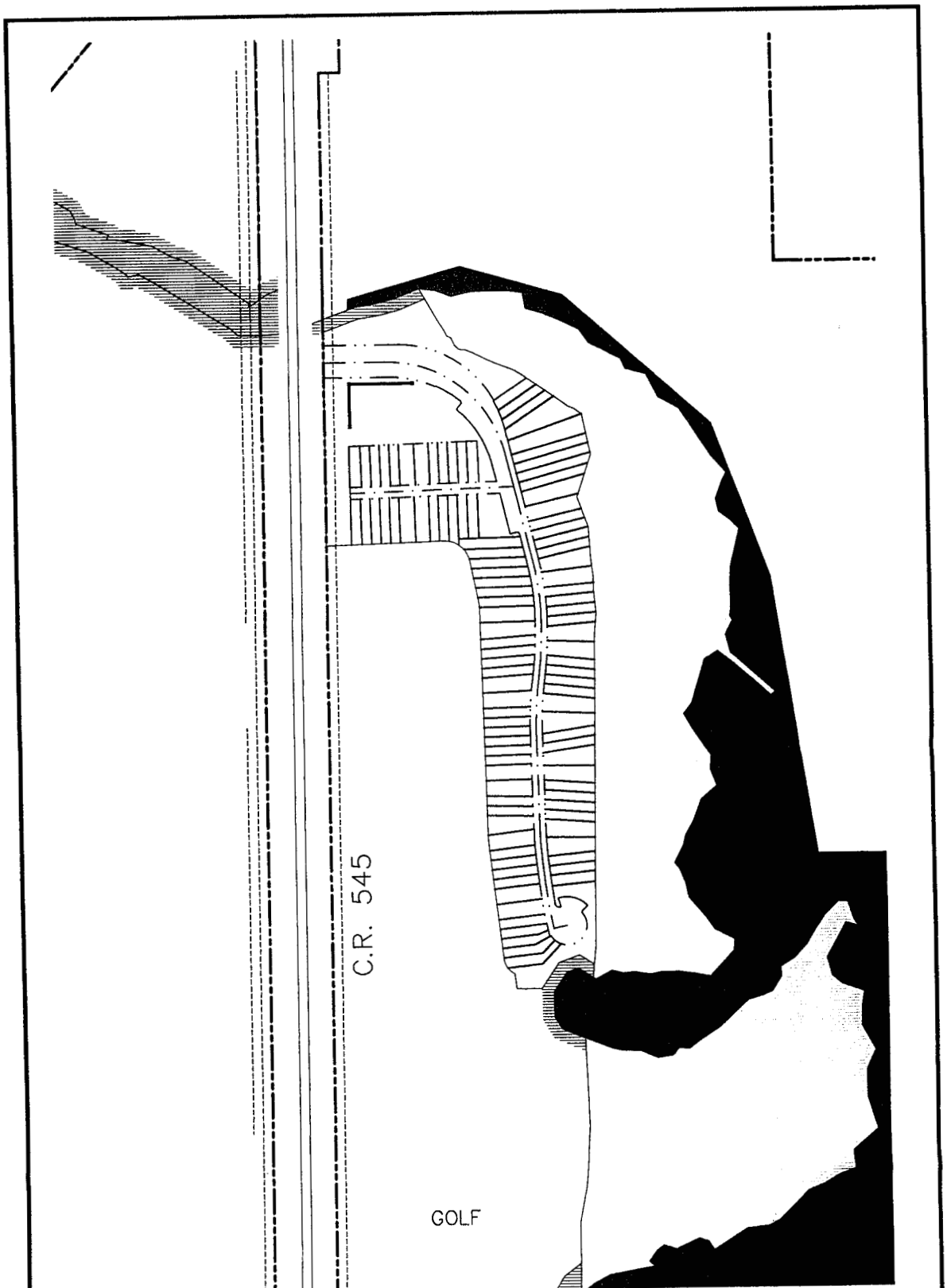

Exhibit 6B
Reunion East Community Development District
Phase I Parcel 2 Site Plan

February 2002

N.T.S.

Miller Einhouse Rymer Associates, Inc.
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cmin associates
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500 Delaney Avenue, Orlando, Florida 32801 (407) 422-4040

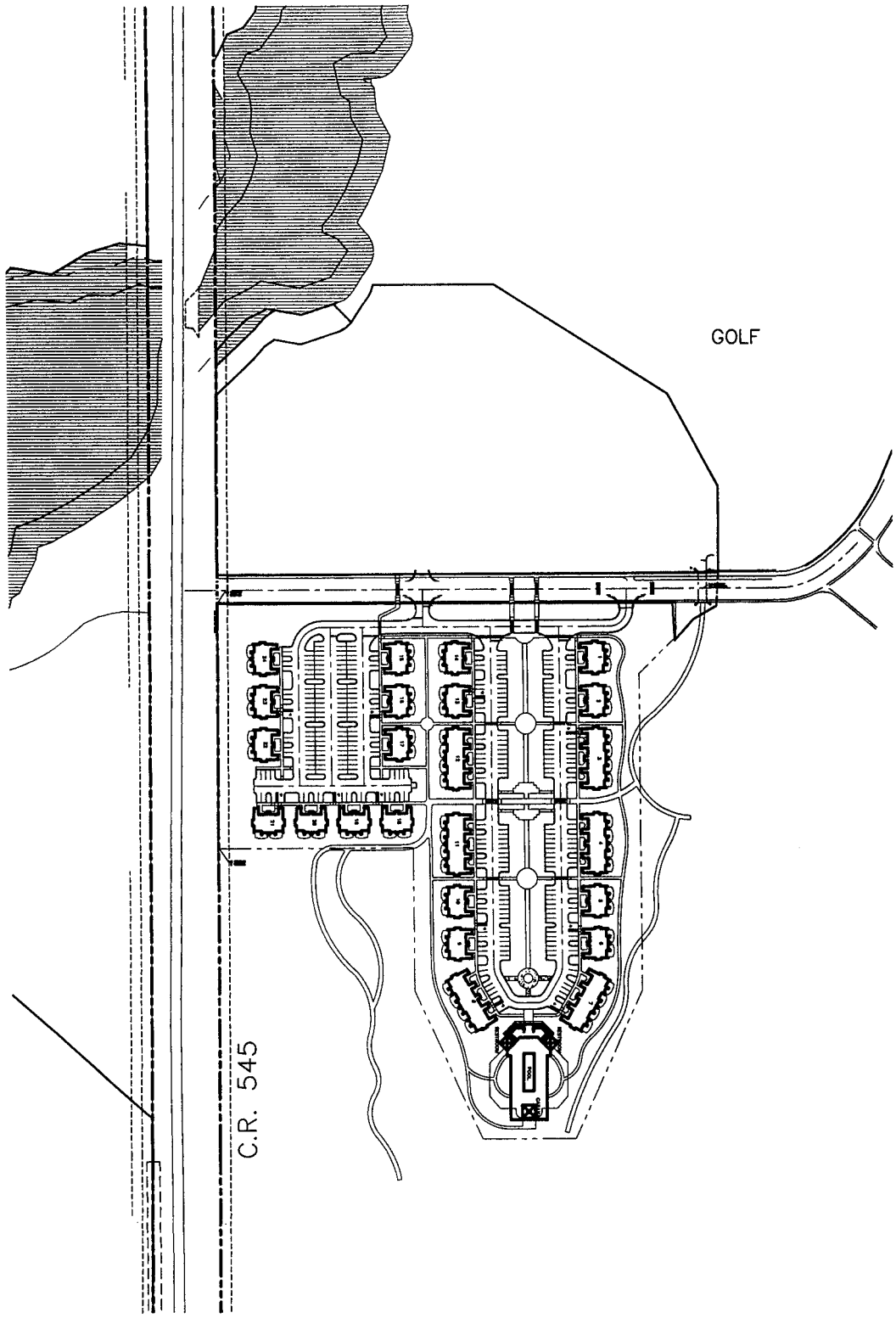

Exhibit 6C
Reunion East Community Development District
Phase 1 Parcel 3B Site Plan

February 2002

N.T.S.

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320 Winderley Place Suite 222
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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

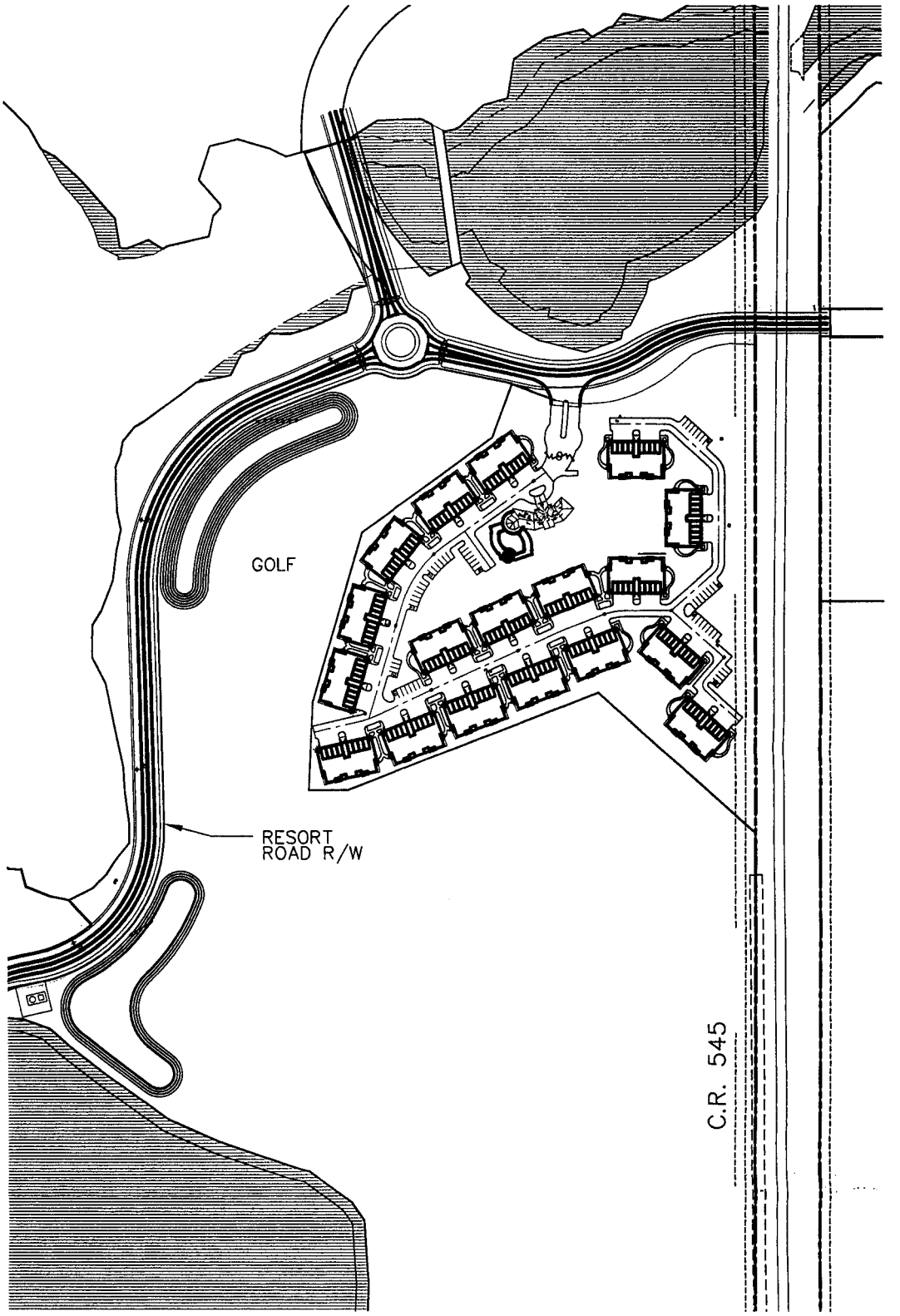

Exhibit 6D
Reunion East Community Development District
Phase I Parcel 6 Site Plan

February 2002

N.T.S.

Miller Einhouse Rymer Associates, Inc.
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conn associates
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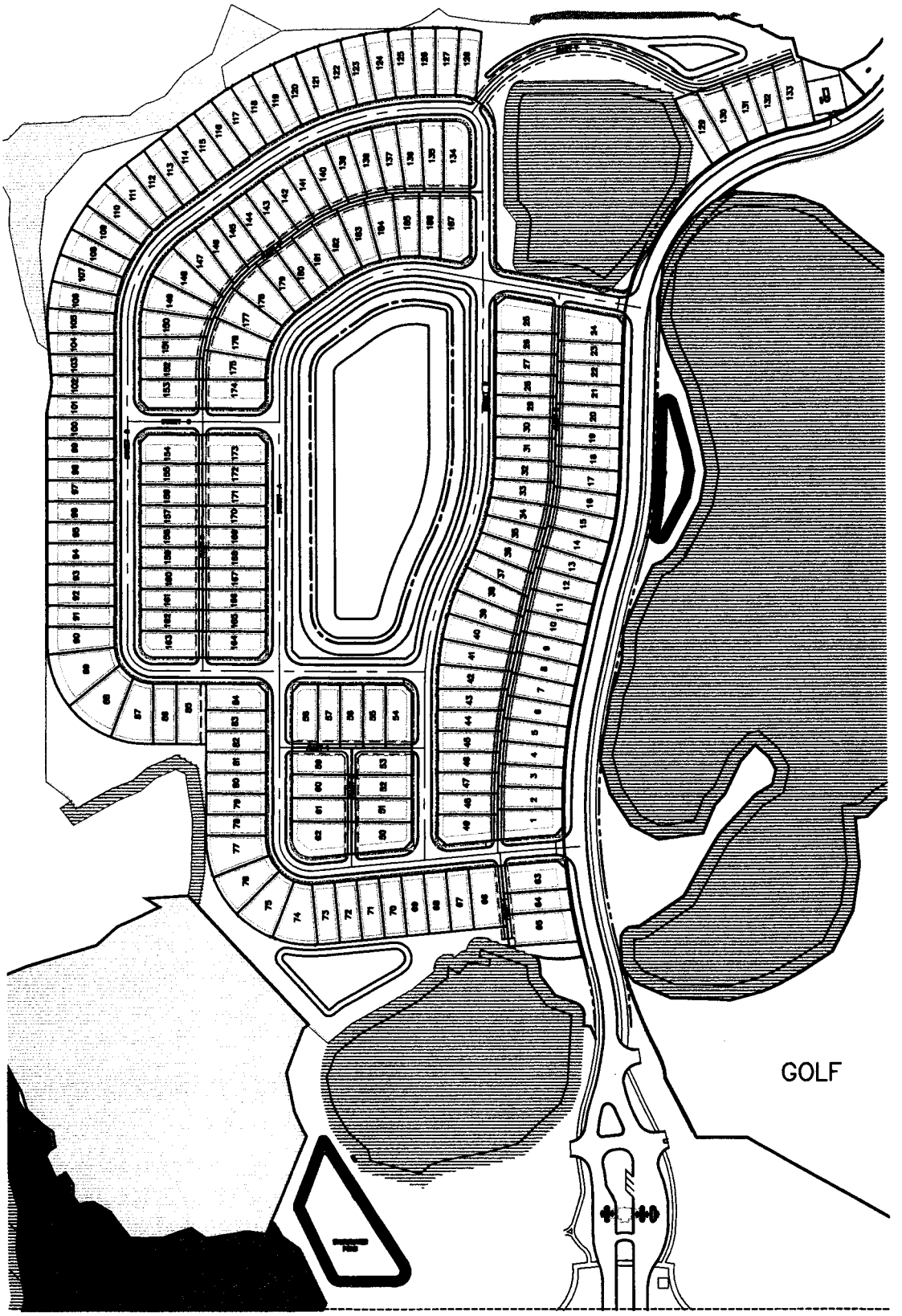

Exhibit 6E
Reunion East Community Development District
Phase 2 Parcel 3 Site Plan

July 2002

N.T.S.

Miller Einhouse Rymer Associates, Inc.
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conn associates
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500 Delaney Avenue, Orlando, Florida 32801 (407) 422-4040

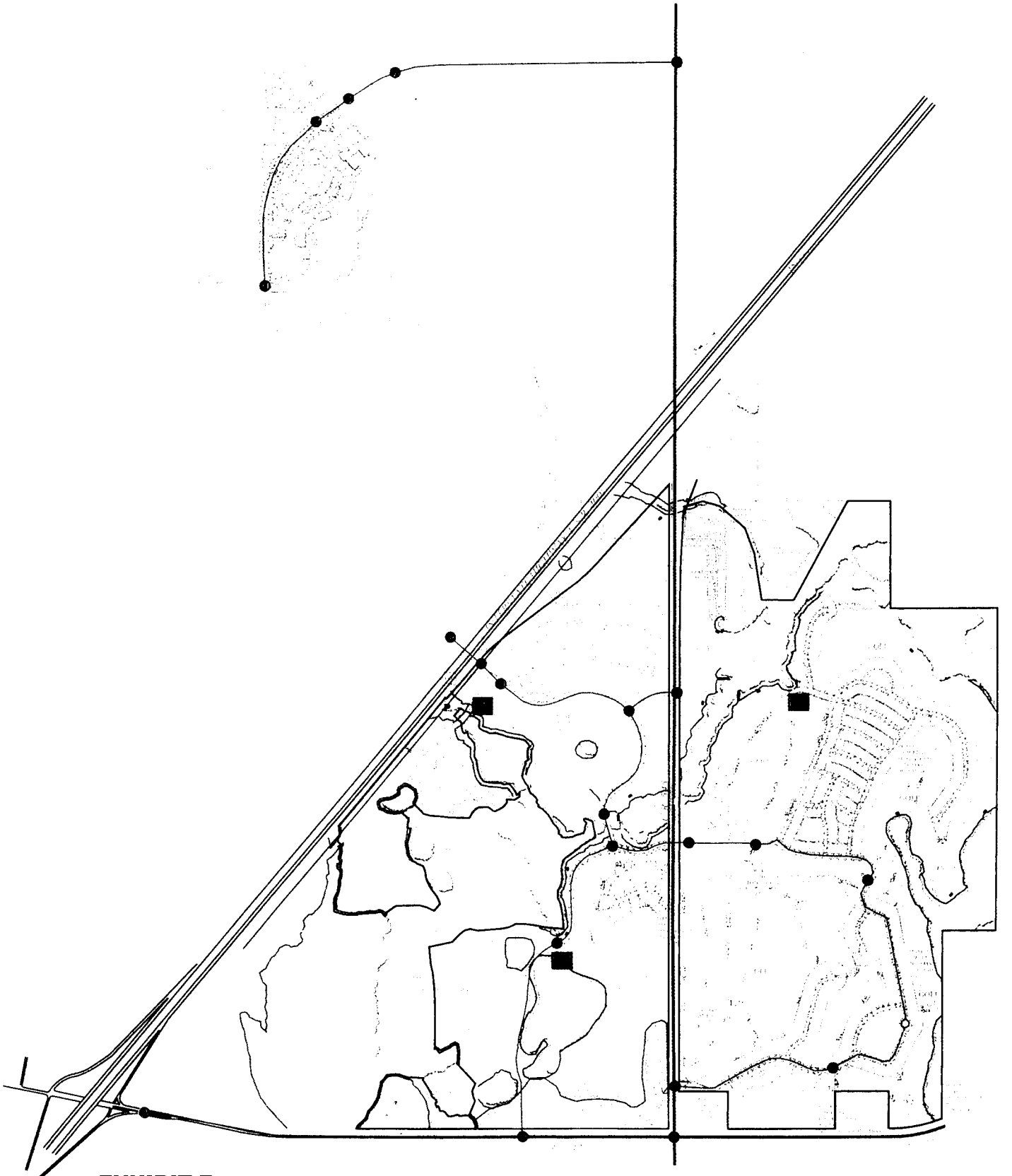

EXHIBIT 7

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

Miller
Einhouse
Rymer &
Boyd

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
Mr. Warren S. Bloom, Bond Underwriter's Counsel

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TABLE OF CONTENTS

EXHIBITS

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

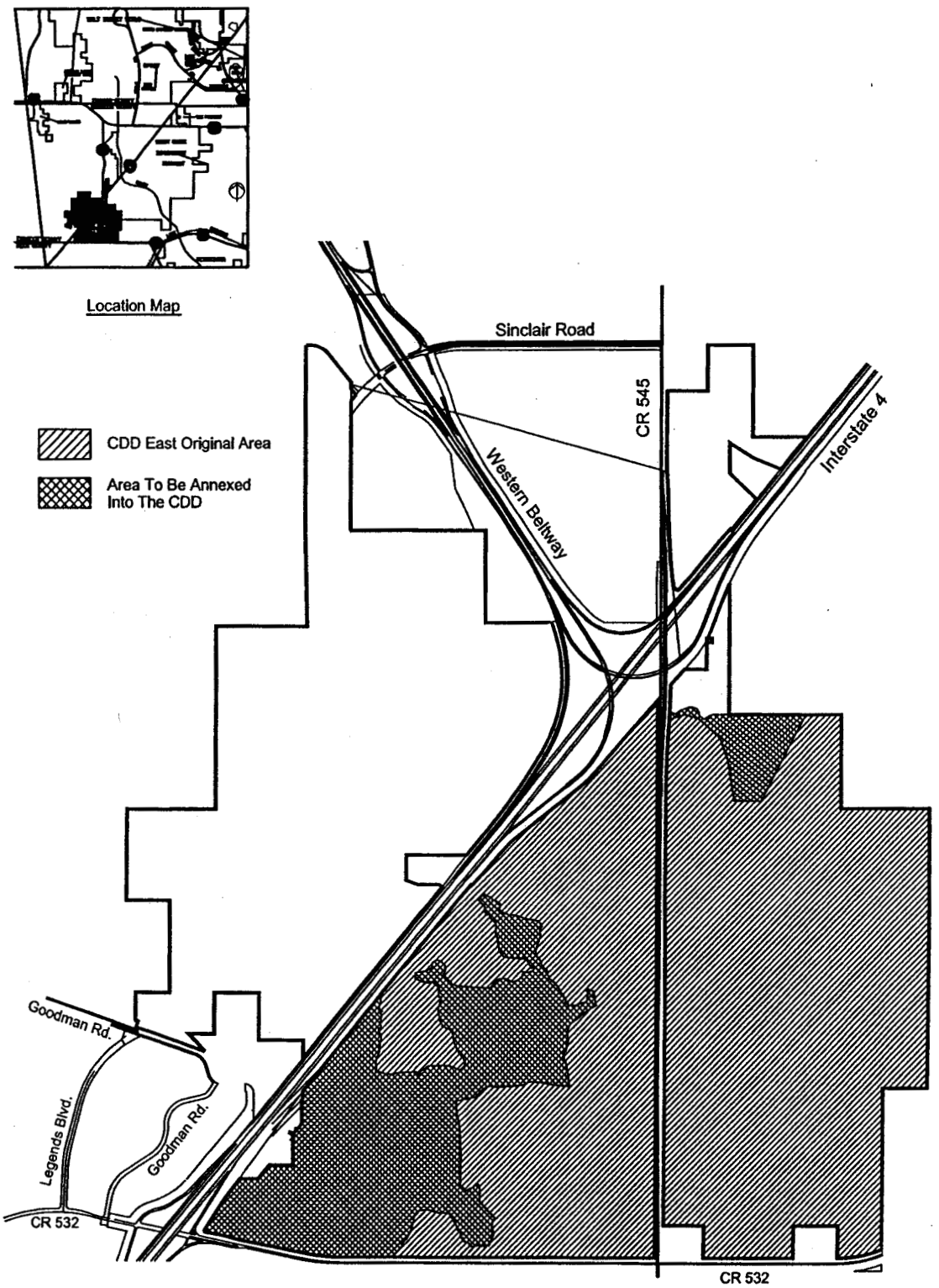
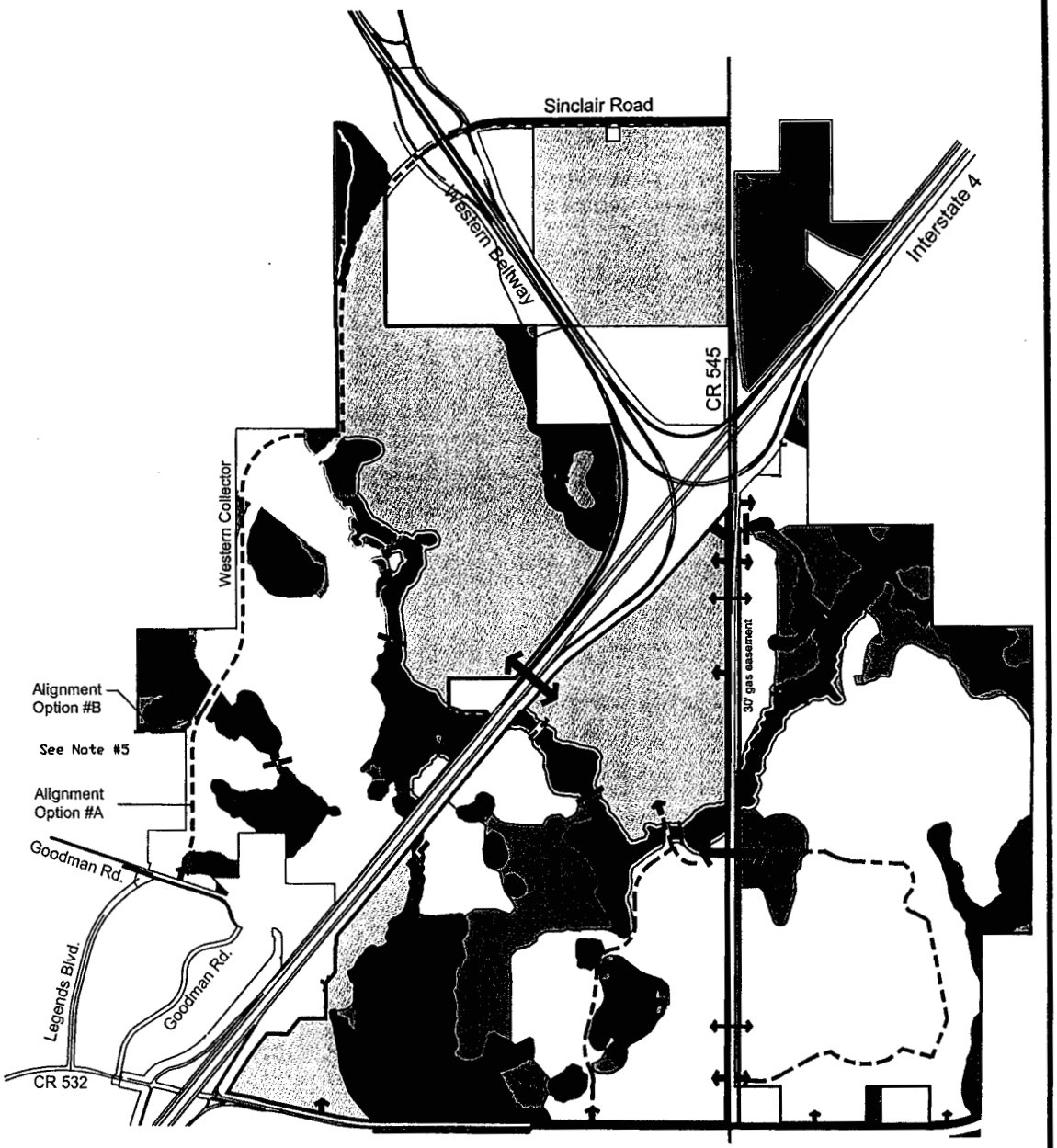


Exhibit 1
Reunion East Community Development District
District Boundaries

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).

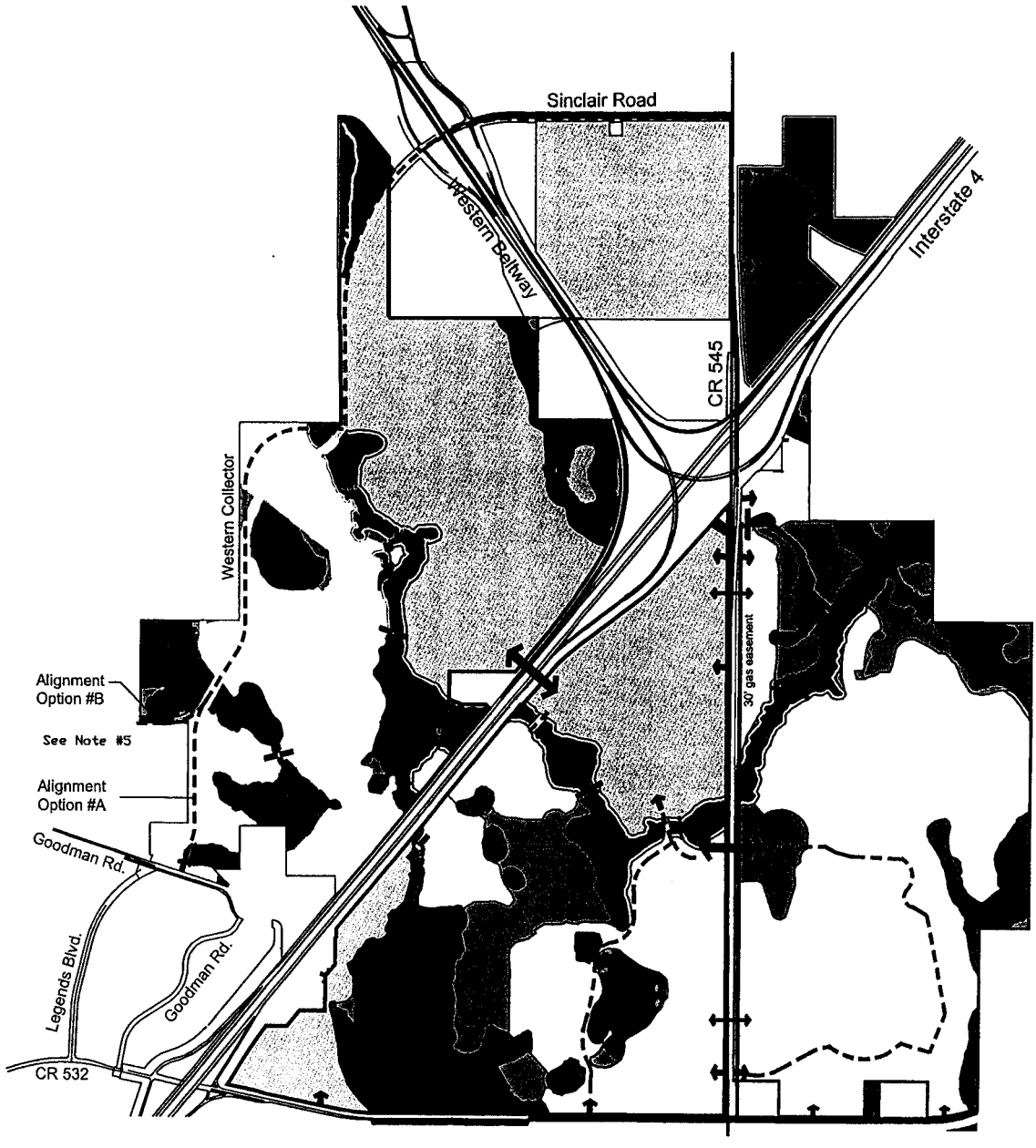
Exhibit 2
Reunion Resort & Club
DRI Map H - Master Development Plan

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.

(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 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

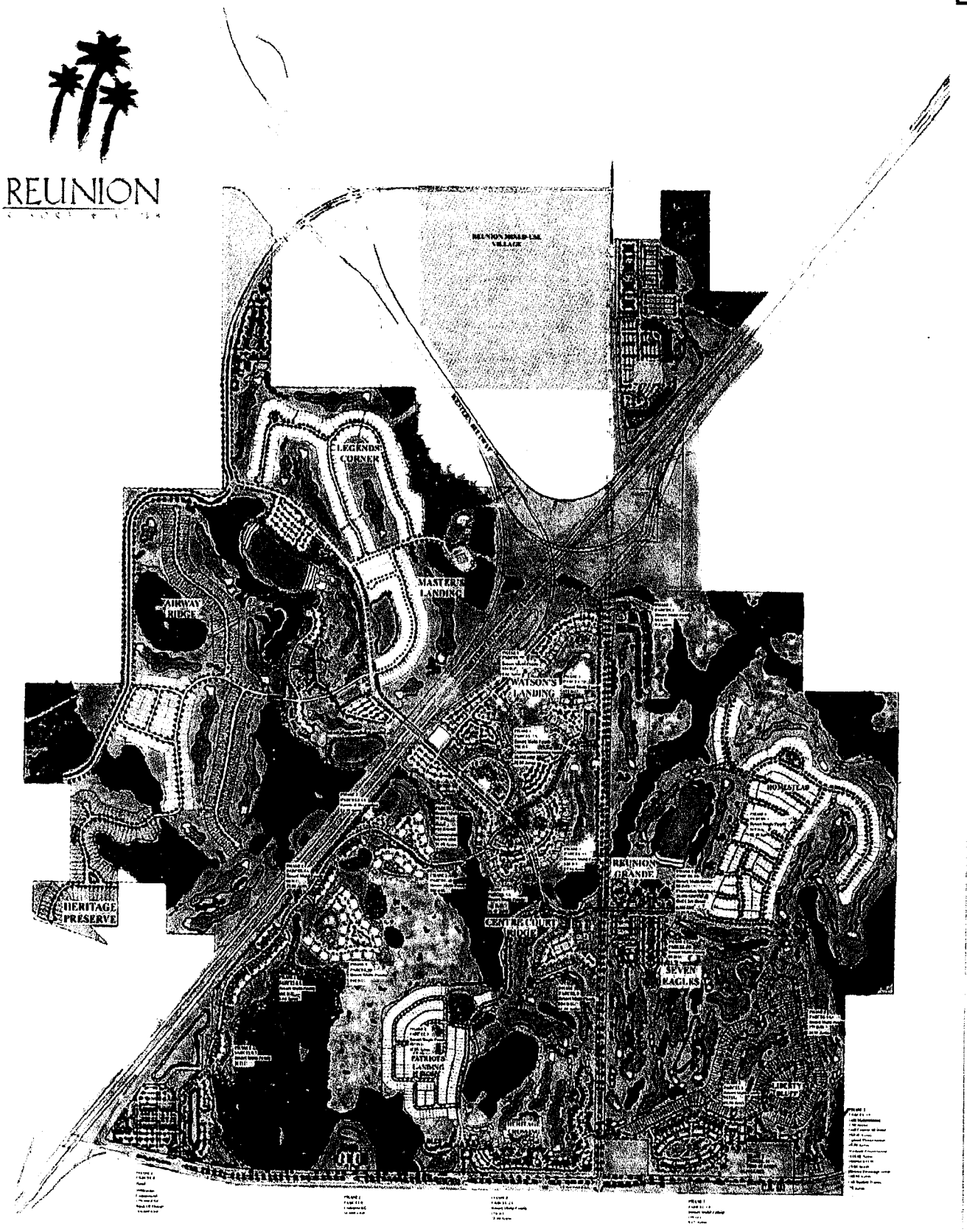

Exhibit 4

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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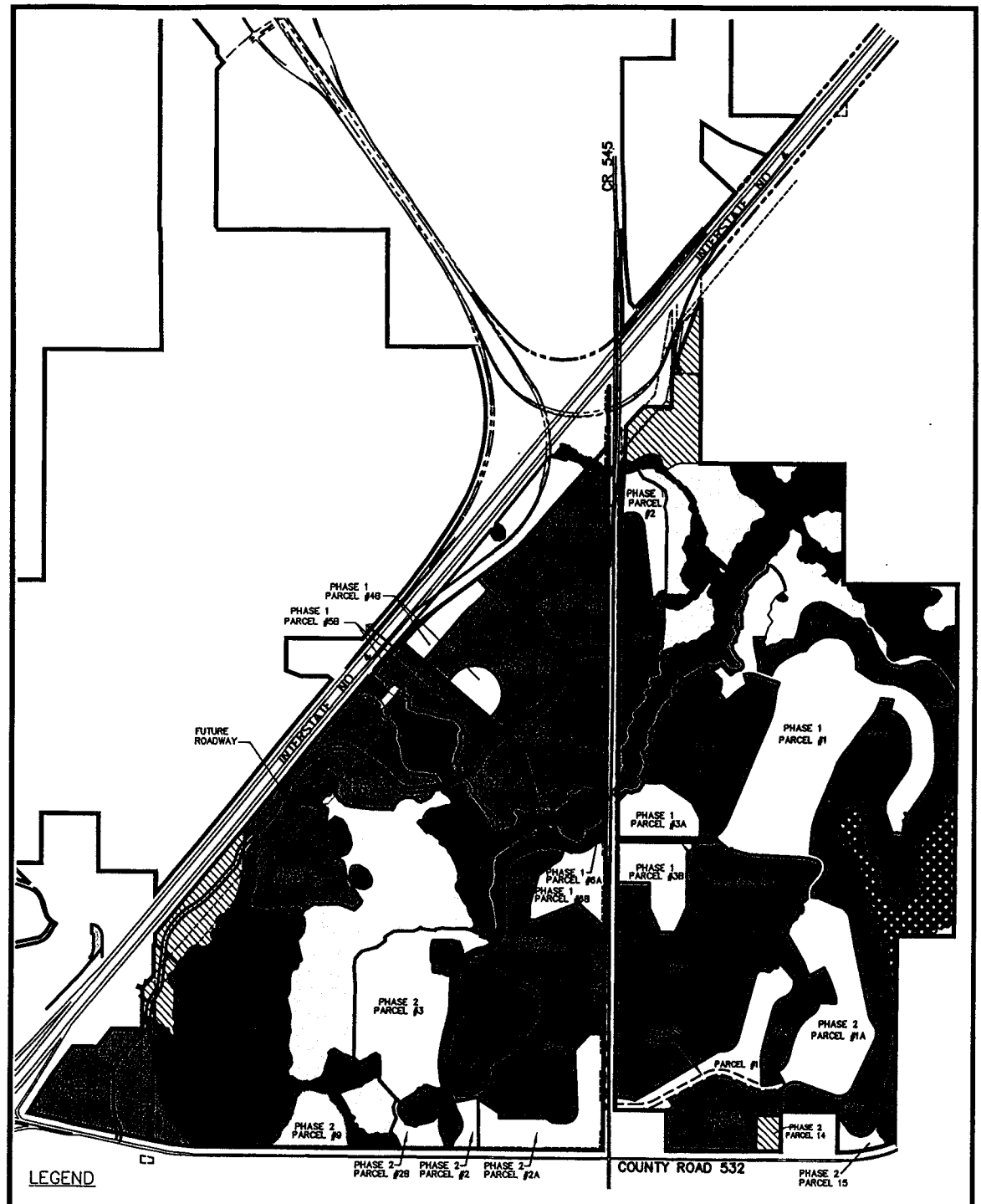
Containing 282.128 acres more or less.



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

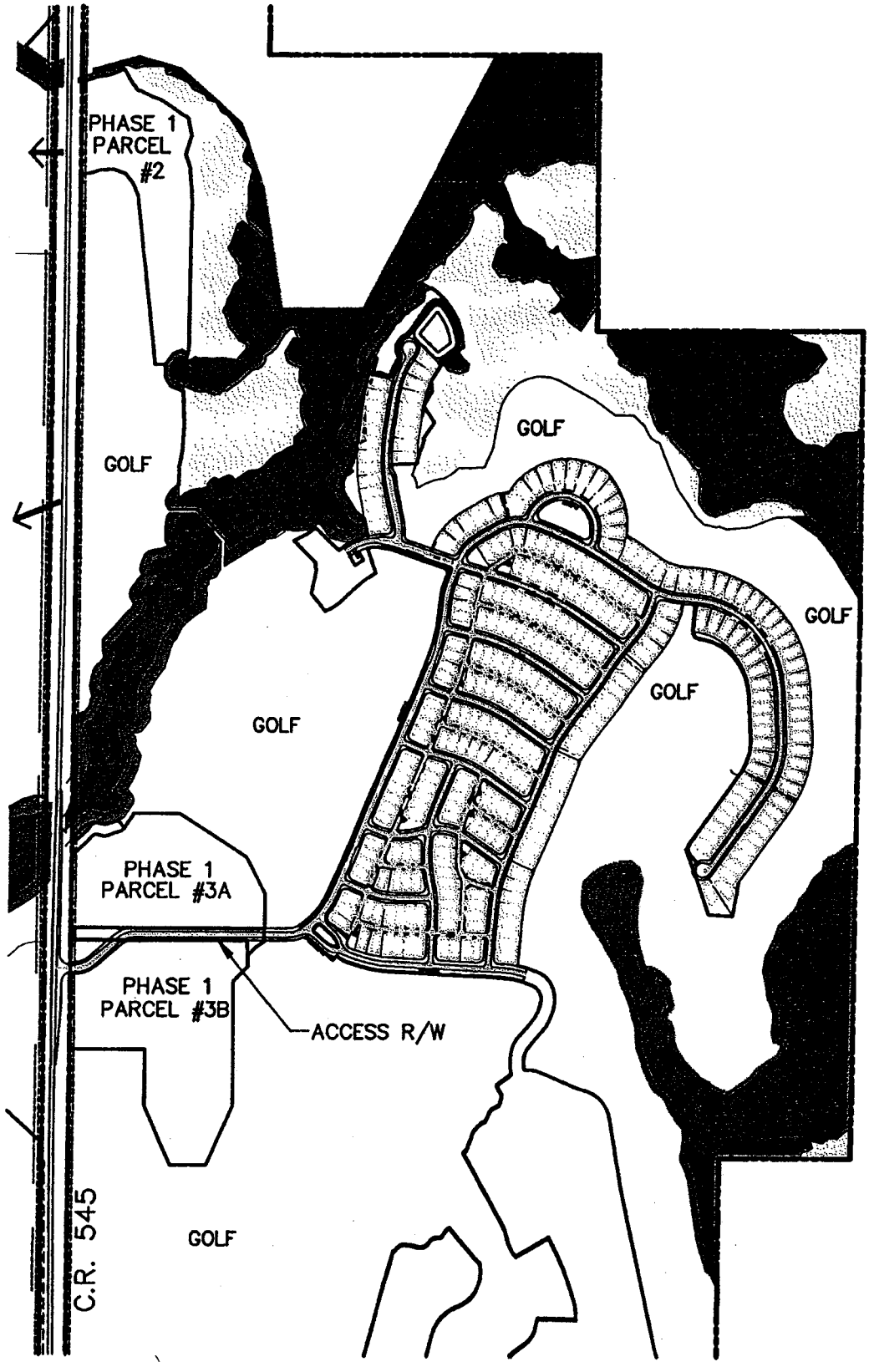


Exhibit 6A
Reunion East Community Development District
Phase I Parcel 1 Site Plan

February 2002

N.T.S.

Miller Einhouse Rymer & Boyd

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

canin associates
Urban & Environmental Planners • Landscape Architects

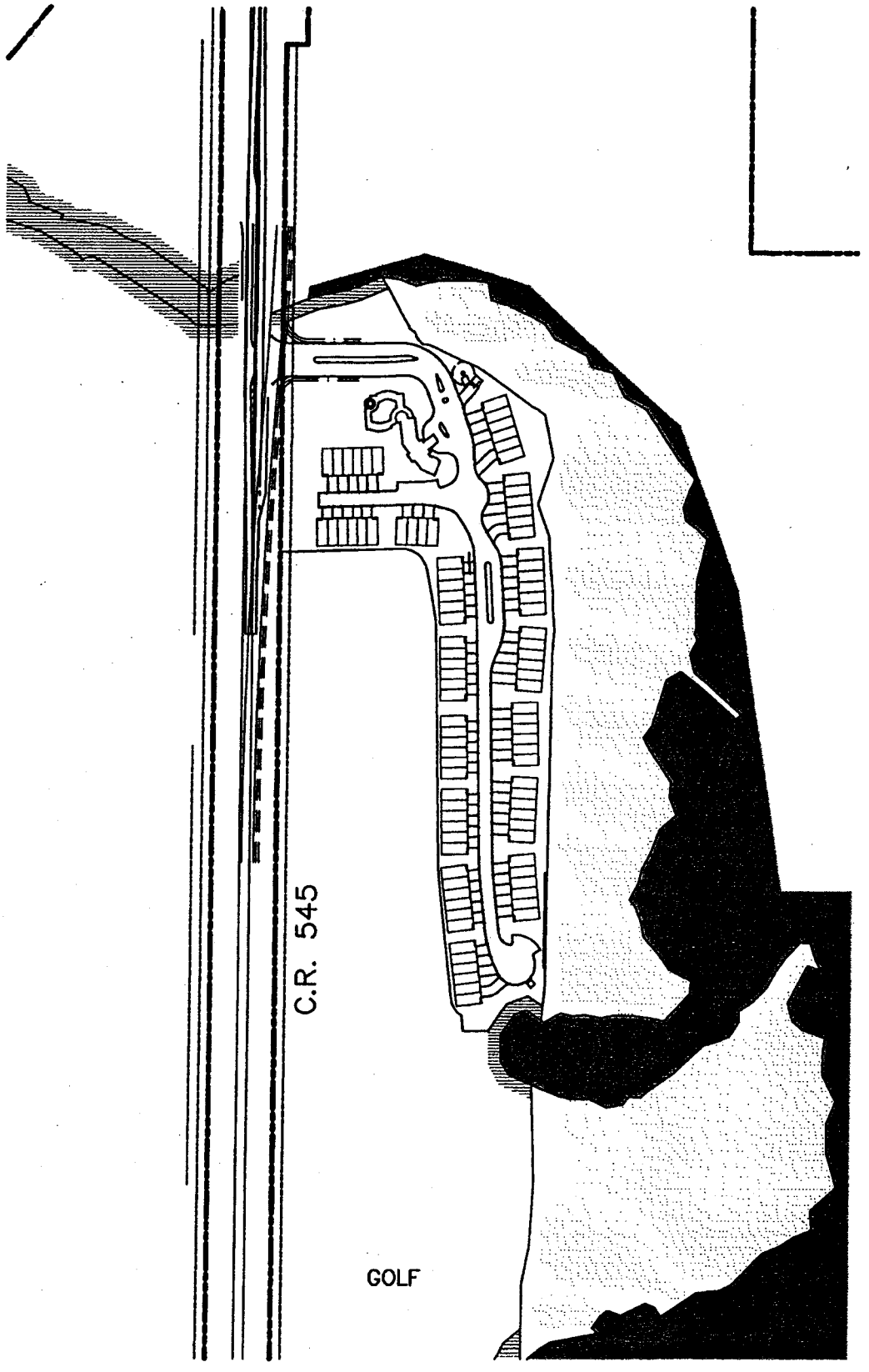


Exhibit 6B
Reunion East Community Development District
Phase I Parcel 2 Site Plan

February 2002

N.T.S.

Miller Einhouse Rymer & Boyd

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

cornin associates

Urban & Environmental Planners • Landscape Architects

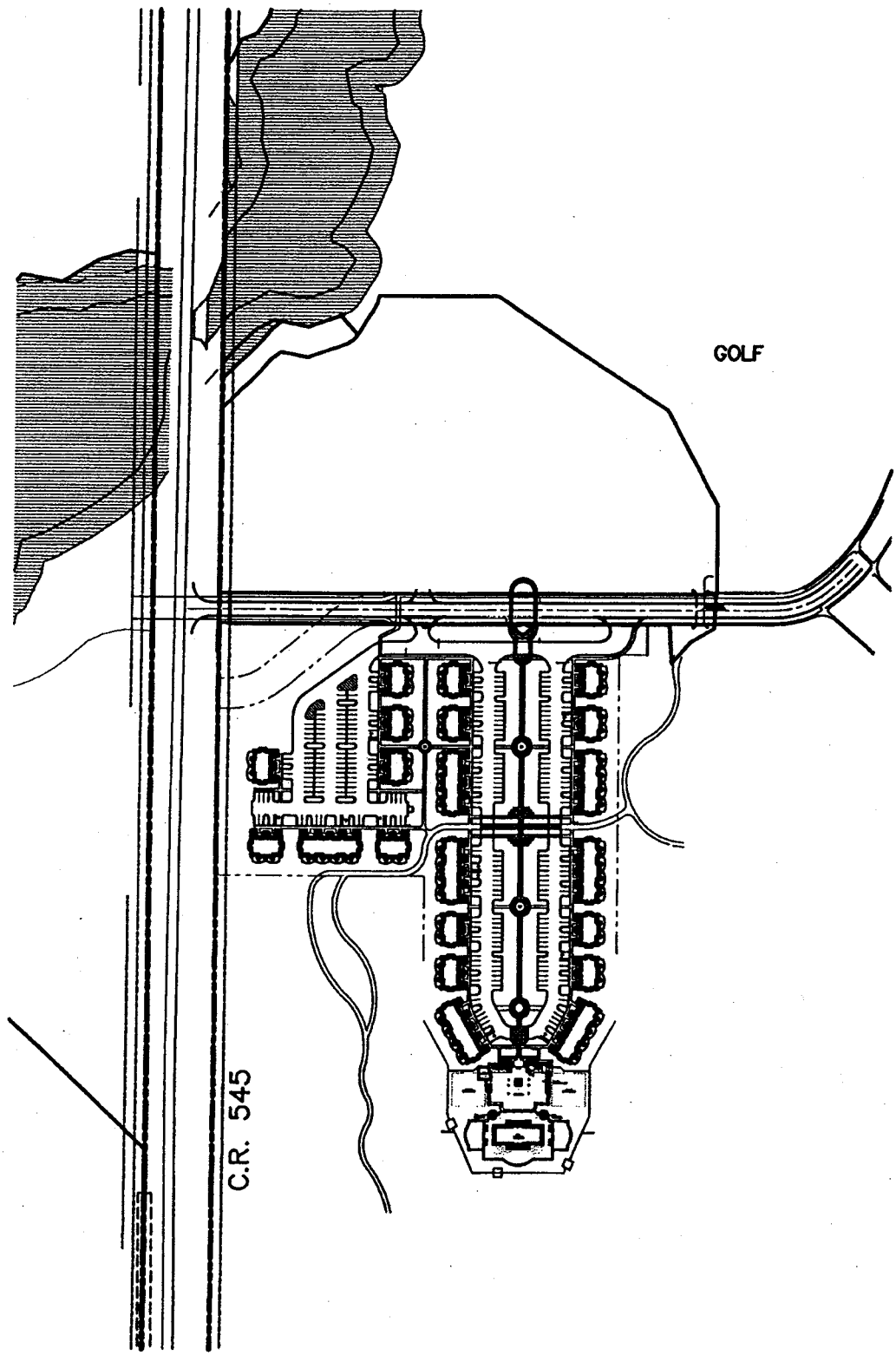


Exhibit 6C
Reunion East Community Development District
Phase 1 Parcel 3B Site Plan

February 2002

N.T.S.

Miller Einhouse Rymer & Boyd

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

conn associates
Urban & Environmental Planners • Landscape Architects

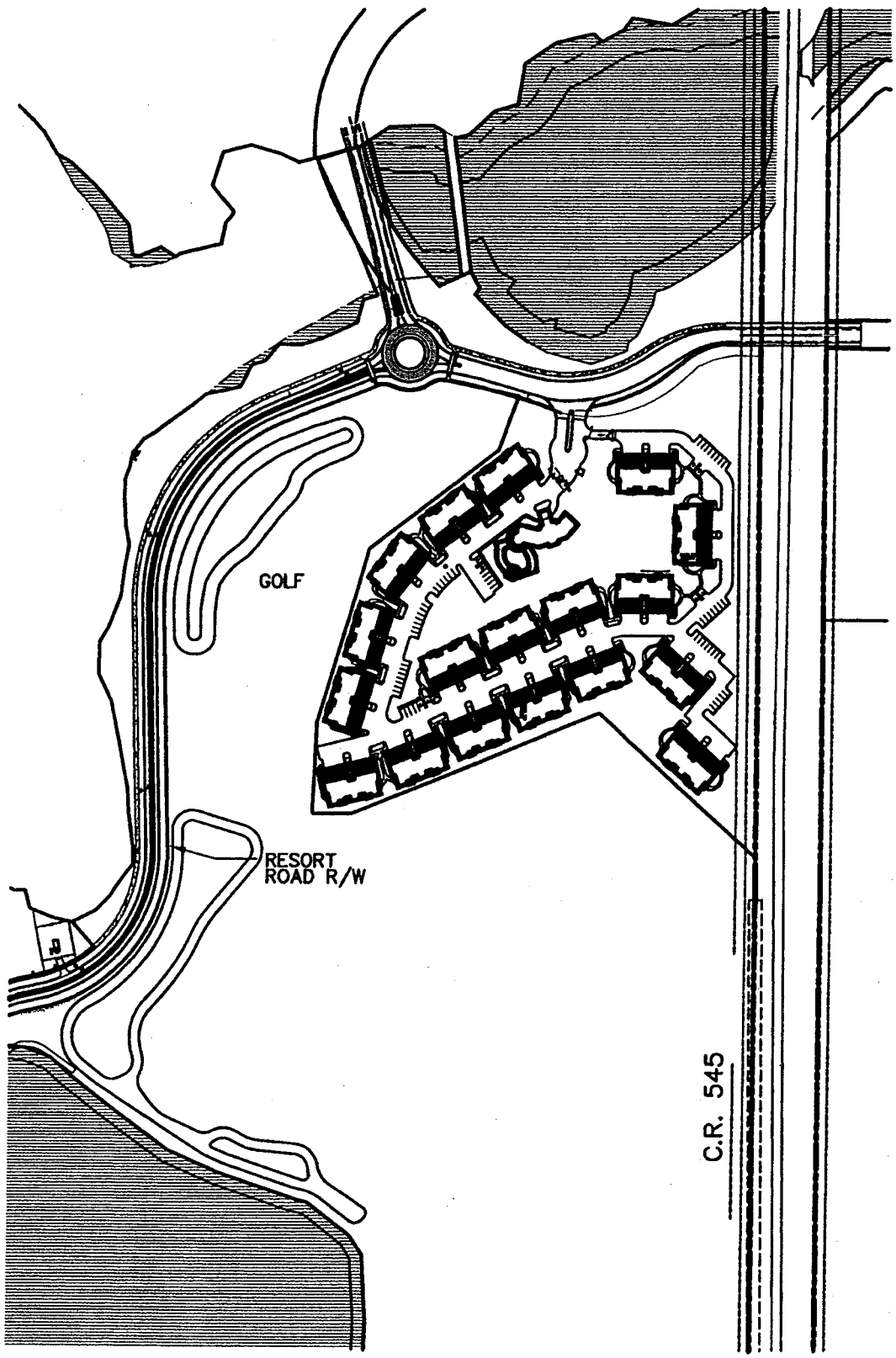


Exhibit 6D
Reunion East Community Development District
Phase I Parcel 6 Site Plan

February 2002

N.T.S.

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

cornin associates
Urban & Environmental Planners • Landscape Architects

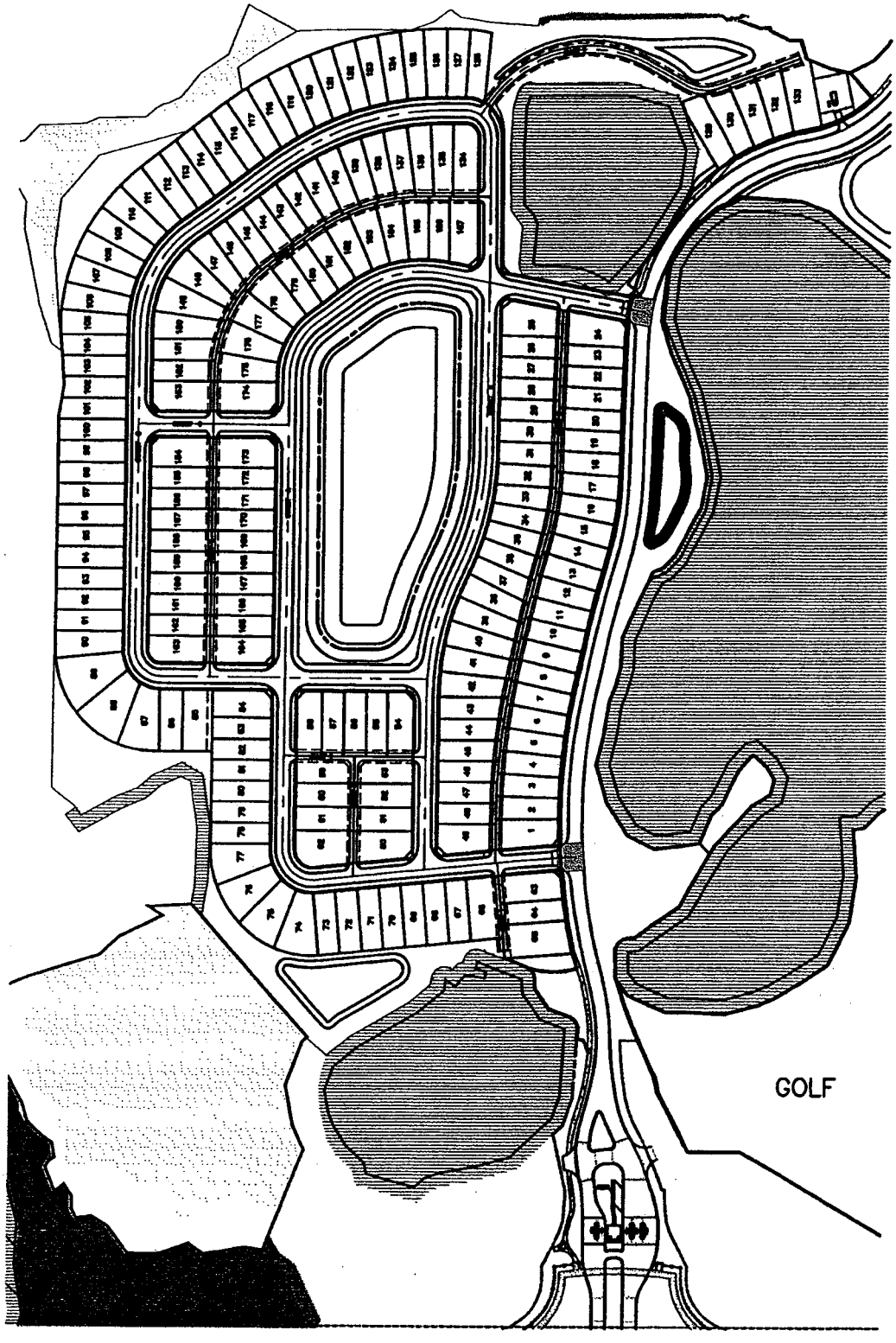


Exhibit 6E
Reunion East Community Development District
Phase 2 Parcel 3 Site Plan

July 2002

N.T.S.

Miller Einhouse Rymer & Boyd

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

canin associates

Urban & Environmental Planners • Landscape Architects

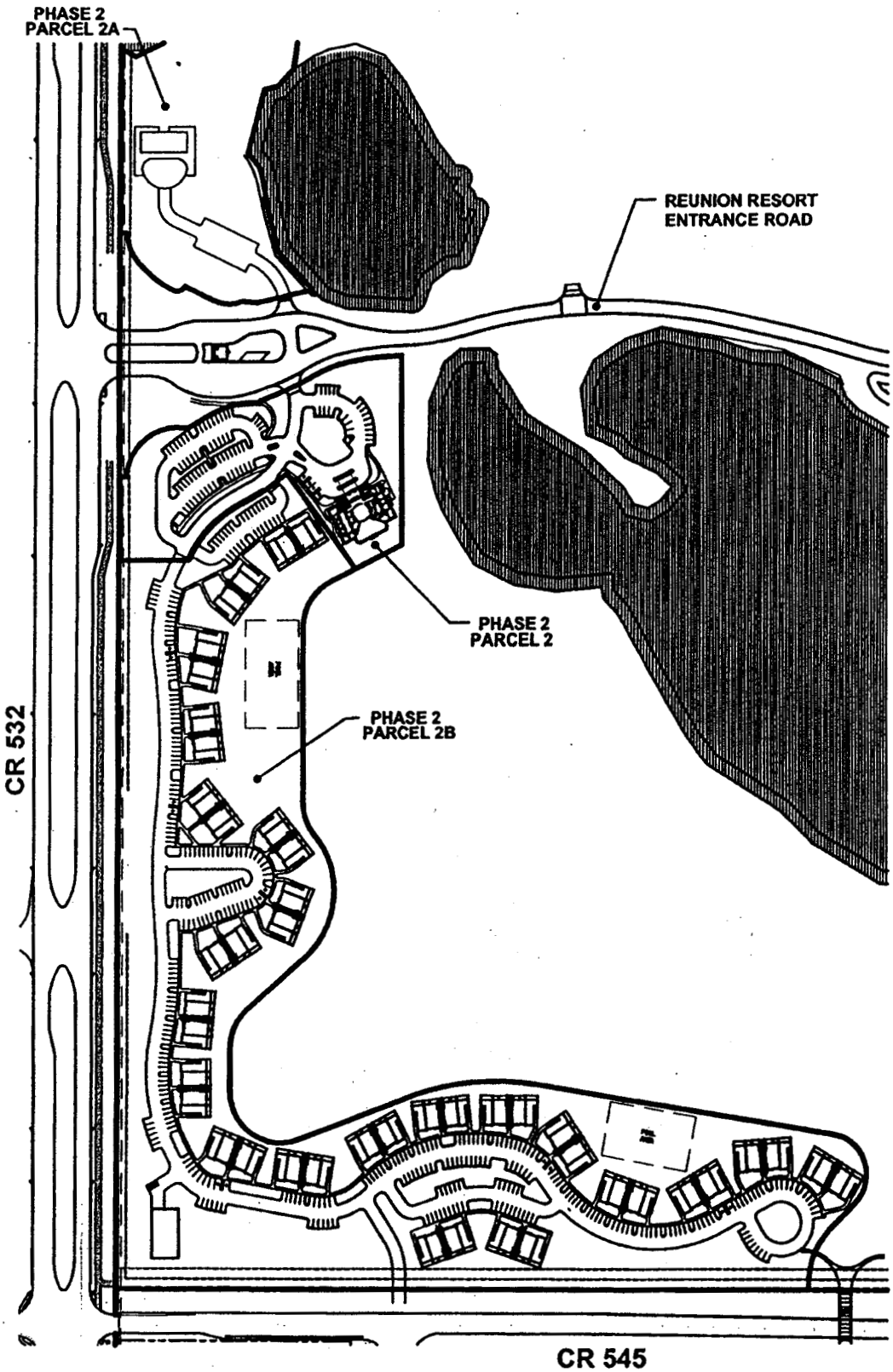


Exhibit 6F
Reunion East Community Development District
Phase 2 Parcel 2, 2A & 2B Site Plan

N.T.S.

Miller Einhouse Ryzner & Boyd

June 2003

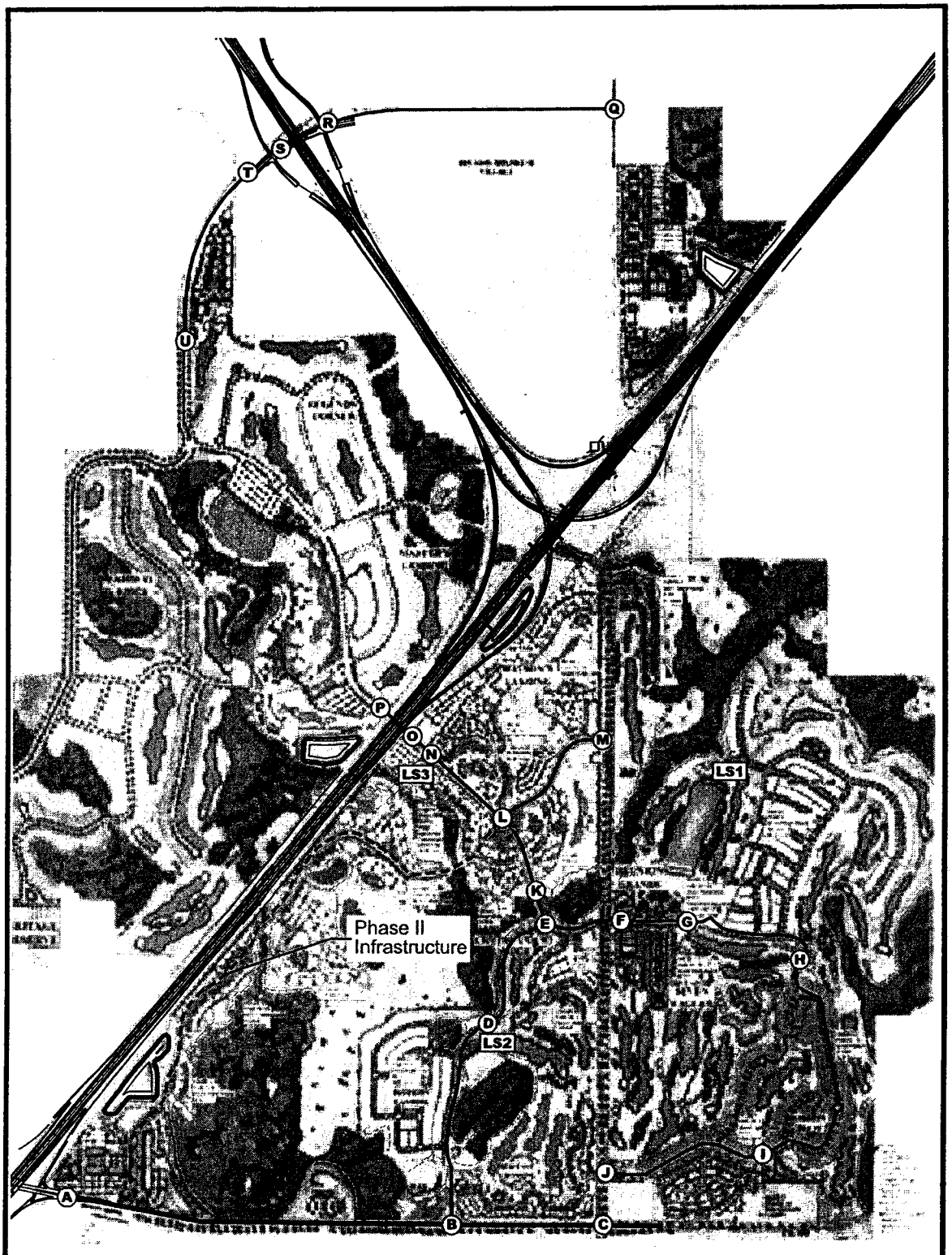


Exhibit 7

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

Table of Contents

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 11th day of June, 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

Table of Contents

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 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	**Completed**	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. Cellular control.
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. Sign proposal to be presented 06.11.2026.
5/14/26	Flat Roof Replacment at HCCC	Scheerer	**In Process**	BOS approved with Advantage Roofing 05.14.2026. Agreement provided 06.04.2026. Schedule TBD.

5/14/26	Pool Furniture	Scheerer	**In Process**	Proposals for Pool Chaise Lounge Chairs to be considered at a future meeting.
5/14/26	Concrete Repairs	Curley/Scheerer	**In Process**	Board approved SMFL Proposal 05.14.2026. Drain inlets and gutter curbs in certain areas scheduled for replacement. Agreement provided 06.04.2026. Schedule TBD.
5/14/26	Determine Options for Carriage Pointe Security	Scheerer	**In Process**	Ramco and other providers to be considered as an alternate to Envera.

Reunion West Action Items				
Meeting Assigned	**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.

SECTION II

Reunion East

Community Development District

Summary of Invoices

May 01, 2026 - May 31, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	5/8/26	6874-6889	$	132,799.20
	5/14/26	6890-6899		104,235.24
	5/21/26	6900-6908		16,529.90
	5/28/26	6909-6913		12,418.44
			$	265,982.78
R&M Fund				
	5/1/26	315-316	$	28,175.00
			$	28,175.00
Payroll				
	May 2026			
	Diane Davis	50877	$	184.70
	John Magnusson	50878		184.70
	June Wispelwey	50879		184.70
	Mark Greenstein	50880		184.70
	Trudy Hobbs	50881		184.70
			$	923.50
TOTAL			**$**	**295,081.28**

*** CHECK DATES 05/01/2026 - 05/31/2026 *** 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	#
5/08/26	00074	4/30/26	236252	202604	320-53800-47000		*	776.91		
			AQUATIC PLANT MGMT APR26							
		4/30/26	236252	202604	300-13100-10100		*	586.09		
			AQUATIC PLANT MGMT APR26							
						APPLIED AQUATIC MANAGEMENT INC			1,363.00	006874
5/08/26	00095	5/04/26	258845	202604	320-53800-57400		*	417.53		
			INSTALLED PDK CLOUD NODE							
		5/04/26	258845	202604	300-13100-10100		*	314.97		
			INSTALLED PDK CLOUD NODE							
						ACCESS CONTROL SYSTEMS LLC			732.50	006875
5/08/26	00129	5/03/26	6086	202604	320-53800-57400		*	162.45		
			GH-REPAIRED DOOR LATCH							
		5/03/26	6086	202604	300-13100-10100		*	122.55		
			GH-REPAIRED DOOR LATCH							
						BERRY CONSTRUCTION INC.			285.00	006876
5/08/26	00134	5/07/26	04741	202604	310-51300-31100		*	1,343.25		
			TREE & CURB SURVEY REPORT							
		5/07/26	04741	202604	310-51300-31100		*	398.00		
			CDD MEETING							
		5/07/26	04741	202604	310-51300-31100		*	746.25		
			PHASE 4&5 LANDSCAPE RVW							
						BOYD CIVIL ENGINEERING INC			2,487.50	006877
5/08/26	00164	4/14/26	8	202604	310-51300-31300		*	100.00		
			REV. AMORT SERIES 2015A							
						DISCLOSURE SERVICES LLC			100.00	006878
5/08/26	00144	4/30/26	16913221	202604	320-53800-57400		*	170.69		
			GH-PREVENTIVE MAINT APR26							
		4/30/26	16913221	202604	300-13100-10100		*	128.76		
			GH-PREVENTIVE MAINT APR26							
						FRANK'S AIR CONDITIONING, INC.			299.45	006879
5/08/26	00176	4/27/26	31108	202604	320-53800-48200		*	185.25		
			PREVENTATIVE MAINT APR26							
		4/27/26	31108	202604	300-13100-10100		*	139.75		
			PREVENTATIVE MAINT APR26							
						FITNESS SERVICES OF FLORIDA INC			325.00	006880
5/08/26	00079	4/29/26	11876708	202604	320-53800-47900		*	48.34		
			MTHLY PEST CONTROL APR26							
		4/29/26	11876708	202604	300-13100-10100		*	36.46		
			MTHLY PEST CONTROL APR26							
						HOMETEAM PEST DEFENSE			84.80	006881

*** CHECK DATES 05/01/2026 - 05/31/2026 ***
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	#
5/08/26	00186	4/22/26	107787	202604	320-53800-57400		*	195.51		
			WIRES & CAMERA REPAIRED							
		4/22/26	107787	202604	300-13100-10100		*	147.49		
			WIRES & CAMERA REPAIRED							
		5/01/26	768549	202606	300-15500-10000		*	790.25		
			ALARM MONITOR SRVC JUN26							
		5/01/26	768549	202606	300-13100-10100		*	596.16		
			ALARM MONITOR SRVC JUN26							
						HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,729.41	006882
5/08/26	99999	5/08/26	VOID	202605	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006883
5/08/26	00092	4/01/26	3639	202603	320-53800-41000		*	8.62		
			TOHO METER#62644090 MAR26							
		4/01/26	3667	202603	320-53800-43000		*	78.52		
			DUKEENERGY#9100 8323 9862							
		4/01/26	3668	202603	320-53800-43000		*	745.56		
			DUKEENERGY#9100 8324 0443							
		4/01/26	3669	202604	320-53800-41000		*	49.83		
			CP PHONE LINE 7585 APR26							
		4/01/26	3669	202604	300-13100-10100		*	37.59		
			CP PHONE LINE 7585 APR26							
		4/01/26	3669	202604	320-53800-41000		*	49.83		
			HC PHONE LINE 7693 APR26							
		4/01/26	3669	202604	300-13100-10100		*	37.59		
			HC PHONE LINE 7693 APR26							
		4/01/26	3669	202604	320-53800-41000		*	49.83		
			HS FIRE PANEL1 1590 APR26							
		4/01/26	3669	202604	300-13100-10100		*	37.59		
			HS FIRE PANEL1 1590 APR26							
		4/01/26	3669	202604	320-53800-41000		*	49.83		
			HS FIRE PANEL2 1590 APR26							
		4/01/26	3669	202604	300-13100-10100		*	37.59		
			HS FIRE PANEL2 1590 APR26							
		4/01/26	3669	202604	320-53800-41000		*	49.83		
			HC IRRG LINE 1 7715 APR26							
		4/01/26	3669	202604	300-13100-10100		*	37.59		
			HC IRRG LINE 1 7715 APR26							
		4/01/26	3669	202604	320-53800-41000		*	49.83		
			HC IRRG LINE 2 7715 APR26							
		4/01/26	3669	202604	300-13100-10100		*	37.59		
			HC IRRG LINE 2 7715 APR26							
		4/01/26	3669	202604	320-53800-41000		*	49.83		
			HC FIRE LINE 1 7715 APR26							

*** CHECK DATES 05/01/2026 - 05/31/2026 *** 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	#
		4/01/26	3669	202604	300-13100-10100		*	37.59		
			HC FIRE LINE 1 7715 APR26							
		4/01/26	3669	202604	320-53800-41000		*	49.83		
			HC FIRE LINE 2 7715 APR26							
		4/01/26	3669	202604	300-13100-10100		*	37.59		
			HC FIRE LINE 2 7715 APR26							
		4/04/26	3670	202604	320-53800-41000		*	385.34		
			CENTURYLNK-CIRCUIT/MODEM							
		4/04/26	3670	202604	300-13100-10100		*	290.69		
			CENTURYLNK-CIRCUIT/MODEM							
		4/04/26	3671	202604	320-53800-41000		*	124.37		
			CENTURYLNK-CP GATE ACCESS							
		4/04/26	3671	202604	300-13100-10100		*	93.82		
			CENTURYLNK-CP GATE ACCESS							
						KINGWOOD ORLANDO REUNION RESORT LLC			2,426.28	006884
5/08/26	00192	5/01/26	2079	202605	320-53800-43300		*	2,163.15		
			POOL AMENITIES MAY26							
		5/01/26	2079	202605	300-13100-10100		*	1,631.85		
			POOL AMENITIES MAY26							
		5/01/26	2079	202605	320-53800-43300		*	5,400.75		
			POOL ATTENDANT MAY26							
		5/01/26	2079	202605	300-13100-10100		*	4,074.25		
			POOL ATTENDANT MAY26							
		5/01/26	2079	202605	320-53800-43300		*	617.74		
			HC CLEANING SRVC MAY26							
		5/01/26	2079	202605	300-13100-10100		*	466.01		
			HC CLEANING SRVC MAY26							
						PG SERVICE GROUP LLC			14,353.75	006885
5/08/26	00054	5/01/26	2026MAY	202605	320-53800-34500		*	6,650.00		
			SECURITY SERVICES MAY26							
		5/01/26	2026MAY	202605	300-13100-10100		*	5,016.66		
			SECURITY SERVICES MAY26							
						REUNION RESORT AND CLUB MASTER ASSC			11,666.66	006886
5/08/26	00175	4/22/26	1012689	202605	320-53800-46200		*	4,845.00		
			POOL MAINTENANCE MAY26							
		4/22/26	1012689	202605	300-13100-10100		*	3,655.00		
			POOL MAINTENANCE MAY26							
						ROBERTS POOL SERVICE AND REPAIR INC			8,500.00	006887
5/08/26	00060	4/17/26	325866	202604	320-53800-46200		*	621.84		
			HC-BIOFILM/FILTER RPLC							
		4/17/26	325866	202604	300-13100-10100		*	469.11		
			HC-BIOFILM/FILTER RPLC							

*** CHECK DATES 05/01/2026 - 05/31/2026 ***
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	#
		4/27/26	327401	202604	320-53800-46200			*	377.60		
			HC POOL A-BULK BLEACH								
		4/27/26	327401	202604	300-13100-10100			*	284.85		
			HC POOL A-BULK BLEACH								
		4/27/26	327402	202604	320-53800-46200			*	438.90		
			HC POOL B-BULK BLEACH								
		4/27/26	327402	202604	300-13100-10100			*	331.10		
			HC POOL B-BULK BLEACH								
		4/27/26	327403	202604	320-53800-46200			*	559.46		
			SE-BLEACH/SULFURIC ACID								
		4/27/26	327403	202604	300-13100-10100			*	422.04		
			SE-BLEACH/SULFURIC ACID								
		4/30/26	327404	202604	320-53800-46200			*	194.37		
			TERR. INSTALL TORO VALVE								
		4/30/26	327404	202604	300-13100-10100			*	146.63		
			TERR. INSTALL TORO VALVE								
		4/30/26	327405	202604	320-53800-46200			*	188.07		
			CP-INSTALL PVC/TORO VALVE								
		4/30/26	327405	202604	300-13100-10100			*	141.88		
			CP-INSTALL PVC/TORO VALVE								
							SPIES POOL LLC			4,175.85	006888
5/08/26	00030	4/30/26	1167646	202604	320-53800-47300			*	41,089.59		
			LANDSCAPE MAINT APR26								
		4/30/26	1167646	202604	300-13100-10100			*	30,997.41		
			LANDSCAPE MAINT APR26								
		4/30/26	1167646	202604	320-53800-47300			*	912.00		
			TURF CARE APR26								
		4/30/26	1167646	202604	300-13100-10100			*	688.00		
			TURF CARE APR26								
		4/30/26	1167646	202604	320-53800-47300			*	912.00		
			TREE/SHRUBCARE APR26								
		4/30/26	1167646	202604	300-13100-10100			*	688.00		
			TREE/SHRUBCARE APR26								
		4/30/26	1167646	202604	320-53800-47300			*	7,060.02		
			IRRIGATION MAINT APR26								
		4/30/26	1167646	202604	300-13100-10100			*	5,325.98		
			IRRIGATION MAINT APR26								
		4/30/26	1167646	202604	320-53800-47300			*	1,939.71-		
			CREDIT REMAINING PHASE								
		4/30/26	1167646	202604	300-13100-10100			*	1,463.29-		
			CREDIT REMAINING PHASE								
							YELLOWSTONE LANDSCAPE SOUTHEAST LLC			84,270.00	006889
5/14/26	00095	5/08/26	259081	202605	320-53800-57400			*	313.06		
			POPLIN-RPLC BARRIER ARM								

*** CHECK DATES 05/01/2026 - 05/31/2026 ***
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	#
		5/08/26	259081	202605	300-13100-10100		*	236.16		
			POPLIN-RPLC BARRIER ARM							
						ACCESS CONTROL SYSTEMS LLC			549.22	006890
5/14/26	00129	5/09/26	6091	202605	320-53800-47700		*	1,644.45		
			INSTALL CHAINLINK FENCE							
		5/09/26	6091	202605	300-13100-10100		*	1,240.55		
			INSTALL CHAINLINK FENCE							
		5/09/26	6094	202605	320-53800-57400		*	532.95		
			GH-INSTALL CEILING TILES							
		5/09/26	6094	202605	300-13100-10100		*	402.05		
			GH-INSTALL CEILING TILES							
		5/09/26	6095	202604	320-53800-53000		*	2,166.00		
			152 SIDEWALK GRINDS							
		5/09/26	6095	202604	300-13100-10100		*	1,634.00		
			152 SIDEWALK GRINDS							
		5/09/26	6096	202604	320-53800-53000		*	2,607.75		
			GRINDS - VARIOUS LOC							
		5/09/26	6096	202604	300-13100-10100		*	1,967.25		
			GRINDS - VARIOUS LOC							
						BERRY CONSTRUCTION INC.			12,195.00	006891
5/14/26	00144	5/08/26	16938690	202605	320-53800-57400		*	69.19		
			GATEHOUSE-SERVICE CALL							
		5/08/26	16938690	202605	300-13100-10100		*	52.19		
			GATEHOUSE-SERVICE CALL							
						FRANK'S AIR CONDITIONING, INC.			121.38	006892
5/14/26	00176	5/12/26	31144	202605	320-53800-48200		*	352.83		
			PARTS - 50% DEPOSIT							
		5/12/26	31144	202605	300-13100-10100		*	266.17		
			PARTS - 50% DEPOSIT							
						FITNESS SERVICES OF FLORIDA INC			619.00	006893
5/14/26	00049	5/01/26	682	202605	320-53800-12000		*	3,838.58		
			FIELD MANAGEMENT MAY26							
		5/01/26	683	202604	310-51300-42000		*	1.06		
			USPS IRS FORM							
		5/01/26	683A	202605	310-51300-34000		*	4,414.50		
			MANAGEMENT FEES MAY26							
		5/01/26	683A	202605	310-51300-35200		*	108.17		
			WEBSITE ADMIN FEE MAY26							
		5/01/26	683A	202605	310-51300-35100		*	162.25		
			INFORMATION TECH MAY26							
		5/01/26	683A	202605	310-51300-31300		*	901.25		
			DISSEMINATION FEE MAY26							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		5/01/26	683A	202605	310-51300-51000		*	.78		
			OFFICE SUPPLIES MAY26							
		5/01/26	683A	202605	310-51300-42000		*	69.89		
			POSTAGE MAY26							
						GOVERNMENTAL MANAGEMENT SERVICES			9,496.48	006894
5/14/26	00079	5/08/26	11961681	202605	320-53800-47900		*	79.63		
			HCC-QRTLY TERMITE MAY26							
		5/08/26	11961681	202605	300-13100-10100		*	60.07		
			HCC-QRTLY TERMITE MAY26							
						HOMETEAM PEST DEFENSE			139.70	006895
5/14/26	00119	5/12/26	152806	202604	310-51300-31500		*	990.00		
			AGOS/FL & SUNSHINE LAWS							
		5/12/26	152806	202604	310-51300-31500		*	1,603.57		
			CDD MEETING							
		5/12/26	152806	202604	310-51300-31500		*	79.00		
			JLAC AUDIT LETTER							
		5/12/26	152807	202604	310-51300-31500		*	270.00		
			EMINENT DOMAIN CORRESP.							
		5/12/26	152808	202604	310-51300-31500		*	1,056.00		
			KINGWOOD ASSESSMENT							
		5/12/26	152809	202604	310-51300-31500		*	845.83		
			KINGWOOD ASSESSMENT MEMO							
		5/12/26	152809	202604	310-51300-31500		*	730.50		
			DRAFT NOT. OF LIS PENDENS							
						LATHAM LUNA EDEN AND BEAUDINE LLP			5,574.90	006896
5/14/26	00103	5/14/26	05142026	202605	300-20700-10000		*	51,248.03		
			FY26 DEBT SERVICE MAY26							
						REUNION EAST CDD C/O USBANK			51,248.03	006897
5/14/26	00103	5/14/26	05142026	202605	300-20700-10800		*	22,630.03		
			FY26 DEBT SERVICE MAY26							
						REUNION EAST CDD C/O USBANK			22,630.03	006898
5/14/26	00070	5/08/26	85238	202605	320-53800-47200		*	947.06		
			RPLC BULBS/LIGHT HOLDER							
		5/08/26	85238	202605	300-13100-10100		*	714.44		
			RPLC BULBS/LIGHT HOLDER							
						TERRY S ELECTRIC INC			1,661.50	006899
5/21/26	00074	5/15/26	236681	202605	320-53800-47000		*	776.91		
			AQUATIC PLANT MGMT MAY26							
		5/15/26	236681	202605	300-13100-10100		*	586.09		
			AQUATIC PLANT MGMT MAY26							
						APPLIED AQUATIC MANAGEMENT INC			1,363.00	006900

*** CHECK DATES 05/01/2026 - 05/31/2026 *** 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     #

 5/21/26 00095   5/18/26 259124   202605 320-53800-57400                                     *              139.65
                          TURNED ON SWING GATES
                 5/18/26 259124   202605 300-13100-10100                                     *              105.35
                          TURNED ON SWING GATES
                 5/18/26 259152   202605 320-53800-57400                                     *              195.23
                          TEMP. FIX ON PEDESTAL
                 5/18/26 259152   202605 300-13100-10100                                     *              147.27
                          TEMP. FIX ON PEDESTAL
                                                   ACCESS CONTROL SYSTEMS LLC                                    587.50 006901
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/21/26 00144   5/11/26 16913015 202605 320-53800-47700                                     *              906.57
                          HCCC PREVENT MAINT
                 5/11/26 16913015 202605 300-13100-10100                                     *              683.90
                          HCCC PREVENT MAINT
                                                   FRANK'S AIR CONDITIONING, INC.                            1,590.47 006902
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/21/26 00163   5/17/26 2140     202605 320-53800-47500                                     *              399.00
                          PRS.WSH 3 GAURD SHACKS
                 5/17/26 2140     202605 300-13100-10100                                     *              301.00
                          PRS.WSH 3 GAURD SHACKS
                                                   PRESSURE WASH THIS                                            700.00 006903
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/21/26 99999   5/21/26 VOID     202605 000-00000-00000                                     C                .00
                          VOID CHECK
                                                     ******INVALID VENDOR NUMBER******                             .00 006904
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/21/26 99999   5/21/26 VOID     202605 000-00000-00000                                     C                .00
                          VOID CHECK
                                                     ******INVALID VENDOR NUMBER******                             .00 006905
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/21/26 00060   5/04/26 327552   202605 320-53800-46200                                     *              425.22
                          SE-FUSIBLE/PILOT SENSOR
                 5/04/26 327552   202605 300-13100-10100                                     *              320.78
                          SE-FUSIBLE/PILOT SENSOR
                 5/04/26 327558   202605 320-53800-46200                                     *              163.59
                          CP-INSTALLED GROMMIT
                 5/04/26 327558   202605 300-13100-10100                                     *              123.41
                          CP-INSTALLED GROMMIT
                 5/04/26 327577   202605 320-53800-46200                                     *              171.00
                          HC- INSTALL A CAPACITOR
                 5/04/26 327577   202605 300-13100-10100                                     *              129.00
                          HC- INSTALL A CAPACITOR
                 5/07/26 327673   202605 320-53800-46200                                     *              186.39
                          HC-INSTL GFCI OUTLET
                 5/07/26 327673   202605 300-13100-10100                                     *              140.61
                          HC-INSTL GFCI OUTLET
```

*** CHECK DATES 05/01/2026 - 05/31/2026 ***
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	#
		5/07/26	327674	202605	320-53800-46200			*	142.50		
			HOMESTEAD-INSTL BASKET								
		5/07/26	327674	202605	300-13100-10100			*	107.50		
			HOMESTEAD-INSTL BASKET								
		5/11/26	327759	202605	320-53800-46200			*	171.00		
			SE-QRTLY SAFETY INSPECT								
		5/11/26	327759	202605	300-13100-10100			*	129.00		
			SE-QRTLY SAFETY INSPECT								
		5/11/26	327806	202605	320-53800-46200			*	557.46		
			SE-MOTOR SHAFT SEAL								
		5/11/26	327806	202605	300-13100-10100			*	420.54		
			SE-MOTOR SHAFT SEAL								
		5/12/26	327848	202605	320-53800-46200			*	617.00		
			HC-BLCH/SUL.ACID/DEGREASE								
		5/12/26	327848	202605	300-13100-10100			*	465.45		
			HC-BLCH/SUL.ACID/DEGREASE								
		5/12/26	327849	202605	320-53800-46200			*	347.99		
			HOMESTEAD-BLCH/DEGREASER								
		5/12/26	327849	202605	300-13100-10100			*	262.51		
			HOMESTEAD-BLCH/DEGREASER								
		5/12/26	327850	202605	320-53800-46200			*	518.42		
			SE-15GAL SUL.ACID/BLEACH								
		5/12/26	327850	202605	300-13100-10100			*	391.08		
			SE-15GAL SUL.ACID/BLEACH								
		5/12/26	327851	202605	320-53800-46200			*	532.67		
			TERR-SUL.ACID/DEGREASER								
		5/12/26	327851	202605	300-13100-10100			*	401.83		
			TERR-SUL.ACID/DEGREASER								
		5/12/26	327852	202605	320-53800-46200			*	608.76		
			CP-15G SUL ACID/DEGREASER								
		5/12/26	327852	202605	300-13100-10100			*	459.24		
			CP-15G SUL ACID/DEGREASER								
		5/14/26	325862	202605	320-53800-46200			*	221.14		
			CP-INSTALL CELL/GAUAGE								
		5/14/26	325862	202605	300-13100-10100			*	166.81		
			CP-INSTALL CELL/GAUAGE								
		5/14/26	327912	202605	320-53800-46200			*	171.00		
			CP-INSPECTED VACUUM PUMP								
		5/14/26	327912	202605	300-13100-10100			*	129.00		
			CP-INSTALLED VACUUM PUMP								
		5/14/26	327937	202605	320-53800-46200			*	233.13		
			HC-INSTALLED TIMER ON SPA								
		5/14/26	327937	202605	300-13100-10100			*	175.87		
			HC-INSTALLED TIMER ON SPA								
		5/18/26	23980	202605	320-53800-46200			*	798.00		
			CHEMICAL CONTROLLER MS								

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

                 5/18/26 23980    202605 300-13100-10100                                    *              602.00
                          CHEMICAL CONTROLLER MS
                                                   SPIES POOL LLC                                                   10,289.90 006906
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/21/26 00002   2/09/26 OSA15615 202602 310-51300-48000                                    *              195.00
                          NOT.OF RULE DEVELOPMENT
                 2/16/26 OSA17257 202602 310-51300-48000                                    *              414.91
                          RULEMAKING-TOW/PARKING
                 2/28/26 OSA22372 202602 310-51300-48000                                    *              204.91
                          NOT. OF RULE DEVELOPMENT
                 3/10/26 OSA25161 202603 310-51300-48000                                    *              424.21
                          RULEMAKING-TOW/PARKING
                                                   TRIBUNE PUBLISHING COMPANY LLC DBA                                1,239.03 006907
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/21/26 00030   5/13/26 1173843  202604 320-53800-47400                                    *              433.20
                          INSTALLED ROOT BARRIER
                 5/13/26 1173843  202604 300-13100-10100                                    *              326.80
                          INSTALLED ROOT BARRIER
                                                   YELLOWSTONE LANDSCAPE SOUTHEAST LLC                                 760.00 006908
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/28/26 99999   5/28/26 VOID     202605 000-00000-00000                                    C                .00
                          VOID CHECK
                                                     ******INVALID VENDOR NUMBER******                                .00 006909
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/28/26 00129   5/23/26 6110     202605 320-53800-47200                                    *              190.95
                          HC-REPLACED LIGHT BULBS
                 5/23/26 6110     202605 300-13100-10100                                    *              144.05
                          HC-REPLACED LIGHT BULBS
                 5/23/26 6111     202605 320-53800-46200                                    *              390.45
                          HC-REPLACE 10 UMBRELLAS
                 5/23/26 6111     202605 300-13100-10100                                    *              294.55
                          HC-REPLACE 10 UMBRELLAS
                 5/23/26 6112     202605 320-53800-47400                                    *              219.45
                          SE-REMOVED PAVERS/ROOTS
                 5/23/26 6112     202605 300-13100-10100                                    *              165.55
                          SE-REMOVED PAVERS/ROOTS
                 5/23/26 6113     202605 320-53800-57400                                    *              133.95
                          GH-ADJUSTED DRAIN COVER
                 5/23/26 6113     202605 300-13100-10100                                    *              101.05
                          GH-ADJUSTED DRAIN COVER
                 5/23/26 6114     202605 320-53800-47700                                    *              247.95
                          TERR.INSTL/PAINT STUCCO
                 5/23/26 6114     202605 300-13100-10100                                    *              187.05
                          TERR.INSTL/PAINT STUCCO
                 5/23/26 6115     202605 320-53800-47200                                    *              390.45
                          SE-RPLC 2 LED TREE LIGHTS
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CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		5/23/26	6115	202605	300-13100-10100		*	294.55		
			SE-RPLC 2 LED TREE LIGHTS							
		5/23/26	6116	202605	320-53800-47200		*	105.45		
			SE-INSTALL CEILING LIGHTS							
		5/23/26	6116	202605	300-13100-10100		*	79.55		
			SE-INSTALL CEILING LIGHTS							
		5/23/26	6117	202605	320-53800-46200		*	2,565.00		
			STABLES-10 NEW UMBRELLAS							
		5/23/26	6117	202605	300-13100-10100		*	1,935.00		
			STABLES-10 NEW UMBRELLAS							
		5/24/26	6119	202605	320-53800-47700		*	208.05		
			SEVEN EAGLES-RPR GATE							
		5/24/26	6119	202605	300-13100-10100		*	156.95		
			SEVEN EAGLES-RPR GATE							
						BERRY CONSTRUCTION INC.			7,810.00	006910
5/28/26	00144	5/21/26	16971641	202605	320-53800-47700		*	304.06		
			HC-INSTALL TOUCHSCREEN							
		5/21/26	16971641	202605	300-13100-10100		*	229.38		
			HC-INSTALL TOUCHSCREEN							
						FRANK'S AIR CONDITIONING, INC.			533.44	006911
5/28/26	00176	5/20/26	31185	202605	320-53800-48200		*	185.25		
			PREVENTATIVE MAINT MAY26							
		5/20/26	31185	202605	300-13100-10100		*	139.75		
			PREVENTATIVE MAINT MAY26							
						FITNESS SERVICES OF FLORIDA INC			325.00	006912
5/28/26	00030	5/20/26	1177101	202604	320-53800-47400		*	2,137.50		
			LINEAR PARK ANNUAL BEDS							
		5/20/26	1177101	202604	300-13100-10100		*	1,612.50		
			LINEAR PARK ANNUAL BEDS							
						YELLOWSTONE LANDSCAPE SOUTHEAST LLC			3,750.00	006913

TOTAL FOR BANK A 265,982.78

TOTAL FOR REGISTER 265,982.78

*** CHECK DATES 05/01/2026 - 05/31/2026 ***
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	CHECK #
5/01/26	99999	5/01/26	VOID VOID CHECK	202605	000-00000-00000		C	.00		
						******INVALID VENDOR NUMBER******			.00	000315
5/01/26	00001	3/07/26	6028 GUARDHOUSE-RPLC SIDEWALKS	202603	320-53800-53000		*	3,291.75		
		3/07/26	6028 GUARDHOUSE-RPLC SIDEWALKS	202603	300-13100-10100		*	2,483.25		
		3/07/26	6031 EXCITEMENT DR-SIDEWALKS	202602	320-53800-53000		*	2,052.00		
		3/07/26	6031 EXCITEMENT DR-SIDEWALKS	202602	300-13100-10100		*	1,548.00		
		3/07/26	6032 SDWLK GRINDS-VARIOUS LOC	202603	320-53800-53000		*	2,465.25		
		3/07/26	6032 SDWLK GRINDS-VARIOUS LOC	202603	300-13100-10100		*	1,859.75		
		3/14/26	6037 SDWLK GRINDS-VARIOUS LOC	202603	320-53800-53000		*	2,265.75		
		3/14/26	6037 SDWLK GRINDS-VARIOUS LOC	202603	300-13100-10100		*	1,709.25		
		4/10/26	6061 GATHERIN DR-RPLC SIDEWALK	202603	320-53800-53000		*	2,793.00		
		4/10/26	6061 GATHERIN DR-RPLC SIDEWALK	202603	300-13100-10100		*	2,107.00		
		4/17/26	6066 EXCITEMENT DR-SIDEWALKS	202604	320-53800-53000		*	2,394.00		
		4/17/26	6066	202604	300-13100-10100		*	1,806.00		
		4/24/26	6074 GATHERIN DR-RPLC SIDEWALK	202604	320-53800-53000		*	798.00		
		4/24/26	6074 GATHERIN DR-RPLC SIDEWALK	202604	300-13100-10100		*	602.00		
						BERRY CONSTRUCTION INC.			28,175.00	000316

TOTAL FOR BANK C 28,175.00

TOTAL FOR REGISTER 28,175.00

SECTION III

Reunion East

Community Development District

Unaudited Financial Reporting

April 30, 2026

Table of Contents

Reunion East

Community Development District

Balance Sheet

April 30, 2026

	General Fund	*Replacement & Maintenance Fund*	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:					
Cash - Truist	$ 217,661	$ 25,061	$ -	$ -	$ 242,723
Investments:					
Series 2002A-2					
Reserve	-	-	3	-	3
Revenue	-	-	101,064	-	101,064
Series 2005					
Reserve	-	-	5	-	5
Revenue	-	-	197,293	-	197,293
Construction	-	-	-	12	12
Series 2015A					
Reserve	-	-	175,000	-	175,000
Revenue	-	-	3,144,915	-	3,144,915
Prepayment	-	-	6,578	-	6,578
Series 2021					
Reserve	-	-	1,116,155	-	1,116,155
Revenue	-	-	1,375,867	-	1,375,867
Construction	-	-	-	663,821	663,821
Investment - Custody	537,449	-	-	-	537,449
SBA - Operating	1,066,190	-	-	-	1,066,190
SBA - Reserve	-	3,776,854	-	-	3,776,854
Due from General Fund	-	-	5,286	-	5,286
Due from Reunion West	409,994	51,108	-	-	461,102
Prepaid Expenses	790	-	-	-	790
Total Assets	**$ 2,232,084**	**$ 3,853,024**	**$ 6,122,165**	**$ 663,832**	**$ 12,871,104**
Liabilities:					
Accounts Payable	$ 116,592	$ 28,175	$ -	$ -	$ 144,767
Contracts Payable	1,323	-	-	-	1,323
Due to Debt Service 2015A	5,198	-	-	-	5,198
Due to Debt Service 2021	87	-	-	-	87
Due to Reunion West	68,138	4,475	-	-	72,612
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	**$ 191,338**	**$ 32,650**	**$ 19,544,681**	**$ -**	**$ 19,768,669**
Fund Balances:					
Assigned For Debt Service 2002A-2	$ -	$ -	$ (10,177,338)	$ -	$ (10,177,338)
Assigned For Debt Service 2005	-	-	(9,068,978)	-	(9,068,978)
Assigned For Debt Service 2015A	-	-	3,331,691	-	3,331,691
Assigned For Debt Service 2021	-	-	2,492,109	-	2,492,109
Assigned For Capital Projects 2005	-	-	-	12	12
Assigned For Capital Projects 2021	-	-	-	663,821	663,821
Unassigned	2,040,745	3,820,374	-	-	5,861,119
Total Fund Balances	**$ 2,040,745**	**$ 3,820,374**	**$ (13,422,516.24)**	**$ 663,832**	**$ (6,897,564)**
Total Liabilities & Fund Equity	$ 2,232,084	$ 3,853,024	$ 6,122,165	$ 663,832	$ 12,871,104

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments	$ 2,325,718	$ 2,116,477	$ 2,116,477	$ -
Interest	47,400	27,650	35,571	7,921
Miscellaneous Revenues	-	-	10,000	10,000
Rental Income	6,000	3,500	13,523	10,023
Total Revenues	**$ 2,379,118**	**$ 2,147,627**	**$ 2,175,571**	**$ 27,945**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 7,000	$ 6,600	$ 400
FICA Expense	918	536	505	31
Engineering Fees	30,000	17,500	12,726	4,774
Attorney	100,000	58,333	52,173	6,161
Arbitrage	900	-	-	-
Dissemination Agent	10,815	6,309	6,409	(100)
Annual Audit	4,750	-	-	-
Trustee Fees	8,869	-	-	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,974	30,902	30,902	-
Information Technology	1,947	1,136	1,136	-
Website Maintenance	1,298	757	757	(0)
Telephone	75	44	-	44
Postage	1,500	875	427	448
Printing & Binding	500	292	3	289
Insurance	20,571	20,571	19,407	1,164
Legal Advertising	5,000	2,917	1,734	1,183
Other Current Charges	600	350	35	315
Office Supplies	250	146	6	139
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**	**$ 157,352**	**$ 143,149**	**$ 14,203**

Reunion East

Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Maintenance - Shared Expenses				
Field Maintenance	$ 46,063	$ 26,870	$ 26,870	$ 0
Amenity Management	5,472	3,192	-	3,192
Property Insurance	68,786	68,786	62,739	6,047
Telephone	22,800	13,300	11,554	1,746
Electric	380,606	222,020	223,996	(1,976)
Water & Sewer	42,750	24,938	25,585	(648)
Gas	59,850	34,913	46,662	(11,750)
Landscape - Contract	581,400	339,150	456,641	(117,491)
Landscape - Contingency	71,250	41,563	17,197	24,365
Pond Maintenance	14,250	8,313	6,967	1,346
Irrigation Repairs & Maintenance	19,950	11,638	6,987	4,650
Pool & Fountain Maintenance	219,450	128,013	107,483	20,529
Building Repairs & Maintenance	28,500	16,625	26,506	(9,881)
Contract Cleaning	80,900	47,192	53,587	(6,395)
Fitness Center Repairs & Maintenance	7,923	4,622	3,924	698
Gate & Gatehouse Maintenance	45,600	26,600	17,926	8,674
Amenity/Pool Lights	11,400	6,650	15,100	(8,450)
Maintenance (Inspections)	5,700	3,325	2,035	1,290
Operating Supplies	2,850	1,663	-	1,663
Parking Violation Tags	285	166	-	166
Pest Control	1,756	1,024	954	
Pressure Washing	28,500	16,625	23,541	(6,916)
Repairs & Maintenance	20,520	11,970	1,540	10,430
Roadways/Sidewalks/Bridge	22,800	13,300	13,440	(140)
Security	121,904	71,111	61,018	10,093
Signage	11,400	6,650	7,573	(923)
Hurricane Expenses	5,700	3,325	-	3,325
Total Maintenance - Shared Expenses	**$ 1,928,365**	**$ 1,153,540**	**$ 1,219,826**	**$ (66,357)**
Reserves				
Capital Reserve Transfer	$ 188,100	$ 188,100	$ 188,100	$ -
Total Reserves	**$ 188,100**	**$ 188,100**	**$ 188,100**	**$ -**
Total Expenditures	**$ 2,379,118**	**$ 1,498,993**	**$ 1,551,076**	**$ (52,154)**
Excess Revenues (Expenditures)	$ (0)		$ 624,496	
Fund Balance - Beginning	$ -		$ 1,416,250	
Fund Balance - Ending	$ (0)		$ 2,040,745	

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	$ 172,087	$ -	$ -	$ -	$ -	$ -	$ 2,116,477
Interest	3,504	3,035	4,231	6,969	6,087	5,842	5,904	-	-	-	-	-	35,571
Miscellaneous Revenues	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000
Rental Income	-	2,081	285	2,480	3,833	-	4,845	-	-	-	-	-	13,523
Total Revenues	**$ 3,504**	**$ 246,364**	**$ 1,511,704**	**$ 94,070**	**$ 72,840**	**$ 64,254**	**$ 182,835**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,175,571**
Expenditures:													
Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ 800	$ 1,000	$ 800	$ 800	$ 1,200	$ -	$ -	$ -	$ -	$ -	$ 6,600
FICA Expense	77	77	61	77	61	61	92	-	-	-	-	-	505
Engineering Fees	2,603	1,283	1,767	1,260	1,212	2,115	2,488	-	-	-	-	-	12,726
Attorney	8,197	4,450	3,670	6,261	14,908	9,112	5,575	-	-	-	-	-	52,173
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	901	901	901	901	901	901	1,001	-	-	-	-	-	6,409
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,415	4,415	4,415	4,415	4,415	4,415	4,415	-	-	-	-	-	30,902
Information Technology	162	162	162	162	162	162	162	-	-	-	-	-	1,136
Website Maintenance	108	108	108	108	108	108	108	-	-	-	-	-	757
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	54	106	24	71	28	128	16	-	-	-	-	-	427
Printing & Binding	-	1	-	-	2	-	-	-	-	-	-	-	3
Insurance	19,407	-	-	-	-	-	-	-	-	-	-	-	19,407
Legal Advertising	-	-	495	-	815	424	-	-	-	-	-	-	1,734
Other Current Charges	-	-	-	-	-	-	35	-	-	-	-	-	35
Office Supplies	1	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**	**$ 25,358**	**$ 18,227**	**$ 15,092**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 143,149**

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	$ 3,839	$ -	$ -	$ -	$ -	$ -	$ 26,870
Amenity Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	62,739	-	-	-	-	-	-	-	-	-	-	-	62,739
Telephone	1,646	1,475	1,825	1,474	1,649	1,834	1,651	-	-	-	-	-	11,554
Electric	32,651	21,166	47,214	28,430	23,705	40,890	29,940	-	-	-	-	-	223,996
Water & Sewer	2,801	3,069	4,275	3,520	4,476	4,154	3,290	-	-	-	-	-	25,585
Gas	1,340	1,869	4,569	7,558	9,372	13,485	8,470	-	-	-	-	-	46,662
Landscape - Contract	48,034	125,259	70,963	53,727	48,034	62,591	48,034	-	-	-	-	-	456,641
Landscape - Contingency	-	7,820	1,881	550	2,021	1,790	3,135	-	-	-	-	-	17,197
Pond Maintenance	995	995	995	995	995	995	995	-	-	-	-	-	6,967
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	13,575	-	-	-	-	-	107,483
Building Repairs & Maintenance	11,477	1,590	897	2,720	872	8,037	912	-	-	-	-	-	26,506
Contract Cleaning	6,623	6,545	6,620	9,188	8,247	8,182	8,182	-	-	-	-	-	53,587
Fitness Center Repairs & Maintenance	185	877	185	1,631	185	675	185	-	-	-	-	-	3,924
Gate & Gatehouse Maintenance	1,324	392	1,694	1,158	2,415	7,243	3,700	-	-	-	-	-	17,926
Amenity/Pool Lights	3,239	2,631	1,479	3,557	1,119	3,076	-	-	-	-	-	-	15,100
Maintenance (Inspections)	447	456	504	-	627	-	-	-	-	-	-	-	2,035
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	48	128	48	48	128	504	48	-	-	-	-	-	954
Pressure Washing	-	-	8,807	14,735	-	-	-	-	-	-	-	-	23,541
Repairs & Maintenance	493	-	1,047	-	-	-	-	-	-	-	-	-	1,540
Roadways/Sidewalks/Bridge	285	333	1,026	958	-	-	10,838	-	-	-	-	-	13,440
Security	8,714	8,714	8,714	8,714	8,714	8,714	8,734	-	-	-	-	-	61,018
Signage	2,722	647	1,468	-	214	564	1,958	-	-	-	-	-	7,573
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	**$ 204,504**	**$ 204,521**	**$ 185,936**	**$ 161,892**	**$ 133,274**	**$ 182,213**	**$ 147,487**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,219,826**
Reserves													
Capital Reserve Transfer	$ -	$ -	$ 188,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 188,100
Total Reserves	**$ -**	**$ -**	**$ 188,100**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 188,100**
Total Expenditures	**$ 249,714**	**$ 217,124**	**$ 386,441**	**$ 176,148**	**$ 158,632**	**$ 200,440**	**$ 162,579**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,551,076**
Excess Revenues (Expenditures)	$ (246,210)	$ 29,240	$ 1,125,263	$ (82,077)	$ (85,792)	$ (136,185)	$ 20,257	$ -	$ -	$ -	$ -	$ -	$ 624,496

Reunion East

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Transfer In	$ 188,100	$ 188,100	$ 188,100	$ -
Interest	150,000	87,500	85,957	(1,543)
Total Revenues	**$ 338,100**	**$ 275,600**	**$ 274,057**	**$ (1,543)**
Expenditures:				
Contingency	$ 600	$ 350	$ 317	$ 33
Capital Outlay	372,991	217,578	144,859	72,719
Total Expenditures	**$ 373,591**	**$ 217,928**	**$ 145,176**	**$ 72,752**
Excess Revenues (Expenditures)	$ (35,491)		$ 128,881	
Fund Balance - Beginning	$ 3,494,902		$ 3,691,493	
Fund Balance - Ending	$ 3,459,411		$ 3,820,374	

Reunion East

Community Development District

Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	$ -	$ -	$ 2,111	$ 2,111
Total Revenues	**$ -**	**$ -**	**$ 2,111**	**$ 2,111**
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)	$ -		$ 2,111	
Fund Balance - Beginning	$ -		$ (10,179,449)	
Fund Balance - Ending	$ -		$ (10,177,338)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	$ -	$ -	$ 4,121	$ 4,121
Total Revenues	**$ -**	**$ -**	**$ 4,121**	**$ 4,121**
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)	$ -		$ 4,121	
Fund Balance - Beginning	$ -		$ (9,073,099)	
Fund Balance - Ending	$ -		$ (9,068,978)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments	$ 2,563,488	$ 2,332,876	$ 2,332,876	$ -
Special Assessments - Prepayments	-	-	6,485	6,485
Interest	60,000	35,000	40,518	5,518
Total Revenues	**$ 2,623,488**	**$ 2,367,876**	**$ 2,379,879**	**$ 12,003**
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		$ 1,956,504	
Fund Balance - Beginning	$ 1,180,058		$ 1,375,187	
Fund Balance - Ending	$ 1,191,796		$ 3,331,691	

Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments	$ 1,131,989	$ 1,030,148	$ 1,030,148	$ -
Interest	60,000	35,000	39,383	4,383
Total Revenues	**$ 1,191,989**	**$ 1,065,148**	**$ 1,069,531**	**$ 4,383**
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		$ 743,170	
Fund Balance - Beginning	$ 624,140		$ 1,748,939	
Fund Balance - Ending	$ 698,407		$ 2,492,109	

Reunion East

Community Development District

Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest Income	$ -	$ -	$ 13,366	$ 13,366
Total Revenues	**$ -**	**$ -**	**$ 13,366**	**$ 13,366**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 13,366	
Fund Balance - Beginning	$ -		$ 650,455	
Fund Balance - Ending	$ -		$ 663,821	

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

	O&M Portion	2015A Debt Service Asmt	2021 Debt Service Asmt	Total
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

Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*	*O&M Portion*	*2015A Debt Service Asmt*	*2021 Debt Service Asmt*	*Total*
							38.63%	42.57%	18.80%	100.00%
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
05/08/26	ACH	$2,829.29	$56.58	$0.00	$0.00	$2,772.71	$1,070.97	$1,180.47	$521.27	$2,772.71
05/08/26	ACH	$119,524.73	$2,390.50	$0.00	$0.00	$117,134.23	$45,243.51	$49,869.44	$22,021.28	$117,134.23
		$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	$0.00
	TOTAL	**$ 5,913,009.97**	**$ 114,195.13**	**$ 203,253.62**	**$ 3,846.08**	**$ 5,599,407.30**	**$ 2,162,791.07**	**$ 2,383,925.66**	**$ 1,052,690.58**	**$ 5,599,407.31**

92.99%	**Net Percent Collected**
$ 421,801.20	**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	July
Stormwater Catch Basins - Drain Inlet	$ 60,000.00	$ 34,200.00	$ 25,800.00	In Process
Stormwater Concrete Curbs and Gutters	$ 70,000.00	$ 39,900.00	$ 30,100.00	In Process
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	Completed
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	Completed
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 VI

May Reunion Report

The below data is for the 11 emails sent for May.

Reunion East - 213 active subscribers

Reunion West - 181 active subscribers

There were 5 emails sent to both districts in May.

3 sent to Reunion East exclusively and 3 sent to Reunion West exclusively.

There is a 63% open rate based on the average of opens over the 11 emails sent.

2 emails related to Board of Supervisors Meetings.

4 emails related to Eligible Qualifying Period Details.

5 emails related to Traffic or Roadway Maintenance.