

*Reunion East Community
Development District*

Agenda

August 13, 2026

AGENDA

Reunion East

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

August 6, 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, August 13, 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 July 9, 2026 Joint Workshop and Board of Supervisors Meetings
4. Consideration of Optic Systems Proposal for Software and Asset Documentation
5. Review of Updated Fiscal Year 2027 Replacement and Maintenance Project List
6. Public Hearing
 - A. Consideration of Resolution 2026-06 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
7. Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll
8. Resolution Regarding Stables Parcel *(to be provided under separate cover)*
9. Consideration of FDOT Access and Maintenance Agreement near Reunion Village Boulevard
10. **Discussion of Access Easement Request from Toho – ADDED**
11. **Discussion of Seven Eagles Gym AC Upgrade – ADDED**
12. Review and Acceptance of Fiscal Year 2025 Audit Report
13. District Goals and Objectives
 - A. Adoption of Fiscal Year 2027 Goals and Objectives
 - B. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form
14. Staff Reports
 - A. Attorney
 - i. Discussion of Parking and Towing Enforcement Agreements with Reunion Resort & Club of Orlando Master Association
 - ii. Discussion/Update: Review of Demand Letter from Greenberg Traurig; Consideration of Resolution 2026-08 Declaring Special Assessments; Consideration of Resolution 2026-09 Setting a Public Hearing for Special Assessments
 - B. Engineer
 - i. Review and Acceptance of Annual Engineer's Report

- C. Field Manager Updates
- D. District Manager's Report
 - i. Reunion Rental Report
 - ii. Action Items
 - iii. Approval of Check Register
 - iv. Balance Sheet and Income Statement
 - v. Review of Fiscal Year 2026 Replacement and Maintenance Project List Status
 - vi. Approval of Fiscal Year 2027 Meeting Schedule
 - vii. E-Mail Subscribers
- E. Security Report

15. Other Business

16. Supervisor's Requests

17. Next Meeting Date: September 10, 2026

18. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

**MINUTES OF MEETING
REUNION EAST & REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

The joint workshop meeting of the Board of Supervisors of the Reunion East Community Development District and Reunion West Community Development District was held on Thursday, **July 9, 2026**, at 10:30 a.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present for the workshop for Reunion East CDD:

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

Present for the workshop for Reunion West CDD:

Graham Staley	Chairman
Mark Greenstein	Assistant Secretary
William (Bill) Witcher	Assistant Secretary
Michael Barry	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Christine Wells	District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Karly Chambers	Field Manager
Victor Vargas	Reunion Security
Pete Wittman <i>by Zoom</i>	Yellowstone
Garrett Huegel	Yellowstone

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams started the workshop at 10:33 a.m. and called the roll. The Board of Supervisors for Reunion East CDD and Reunion West CDD discussed the following items at their workshop meeting on July 9, 2026.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Discussion of Preliminary 2027 Replacement and Maintenance (R&M) Project List and Five-Year Projected R&M Costs

The Boards reviewed the preliminary Fiscal Year 2027 Replacement and Maintenance (R&M) project list and projected five-year capital maintenance needs. Discussion focused on project priorities, anticipated costs, and updates to the planning list.

FOURTH ORDER OF BUSINESS

Review of Fiscal Year 2027 Budget Scenarios Assuming Revision of Interlocal Cost Sharing Agreement (Discussion Only)

The workshop included discussion of preliminary Fiscal Year 2027 budget scenarios assuming revisions to the existing interlocal cost-sharing agreement. The discussion focused on alternative methods for allocating amenity-related costs between the Districts. No direction or action was taken.

FIFTH ORDER OF BUSINESS

Discussion of Interlocal Agreement between Reunion East CDD and Reunion West CDD

The Boards discussed the existing Interlocal Agreement between Reunion East CDD and Reunion West CDD and potential revisions related to shared services and cost allocation. The discussion was informational only and discussion regarding feasibility of merging the Districts was discussed.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Joint Workshop Meeting Schedule

The Boards discussed establishing recurring joint workshops every other month, generally from 12:00 p.m. to 1:00 p.m., coordinated with the regular Board meeting schedule.

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

During Board discussion, staff noted updates to the draft R&M planning list including adding the Reunion East CDD sidewalk project, adding funding for the Sinclair Roadway project, revising the White Marsh Way enhanced parking estimate, and updating the tree inventory item to reflect asset management software. Potential agenda items for the October joint workshop include review of the reserve study, updated budget scenarios incorporating amenity cost sharing, and discussion regarding the feasibility of a CDD merger, with supporting materials to be prepared by staff and District Counsel.

EIGHTH ORDER OF BUSINESS***Closed Security Session***

A closed security session was conducted in accordance with applicable law. No action was taken during the public workshop regarding security matters.

NINTH ORDER OF BUSINESS**Public Comment Period**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS**Adjournment**

The workshop meeting was adjourned at 12:38 p.m.

Reunion East CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

Reunion West CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The second part of the paper describes the methodology used in the study, including the data collection and analysis techniques. The third part of the paper presents the results of the study, and the fourth part discusses the conclusions and implications of the findings.

The study was conducted in a laboratory setting, and the data was collected using a series of experiments. The results of the study show that there is a significant difference between the two groups, and this difference is statistically significant. The findings of the study have important implications for the field of research, and they provide a basis for further research in this area.

In conclusion, the study has shown that there is a significant difference between the two groups, and this difference is statistically significant. The findings of the study have important implications for the field of research, and they provide a basis for further research in this area.

**MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **July 9, 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 <i>via Zoom</i>	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	Field Manager
Victor Vargas	Reunion Security
Residents	

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:15 p.m. and called the roll. Mr. Greenstein, Ms. Hobbs, Ms. Wispelwey and Ms. Davis were present in person and Mr. Magnusson was present via Zoom. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. Stanley Stewart, 1112 Sunset View Circle, Unit 303, expressed concern regarding streetlight outages near the Old Lake Wilson Road entrance and requested monthly reporting of outages by security. Steve Goldstein requested information concerning District legal and management expenses associated with recurring Board matters, including the parking-sign project. Diana Boyce, 7530 Gathering Drive, requested that the District provide a microphone or sound system to improve audibility during meetings. There being no further public comments, Ms. Adams closed the public comment period.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 11, 2026, Board of Supervisors Meeting

Ms. Adams presented the minutes of the June 11, 2026, Board of Supervisors meeting. Ms. Davis provided corrections, which were incorporated.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Minutes of the June 11, 2026, Board of Supervisors Meeting were approved as amended.
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FOURTH ORDER OF BUSINESS

Review of Proposed Fiscal Year 2027 Budget

At Ms. Davis's request, the Board reviewed the Proposed Fiscal Year 2027 Budget. Ms. Davis asked about the value of District expenditures and the proposed increases in legal services, telephone expenses, and maintenance inspections. She also suggested that the Board evaluate its expectations and methods of communicating with residents. District Counsel explained that the proposed legal services increase anticipated expenses associated with active litigation and that legal services were billed hourly pursuant to the engagement agreement. Ms. Adams explained that telephone expenses increased because additional data accounts had been added at new entrance gates per the direction of the Board. Maintenance inspections were attributed to backflow inspections, sprinkler inspections, and exit light inspections for District amenities. Other Board Members suggested that further budget comments be submitted to staff or addressed at the August budget public hearing and that broader communication issues could be discussed at the joint workshop. No Board action was taken.

FIFTH ORDER OF BUSINESS

**Consideration of Access Easement
Request from Toho**

District Counsel reported that she tried to contact Tohopekaliga Water Authority (TWA), regarding the location of the facility and the access route. They were not available and requested that this item be deferred to the next meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Preventative
Maintenance Agreement Renewal with
Fitness Services of Florida**

Mr. Scheerer presented the proposed renewal of the preventive-maintenance agreement with Fitness Services of Florida for cardio equipment at the Seven Eagles Fitness Center. The agreement provides for two visits per month at \$350 per visit. Mr. Scheerer explained that the vendor would identify needed repairs during its inspections and coordinate any additional repair work. In response to Mr. Greenstein's question, Mr. Scheerer agreed to confirm the procedure and signage for residents to report malfunctioning equipment.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the Preventative Maintenance Agreement Renewal with Fitness Services of Florida was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Seven
Eagles Restroom Refurbishment with
Well Decorated**

Mr. Scheerer presented Well Decorated's proposals and renderings for refurbishment of the Seven Eagles men's and women's restrooms. The proposed price was \$38,893 for the men's restroom and \$42,300 for the women's restroom, for a combined amount of \$81,193. The design incorporates the existing blue restroom partitions. Ms. Adams confirmed that funding was included in the Repair and Maintenance Project List. Mr. Scheerer anticipated that work could begin within 30 to 60 days and agreed to provide an updated schedule at the next meeting. The Board agreed that the restrooms would be renovated sequentially, beginning with the men's restroom, and that appropriate closure signage would be installed.

On MOTION by Mr. Greenstein seconded by Ms. Davis with all in favor the proposals with Well Decorated for the refurbishment of the Seven Eagles restroom as stated above were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Exclusive Right of Sale Listing Agreement with Saunders Real Estate

Ms. Adams presented Saunders Real Estate's proposed Exclusive Right of Sale Listing Agreement for The Stables parcel. The proposed initial listing price was \$1.75 million, and the proposed brokerage commission was 7% of the final purchase price. Mr. Greenstein reported favorably on his meeting with the Saunders team and its proposed marketing approach. Ms. Wispelwey requested that management notify Kingwood that the District intended to proceed with marketing the property. District Counsel recommended that any approval be conditioned upon legal and staff review, including confirmation of the procedures required before District property could be offered for sale.

On MOTION by Ms. Hobbs seconded by Mr. Magnusson with all in favor the Exclusive Right of Sale Listing Agreement with Saunders Real Estate, subject to review and approval by District Counsel, was approved.

NINTH 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

District Counsel reported that agreements were drafted with the hospital and Fausnight for the emergency access directional signs and for parking sign installation. The demand letter from Greenberg, Traurig was deferred until the August meeting. No action was taken.

B. Engineer

Mr. Curley reported that the curb and asphalt project was scheduled to begin August 3, 2026. He identified two additional repair locations requiring a \$9,500 increase to the previously approved amount of \$87,500, resulting in a revised project amount not to exceed \$97,000.

Approximately 25 locations would be addressed, and the work was expected to take approximately six weeks. Ms. Adams reported that a preconstruction meeting had been held and that notice would be provided to affected residents before work began.

On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor the Change Order for the curb and asphalt work in a not-to-exceed amount of \$97,000 was approved.

C. Field Manager Updates

Mr. Scheerer summarized ongoing field activities, including installation of no-parking signs scheduled for July 20; tree replacement and installation of a root or bio barrier on Excitement Drive; repairs associated with damage to the Reunion Village kiosk; receipt of pool permits; guardhouse and gate repairs; amenity maintenance; and sidewalk repairs and replacements. In response to the earlier public comment, Mr. Scheerer agreed to inspect the reported streetlight outages near Spine Road and Old Lake Wilson Road and coordinate appropriate reporting.

The Board discussed recurring gate damage and access through the Reunion Village gate serving the Reunion Village. Mr. Scheerer reported that he had received pricing from Ramco for work at the Carriage Pointe gate and would confirm compatibility with the Envera system before presenting a recommendation.

D. District Manager's Report

i. Reunion Rental Report

The Assistant District Manager, reported that rentals for Heritage Crossing Community Center (HCCC) and Seven Eagles, remained steady for July, but slowed down in August. There were five rentals in July and one in August. There was a new full color rental brochure for the HCCC sent to Reunion residents via email on June 26th. Three rentals were scheduled for September and four were scheduled for October. Ms. Wells was working on a marketing plan to try to increase room rentals. Ms. Davis requested a rental promotion for Seven Eagles.

ii. Action Items

This item was discussed.

iii. Approval of Check Register

Ms. Adams presented the Check Register from June 1, 2026, through June 30, 2026, in the amount of \$526,494.53.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the June Check Register as discussed was approved.

iv. Balance Sheet and Income Statement

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

v. Replacement and Maintenance Plan

Ms. Adams presented the R&M Project List.

vi. E-Mail Subscribers

Ms. Adams reported that access card applications received from Reunion Security were entered into the system. Some emails were pending, such as the upcoming concrete work and second notice regarding the amended and restated Parking Rules. Ms. Davis noted 20 more subscribers this month than last month, which was more than they had over the past year, but felt that there should be a link to have more subscribers. At the request of the Board, Ms. Adams would send broad interest emails to the HOA for distribution. Board Members also requested that an email be sent to residents about the bio root barriers and the procedure for reporting streetlight outages.

E. Security Report

i. Consideration of Proposed Security Enhancement

Ms. Adams reported that a closed security session was held and a proposal was presented for security enhancements.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the proposal for security enhancements, subject to review and approval by District Counsel was approved.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Meeting Date: August 13, 2026

The next meeting was scheduled for August 13, 2026, at 12:30 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the meeting was adjourned at 2:50 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4



**Optic
Systems™**

VIRTUAL SITE MANAGEMENT PROPOSAL

Proposal By: Janie Linscott

ABOUT US

Optic Systems and our family of brands deliver the world's first 360 degree virtual inspection service and software platform. We equip our clients with the clarity, control, and confidence to enforce standards, manage assets, and safe guard every site with unmatched interactive visibility.

OUR SERVICE



Covenant Enforcement & Code Compliance

We provide proactive, high-resolution 360° video inspections to identify and document code compliance issues and covenant violations, helping communities maintain standards, improve response times, and ensure consistent enforcement.



Low Altitude, High-Resolution Drone Map Layers

We deliver low-altitude, high-resolution drone map layers that provide detailed, up-to-date visual documentation of your sites, enabling precise asset tracking, inspection analysis, and smarter decision-making from above.



Work Order & Proposal Management

We streamline work order and proposal management with an integrated system that allows you to create, assign, track, and approve tasks and vendor proposals directly from inspection data — saving time, improving accountability, and reducing back-and-forth.



Asset Tagging & Management

We enable precise geotagging and management of site assets through interactive maps and 360° video, allowing you to track locations, document conditions, and maintain a clear, up-to-date record of every asset across your portfolio



OUR VISION

At Optic Systems, we believe the future of site management starts with visibility, accuracy, and action. By combining cutting-edge 360 degree video technology with a skilled national field team and a powerful software platform, we equip organizations across all industries to better understand, manage, and protect their sites. Our mission is to eliminate outdated workflows and enable smarter decisions that lead to safer, more efficient, and better-maintained environments—everywhere.

Total Visibility

01

We deliver immersive 5.7K 360° video documentation of any site—via vehicle, foot, or mobile device—providing unmatched clarity and context from the ground level up.

Actionable Intelligence

02

Our software turns video into powerful tools for compliance tracking, asset management, work order execution, and more—tailored to your operational needs.

Trusted Accuracy

03

Backed by reliable data and consistent field processes, our system helps reduce disputes, eliminate ambiguity, and improve stakeholder trust across the board.

Modern Operations

04

We replace outdated, manual site inspections with a scalable, tech-enabled system that saves time, boosts efficiency, and adapts to your unique environment.



Reunion East CDD
3 Year - Street Tree Capture Service

Reunion East Community Development District
Peter Wittman
pwittman@yellowstonelandscape.com
321-250-5784
7661 Tradition Blvd.,
Kissimmee, FL 34747

Optic Systems, LLC
Prepared by: Wesley Hunt
Wesley@OpticSystems.io
814.573.7687
2220 County Road 210, Suite 108, Box 130
Jacksonville, FL 32259

Reference: 20260721 - RECDD - FL - 001

Quote expires: 2026.07.21

Products & Services

Community Name	Description	Occurrences	Unit Cost		Annual Cost
Reunion East CDD	Street Tree Video Capture Service	3	\$	1,459.00	\$ 4,377.00
Orthomosaic Map Layer	UAV Capture Service	3	\$	3,884.50	\$ 11,653.50
Software Subscription	Software Subscription	36	\$	29.00	\$ 1,044.00
Total Service & Software Fee				\$	17,074.50

Additional Fees

Type	Frequency	#	Cost		Total
Setup Fee	One-time	1	\$	50.00	\$ 50.00
One-Time Total				\$	50.00

What's included:

- Video Inspection Service to document all street trees
- Orthomosaic high resolution drone scan of entire property
- Optic Systems Software License
- Software integrations (*When available*)
- Unlimited Users

Pricing for Additional Services:

- \$2.50 per asset tagged on each property (if onsite already)
- Video Storage (90 Days Free. \$0.04 per GB / month after 90 days)
- Initial Training - 3 hours - (Two 1.5 hour virtual sessions) - \$0.00
- In-Person Training - \$200/hr., 4 hr. minimum
- Virtual Group Training (After initial training) - \$100/hr.

Disclaimers:

****This document is intended solely for the purpose of outlining the proposed services, products, or solutions as requested by the recipient. It should not be considered as a legally binding offer or a commitment from Optic Systems or any of its subsidiaries. The information contained in this proposal is confidential and proprietary to Optic Systems and/or its subsidiaries. It is intended only for the use of the individual or entity to which it is addressed. Unauthorized disclosure, copying, distribution, or use of this information is strictly prohibited. While Optic Systems and our subsidiaries have made every effort to ensure the accuracy and completeness of the information contained herein, we do not guarantee its accuracy or completeness. The information is provided "as is" without warranty of any kind, either expressed or implied. This proposal is not intended to and does not create any contractual or other legal rights in or on behalf of any party. The recipient's acceptance, modification, or rejection of the proposal does not constitute a contractual agreement until a formal contract is signed by both parties. Optic Systems and our subsidiaries reserves the right to amend or change the proposal at any time. The submission of this proposal does not obligate Optic Systems or any of its subsidiaries to execute the services or supply the products described herein. This proposal and any dispute arising from its content are to be governed by and construed in accordance with the laws of Florida.**

THANK YOU!

Contact Us:



(941)400-7421



<http://OpticSystems.io>



Janie@OpticSystems.io



SECTION 5

Reunion East and West R&M FY2027 Project List

FY2027 Project List	Estimated Cost
HCCC Updates (restrooms, light fixtures, paint and Capital Repairs)	\$ 80,000.00
Seven Eagles Pool Pavilion - Fitness Equipment + Free Weights	\$ 40,000.00
Paint and Stucco Allowance Heritage + Seven Eagles	\$ 50,000.00
RE Stormwater (gutter curb, inlet and other) Replacement	\$ 100,000.00
ADA Pool and Spa Lifts (2 at Homestead, 2 at Carriage Pointe)	\$ 61,728.00
Pool Resurfacing HCCC Pool A, Spa B, Homestead Spa, Carriage Point Spa	\$ 90,300.00
Signage Allowance	\$ 20,000.00
Pool Furniture Allowance	\$ 30,000.00
Pool Equipment Allowance	\$ 30,000.00
HVAC Allowance	\$ 25,000.00
Sidewalk Installation on Reunion East and West Vacant Lots	\$ 200,000.00
Enhanced Street Parking on White Marsh Way	\$ 120,000.00
Sinclair Roadway Improvements	\$ 10,000.00
Tree and Field Maintenance Software	\$ 9,100.00
Contingency	\$ 100,000.00
	\$ 966,128.00

SECTION 6

SECTION A

RESOLUTION 2026-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Reunion East Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set August 13, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

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

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Treasurer and

the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2026 and/or revised projections for Fiscal Year 2027.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as “The Budget for Reunion East Community Development District for the Fiscal Year Ending September 30, 2027”, as adopted by the Board of Supervisors on August 13, 2026.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Reunion East Community Development District, for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – 2015A	\$ _____
TOTAL DEBT SERVICE FUND – 2021	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

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

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

- b. Board may authorize an appropriation from the unappropriated balance of any fund.

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

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

Introduced, considered favorably, and adopted this 13th day of August, 2026.

ATTEST:

**REUNION EAST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: FY2026-2027 Adopted Budget

Exhibit A

Reunion East
Community Development District

Proposed Budget
FY2027



Table of Contents

1-4	General Fund
5-15	General Fund Narrative
16	Replacement & Maintenance Fund
17	Debt Service Fund Series 2015A
18	Amortization Schedule Series 2015A
19	Debt Service Fund Series 2021
20	Amortization Schedule Series 2021

Reunion East

Community Development District

Proposed Budget

FY2027

General Fund

	Adopted Budget FY2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Proposed Budget FY2027
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Revenues:

Special Assessments - Tax Collector	\$ 2,325,718	\$ 2,356,192	\$ 195	\$ 2,356,387	\$ 2,325,718
Interest	47,400	45,533	13,500	59,033	34,425
Miscellaneous Income	-	10,000	-	10,000	-
Rental Income	6,000	16,430	3,076	19,506	20,475
Carry Forward Surplus	-	124,296	-	124,296	114,893

Total Revenues	\$ 2,379,118	\$ 2,552,451	\$ 16,771	\$ 2,569,222	\$ 2,495,511
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Expenditures:

Administrative:

Supervisor Fees	\$ 12,000	\$ 8,600	\$ 3,000	\$ 11,600	\$ 12,000
FICA Expense	918	658	230	887	918
Engineering Fees	30,000	14,865	4,500	19,365	30,000
Attorney	100,000	84,651	15,349	100,000	75,000
Arbitrage	900	-	900	900	900
Dissemination	10,815	8,211	2,804	11,015	11,139
Annual Audit	4,750	4,750	-	4,750	5,000
Trustee Fees	8,869	-	8,869	8,869	9,000
Assessment Administration	8,111	8,111	-	8,111	8,354
Management Fees	52,974	39,731	13,244	52,974	54,563
Information Technology	1,947	1,460	487	1,947	2,005
Website Maintenance	1,298	974	325	1,298	1,363
Telephone	75	-	10	10	25
Postage	1,500	554	200	754	1,000
Printing & Copies	500	3	22	25	250
Insurance	20,571	19,407	-	19,407	21,050
Legal Advertising	5,000	2,718	782	3,500	3,500
Other Current Charges	600	70	70	140	600
Office Supplies	250	8	7	15	100
Property Appraiser Fee	1,000	1,944	-	1,944	1,950
Property Taxes	400	100	-	100	125
Dues, Licenses & Subscriptions	175	175	-	175	175

Total Administrative:	\$ 262,653	\$ 196,990	\$ 50,796	\$ 247,786	\$ 239,018
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Reunion East
Community Development District
Proposed Budget
FY2027
General Fund

	Adopted Budget FY2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Proposed Budget FY2027
<u>Maintenance - Shared Expenses</u>					
Field Services	\$ 46,063	\$ 34,547	\$ 11,516	\$ 46,063	\$ 48,277 ¹
Amenity Management	5,472	-	5,472	5,472	5,735 ²
Property Insurance	68,786	62,739	-	62,739	69,993 ³
Telephone	22,800	14,163	5,476	19,639	24,650 ⁴
Electric	380,606	290,160	97,500	387,660	406,000 ⁵
Water & Sewer	42,750	32,237	11,175	43,412	46,835 ⁶
Gas	59,850	55,237	3,850	59,087	60,900 ⁷
Landscape Maintenance	581,400	575,639	167,031	742,670	628,511 ⁸
Landscape Contingency	71,250	19,400	25,000	44,400	43,500 ⁹
Bed Dressing	-	-	-	-	81,799 ¹⁰
Bedding Plants	-	-	-	-	35,908 ¹¹
Palm Trimming	-	-	-	-	51,802 ¹²
Pond Maintenance	14,250	8,957	2,986	11,943	14,500 ¹³
Irrigation Repairs	19,950	9,507	8,013	17,520	20,300 ¹⁴
Pool & Fountain Maintenance	219,450	146,877	46,950	193,827	223,300 ¹⁵
Building Repairs & Maintenance	28,500	37,958	3,445	41,403	31,900 ¹⁶
Contract Cleaning	80,900	69,950	24,545	94,495	104,400 ¹⁷
Fitness Center Repairs & Maintenance	7,923	5,185	556	5,741	8,062 ¹⁸
Gate & Gatehouse Repairs & Maintenance	45,600	24,387	7,500	31,887	46,400 ¹⁹
Amenity/Pool Lights	11,400	17,446	185	17,632	26,100 ²⁰
Maintenance (Inspections)	5,700	2,252	2,525	4,777	5,800 ²¹
Operating Supplies	2,850	-	1,425	1,425	2,900 ²²
Parking Violation Tags	285	1,028	-	1,028	290 ²³
Pest Control	1,756	1,130	225	1,355	1,786 ²⁴
Pressure Washing	28,500	23,940	912	24,852	29,000 ²⁵
Repairs & Maintenance	20,520	3,276	2,500	5,776	11,600 ²⁶
Roadways/Sidewalks/Bridge	22,800	21,264	8,798	30,061	66,700 ²⁷
Security	121,905	83,636	26,142	109,778	124,043 ²⁸
Signage	11,400	8,102	2,850	10,952	11,600 ²⁹
Contingency	5,700	-	2,850	2,850	23,902 ³⁰
Total Operations & Maintenance:	\$ 1,928,365	\$ 1,549,017	\$ 469,425	\$ 2,018,443	\$ 2,256,493

Reunion East

Community Development District

Proposed Budget

FY2027

General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2026	6/30/26	3 Months	9/30/26	FY2027
Reserves					
Transfer Out - R&M Fund	\$ 188,100	\$ 188,100	\$ -	\$ 188,100	\$ -
Total Reserves	\$ 188,100	\$ 188,100	\$ -	\$ 188,100	\$ -
Total Expenditures	\$ 2,379,118	\$ 1,934,107	\$ 520,221	\$ 2,454,329	\$ 2,495,511
Excess Revenues (Expenditures)	\$ (0)	\$ 618,344	\$ (503,450)	\$ 114,893	\$ -

Net Assessment	\$2,325,718
Collection Cost (6%)	\$148,450
Gross Assessment	<u>\$2,474,168</u>

Notes:

(1 thru 28) is 57% of the shared costs with the remaining 43% allocated to Reunion West for FY26. For FY27, (1 thru 30) the proposed allocation will be 58% of the shared costs for Reunion East with the remaining 42% allocated to Reunion West.

Shared Costs

Operations & Maintenance Descriptions	FY2026 Budget	FY2026 Projections	Total Proposed 2027 Budget	RE CDD 58%	RW CDD 42%
1 Field Services	\$ 80,812	\$ 80,813	\$ 83,236	\$ 48,277	\$ 34,959
2 Amenity Management Services	9,600	9,600	9,888	5,735	4,153
3 Property Insurance	120,677	110,442	120,677	69,993	50,684
4 Telephone	40,000	34,584	42,500	24,650	17,850
5 Electric	667,730	679,938	700,000	406,000	294,000
6 Water & Sewer	75,000	76,167	80,750	46,835	33,915
7 Gas	105,000	104,066	105,000	60,900	44,100
8 Landscape Maintenance	1,020,000	1,294,062	1,083,639	628,511	455,128
9 Landscape Contingency	125,000	76,726	75,000	43,500	31,500
10 Bed Dressing	-	-	141,032	81,799	59,233
11 Bedding Plants	-	-	61,911	35,908	26,003
12 Palm Trimming	-	-	89,314	51,802	37,512
13 Pond Maintenance	25,000	20,952	25,000	14,500	10,500
14 Irrigation Repairs	35,000	31,906	35,000	20,300	14,700
15 Pool & Fountain Maintenance	385,000	340,047	385,000	223,300	161,700
16 Building Repairs & Maintenance	50,000	72,492	55,000	31,900	23,100
17 Contract Cleaning	141,930	165,781	180,000	104,400	75,600
18 Fitness Center Repairs & Maintenance	13,900	10,072	13,900	8,062	5,838
19 Gate & Gatehouse Repairs & Maintenance	80,000	56,259	80,000	46,400	33,600
20 Amenity/Pool Lights	20,000	30,761	45,000	26,100	18,900
21 Maintenance (Inspections)	10,000	8,380	10,000	5,800	4,200
22 Operating Supplies	5,000	2,500	5,000	2,900	2,100
23 Parking Violation Tags	500	1,468	500	290	210
24 Pest Control	3,080	2,400	3,080	1,786	1,294
25 Pressure Washing	50,000	43,600	50,000	29,000	21,000
26 Repairs & Maintenance	36,000	10,133	20,000	11,600	8,400
27 Roadways/Sidewalks/Bridge	40,000	52,739	115,000	66,700	48,300
28 Security	213,868	192,593	213,868	124,043	89,825
29 Signage	20,000	19,214	20,000	11,600	8,400
30 Contingency	10,000	5,000	41,210	23,902	17,308
Total	\$ 3,383,097	\$ 3,532,695	\$ 3,890,505	\$ 2,256,493	\$ 1,634,012

Reunion East

Community Development District

Gross Per Unit Assessment Comparison Chart

Fiscal Year 2027

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	751	751.39	14.44%	\$357,252	\$475.45
Hotel/Condo	1.00	0	0.00	0.00%	\$0	0
Multi-Family	1.50	1601	2401.50	46.15%	\$1,141,805	\$713.18
Single Family	2.00	1024	2048.00	39.36%	\$973,732	\$950.91
Golf	1.00	3	2.90	0.06%	\$1,379	\$475.45
Total		3379	5203.79	100.00%	\$2,474,167.71	

Fiscal Year 2026

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

Variance Chart

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

*304 Units reallocated to Multi-Family for FY2026.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

REVENUES:

Special Assessments – Tax Collector

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

Interest

The District generates funds from invested funds.

Rental Income

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Attorney

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

Arbitrage

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

Dissemination

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

Annual Audit

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

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Copies

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

Insurance

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

Legal Advertising

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

Other Current Charges

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

Office Supplies

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

Property Appraiser Fee

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

Property Taxes

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

Dues, Licenses & Subscriptions

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

Maintenance:

57% of the maintenance costs are allocated to Reunion East and 43% are allocated to Reunion West during Fiscal Year 2026. The District has proposed the split of 58% of the maintenance costs to Reunion East and 42% to Reunion West during Fiscal Year 2027. The maintenance costs are considered shared costs between the two districts and are allocated based on the number of platted equivalent assessment units (EAUs) in each district in accordance with the Interlocal Agreement between Reunion East and Reunion West regarding the joint maintenance and reciprocal usage of facilities.

Field Management

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

Amenity Management Services

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

Property Insurance

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

Telephone

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

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

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

Electric

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

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

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2027

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

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

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2027

Water & Sewer

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

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

Gas

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

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

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

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2027

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

Landscape Contract

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

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

Landscape Contingency

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

Bed Dressing

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

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

Bedding Plants

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

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

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2027

Palm Trimming

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

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

Pond Maintenance

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

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

Irrigation Repairs

Represents the District expense for maintenance of the irrigation system.

Pool & Fountain Maintenance

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

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

Building Repairs & Maintenance

Represents estimated costs for repairs and maintenance to CDD facilities.

Reunion East
Community Development District
 General Fund Budget
 Fiscal Year 2027

Contract Cleaning

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

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

Fitness Center Repairs & Maintenance

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

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

Gate & Gatehouse Repairs & Maintenance

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

Amenity Pool/Lights

Represents costs for lighting repair scheduled during the fiscal year.

Maintenance (Inspections)

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

Operating Supplies

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

Parking Violation Tags

Represents estimated costs for purchase of parking violation tags.

Pest Control

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

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

Pressure Washing

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

Repairs & Maintenance

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

Roadways/Sidewalks/Bridge

Represents estimated expenditures for any maintenance of roadways, sidewalks and bridge.

Security

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

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

Signage

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

Contingency

Represents estimated costs for any unforeseen repairs and maintenance that is a result of weather events such as hurricanes and storms and the virtual site management provided by Optic Systems.

Maintenance – Direct Expenses

Transfer Out – R&M Fund

Represents proposed amount to transfer to Replacement & Maintenance Fund.

Reunion East
Community Development District
Proposed Budget
FY2027
Replacement & Maintenance Fund

	Adopted Budget FY2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Transfer In	\$ 188,100	\$ 188,100	\$ -	\$ 188,100	\$ -
Interest	150,000	110,021	33,000	143,021	125,000
Total Revenues	\$ 338,100	\$ 298,121	\$ 33,000	\$ 331,121	\$ 125,000
Expenditures:					
Contingency	\$ 600	\$ 419	\$ 135	\$ 554	\$ 600
Capital Outlay	372,991	158,159	410,021	568,180	560,354
Total Expenditures	\$ 373,591	\$ 158,578	\$ 410,156	\$ 568,734	\$ 560,954
Excess Revenues (Expenditures)	\$ (35,491)	\$ 139,543	\$ (377,156)	\$ (237,613)	\$ (435,954)
Fund Balance - Beginning	\$ 3,494,902	\$ 3,691,493	\$ -	\$ 3,691,493	\$ 3,453,880
Fund Balance - Ending	\$ 3,459,411	\$ 3,831,036	\$ (377,156)	\$ 3,453,880	\$ 3,017,926

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

	Adopted Budget FY2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Proposed Budget FY2027
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Revenues:

Special Assessments	\$ 2,563,488	\$ 2,597,101	\$ 215	\$ 2,597,316	\$ 2,559,837
Special Assessments - Prepayments	-	21,616	-	21,616	-
Interest	60,000	52,254	8,850	61,104	42,000
Carry Forward Surplus	1,180,058	1,200,187	-	1,200,187	1,258,472

Total Revenues	\$ 3,803,546	\$ 3,871,157	\$ 9,065	\$ 3,880,222	\$ 3,860,310
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Expenditures:

Series 2015A

Interest - 11/01	\$ 423,375	\$ 423,375	\$ -	\$ 423,375	\$ 379,000
Principal - 05/01	1,765,000	1,765,000	-	1,765,000	1,855,000
Interest - 05/01	423,375	423,375	-	423,375	379,000
Special Call - 05/01	-	10,000	-	10,000	-

Total Expenditures	\$ 2,611,750	\$ 2,621,750	\$ -	\$ 2,621,750	\$ 2,613,000
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Excess Revenues (Expenditures)	\$ 1,191,796	\$ 1,249,407	\$ 9,065	\$ 1,258,472	\$ 1,247,310
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Interest - 11/1/2027	\$332,625
Total	\$332,625
Net Assessment	\$2,559,837
Collection Cost (6%)	\$163,394
Gross Assessment	\$2,723,231

Reunion East Projected EAU Calculation 2015A

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	58.78	58.78	1.68%	\$45,656	\$777
Multi-Family	1.50	1283.00	1924.50	54.89%	\$1,494,746	\$1,165
Single-Family	2.00	760.00	1520.00	43.35%	\$1,180,576	\$1,553
Golf	1.00	2.90	2.90	0.08%	\$2,252	\$777
		2,104.68	3,506.18	100.00%	\$2,723,231	

*SF unit reflects one lot payoff in FY22

*MF unit reflects one lot payoff in FY26

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

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
11/01/26	\$15,160,000.00	\$0	\$379,000.00	\$379,000.00
05/01/27	\$15,160,000.00	\$1,855,000	\$379,000.00	
11/01/27	\$13,305,000.00	\$0	\$332,625.00	\$2,566,625.00
05/01/28	\$13,305,000.00	\$1,950,000	\$332,625.00	
11/01/28	\$11,355,000.00	\$0	\$283,875.00	\$2,566,500.00
05/01/29	\$11,355,000.00	\$2,050,000	\$283,875.00	
11/01/29	\$9,305,000.00	\$0	\$232,625.00	\$2,566,500.00
05/01/30	\$9,305,000.00	\$2,155,000	\$232,625.00	
11/01/30	\$7,150,000.00	\$0	\$178,750.00	\$2,566,375.00
05/01/31	\$7,150,000.00	\$2,265,000	\$178,750.00	
11/01/31	\$4,885,000.00	\$0	\$122,125.00	\$2,565,875.00
05/01/32	\$4,885,000.00	\$2,380,000	\$122,125.00	
11/01/32	\$2,505,000.00	\$0	\$62,625.00	\$2,564,750.00
05/01/33	\$2,505,000.00	\$2,505,000	\$62,625.00	\$2,567,625.00
Totals		\$15,160,000	\$3,183,250.00	\$ 18,343,250.00

Reunion East
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2021

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2026	6/30/26	3 Months	9/30/26	FY2027

Revenues:

Special Assessments	\$ 1,131,989	\$ 1,146,824	\$ 95	\$ 1,146,919	\$ 1,131,989
Interest	60,000	50,628	12,750	63,378	42,000
Carry Forward Surplus	624,140	632,784	-	632,784	725,358
Total Revenues	\$ 1,816,130	\$ 1,830,236	\$ 12,845	\$ 1,843,081	\$ 1,899,348

Expenditures:

Series 2021

Interest - 11/01	\$ 326,361	\$ 326,361	\$ -	\$ 326,361	\$ 320,781
Principal - 05/01	465,000	465,000	-	465,000	480,000
Interest - 05/01	326,361	326,361	-	326,361	320,781
Total Expenditures	\$ 1,117,723	\$ 1,117,723	\$ -	\$ 1,117,723	\$ 1,121,563
Excess Revenues (Expenditures)	\$ 698,407	\$ 712,514	\$ 12,845	\$ 725,358	\$ 777,785

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

Reunion East Projected EAU Calculation 2021

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

Reunion East
Community Development District
Series 2021 Special Assessment Bonds (Series 2021 Project)
Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

Date	Balance	Principal	Interest	Total
11/01/26	\$18,130,000.00	\$0	\$320,781.25	\$320,781.25
05/01/27	\$18,130,000.00	\$480,000	\$320,781.25	
11/01/27	\$17,650,000.00	\$0	\$313,941.25	\$1,114,722.50
05/01/28	\$17,650,000.00	\$495,000	\$313,941.25	
11/01/28	\$17,155,000.00	\$0	\$306,887.50	\$1,115,828.75
05/01/29	\$17,155,000.00	\$505,000	\$306,887.50	
11/01/29	\$16,650,000.00	\$0	\$299,691.25	\$1,111,578.75
05/01/30	\$16,650,000.00	\$520,000	\$299,691.25	
11/01/30	\$16,130,000.00	\$0	\$292,281.25	\$1,111,972.50
05/01/31	\$16,130,000.00	\$535,000	\$292,281.25	
11/01/31	\$15,595,000.00	\$0	\$284,657.50	\$1,111,938.75
05/01/32	\$15,595,000.00	\$555,000	\$284,657.50	
11/01/32	\$15,040,000.00	\$0	\$275,916.25	\$1,115,573.75
05/01/33	\$15,040,000.00	\$570,000	\$275,916.25	
11/01/33	\$14,470,000.00	\$0	\$266,938.75	\$1,112,855.00
05/01/34	\$14,470,000.00	\$590,000	\$266,938.75	
11/01/34	\$13,880,000.00	\$0	\$257,646.25	\$1,114,585.00
05/01/35	\$13,880,000.00	\$610,000	\$257,646.25	
11/01/35	\$13,270,000.00	\$0	\$248,038.75	\$1,115,685.00
05/01/36	\$13,270,000.00	\$630,000	\$248,038.75	
11/01/36	\$12,640,000.00	\$0	\$238,116.25	\$1,116,155.00
05/01/37	\$12,640,000.00	\$650,000	\$238,116.25	
11/01/37	\$11,990,000.00	\$0	\$227,878.75	\$1,115,995.00
05/01/38	\$11,990,000.00	\$670,000	\$227,878.75	
11/01/38	\$11,320,000.00	\$0	\$217,326.25	\$1,115,205.00
05/01/39	\$11,320,000.00	\$690,000	\$217,326.25	
11/01/39	\$10,630,000.00	\$0	\$206,458.75	\$1,113,785.00
05/01/40	\$10,630,000.00	\$710,000	\$206,458.75	
11/01/40	\$9,920,000.00	\$0	\$195,276.25	\$1,111,735.00
05/01/41	\$9,920,000.00	\$735,000	\$195,276.25	
11/01/41	\$9,185,000.00	\$0	\$183,700.00	\$1,113,976.25
05/01/42	\$9,185,000.00	\$760,000	\$183,700.00	
11/01/42	\$8,425,000.00	\$0	\$168,500.00	\$1,112,200.00
05/01/43	\$8,425,000.00	\$795,000	\$168,500.00	
11/01/43	\$7,630,000.00	\$0	\$152,600.00	\$1,116,100.00
05/01/44	\$7,630,000.00	\$825,000	\$152,600.00	
11/01/44	\$6,805,000.00	\$0	\$136,100.00	\$1,113,700.00
05/01/45	\$6,805,000.00	\$860,000	\$136,100.00	
11/01/45	\$5,945,000.00	\$0	\$118,900.00	\$1,115,000.00
05/01/46	\$5,945,000.00	\$895,000	\$118,900.00	
11/01/46	\$5,050,000.00	\$0	\$101,000.00	\$1,114,900.00
05/01/47	\$5,050,000.00	\$930,000	\$101,000.00	
11/01/47	\$4,120,000.00	\$0	\$82,400.00	\$1,113,400.00
05/01/48	\$4,120,000.00	\$970,000	\$82,400.00	
11/01/48	\$3,150,000.00	\$0	\$63,000.00	\$1,115,400.00
05/01/49	\$3,150,000.00	\$1,010,000	\$63,000.00	
11/01/49	\$2,140,000.00	\$0	\$42,800.00	\$1,115,800.00
05/01/50	\$2,140,000.00	\$1,050,000	\$42,800.00	
11/01/50	\$1,090,000.00	\$0	\$21,800.00	\$1,114,600.00
05/01/51	\$1,090,000.00	\$1,090,000	\$21,800.00	\$1,111,800.00
Totals		\$18,130,000	\$10,045,272.50	\$28,175,272.50

SECTION 7

RESOLUTION 2026-07

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

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

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

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026-2027 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026-2027; and

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 3. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment

payments due for Fiscal Year 2027 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

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

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

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

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

PASSED AND ADOPTED this 13th day of August, 2026.

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____

Exhibit A: FY2026-2027 Budget
Exhibit B: Assessment Roll

Exhibit B

Reunion East CDD FY 27 Assessment Roll

ParcelID	Type	Count	O&M	2015A	2021	Total
27-25-27-3029-000B-101S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000B-102S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000B-103S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000B-104S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000B-201S	MF	186	\$132,651.48	\$216,697.44		\$349,348.92
27-25-27-3029-000B-202S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000B-301S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000B-401S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000C-102S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000C-103S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000C-104S	MF	1	\$713.18			\$713.18
27-25-27-3029-000C-201S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000C-301S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000C-304S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000C-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000D-101S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000D-201S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000D-301S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000D-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000E-103S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000E-301S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000E-303S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3029-000E-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000N-101S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000N-103S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000N-104S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000N-202S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000N-203S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000N-204S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000N-301S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000N-401S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000N-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000O-101S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000O-103S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000O-104S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000O-204S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000O-301S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000O-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000P-101S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000P-102S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000P-104S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000P-201S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000P-202S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000P-203S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000P-204S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000P-301S	MF	1	\$713.18	\$0.00		\$713.18
27-25-27-3032-000P-303S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000P-304S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000P-401S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000P-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000Q-101S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000Q-102S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000Q-104S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000Q-201S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000Q-203S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000Q-204S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000Q-301S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000Q-302S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000Q-303S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000Q-304S	MF	1	\$713.18	\$1,165.04		\$1,878.22

ParcelID	Type	Count	O&M	2015A	2021	Total
27-25-27-3032-000Q-401S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3032-000Q-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000A-101S	MF	55	\$39,224.90	\$64,077.20		\$103,302.10
27-25-27-3034-000A-102S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000A-104S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000A-201S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000A-202S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000A-203S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000A-204S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000A-303S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000A-304S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000A-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000F-102S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000F-201S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000F-202S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000F-204S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000F-303S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000F-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000G-101S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000G-102S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000G-104S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000G-201S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000G-301S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000G-302S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000G-304S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000G-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000H-101S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000H-102S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000H-104S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000H-201S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000H-202S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000H-203S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000H-204S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000H-301S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000H-303S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000H-304S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000H-401S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000H-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000I-101S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000I-102S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000I-201S	MF	1	\$713.18			\$713.18
27-25-27-3034-000I-301S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000I-304S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3034-000I-401S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000L-101N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000L-102N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000L-103N	MF	1	\$713.18	\$1,165.04		\$

ParcelID	Type	Count	O&M	2015A	2021	Total
27-25-27-3038-000M-401N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000M-402N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000N-101N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000N-103N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000N-104N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000N-201N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000N-203N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000N-301N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000N-302N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000N-303N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000N-304N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000N-401N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000N-402N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000O-101N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000O-204N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000O-301N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000O-304N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3038-000O-401N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000J-101S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000J-102S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000J-104S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000J-202S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000J-203S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000J-204S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000J-301S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000J-302S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000J-304S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000J-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000K-101S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000K-104S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000K-203S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000K-204S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000K-301S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000K-302S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000K-304S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000K-401S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000K-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000L-101S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000L-102S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000L-103S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000L-104S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000L-201S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000L-203S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000L-204S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000L-301S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000L-302S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000L-304S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000L-401S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000L-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000M-101S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000M-102S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000M-104S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000M-202S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000M-203S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000M-301S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000M-303S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000M-304S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000M-401S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3044-000M-402S	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3086-000D-301N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3086-000D-303N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3086-000D-304N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3086-000D-401N	MF	1	\$713.18	\$1,165.04		\$1,878.22

ParcelID	Type	Count	O&M	2015A	2021	Total
27-25-27-3086-000E-104N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3086-000F-301N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3086-000F-302N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3086-000F-304N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3086-000G-303N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3086-000G-304N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3086-000G-401N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000A-104N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000A-204N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000A-304N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000A-402N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000B-102N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000B-103N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000B-104N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000B-301N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000B-302N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000B-304N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000C-102N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000C-201N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000C-301N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000C-303N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000C-304N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000C-401N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3087-000C-402N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000H-102N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000H-402N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000I-101N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000I-102N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000I-203N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000I-301N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000I-304N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000J-103N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000J-201N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000J-301N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000J-302N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000J-303N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000J-304N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000J-401N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000J-402N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000K-201N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000K-203N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000K-204N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000K-301N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000K-304N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000K-401N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3088-000K-402N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000P-102N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000P-202N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000P-203N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000P-204N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000P-301N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000P-302N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000P-303N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000P-304N	MF	1	\$713.18			\$713.18
27-25-27-3089-000P-401N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000P-402N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000Q-101N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000Q-102N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000Q-201N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000Q-202N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000Q-203N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000Q-204N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000Q-301N	MF	1	\$713.18	\$1,165.04		\$1,878.22

ParcelID	Type	Count	O&M	2015A	2021	Total
27-25-27-3089-000Q-303N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000Q-304N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000Q-401N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000Q-402N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000R-103N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000R-204N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000R-301N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000R-401N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000S-102N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000S-103N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000S-104N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000S-203N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000S-204N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000S-302N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000S-304N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-3089-000S-402N	MF	1	\$713.18	\$1,165.04		\$1,878.22
27-25-27-5736-0001-0010	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0020	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0030	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0040	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0050	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0060	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0070	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0080	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0090	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0100	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0110	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0120	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0130	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0140	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0150	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0160	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0170	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0180	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0190	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0200	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0210	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0220	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0230	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0240	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0250	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0260	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0270	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0280	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0290	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0300	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0310	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0320	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0330	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0340	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0350	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0360	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0370	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0380	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0390	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0400	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0410	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0420	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0430	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0440	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0450	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0460	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5736-0001-0470	MF	1	\$713.18		\$2,111.00	\$2,824.18

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ParcelID	Type	Count	O&M	2015A	2021	Total
27-25-27-5737-001C-2010	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5737-001C-2030	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5737-001D-1080	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5737-001D-1100	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5737-001D-2080	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5737-001D-2100	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5738-002A-1060	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5738-002A-1070	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5738-002A-1080	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5738-002A-1090	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5738-002A-2060	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5738-002A-2070	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5738-002A-2080	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5738-002A-2090	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5738-002B-1070	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5738-002B-1090	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5738-002B-2070	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5738-002B-2090	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003A-1110	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003A-1120	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003A-1130	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003A-1140	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003A-2110	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003A-2120	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003A-2130	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003A-2140	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003B-1120	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003B-1130	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003B-1140	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003B-1150	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003B-2120	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003B-2130	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003B-2140	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5739-003B-2150	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004A-1150	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004A-1160	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004A-1170	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004A-1180	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004A-2150	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004A-2160	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004A-2170	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004A-2180	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004B-1160	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004B-1170	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004B-1180	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004B-1190	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004B-2160	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004B-2170	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004B-2180	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5740-004B-2190	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005A-1200	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005A-1210	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005A-1220	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005A-1230	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005A-2200	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005A-2210	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005A-2220	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005A-2230	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005B-1210	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005B-1220	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005B-1230	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005B-1240	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005B-2210	MF	1	\$713.18		\$2,111.00	\$2,824.18

ParcelID	Type	Count	O&M	2015A	2021	Total
27-25-27-5741-005B-2220	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005B-2230	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5741-005B-2240	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006A-1240	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006A-1250	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006A-1260	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006A-1270	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006A-2240	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006A-2250	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006A-2260	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006A-2270	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006B-1250	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006B-1260	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006B-1270	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006B-1280	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006B-2250	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006B-2260	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006B-2270	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5742-006B-2280	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007A-1280	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007A-1290	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007A-1300	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007A-1310	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007A-2280	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007A-2290	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007A-2300	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007A-2310	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007B-1290	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007B-1310	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007B-1320	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007B-1340	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007B-2290	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007B-2310	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007B-2320	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5743-007B-2340	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008A-1320	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008A-1340	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008A-1350	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008A-1370	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008A-2320	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008A-2340	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008A-2350	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008A-2370	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008B-1330	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008B-1350	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008B-1360	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008B-1380	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008B-2330	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008B-2350	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008B-2360	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5744-008B-2380	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5745-009A-1360	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5745-009A-1380	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5745-009A-1390	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5745-009A-1410	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5745-009A-2360	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5745-009A-2380	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5745-009A-2390	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5745-009A-2410	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5745-009B-1370	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5745-009B-1390	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5745-009B-1400	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5745-009B-1420	MF	1	\$713.18		\$2,111.00	\$2,824.18

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ParcelID	Type	Count	O&M	2015A	2021	Total
27-25-27-5749-0013-2240	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5749-0013-2260	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5749-0013-2280	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5749-0013-2470	MF	1	\$713.18		\$2,111.00	\$2,824.18
27-25-27-5749-0013-2490	MF	1	\$713.18		\$2,111.00	\$2,824.18
34-25-27-2902-0001-A010	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2902-0001-A020	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2902-0001-A030	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2902-0001-A040	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2902-0001-A050	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2902-0001-A060	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2902-0001-A070	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2902-0001-A080	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2902-0001-A090	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2902-0001-A100	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2902-0001-A110	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2902-0001-A120	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2902-0001-A130	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2902-0001-A140	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2933-0001-B010	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2933-0001-B020	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2933-0001-B030	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2933-0001-B040	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2933-0001-B050	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2933-0001-B060	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2933-0001-B070	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2933-0001-B080	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2933-0001-B090	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2933-0001-B100	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2933-0001-B110	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2933-0001-B120	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2933-0001-B130	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2933-0001-B140	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2939-0001-C010	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2939-0001-C020	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2939-0001-C030	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2939-0001-C040	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2939-0001-C050	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2939-0001-C060	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2939-0001-C070	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2939-0001-C080	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2939-0001-C090	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2939-0001-C100	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2939-0001-C110	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2939-0001-C120	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2939-0001-C130	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2939-0001-C140	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2941-0001-D010	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2941-0001-D020	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2941-0001-D030	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2941-0001-D040	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2941-0001-D050	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2941-0001-D060	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2941-0001-D070	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2941-0001-D080	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2941-0001-D090	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2941-0001-D100	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2941-0001-D110	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2941-0001-D120	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2941-0001-D130	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2941-0001-D140	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2968-0001-E010	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2968-0001-E020	MF	1	\$713.18	\$1,165.04		\$1,878.22

ParcelID	Type	Count	O&M	2015A	2021	Total
34-25-27-2968-0001-E030	MF	1	\$713.18			\$713.18
34-25-27-2968-0001-E040	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2968-0001-E050	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2968-0001-E060	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2968-0001-E070	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2968-0001-E080	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2968-0001-E090	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2968-0001-E100	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2968-0001-E110	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2968-0001-E120	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2968-0001-E130	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2968-0001-E140	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2979-0001-F010	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2979-0001-F020	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2979-0001-F030	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2979-0001-F040	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2979-0001-F050	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2979-0001-F060	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2979-0001-F070	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2979-0001-F080	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2979-0001-F090	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2979-0001-F100	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2979-0001-F110	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2979-0001-F120	MF	1	\$713.18			\$713.18
34-25-27-2979-0001-F130	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-2979-0001-F140	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3013-0001-H010	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3013-0001-H020	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3013-0001-H030	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3013-0001-H040	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3013-0001-H050	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3013-0001-H060	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3013-0001-H070	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3013-0001-H080	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3013-0001-H090	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3013-0001-H100	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3013-0001-H110	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3013-0001-H120	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3013-0001-H130	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3013-0001-H140	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3048-0001-I010	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3048-0001-I020	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3048-0001-I030	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3048-0001-I040	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3048-0001-I050	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3048-0001-I060	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3048-0001-I070	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3048-0001-I080	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3048-0001-I090	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3048-0001-I100	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3048-0001-I110	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3048-0001-I120	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3048-0001-I130	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3048-0001-I140	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3067-0001-J010	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3067-0001-J020	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3067-0001-J030	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3067-0001-J040	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3067-0001-J050	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3067-0001-J060	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3067-0001-J070	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3067-0001-J080	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3067-0001-J090	MF	1	\$713.18	\$1,165.04		\$1,878.22

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ParcelID	Type	Count	O&M	2015A	2021	Total
34-25-27-3456-0001-0R70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3456-0001-0R80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3457-0001-0S10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3457-0001-0S20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3457-0001-0S30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3457-0001-0S40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3457-0001-0S50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3457-0001-0S60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3457-0001-0S70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3457-0001-0S80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3458-0001-0T10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3458-0001-0T20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3458-0001-0T30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3458-0001-0T40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3458-0001-0T50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3458-0001-0T60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3458-0001-0T70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3458-0001-0T80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3459-0001-0U10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3459-0001-0U20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3459-0001-0U30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3459-0001-0U40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3459-0001-0U50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3459-0001-0U60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3459-0001-0U70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3459-0001-0U80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3460-0001-0I10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3460-0001-0I20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3460-0001-0I30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3460-0001-0I40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3460-0001-0I50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3460-0001-0I60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3460-0001-0I70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3460-0001-0I80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3461-0001-0J10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3461-0001-0J20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3461-0001-0J30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3461-0001-0J40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3461-0001-0J50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3461-0001-0J60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3461-0001-0J70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3461-0001-0J80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3462-0001-0K10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3462-0001-0K20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3462-0001-0K30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3462-0001-0K40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3462-0001-0K50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3462-0001-0K60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3462-0001-0K70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3462-0001-0K80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3463-0001-0L10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3463-0001-0L20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3463-0001-0L30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3463-0001-0L40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3463-0001-0L50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3463-0001-0L60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3463-0001-0L70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3463-0001-0L80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3464-0001-0M10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3464-0001-0M20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3464-0001-0M30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3464-0001-0M40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3464-0001-0M50	MF	1	\$713.18	\$1,165.04		\$1,878.22

ParcelID	Type	Count	O&M	2015A	2021	Total
34-25-27-3464-0001-0M60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3464-0001-0M70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3464-0001-0M80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3465-0001-0O10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3465-0001-0O20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3465-0001-0O30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3465-0001-0O40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3465-0001-0O50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3465-0001-0O60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3465-0001-0O70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3465-0001-0O80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3466-0001-0E10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3466-0001-0E20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3466-0001-0E30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3466-0001-0E40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3466-0001-0E50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3466-0001-0E60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3466-0001-0E70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3466-0001-0E80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3467-0001-0F10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3467-0001-0F20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3467-0001-0F30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3467-0001-0F40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3467-0001-0F50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3467-0001-0F60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3467-0001-0F70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3467-0001-0F80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3468-0001-0G10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3468-0001-0G20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3468-0001-0G30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3468-0001-0G40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3468-0001-0G50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3468-0001-0G60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3468-0001-0G70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3468-0001-0G80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3469-0001-0H10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3469-0001-0H20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3469-0001-0H30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3469-0001-0H40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3469-0001-0H50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3469-0001-0H60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3469-0001-0H70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3469-0001-0H80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3471-0001-0A10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3471-0001-0A20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3471-0001-0A30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3471-0001-0A40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3471-0001-0A50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3471-0001-0A60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3471-0001-0A70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3471-0001-0A80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3472-0001-0B10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3472-0001-0B20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3472-0001-0B30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3472-0001-0B40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3472-0001-0B50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3472-0001-0B60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3472-0001-0B70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3472-0001-0B80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3473-0001-0C10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3473-0001-0C20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3473-0001-0C30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3473-0001-0C40	MF	1	\$713.18	\$1,165.04		\$1,878.22

ParcelID	Type	Count	O&M	2015A	2021	Total
34-25-27-3473-0001-0C50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3473-0001-0C60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3473-0001-0C70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3473-0001-0C80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3474-0001-0D10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3474-0001-0D20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3474-0001-0D30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3474-0001-0D40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3474-0001-0D50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3474-0001-0D60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3474-0001-0D70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3474-0001-0D80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3475-0001-0V10	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3475-0001-0V20	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3475-0001-0V30	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3475-0001-0V40	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3475-0001-0V50	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3475-0001-0V60	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3475-0001-0V70	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-3475-0001-0V80	MF	1	\$713.18	\$1,165.04		\$1,878.22
34-25-27-4012-0002-0030	Golf	2.9	\$1,378.83	\$2,253.30		\$3,632.13
34-25-27-4922-0001-0020	Comm	13.932	\$6,624.11			\$6,624.11
34-25-27-4936-0001-0010	Comm	24.68	\$11,736.30			\$11,736.30
34-25-27-4936-0001-0020	Comm	29.51	\$14,031.11			\$14,031.11
34-25-27-4936-0001-0030	Comm	26.34	\$12,523.09			\$12,523.09
34-25-27-4936-0001-0040	Comm	14.00	\$6,656.44			\$6,656.44
34-25-27-4936-0001-0050	Comm	28.13	\$13,375.45			\$13,375.45
34-25-27-4936-0001-0060	Comm	556.00	\$264,355.76			\$264,355.76
34-25-27-4974-0001-0010	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-4974-0001-0020	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0530	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0540	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0550	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0560	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0570	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0580	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0590	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0600	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0610	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0620	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0630	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0640	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0650	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0660	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0670	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0680	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0690	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0700	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0710	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0720	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0730	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0740	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0750	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0760	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0770	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0780	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0790	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0800	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0810	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0820	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0830	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0840	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5019-0001-0850	SF	1	\$950.91		\$2,250.00	\$3,200.91

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[illegible]

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ParcelID	Type	Count	O&M	2015A	2021	Total
34-25-27-5033-0001-0180	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0190	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0200	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0210	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0220	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0230	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0240	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0250	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0260	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0270	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0280	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0290	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0300	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0310	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0320	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0330	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0340	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0350	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0360	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0370	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0380	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0390	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0400	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0410	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0420	SF	1	\$950.91		\$2,250.00	\$3,200.91
34-25-27-5033-0001-0430	SF	1	\$950.91		\$2,250.00	\$3,200.91
35-25-27-2955-0001-1010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2955-0001-1020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2955-0001-1030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2955-0001-2010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2955-0001-2020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2955-0001-2030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2969-0006-1010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2969-0006-1020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2969-0006-1030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2969-0006-1040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2969-0006-2010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2969-0006-2020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2969-0006-2030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2969-0006-2040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2969-0006-3010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2969-0006-3020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2969-0006-3030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2969-0006-3040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2973-0010-1010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2973-0010-1020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2973-0010-1030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2973-0010-2010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2973-0010-2020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-2973-0010-2030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3035-0011-1010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3035-0011-1020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3035-0011-2010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3035-0011-2020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3036-0020-1010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3036-0020-1020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3036-0020-1030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3036-0020-2010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3036-0020-2020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3036-0020-2030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3036-0020-3010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3036-0020-3020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3036-0020-3030	MF	1	\$713.18	\$1,165.04		\$1,878.22

ParcelID	Type	Count	O&M	2015A	2021	Total
35-25-27-3037-0008-1010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3037-0008-1020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3037-0008-1030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3037-0008-1040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3037-0008-2010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3037-0008-2020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3037-0008-2030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3037-0008-2040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3037-0008-3010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3037-0008-3020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3037-0008-3030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3037-0008-3040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3064-0003-1010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3064-0003-1020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3064-0003-1030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3064-0003-2010	MF	1	\$713.18	\$0.00		\$713.18
35-25-27-3064-0003-2020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-3064-0003-2030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4838-0001-0010	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0020	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0030	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0040	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0050	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0060	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0070	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0080	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0090	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0100	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0110	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0120	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0130	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0140	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0150	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0160	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0170	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0180	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0190	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0200	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0210	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0220	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0230	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0240	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0250	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0260	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0270	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0280	SF	1	\$950.91			\$950.91
35-25-27-4838-0001-0290	SF	1	\$950.91	\$1,553.39		\$2,504.30

ParcelID	Type	Count	O&M	2015A	2021	Total
35-25-27-4838-0001-0470	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0480	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0490	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0500	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0520	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-0530	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0540	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-0560	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0570	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0580	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0590	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0600	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0610	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0620	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0630	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-0650	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0660	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0670	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0680	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0690	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0700	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0710	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0720	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-0740	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0750	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0760	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0770	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0780	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0790	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0800	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0810	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0820	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0830	SF	1	\$950.91			\$950.91
35-25-27-4838-0001-0840	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0850	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0860	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0870	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0880	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0890	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0900	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0910	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-0930	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0940	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0950	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0960	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0970	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0980	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-0990	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1000	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1010	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1020	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1030	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1040	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1050	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1060	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1070	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1080	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1090	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1100	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-1120	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1130	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1140	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1150	SF	1	\$950.91	\$1,553.39		\$2,504.30

ParcelID	Type	Count	O&M	2015A	2021	Total
35-25-27-4838-0001-1160	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1170	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1180	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1190	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1200	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1210	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1220	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1230	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-1250	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1260	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1270	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1280	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1290	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1300	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1310	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1320	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1330	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-1350	SF	1	\$950.91	\$0.00		\$950.91
35-25-27-4838-0001-1360	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1370	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-1390	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1400	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1410	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1420	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1430	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1440	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1450	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-1470	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1480	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1500	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-1510	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1520	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1540	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-1550	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1560	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1570	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1580	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1590	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1600	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1610	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1620	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-1640	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1660	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-1670	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1680	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1690	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1700	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1710	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-1730	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1740	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1750	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1760	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1770	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1780	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1790	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1800	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1810	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1820	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1830	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1840	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1850	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1860	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1870	SF	1	\$950.91	\$1,553.39		\$2,504.30

ParcelID	Type	Count	O&M	2015A	2021	Total
35-25-27-4838-0001-1880	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-1900	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1910	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1920	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1930	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1940	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1950	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1960	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1970	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1980	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-1990	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2000	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2010	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2020	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2030	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-2050	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2060	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2070	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2080	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2090	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2100	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2110	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2120	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2130	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2140	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2150	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2160	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-2180	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2190	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2200	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2210	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2220	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2230	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2240	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2250	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2260	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2270	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2290	SF	2	\$1,901.82	\$1,553.39		\$3,455.21
35-25-27-4838-0001-2300	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2310	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2320	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2330	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2340	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2350	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2360	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2370	SF	1	\$950.91			\$950.91
35-25-27-4838-0001-2380	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2390	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2400	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2420	SF	2	\$1,901.82	\$1,553.39		\$3,455.21
35-25-27-4838-0001-2430	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2440	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2450	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2460	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2470	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2480	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2490	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2500	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2510	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2520	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2530	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2540	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2550	SF	1	\$950.91	\$1,553.39		\$2,504.30

ParcelID	Type	Count	O&M	2015A	2021	Total
35-25-27-4838-0001-2560	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2570	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2590	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4838-0001-2600	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2610	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2620	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2630	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2640	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2650	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2660	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2670	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2680	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2690	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4838-0001-2700	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0010	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0020	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0030	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0040	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0050	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0060	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0070	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0080	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0090	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0100	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0110	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0120	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0130	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0140	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0150	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0160	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0170	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0180	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0190	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0200	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0210	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0220	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0230	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0240	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0250	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0260	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0270	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0280	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0290	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0300	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0310	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0320	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0330	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0340	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0350	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0360	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0370	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0380	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0390	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0400	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0410	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0420	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0430	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0440	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0450	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0460	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0470	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0480	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-0490	SF	1	\$950.91	\$1,553.39		\$2,504.30

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ParcelID	Type	Count	O&M	2015A	2021	Total
35-25-27-4846-0001-1770	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-1780	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4846-0001-1790	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2020	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2030	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2040	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2050	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2060	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2070	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2080	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2090	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2100	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2110	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2120	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2130	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2140	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2150	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2170	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4849-0001-2180	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2190	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2200	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2210	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2220	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2230	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2240	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2250	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2260	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2270	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2280	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2290	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2300	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2310	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2320	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2330	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2340	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2350	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2360	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2370	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2380	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2390	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2400	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2410	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2420	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2430	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2440	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2450	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2460	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2470	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2480	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2490	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2500	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2510	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2520	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2530	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2540	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2550	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2560	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2570	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2580	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2590	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2600	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2610	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2620	SF	1	\$950.91	\$1,553.39		\$2,504.30

ParcelID	Type	Count	O&M	2015A	2021	Total
35-25-27-4849-0001-2630	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2640	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2650	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2660	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2670	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2680	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2690	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2700	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2710	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2720	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2740	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4849-0001-2750	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2760	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2770	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2780	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2790	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2800	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2810	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2820	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2830	SF	2	\$1,901.82	\$3,106.78		\$5,008.60
35-25-27-4849-0001-2850	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2860	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2870	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2880	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2890	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2900	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2910	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2920	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2930	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2940	SF	2	\$1,901.82	\$1,553.39		\$3,455.21
35-25-27-4849-0001-2960	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2970	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2980	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-2990	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3000	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3010	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3020	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3040	SF	2	\$1,901.82	\$1,553.39		\$3,455.21
35-25-27-4849-0001-3050	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3060	SF	1	\$950.91			\$950.91
35-25-27-4849-0001-3070	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3080	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3090	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3100	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3110	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3120	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3130	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3140	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3150	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3160	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4849-0001-3170	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4853-0001-1800	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4853-0001-1810	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4853-0001-1820	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4853-0001-1830	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4853-0001-1840	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4853-0001-1850	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4853-0001-1860	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4853-0001-1870	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4853-0001-1880	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4853-0001-1890	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4853-0001-1900	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4853-0001-1910	SF	1	\$950.91	\$1,553.39		\$2,504.30

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ParcelID	Type	Count	O&M	2015A	2021	Total
35-25-27-4854-0001-0540	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0550	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0560	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0570	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0580	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0590	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0600	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0610	MF	1	\$713.18	\$0.00		\$713.18
35-25-27-4854-0001-0620	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0630	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0640	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0650	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0660	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0670	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0680	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0690	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0700	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0710	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0720	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0730	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0740	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0750	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0760	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0770	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0780	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0790	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0800	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0810	MF	1	\$713.18	\$0.00		\$713.18
35-25-27-4854-0001-0820	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0830	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0840	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0850	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0860	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0870	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0880	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0890	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0900	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0910	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0920	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0930	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4854-0001-0940	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4885-PRCL-OC30	MF	4	\$2,852.72			\$2,852.72
35-25-27-4855-0001-0010	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0020	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0030	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0040	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0050	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0060	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0070	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0080	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0090	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0100	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0110	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0120	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0130	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0140	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0150	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0160	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0170	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0180	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0190	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0200	SF	1	\$950.91	\$1,553.39		\$2,504.30
35-25-27-4855-0001-0210	SF	1	\$950.91	\$1,553.39		\$2,504.30

[illegible]

[illegible]

[illegible]

ParcelID	Type	Count	O&M	2015A	2021	Total
35-25-27-4879-0001-3090	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-3100	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-4010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-4020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-4030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-4040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-4050	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-4060	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-4070	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-4080	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-4090	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-4100	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-5010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-5020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-5030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-5040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-5050	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-5060	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-5070	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-5080	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-5090	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-5100	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-6010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-6020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-6030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-6040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-6050	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-6060	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-6070	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-6080	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-6090	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-6100	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-7010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-7020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-7030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-7040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-7050	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-7060	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-7070	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-7080	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-7090	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-7100	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-8010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-8020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-8030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-8040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-8050	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-8060	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-8070	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-8080	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-8090	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-8100	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-9010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-9020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-9030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-9040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-9050	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-0001-9060	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4879-00CU-0010	Comm	19.135	\$9,097.93	\$14,867.90		\$23,965.82
35-25-27-4879-00CU-0020	Comm	1.448	\$688.47	\$1,125.10		\$1,813.56
35-25-27-4879-00CU-0030	Comm	1.179	\$560.57	\$916.08		\$1,476.65
35-25-27-4879-00CU-0040	Comm	10.107	\$4,805.47	\$7,853.14		\$12,658.61
35-25-27-4879-00CU-0050	Comm	2.481	\$1,179.62	\$1,927.74		\$3,107.35

ParcelID	Type	Count	O&M	2015A	2021	Total
35-25-27-4879-00CU-0060	Comm	1.226	\$582.91	\$952.60		\$1,535.52
35-25-27-4879-00CU-0070	Comm	1.978	\$940.46	\$1,536.91		\$2,477.37
35-25-27-4879-00CU-0080	Comm	1.316	\$625.71	\$1,022.53		\$1,648.24
35-25-27-4879-00CU-0090	Comm	6.826	\$3,245.49	\$5,303.80		\$8,549.29
35-25-27-4879-00CU-0100	Comm	0.342	\$162.61	\$265.73		\$428.34
35-25-27-4879-00CU-0110	Comm	0.342	\$162.61	\$265.73		\$428.34
35-25-27-4879-00CU-0120	Comm	0.342	\$162.61	\$265.73		\$428.34
35-25-27-4879-00CU-0130	Comm	0.342	\$162.61	\$265.73		\$428.34
35-25-27-4879-00CU-0140	Comm	0.342	\$162.61	\$265.73		\$428.34
35-25-27-4879-00CU-0150	Comm	0.342	\$162.61	\$265.73		\$428.34
35-25-27-4879-00CU-0160	Comm	0.342	\$162.61	\$265.73		\$428.34
35-25-27-4879-00CU-0170	Comm	0.342	\$162.61	\$265.73		\$428.34
35-25-27-4879-00CU-0180	Comm	0.342	\$162.61	\$265.73		\$428.34
35-25-27-4879-00CU-0190	Comm	2.998	\$1,425.43	\$2,329.45		\$3,754.88
35-25-27-4885-PRCL-OC20	Comm	7.011	\$3,333.45	\$5,447.55		\$8,781.00
35-25-27-4896-0001-OC10	MF	74	\$52,775.32	\$86,212.96		\$138,988.28
35-25-27-4897-0007-1010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4897-0007-1020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4897-0007-1030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4897-0007-1040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4897-0007-2010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4897-0007-2020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4897-0007-2030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4897-0007-2040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4897-0007-3010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4897-0007-3020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4897-0007-3030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4897-0007-3040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-A010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-A020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-B030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-B040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-C050	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-C060	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-C070	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-C080	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-C090	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-C100	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-C110	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-C120	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-D130	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-D140	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-D150	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-D160	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-D170	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-D180	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-D190	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-D200	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-E210	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-E220	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-F230	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-F240	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-G250	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-G260	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-G270	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-G280	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-G290	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-G300	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-G310	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-G320	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-H330	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-H340	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-H350	MF	1	\$713.18	\$1,165.04		\$1,878.22

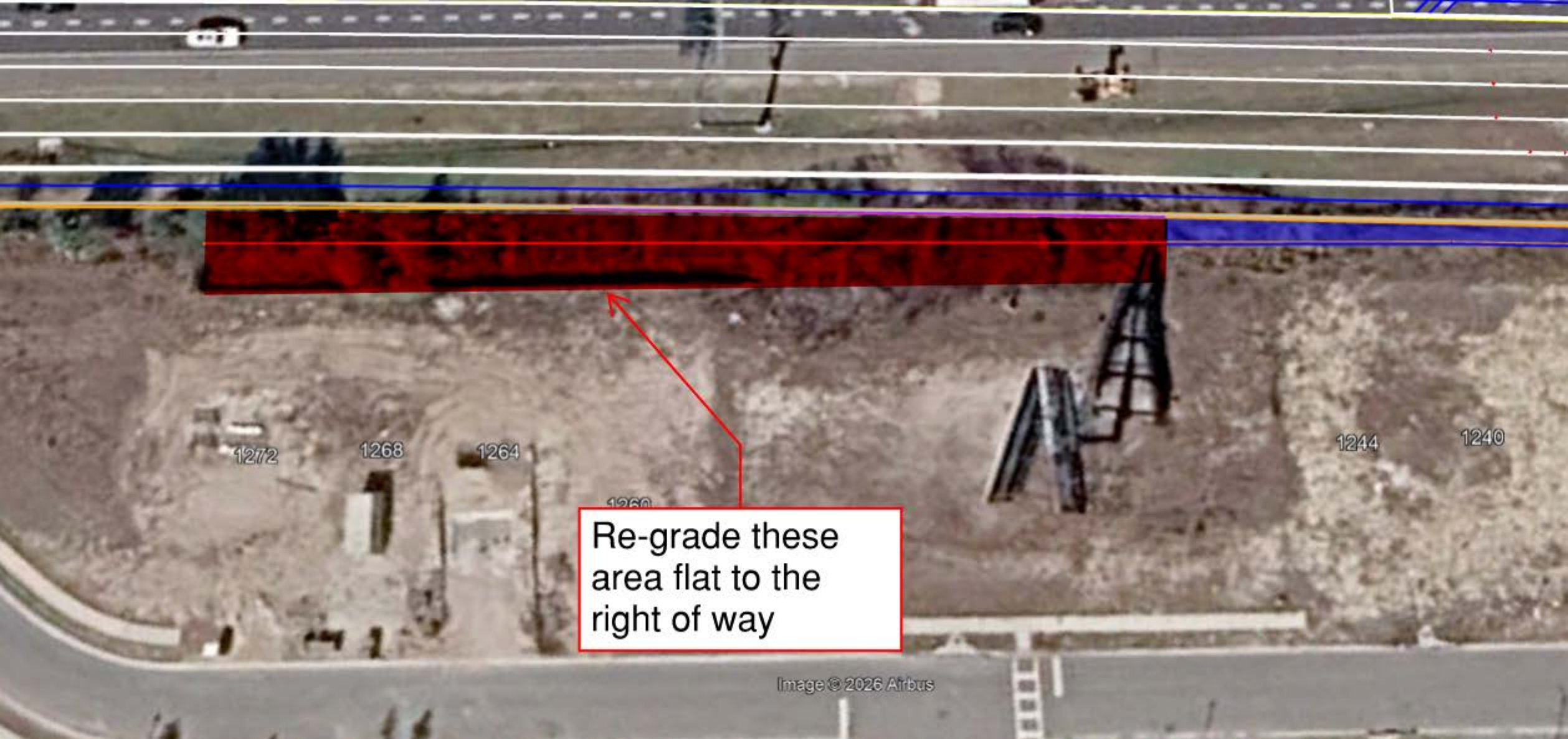
ParcelID	Type	Count	O&M	2015A	2021	Total
35-25-27-4959-0001-H360	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-H370	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-H380	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-H390	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-H400	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-I410	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-I420	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-J430	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-J440	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-K450	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-K460	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-K470	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-K480	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-K490	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-K500	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-K510	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-K520	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-L530	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-L540	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-L550	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-L560	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-L570	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-L580	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-L590	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-L600	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-M610	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-M620	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-O650	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-O660	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-P670	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-P680	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-Q690	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-Q700	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-R710	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-R720	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-S730	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-S740	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-S750	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-S760	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-S770	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-S780	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-S790	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-S800	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-T810	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-T820	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-U830	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4959-0001-U840	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4962-0001-N630	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-4962-0001-N640	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5192-0013-1010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5192-0013-1020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5192-0013-1030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5192-0013-1040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5192-0013-2010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5192-0013-2020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5192-0013-2030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5192-0013-2040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5192-0013-3010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5192-0013-3020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5192-0013-3030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5192-0013-3040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5193-0012-1010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5193-0012-1020	MF	1	\$713.18	\$1,165.04		\$1,878.22

ParcelID	Type	Count	O&M	2015A	2021	Total
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35-25-27-5193-0012-1040	MF	1	\$713.18	\$1,165.04		\$1,878.22
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35-25-27-5193-0012-2040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5193-0012-3010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5193-0012-3020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5193-0012-3030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5193-0012-3040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5194-0021-1010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5194-0021-1020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5194-0021-1030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5194-0021-2010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5194-0021-2020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5194-0021-2030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5194-0021-3010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5194-0021-3020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5194-0021-3030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5213-0022-1010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5213-0022-1020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5213-0022-1030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5213-0022-2010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5213-0022-2020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5213-0022-2030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5213-0022-3010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5213-0022-3020	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5213-0022-3030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5214-0019-1010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5214-0019-1020	MF	1	\$713.18	\$1,165.04		\$1,878.22
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35-25-27-5214-0019-2030	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5214-0019-2040	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5214-0019-3010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5214-0019-3020	MF	1	\$713.18	\$1,165.04		\$1,878.22
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35-25-27-5215-0002-2010	MF	1	\$713.18	\$1,165.04		\$1,878.22
35-25-27-5215-0002-2020	MF	1	\$713.18	\$1,165.04		\$1,878.22
Total Gross Assessments		3379.28	\$2,474,163.08	\$2,723,250.41	\$1,204,244.00	\$6,401,657.49
Total Net Assessments			\$2,325,713.30	\$2,559,855.39	\$1,131,989.36	\$6,017,558.05

SECTION 8

*This item will be provided under
separate cover*

SECTION 9



1272

1268

1264

1260

1244

1240

Re-grade these
area flat to the
right of way

Owner Information

Parcel ID:

34-25-27-5019-0001-0R70

Owner(s):

REUNION EAST CDD

Mailing Address:

C/O GOVERNMENTAL MANAGEMENT SERVICES
219 E LIVINGSTON ST ORLANDO FL 32801

[Request change of mailing address](#)

Property Address:

0 REUNION VILLAGE BLVD KISSIMMEE FL 34747

Primary Use:

RESIDENTIAL COMMON ELEMENTS/AREA VAC
(Code: 0901)

Tax District:

300 - COUNTY

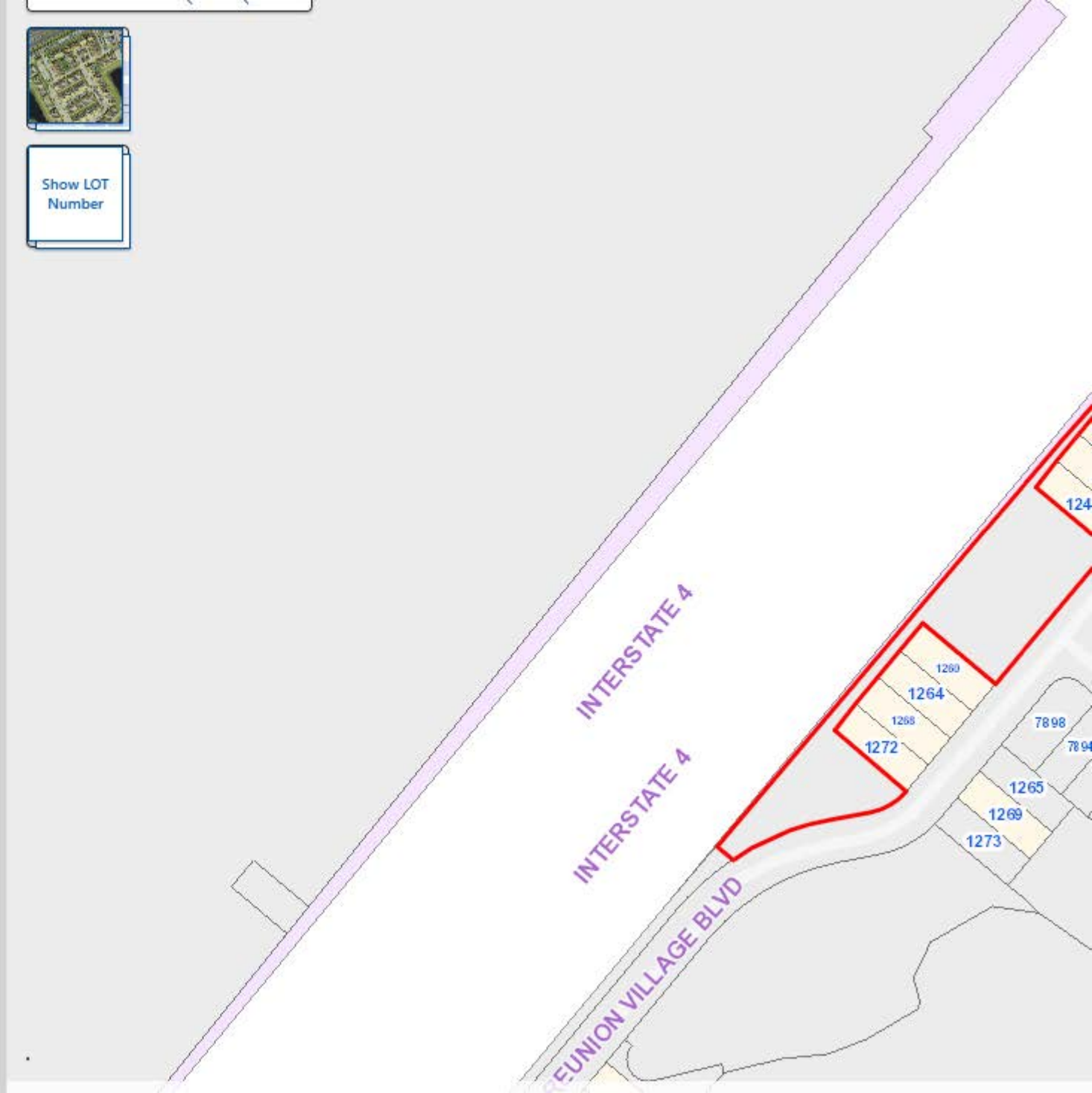
Legal Description

[View the original recorded plat](#)

Legal Description: REUNION VILLAGE PH 4 & 5 PB
31 PGS 75-83 TRACT R-7 RECREATION LESS THAT



Show LOT
Number

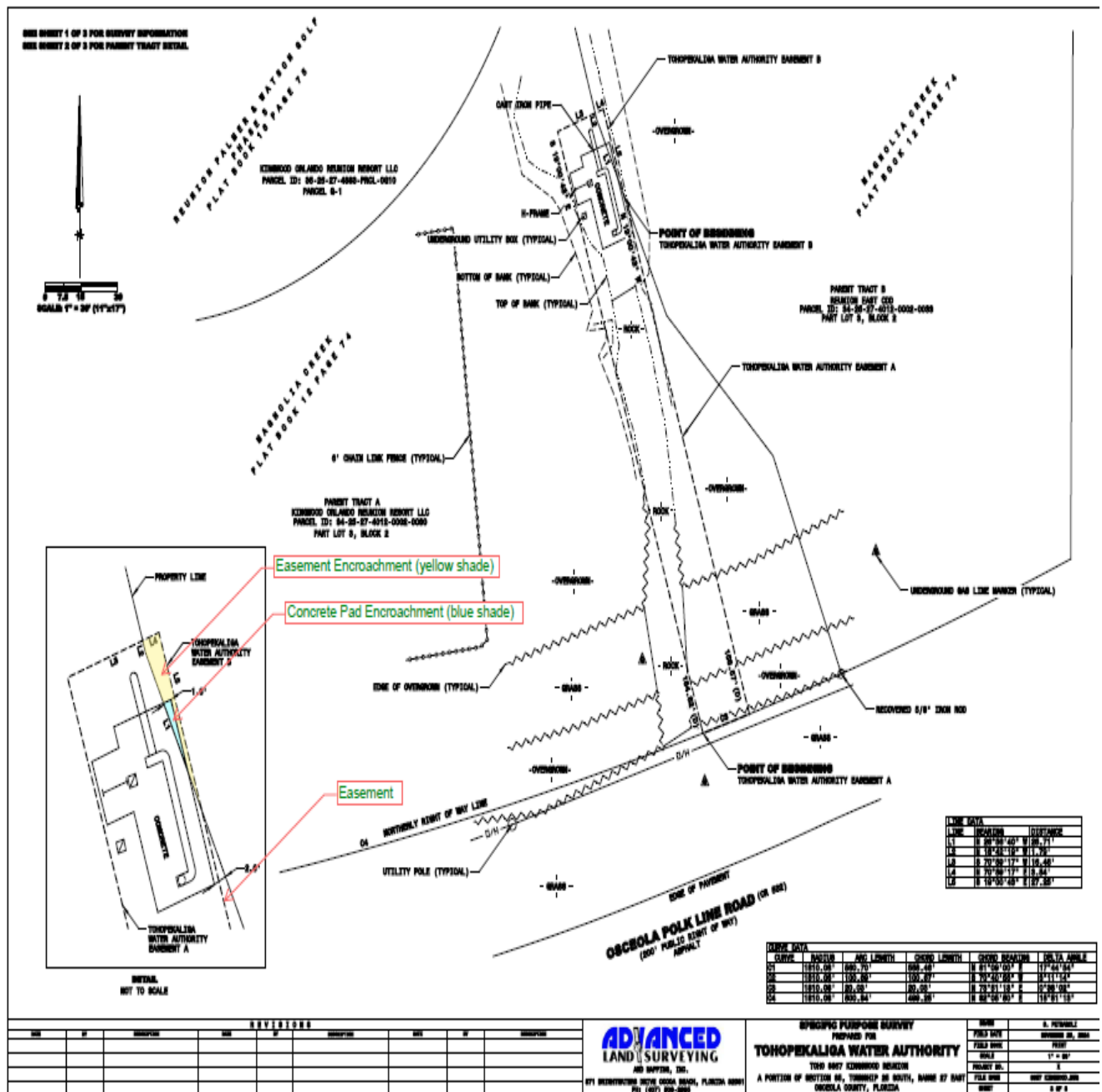


Area	Volume	Area	Volume
38		838	
	169		2752

Area of concern



SECTION 10



If you feel more detail is needed or if you would like to discuss further, please let me know and we can set a meeting.

Thanks,

Roberta Alfonso
Senior Assistant General Counsel
Office: 407-944-5120
Cell: 407-319-6218
ralfonso@tohowater.com | tohowater.com
951 Martin Luther King Blvd. Kissimmee, FL 34741



From: Sara Myers <SMyers@LathamLuna.com>
Sent: Tuesday, August 4, 2026 3:22 PM
To: Kristen Trucco <ktrucco@lathamluna.com>; Roberta Alfonso <ralfonso@tohowater.com>
Cc: Kelly Shrieves <kshrieves@tohowater.com>
Subject: RE: Reunion Sketch (easement)

Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Good afternoon Roberta,

I am following up on this. Do you happen to have an update? We have an upcoming Board meeting and want to ensure we get this information on the agenda.

Thank you,

Sara Myers

Paralegal to Jan A. Carpenter, Esquire



DUE TO INCREASED FRAUD, BUYERS, SELLERS AND LENDERS SHOULD CONFIRM ALL WIRING INSTRUCTIONS BY PHONE DIRECTLY WITH OUR OFFICE BEFORE TRANSFERRING FUNDS. WE DO NOT ACCEPT OR REQUEST CHANGES TO WIRING INSTRUCTIONS VIA EMAIL OR FAX.

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From: Kristen Trucco <ktrucco@lathamluna.com>
Sent: Saturday, July 25, 2026 7:16 AM
To: Roberta Alfonso <ralfonso@tohowater.com>
Cc: Sara Myers <SMyers@LathamLuna.com>; Kelly Shrieves <kshrieves@tohowater.com>
Subject: RE: Reunion Sketch (easement)

Thanks for confirming Roberta. Can you confirm if you have an update please? The next Board meeting is 8/13.

From: Roberta Alfonso <ralfonso@tohowater.com>
Sent: Thursday, July 9, 2026 2:04 PM
To: Kristen Trucco <ktrucco@lathamluna.com>
Cc: Sara Myers <SMyers@LathamLuna.com>; Kelly Shrieves <kshrieves@tohowater.com>
Subject: RE: Reunion Sketch (easement)

Hi, Kristen, I am meeting with staff to discuss the request and will have an update by late next week, thanks.

Roberta Alfonso
Senior Assistant General Counsel
Office: 407-944-5120
Cell: 407-319-6218
ralfonso@tohowater.com | tohowater.com
951 Martin Luther King Blvd. Kissimmee, FL 34741



From: Kristen Trucco <ktrucco@lathamluna.com>
Sent: Thursday, July 9, 2026 1:43 PM
To: Roberta Alfonso <ralfonso@tohowater.com>
Cc: Sara Myers <SMyers@LathamLuna.com>; Kelly Shrieves <kshrieves@tohowater.com>
Subject: Re: Reunion Sketch (easement)

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Good afternoon Roberta,

I'm following-up on the email below. Please advise as soon as possible.

Thank you,

Kristen Trucco, Esq.





201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
407-481-5800 Main

407-481-5806 Direct

630-453-3871 Cell

407-481-5801 Fax
ktrucco@lathamluna.com

www.lathamluna.com

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KIMWOOD ORLANDO PLANTON REPORT LLC
PAGEID: 06-26-27-4880-PROL-0410
PAGEID: 8-1

BARBOLIA OREX
PLAT BOOK IS PAGE 74

PARENT TRACT A
KINGFORD ORLANDO RESORTS REPORT LLC
PARCEL ID: 84-25-27-4312-0025-0080
PART LOT 3, BLOCK 2

Easement Encroachment (yellow shade)

Concrete Pad Encroachment (blue shade)

Easement

04 NORTHERLY RIGHT OF WAY LINE

UTILITY POLE (TYPICAL)

OSCEOLA POLK LINE ROAD (OR 882)
(200' PUBLIC RIGHT OF WAY)
ASPHALT

LINE	COORDINATES	DISTANCE
1.1	N 88°34'40" E	26.71'
1.2	N 10°42'12" E	1.72'
1.3	E 70°39'17" W	16.45'
1.4	N 70°36'17" E	3.84'
1.5	E 12°55'28" E	22.56'

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	151.00	680.70	680.70	0.00	179.9999999
2	151.00	120.96	106.87	79.3470982	3.1415927
3	151.00	80.50	80.50	79.3470982	3.1415927
4	151.00	80.50	80.50	79.3470982	3.1415927

[illegible]

ADVANCED
LAND SURVEYING

871 BRINTWOOD DRIVE OCEAN BEACH, FLORIDA 32206
TEL (407) 838-8888

**SPECIFIC PURPOSE SURVEY
PREPARED FOR
TOHOPEKALIGA WATER AUTHORITY**

TOAD 8857 KENNEDY REGION
A PORTION OF SECTION 86, TOWNSHIP 28 SOUTH, RANGE 27 EAST
OSCEOLA COUNTY, FLORIDA

NAME	S. PETERSON
FIELD DATE	SEPTEMBER 28, 1968
FIELD NAME	FRUIT
SCALE	1" = 20'
PROJECT NO.	5
FILE NAME	SWP CHAMBERS.ARM
UNIT	5 OF 5

SECTION 11

FRANK'S AC COMMERCIAL HVAC CAPACITY UPGRADE PROPOSAL

Seven Eagles Gym: Upgrade from 7.5 Tons to a 10-Ton Trane Precedent Rooftop System

PREPARED FOR	Reunion East CDD
PROJECT LOCATION	Seven Eagles Pool Pavilion 1364 Seven Eagles Court, Reunion, FL 34747
CUSTOMER CONTACTS	Alan Scheerer ascheerer@gmscfl.com
PREPARED & PRESENTED BY	Shawn Graham, Commercial Services Advisor
SELLING DIVISION	Frank's AC The AMG Family of Companies
CONTACT	407-431-8123 shawngraham@franksac.com
PROPOSAL DATE	August 11, 2026

Project approach: Increase the gym's available cooling capacity, pair that capacity with modern staged operation, and explain the access, crane, and building-system assumptions before work begins. The goal is stronger peak-summer performance without trading away part-load efficiency or serviceability.

1. Project Overview

At the request of Reunion East CDD, Frank's AC has prepared this proposal to replace the existing 7.5-ton rooftop system serving the Seven Eagles gym with a new 10-ton Trane Precedent packaged rooftop unit. The existing system has not been able to maintain the desired indoor temperature during peak summer conditions, when solar gain, outdoor heat, occupancy, and activity within the gym place the greatest demand on the equipment.

The proposed upgrade increases nominal cooling capacity by approximately 33%, from 7.5 tons to 10 tons, while also introducing staged cooling, a high-efficiency direct-drive supply fan, modern Symbio 700 controls, and active air purification. The intent is to improve the gym's ability to recover and hold temperature during high-load periods while maintaining more measured, efficient operation when the full 10-ton output is not required.

2. Proposed Equipment

Frank's AC proposes to furnish and install the following equipment and accessories:

- 10-ton Trane Precedent packaged rooftop unit, base model TSK120A3S00
- 208-230 volt, three-phase electrical configuration
- R-454B refrigerant with factory refrigerant leak detection and mitigation controls
- Trane Symbio 700 unit control platform with fault history and configurable diagnostics
- 18 kW electric heat package, Model FIAEHWB318A
- 0-50% motorized outside-air damper, Model FIADMPR102A
- Fresh-air options module, Model FIAOPTN002A
- Indoor options module, Model FIAOPTN001A

- Nominal 4,000 CFM downflow airflow configuration
- Standard two-inch filtration
- RGF PHI-PKG® commercial air purification system for 7.5- to 20-ton equipment, Model PHI-PKG14-24V

Final production suffixes and accessory compatibility remain subject to manufacturer confirmation at the time of order.

Performance and Indoor Air Quality Highlights

The selected system combines additional peak-load capacity with controls and components intended to make that capacity more useful throughout the full operating day:

- **Increased peak cooling capacity:** Moving from 7.5 tons to 10 tons provides approximately one-third more nominal cooling capacity, giving the gym more ability to offset the severe heat load experienced during Central Florida summer afternoons.
- **Three-stage cooling:** The dual-compressor design operates at approximately 28%, 72%, or 100% capacity. This allows the unit to respond to lighter loads without immediately running at full output, while still making the full 10-ton capacity available when conditions demand it.
- **Variable-speed direct-drive supply fan:** The backward-curved plenum fan uses a high-efficiency direct-drive motor rather than a traditional belt-driven assembly. Airflow can be adjusted through the Symbio controls, reducing routine belt maintenance and supporting more consistent air delivery.
- **Symbio 700 controls and diagnostics:** The onboard platform provides staged operation, fault history, operating data, and configurable diagnostics at the unit or through the supported mobile interface, giving service technicians a clearer view of system performance.
- **RGF PHI-PKG® active air purification:** Sized for commercial systems from 7.5 to 20 tons, the PHI-PKG14-24V uses PHI-CELL® technology to distribute low-level airborne hydrogen peroxide through the HVAC airstream. It is designed to help reduce bacteria, viruses, mold spores, and odors in the air and on exposed surfaces, supporting a fresher environment in a high-occupancy fitness space.
- **Commercial durability and protection:** The unit is factory assembled and run-tested, includes phase-loss and phase-reversal protection, factory coil guards, a removable dual-sloped composite drain pan, and a weather-resistant galvanized cabinet designed for rooftop service.

3. Basis of Proposal and Performance Qualifications

The equipment supplier has confirmed that the existing rooftop unit and proposed Trane Precedent share the same curb footprint; therefore, no curb adapter is included. Frank's AC will field-verify the existing curb dimensions, orientation, and visible condition before installation.

This proposal assumes the existing curb is structurally sound, securely attached, properly flashed, weather-tight, and suitable for reuse. Standard factory curbs are not wind-rated. Wind-load engineering, structural certification, engineered tie-down calculations, curb replacement, roof reinforcement, and certification of the existing curb-to-building attachment are not included unless specifically authorized by written change order.

The 10-ton selection is intended to address the documented inability of the existing 7.5-ton system to offset peak summer heat. Final space performance remains dependent upon the existing duct system, return-air path, outside-air quantity, building envelope, glazing, occupancy, doors, internal equipment loads, and the electrical service available to the unit. This proposal does not include an independent Manual N or other engineered load calculation, duct-system redesign, ventilation-code study, or certified testing and balancing unless separately contracted.

4. Scope of Work

Removal and Placement

- Coordinate one scheduled large-capacity crane mobilization for removal of the existing RTU and placement of the new Trane unit

- Disconnect and remove the existing 7.5-ton rooftop package unit
- Recover refrigerant in accordance with applicable EPA requirements
- Transport and dispose of the removed equipment through appropriate channels
- Protect the immediate work area and remove installation-related debris at completion

Equipment Installation

- Clean and prepare the accessible surface of the existing roof curb
- Apply new curb gasketing and set the new 10-ton Trane Precedent on the existing curb
- Secure the unit in accordance with manufacturer installation requirements and the existing curb configuration
- Install the 18 kW electric heat package, outside-air damper, and associated option modules
- Install the RGF PHI-PKG14-24V air purification system within the appropriate supply-air section and provide the required 24-volt connection
- Reconnect the existing supply and return openings at the curb
- Reconnect or reasonably modify the existing condensate drain at the immediate point of connection
- Install electromechanical condensate overflow protection where applicable

Electrical, Controls, and Life Safety

- Reconnect the new unit to the existing electrical disconnect and feeder where properly sized, serviceable, and code-compliant for the larger equipment
- Reconnect and configure the applicable low-voltage controls
- Configure the Trane Symbio 700 controller and verify staged cooling, fan, heat, damper, and safety operation
- Reconnect the existing unit-mounted smoke detector or shutdown circuit, if present and serviceable, and perform a basic local function check

Fire-alarm panel programming, monitoring-company coordination, device addressing, system certification, and repair of existing fire-alarm components are not included. Frank's AC assumes no responsibility for panel-level integration or pre-existing life-safety deficiencies.

Startup and Turnover

- Perform manufacturer-recommended startup and operational checks
- Verify voltage, phasing, compressor operation, staged capacity operation, fan operation, and accessible safety functions
- Confirm condensate drainage, outside-air damper operation, and basic PHI-PKG operation
- Review basic system operation with the customer representative
- Provide standard equipment and installation documentation available at project completion

5. Crane Service, Lift Planning, and Pavilion Closure

The rooftop location requires a larger-capacity crane with substantially greater reach than a typical short-radius rooftop replacement. The separate crane charge reflects the size of the crane, travel, setup, rigging, operator time, and controlled lift area required to safely remove the existing equipment and place the new 10-ton unit. Crane service is included for one coordinated mobilization and lift during normal business hours.

For public safety, the Seven Eagles Pool Pavilion must be completely closed from 8:00 a.m. through 12:00 p.m. on the scheduled installation date. This closure includes resident, guest, staff, vendor, pedestrian, and vehicle access to the Pavilion and any designated crane swing, staging, or exclusion areas. Reunion East CDD or its management representative shall provide advance notice and assist with enforcing the closure. The area may reopen only after the crane operator and Frank's AC release it as safe. The planned window may be extended if weather, safety, access, or field conditions require additional time.

The crane setup area must be clear and accessible and must provide stable, adequately compacted support for the crane and outriggers. Frank's AC and the crane provider are not responsible for concealed utilities, irrigation, voids, unstable soils, pavement limitations, landscaping, subsurface structures, or conditions not identified before

mobilization. Traffic control, police details, utility coordination, specialty rigging, standby time, overtime, cancellation fees, or remobilization caused by site readiness, weather, access restrictions, or work by others are excluded and will be billed separately if required.

6. Existing Connections and Concealed Conditions

Pricing assumes the existing curb, duct openings, supply and return distribution, electrical feeder, disconnect, condensate piping, control wiring, roof structure, and accessible building connections can support the larger 10-ton system with reasonable modification. Components concealed beneath or behind the existing equipment cannot be fully evaluated until removal begins.

If Frank's AC discovers insufficient electrical capacity, undersized or restrictive ductwork, inadequate return air, structural deterioration, water damage, incompatible connections, code deficiencies, or other concealed conditions, the issue will be documented and reviewed with Reunion East CDD. Corrective work outside the stated scope will proceed only after written change-order approval, except for temporary measures reasonably necessary to protect people or property.

Roofing, flashing, membrane repair, waterproofing, structural repair, duct-system redesign, diffuser modifications, and certification of the existing roof curb remain outside this proposal and are the responsibility of the owner or its designated contractors.

7. Warranty

The proposed Trane equipment is expected to carry the manufacturer's standard commercial limited warranty, generally including five years on the compressors and one year on parts, subject entirely to Trane's current written warranty terms, exclusions, registration requirements, and claim procedures. The RGF PHI-PKG system is subject to the manufacturer's separate written warranty and maintenance requirements.

Frank's AC will provide a one-year workmanship warranty on the installation performed under this proposal. Warranty coverage does not extend to existing components, work by others, utility or voltage events, lack of maintenance, dirty filters or coils, blocked drains, expired air-purification cells, corrosion, vandalism, water intrusion, lightning, acts of nature, or failures outside the work expressly described.

8. Commercial CARE Partnership

Reunion East CDD's participation in the Commercial CARE program is reflected in the 5% project discount shown below. Continued preventive maintenance will be especially important for the larger-capacity equipment, outside-air components, drainage system, and active air-purification device.

The PHI-PKG cell is a serviceable component and does not last indefinitely. Manufacturer guidance recommends periodic replacement based on operating hours, generally in the range of approximately two years under normal service. Future replacement cells and routine air-purification maintenance are not included in this installation price.

9. Proposal Investment

The following pricing includes the equipment, air-purification system, and installation scope described in this proposal:

10-Ton RTU Capacity Upgrade, PHI-PKG Air Purification, and Installation	\$32,667.17
---	-------------

Commercial CARE Discount (5%)	(\$1,752.16)
Large-Capacity Crane Service	\$2,376.00
TOTAL PROPOSAL INVESTMENT	\$33,291.01

The crane service is shown separately because the unit location requires a large-capacity, extended-reach lift and a controlled Pavilion closure. The Commercial CARE discount is applied as shown above.

10. Terms of Agreement

- **Authorization:** Acceptance of this proposal authorizes Frank's AC to order the listed equipment and proceed with the described work.
- **Payment:** A 50% deposit is due upon approval. The remaining balance is due upon substantial completion unless alternate written terms are approved.
- **Pricing and availability:** Pricing is valid through August 15, 2026, subject to equipment availability and supplier changes. Equipment is not reserved until the deposit and signed authorization are received and the order is accepted by the manufacturer.
- **Ordering and cancellation:** Special-order equipment and accessories may be nonreturnable. Cancellations are subject to manufacturer restocking charges, freight, processing costs, and crane cancellation fees incurred.
- **Change orders:** Work outside the stated scope requires written authorization and may affect price and schedule.
- **Delays beyond our control:** Frank's AC is not responsible for delays caused by weather, unsafe conditions, manufacturer availability, freight, tariffs, governmental action, utility conditions, site-access restrictions, other contractors, concealed conditions, or similar events beyond our reasonable control.
- **Title and collection:** Title to furnished equipment remains with Frank's AC until payment is received in full. Past-due balances may accrue a service charge up to 1.5% per month, and the customer is responsible for reasonable collection costs.
- **Consequential damages:** Frank's AC is not liable for loss of use, lost revenue, business interruption, temporary cooling costs, amenity closure, or other indirect, special, incidental, or consequential damages.
- **Dispute resolution:** Any dispute not resolved through good-faith discussion shall be submitted to binding arbitration in Florida under the applicable rules of the American Arbitration Association, unless superseded by an executed master agreement.

11. Exclusions

Unless specifically included above, this proposal excludes:

- Independent load calculations, engineering, sealed drawings, ventilation-code verification, certified testing and balancing, or formal commissioning
- New curb, wind-load engineering, structural certification, roofing, waterproofing, reinforcement, or repair of existing roof conditions
- Electrical service, feeder, breaker, panel, transformer, or disconnect upgrades required for the larger system
- Fire-alarm or building-automation repair, programming, certification, monitoring coordination, or panel integration
- Major duct or return-air modifications, zoning repairs, diffuser work, ceiling or wall repair, painting, or architectural restoration
- Hazardous-material testing or abatement, including asbestos, lead, or mold
- Traffic control, permits, utility shutdowns, specialty rigging, standby, overtime, or additional crane mobilizations
- After-hours work, temporary cooling, expedited freight, bond premiums, or specialized insurance requirements
- Future PHI-PKG replacement cells, routine maintenance, or any guarantee that the device will eliminate all contaminants or prevent illness

- Damage or added work resulting from concealed or pre-existing conditions outside the stated scope

Any material, service, or responsibility not expressly included in this proposal shall be considered excluded.

12. Acceptance of Proposal

The undersigned acknowledges that they have reviewed and accepted the scope, pricing, performance qualifications, Pavilion closure requirements, exclusions, and terms contained in this proposal and authorize Frank's AC to proceed with the described work.

Next steps: Return the signed proposal and 50% deposit. Frank's AC will confirm equipment availability, coordinate the crane, and schedule the required 8:00 a.m.-12:00 p.m. Pool Pavilion closure with management.

Authorized Signature	
Printed Name	
Title	
Date	

SECTION 12

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2025

CONTENTS

	<u>PAGE</u>
Independent Auditors' Report.....	1-3
Management's Discussion and Analysis	4-8
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities.....	10
Fund Financial Statements:	
Balance Sheet – General Fund.....	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities.....	12
Statement of Revenues, Expenditures and Changes in Fund Balances – General Fund	13
Reconciliation of Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities.....	14
Notes to the Financial Statements.....	15-29
Required Supplementary Information	
Statement of Revenues and Expenditures – Budget and Actual – General Fund.....	30
Notes to Required Supplementary Information	31
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	32-33
Independent Auditor's Report on Compliance With the Requirements of Section 218.415, Florida Statutes, Required by Rule 10.556(10) of the Auditor General of the State of Florida	34
Auditor's Management Letter Required by Chapter 10.550, <i>Florida Statutes</i>	35-38

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Reunion East Community Development District
Osceola County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Reunion East Community Development District, Osceola County, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 25, 2026, on our consideration of the Reunion East Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 25, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 25, 2026

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

Our discussion and analysis of Reunion East Community Development District, Osceola County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded assets its at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,543,858).
- The change in the District's total net position in comparison with the prior fiscal year was (\$550,094), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of (\$12,121,785). A portion of fund balance is restricted for debt service and future capital repairs and replacement, nonspendable prepaid expenses, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. Both funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position

	2025	2024
Current assets	\$ 9,341,841	\$ 9,874,167
Capital assets	46,594,367	47,994,486
Total assets	55,936,208	57,868,653
Current liabilities	3,019,473	2,894,008
Long-term liabilities	55,460,593	56,968,409
Total liabilities	58,480,066	59,862,417
Net position		
Net invested in capital assets	10,194,349	8,430,758
Restricted for capital projects	657,466	631,073
Unrestricted	(13,395,673)	(11,055,595)
Total net position	\$ (2,543,858)	\$ (1,993,764)

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which the ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2025	2024
Program revenues	\$ 6,007,950	\$ 5,808,523
General revenues	238,731	474,765
Total revenues	6,246,681	6,283,288
Expenses		
General government	220,619	230,999
Maintenance and operations	3,918,013	3,888,414
Culture and recreation	193,861	210,975
Public safety	104,242	93,688
Roads and streets	59,921	61,463
Interest on long-term debt	2,277,258	2,368,276
Cost of issuance	22,861	19,662
Total expenses	6,796,775	6,873,477
Change in net position	(550,094)	(590,189)
Net position - beginning of year	(1,993,764)	(1,403,575)
Net position - end of year	\$ (2,543,858)	\$ (1,993,764)

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$6,796,775, which consisted cost of issuance, interest on long-term debt and costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated. The general fund reported a deficit for fiscal year ended September 30, 2025 which was funded with prior year surpluses.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$46,594,367 invested in capital assets and construction in process. Construction in process has not completed as of September 30, 2025 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$36,393,018 in Bonds outstanding for its governmental activities. In addition, the District has not paid \$12,715,000 of the unexchanged Bonds. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Reunion East Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF NET POSITION**

September 30, 2025

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 296,097
Investments	4,674,632
Assessments receivable	38,056
Due from other	3,316
Due from Reunion West	203,250
Prepaid items	82,419
Restricted assets:	
Investments	4,044,071
Capital assets:	
Non-depreciable	22,042,168
Depreciable	24,552,199
TOTAL ASSETS	<u>\$ 55,936,208</u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 166,051
Accrued interest payable	623,422
Due to Bondholders	21,297,575
Bonds payable, due within one year	2,230,000
Bonds payable, due in more than one year	34,163,018
TOTAL LIABILITIES	<u>58,480,066</u>
NET POSITION	
Net investment in capital assets	10,194,349
Restricted for:	
Capital projects	657,466
Unrestricted	(13,395,673)
TOTAL NET POSITION	<u>\$ (2,543,858)</u>

The accompanying notes are an integral part of this financial statement

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expense)
		Charges for	Operating	Capital	Revenues and
		Services	Grants and	Grants and	Changes in Net
			Contributions	Contributions	Position
					Governmental
					Activities
Governmental activities					
General government	\$ 220,619	\$ 220,619	\$ -	\$ -	\$ -
Maintenance and operations	3,918,013	1,471,321	-	26,392	(2,420,300)
Culture and recreation	193,861	193,861	-	-	-
Public safety	104,242	104,242	-	-	-
Road and streets	59,921	59,921	-	-	-
Interest on long-term debt	2,277,258	3,771,135	160,459	-	1,654,336
Bonds costs	22,861	-	-	-	(22,861)
Total governmental activities	<u>\$ 6,796,775</u>	<u>\$ 5,821,099</u>	<u>\$ 160,459</u>	<u>\$ 26,392</u>	<u>(788,825)</u>
General revenues:					
Unrestricted investment earnings					226,653
Miscellaneous income					12,078
Total general revenues					<u>238,731</u>
Change in net position					<u>(550,094)</u>
Net position - October 1, 2024					<u>(1,993,764)</u>
Net position - September 30, 2025					<u>\$ (2,543,858)</u>

The accompanying notes are an integral part of this financial statement

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**BALANCE SHEET – GOVERNMENTAL FUNDS**

September 30, 2025

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<u>ASSETS</u>				
Cash and cash equivalents	\$ 296,097	\$ -	\$ -	\$ 296,097
Investments	4,674,632	3,386,605	657,466	8,718,703
Assessments receivable	13,402	24,654	-	38,056
Due from other funds	-	5,000	-	5,000
Due from other	3,316	-	-	3,316
Due from Reunion West	203,250	-	-	203,250
Prepaid items	82,419	-	-	82,419
TOTAL ASSETS	<u>\$ 5,273,116</u>	<u>\$ 3,416,259</u>	<u>\$ 657,466</u>	<u>\$ 9,346,841</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 159,051	\$ -	\$ 7,000	\$ 166,051
Due to Bondholders	-	21,297,575	-	21,297,575
Due to other funds	5,000	-	-	5,000
TOTAL LIABILITIES	<u>164,051</u>	<u>21,297,575</u>	<u>7,000</u>	<u>21,468,626</u>
FUND BALANCES				
Nonspendable:				
Prepaid items	82,419	-	-	82,419
Restricted for:				
Capital projects	-	-	650,466	650,466
Unassigned	5,026,646	(17,881,316)	-	(12,854,670)
TOTAL FUND BALANCES	<u>5,109,065</u>	<u>(17,881,316)</u>	<u>650,466</u>	<u>(12,121,785)</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 5,273,116</u>	<u>\$ 3,416,259</u>	<u>\$ 657,466</u>	<u>\$ 9,346,841</u>

The accompanying notes are an integral part of this financial statement

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	\$ (12,121,785)
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	82,927,990
Less accumulated depreciation	(36,333,623)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(623,422)
Original issue premium	(503,018)
Governmental bonds payable	(35,890,000)
Net Position of Governmental Activities	<u><u>\$ (2,543,858)</u></u>

The accompanying notes are an integral part of this financial statement

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES				
Assessments	\$ 2,049,964	\$ 3,771,135	\$ -	\$ 5,821,099
Investment earnings	226,653	160,459	26,392	413,504
Miscellaneous revenue	12,078	-	-	12,078
TOTAL REVENUES	2,288,695	3,931,594	26,392	6,246,681
EXPENDITURES				
General government	220,619	-	-	220,619
Maintenance and operations	1,627,247	-	-	1,627,247
Culture and recreation	193,861	-	-	193,861
Public safety	104,242	-	-	104,242
Road and streets	59,921	-	-	59,921
Capital outlay	883,647	-	7,000	890,647
Bond costs		22,861		22,861
Debt				
Principal	-	3,145,000	-	3,145,000
Interest expense	-	2,342,537	-	2,342,537
TOTAL EXPENDITURES	3,089,537	5,510,398	7,000	8,606,935
EXCESS REVENUES OVER (UNDER) EXPENDITURES	(800,842)	(1,578,804)	19,392	(2,360,254)
FUND BALANCE				
Beginning of year	5,909,907	(16,302,512)	631,074	(9,761,531)
End of year	<u>\$ 5,109,065</u>	<u>\$(17,881,316)</u>	<u>\$ 650,466</u>	<u>\$ (12,121,785)</u>

The accompanying notes are an integral part of this financial statement

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$ (2,360,254)
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Amount reported for governmental activities in the Statement of Activities
are different because:

Governmental funds report capital outlays as expenditures. However,
in the Statement of Activities, the costs of those assets are depreciated
over their estimated useful lives:

Capital outlay	890,647
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Repayment of long-term liabilities are reported as expenditures in the
governmental fund financial statements, but such repayments reduce
liabilities in the Statement of Net Position and are eliminated in the
Statement of Activities:

Payments on long-term debt	3,145,000
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Certain items reported in the Statement of Activities do not require
the use of current financial resources and therefore are not reported
expenditures in the governmental funds:

Current year provision for depreciation	(2,290,766)
Change in accrued interest payable	39,569
Provision for amortization of bond premium	25,710

Change in Net Position of Governmental Activities	\$ (550,094)
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The accompanying notes are an integral part of this financial statement

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Reunion East Community Development District ("District") was established on September 24, 2001, by the Board of County Commissioners of Osceola, Osceola County Ordinance No. 01-31, amended by the Board of County Commissioners of Osceola County, Florida, Ordinance 05-26, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on at large basis by the qualified electors of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board's responsibilities include, but are not limited to, the following:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Section 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Roadways	30
Stormwater management	30
Recreation and amenities	20
Entry features	30
Electrical, communications and lighting	20
Landscaping, irrigation and other	15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Long-Term Obligations (continued)

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Equity/Net Position (continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First			Weighted average of the
American Government Obligation CL Y	\$ 3,751,927	S&P AAAM	fund portfolio: 45 days
Investment in Local Government Surplus			Weighted average maturity:
Funds Trust Fund (Florida PRIME)	4,148,594	S&P AAAM	47 days
US Bank Gcts 0490	818,182	N/A	N/A
Total Investments	<u>\$ 8,718,703</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs – other than quotes market prices – are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

The District participated in the following external investment pools:

The State Board of Administration for participation in the Local Government Investment Pool (Florida PrimeTM) created by Section 218.415, Florida Statutes is an investment pool that operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in Florida PrimeTM, a qualified external investment pool, meet the requirements of GASB Statement No. 79 and are reported at amortized cost.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE E – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables for the fiscal year ended September 30, 2025 were as follows:

<u>Fund</u>	<u>Receivable</u>	<u>Payable</u>
General	\$ -	\$ 5,000
Debt service	5,000	
Total	<u>\$ 5,000</u>	<u>\$ 5,000</u>

The outstanding balances between the funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to invoices paid from the general fund that have not been reimbursed by the debt service fund.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE F – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Land and land improvements	\$ 3,620,313	\$ -	\$ -	\$ 3,620,313
Construction in progress	18,414,855	7,000	-	18,421,855
Total capital assets, not being depreciated	22,035,168	7,000	-	22,042,168
Capital assets, being depreciated				
Roadways	33,543,253	652,287	-	34,195,540
Stormwater management	10,048,423	-	-	10,048,423
Recreation facilities and amenities	11,678,470	105,268	-	11,783,738
Entry features	174,698	126,092	-	300,790
Electrical, communications and lighting	4,335,102	-	-	4,335,102
Landscaping, irrigation and other	222,229	-	-	222,229
Total capital assets, being depreciated	60,002,175	883,647	-	60,885,822
Less accumulated depreciation for:				
Roadways	16,710,305	1,139,851	-	17,850,156
Stormwater management	5,334,014	334,947	-	5,668,961
Recreation facilities and amenities	8,302,932	589,186	-	8,892,118
Entry features	26,902	10,026	-	36,928
Electrical, communications and lighting	3,446,475	216,756	-	3,663,231
Landscaping, irrigation and other	222,229	-	-	222,229
Total accumulated depreciation	34,042,857	2,290,766	-	36,333,623
Total capital assets, being depreciated - net	25,959,318	(1,407,119)	-	24,552,199
Governmental activities capital assets - net	<u>\$ 47,994,486</u>	<u>\$ (1,400,119)</u>	<u>\$ -</u>	<u>\$ 46,594,367</u>

Depreciation expense was charged to function/programs as follows:

Governmental activities:	
Physical environment	\$ 1,701,580
Culture and recreation	589,186
Total depreciation expense	<u>\$ 2,290,766</u>

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE F – CAPITAL ASSETS (CONTINUED)

The Districts master infrastructure continues to be constructed in phases. The District issued the Series 2021 Bonds in order to finance infrastructure improvements associated with Phase 3. The total estimated costs to complete Phase 3 are \$23,735,095. The anticipated Phase 3 infrastructure improvements include roadways, potable water and wastewater systems, stormwater facilities, electrical utilities, irrigation, parks, recreational facilities, and a connector. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by EHOA Acquisitions II LLC and conveyed to the District. Upon completion, the potable and wastewater systems, electrical utility systems, and connector are to be conveyed to others for ownership and maintenance responsibilities.

NOTE G – LONG-TERM LIABILITIES

\$73,620,000 Special Assessment Bonds, Series 2002 – On August 8, 2002, the District issued \$73,620,000 in Special Assessment Bonds, Series 2002. The Bonds were issued to pay off the Bond Anticipation Notes issued on December 28, 2001, for \$10,000,000 and to finance the acquisition and construction of certain improvements for the benefit of the District. The Bonds are payable through May 2033. The Bonds bear interest ranging from 5.9% to 7.375% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2005.

The Series 2002 Bonds were trifurcated in January 2012 and then restructured in 2015 resulting in a remaining balance of the Series 2002 Bonds of \$6,275,000 (“Unexchanged Bonds”). All other remaining balances were either included in the new 2015 issues or were cancelled. Payment on the remaining Series 2002 Bonds is subordinate to the 2015 issues and is to be paid solely from the unexchanged 2002 Bond Assessments as defined in the bond indentures.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not in compliance with the requirements at September 30, 2025.

\$18,880,000 Special Assessment Bonds, Series 2005 – On March 1, 2005, the District issued \$18,880,000 in Special Assessment Bonds, Series 2005. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through May 2036. The Bonds bear interest ranging at 5.80% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2008.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The Series 2005 Bonds were trifurcated in January 2012 and then restructured in 2015 resulting in a remaining balance of the Series 2005 Bonds of \$6,440,000 (“Unexchanged Bonds”). All other remaining balances were either included in the new 2015 issues or were cancelled. Payment on the remaining Series 2005 Bonds is subordinate to the 2015 issues and is to be paid solely from the unexchanged 2005 Bond Assessments as defined in the bond indentures.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not in compliance with the requirements at September 30, 2025.

Both the Series 2002 and 2005 Bonds are in default. In accordance with the Bond Exchange discussed below, a portion of Series 2002 and 2005 Bonds were exchanged, and a portion are to remain outstanding as unexchanged Series 2002 and 2005 Bonds. There are no special assessment revenues pledged to the unexchanged Series 2002 and 2005 Bonds, therefore the District has missed its scheduled debt service payments on the Series 2002 and 2005 Bonds in the current fiscal year as well as previous fiscal years. The debt service fund has a deficit fund balance of (\$17,881,316) as of September 30, 2025.

Bond Exchange – Series 2015 Restructured Bonds

In June 2015, \$8,795,000 of the Series 2002 Bonds and \$10,440,000 of the Series 2005 Bonds were exchanged for \$7,245,000 Series 2015-1 Bonds, due May 1, 2033, with a fixed interest rate of 6.6%, \$8,475,000 Series 2015-2 Bonds, due May 1, 2036, with a fixed interest rate of 6.6% and \$3,515,000 Series 2015-3 Bonds, due May 1, 2033, with a fixed interest rate of 6.6%. The Series 2015 Bonds were paid off during a prior fiscal year.

\$30,710,000 Special Assessment Refunding Bonds, Series 2015A – On June 30, 2015, the District issued \$30,710,000 in Special Assessment Refunding Bonds, Series 2015A. The Bonds were issued to refund a portion of the Series 2002A-1 Bonds. The Bonds are payable through May 2033. The Bonds bear interest ranging from 4.0% to 5.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2016.

The Series 2015A Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. The District is in compliance with those requirements of the Bond Indenture at September 30, 2025.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

\$20,355,000 Special Assessment Bonds, Series 2021 – On August 18, 2021, the District issued \$20,355,000 in Special Assessment Bonds, Series 2021. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through May 2051. The Bonds bear interest ranging from 2.4% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2022.

The Series 2021 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and at the redemption prices more fully described in the Redemption Provisions as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Special Assessment Bonds, Series 2002	\$ 325,000	\$ -	\$ 325,000	\$ -	\$ -
Special Assessment Bonds, Series 2005	1,040,000	-	680,000	360,000	-
Special Assessment Refunding Bonds, Series 2015A	18,620,000	-	1,685,000	16,935,000	1,765,000
Special Assessment Bonds, Series 2021	19,050,000	-	455,000	18,595,000	465,000
	39,035,000	-	3,145,000	35,890,000	2,230,000
Unamortized bond premium	528,728	-	25,710	503,018	-
	<u>\$ 39,563,728</u>	<u>\$ -</u>	<u>\$ 3,170,710</u>	<u>\$ 36,393,018</u>	<u>\$2,230,000</u>

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	\$ 2,230,000	\$ 1,499,473	\$ 3,729,473
2027	2,335,000	1,400,063	3,735,063
2028	2,450,000	1,293,633	3,743,633
2029	2,555,000	1,181,775	3,736,775
2030	2,675,000	1,064,883	3,739,883
2031-2035	10,015,000	3,481,880	13,496,880
2036-2040	3,350,000	2,275,638	5,625,638
2041-2045	3,975,000	1,672,353	5,647,353
2046-2050	4,855,000	816,200	5,671,200
2051	1,090,000	43,600	1,133,600
	<u>\$ 35,530,000</u>	<u>\$ 14,729,498</u>	<u>\$ 50,259,498</u>

The unexchanged bonds are not included above as the Bonds have not been resized.

NOTE H – LITIGATION & CLAIMS

On September 7, 2023, Kingwood Orlando Reunion Resort, LLC (hereinafter referred to as “Kingwood”) requested the transfer of conservation land from the District in order to modify a golf course, to allow for the construction of a new multi-unit development. The District’s bond trustee’s counsel sent a letter to the District on May 24, 2024, demanding that the District immediately commence assessment proceedings in order to consider whether and to what extent real property owned by Kingwood benefits from the District’s bond-funded projects and the debt special assessment that should be collected by the District resulting therefrom, and objecting to the transfer of conservation land from the District to Kingwood on the purported basis that the sale would constitute a breach of the bond contract. The District agreed to commence assessment proceedings after receiving the letter from the bond trustee’s counsel and the District Manager is currently working with the District Counsel and the District Engineer on that process. It is possible that a challenge could be asserted against the District related to the aforementioned assessment proceedings and/or Kingwood’s request for a transfer of District property.

On February 4, 2026, the Reunion East CDD filed a Complaint, in the Circuit Court of the Ninth Judicial Circuit in and for Osceola County (Case No. 2026-CA-000357-OC), against defendants, Kingwood Orlando Reunion Resort LLC, Ginn Seven Eagles, LLC n/k/a LRA Seven Eagles, LLC and Centex Homes, which, inter alia, included counts for declaratory judgment and quiet title related to the District’s ownership interests and use rights in approximately 39 parcels of real property that the District maintains, controls and operates. The nature of the case is a dispute as to ownership of certain parcels of land located within the District. An evaluation of the likelihood of the unfavorable outcome and estimate of the amount or range of potential loss cannot be made at this time.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE I – DEVELOPER TRANSACTIONS

The Developer and EHOFF Acquisitions II LLC own a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer and EHOFF Acquisitions II LLC.

NOTE J – SHARED MAINTENANCE COSTS WITH REUNION EAST CDD

The District has an agreement with Reunion West CDD to share certain maintenance costs, including utilities and pool maintenance costs. The shared costs are allocated on a similar percentage basis as shared infrastructure with 57% allocated to Reunion West and 43% allocated to Reunion East during the current fiscal year. The majority of the costs are paid by Reunion East which is then reimbursed by the District for its proportionate share. The District's portion of these shared costs for the fiscal year ended September 30, 2025 was approximately \$2,868,918. Reunion West owed \$203,250 to the District as of September 30, 2025 related to their share of the costs.

NOTE K - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE L - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE M – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and EHOFF Acquisitions II LLC, the loss of which could have a material adverse effect on the District's operations.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2025

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Assessments	\$ 2,008,852	\$ 2,049,964	\$ 41,112
Investment earnings	174,000	226,653	52,653
Miscellaneous revenue	6,000	12,078	6,078
TOTAL REVENUES	2,188,852	2,288,695	99,843
EXPENDITURES			
Current			
General government	234,912	220,619	14,293
Maintenance and operations	1,562,363	1,627,247	(64,884)
Culture and recreation	213,351	193,861	19,490
Public safety	121,905	104,242	17,663
Road and streets	65,550	59,921	5,629
Capital outlay	1,424,850	883,647	541,203
TOTAL EXPENDITURES	3,622,931	3,089,537	533,394
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(1,434,079)</u>	<u>(800,842)</u>	<u>633,237</u>
OTHER FINANCING SOURCES (USES)			
Carry forward surplus	1,079,183	-	(1,079,183)
TOTAL OTHER FINANCING SOURCES (USES)	<u>1,079,183</u>	<u>-</u>	<u>(1,079,183)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	<u>\$ (354,896)</u>	<u>(800,842)</u>	<u>\$ (445,946)</u>
FUND BALANCES			
Beginning of year		5,909,907	
End of year		<u>\$ 5,109,065</u>	

* Original and final budget.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated. The general fund reported a deficit for fiscal year ended September 30, 2025 which was funded with prior year surpluses.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Directors
Reunion East Community Development District
Osceola County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Reunion East Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise the Reunion East Community Development District's basic financial statements and have issued our report thereon dated June 25, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 25, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors
Reunion East Community Development District
Osceola County, Florida

We have examined Reunion East Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Reunion East Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.



DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 25, 2026

Management Letter

To the Board of Supervisors
Reunion East Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the financial statements of the Reunion East Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 25, 2026.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 25, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. The current status of the prior finding is as follows:

Finding 2020-01: Financial Condition Assessment

Observation: The prior Developer failed to pay assessments on both the Series 2002 and 2005 Bonds and there are currently no special assessment revenues pledged to the Series 2002 and 2005 Bonds. The District did not make any of the schedule debt service payments on the Series 2002 and 2005 Bonds during the current fiscal year. Also, the District is not in compliance with the reserve requirements for the Series 2002 and 2005 Bonds. In addition, the debt service fund reported a deficit fund balance of (\$17,881,316) at September 30, 2025.

Recommendation: The District should continue to take the necessary steps to alleviate the situation.

Management response: The Series 2015, Special Assessment Refunding Bonds ("Series 2015 Bonds") were collectively issued in order to refund defaulted Special Assessment Bonds, Series 2002A-2 and Series 2005 (Collectively "Prior Bonds"). However, at the request of the debt holders of the Prior Bonds, the Series 2015 Bonds did not refund 100% of the Prior Bonds leaving a portion of the Prior Bonds outstanding and in default (collectively "Un-exchanged Bonds"). The Un-exchanged Bonds debt holders have made a formal request to the District to review all properties within the District and determine if any of the Un-exchanged Bonds can be assigned to property within the District. The District Manager is currently working with District Counsel and the District Engineer to undertake this review. To the extent the Un-exchanged Bonds can be assigned to property they will. In the absence of the assignment of the Un-exchanged Bonds, the debt holders will need to cancel them to resolve the default.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District has met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

The District failed to make certain scheduled debt service payments due on the Series 2002 and Series 2005 Bonds, as a result of a lack of funds. We applied financial condition assessment procedures pursuant to Rule 10.556(7) and determined that a deteriorating financial condition was noted. See Findings section above for additional information. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Reunion East Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 4.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 23.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$8,866.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$3,725,504.
- e. Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as \$811,995.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Reunion East Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$423 to \$2,250 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$5,821,099.
- c. The total amount of outstanding bonds issued by the District as \$35,530,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 25, 2026

SECTION 13

SECTION A

Reunion East Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement.

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Reunion East Community Development District

District Manager:_____

Date:_____

Print Name:_____

Reunion East Community Development District

SECTION B

Reunion East Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement.

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Reunion East Community Development District

District Manager:_____

Date:_____

Print Name:_____

Reunion East Community Development District

SECTION 14

SECTION A

SECTION i

**THIRD ADDENDUM TO THE PARKING AND TOWING
ENFORCEMENT AGREEMENT**
(Reunion East Community Development District)

THIS THIRD ADDENDUM TO THE PARKING AND TOWING ENFORCEMENT AGREEMENT (the “**Addendum**”) is effective as of the 18th day of December, 2025, by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district and local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “**District**”), and **REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is c/o Artemis Lifestyles Services, Inc., 1631 E. Vine Street, Suite 300, Kissimmee, Florida 34744 (the “**Association**”).

RECITALS

WHEREAS, the District and the Association are parties to that certain Parking and Towing Enforcement Agreement, dated February 13, 2020, as modified by the notice of revised rules sent to the Association on September 4, 2020, as further modified by the Addendum to the Parking and Towing Enforcement Agreement, dated February 18, 2022, and as further modified by the Second Addendum to the Parking and Towing Enforcement Agreement, dated April 19, 2024 (collectively, the “**Agreement**”) relating to the enforcement of vehicle towing/removal services on the District’s property;

WHEREAS, the District adopted the *Reunion East Community Development District Chapter V Parking and Towing Rules* on December 19, 2019 by Resolution 2020-04, as revised from time to time, including on August 13, 2020 by Resolution 2020-08, on November 11, 2021 by Resolution 2022-03 and on March 14, 2024 by Resolution 2024-03 (hereinafter, the “**Rules**”);

WHEREAS, on October 9, 2025, the District further revised the Rules by its adoption of the revised version of the Rules that are attached hereto as **Exhibit “A”** (the “**Revised Rules**”), as set forth in the District’s Resolution 2026-02; and

WHEREAS, the District and the Association have determined it to be in their best interest to revise the Agreement in order to replace the Rules (defined as the “Parking and Towing Rules” and the “Towing Policies” in the respective version of the Agreement) with the Revised Rules.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.

2. That the terms of the Agreement are in full force and effect.

3. That the Association agrees that the Agreement is revised to replace the “Parking and Towing Rules” and the “Towing Policies,” as applicable, with the Revised Rules.

4. That in order to facilitate execution of this Addendum, this Addendum may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

5. That except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.

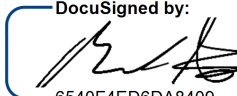
IN WITNESS WHEREOF, the parties execute this Addendum effective as of the day and year first written above.

/SIGNATURES ON FOLLOWING PAGE/

**SIGNATURE PAGE TO THE THIRD ADDENDUM TO THE PARKING AND
TOWING ENFORCEMENT AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

6540F4ED6DA8409...

By: _____

Print: Mark Greenstein

Title: Chairman

**REUNION RESORT & CLUB OF
ORLANDO MASTER ASSOCIATION,
INC., a Florida not-for-profit corporation**

By: _____

Print: _____

Title: _____

EXHIBIT “A”
REVISED RULES

[See attached.]

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

CHAPTER V

PARKING AND TOWING RULES

Parking and Towing Rules adopted December 19, 2019 by Resolution 2020-04
Revised as of November 11, 2021 by Resolution 2022-03
Revised March 14, 2024 by Resolution 2024-03
Revised October 9, 2025 by Resolution 2026-02

- 5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted by the Reunion East Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules." Parking is at your own risk. The District is not responsible for any damages or incidents that occur while a vehicle is parked within the boundary of the District.
- 5.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District Rights-of-Way, including but not limited to the roads, streets, thoroughfares, verge areas (space between sidewalk and roadway), swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of-Way"), as generally depicted on the parking and towing maps shown in Appendix 5.0 (the **"Parking and Towing Maps – Revised October 9, 2025"**), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 5.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 5.3 On-Street Parking and Mailbox and Playground Parking.
- 5.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District **Parking and Towing Maps – Revised October 9, 2025**, attached hereto as Appendix 5.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:

(a) Guests and visitors shall follow all parking rules and regulations, including those of Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate at a public Board of Supervisors meeting.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale and verge area (space between the sidewalk and roadway).

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini-motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

5.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk

within the District, unless parked within a designated District parking stall in accordance with Section 5.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to any mailboxes. Parking in the parking spaces located in front of the playground and/or mailbox kiosks, is restricted unless the individual is parked in such parking spaces during their use of the playground and/or mail kiosk. Parking for mailbox kiosks is restricted to no more than fifteen (15) minutes and parking for playground use is restricted to no more than sixty (60) minutes. Any cars parked in the mail kiosk and/or playground parking spaces for extended periods of time, including overnight, shall be subject to towing at owner's expense.

5.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas.

5.3.4 Vehicles temporarily parked in accordance with Section 5.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Areas. In addition, vehicles temporarily parked in accordance with Section 5.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.
- (f) Shall not park within fifteen (15') feet on either side of a fire hydrant.

5.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas and shall immediately be removed. Abandoned and/or broken-down vehicles are not permitted to be parked on-street at any time and are subject to towing at the owner's expense. Any vehicle that has not moved for a period of five (5) days is considered abandoned and subject to being towed at the owner's expense.

5.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas.

5.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any

District parking lots or Parking Areas to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas shall be used as a domicile or residence either temporarily or permanently.

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

5.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 5.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

5.5 Enforcement

5.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Nothing herein shall be interpreted to prevent the District from issuing warnings or from implementing an administrative grace period.

5.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

5.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

5.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or

replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

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

5.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

Effective: October 9, 2025

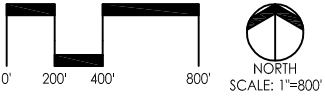
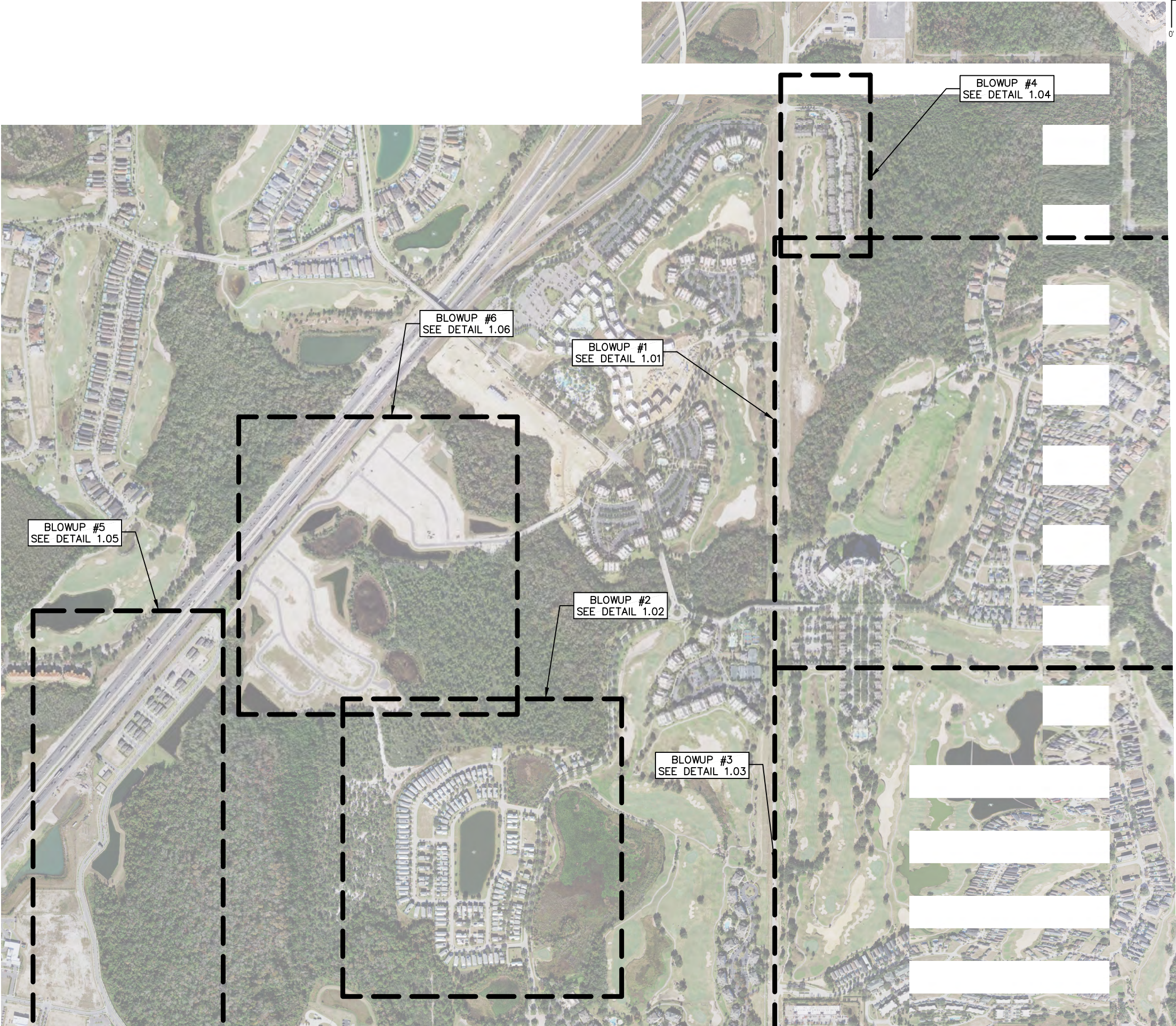
Statutory Authority: Sections 190.011, 190.012, 120.45, *Florida Statutes*

Appendix 5.0

District Parking and Towing Maps – Revised October 9, 2025

[ATTACHED ON FOLLOWING PAGE(S)]

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BOYD CIVIL
ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)942-693
Certificate of Auth. 29791

Civil Engineer		STEVEN N. BOYD, P.E.		License No. 43225	
Rev.	Date	Description	Chk By		

REUNION EAST CDD
REUNION CDD
OSCEOLA COUNTY, FLORIDA

AREAS OF NO PARKING OVERALL

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

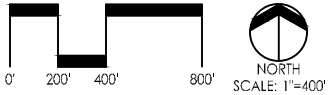
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LEGEND

AREAS OF NO PARKING



Civil Engineer
STEVEN N. BOYD, P.E.



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

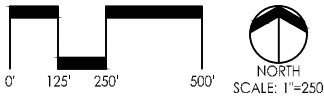
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LEGEND

AREAS OF NO PARKING



Civil Engineer
STEVEN N. BOYD, P.E.

License No. 43225

Rev.	Date	Description	Chk By.

REUNION EAST CDD
REUNION CDD
OSCEOLA COUNTY, FLORIDA

NO PARKING DETAIL 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

BOYD CIVIL

ENGINEERING

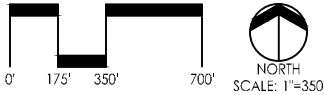
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)994-2493
Certificate of Auth. 29791

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LEGEND

AREAS OF NO PARKING



BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)994-2493
Certificate of Auth. 29791

Civil Engineer STEVEN N. BOYD, P.E.		License No. 43225	
		Chk By	
		Description	
		Date	
		Rev.	

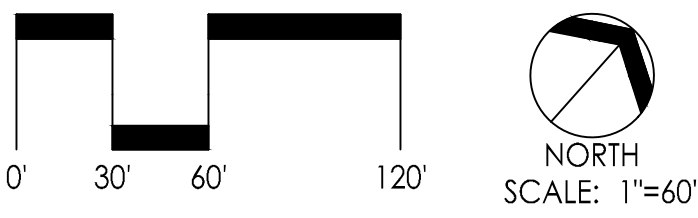
REUNION EAST CDD
REUNION CDD
OSCEOLA COUNTY, FLORIDA

NO PARKING DETAIL 3 OF 6

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Drawn By:	CDB
Designed By:	CDB
Checked By:	SNB

SHEET NO.

1.03



LEGEND

- AREAS OF NO PARKING
- AREAS OF PARKING

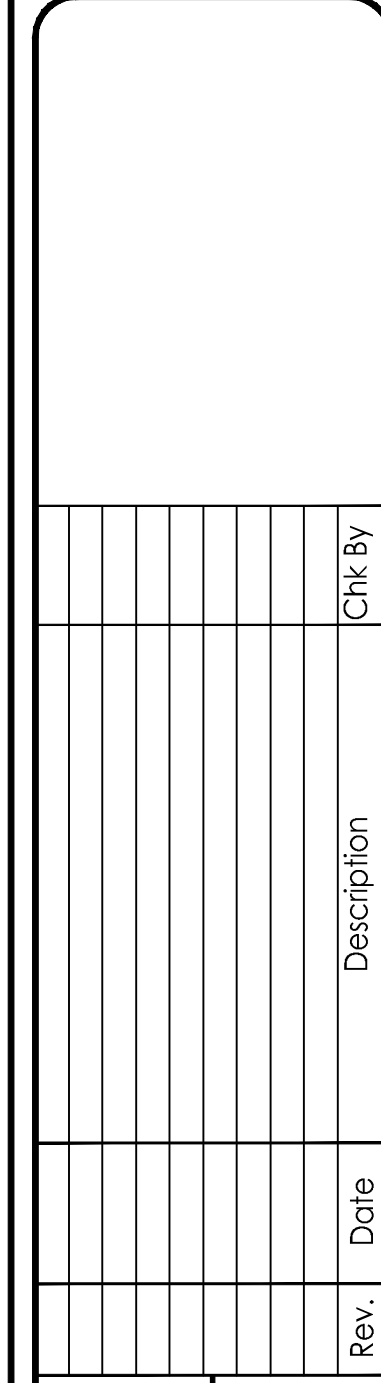
Rev.	Date	Description	Chk By

REUNION EAST CDD REUNION CDD ORANGE COUNTY, FLORIDA	NO PARKING DETAIL 4 OF 6
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Project No.:	1003.001
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Designed By:	WEW
Checked By:	SNB

SHEET NO.
1.04

BOYD CIVIL
ENGINEERING
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 25791



Plotted: October 8, 2025, 3:12:47 PM
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AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF FLORIDA

County of Osceola

In accordance with Section 787.06(14), *Florida Statutes*, the undersigned, on behalf of _____, a _____ (the “Defendant”), hereby attests under penalty of perjury that, the Defendant, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled “Human Trafficking.”

The undersigned is authorized to execute this affidavit on behalf of the Defendant.

Date: June __, 2026

ENTITY NAME: _____

Signed: _____

Name: _____

Title: _____

SUBSCRIBED AND SWORN TO before me by means of ☐ physical presence or ☐ online notarization, this ____ day of June, 2026, by _____, as _____ of _____, a _____. Said person is (*check one*) ☐ personally known to me or ☐ has produced a valid driver's license as identification.

[Notary Seal]

Signature of person taking acknowledgment
Name (typed, printed or stamped):

Title or Rank: _____
Serial number (if any): _____

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million (1990–1999) (Department of Health 2000).

There is a growing emphasis on the importance of the public sector in the provision of health care services. The public sector is seen as the main provider of health care services, and it is expected that the public sector will continue to play a major role in the provision of health care services in the future. The public sector is also seen as the main provider of health care services for the most vulnerable members of the population, such as the elderly, the disabled, and the poor.

The public sector is also seen as the main provider of health care services for the most vulnerable members of the population, such as the elderly, the disabled, and the poor. The public sector is also seen as the main provider of health care services for the most vulnerable members of the population, such as the elderly, the disabled, and the poor.

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**FOURTH ADDENDUM TO THE PARKING AND TOWING
ENFORCEMENT AGREEMENT**
(Reunion East Community Development District)

THIS FOURTH ADDENDUM TO THE PARKING AND TOWING ENFORCEMENT AGREEMENT (the “**Addendum**”) is effective as of the 26th day of June, 2026, by and between **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district and local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “**District**”), and **REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is c/o Artemis Lifestyles Services, Inc., 1631 E. Vine Street, Suite 300, Kissimmee, Florida 34744 (the “**Association**”).

RECITALS

WHEREAS, the District and the Association are parties to that certain Parking and Towing Enforcement Agreement, dated February 13, 2020, as modified by the notice of revised rules sent to the Association on September 4, 2020, as further modified by the Addendum to the Parking and Towing Enforcement Agreement, dated February 18, 2022, and as further modified by the Second Addendum to the Parking and Towing Enforcement Agreement, dated April 19, 2024, and as further modified by the Third Addendum to the Parking and Towing Enforcement Agreement, dated December 18, 2025 (collectively, the “**Agreement**”) relating to the enforcement of vehicle towing/removal services on the District’s property;

WHEREAS, the District adopted the *Reunion East Community Development District Chapter V Parking and Towing Rules* on December 19, 2019 by Resolution 2020-04, as revised from time to time, including on August 13, 2020 by Resolution 2020-08, on November 11, 2021 by Resolution 2022-03, on March 14, 2024 by Resolution 2024-03, and on October 9, 2025 by Resolution 2026-02 (hereinafter, the “**Rules**”);

WHEREAS, on April 9, 2026, the District further revised the Rules by its adoption of the revised version of the Rules that are attached hereto as **Exhibit “A”** (the “**Revised Rules**”), as set forth in the District’s Resolution 2026-03; and

WHEREAS, the District and the Association have determined it to be in their best interest to revise the Agreement in order to replace the Rules (defined as the “Parking and Towing Rules” and the “Towing Policies” in the respective version of the Agreement) with the Revised Rules.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.

2. That the terms of the Agreement are in full force and effect.

3. That the Association agrees that the Agreement is revised to replace the “Parking and Towing Rules” and the “Towing Policies,” as applicable, with the Revised Rules.

4. That in order to facilitate execution of this Addendum, this Addendum may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

5. That except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.

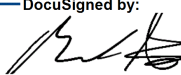
IN WITNESS WHEREOF, the parties execute this Addendum effective as of the day and year first written above.

[SIGNATURES ON FOLLOWING PAGE]

**SIGNATURE PAGE TO THE FOURTH ADDENDUM TO THE PARKING AND
TOWING ENFORCEMENT AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special-purpose government

DocuSigned by:

6540F4ED6DA8409...

By: _____

Print: Mark Greenstein

Title: Chairman

**REUNION RESORT & CLUB OF
ORLANDO MASTER ASSOCIATION,
INC.**, a Florida not-for-profit corporation

By: _____

Print: _____

Title: _____

EXHIBIT “A”
REVISED RULES

[See attached.]

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

CHAPTER V

PARKING AND TOWING RULES

Parking and Towing Rules adopted December 19, 2019 by Resolution 2020-04
Revised as of November 11, 2021 by Resolution 2022-03; Revised March 14, 2024 by
Resolution 2024-03; Revised October 9, 2025 by Resolution 2026-02;
Revised April 9, 2026 by Resolution 2026-03

- 5.0 Parking and Towing. The rules and regulations of this Chapter V are hereby adopted by the Reunion East Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules." Parking is at your own risk. The District is not responsible for any damages or incidents that occur while a vehicle is parked within the boundary of the District.
- 5.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District Rights-of-Way, including but not limited to the roads, streets, thoroughfares, verge areas (space between sidewalk and roadway), swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of-Way"), as generally depicted on the parking and towing maps shown in Appendix 5.0 (the **"Parking and Towing Maps – Revised April 9, 2026"**), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 5.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 5.3 On-Street Parking and Mailbox and Playground Parking.
- 5.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District **Parking and Towing Maps – Revised April 9, 2026**, attached hereto as Appendix 5.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:

(a) Guests and visitors shall follow all parking rules and regulations, including those of Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate at a public Board of Supervisors meeting.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale and verge area (space between the sidewalk and roadway).

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini-motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

5.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk

within the District, unless parked within a designated District parking stall in accordance with Reunion East CDD Parking & Towing Rules – Amended and Restated April 9, 2026 with Section 5.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to any mailboxes. Parking for mailbox kiosk spaces is limited to no more than fifteen (15) minutes. Parking within the Euston playground parking area and the Homestead pool parking area is limited to no more than twenty-four (24) hours. Vehicles parked beyond the time limits set forth herein may be towed at the vehicle owner's expense in accordance with Section 715.07, *Florida Statutes*.

5.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas.

5.3.4 Vehicles temporarily parked in accordance with Section 5.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Areas. In addition, vehicles temporarily parked in accordance with Section 5.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.
- (f) Shall not park within fifteen (15') feet on either side of a fire hydrant.

5.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas and shall immediately be removed. Abandoned and/or broken-down vehicles are not permitted to be parked on-street at any time and are subject to towing at the owner's expense. Any vehicle that has not moved for a period of five (5) days is considered abandoned and subject to being towed at the owner's expense.

5.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas.

5.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lots or Parking Areas to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within

the District Rights-of-Way or any District parking lots or Parking Areas shall be used as a domicile or residence either temporarily or permanently.

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

5.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 5.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

5.5 Enforcement

5.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Nothing herein shall be interpreted to prevent the District from issuing warnings or from implementing an administrative grace period.

5.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

5.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

5.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

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

5.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

Effective: April 9, 2026

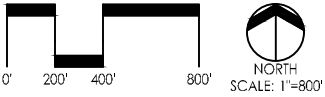
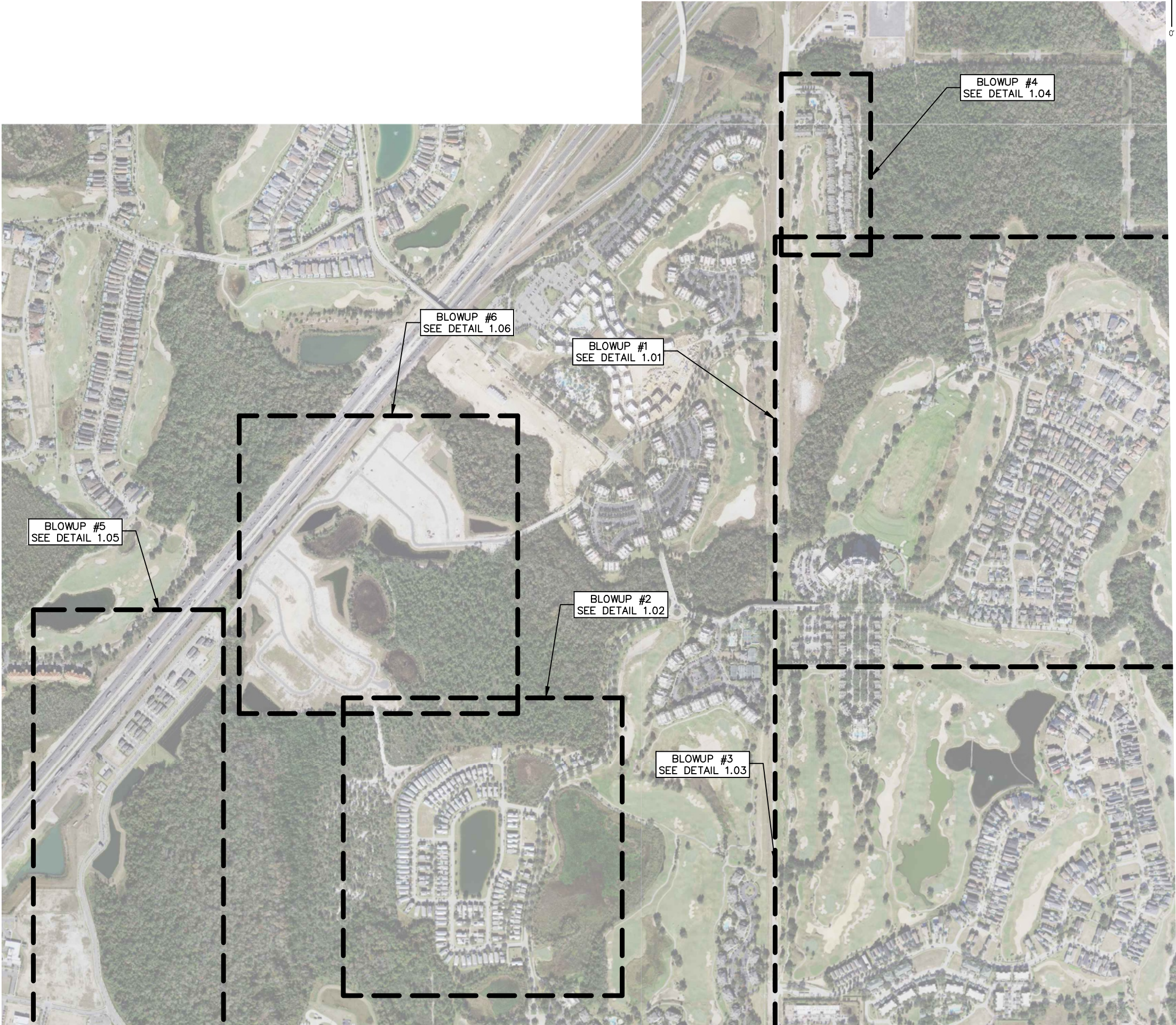
Statutory Authority: Sections 190.011, 190.012, 120.45, *Florida Statutes*

Appendix 5.0

District Parking and Towing Maps – Revised April 9, 2026

[ATTACHED ON FOLLOWING PAGE(S)]

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BOYD CIVIL
ENGINEERING

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)94-2493
Certificate of Auth. 29791

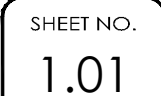
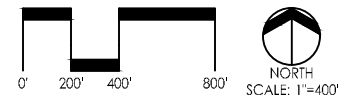
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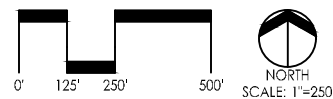
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REUNION CDD
OSCEOLA COUNTY, FLORIDA

AREAS OF NO PARKING OVERALL

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Drawn By:	CDB
Designed By:	CDB
Checked By:	SNB

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**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

[illegible]

REUNION EAST CDD

REUNION CDD
OSCEOLA COUNTY, FLORIDA

NO PARKING DETAIL 2 OF 6

Date: 3/27/2024

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Project No.:
1003.001

Drawn By:
CDB

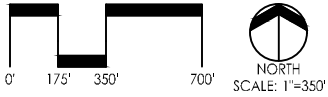
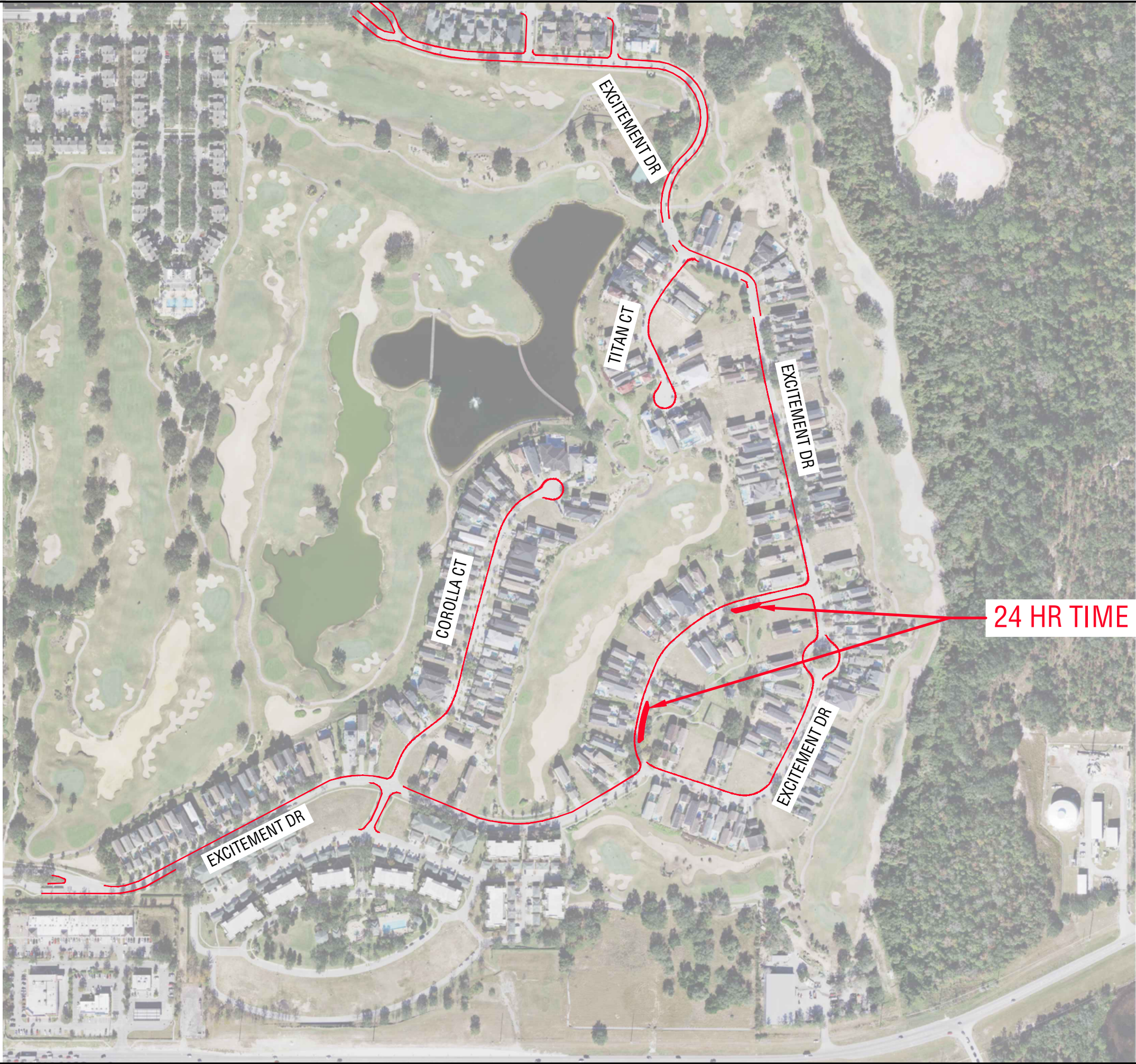
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LEGEND

- AREAS OF NO PARKING
- 24 HOUR TIME RESTRICTED PARKING

BOYD CIVIL

ENGINEERING

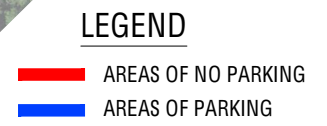
6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)994-2493
Certificate of Auth. 29791

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		Date	
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NO PARKING DETAIL 3 OF 6	
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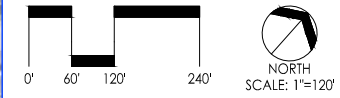
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Orlando, Florida 32807
O Office: (407) 494-2693
Certificate of Auth. 29791

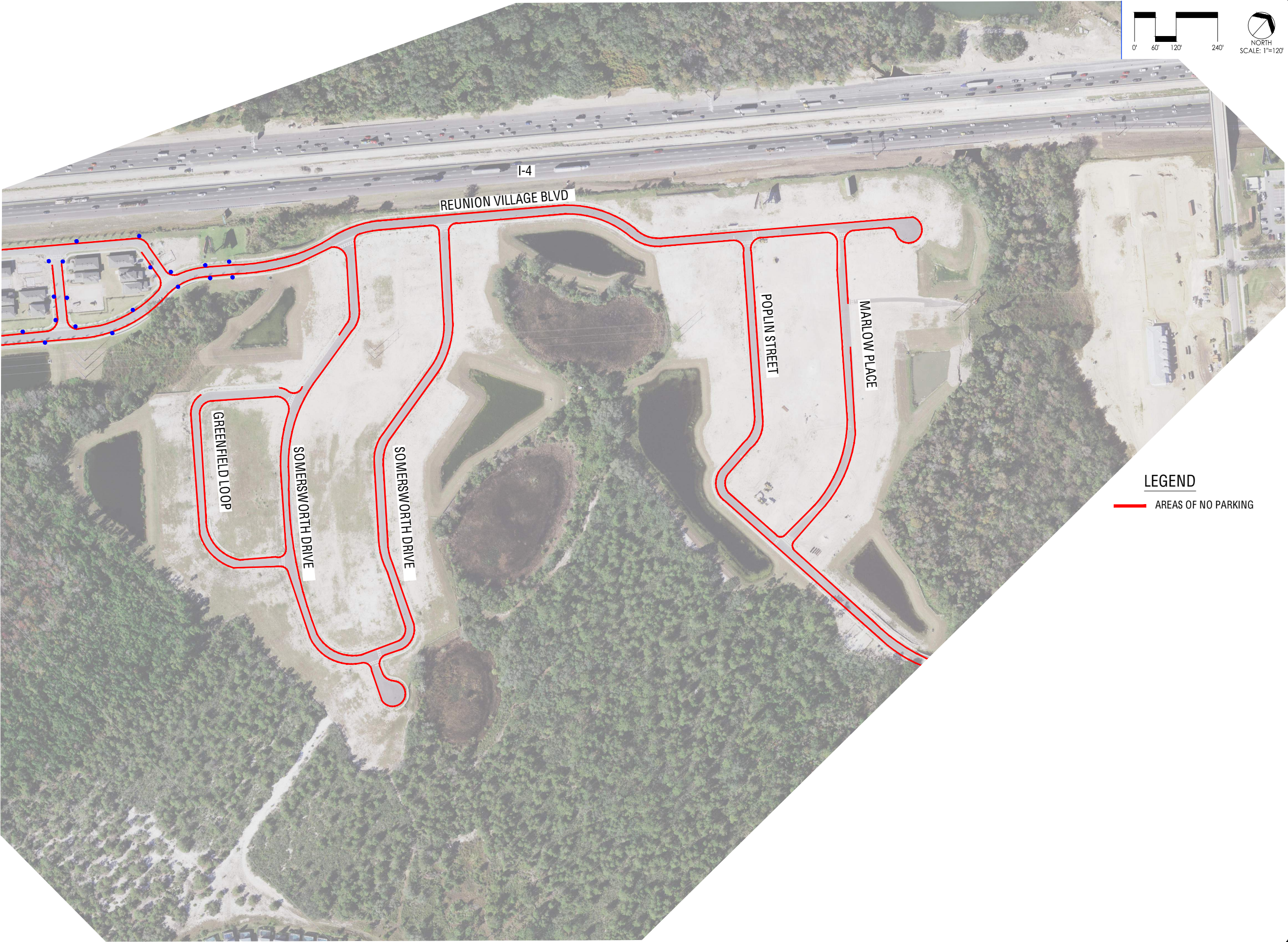
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Drawn By:		WEW	
Designed By:		WEW	
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LEGEND

AREAS OF NO PARKING

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

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6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407) 494-2693
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AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF FLORIDA

County of Osceola

In accordance with Section 787.06(14), *Florida Statutes*, the undersigned, on behalf of _____, a _____ (the "Defendant"), hereby attests under penalty of perjury that, the Defendant, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Defendant.

Date: June __, 2026

ENTITY NAME: _____

Signed: _____

Name: _____

Title: _____

SUBSCRIBED AND SWORN TO before me by means of ☐ physical presence or ☐ online notarization, this ____ day of June, 2026, by _____, as _____ of _____, a _____. Said person is (*check one*) ☐ personally known to me or ☐ has produced a valid driver's license as identification.

[Notary Seal]

Signature of person taking acknowledgment
Name (typed, printed or stamped):

Title or Rank: _____
Serial number (if any): _____

SECTION ii

Brian Crumbaker
Tel 850.425.8540
Fax 850.681.0207
crumbakerb@gtlaw.com

May 20, 2024

Via Electronic Mail
JCarpenter@lathamuna.com

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

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

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

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

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

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

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

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

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

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

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

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

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

Regards,

A red ink signature, appearing to be "Brian A. Crumbaker", is written over a light blue horizontal line.

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	2
2.0	Defined Terms	2
3.0	Background Information	5
4.0	Summary of Proposed Restructuring	6
5.0	Pledge of Series 2002A-2 Assessments.....	7
6.0	Allocation of Original Series 2002A-2 Assessments.....	7
7.0	Pledge and Allocation of Series 2005 Assessments.....	8
8.0	Assessment Roll.....	8

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

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

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

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

1.0 Introduction

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

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

2.0 Defined Terms

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

“Board” - Board of Supervisors for the District.

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

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

“District” - Reunion East Community Development District.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 Background Information

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

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

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

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

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

4.0 Summary of Series 2015 Bond Restructuring

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

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

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

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

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

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

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

6.0 Allocation of Original Series 2002A-2 Assessments

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

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

7.0 Pledge and Allocation of Series 2005 Assessments

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

8.0 Assessment Roll

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

Reunion East
Community Development District

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

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

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

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

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

Parcel ID #	Building Square Feet	Commercial EAU's (Per 1,000 Sq. Ft.)	Rate Per EAU	Gross 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.

Unexchanged Special Assessment Bonds, Series 2002A-2

Table 3: Calculation of Past Due Assessments

Parcel ID #	Gross Annual Assessments										Total
	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		\$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		\$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		\$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		\$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		\$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		\$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		\$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		\$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		\$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		\$73,593
Total	\$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-OWP0	LRA Orlando, LLC	\$69,836	\$65,646	740,937
2	27-25-27-2985-PRCL-0020	LRA Orlando, LLC	\$4,719	\$4,436	50,071
3	27-25-27-2985-PRCL-OP20	LRA Orlando, LLC	\$5,104	\$4,798	54,154
4	35-25-27-4857-0001-0016	LRA Orlando, LLC	\$30,593	\$28,758	324,588
5	35-25-27-4857-0001-0017	LRA Orlando, LLC	\$30,593	\$28,758	324,588
6	35-25-27-4858-TRAC-0035	LRA Orlando, LLC	\$1,082	\$1,017	11,482
7	27-25-27-2985-TRAC-OG10	LRA Orlando, LLC	\$0	\$0	\$0
8	27-25-27-2985-TRAC-OG20	LRA Orlando, LLC	\$0	\$0	\$0
9	27-25-27-2985-PRCL-0020	LRA Reunion Golf Course, LLC	\$0	\$0	\$0
10	35-25-27-4857-001-00G5	LRA Reunion Golf Course, LLC	\$0	\$0	\$0
11	35-25-27-4883-PRCL-OG10	LRA Reunion Golf Course, LLC	\$0	\$0	\$0
12	35-25-27-4884-PRCL-OG10	LRA Reunion Golf Course, LLC	\$0	\$0	\$0
13	35-25-27-4885-PRCL-OG10	LRA Reunion Golf Course, LLC	\$0	\$0	\$0
14	35-25-27-4886-PRCL-OG10	LRA Reunion Golf Course, LLC	\$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
16	35-25-27-4859-PRCL-02A2 LRA Orlando, LLC		\$1,632	\$1,534	17,312
17	35-25-27-4894-PRCL-0140 LRA Orlando, LLC		\$8,177	\$7,686	86,756
18	34-25-27-4012-0001-0030 LRA Orlando, LLC	(6)	\$0	\$0	\$0
19	34-25-27-4012-0001-0033 LRA Orlando, LLC	(6)	\$0	\$0	\$0
20	34-25-27-4012-0002-0010 LRA Orlando, LLC	(6)	\$0	\$0	\$0
21	27-25-27-2985-TRAC-FD40 LRA Orlando, LLC	(6)	\$0	\$0	\$0
	34-25-27-4012-0002-0030 LRA Orlando, LLC	(5)(7)	\$14,639	\$13,761	155,316
Total			171,402	161,117	1,818,524
					1,462,936

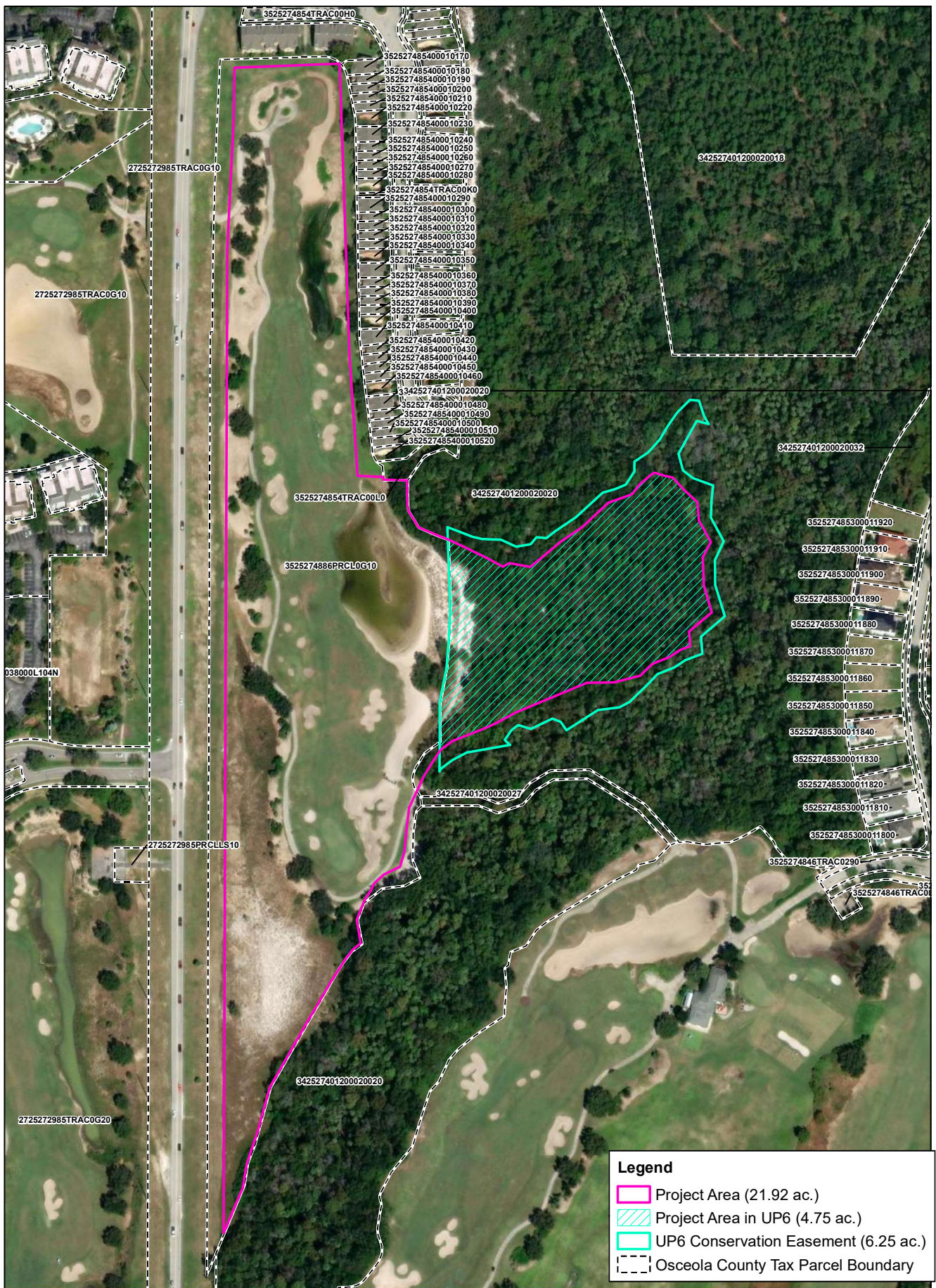
- (5) 35-25-27-4882-PRCL-0G15 Golf Academy 5,433 Series 2002A-2 Unexchanged Bonds
- 34-25-27-4012-0002-0030 Maintenance Building 18,726 Series 2015A and Series 2002A-2 Unexchanged Bonds
- 34-25-27-4885-PRCL-0C20 Clubhouse 7,011 Series 2015A Bonds
- Total** 31,170
- (6) Per Engineer's Development Analysis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

ATTACHMENT B

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



ATTACHMENT C



AECOM

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

Figure 2
 Aerial Photograph
 Reunion Resort - Grande 18

RESOLUTION NO. 2026-08

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. This Resolution shall become effective upon its passage.

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

PASSED AND ADOPTED this 13th day of August, 2026.

ATTEST:

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

By: _____

By: _____

Name: _____
Secretary / Assistant Secretary

Name: _____
Chairman / Vice Chairman

Exhibit "A"

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

[See attached.]

Engineer's Cost Report

For



Reunion East Community Development District Osceola County, Florida

Revised: February 27, 2002

March 15, 2002

May 22, 2002

July 2, 2002

July 31, 2002

Prepared by:

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

Prepared for:

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



Miller
Einhouse
Rymer
Associates, Inc.

Planners •

Engineers •

Landscape •
Architects

July 31, 2002

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

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

Board Chairman

Dear Mr. Moyer:

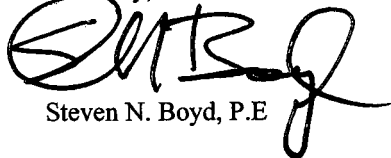
Submitted herewith is the revised Engineer's Cost Report for the Reunion East CDD. This report provides cost estimates for the Master Infrastructure proposed to be constructed with the District Boundaries; other Master Infrastructure proposed to be constructed both within and outside of the District 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

500 Winderley Place •

Suite 222 •

Maitland, Florida 32751 •

Phone (407) •838 •8041 •

Fax (407) •838 •8047 •

orl@mera-fl.com •

9 E. Monument Avenue •

Suite B •

Osceola, Florida 34741 •

Phone (407) •343 •8192 •

Fax (407) •343 •1994 •

osc@mera-fl.com •

TABLE OF CONTENTS

I.	Introduction.....	1
II.	District Boundary and Property Served	3
III.	Proposed District Master Infrastructure.....	3
IV.	Parcel Development Costs	10
V.	Parcel Development Supported by Class B Bonds	10

EXHIBITS

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

I. INTRODUCTION

A. Description of the Reunion DRI Community

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

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

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

B. Description of Reunion East Community Development District

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

TABLE 1
LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES

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

Revisions:

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

II. DISTRICT BOUNDARY AND PROPERTY SERVED

A. District Boundaries

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

B. Description of Properties Served

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

C. Existing Infrastructure

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

III. PROPOSED DISTRICT MASTER INFRASTRUCTURE

A. Summary of the Proposed District Infrastructure

The District infrastructure will generally consist of the following:

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

B. Roadways

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

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

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

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

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

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

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

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

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

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

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

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

D. Stormwater Management Facilities

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

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

E. Landscaping/Hardscape

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

F. Recreation and Parks

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

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

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

G. Opinion of Probable Construction Costs

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

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

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

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

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

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

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

H. 2001 – 2003 Project – Phase 1

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

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

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

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

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

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

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

Revisions:

1. 5/22/02

IV. PARCEL DEVELOPMENT COSTS

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

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

V. PARCEL DEVELOPMENT

A. PHASE I PARCEL 1

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

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

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

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

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

TABLE 4B

REUNION EAST CDD

PHASE 1 PARCEL 1

ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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

B. PHASE I PARCEL 2

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

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

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

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

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

C. PHASE I PARCEL 3B

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

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

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

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

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

D. PHASE I PARCEL 6

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

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

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

TABLE 7B

REUNION EAST CDD

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

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

E. PHASE II PARCEL 3

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

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

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

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

TABLE 8B**REUNION EAST CDD****PHASE 2 PARCEL 3
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS**

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

EXHIBITS

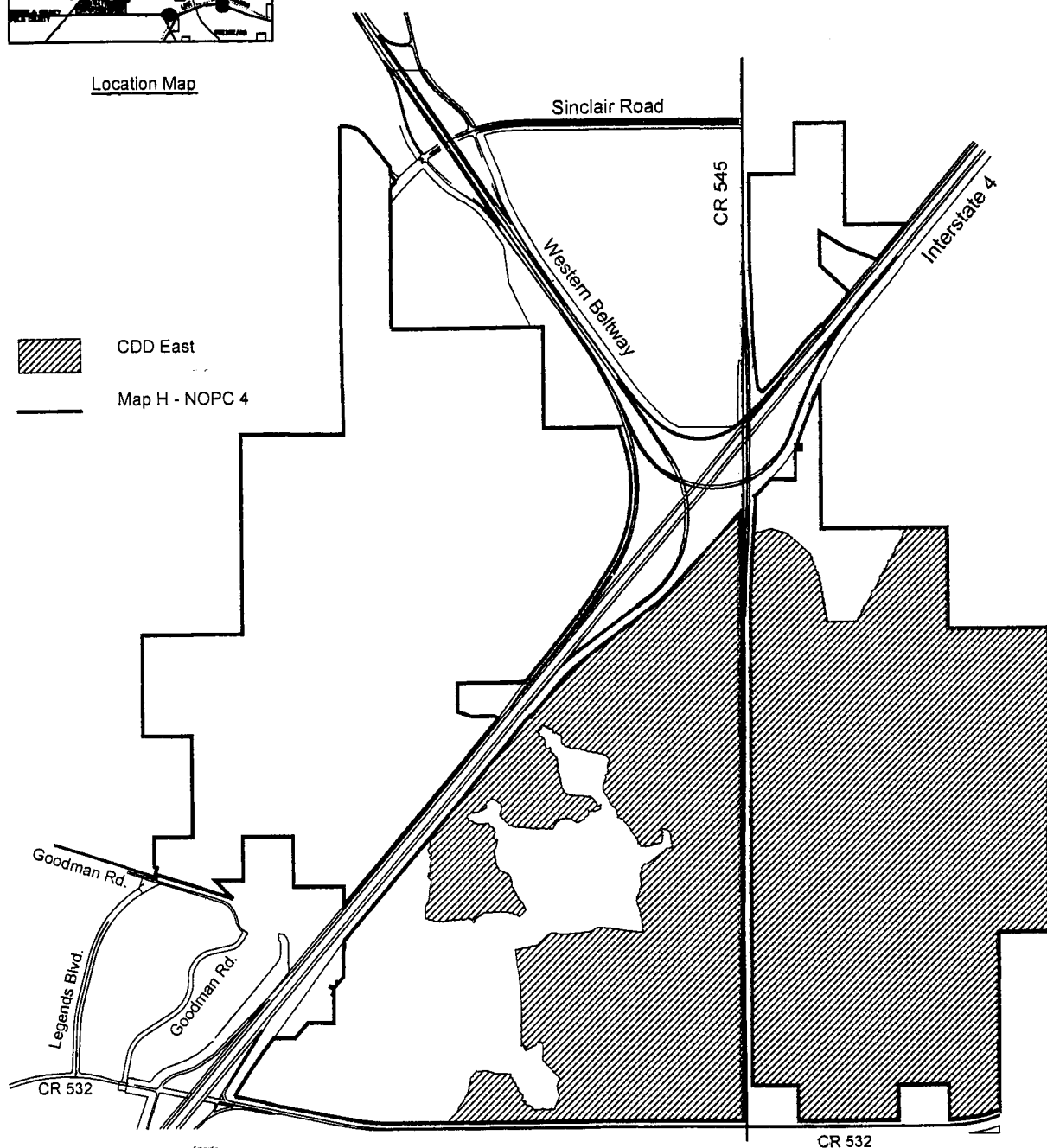
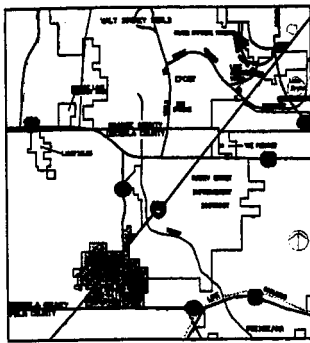


Exhibit 1

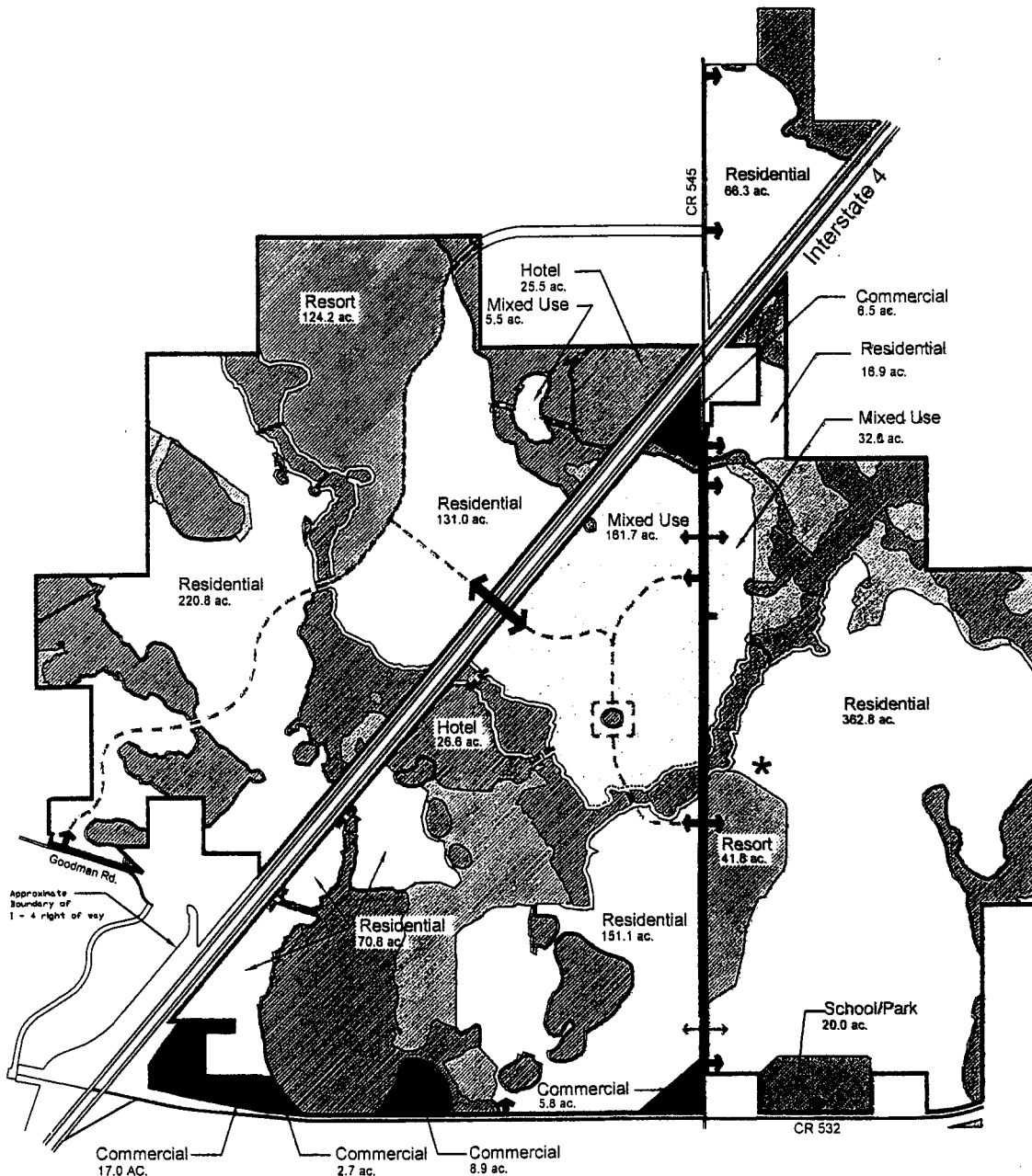
Reunion East Community Development District District Boundaries

November 2001



Miller Einhouse Rymer Associates, Inc.
Planners • Engineers • Landscape Architects
740 Wacker Drive, Suite 200
Naperville, IL 60563
(630) 684-6101 FAX: (630) 684-6147
230 East Main Street, Suite 300
Somerville, MA 01906
(617) 364-6321 FAX: (617) 363-1996

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



PREDOMINANT USE ACREAGE ANALYSIS

	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 4.3.2 of the 3rd Amended and Restated Development Order)

NOTES

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

Exhibit 2A
Reunion
DRI - Map H - Approved

November 2001



Miller Einhouse Rymer Associates, Inc.

Planners • Engineers • Landscape Architects

3000 Highway 100, Suite 200
Orlando, FL 32837 (407) 855-1000

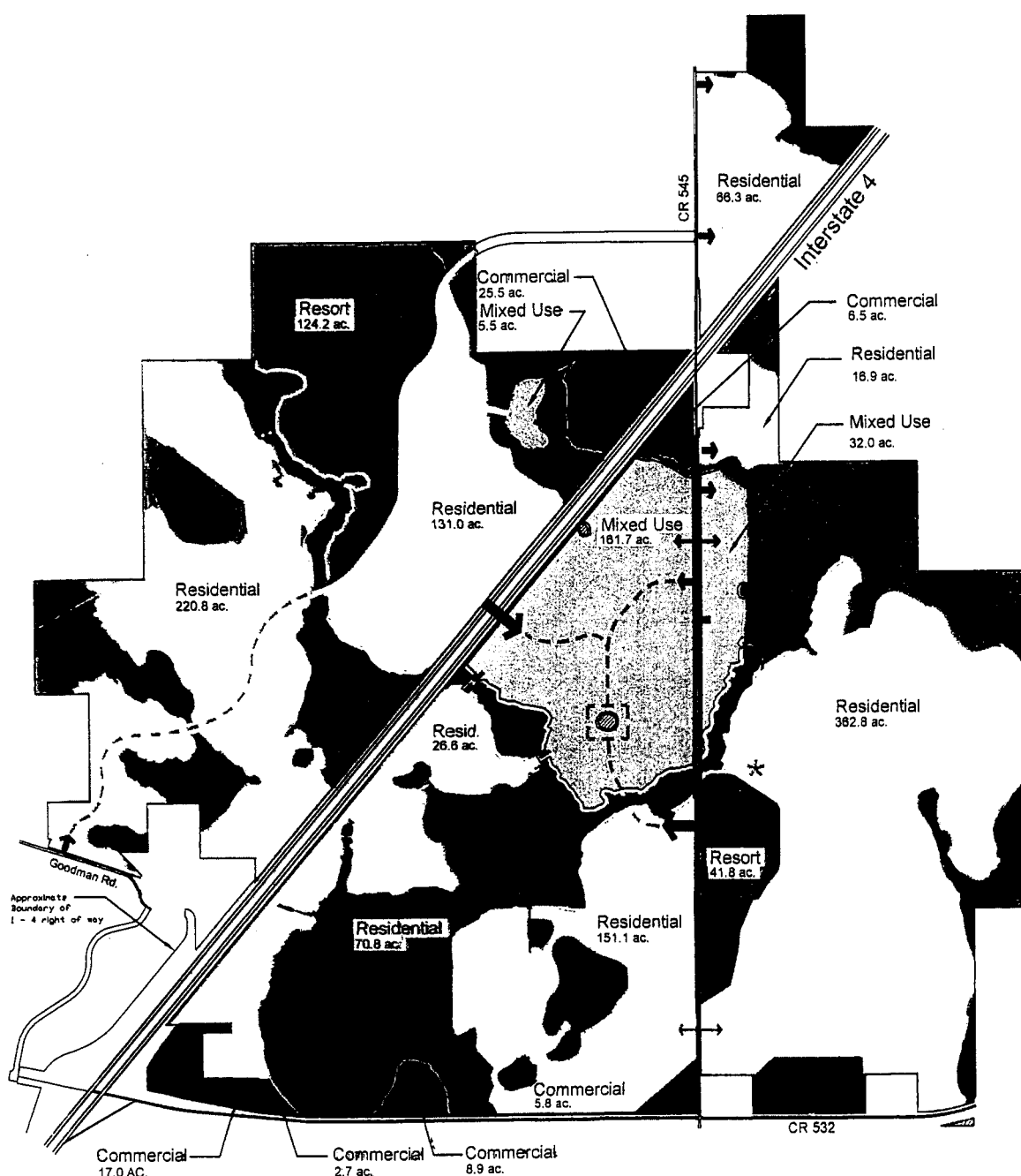
130 East Main Street, 1st Fl.
Casselton, ND 58301 (701) 251-1111

can associates

Urban & Environmental Planners • Landscape Architects

3000 Highway 100, Suite 200 (407) 422-4240

10/17/01 10:00 AM 10/17/01 10:00 AM



PREDOMINANT USE ACREAGE ANALYSIS

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

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

LEGEND

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

NOTES

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

Exhibit 2B
Reunion
DRI - Map H - Nopc 3

November 2001



N.T.S.

Miller Einhouse Rymer
Associates, Inc.

Planners • Engineers • Landscape Architects
230 East Main Street, Suite 200, Orlando, Florida 32801
(407) 544-0100 FAX (407) 544-0101

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

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PREDOMINANT USE ACREAGE ANALYSIS

	Acres
Residential ⁽³⁾	837.5
Mixed Use ⁽³⁾	481.0
Resort ⁽³⁾	22.5
Office ⁽³⁾	48.2
Commercial ⁽³⁾	8.9
Hotel ⁽³⁾	55.2
Sheriff and Fire Substation ⁽⁴⁾	2.0
Wetland Conservation	434.4
Upland Preservation	147.6
Buffers	61.1
Total	2078.4

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

LEGEND

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

NOTES

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

Exhibit 2C
Reunion
DRI - Map H - NOPC 4

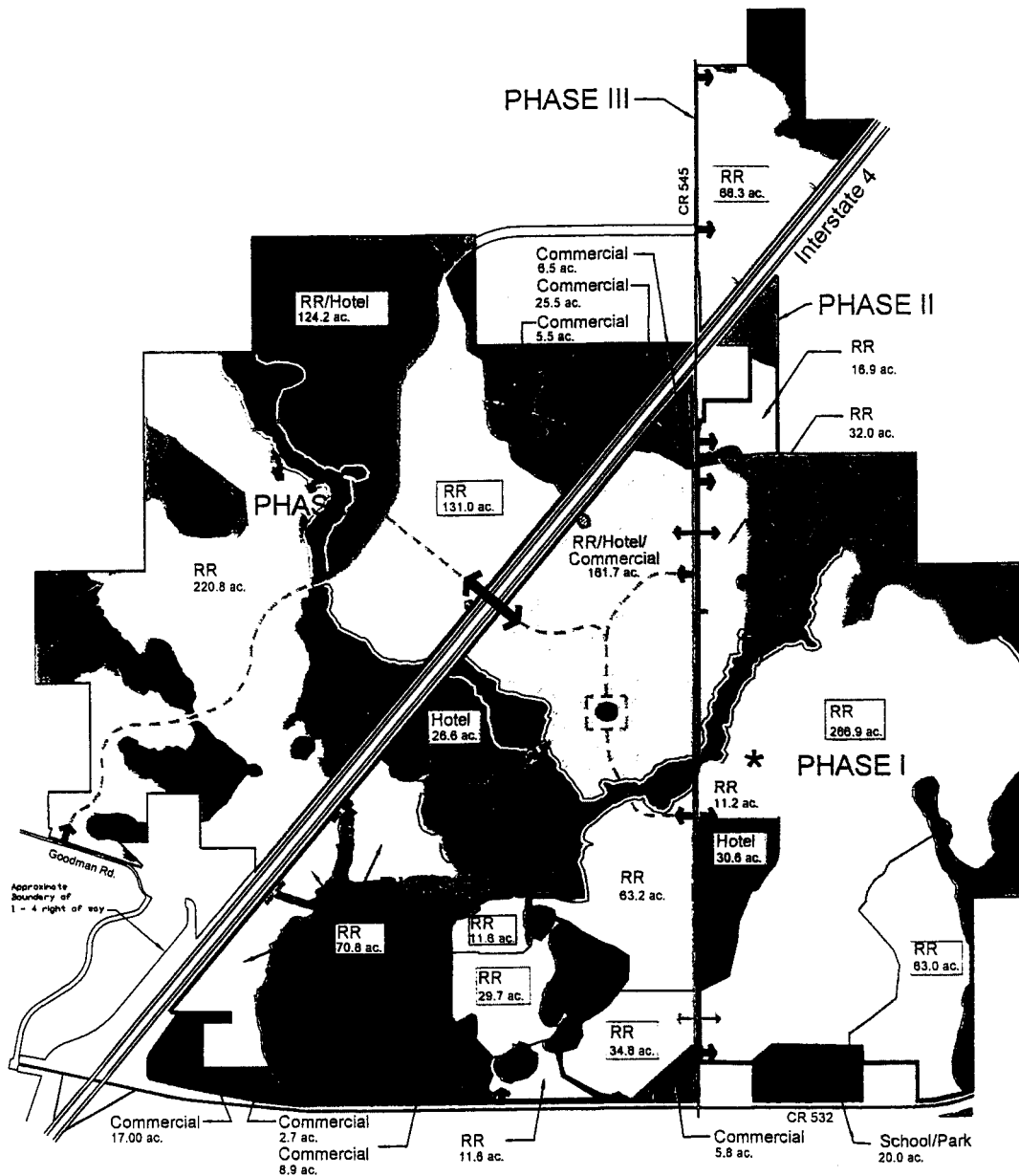
November 2001



Miller Einhouse Rymer
Associates, Inc.
Planners • Engineers • Landscape Architects
122 Westinghouse Blvd., Suite 200
Naples, FL 34102
(941) 425-4500 FAX: (941) 425-4501

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

Highway Design/Planning/Engineering/Architecture



LAND USE

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 293.8 acres of golf courses. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.
- (4) Should the Osceola County School Board choose not to accept the school site as shown, the site will revert to Resort Residential Land Use.
- (5) Allows Resort Multiple Family, Hotel and Commercial uses.

Exhibit 3A
Reunion
PUD Concept Plan - Approved

November 2001



Miller Einhouse Rymer
Associates, Inc.

Planners • Engineers • Landscape Architects
100 Main Street, Suite 200
Maitland, FL 32751
(407) 894-7400 FAX: (407) 894-7401

cmh associates

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

Reunion_PUD_Concept_Plan_11/01_Bulfinch

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



N.T.S

 **Miller Einhouse Rymmer
Associates, Inc.**
Planners • Engineers • Landscape Architects
1400 Woodland Park Drive, Suite 100
Highland, FL 32728
(407) 243-0200 FAX: (407) 243-0207

**238 West
Seminole, FL 32140
(407) 243-0200 FAX: (407) 243-0209**

can associates
Urban & Environmental Planners • Landscape Architects
3036 Selinsky Avenue, Orlando, Florida 32801 (407) 432-4040

Pharmacokinetic/pharmacodynamic Modeling **Training**



REUNION
RESORT & CLUB

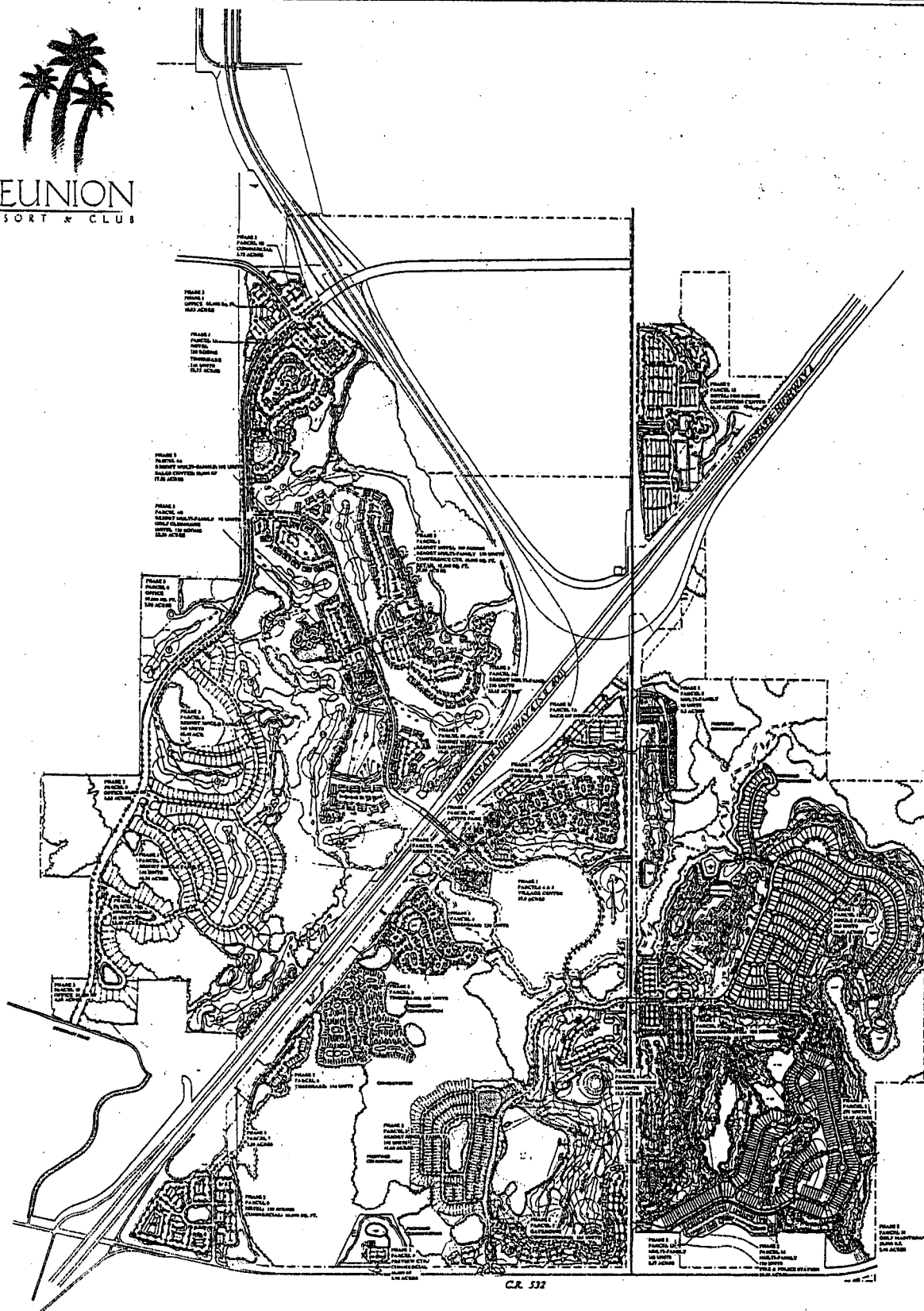


EXHIBIT 4
REUNION PARCEL DEVELOPMENT PLAN

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 • 8641
Fax (407) • 838 • 8647
E-mail: mer@egdi.net

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

Reunion East Community
Development District

Osceola County, Florida

DATE:
11/01/01

SCALE:
n/s

PROJECT NO.:
0057.01

LEGAL DESCRIPTION

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

BEGINNING at the Southeast corner of said Lot 2, Thence North 00°16'21" East, along said east line of Lot 2 and also the westerly right-of-way line of County Road 545, a distance of 1301.52 feet to the southeast corner of said Lot 3, Thence North 00°13'46" East, along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, a distance of 3809.53 feet; Thence continuing along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, North 00°12'20" East a distance of 2582.04 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 43.87 feet; Thence South 11°29'39" East a distance of 48.71 feet; Thence South 58°11'27" East a distance of 50.34 feet; Thence South 57°52'13" West a distance of 47.50 feet; Thence South 57°41'21" East a distance of 25.42 feet; Thence South 05°37'06" East a distance of 31.23 feet; Thence South 03°59'27" West a distance of 57.42 feet; Thence South 30°20'37" West a distance of 25.15 feet; Thence South 00°00'00" West a distance of 39.51 feet; Thence South 36°44'31" East a distance of 22.34 feet; Thence South 09°25'09" West a distance of 44.80 feet; Thence North 60°15'41" West a distance of 26.82 feet; Thence South 08°41'35" West a distance of 54.54 feet; Thence South 47°33'27" East a distance of 52.31 feet; Thence South 04°52'03" East a distance of 56.82 feet; Thence South 18°50'33" West a distance of 72.24 feet; Thence South 01°11'14" East a distance of 51.30 feet; Thence South 09°03'52" West a distance of 81.21 feet; Thence South 24°51'48" West a distance of 92.93 feet; Thence South 09°30'59" West a distance of 51.09 feet; Thence South 04°06'27" East a distance of 75.29 feet; Thence South 05°55'52" West a distance of 41.30 feet; Thence South 73°46'41" East a distance of 120.20 feet; Thence South 82°20'05" East a distance of 68.46 feet; Thence South 90°00'00" East a distance of 93.17 feet; Thence North 67°53'24" East a distance of 36.82 feet; Thence North 87°22'53" East a distance of 73.26 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 58°13'22" East a distance of 142.52 feet; Thence North 88°45'20" East a distance of 287.22 feet; Thence South 75°04'10" East a distance of 89.73 feet; Thence South 65°39'37" East a distance of 110.39 feet; Thence North 41°39'20" East a distance of 112.70 feet; Thence North 22°10'55" West a distance of 90.94 feet; Thence North 37°51'37" West a distance of 108.71 feet; Thence North 27°02'38" West a distance of 158.44 feet; Thence North 08°08'11" West a distance of 71.52 feet; Thence North 14°56'32" West a distance of 74.15 feet; Thence North 30°58'59" West a distance of 27.85 feet; Thence North 68°12'50" West a distance of 77.21 feet; Thence North 51°21'42" West a distance of 30.59 feet; Thence North 74°03'58" West a distance of 34.79 feet; Thence North 19°38'02" West a distance of 36.67 feet; Thence North 32°14'42" West a distance of 50.59 feet; Thence North 08°53'32" West a distance of 112.43 feet; Thence North 08°52'26" West a distance of 42.54 feet; Thence North 15°30'25" East a distance of 79.78 feet; Thence North 12°28'47" East a distance of 100.52 feet; Thence North 81°56'22" West a distance of 37.53 feet; Thence North 00°00'00" East a distance of 57.31 feet; Thence North 15°57'25" East a distance of 34.77 feet; Thence North 00°00'00" East a distance of 42.98 feet; Thence North 90°00'00" West a distance of 19.12 feet; Thence North 26°34'57" West a distance of 21.36 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 85.98 feet; Thence South 81°43'41" East a distance of 40.25 feet; Thence South 54°45'23" East a distance of 99.85 feet; Thence South 08°26'03" East a distance of 79.84 feet; Thence South 23°51'42" West a distance of 76.83 feet; Thence South 45°26'27" East a distance of 154.16 feet; Thence South 34°13'38" East a distance of 27.65 feet; Thence South 74°25'07" East a distance of 97.65 feet; Thence South 87°04'00" East a distance of 85.42 feet; Thence South 82°52'50" East a distance of 158.72 feet; Thence South 88°58'07" East a distance of 242.84 feet; Thence North 28°05'27" East a distance of 74.33 feet; Thence North 43°11'11" 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 98.27 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°51'16" East a distance of 52.90 feet; Thence North 38°23'21" East a distance of 68.92 feet; Thence North 00°00'00" East a distance of 39.34 feet; Thence South 86°55'04" East a distance of 92.54 feet; Thence North 61°18'58" East a distance of 78.09 feet; Thence North 00°07'48" East a distance of 45.54 feet; Thence South 58°51'42" West a distance of 45.35 feet; Thence North 24°08'50" West a distance of 57.22 feet; Thence North 36°20'32" West a distance of 60.73 feet; Thence North 45°25'12" West a distance of 55.79 feet; Thence South 83°39'11" West a distance of 64.62 feet; Thence North 69°06'19" West a distance of 42.19 feet; Thence North 88°00'39" West a distance of 73.01 feet; Thence North 82°57'35" West a distance of 91.65 feet; Thence North 77°27'56" West a distance of 51.03 feet; Thence North 38°27'25" West a distance of 60.90 feet; Thence North 22°31'17" West a distance of 44.04 feet; Thence North 16°01'51" West a distance of 57.80 feet; Thence North 08°21'15" West a distance of 118.76 feet; Thence North 51°35'22" West a distance of 8.00 feet; Thence North 23°15'46" West a distance of 50.95 feet; Thence North 02°37'37" East a distance of 97.02 feet; Thence North 03°44'34" West a distance of 67.77 feet; Thence North 71°18'14" West a distance of 12.38 feet; Thence North 36°37'48" West a distance of 55.95 feet; Thence North 60°11'37" West a distance of 24.04 feet; Thence North 30°43'21" West a distance of 23.03 feet; Thence North 10°51'14" West a distance of 55.89 feet; Thence South 62°13'59" West a distance of 45.71 feet; Thence North 40°04'59" West a distance of 30.50 feet; Thence North 09°28'21" West a distance of 43.66 feet; Thence North 07°55'39" West a distance of 79.26 feet; Thence North 60°21'04" West a distance of 58.16 feet; Thence North 20°11'36" West a distance of 21.63 feet; Thence North 50°-9'-6" West a distance of 38.37 feet; Thence North 41°38'13" East a distance of 93.92 feet; Thence North 37°26'53" East a distance of 29.12 feet; Thence South 57°53'49" East a distance of 40.27 feet; Thence South 41°20'11" East a distance of 22.92 feet; Thence South 82°25'14" East a distance of 48.70 feet; Thence South 45°57'12" East a distance of 30.77 feet; Thence South 29°29'42" East a distance of 14.20 feet; Thence South 21°04'35" West a distance of 19.99 feet; Thence South 82°55'44" East a distance of 5.33 feet; Thence South 58°18'37" East a distance of 79.51 feet; Thence South 01°32'49" East a distance of 61.03 feet; Thence South 14°39'17" West a distance of 20.80 feet; Thence South 26°49'10" East a distance of 30.03 feet; Thence South 58°58'08" East a distance of 47.13 feet; Thence South 73°28'48" East a distance of 58.63 feet; Thence South 56°04'51" East a distance of 28.54 feet; Thence North 89°35'46" East a distance of 80.83 feet; Thence South 73°25'42" East a distance of 46.34 feet; Thence South 77°49'59" East a distance of 49.44 feet; Thence South 60°48'58" East a distance of 32.24 feet; Thence South 78°33'52" East a distance of 74.37 feet; Thence South 79°29'17" East a distance of 102.91 feet; Thence South 76°01'53" East a distance of 65.84 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) 838-8841
Fax: (407) 838-8841
E-mail: merr@ednet

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Reunion East Community
Development District

Osceola County, Florida

DATE:
11/01/01

SCALE:
nls

PROJECT NO.:
0057.01

56.49 feet; Thence South 04°45'22" East a distance of 45.16 feet; Thence South 01°01'11" East a distance of 43.68 feet; Thence South 63°30'56" West a distance of 34.00 feet; Thence South 13°59'57" East a distance of 30.07 feet; Thence South 26°38'19" West a distance of 51.96 feet; Thence South 13°59'16" West a distance of 102.68 feet; Thence South 19°08'32" East a distance of 37.39 feet; Thence South 27°28'20" East a distance of 64.66 feet; Thence South 42°13'57" East a distance of 46.82 feet; Thence South 15°31'21" East a distance of 64.51 feet; Thence South 27°48'29" East a distance of 34.23 feet; Thence South 57°08'20" East a distance of 39.00 feet; Thence South 45°49'42" East a distance of 50.99 feet; Thence South 25°41'52" East a distance of 29.35 feet; Thence South 30°23'50" West a distance of 25.95 feet; Thence South 37°30'02" East a distance of 48.07 feet; Thence South 21°02'35" West a distance of 21.22 feet; Thence South 62°31'13" East a distance of 71.35 feet; Thence South 36°38'24" East a distance of 27.02 feet; Thence South 44°45'13" East a distance of 73.16 feet; Thence South 30°03'14" East a distance of 39.54 feet; Thence South 30°14'39" East a distance of 86.36 feet; Thence South 42°15'49" East a distance of 61.94 feet; Thence South 29°44'19" East a distance of 35.93 feet; Thence South 16°25'56" East a distance of 25.94 feet; Thence South 25°51'29" West a distance of 21.27 feet; Thence South 61°34'15" East a distance of 46.54 feet; Thence South 00°00'00" West a distance of 21.47 feet; Thence South 83°04'02" East a distance of 54.90 feet; Thence North 81°34'21" East a distance of 30.89 feet; Thence North 83°32'38" East a distance of 32.37 feet; Thence North 85°11'18" East a distance of 24.45 feet; Thence North 58°19'43" East a distance of 38.04 feet; Thence North 76°58'53" East a distance of 57.14 feet; Thence North 76°37'32" East a distance of 45.58 feet; Thence North 22°31'39" East a distance of 24.58 feet; Thence North 12°53'42" East a distance of 36.71 feet; Thence North 00°00'00" East a distance of 20.34 feet; Thence North 20°35'11" East a distance of 49.38 feet; Thence North 41°57'41" West a distance of 52.92 feet; Thence North 18°21'38" East a distance of 13.71 feet; Thence North 75°39'23" East a distance of 16.28 feet; Thence South 73°51'41" East a distance of 47.98 feet; Thence South 64°07'31" East a distance of 51.39 feet; Thence South 10°22'23" East a distance of 203.11 feet; Thence South 62°58'25" West a distance of 73.93 feet; Thence South 56°16'37" West a distance of 58.82 feet; Thence South 59°18'09" West a distance of 72.39 feet; Thence South 51°24'31" West a distance of 108.28 feet; Thence South 53°41'04" West a distance of 100.20 feet; Thence South 59°34'48" West a distance of 31.44 feet; Thence South 39°50'59" West a distance of 58.24 feet; Thence South 09°29'34" West a distance of 32.80 feet; Thence South 22°34'42" West a distance of 30.12 feet; Thence South 00°34'03" West a distance of 49.17 feet; Thence South 03°21'53" East a distance of 58.52 feet; Thence South 12°10'03" East a distance of 27.66 feet; Thence South 11°37'46" West a distance of 34.40 feet; Thence South 07°38'24" West a distance of 54.34 feet; Thence South 21°11'33" West a distance of 54.60 feet; Thence South 33°39'18" West a distance of 43.86 feet; Thence South 00°00'00" West a distance of 90.27 feet; Thence South 26°24'19" East a distance of 65.04 feet; Thence South 11°54'10" East a distance of 43.57 feet; Thence South 12°05'01" East a distance of 52.47 feet; Thence South 11°38'52" East a distance of 81.45 feet; Thence South 03°19'23" East a distance of 45.56 feet; Thence South 04°10'50" East a distance of 121.31 feet; Thence North 84°42'42" West a distance of 219.67 feet; Thence North 80°10'30" West a distance of 152.82 feet; Thence North 82°12'21" West a distance of 91.19 feet; Thence North 87°23'27" West a distance of 132.50 feet; Thence South 63°46'54" West a distance of 86.08 feet; Thence South 77°54'21" West a distance of 98.83 feet; Thence South 85°32'04" West a distance of 309.55 feet; Thence North 76°52'25" West a distance of 96.89 feet; Thence South 76°09'58" West a distance of 70.15 feet; Thence South 52°01'02" West a distance of 67.64 feet; Thence South 46°12'10" West a distance of 148.90 feet; Thence South 78°31'15" West a distance of 292.89 feet; Thence South 09°37'00" East a distance of 222.28 feet; Thence South 12°51'15" East a distance of 101.73 feet; Thence South 05°21'29" East a distance of 189.64 feet; Thence South 02°16'38" East a distance of 241.75 feet; Thence South 00°39'27" West a distance of 485.69 feet; Thence South 14°10'23" West a distance of 29.89 feet; Thence North 75°37'32" East a distance of 28.01 feet; Thence South 55°30'05" East a distance of 24.65 feet; Thence South 58°33'40" West a distance of 25.07 feet; Thence South 35°38'53" East a distance of 40.88 feet; Thence North 61°05'20" East a distance of 97.30 feet; Thence North 68°42'18" East a distance of 46.63 feet; Thence North 49°27'04" East a distance of 39.08 feet; Thence North 66°53'45" East a distance of 46.45 feet; Thence South 59°45'55" East a distance of 21.23 feet; Thence South 08°22'03" East a distance of 82.00 feet; Thence South 01°06'09" West a distance of 102.38 feet; Thence South 09°40'32" West a distance of 48.41 feet; Thence South 43°00'17" East a distance of 336.80 feet; Thence South 24°58'26" West a distance of 101.87 feet; Thence South 11°29'34" East a distance of 76.07 feet; Thence South 24°17'19" East a distance of 39.68 feet; Thence South 32°12'16" East a distance of 12.18 feet; Thence South 22°51'59" West a distance of 201.72 feet; Thence North 82°33'36" West a distance of 38.47 feet; Thence South 79°58'49" West a distance of 48.35 feet; Thence South 82°26'54" West a distance of 30.28 feet; Thence North 55°18'26" West a distance of 34.32 feet; Thence South 70°45'20" West a distance of 56.85 feet; Thence South 88°14'34" West a distance of 37.70 feet; Thence North 90°00'00" West a distance of 27.17 feet; Thence North 36°50'39" West a distance of 28.03 feet; Thence North 36°59'33" West a distance of 35.46 feet; Thence North 60°18'03" West a distance of 36.67 feet; Thence South 82°07'57" West a distance of 29.07 feet; Thence North 31°15'06" West a distance of 18.03 feet; Thence North 00°03'18" West a distance of 23.02 feet; Thence North 34°25'56" West a distance of 27.00 feet; Thence South 55°34'05" West a distance of 22.00 feet; Thence North 23°35'35" West a distance of 47.85 feet; Thence North 32°56'49" East a distance of 13.00 feet; Thence North 55°33'47" East a distance of 13.00 feet; Thence North 08°47'29" West a distance of 27.73 feet; Thence North 55°48'16" West a distance of 24.70 feet; Thence North 47°25'42" West a distance of 40.02 feet; Thence North 29°48'02" West a distance of 21.57 feet; Thence North 00°00'00" East a distance of 16.37 feet; Thence North 29°03'08" West a distance of 100.48 feet; Thence North 32°10'07" West a distance of 104.75 feet; Thence North 04°27'34" East a distance of 21.84 feet; Thence North 86°40'50" West a distance of 145.01 feet; Thence South 86°40'23" West a distance of 35.03 feet; Thence North 75°09'44" West a distance of 44.44 feet; Thence North 69°59'58" West a distance of 75.80 feet; Thence North 85°48'03" West a distance of 44.21 feet; Thence South 87°53'30" West a distance of 82.14 feet; Thence South 83°10'32" West a distance of 54.21 feet; Thence South 35°35'01" West a distance of 69.28 feet; Thence South 50°14'15" West a distance of 45.05 feet; Thence South 05°31'11" West a distance of 59.66 feet; Thence South 17°43'06" West a distance of 52.55 feet; Thence South 12°38'40" West a distance of 76.82 feet; Thence South 25°32'09" West a distance of 66.05 feet; Thence South 31°58'09" West a distance of 83.38 feet; Thence South 44°15'40" West a distance of 70.30 feet; Thence South 19°44'03" West a distance of 95.73 feet; Thence South 47°52'12" West a distance of 127.04 feet; Thence South 27°44'40" West a distance of 49.29 feet to a point on the south line of said Lot 3 and also a point on the northerly right-of-way line of County Road 532; Thence along said south line of said Lot 3 and also the northerly right-of-way line of County Road 532 the following two courses: South 89°53'57" East a distance of 1308.24 feet; Thence South 89°54'48" East a distance of 2586.05 feet to the POINT OF BEGINNING.

Said parcel contains 413.65 acres, more or less.

TOTAL ACREAGE REUNION EAST CDD = 996.41 AC.

Exhibit #5c Legal Description



Miller
Einhouse
Rymer
Associates, Inc.

- Planners
- Engineers
- Landscape Architects

500 Winderley Place, Suite 222
Maitland, Florida 32751

Ph: (407) 836-8941
Fax: (407) 836-8947
E-mail: meru@jed.net

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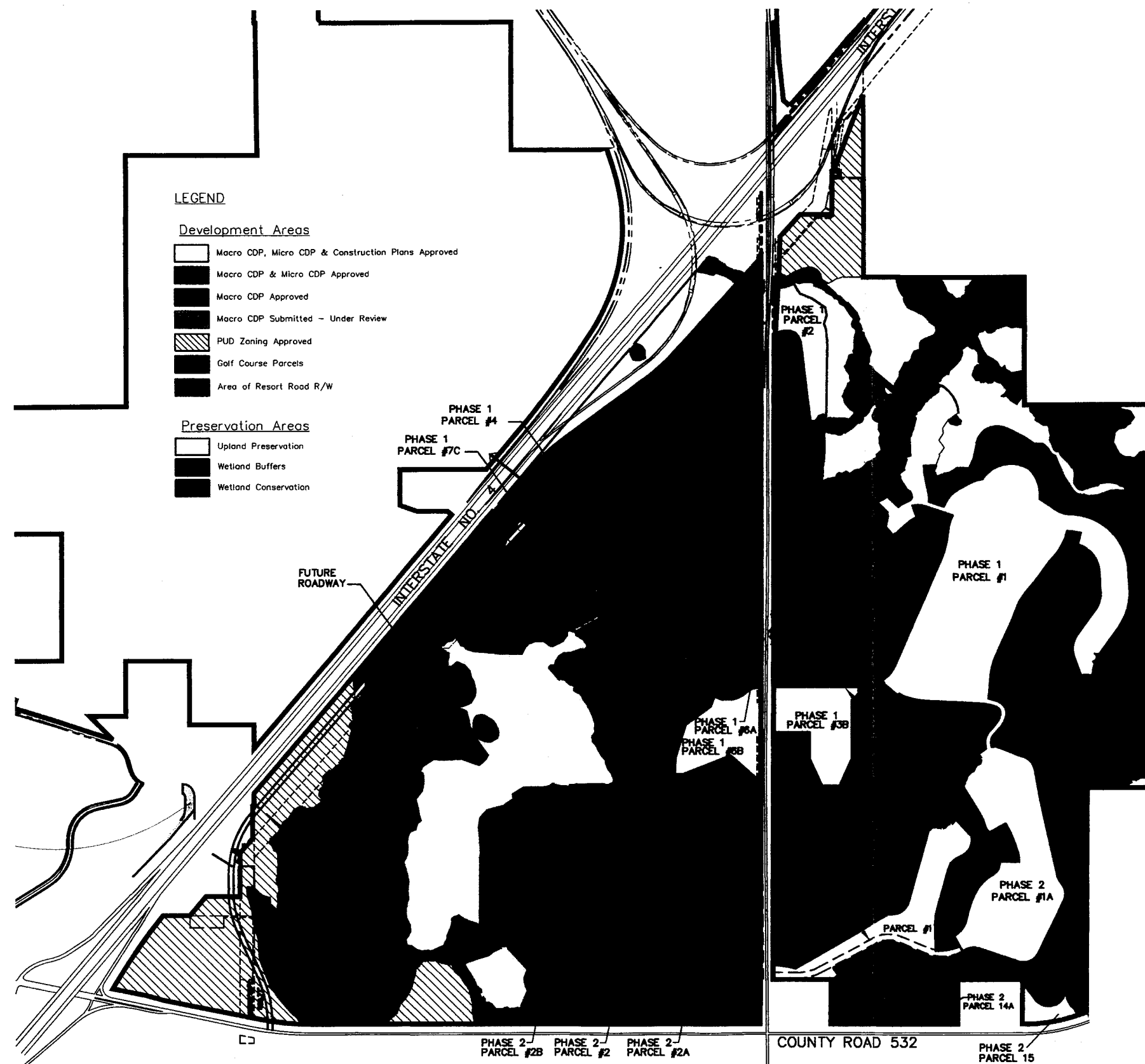
Reunion East Community Development District

Osceola County, Florida

DATE:
11/01/01

SCALE:
nls

PROJECT NO.:
0057.01

MACRO CDP SUBMITTALS AS OF MAY 22, 2002

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

Exhibit 6 Reunion East Community Development District Permit Status



Miller Einhouse Rymer
Associates, Inc.

Planners ■ Engineers ■ Landscape Architects

230 West Main Street, Suite 222
Rochester, NY 14611
(416) 343-8061 FAX (416) 343-8061

MAY 22, 2002



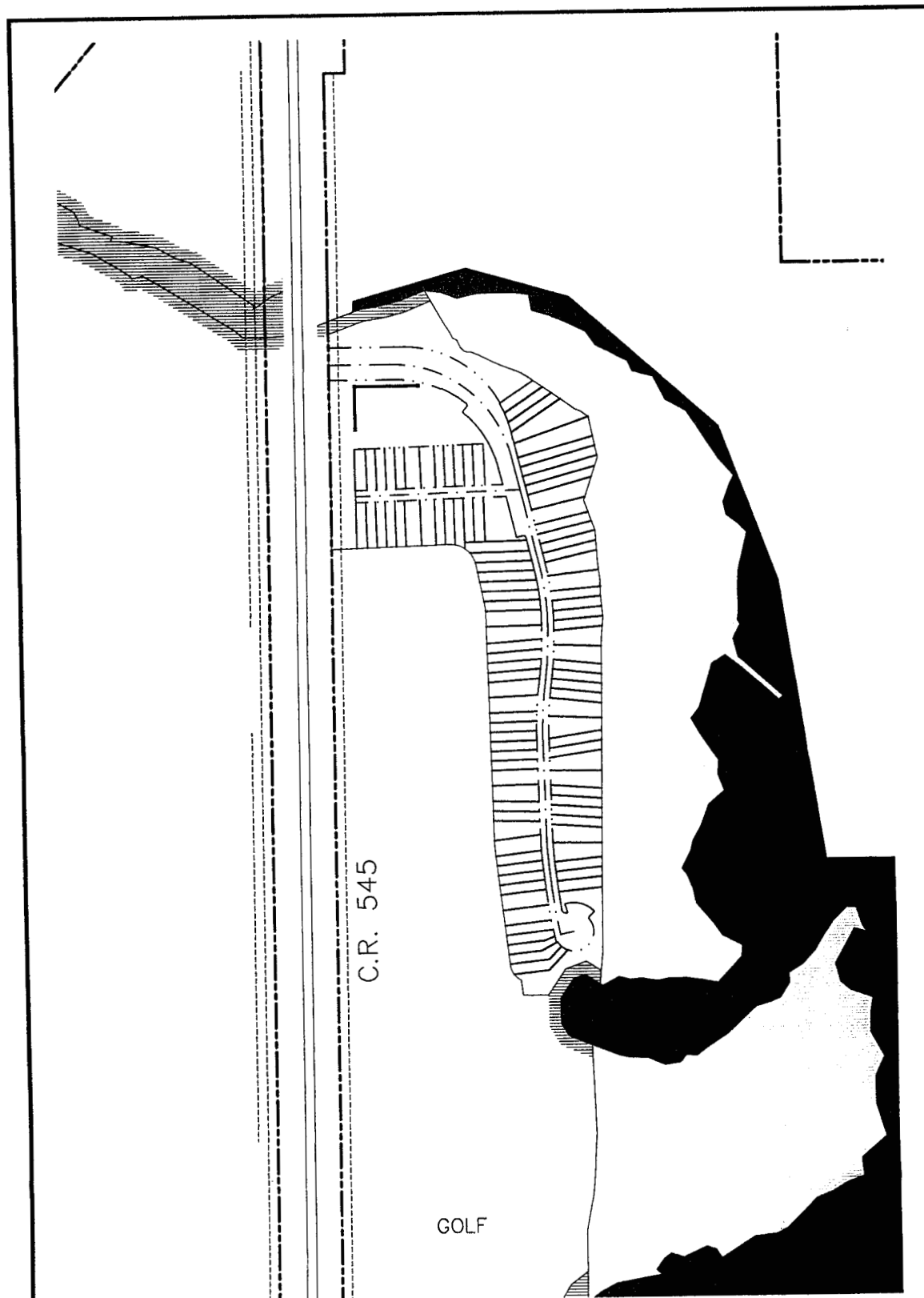


Exhibit 6B
Reunion East Community Development District
Phase I Parcel 2 Site Plan

February 2002



Miller Einhouse Rymer
Associates, Inc.
 Planners • Engineers • Landscape Architects
 300 Westinghouse Plaza, Suite 200
 Orlando, FL 32801
 (407) 422-4040 FAX: (407) 422-4040
can associates
 Urban & Environmental Planners • Landscape Architects
 300 Delaney Avenue, Orlando, Florida 32801 (407) 422-4040

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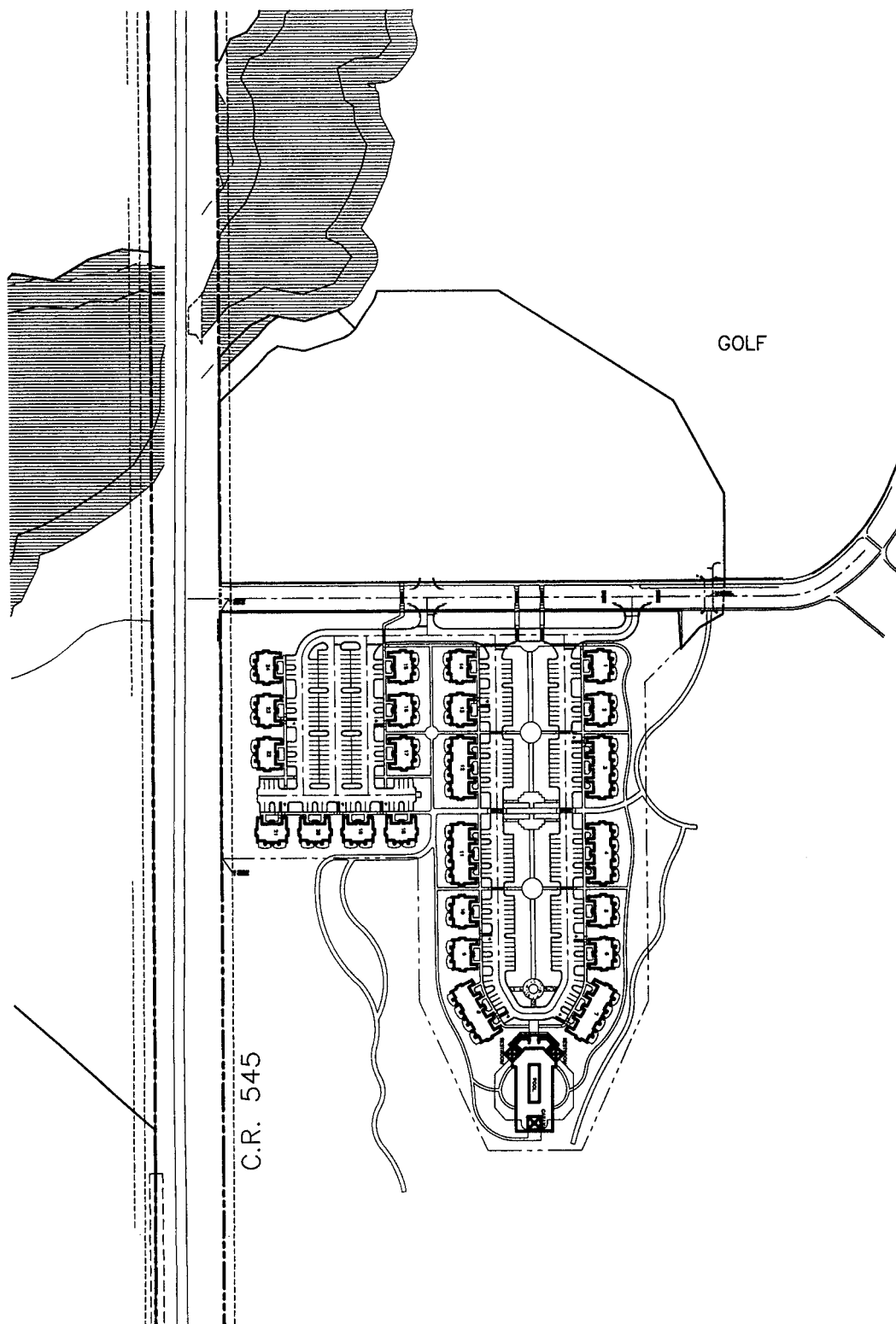


Exhibit 6C
Reunion East Community Development District
Phase 1 Parcel 3B Site Plan

February 2002



Miller Einhouse Rymer
Associates, Inc.
 Planners • Engineers • Landscape Architects
 200 Westbury Place, Suite 200
 Jacksonville, FL 32202
 (407) 238-1000 FAX (407) 238-4007
 200 West Main Street, Suite 30
 Jacksonville, FL 32202
 (407) 238-1000 FAX (407) 238-1000
can associates
 Urban & Environmental Planners • Landscape Architects
 500 Delaney Avenue, Orlando, Florida 32801 (407) 422-4040

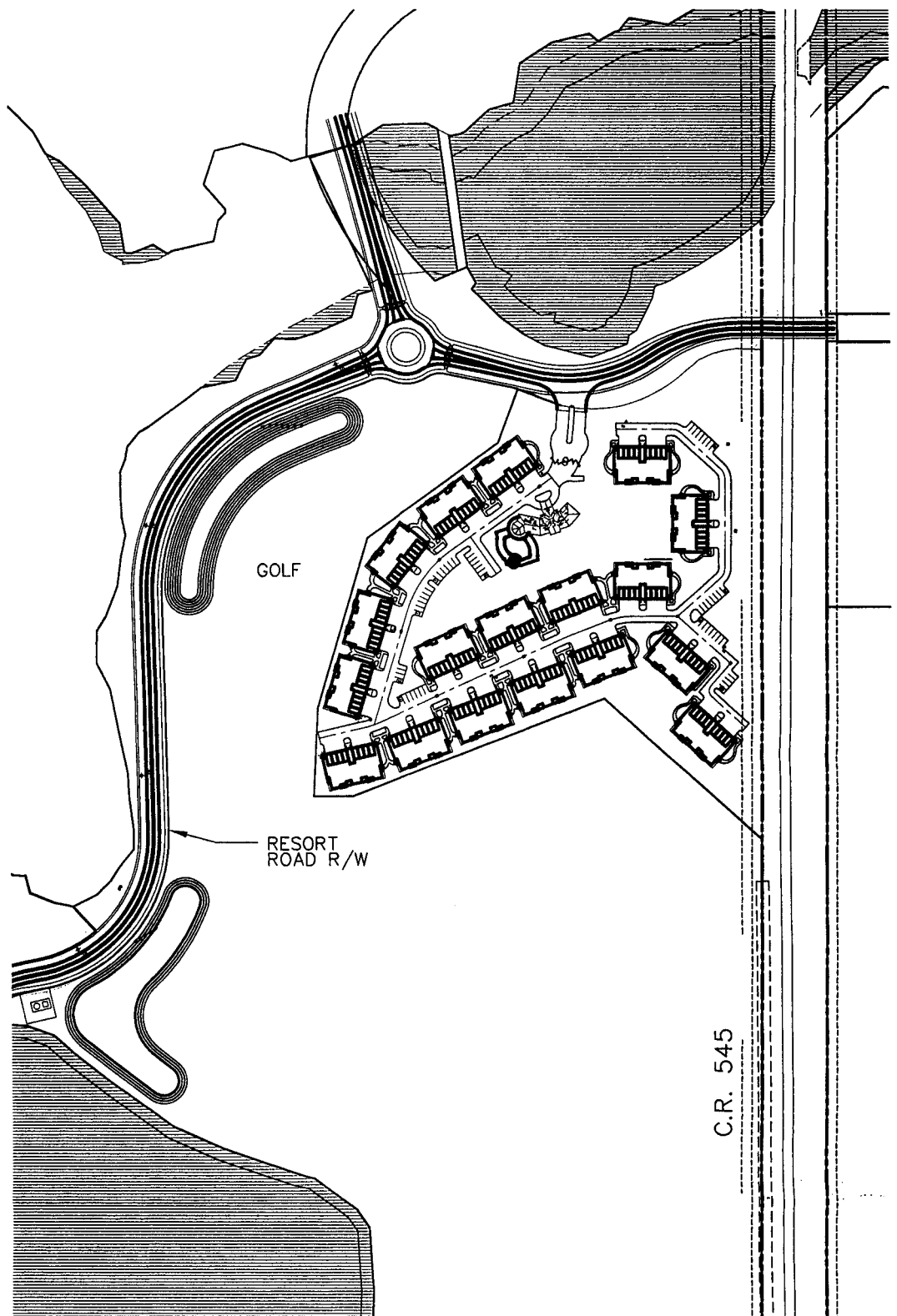


Exhibit 6D
Reunion East Community Development District
Phase I Parcel 6 Site Plan

February 2002



Miller Einhouse Rymer
Associates, Inc.
 Planners • Engineers • Landscape Architects
 500 Westinghouse Plaza Suite 100
 Tallahassee, FL 32310
 (907) 838-0001 FAX (907) 838-0002
 (907) 948-0390 FAX (907) 948-0391

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

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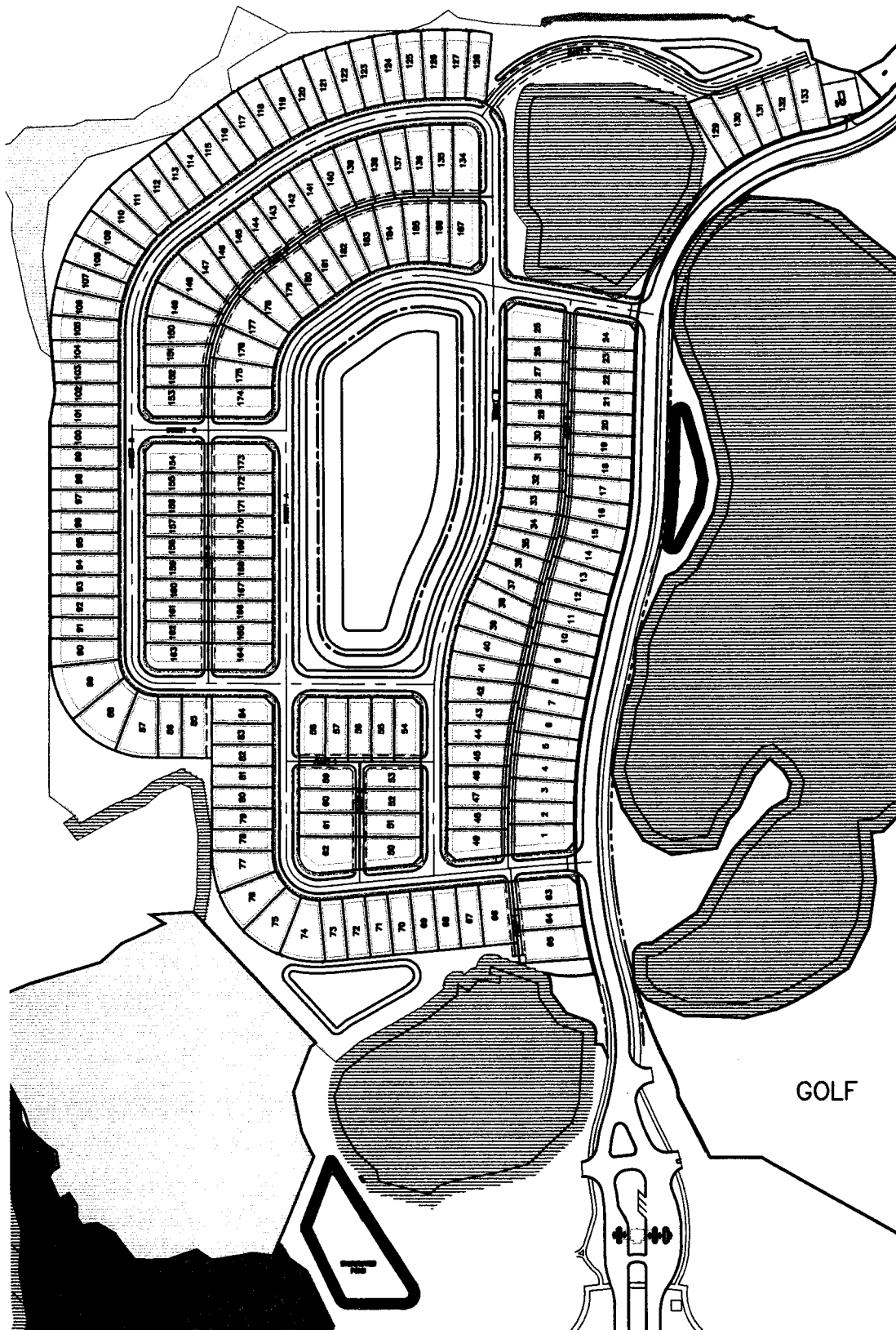


Exhibit 6E
Reunion East Community Development District
Phase 2 Parcel 3 Site Plan

July 2002



Miller Einhouse Rymer
Associates, Inc.
 Planners • Engineers • Landscape Architects
 500 Washington Place Suite 200
 Jacksonville, FL 32202
 (407) 838-8041 FAX: (407) 838-8047
can associates
 Urban & Environmental Planners • Landscape Architects
 500 Balmory Avenue, Orlando, Florida 32801 (407) 423-4040

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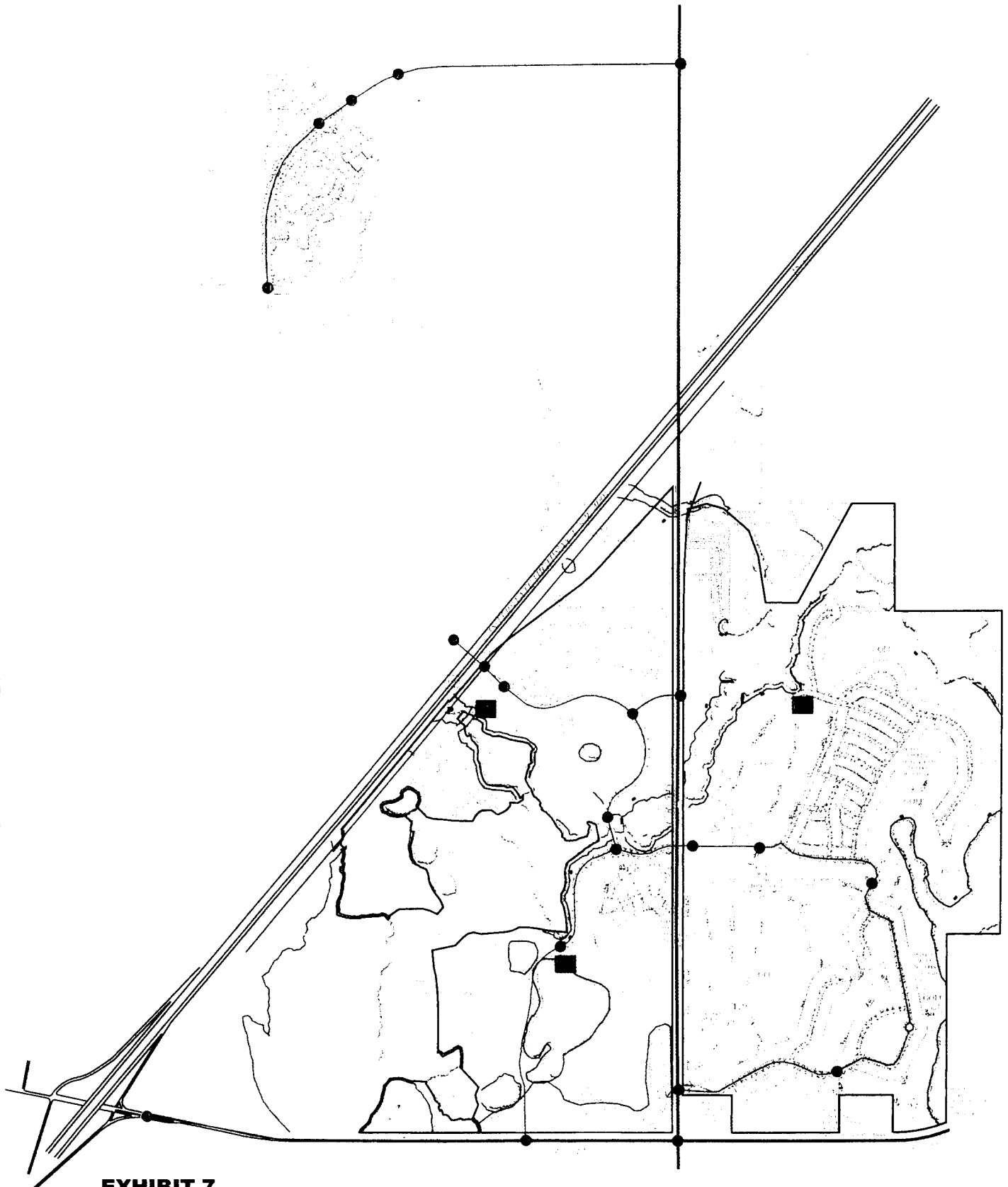


EXHIBIT 7
REUNION EAST CDD
MASTER CIVIL INFRASTRUCTURE ELEMENTS

NOV. 2001

EXHIBIT 8

REUNION EAST CDD

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

CLASS A BONDS

MILLER EINHOUSE RYMER & ASSOCIATES

25-Feb-02

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

Roadway Segment	Length (ft)	Description		Avg Costs per L.F.						Total Unit Cost	Sub-Total
				Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm			
		Typical Section	Special Features	Unit Cost	Total	Unit Cost	Total	Unit Cost	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		TOTALS			\$1,643,874		\$574,375		\$468,750		\$10,686,999

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

19 Nov 2001

31 Jul 2002

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

				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

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

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

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

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

Exhibit "B"

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

[See attached.]

Engineer's Cost Report

For



Reunion East Community Development District Osceola County, Florida

Revised: February 27, 2002

July 10, 2003

March 15, 2002

February 22, 2005

May 22, 2002

July 2, 2002

July 31, 2002

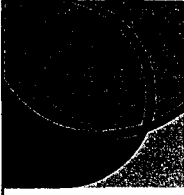
June 23, 2003

Prepared by:

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

Prepared for:

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



Miller Einhouse Rymer & Boyd

COMMUNITY PLANNING

February 22, 2005

PROJECT MANAGEMENT

Mr. Tom McCarthy, Chairman
Reunion East Community Development District

CIVIL ENGINEERING

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

LANDSCAPE ARCHITECTURE

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

Dear Mr. McCarthy:

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

OFFICERS

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

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

Steven N. Boyd, P.E.
Vice President

SENIOR ASSOCIATE

Stephen C. Besley

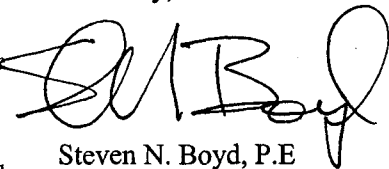
This revised Engineer's Cost report includes the following revisions and additions:

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

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

Sincerely,

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



Steven N. Boyd, P.E.
District Engineer

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

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

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

TABLE OF CONTENTS

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

EXHIBITS

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

I. INTRODUCTION

A. Description of the Reunion DRI Community

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

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

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

Development Program

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

B. Description of Reunion East Community Development District

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

TABLE 1
LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES

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

II. DISTRICT BOUNDARY AND PROPERTY SERVED

A. District Boundaries

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

B. Description of Properties Served

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

C. Existing Infrastructure

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

III. PROPOSED DISTRICT MASTER INFRASTRUCTURE

A. Summary of the Proposed District Infrastructure

The District infrastructure will generally consist of the following:

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

B. Roadways

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

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

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

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

C. Water, Wastewater and Electrical Infrastructure

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

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

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

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

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

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

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

D. Stormwater Management Facilities

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

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

E. Landscaping/Hardscape

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

F. Recreation and Parks

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

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

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

G. Opinion of Probable Construction Costs

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

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

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

Revisions:

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

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

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

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

H. 2001 Project – Phase 1

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

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

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

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

I. 2005 Project – Phase 2

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

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

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

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

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

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

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

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

IV. PARCEL DEVELOPMENT COSTS

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

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

TABLE 4
SUMMARY OF PARCEL DEVELOPMENT COSTS

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

V. PARCEL DEVELOPMENT

A. PHASE I PARCEL 1

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

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

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

Construction Status

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

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

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

TABLE 4B

REUNION EAST CDD

PHASE 1 PARCEL 1
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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 2 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase I Parcel 2 is included as Exhibit 6B.

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

Opinion of Probable Construction Costs

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

Permitting Status

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

Construction Status

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

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

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

TABLE 5B

REUNION EAST CDD

PHASE 1 PARCEL 2
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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

Opinion of Probable Construction Costs

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

Permitting Status

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

Construction Status

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

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

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

D. PHASE I PARCEL 6

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

Construction Status

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

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

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

TABLE 7B

REUNION EAST CDD

PHASE 1 PARCEL 6
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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 3 and its relationship to other parcels within the Reunion East CDD. A site plan of Phase II Parcel 3 is included as Exhibit 6E. The site is designed with rear facing garages with access from rear yard alleys.

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

Construction Status

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

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

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

TABLE 8B

REUNION EAST CDD

PHASE 2 PARCEL 3
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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.

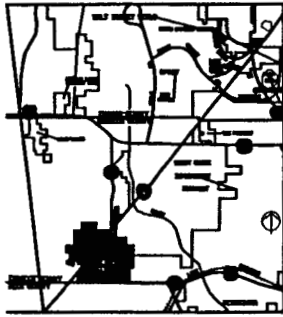
TABLE 9A
REUNION EAST CDD
PHASE 2 PARCELS 2, 2A & 2B
OPINION OF PROBABLE COSTS

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 Totals¹	\$ 7,920,000	\$ -	\$ 7,920,000

¹ Revised 9/26/03

TABLE 9B**REUNION EAST CDD****PHASE 2 PARCELS 2, 2A AND 2B
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS**

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



Location Map

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

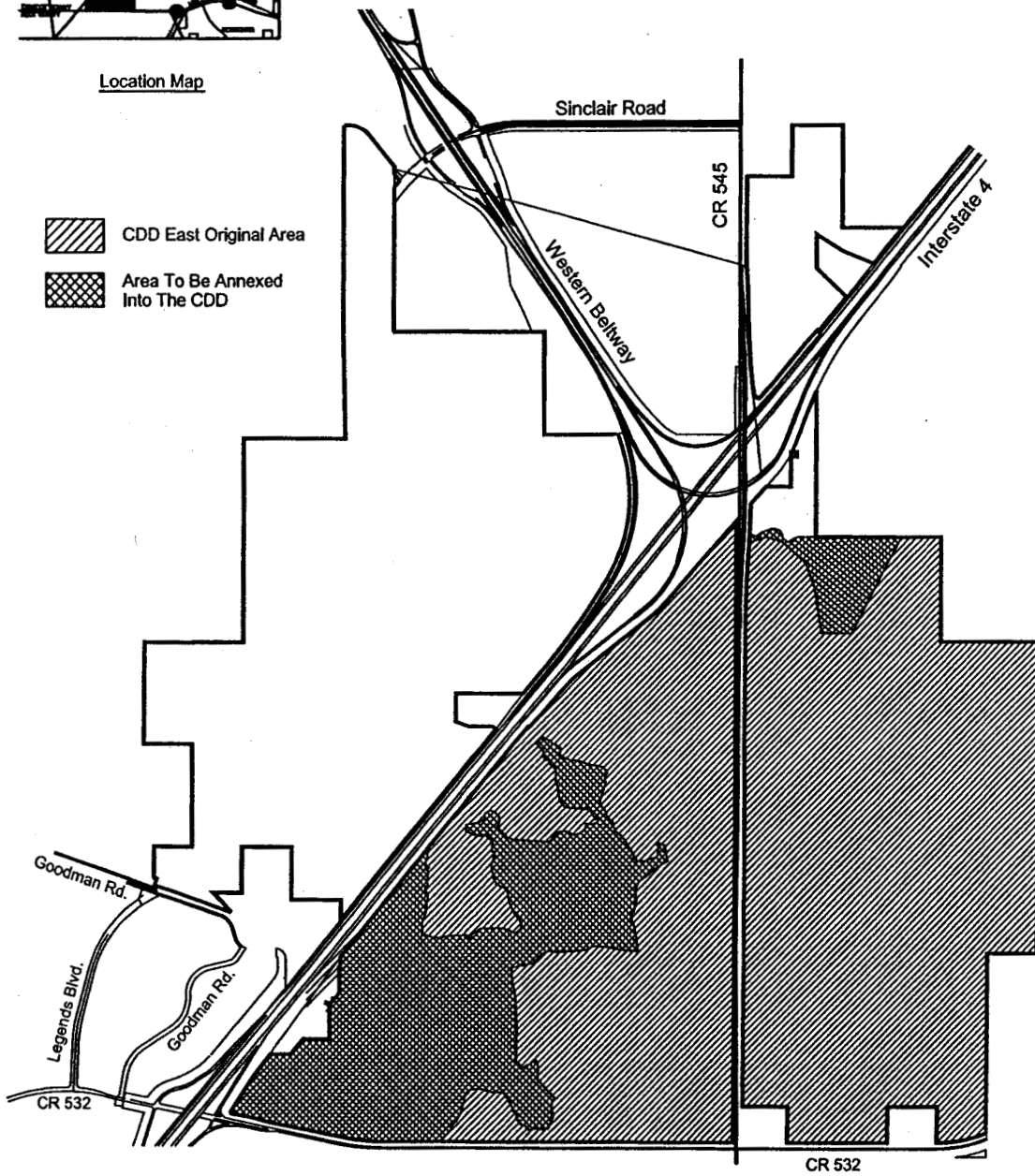


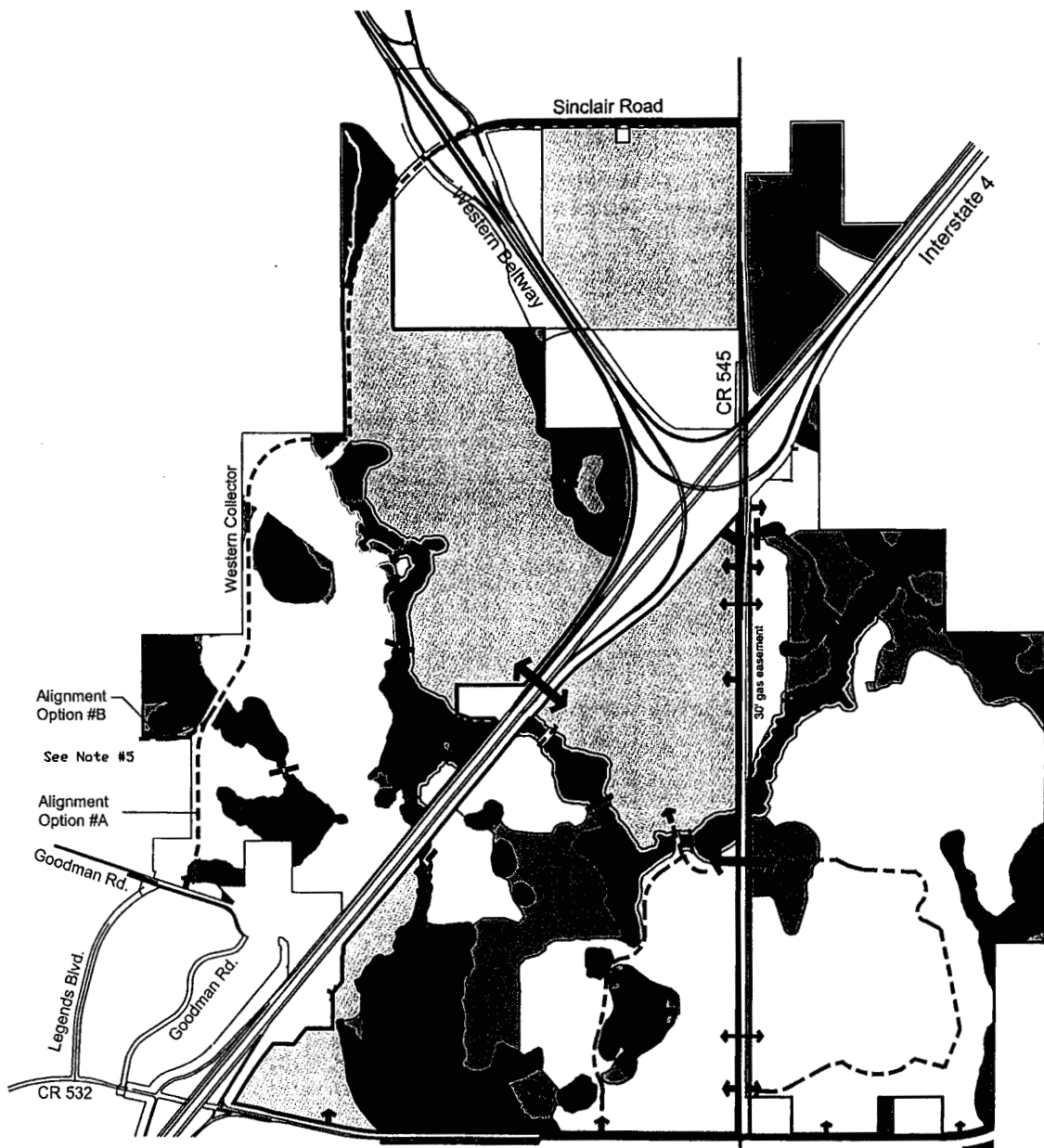
Exhibit 1
Reunion East Community Development District
District Boundaries

Revised June, 2004



N.T.S.





PREDOMINANT USE ACREAGE ANALYSIS

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

LEGEND

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

NOTES

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

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

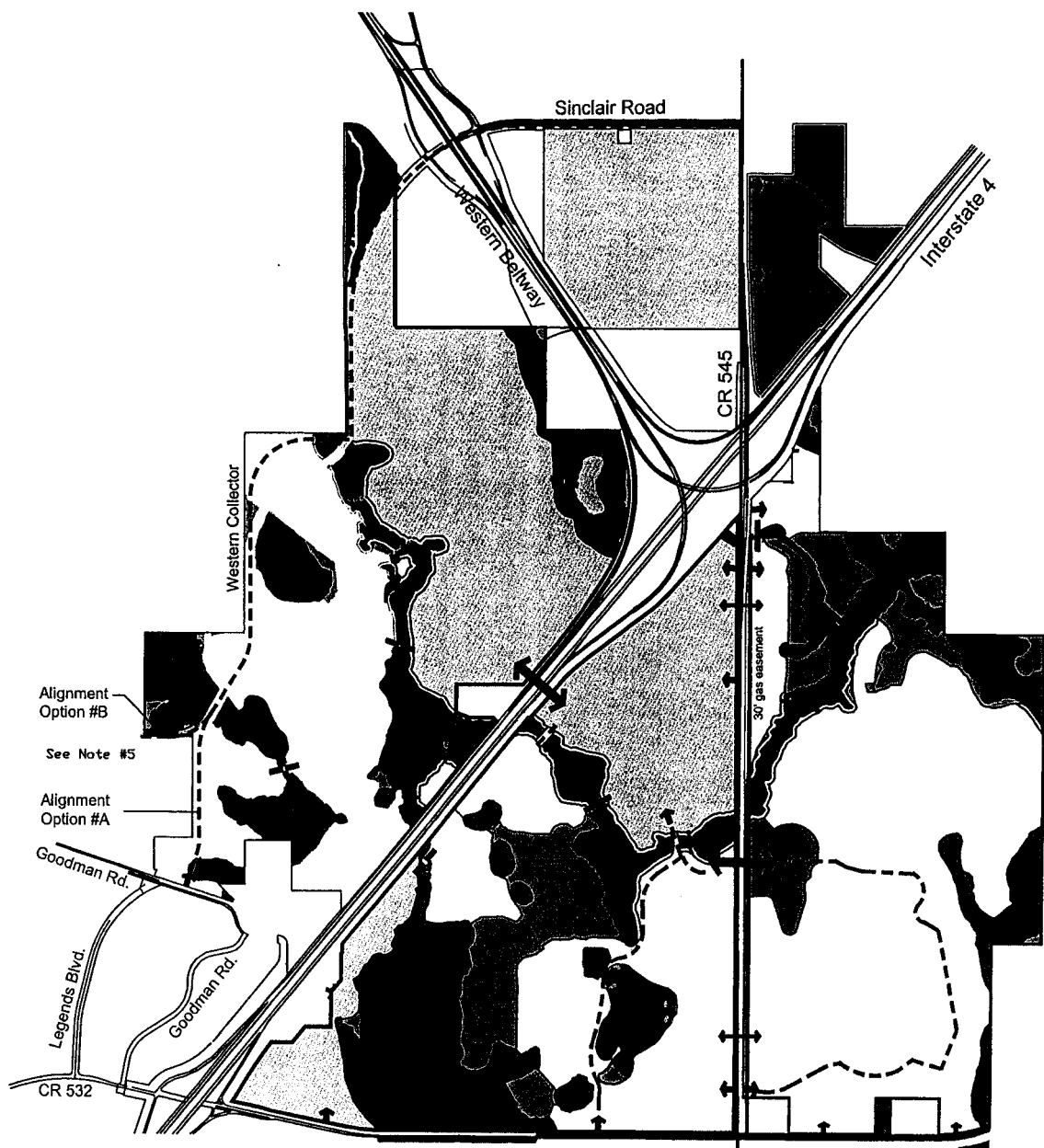


Miller
Einhouse
Rymer &
Boyd

130 East Main Street, Suite 10
 Kissimmee, Florida 34741

Phone: (407) 943-1333
 Fax: (407) 943-1394
 www.MRB.com

The Summitt Group
 Land Development Services
 1861 Chumuck Trail
 Maitland, FL 32751
 (407) 492-7665 FAX (407) 473-5068



PREDOMINANT USE ACREAGE ANALYSIS

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

LEGEND

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

NOTES

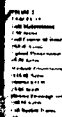
- (1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.
- (2)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



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

The Summit Group
 Land Development Services
 1861 Chinook Trail
 Maitland, FL 32751
 (407) 499-7966 FAX (407) 613-8068



C.D.D. REUNION MASTER PLAN UPDATE



EXHIBIT 5

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION #1 – ORIGINAL REUNION EAST CDD:

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

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

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

Together with:

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

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

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

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

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

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

Containing 996.41 acres more or less.

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

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

COMENCE at the Northeasterly most corner of aforesaid Lot 2, Block 2, Magnolia Creek; thence along the North line of said Lot 2 run, North 89°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

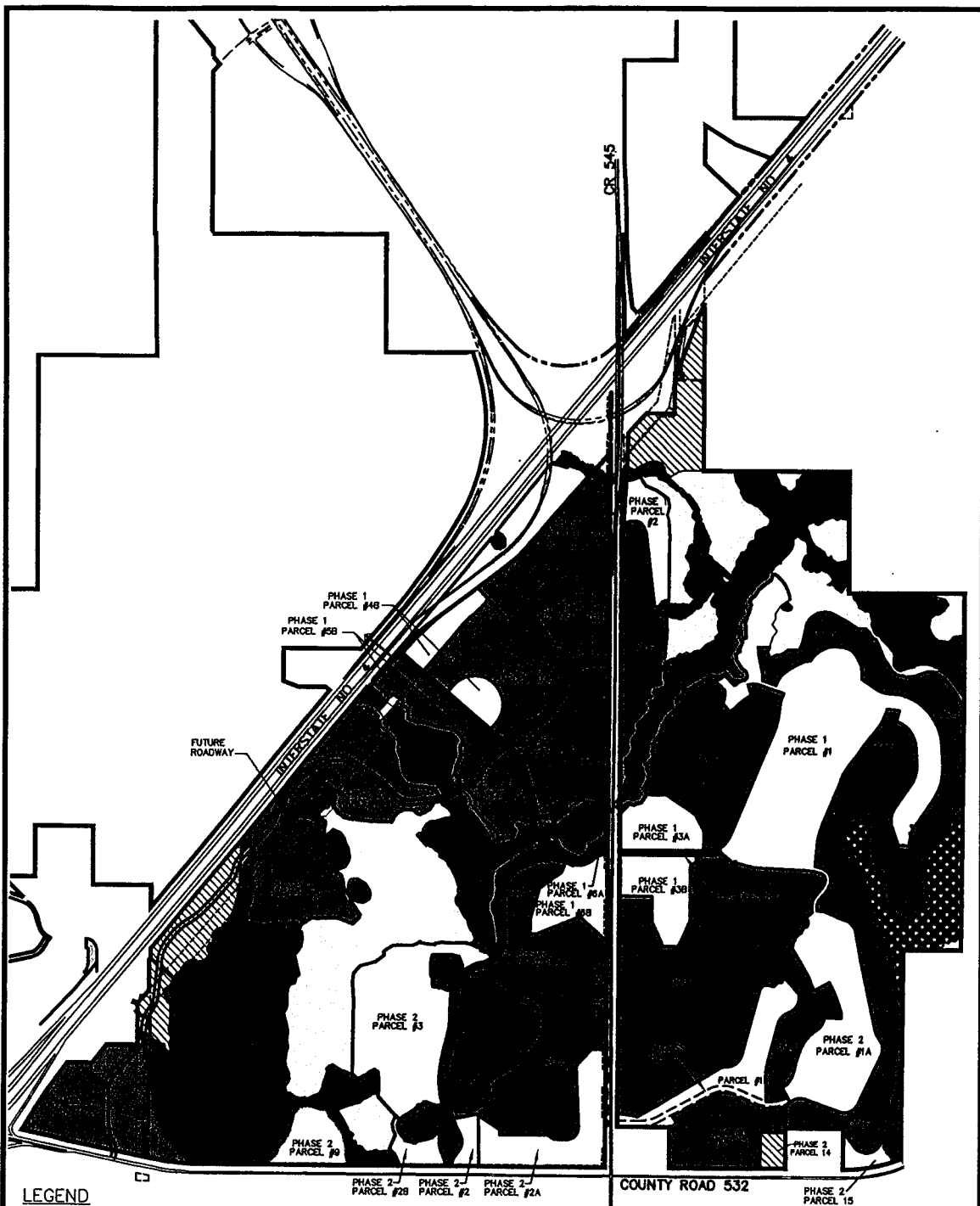
bearing of North 35°51'46" East and the Easterly right of way line of Interstate Highway 4 (State Road 400); thence northeasterly along the arc of said curve and easterly right of way line through a central angle of 06°41'40" a distance of 658.46 feet; thence departing arc of said curve South 89°55'31" 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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 West a distance of 83.38 feet; Thence South 44°15'40" West a distance of 70.30 feet; Thence
 South 19°44'03" West a distance of 95.73 feet; Thence South 47°52'12" West a distance of
 127.04 feet; Thence South 27°44'40" West a distance of 49.29 feet to the POINT OF
 BEGINNING.

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**
120 East Monument Ave., Suite 8
Tallahassee, Florida 32301

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

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Fax (904) 343-1994
www.merib.com

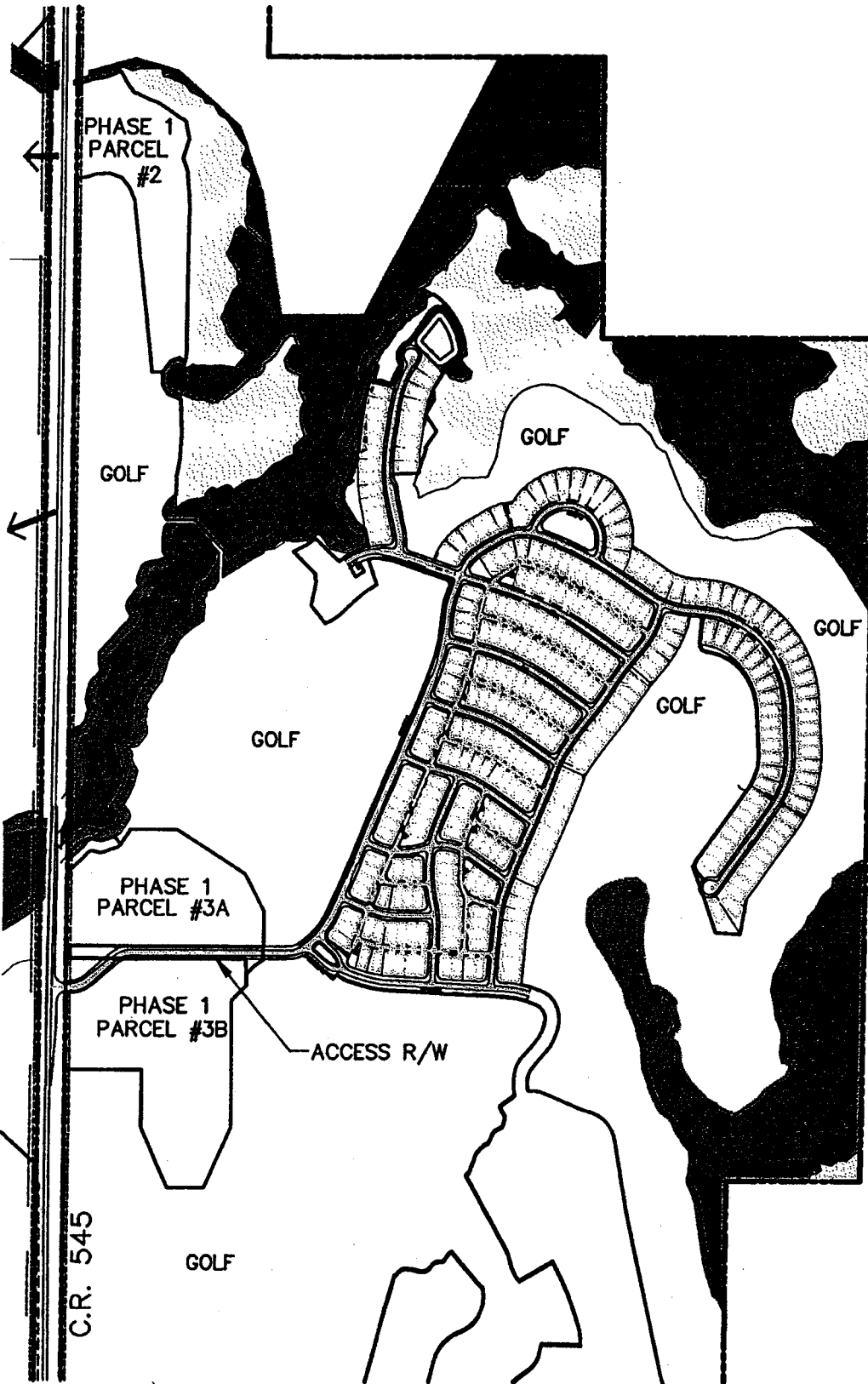


Exhibit 6A
Reunion East Community Development District
Phase I Parcel 1 Site Plan

February 2002



■ Consulting Planning
 ■ Project Management
 ■ Civil Engineering
 ■ Landscape Architecture

250 West Main Street, Suite 100
 Tallahassee, Florida 32301

Phone (904) 241-1444
 Fax (904) 241-1444
 Email: info@meb.com

cmh associates
 Urban & Environmental Planners • Landscape Architects
 100 Selway Avenue, Orlando, Florida 32801 (407) 422-4200

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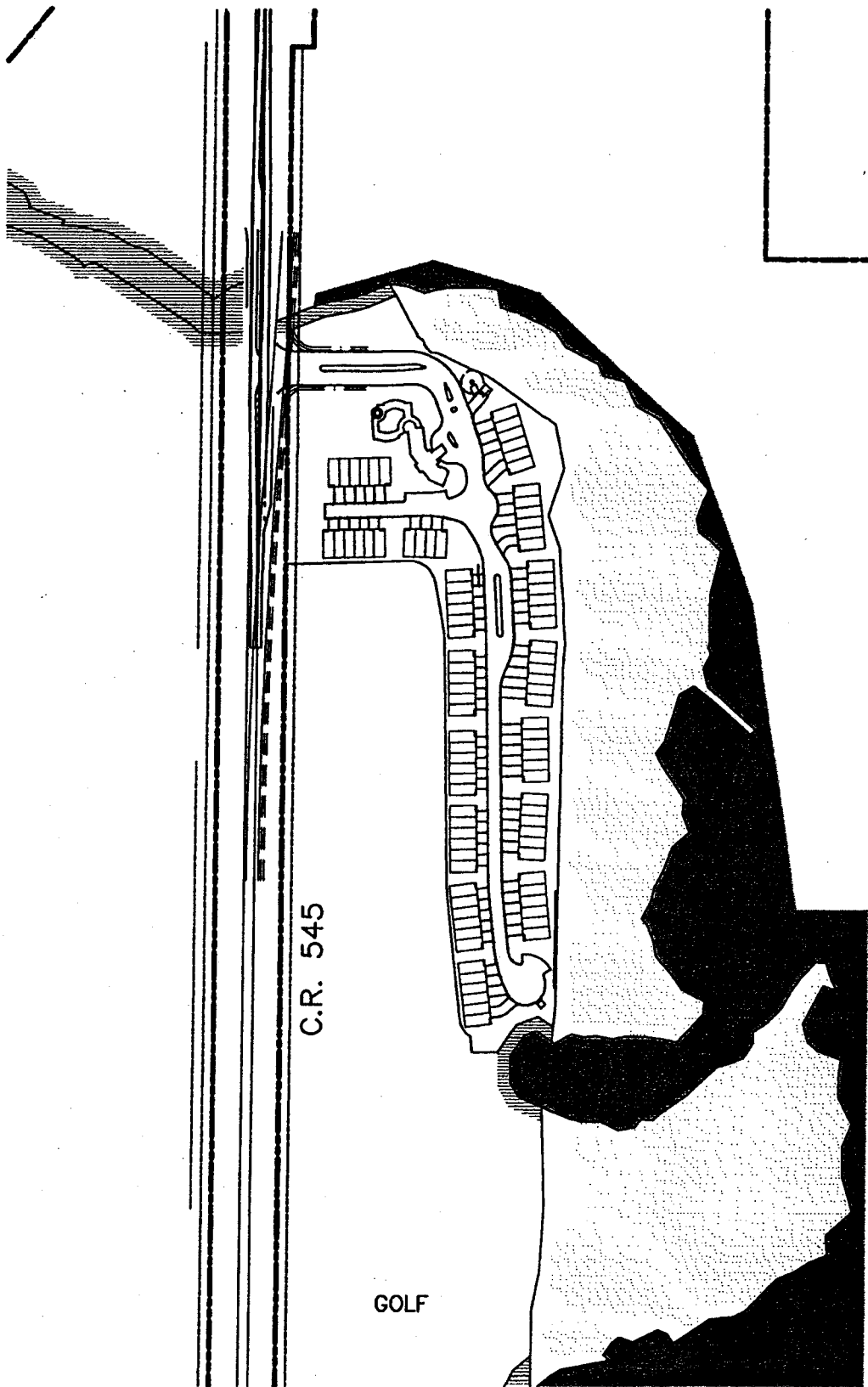


Exhibit 6B
Reunion East Community Development District
Phase I Parcel 2 Site Plan

February 2002



N.T.S.

**Miller
 Einhouse
 Rymer &
 Boyd**

2200 Miller Road, Suite 200
 Fort Myers, Florida 33901

- Community Planning
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- Landscape Architecture

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 Fax (813) 241-1000
 www.miller-eymer.com

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 800 Battery Avenue, Orlando, Florida 32801 (407) 422-0200

As prepared by Miller, Einhouse, Rymer & Boyd, Inc. for the Reunion East Community Development District, February 2002.

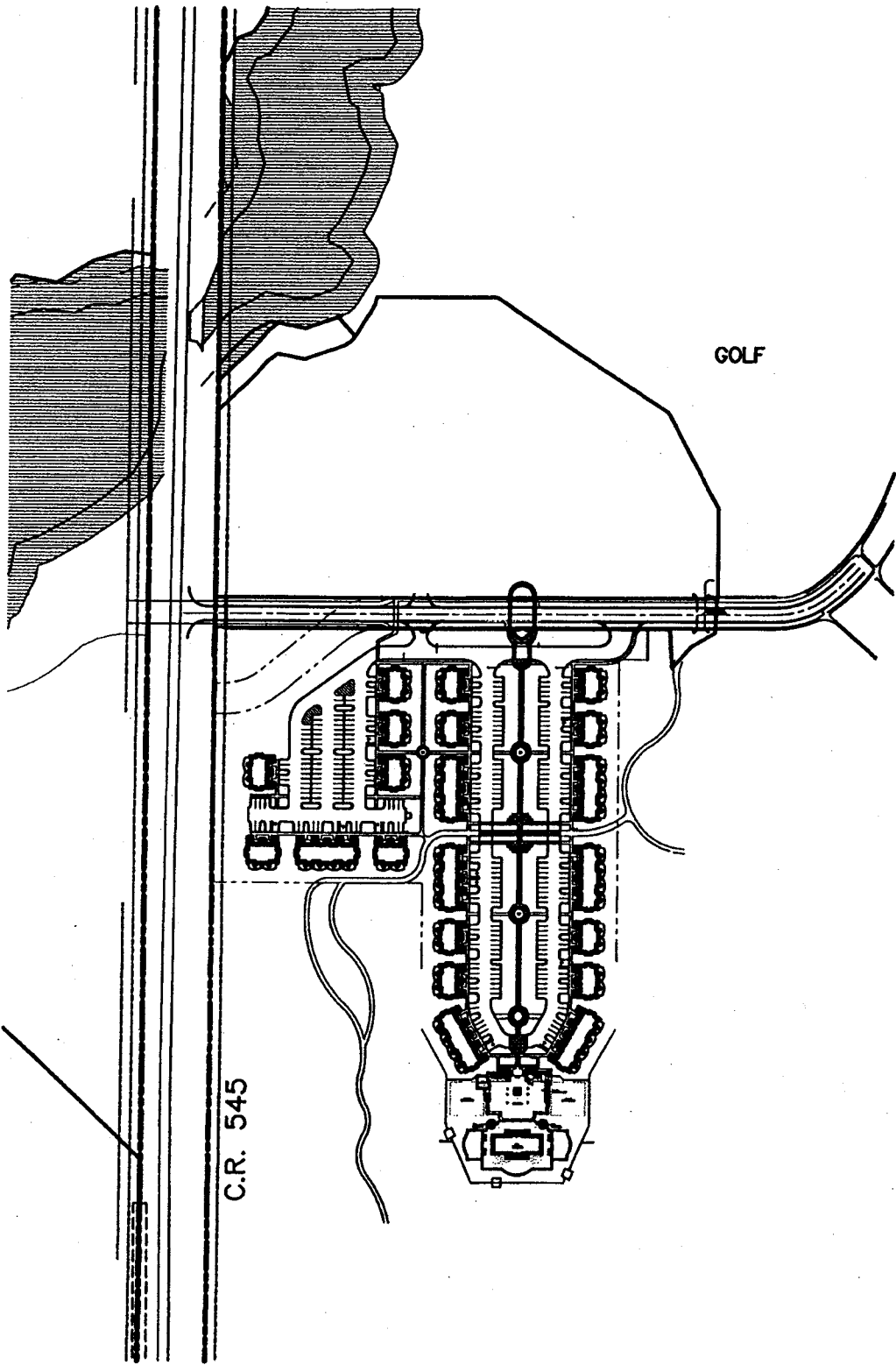


Exhibit 6C
Reunion East Community Development District
Phase 1 Parcel 3B Site Plan

February 2002



**Miller
 Einhouse
 Rymer &
 Boyd**

20 East Main Street, Suite 200
 Gainesville, Florida 32601

- Community Planning
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Phone (352) 342-0000
 Fax (352) 342-0000
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 200 Highway Avenue, Orlando, Florida 32801 (407) 422-0000

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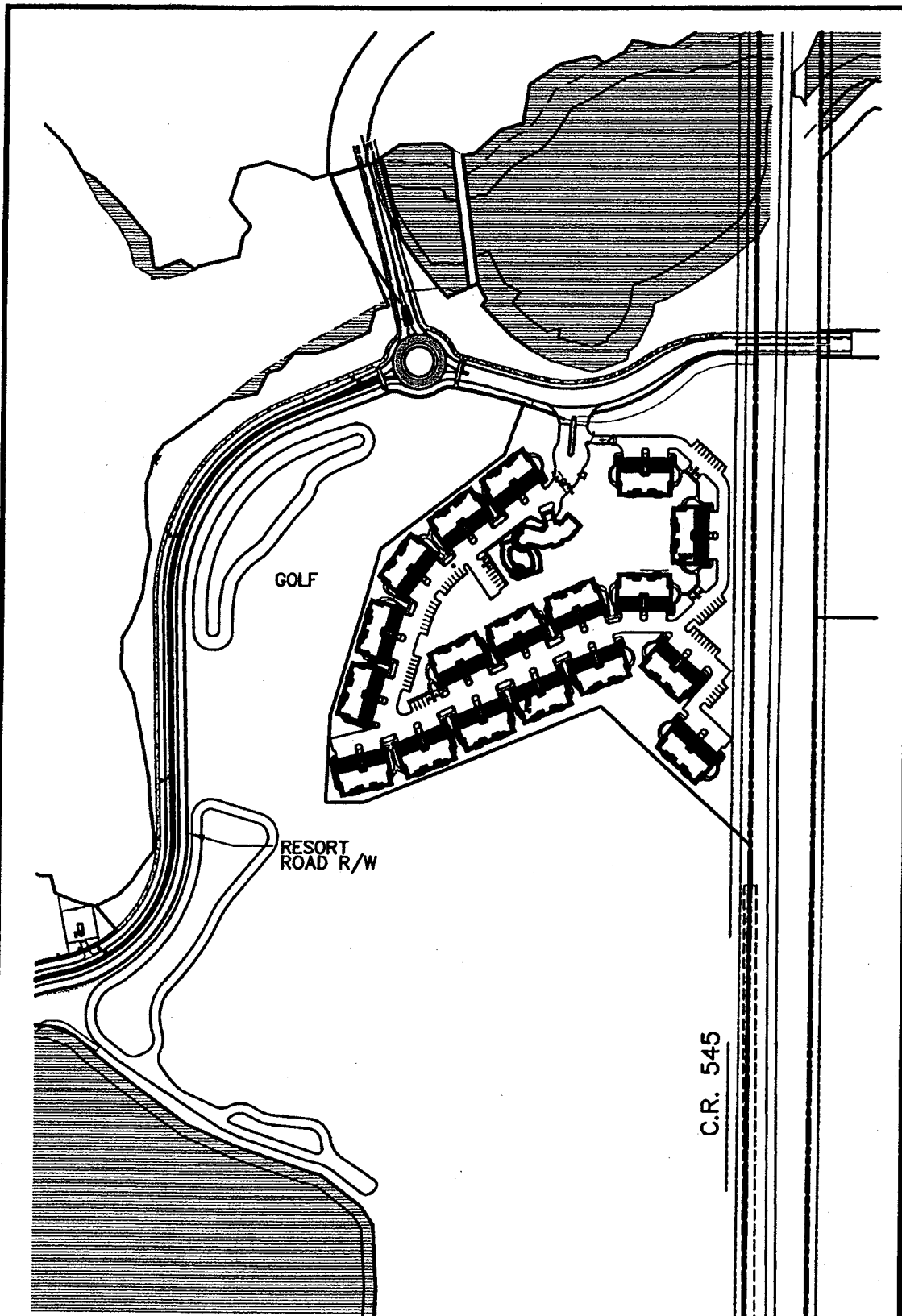


Exhibit 6D
Reunion East Community Development District
Phase I Parcel 6 Site Plan

February 2002



**Miller
 Emhouse
 Rymer &
 Boyd**

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- Project Management
- Civil Engineering
- Landscape Architecture

Miller Emhouse Rymer & Boyd
 2000 South 10th Avenue, Suite 100
 Fort Lauderdale, Florida 33316

can associates

Urban & Environmental Planners - Landscape Architects
 200 South 10th Avenue, Suite 100, Fort Lauderdale, Florida 33316 (954) 432-4444

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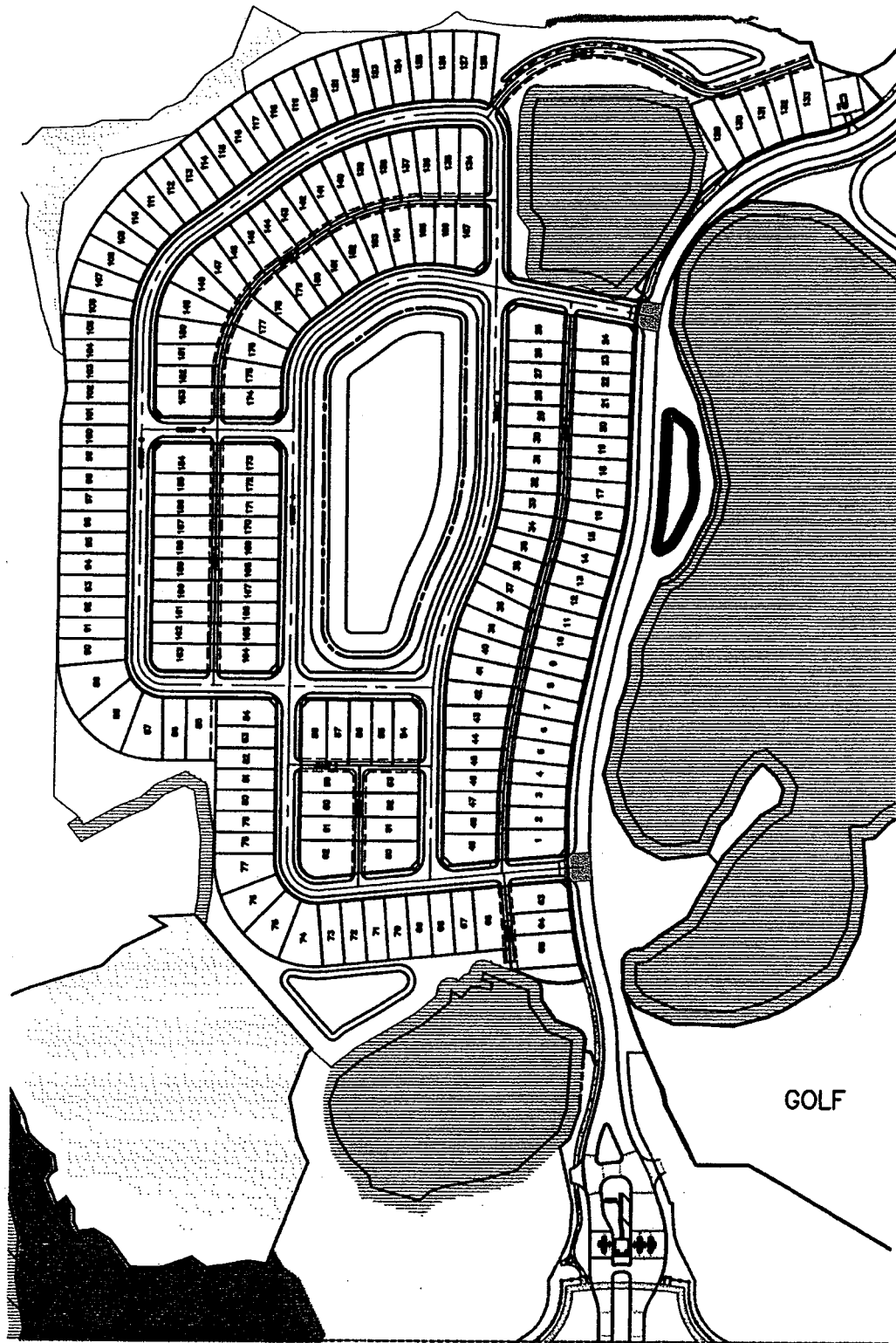


Exhibit 6E
Reunion East Community Development District
Phase 2 Parcel 3 Site Plan

July 2002



N.T.S.

**Müller
 Einhouse
 Rymer &
 Boyd**

Community Planning
 Project Management
 Civil Engineering
 Landscape Architecture

220 East Main Street, Suite 200
 Tallahassee, Florida 32301

Phone (904) 487-8100
 Fax (904) 487-8101
 www.meridian.com

can associates
 Urban & Environmental Planning • Landscape Architecture
 300 Highway Avenue, Okaloosa, Florida 32567 (904) 432-0200

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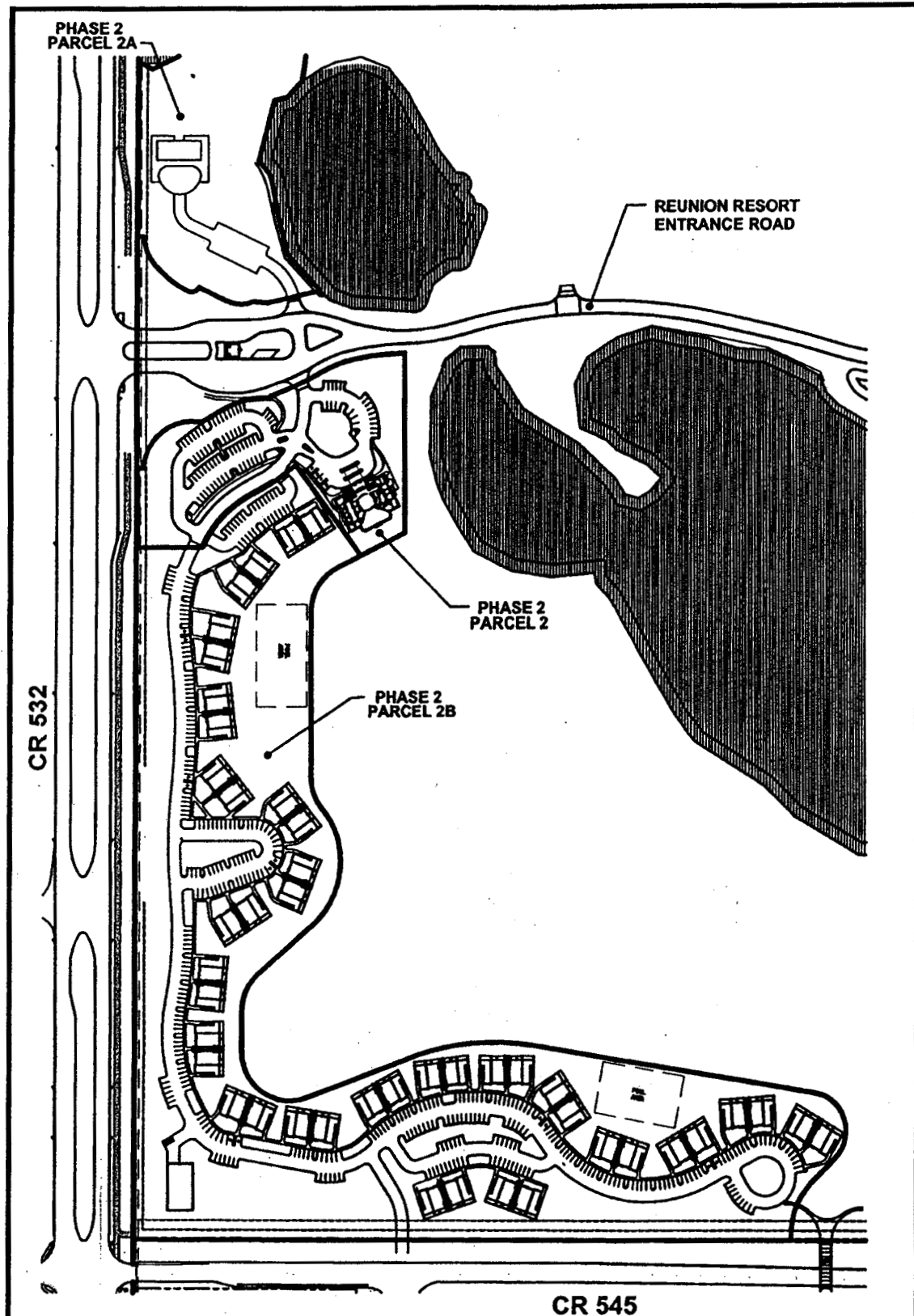


Exhibit 6F
Reunion East Community Development District
Phase 2 Parcel 2, 2A & 2B Site Plan

June 2003



N.T.S.



Miller
Elmhurst
Rymer &
Boyd

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

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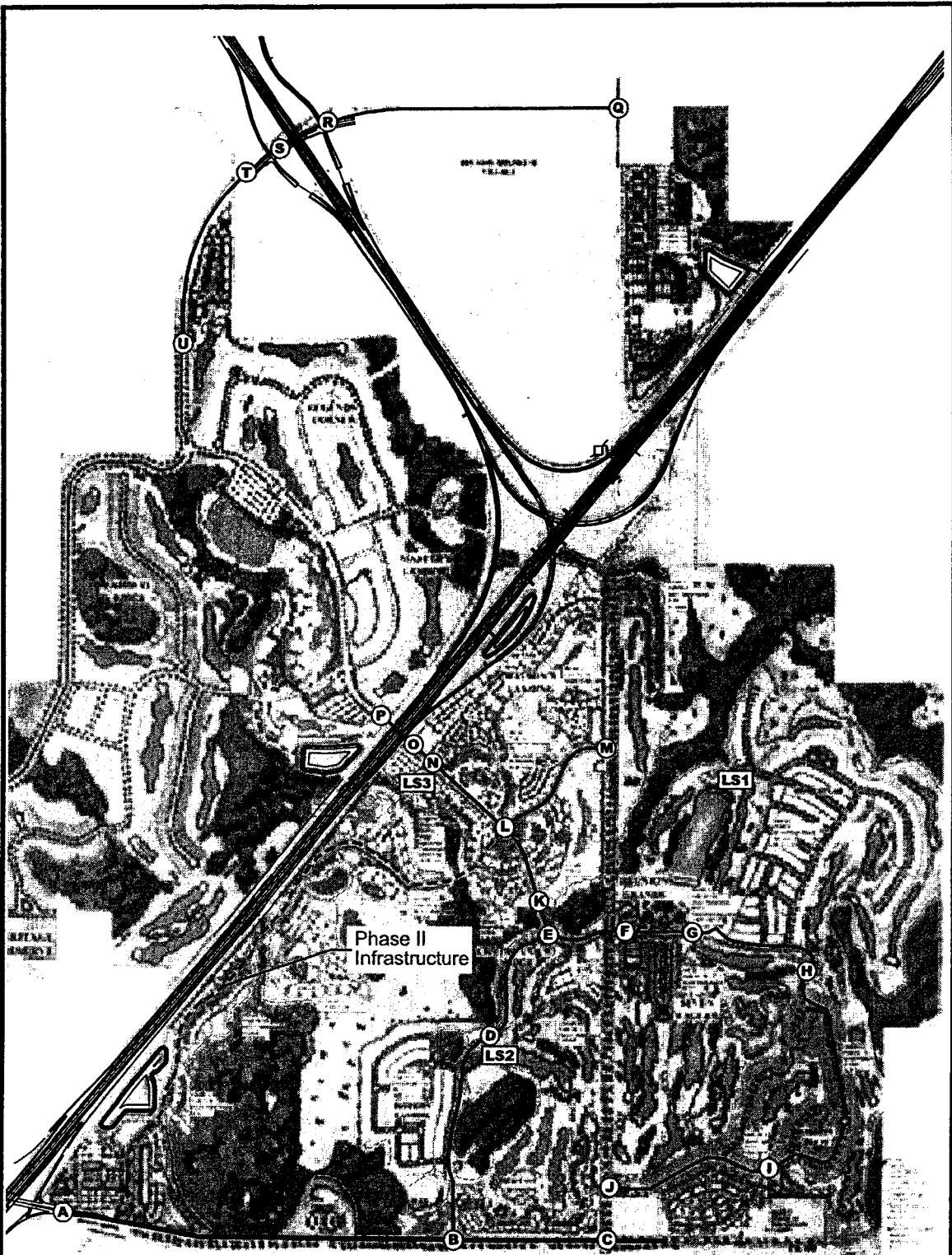


Exhibit 7
Reunion East Community Development District
Master Civil Infrastructure Elements

February 2, 2005



**Miller
Einhorn
Rymer &
Boyd**

Community Planning
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Civil Engineering
Landscape Architecture

250 East Main Street, Suite B
Kissimmee, Florida 34741

Phone (407) 345-1892
Fax (407) 345-1894
www.merby.com

EXHIBIT 8

REUNION EAST CDD

CLASS A BONDS

MILLER EINHOUSE RYMER & ASSOCIATES
25-Feb-92

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

3

Roadway Segment	Length (ft)	Description		Avg Costs per L.F.						Sub-Total	Additional Costs				TOTAL BUDGET	
		Typical Section	Special Features	Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm			Intersection Improvement/ Signal	Under-pass	Vehicular Bridge	Wetland Crossing		
				Unit Cost	Total	Unit Cost	Total	Unit Cost	Total							Total Unit Cost
FG	950	Two-Lane Urban	Pedestrian & Wildlife Underpass	\$167	\$160,105	\$92	\$88,224	\$75	\$72,000	\$334	\$320,328					\$520,328
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	\$192,890	\$75	\$157,500	\$334	\$700,720	\$150,000	\$200,000			\$1,050,720
AB	4,815	Widen CR 532 to Four Lanes	Entry Feature	\$223	\$1,072,236	NA	\$0	\$75	\$361,125	\$298	\$1,433,361					\$1,433,361
BD	2500	Two-Lane Urban	CR 632 Intersection, Signal	\$167	\$416,841	\$92	\$228,750	\$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	1,520	Two-Lane Urban		\$167	\$270,178	\$92	\$148,878	\$75	\$121,500	\$334	\$540,556					\$540,556
EF	940	Two-Lane Urban	CR 545 Overpass, Pedestrian & Wildlife Underpass	\$167	\$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	\$250,184	\$92	\$137,850	\$75	\$112,500	\$334	\$500,514					\$500,514
LM	650	Two-Lane Urban	CR 545 Turn Lanes	\$167	\$108,405	\$92	\$59,736	\$75	\$48,750	\$334	\$216,890	\$200,000				\$416,890
LN	1,750	Two-Lane Urban		\$167	\$293,526	\$92	\$161,744	\$75	\$132,000	\$334	\$587,270					\$587,270
NO	390	Two-Lane Urban		\$167	\$65,043	\$92	\$35,841	\$75	\$29,250	\$334	\$130,134					\$130,134
TOTAL	25,375	TOTALS			\$4,637,577		\$1,685,228		\$1,903,125		\$8,205,930	\$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			\$6,740,000

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

EXHIBIT 8A

REUNION EAST CDD / WEST CDD SHARED COSTS

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

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

Roadway Segment	Length (ft)	Description		Avg Costs per L.F.						Sub-Total	
				Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm			
		Typical Section	Special Features	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total		Total Unit Cost
QR	3,500	Four Lane Urban Section w/ Median	Signal at CR 545 / CR 545 Improvements	\$263	\$920,569	\$92	\$321,650	\$75	\$262,500	\$430	\$1,504,719
RS	725	One Four-Lane Bridge	Beltway Overpass	ALLOWANCE							\$3,000,000
ST	500	Four Lane Urban Section w/ Median		\$263	\$131,510	\$92	\$45,950	\$75	\$37,500	\$430	\$214,960
TU	2,250	Four Lane Urban Section w/ Median		\$263	\$591,795	\$92	\$208,775	\$75	\$168,750	\$430	\$967,320
OP	480	Two-Lane Urban	I-4 Overpass	ALLOWANCE							\$5,000,000
TOTAL 7,455		TOTALS			\$1,843,874		\$574,375		\$468,750		\$10,686,999

EXHIBIT 9

REUNION EAST CDD - PARCEL DEVELOPMENT BUDGETS

MILLER EINHOUSE RYMER & ASSOCIATES

July 10, 2003

DEVELOPMENT PARCELS EAST OF CR 545

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

DEVELOPMENT PARCELS WEST OF CR 545

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

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

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

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

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

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

Exhibit "C"

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

[See attached.]

**THIRD SUPPLEMENTAL
SPECIAL ASSESSMENT ALLOCATION REPORT**

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

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

Dated: February 12, 2026

Prepared by:

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

Table of Contents

1.0	Introduction.....	2
2.0	Defined Terms.....	2
3.0	Background Information	5
4.0	Summary of Proposed Restructuring	6
5.0	Pledge of Series 2002A-2 Assessments.....	7
6.0	Allocation of Original Series 2002A-2 Assessments.....	7
7.0	Pledge and Allocation of Series 2005 Assessments.....	8
8.0	Assessment Roll.....	8

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

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

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

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

1.0 Introduction

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

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

2.0 Defined Terms

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

“Board” – Board of Supervisors for the District.

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

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

“District” - Reunion East Community Development District.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 Background Information

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

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

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

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

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

4.0 Summary of Series 2015 Bond Restructuring

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

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

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

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

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

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

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

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

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

6.0 Allocation of Original Series 2002A-2 Assessments

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

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

7.0 Pledge and Allocation of Series 2005 Assessments

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

8.0 Assessment Roll

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

Reunion East
Community Development District

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

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

Series 2002A-2 Bonds	
Principal Amount	\$2,170,000
Coupon Rate	7.20%
Dated Date	1/12/12
Maturity Date	1-May-22
Principal Amount	\$4,105,000
Coupon Rate	7.375%
Dated Date	1/12/12
Maturity Date	1-May-33
Series 2005 Bonds	
Principal Amount	\$6,440,000
Coupon Rate	5.80%
Dated Date	3/1/05
Maturity Date	1-May-36

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

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

Parcel ID #	Building Square Feet	Commercial EAU's (Per 1,000 Sq. Ft.)	Rate Per EAU	Gross Annual Assessments	Net Annual Assessments (1)	Par Debt (2)	Par Debt (3)	Principal Reduction
27-25-27-2985-PRCL-OWP0	75,498	75.50	\$925	\$69,836	65,646	740,937	358,993	381,944
27-25-27-2985-PRCL-0020	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-OWP0	\$69,836	\$1,187,206	\$1,187,206
27-25-27-2985-PRCL-0020	\$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-OWP0	Kingwood Orlando Reunion Resort, LLC	\$69,836	\$65,646	740,937	358,993
2	27-25-27-2985-PRCL-0020	Kingwood Orlando Reunion Resort, LLC	\$4,719	\$4,436	50,071	24,260
3	27-25-27-2985-PRCL-0P20	Kingwood Orlando Reunion Resort, LLC	\$5,104	\$4,798	54,154	26,238
4	35-25-27-4857-0001-0016	Orlando Reunion Development, LLC	\$30,593	\$28,758	324,588	157,267
5	35-25-27-4857-0001-0017	Kingwood Orlando Reunion Resort, LLC	\$30,593	\$28,758	324,588	157,267
6	35-25-27-4858-TRAC-0035	Orlando Reunion Development, LLC	\$1,082	\$1,017	11,482	5,563
7	27-25-27-2985-TRAC-0G10	LRA Orlando, LLC	(5) \$0	\$0	\$0	\$0
8	27-25-27-2985-TRAC-0G20	LRA Orlando, LLC	(5) \$0	\$0	\$0	\$0
9	27-25-27-2985-PRCL-0020	LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
10	35-25-27-4857-001-00G5	LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
11	35-25-27-4883-PRCL-0G10	LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
12	35-25-27-4884-PRCL-0G10	LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
13	35-25-27-4885-PRCL-0G10	LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
14	35-25-27-4886-PRCL-0G10	LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0

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

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

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

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

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

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

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

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information, and the social, cultural, economic and political contexts in which these activities take place. (p. 1)

The 'communication' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of communication, and the social, cultural, economic and political contexts in which these activities take place. (p. 1)

The 'information science' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information and communication, and the social, cultural, economic and political contexts in which these activities take place. (p. 1)

The 'information studies' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information and communication, and the social, cultural, economic and political contexts in which these activities take place. (p. 1)

The 'information technology' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information and communication, and the social, cultural, economic and political contexts in which these activities take place. (p. 1)

The 'information systems' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information and communication, and the social, cultural, economic and political contexts in which these activities take place. (p. 1)

The 'information management' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information and communication, and the social, cultural, economic and political contexts in which these activities take place. (p. 1)

The 'information policy' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information and communication, and the social, cultural, economic and political contexts in which these activities take place. (p. 1)

The 'information law' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information and communication, and the social, cultural, economic and political contexts in which these activities take place. (p. 1)

The 'information ethics' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information and communication, and the social, cultural, economic and political contexts in which these activities take place. (p. 1)

RESOLUTION 2026-09

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 2026-08, entitled:

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

WHEREAS, in accordance with Resolution No. 2026-08, 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 13th day of August, 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.....	2
2.0	Defined Terms.....	2
3.0	Background Information	5
4.0	Summary of Proposed Restructuring	6
5.0	Pledge of Series 2002A-2 Assessments.....	7
6.0	Allocation of Original Series 2002A-2 Assessments.....	7
7.0	Pledge and Allocation of Series 2005 Assessments.....	8
8.0	Assessment Roll.....	8

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

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

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

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

1.0 Introduction

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

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

2.0 Defined Terms

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

“Board” – Board of Supervisors for the District.

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

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

“District” - Reunion East Community Development District.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 Background Information

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

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

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

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

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

4.0 Summary of Series 2015 Bond Restructuring

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

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

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

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

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

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

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

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

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

6.0 Allocation of Original Series 2002A-2 Assessments

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

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

7.0 Pledge and Allocation of Series 2005 Assessments

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

8.0 Assessment Roll

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

Reunion East
Community Development District

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

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

Series 2002A-2 Bonds	
Principal Amount	\$2,170,000
Coupon Rate	7.20%
Dated Date	1/12/12
Maturity Date	1-May-22
Principal Amount	\$4,105,000
Coupon Rate	7.375%
Dated Date	1/12/12
Maturity Date	1-May-33
Series 2005 Bonds	
Principal Amount	\$6,440,000
Coupon Rate	5.80%
Dated Date	3/1/05
Maturity Date	1-May-36

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

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

Parcel ID #	Building Square Feet	Commercial EAU's (Per 1,000 Sq. Ft.)	Rate Per EAU	Gross Annual Assessments	Net Annual Assessments (1)	Par Debt (2)	Par Debt (3)	Principal Reduction
27-25-27-2985-PRCL-OWP0	75,498	75.50	\$925	\$69,836	65,646	740,937	358,993	381,944
27-25-27-2985-PRCL-0020	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-OWP0	\$69,836	\$1,187,206	\$1,187,206
27-25-27-2985-PRCL-0020	\$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-OWP0 Kingwood Orlando Reunion Resort, LLC	\$69,836	\$65,646	740,937	358,993
2	27-25-27-2985-PRCL-0020 Kingwood Orlando Reunion Resort, LLC	\$4,719	\$4,436	50,071	24,260
3	27-25-27-2985-PRCL-0P20 Kingwood Orlando Reunion Resort, LLC	\$5,104	\$4,798	54,154	26,238
4	35-25-27-4857-0001-0016 Orlando Reunion Development, LLC	\$30,593	\$28,758	324,588	157,267
5	35-25-27-4857-0001-0017 Kingwood Orlando Reunion Resort, LLC	\$30,593	\$28,758	324,588	157,267
6	35-25-27-4858-TRAC-0035 Orlando Reunion Development, LLC	\$1,082	\$1,017	11,482	5,563
7	27-25-27-2985-TRAC-0G10 LRA Orlando, LLC	(5) \$0	\$0	\$0	\$0
8	27-25-27-2985-TRAC-0G20 LRA Orlando, LLC	(5) \$0	\$0	\$0	\$0
9	27-25-27-2985-PRCL-0020 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
10	35-25-27-4857-001-00G5 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
11	35-25-27-4883-PRCL-0G10 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
12	35-25-27-4884-PRCL-0G10 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
13	35-25-27-4885-PRCL-0G10 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0
14	35-25-27-4886-PRCL-0G10 LRA Reunion Golf Course, LLC	(5) \$0	\$0	\$0	\$0

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

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

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

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

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

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

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

SECTION B

SECTION i

June 29, 2026

Ms. Tricia Adams
District Manager
Reunion East CDD
219 East Livingston Street
Orlando, FL 32801

Re: Consulting Engineer's Report, Section 9.21 of the Master Trust Indenture
Reunion East Community Development District
Series 2002 A-2, Series 2005, Series 2015A, Series 2021

Dear Ms. Adams:

In accordance with Section 9.21 of the Master Trust Indenture, I have completed the annual review of the portions of the project within the Reunion East Community Development District constructed to date. I find these portions are being maintained in good condition in accordance with the District's maintenance agreements, policies and procedures.

I have reviewed the current Operations and Maintenance budget for fiscal year 2026 and the draft proposed budget for fiscal year 2027 and believe both are sufficient for proper maintenance of the Reunion East Community Development District.

In addition, in accordance with Section 9.21 of the Master Trust Indenture, I have reviewed the current limit of insurance coverage and believe that they are adequate.

Sincerely:

A handwritten signature in black ink, appearing to read 'James Curley', is written over the word 'Sincerely:'. The signature is fluid and cursive.

James Curley P.E.
District Engineer

SECTION D

SECTION i

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

RENTAL REPORT

The rental calendar currently reflects four events in September (2 Seven Eagles and 2 Heritage Crossing) and six events in October (5 at Heritage Crossing, 1 at Seven Eagles). Two July clients have since expressed interest in rebooking for future events.

July 2026 Wrap-Up

- Four events were held: three at Heritage Crossings and one at Seven Eagles.
- The Seven Eagles rental occurred on July 25.
- Two clients have contacted staff and expressed interest in booking another event in the future.

Marketing and Inquiry Update

- A promotional flyer has been created for the Seven Eagles Pavilion and Pool Area. The flyer presents the venue as a private-event option for up to 100 guests and lists pricing information.
- The flyer notes temporary exclusive use of the pool area, a covered pavilion, two hot tubs, and suitability for birthdays, showers, graduations, reunions, and neighborhood gatherings. Board feedback is requested before broader marketing continues for Seven Eagles.
- An email blast, advertising Heritage Crossing, was distributed through the District's system. The Master Association also distributed the information through its system.
- Five inquiries have been received since July 9. None have officially booked. One prospective client could not obtain a commitment from the other participants, and another stated that the rental rate exceeded the available budget. Follow-up has been completed with the remaining prospects, and responses are pending. The majority of the inquires are coming from Reunion Resort, at this time. Resort Staff has been very helpful in promoting Reunion East rental options.
- Rental information is being added to the Reunion East and Reunion West CDD websites. This work is expected to be completed by the end of August.

Operational Updates

- Staff is working to have Wi-Fi installed at Heritage Crossing.
- A sign is being ordered to clearly communicating the closure of Seven Eagles when the facility is reserved for a private rental.

Board Direction Requested

Should marketing of Seven Eagles be limited to reduce the frequency of amenity closures and avoid resident dissatisfaction?



HOST YOUR NEXT PRIVATE EVENT AT SEVEN EAGLES PAVILION & POOL AREA

RESORT-STYLE RELAXED, PERFECTLY LOCATED IN REUNION.

◆ 1344 Seven Eagles Court, Reunion, Florida 34747



THE PERFECT POOLSIDE SETTING

Make your next celebration close to home in a beautiful, open-air setting designed for memorable gatherings.

-  Capacity up to 100 guests
-  Temporary exclusive use of the pool area
-  Large resort pool, two hot tubs and covered pavilion
-  Ideal for birthdays, showers, graduations, reunions and neighborhood gatherings

RENTAL OPTIONS & FEES

CAPACITY UP TO 100

NON-RESIDENT	\$1,500
RESIDENT / NON-RESIDENT MEMBER	\$750
EVENT DEPOSIT	\$500 + damages

ADDITIONAL FEES & REQUIREMENTS MAY APPLY

SECURITY FEE
\$50/hour

SETUP
\$300

CLEANUP
\$300

RESERVATIONS
Apply 28-180 days ahead •
events up to 4 hours

READY TO RESERVE YOUR DATE?

Christine Wells
cwells@gmscfl.com

REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

SECTION ii

Reunion East Action Items

Meeting Assigned	Item	Assigned To	Status	Comments
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. Real estate representation letter approved by BOS subject to legal review 07.09.2026.
12/14/23	KORR petition to consider property conveyance from RE to KORR		On Hold	Developer funding agreement in place, request under review.

3/13/25	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/Trucco	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	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. Proposal for infrastructure inventory to be presented to BOS 08.13.2026.

2/10/26	Review Maintenance Fee Assessment Methodology	Adams	On Hold	
4/9/26	Implement Amended and Restated 04.09.2026 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 (completed). Sign proposal to be presented 06.11.2026. Fausnight sign no parking install completed July 2026. 24 Hour signs pending installation. Notification sent to residents and Reunion stakeholders 06.26.2026 and 07.27.2026.
5/14/26	Flat Roof Replacement at HCCC	Scheerer	In Process	

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 tentative week of August 10. Email to residents pending.
7/9/26	Seven Eagles Restroom Refubishment	Scheerer	In Process	BOS approved proposal 07.09.2026. Agreement partially executed as of 07.30.2026. Email to residents pending.

7/9/26	Seven Eagles Fitness Center Sign Update	Scheerer	In Process	Fitness Center users to be notified by sign how to report maintenance matters to Field Management.
Reunion West Action Items				
	Action Item	Assigned To	Status	Comments
3/12/26	Pro Forma Reunion West Budget without cost share	Adams/Accounting	Completed	Board requested to review proposed budget without cost share included. Reviewed 07.09.2026.

SECTION iii

Reunion East

Community Development District

Summary of Invoices

July 01, 2026 - July 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	7/9/26	6952-6967	\$ 166,161.56
	7/15/26	6968-6983	68,975.54
	7/23/26	6984-6990	14,733.63
	7/30/26	6991-6994	9,505.30
			\$ 259,376.03
R&M Fund			
	7/15/26	319	\$ 4,200.00
			\$ 4,200.00
Payroll			
	<u>July 2026</u>		
	Diane Davis	50887	\$ 184.70
	John Magnusson	50888	184.70
	June Wispelwey	50889	184.70
	Mark Greenstein	50890	184.70
	Trudy Hobbs	50891	184.70
			\$ 923.50
TOTAL			\$ 264,499.53

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
7/09/26	00095	6/24/26	259677	202606 320-53800-57400				*	259.49		
			RPLC ENTRANCE GATE BELT								
		6/24/26	259677	202606 300-13100-10100				*	195.75		
			RPLC ENTRANCE GATE BELT								
		6/30/26	259852	202606 320-53800-57400				*	1,053.37		
			REPLACE CONTROL BOARD								
		6/30/26	259852	202606 300-13100-10100				*	794.65		
			REPLACE CONTROL BOARD								
		6/30/26	259945	202606 320-53800-57400				*	139.65		
			RESET ENTRANCE GATE ARM								
		6/30/26	259945	202606 300-13100-10100				*	105.35		
			RESET ENTRANCE GATE ARM								
							ACCESS CONTROL SYSTEMS LLC			2,548.26	006952
7/09/26	00129	6/25/26	6151	202606 320-53800-57400				*	470.25		
			GH-RPLC CEILING TILES								
		6/25/26	6151	202606 300-13100-10100				*	354.75		
			CG-RPLC CEILING TILES								
		6/26/26	6152	202606 320-53800-47700				*	390.45		
			SE-PAINTED A GLASS WALL								
		6/26/26	6152	202606 300-13100-10100				*	294.55		
			SE-PAINTED A GLASS WALL								
		6/26/26	6153	202606 320-53800-53200				*	213.75		
			CP-RPR NO PARKING SIGN								
		6/26/26	6153	202606 300-13100-10100				*	161.25		
			CP-RPR NO PARKING SIGN								
		6/26/26	6154	202606 320-53800-47700				*	322.05		
			HC-INSTALL 2 DOOR LOCKS								
		6/26/26	6154	202606 300-13100-10100				*	242.95		
			HC-INSTALL 2 DOOR LOCKS								
							BERRY CONSTRUCTION INC.			2,450.00	006953
7/09/26	00196	6/30/26	90119561	202606 310-51300-32200				*	4,750.00		
			FY25 AUDIT SERVICES								
							DIBARTOLOMEO, MCBEE, HARTLEY &			4,750.00	006954
7/09/26	00072	4/25/26	39095	202604 320-53800-53000				*	1,068.75		
			RPLC 25 FLEX STAKE DLN								
		4/25/26	39095	202604 300-13100-10100				*	806.25		
			RPLC 25 FLEX STAKE DLN								
							FAUSNIGHT STRIPE AND LINE INC			1,875.00	006955
7/09/26	00106	2/19/26	332-6424	202602 320-53800-53200				*	101.46		
			9 18X24 CORO SIGNS								
		2/19/26	332-6424	202602 300-13100-10100				*	76.54		
			9 18X24 CORO SIGNS								
							FASTSIGNS SOUTH ORLANDO			178.00	006956
							REUE REUNION EAST TVISCARRA				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/09/26	00144	6/30/26	17165131 202606 320-53800-47700 HC-SYSTEM INSPECTION		*	102.36	
		6/30/26	17165131 202606 300-13100-10100 HC-SYSTEM INSPECTION		*	77.22	
FRANK'S AIR CONDITIONING, INC.							179.58 006957
7/09/26	99999	7/09/26	VOID 202607 000-00000-00000 VOID CHECK		C	.00	
*****INVALID VENDOR NUMBER*****							.00 006958
7/09/26	00092	5/31/26	3806 202605 320-53800-41000 CP PHONE LINE 7585		*	49.77	
		5/31/26	3806 202605 300-13100-10100 CP PHONE LINE 7585		*	37.54	
		5/31/26	3806 202605 320-53800-41000 HC PHONE LINE 7693		*	49.77	
		5/31/26	3806 202605 300-13100-10100 HC PHONE LINE 7693		*	37.54	
		5/31/26	3806 202605 320-53800-41000 HS FIRE PANEL 1 MAY26		*	49.77	
		5/31/26	3806 202605 300-13100-10100 HS FIRE PANEL 1 MAY26		*	37.54	
		5/31/26	3806 202605 320-53800-41000 HS FIRE PANEL 2 MAY26		*	49.77	
		5/31/26	3806 202605 300-13100-10100 HS FIRE PANEL 2 MAY26		*	37.54	
		5/31/26	3806 202605 320-53800-41000 HC IRRG LINE 1 MAY26		*	49.77	
		5/31/26	3806 202605 300-13100-10100 HC IRRG LINE 1 MAY26		*	37.54	
		5/31/26	3806 202605 320-53800-41000 HC IRRG LINE 2 MAY26		*	49.77	
		5/31/26	3806 202605 300-13100-10100 HC IRRG LINE 2 MAY26		*	37.54	
		5/31/26	3806 202605 320-53800-41000 HC FIRE LINE 2 MAY26		*	49.77	
		5/31/26	3806 202605 300-13100-10100 HC FIRE LINE 2 MAY26		*	37.54	
		5/31/26	3806 202605 320-53800-41000 HC FIRE LINE 1 MAY26		*	49.77	
		5/31/26	3806 202605 300-13100-10100 HC FIRE LINE 1 MAY26		*	37.54	
		5/31/26	3809 202605 320-53800-41000 CENTURYLNK-CIRCUIT/MODEM		*	385.34	
		5/31/26	3809 202605 300-13100-10100 CENTURYLNK-CIRCUIT/MODEM		*	290.69	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		5/31/26 3810	202605 320-53800-41000		*	124.37	
			CENTURYLNK-CP GATE ACCESS				
		5/31/26 3810	202605 300-13100-10100		*	93.82	
			CENTURYLNK-CP GATE ACCESS				
		6/21/26 3870	202605 320-53800-43100		*	4.15	
			TOHO METER#62644090 MAY26				
		6/21/26 3871	202605 320-53800-43000		*	150.19	
			DUKEENERGY#9100 8323 9862				
		6/21/26 3872	202605 320-53800-43000		*	789.17	
			DUKEENERGY#9100 8324 0443				
				KINGWOOD ORLANDO REUNION RESORT LLC			2,536.21 006959
7/09/26 00163		7/06/26 2138	202607 320-53800-47500		*	912.00	
			PRESS.WASH-HORSE STABLE				
		7/06/26 2138	202607 300-13100-10100		*	688.00	
			PRESS.WASH-HORSE STABLE				
				PRESSURE WASH THIS			1,600.00 006960
7/09/26 00054		7/01/26 2026JUL	202607 320-53800-34500		*	6,650.00	
			SECURITY SERVICES JUL26				
		7/01/26 2026JUL	202607 300-13100-10100		*	5,016.66	
			SECURITY SERVICES JUL26				
				REUNION RESORT AND CLUB MASTER ASSC			11,666.66 006961
7/09/26 99999		7/09/26 VOID	202607 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 006962
7/09/26 99999		7/09/26 VOID	202607 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 006963
7/09/26 00060		6/16/26 328969	202606 320-53800-46200		*	231.42	
			TERR.AUTOFILL FLOAT BASIN				
		6/16/26 328969	202606 300-13100-10100		*	174.58	
			TERR.AUTOFILL FLOAT BASIN				
		6/18/26 328741	202606 320-53800-46200		*	529.50	
			TERR.FILTER/SEAL/IMPELLER				
		6/18/26 328741	202606 300-13100-10100		*	399.45	
			TERR.FILTER/SEAL/IMPELLER				
		6/22/26 328316	202606 320-53800-46200		*	156.18	
			HC-REMOVE ECOLAB EQUIP				
		6/22/26 328316	202606 300-13100-10100		*	117.82	
			HC-REMOVE ECOLAB EQUIP				
		6/22/26 329157	202606 320-53800-46200		*	198.93	
			HOMESTEAD-INSTL WEIR DOOR				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/22/26		329157	202606 300-13100-10100 HOMESTEAD-INSTL WEIR DOOR		*	150.07	
6/22/26		329159	202606 320-53800-46200 HC POOL B-15GAL SULF.ACID		*	618.42	
6/22/26		329159	202606 300-13100-10100 HC POOL B-15GAL SULF.ACID		*	466.53	
6/22/26		329160	202606 320-53800-46200 HC POOL A-15GAL SULF.ACID		*	334.59	
6/22/26		329160	202606 300-13100-10100 HC POOL A-15GAL SULF.ACID		*	252.41	
6/22/26		329161	202606 320-53800-46200 SE-15GAL SULF.ACID		*	1,049.37	
6/22/26		329161	202606 300-13100-10100 SE-15GAL SULF.ACID		*	791.63	
6/22/26		329162	202606 320-53800-46200 HOMESTEAD-15GAL SULF.ACID		*	470.82	
6/22/26		329162	202606 300-13100-10100 HOMESTEAD-15GAL SULF.ACID		*	355.18	
6/22/26		329163	202606 320-53800-46200 TERR.15GAL SULF.ACID		*	727.04	
6/22/26		329163	202606 300-13100-10100 TERR.15GAL SULF.ACID		*	548.46	
6/22/26		329164	202606 320-53800-46200 CP-15GAL SULF.ACID		*	596.22	
6/22/26		329164	202606 300-13100-10100 CP-15GAL SULF.ACID		*	449.78	
6/22/26		329237	202606 320-53800-46200 HC-REPAIR 6 TILES		*	213.47	
6/22/26		329237	202606 300-13100-10100 HC-REPAIR 6 TILES		*	161.03	
6/25/26		329362	202606 320-53800-46200 SE-INSTALL WEIR DOOR		*	170.43	
6/25/26		329362	202606 300-13100-10100 SE-INSTALL WEIR DOOR		*	128.57	
6/26/26		329314	202606 320-53800-46200 SE-INSTALL SPA TIMER		*	385.32	
6/26/26		329314	202606 300-13100-10100 SE-INSTALL SPA TIMER		*	290.68	
6/26/26		329346	202606 320-53800-46200 CP-INSTL NEW TORO VALVE		*	294.09	
6/26/26		329346	202606 300-13100-10100 CP-INSTL NEW TORO VALVE		*	221.86	
SPIES POOL LLC						10,483.85	006964
7/09/26	00070	6/24/26 85741	202606 320-53800-47700 INSTALL 2 JUNCTION BOXES		*	385.89	
REUE REUNION EAST TVISCARRA							

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 8/04/26		PAGE 5		
*** CHECK DATES 07/01/2026 - 07/31/2026 ***		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 #			
		6/24/26 85741	202606 300-13100-10100			*	291.11				
		INSTALL 2 JUNCTION BOXES									
				TERRY S ELECTRIC INC				677.00 006965			
7/09/26	99999	7/09/26 VOID	202607 000-00000-00000			C	.00				
		VOID CHECK									
				*****INVALID VENDOR NUMBER*****				.00 006966			
7/09/26	00030	5/29/26 1181370	202604 320-53800-47400			*	1,550.40				
		ONE-TIME MOWING SERVICE									
		5/29/26 1181370	202604 300-13100-10100			*	1,169.60				
		ONE-TIME MOWING SERVICE									
		6/30/26 1207327	202606 320-53800-47300			*	41,089.59				
		LANDSCAPE MAINT JUN26									
		6/30/26 1207327	202606 300-13100-10100			*	30,997.41				
		LANDSCAPE MAINT JUN26									
		6/30/26 1207327	202606 320-53800-47300			*	912.00				
		TURF CARE JUN26									
		6/30/26 1207327	202606 300-13100-10100			*	688.00				
		TURF CARE JUN26									
		6/30/26 1207327	202606 320-53800-47300			*	912.00				
		TREE/SHRUBCARE JUN26									
		6/30/26 1207327	202606 300-13100-10100			*	688.00				
		TREE/SHRUBCARE JUN26									
		6/30/26 1207327	202606 320-53800-47300			*	7,060.02				
		IRRIGATION MAINT JUN26									
		6/30/26 1207327	202606 300-13100-10100			*	5,325.98				
		IRRIGATION MAINT JUN26									
		6/30/26 1207327	202606 320-53800-47300			*	8,565.39				
		BEDDING PLANTS JUN26									
		6/30/26 1207327	202606 300-13100-10100			*	6,461.61				
		BEDDING PLANTS JUN26									
		6/30/26 1207327	202606 320-53800-47300			*	14,364.00				
		PALM TRIMMING JUN26									
		6/30/26 1207327	202606 300-13100-10100			*	10,836.00				
		PALM TRIMMING JUN26									
		6/30/26 1207327	202606 320-53800-47300			*	1,939.71-				
		CREDIT REMAINING PHASE									
		6/30/26 1207327	202606 300-13100-10100			*	1,463.29-				
		CREDIT REMAINING PHASE									
				YELLOWSTONE LANDSCAPE SOUTHEAST LLC				127,217.00 006967			
7/15/26	00074	6/30/26 237449	202606 320-53800-47000			*	776.91				
		AQUATIC PLANT MGMT JUN26									
		6/30/26 237449	202606 300-13100-10100			*	586.09				
		AQUATIC PLANT MGMT JUN26									
				APPLIED AQUATIC MANAGEMENT INC				1,363.00 006968			
				REUE REUNION EAST TVISCARRA							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/15/26	00095	6/30/26 259582	202606 320-53800-57400		*	96.67	
		REPLACE SAFETY DETECTOR					
		6/30/26 259582	202606 300-13100-10100		*	72.93	
		REPLACE SAFETY DETECTOR					
ACCESS CONTROL SYSTEMS LLC							169.60 006969
7/15/26	00129	5/30/26 6127	202605 320-53800-47700		*	265.05	
		REPAIR FENCE SECTIONS					
		5/30/26 6127	202605 300-13100-10100		*	199.95	
		REPAIR DENCE SECTIONS					
		5/30/26 6128	202605 320-53800-47700		*	561.45	
		HC-INSTALL 2 FLUSH KITS					
		5/30/26 6128	202605 300-13100-10100		*	423.55	
		HC-INSTALL 2 FLUSH KITS					
		7/11/26 6167	202607 320-53800-46200		*	2,565.00	
		10 BLUE/BEIGE UMBRELLAS					
		7/11/26 6167	202607 300-13100-10100		*	1,935.00	
		10 BLUE/BEIGE UMBRELLAS					
		7/11/26 6168	202607 320-53800-46200		*	162.45	
		SE-REPLACE 3 UMBRELLAS					
		7/11/26 6168	202607 300-13100-10100		*	122.55	
		SE-REPLACE 3 UMBRELLAS					
BERRY CONSTRUCTION INC.							6,235.00 006970
7/15/26	00134	7/01/26 04815	202606 310-51300-31100		*	99.50	
		PRE CON COORDINATION					
		7/01/26 04815	202606 310-51300-31100		*	597.00	
		CDD MEETING					
		7/01/26 04815	202606 310-51300-31100		*	472.40	
		ANNUAL CERTIFICATION REV					
BOYD CIVIL ENGINEERING INC							1,168.90 006971
7/15/26	00144	7/10/26 17214044	202607 320-53800-47700		*	119.45	
		HC-SERVICE CALL INSPECT					
		7/10/26 17214044	202607 300-13100-10100		*	90.12	
		HC-SERVICE CALL INSEPCT					
		7/10/26 17214197	202607 320-53800-47700		*	118.95	
		SE-CONTROL BOARD BYPASS					
		7/10/26 17214197	202607 300-13100-10100		*	89.74	
		SE-CONTROL BOARD BYPASS					
FRANK'S AIR CONDITIONING, INC.							418.26 006972
7/15/26	00176	6/24/26 31336	202606 320-53800-48200		*	185.25	
		PREVENTATIVE MAINT JUN26					
		6/24/26 31336	202606 300-13100-10100		*	139.75	
		PREVENTATIVE MAINT JUN26					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		6/30/26	31144A 202606 320-53800-48200		*	352.83	
			FINAL 50% PARTS BALANCE				
		6/30/26	31144A 202606 300-13100-10100		*	266.17	
			FINAL 50% PARTS BALANCE				
				FITNESS SERVICES OF FLORIDA INC			944.00 006973
7/15/26	00049	7/01/26	686 202607 320-53800-12000		*	3,838.58	
			FIELD MANAGEMENT JUL26				
		7/01/26	687 202606 320-53800-57500		*	1,027.66	
			AMEX-PARKING VIOLATIONS				
		7/01/26	687A 202607 310-51300-34000		*	4,414.50	
			MANAGEMENT FEES JUL26				
		7/01/26	687A 202607 310-51300-35200		*	108.17	
			WEBSITE ADMIN FEE JUL26				
		7/01/26	687A 202607 310-51300-35100		*	162.25	
			INFORMATION TECH JUL26				
		7/01/26	687A 202607 310-51300-31300		*	901.25	
			DISSEMINATION FEE JUL26				
		7/01/26	687A 202607 310-51300-51000		*	1.11	
			OFFICE SUPPLIES JUL26				
		7/01/26	687A 202607 310-51300-42000		*	146.87	
			POSTAGE JUL26				
				GOVERNMENTAL MANAGEMENT SERVICES			10,600.39 006974
7/15/26	00079	7/08/26	12131304 202607 320-53800-47900		*	48.34	
			MTHLY PEST CONTROL JUL26				
		7/08/26	12131304 202607 300-13100-10100		*	36.46	
			MTHLY PEST CONTROL JUL26				
				HOMETEAM PEST DEFENSE			84.80 006975
7/15/26	00186	7/01/26	770822 202607 300-15500-10000		*	790.26	
			ALARM MONITOR SRVC AUG26				
		7/01/26	770822 202607 300-13100-10100		*	596.15	
			ALARM MONITOR SRVC AUG26				
				HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,386.41 006976
7/15/26	00119	7/13/26	154539 202606 310-51300-31500		*	627.00	
			CONTRACT W/ADV.ROOF&SM FL				
		7/13/26	154539 202606 310-51300-31500		*	330.00	
			MAILBOX KIOSKS LOCATIONS				
		7/13/26	154539 202606 310-51300-31500		*	1,122.00	
			EHOF/SUNSHINE LAW				
		7/13/26	154539 202606 310-51300-31500		*	1,485.00	
			REV AGENDA/ATTEND CDD MTG				
		7/13/26	154539 202606 310-51300-31500		*	675.00	
			FINAL AGRMNT W/ ENVERA				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		7/13/26	154539 202606 310-51300-31500 YELLOWSTONE ADDENDUM		*	277.00	
		7/13/26	154539 202606 310-51300-31500 FAUSNIGHT AGREEMENT		*	297.00	
		7/13/26	154539 202606 310-51300-31500 ANNUAL INTERNAL AUDIT		*	1,268.50	
		7/13/26	154539 202606 310-51300-31500 ORLANDO HEALTH AGRMNT		*	594.00	
		7/13/26	154541 202606 310-51300-31500 TRACT OWNERSHIP DISPUTE		*	11,428.30	
				LATHAM LUNA EDEN AND BEAUDINE LLP			18,103.80 006977
7/15/26	00192	7/01/26	2115 202607 320-53800-43300 POOL AMENITIES JUL26		*	2,163.15	
		7/01/26	2115 202607 300-13100-10100 POOL AMENITIES JUL26		*	1,631.85	
		7/01/26	2115 202607 320-53800-43300 POOL ATTENDANT JUL26		*	5,400.75	
		7/01/26	2115 202607 300-13100-10100 POOL ATTENDANT JUL26		*	4,074.25	
		7/01/26	2115 202607 320-53800-43300 HC-CLEANING SERVICE JUL26		*	617.74	
		7/01/26	2115 202607 300-13100-10100 HC-CLEANING SERVICE JUL26		*	466.01	
				PG SERVICE GROUP LLC			14,353.75 006978
7/15/26	00206	7/10/26	IV012271 202606 320-53800-47800 STABLES-SEMIANNUAL INSP		*	114.00	
		7/10/26	IV012271 202606 300-13100-10100 STABLES-SEMIANNUAL INSP		*	86.00	
		7/10/26	IV012271 202606 320-53800-47800 STABLES-ANNUAL BACKFLOW		*	51.30	
		7/10/26	IV012271 202606 300-13100-10100 STABLES-ANNUAL BACKFLOW		*	38.70	
		7/10/26	IV012271 202606 320-53800-47800 HC-ANNUAL BACKFLOW INSP		*	51.30	
		7/10/26	IV012271 202606 300-13100-10100 HC-ANNUAL BACKFLOW INSP		*	38.70	
		7/13/26	IV012289 202607 320-53800-47700 STABLES-BACKFLOW REPAIR		*	1,462.02	
		7/13/26	IV012289 202607 300-13100-10100 STABLES-BACKFLOW REPAIR		*	1,102.93	
				PYE-BARKER FIRE & SAFETY, LLC			2,944.95 006979
7/15/26	00175	7/01/26	1012772 202607 320-53800-46200 POOL MAINTENANCE JUL26		*	4,845.00	
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		7/01/26 1012772	202607 300-13100-10100		*	3,655.00	
		POOL MAINTENANCE JUL26		ROBERTS POOL SERVICE AND REPAIR INC			8,500.00 006980
7/15/26 00060		7/02/26 329548	202607 320-53800-46200		*	643.50	
		SE-280 BLEACH/DEGREASER					
		7/02/26 329548	202607 300-13100-10100		*	485.45	
		SE-280 BLEACH/DEGREASER					
		7/03/26 329579	202607 320-53800-46200		*	213.75	
		TERR.-ALGAE TREATMENT					
		7/03/26 329579	202607 300-13100-10100		*	161.25	
		TERR.-ALGAE TREATMENT					
		7/03/26 329580	202607 320-53800-46200		*	156.18	
		SE-RESECURED COUPLING					
		7/03/26 329580	202607 300-13100-10100		*	117.82	
		SE-RESECURED COUPLING					
				SPIES POOL LLC			1,777.95 006981
7/15/26 00205		6/30/26 06302026	202606 300-36900-10100		*	285.00	
		REFUND OF RENTAL DEPOSIT					
		6/30/26 06302026	202606 300-20700-10100		*	215.00	
		REFUND OF RENTAL DEPOSIT					
				SHILPA HEMANT DALVI			500.00 006982
7/15/26 00002		6/15/26 0SA78395	202606 310-51300-48000		*	424.73	
		NOT.OF WORKSHOP MEETING					
				TRIBUNE PUBLISHING COMPANY LLC DBA			424.73 006983
7/23/26 00074		7/15/26 237486	202607 320-53800-47000		*	776.91	
		AQUATIC PLANT MGMT JUL26					
		7/15/26 237486	202607 300-13100-10100		*	586.09	
		AQUATIC PLANT MGMT JUL26					
				APPLIED AQUATIC MANAGEMENT INC			1,363.00 006984
7/23/26 00095		12/01/25 256126R	202511 320-53800-57400		*	188.12	
		RPLC SHEAR PIN AND BELT					
		12/01/25 256126R	202511 300-13100-10100		*	141.91	
		RPLC SHEAR PIN AND BELT					
		3/12/26 258050	202603 320-53800-57400		*	575.47	
		REPLACED SURGE PROTECTOR					
		3/12/26 258050	202603 300-13100-10100		*	434.13	
		REPLACED SURGE PROTECTOR					
		4/08/26 258506	202604 320-53800-57400		*	195.23	
		RPLC WORN-OUT BELT					
		4/08/26 258506	202604 300-13100-10100		*	147.27	
		EPLC WORN-OUT BELT					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/08/26		258556		202604 320-53800-57400		*	143.88		
				RPLC BARRIER ARM&BOLT KIT					
4/08/26		258556		202604 300-13100-10100		*	108.54		
				RPLC BARRIER ARM&BOLT KIT					
5/18/26		259128		202605 320-53800-57400		*	90.80		
				REPLACED BARRIER ARM					
5/18/26		259128		202605 300-13100-10100		*	68.50		
				REPLACED BARRIER ARM					
7/21/26		260269		202607 320-53800-57400		*	274.89		
				RESET CONTROLLER/RPLC PIN					
7/21/26		260269		202607 300-13100-10100		*	207.37		
				RESET CONTROLLER/RPLC PIN					
ACCESS CONTROL SYSTEMS LLC								2,576.11	006985
7/23/26	00129	7/12/26	6166	202607 320-53800-47200		*	185.25		
				TERR. REPLACE LIGHT BULBS					
		7/12/26	6166	202607 300-13100-10100		*	139.75		
				TERR. REPLACE LIGHT BULBS					
BERRY CONSTRUCTION INC.								325.00	006986
7/23/26	00207	6/04/26	207308	202606 320-53800-47700		*	229.82		
				144 B11-5-E12-940-F-C					
		6/04/26	207308	202606 300-13100-10100		*	173.38		
				144 B11-5-E12-940-F-C					
		6/08/26	207392	202606 320-53800-47700		*	1,225.73		
				168 PAR38FA-19-9CCT					
		6/08/26	207392	202606 300-13100-10100		*	924.67		
				168 PAR38FA-19-9CCT					
CITY ELECTRIC SUPPLY								2,553.60	006987
7/23/26	00042	1/01/26	3259987	202601 320-53800-46200		*	424.83		
				EMERG.PHONE-CARRIAGE PT					
		1/01/26	3259987	202601 300-13100-10100		*	320.49		
				EMERG.PHONE-CARRIAGE PT					
		6/26/26	3479240	202606 320-53800-46200		*	22.80		
				CP-RPLC 12V BATTERY					
		6/26/26	3479240	202606 300-13100-10100		*	17.20		
				CP-RPLC 12V BATTERY					
KINGS III OF AMERICA, INC.								785.32	006988
7/23/26	99999	7/23/26	VOID	202607 000-00000-00000		C	.00		
				VOID CHECK					
*****INVALID VENDOR NUMBER*****								.00	006989
7/23/26	00060	7/07/26	326799	202607 320-53800-46200		*	254.19		
				SE-TREAT SPA1 BIOFILM					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... INVOICE YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #
		7/07/26	326799 202607 300-13100-10100 SE-TREAT SPA1 BIOFILM		*	191.76	
		7/08/26	329702 202607 320-53800-46200 SE-260 BULK BLEACH		*	451.41	
		7/08/26	329702 202607 300-13100-10100 SE-260 BULK BLEACH		*	340.54	
		7/08/26	329703 202607 320-53800-46200 CARRIAGE PT-BLEACH		*	438.90	
		7/08/26	329703 202607 300-13100-10100 CARRIAGE PT-BLEACH		*	331.10	
		7/13/26	328319 202607 320-53800-46200 SE-RMV ECOLAB EQUIP		*	128.25	
		7/13/26	328319 202607 300-13100-10100 SE-RMV ECOLAB EQUIP		*	96.75	
		7/13/26	329833 202607 320-53800-46200 SE-PUMP/PLUGGED DRAIN		*	210.76	
		7/13/26	329833 202607 300-13100-10100 SE-PUMP/PLUGGED DRAIN		*	158.99	
		7/13/26	329848 202607 320-53800-46200 CP-MOTOR/SEAL/RING/CLAMP		*	1,058.49	
		7/13/26	329848 202607 300-13100-10100 CP-MOTOR/SEAL/RING/CLAMP		*	798.51	
		7/14/26	326798 202607 320-53800-46200 SE-TREATED SPA2 BIOFILM		*	568.26	
		7/14/26	326798 202607 300-13100-10100 SE-TREATED SPA2 BIOFILM		*	428.69	
		7/14/26	328315 202607 320-53800-46200 CP-RMV ECOLAB EQUIP		*	156.18	
		7/14/26	328315 202607 300-13100-10100 CP-RMV ECOLAB EQUIP		*	117.82	
		7/18/26	24240 202607 320-53800-46200 CHEMICAL CONTROLLER MS		*	798.00	
		7/18/26	24240 202607 300-13100-10100 CHEMICAL CONTROLLER MS		*	602.00	
			SPIES POOL LLC				7,130.60 006990
7/30/26	00095	7/27/26	260410 202607 320-53800-57400 RESET TRANSPONDER/PULLEY		*	139.65	
		7/27/26	260410 202607 300-13100-10100 RESET TRANSPONDER/PULLEY		*	105.35	
			ACCESS CONTROL SYSTEMS LLC				245.00 006991
7/30/26	00206	7/23/26	IV012447 202607 320-53800-47700 HC-BACKFLOW REPAIRS		*	1,744.17	
		7/23/26	IV012447 202607 300-13100-10100 HC-BACKFLOW REPAIRS		*	1,315.78	
			PYE-BARKER FIRE & SAFETY, LLC				3,059.95 006992
			REUE REUNION EAST TVISCARRA				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/30/26	99999	7/30/26	VOID 202607 000-000000-000000 VOID CHECK		C	.00	
				*****INVALID VENDOR NUMBER*****			.00 006993
7/30/26	00060	7/15/26	328735 202607 320-53800-46200 CP-FILTER/TREATED BIOFILM		*	1,416.74	
		7/15/26	328735 202607 300-13100-10100 CP-FILTER/TREATED BIOFILM		*	1,068.76	
		7/20/26	330099 202607 320-53800-46200 SE-INSTL NEW PVC FITTING		*	164.10	
		7/20/26	330099 202607 300-13100-10100 SE-INSTL NEW PVC FITTING		*	123.80	
		7/20/26	330122 202607 320-53800-46200 CP-160 BULK BLEACH		*	277.56	
		7/20/26	330122 202607 300-13100-10100 CP-160 BULK BLEACH		*	209.39	
		7/20/26	330123 202607 320-53800-46200 HC POOL A-230 BULK BLEACH		*	367.08	
		7/20/26	330123 202607 300-13100-10100 HC POOL A-230 BULK BLEACH		*	276.92	
		7/20/26	330125 202607 320-53800-46200 HC POOL B-200 BULK BLEACH		*	319.20	
		7/20/26	330125 202607 300-13100-10100 HC POOL B-200 BULK BLEACH		*	240.80	
		7/20/26	330126 202607 320-53800-46200 HOMESTEAD-240 BULK BLEACH		*	383.04	
		7/20/26	330126 202607 300-13100-10100 HOMESTEAD-240 BULK BLEACH		*	288.96	
		7/20/26	330127 202607 320-53800-46200 SE-230GAL BULK BLEACH		*	367.08	
		7/20/26	330127 202607 300-13100-10100 SE-230GAL BULK BLEACH		*	276.92	
		7/20/26	330128 202607 320-53800-46200 TERR.-150GAL BULK BLEACH		*	239.40	
		7/20/26	330128 202607 300-13100-10100 TERR.-150GAL BULK BLEACH		*	180.60	
			SPIES POOL LLC				6,200.35 006994
TOTAL FOR BANK A						259,376.03	
TOTAL FOR REGISTER						259,376.03	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/15/26	00001	5/17/26 6106	202605 320-53800-53000		*	2,394.00	
		RPLC 6 CONCRETE SDWLK SEC					
		5/17/26 6106	202605 300-13100-10100		*	1,806.00	
		RPLC 6 CONCRETE SDWLK SEC					
				BERRY CONSTRUCTION INC.			4,200.00 000319

						TOTAL FOR BANK C	4,200.00
						TOTAL FOR REGISTER	4,200.00

REUE REUNION EAST TVISCARRA

SECTION iv

Reunion East
Community Development District

Unaudited Financial Reporting
June 30, 2026



Table of Contents

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

Reunion East
Community Development District
Balance Sheet
June 30, 2026

	<i>General Fund</i>	<i>Replacement & Maintenance Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 230,872	\$ 13,256	\$ -	\$ -	\$ 244,128
Investments:					
Series 2002A-2					
Reserve	-	-	3	-	3
Revenue	-	-	101,619	-	101,619
Series 2005					
Reserve	-	-	5	-	5
Revenue	-	-	198,376	-	198,376
Construction	-	-	-	12	12
Series 2015A					
Reserve	-	-	175,000	-	175,000
Revenue	-	-	1,229,240	-	1,229,240
Prepayment	-	-	15,167	-	15,167
Series 2021					
Reserve	-	-	1,116,155	-	1,116,155
Revenue	-	-	712,514	-	712,514
Construction	-	-	-	667,434	667,434
Investment - Custody	540,594	-	-	-	540,594
SBA - Operating	821,592	-	-	-	821,592
SBA - Reserve	-	3,770,813	-	-	3,770,813
Due from General Fund	-	-	5,000	-	5,000
Due from Reunion West	618,798	58,777	-	-	677,575
Prepaid Expenses	790	-	-	-	790
Total Assets	\$ 2,212,646	\$ 3,842,845	\$ 3,553,078	\$ 667,446	\$ 10,276,015
Liabilities:					
Accounts Payable	\$ 183,859	\$ 4,200	\$ -	\$ -	\$ 188,059
Due to Debt Service 2015A	5,000	-	-	-	5,000
Due to Debt Service 2021	-	-	-	-	-
Due to Reunion West	112,166	7,610	-	-	119,776
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	\$ 301,026	\$ 11,810	\$ 19,544,681	\$ -	\$ 19,857,516
Fund Balances:					
Assigned For Debt Service 2002A-2	\$ -	\$ -	\$ (10,176,783)	\$ -	\$ (10,176,783)
Assigned For Debt Service 2005	-	-	(9,067,895)	-	(9,067,895)
Assigned For Debt Service 2015A	-	-	1,424,407	-	1,424,407
Assigned For Debt Service 2021	-	-	1,828,669	-	1,828,669
Assigned For Capital Projects 2005	-	-	-	12	12
Assigned For Capital Projects 2021	-	-	-	667,434	667,434
Unassigned	1,911,620	3,831,036	-	-	5,742,656
Total Fund Balances	\$ 1,911,620	\$ 3,831,036	\$ (15,991,602.68)	\$ 667,446	\$ (9,581,501)
Total Liabilities & Fund Equity	\$ 2,212,646	\$ 3,842,845	\$ 3,553,078	\$ 667,446	\$ 10,276,015

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments	\$ 2,325,718	\$ 2,325,718	\$ 2,356,192	\$ 30,474
Interest	47,400	35,550	45,533	9,983
Miscellaneous Revenues	-	-	10,000	10,000
Rental Income	6,000	4,500	16,430	11,930
Total Revenues	\$ 2,379,118	\$ 2,365,768	\$ 2,428,155	\$ 62,387
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 8,600	\$ 400
FICA Expense	918	689	658	31
Engineering Fees	30,000	22,500	14,865	7,635
Attorney	100,000	75,000	84,651	(9,651)
Arbitrage	900	-	-	-
Dissemination Agent	10,815	8,111	8,211	(100)
Annual Audit	4,750	4,750	4,750	-
Trustee Fees	8,869	-	-	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,974	39,731	39,731	-
Information Technology	1,947	1,460	1,460	-
Website Maintenance	1,298	974	974	(0)
Telephone	75	56	-	56
Postage	1,500	1,125	554	571
Printing & Binding	500	375	3	372
Insurance	20,571	20,571	19,407	1,164
Legal Advertising	5,000	3,750	2,718	1,032
Other Current Charges	600	450	70	380
Office Supplies	250	188	8	179
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	\$ 198,415	\$ 196,990	\$ 1,425

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 46,063	\$ 34,547	\$ 34,547	\$ 0
Amenity Management	5,472	4,104	-	4,104
Property Insurance	68,786	68,786	62,739	6,047
Telephone	22,800	17,100	14,163	2,937
Electric	380,606	285,455	290,160	(4,706)
Water & Sewer	42,750	32,063	32,237	(174)
Gas	59,850	44,888	55,237	(10,349)
Landscape - Contract	581,400	436,050	575,639	(139,589)
Landscape - Contingency	71,250	53,438	19,400	34,037
Pond Maintenance	14,250	10,688	8,957	1,731
Irrigation Repairs & Maintenance	19,950	14,963	9,507	5,456
Pool & Fountain Maintenance	219,450	164,588	146,877	17,711
Building Repairs & Maintenance	28,500	21,375	37,958	(16,583)
Contract Cleaning	80,900	60,675	69,950	(9,275)
Fitness Center Repairs & Maintenance	7,923	5,942	5,185	757
Gate & Gatehouse Maintenance	45,600	34,200	24,387	9,813
Amenity/Pool Lights	11,400	8,550	17,446	(8,896)
Maintenance (Inspections)	5,700	4,275	2,252	2,024
Operating Supplies	2,850	2,138	-	2,138
Parking Violation Tags	285	214	1,028	(814)
Pest Control	1,756	1,317	1,130	
Pressure Washing	28,500	21,375	23,940	(2,565)
Repairs & Maintenance	20,520	15,390	3,276	12,114
Roadways/Sidewalks/Bridge	22,800	17,100	21,264	(4,164)
Security	121,904	91,428	83,636	7,792
Signage	11,400	8,550	8,102	448
Hurricane Expenses	5,700	4,275	-	4,275
Total Maintenance - Shared Expenses	\$ 1,928,365	\$ 1,463,470	\$ 1,549,017	\$ (85,734)
<u>Reserves</u>				
Capital Reserve Transfer	\$ 188,100	\$ 188,100	\$ 188,100	\$ -
Total Reserves	\$ 188,100	\$ 188,100	\$ 188,100	\$ -
Total Expenditures	\$ 2,379,118	\$ 1,849,985	\$ 1,934,107	\$ (84,309)
Excess Revenues (Expenditures)	\$ (0)		\$ 494,048	
Fund Balance - Beginning	\$ -		\$ 1,417,572	
Fund Balance - Ending	\$ (0)		\$ 1,911,620	

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	\$ 46,314	\$ 193,401	\$ -	\$ -	\$ -	\$ 2,356,192
Interest	3,504	3,035	4,231	6,969	6,087	5,842	5,904	5,099	4,862	-	-	-	45,533
Miscellaneous Revenues	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000
Rental Income	-	2,081	285	2,480	3,833	-	4,845	2,451	456	-	-	-	16,430
Total Revenues	\$ 3,504	\$ 246,364	\$ 1,511,704	\$ 94,070	\$ 72,840	\$ 64,254	\$ 182,835	\$ 53,865	\$ 198,719	\$ -	\$ -	\$ -	\$ 2,428,155
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ 1,200	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 8,600
FICA Expense	77	77	61	77	61	61	92	77	77	-	-	-	658
Engineering Fees	2,603	1,283	1,767	1,260	1,212	2,115	2,488	970	1,169	-	-	-	14,865
Attorney	8,197	4,450	3,670	6,261	14,908	9,112	5,575	14,375	18,104	-	-	-	84,651
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	901	901	901	901	901	901	1,001	901	901	-	-	-	8,211
Annual Audit	-	-	-	-	-	-	-	-	4,750	-	-	-	4,750
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,415	4,415	4,415	4,415	4,415	4,415	4,415	4,415	4,415	-	-	-	39,731
Information Technology	162	162	162	162	162	162	162	162	162	-	-	-	1,460
Website Maintenance	108	108	108	108	108	108	108	108	108	-	-	-	974
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	54	106	24	71	28	128	16	73	54	-	-	-	554
Printing & Binding	-	1	-	-	2	-	-	-	-	-	-	-	3
Insurance	19,407	-	-	-	-	-	-	-	-	-	-	-	19,407
Legal Advertising	-	-	495	-	815	424	-	560	425	-	-	-	2,718
Other Current Charges	-	-	-	-	-	-	35	-	35	-	-	-	70
Office Supplies	1	1	1	1	1	1	1	1	1	-	-	-	8
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	\$ 22,641	\$ 31,200	\$ -	\$ -	\$ -	\$ 196,990

Reunion East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Maintenance - Shared Expenses</u>													
Field Maintenance	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ 3,839	\$ -	\$ -	\$ -	\$ 34,547
Amenity Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	62,739	-	-	-	-	-	-	-	-	-	-	-	62,739
Telephone	1,646	1,475	1,825	1,474	1,739	1,834	1,651	1,598	921	-	-	-	14,163
Electric	32,651	21,166	47,214	28,430	23,705	40,890	30,855	33,189	32,061	-	-	-	290,160
Water & Sewer	2,801	3,069	4,275	3,520	4,476	4,154	3,295	3,710	2,937	-	-	-	32,237
Gas	1,340	1,869	4,569	7,558	9,372	13,485	8,470	5,253	3,321	-	-	-	55,237
Landscape - Contract	48,034	125,259	70,963	53,727	48,034	62,591	48,034	48,034	70,963	-	-	-	575,639
Landscape - Contingency	-	7,820	1,881	550	2,021	1,790	4,685	653	-	-	-	-	19,400
Pond Maintenance	995	995	995	995	995	995	995	995	995	-	-	-	8,957
Irrigation Repairs & Maintenance	775	801	1,532	3,218	-	661	1,014	1,506	-	-	-	-	9,507
Pool & Fountain Maintenance	14,127	15,915	16,352	16,297	17,043	15,130	17,734	16,203	18,075	-	-	-	146,877
Building Repairs & Maintenance	11,477	1,590	897	2,720	872	8,037	912	4,662	6,790	-	-	-	37,958
Contract Cleaning	6,623	6,545	6,620	9,188	8,247	8,182	8,182	8,182	8,182	-	-	-	69,950
Fitness Center Repairs & Maintenance	185	877	185	1,631	185	675	185	723	538	-	-	-	5,185
Gate & Gatehouse Maintenance	1,324	581	1,694	1,158	2,415	7,818	4,039	3,039	2,319	-	-	-	24,387
Amenity/Pool Lights	3,239	2,631	1,479	3,557	1,119	3,076	-	1,796	550	-	-	-	17,446
Maintenance (Inspections)	447	456	504	-	627	-	-	-	217	-	-	-	2,252
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	1,028	-	-	-	1,028
Pest Control	48	128	48	48	128	504	48	128	48	-	-	-	1,130
Pressure Washing	-	-	8,807	14,735	-	-	-	399	-	-	-	-	23,940
Repairs & Maintenance	493	-	1,047	-	-	-	-	-	1,736	-	-	-	3,276
Roadways/Sidewalks/Bridge	285	333	1,026	958	-	-	11,907	6,755	-	-	-	-	21,264
Security	8,714	8,714	8,714	8,714	8,714	8,714	8,734	13,754	8,865	-	-	-	83,636
Signage	2,722	647	1,468	-	315	564	1,958	-	428	-	-	-	8,102
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 204,504	\$ 204,709	\$ 185,936	\$ 162,316	\$ 133,845	\$ 182,939	\$ 156,537	\$ 154,417	\$ 163,812	\$ -	\$ -	\$ -	\$ 1,549,017
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 188,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,100
Total Reserves	\$ -	\$ -	\$ 188,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,100
Total Expenditures	\$ 249,714	\$ 217,312	\$ 386,441	\$ 176,572	\$ 159,203	\$ 201,166	\$ 171,629	\$ 177,059	\$ 195,011	\$ -	\$ -	\$ -	\$ 1,934,107
Excess Revenues (Expenditures)	\$ (246,210)	\$ 29,052	\$ 1,125,263	\$ (82,502)	\$ (86,363)	\$ (136,912)	\$ 11,206	\$ (123,194)	\$ 3,708	\$ -	\$ -	\$ -	\$ 494,048

Reunion East

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Transfer In	\$ 188,100	\$ 188,100	\$ 188,100	\$ -
Interest	150,000	112,500	110,021	(2,479)
Total Revenues	\$ 338,100	\$ 300,600	\$ 298,121	\$ (2,479)
Expenditures:				
Contingency	\$ 600	\$ 450	\$ 419	\$ 31
Capital Outlay	372,991	279,743	158,159	121,584
Total Expenditures	\$ 373,591	\$ 280,193	\$ 158,578	\$ 121,615
Excess Revenues (Expenditures)	\$ (35,491)		\$ 139,543	
Fund Balance - Beginning	\$ 3,494,902		\$ 3,691,493	
Fund Balance - Ending	\$ 3,459,411		\$ 3,831,036	

Reunion East

Community Development District

Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 2,666	\$ 2,666
Total Revenues	\$ -	\$ -	\$ 2,666	\$ 2,666
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)	\$ -		\$ 2,666	
Fund Balance - Beginning	\$ -		\$ (10,179,449)	
Fund Balance - Ending	\$ -		\$ (10,176,783)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 5,204	\$ 5,204
Total Revenues	\$ -	\$ -	\$ 5,204	\$ 5,204
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)	\$ -		\$ 5,204	
Fund Balance - Beginning	\$ -		\$ (9,073,099)	
Fund Balance - Ending	\$ -		\$ (9,067,895)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance

Revenues:

Special Assessments	\$ 2,563,488	\$ 2,563,488	\$ 2,597,101	\$ 33,613
Special Assessments - Prepayments	-	-	21,616	21,616
Interest	60,000	45,000	52,254	7,254

Total Revenues	\$ 2,623,488	\$ 2,608,488	\$ 2,670,970	\$ 62,482
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Expenditures:

Series 2015A

Interest - 11/01	\$ 423,375	\$ 423,375	\$ 423,375	\$ -
Principal - 05/01	1,765,000	1,765,000	1,765,000	-
Interest - 05/01	423,375	423,375	423,375	-
Special Call - 05/01	-	-	10,000	(10,000)

Total Expenditures	\$ 2,611,750	\$ 2,611,750	\$ 2,621,750	\$ (10,000)
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Other Sources/(Uses)

Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
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Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
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Excess Revenues (Expenditures)	\$ 11,738	\$ 49,220		
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Fund Balance - Beginning	\$ 1,180,058	\$ 1,375,187		
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Fund Balance - Ending	\$ 1,191,796	\$ 1,424,407		
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Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments	\$ 1,131,989	\$ 1,131,989	\$ 1,146,824	\$ 14,835
Interest	60,000	45,000	50,628	5,628
Total Revenues	\$ 1,191,989	\$ 1,176,989	\$ 1,197,452	\$ 20,463
Expenditures:				
Series 2021				
Interest - 11/01	\$ 326,361	\$ 326,361	\$ 326,361	\$ -
Principal - 05/01	465,000	465,000	465,000	-
Interest - 05/01	326,361	326,361	326,361	-
Total Expenditures	\$ 1,117,723	\$ 1,117,723	\$ 1,117,723	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 74,267		\$ 79,729	
Fund Balance - Beginning	\$ 624,140		\$ 1,748,939	
Fund Balance - Ending	\$ 698,407		\$ 1,828,669	

Reunion East

Community Development District

Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	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 June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 16,979	\$ 16,979
Total Revenues	\$ -	\$ -	\$ 16,979	\$ 16,979
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 16,979	
Fund Balance - Beginning	\$ -		\$ 650,455	
Fund Balance - Ending	\$ -		\$ 667,434	

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)
LESS: PRINCIPAL PAYMENT 05/1/26	(\$1,765,000)

CURRENT BONDS OUTSTANDING	\$15,120,000
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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)
LESS: PRINCIPAL PAYMENT 05/1/26	(\$465,000)

CURRENT BONDS OUTSTANDING	\$18,130,000
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Reunion East
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

Gross Assessments	\$ 2,474,163.08	\$ 2,727,133.88	\$ 1,204,244.00	\$ 6,405,540.96
Net Assessments	\$ 2,325,713.30	\$ 2,563,505.85	\$ 1,131,989.36	\$ 6,021,208.50

ON ROLL ASSESSMENTS

38.63%	42.57%	18.80%	100.00%
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Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015A Debt Service Asmt	2021 Debt Service Asmt	Total
11/14/25	ACH	\$50,395.33	\$960.83	\$2,354.04	\$0.00	\$47,080.46	\$18,185.00	\$20,044.32	\$8,851.14	\$47,080.46
11/21/25	ACH	\$613,844.67	\$11,785.81	\$24,553.93	\$0.00	\$577,504.93	\$223,063.34	\$245,870.45	\$108,571.13	\$577,504.92
12/12/25	ACH	\$897.52	\$17.68	\$13.46	\$0.00	\$866.38	\$334.64	\$368.86	\$162.88	\$866.38
12/12/25	ACH	\$3,479,688.78	\$66,810.02	\$139,187.62	\$0.00	\$3,273,691.14	\$1,264,474.90	\$1,393,761.13	\$615,455.11	\$3,273,691.14
12/22/25	ACH	\$665,776.92	\$12,806.34	\$25,459.73	\$0.00	\$627,510.85	\$242,378.31	\$267,160.28	\$117,972.27	\$627,510.86
01/12/26	ACH	\$21,594.47	\$419.30	\$628.87	\$0.00	\$20,546.30	\$7,936.08	\$8,747.51	\$3,862.71	\$20,546.30
01/12/26	ACH	\$205,296.35	\$3,982.78	\$6,158.95	\$0.00	\$195,154.62	\$75,379.17	\$83,086.31	\$36,689.14	\$195,154.62
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$3,380.74	\$3,380.74	\$1,305.82	\$1,439.34	\$635.58	\$3,380.74
02/09/26	ACH	\$5,685.70	\$113.41	\$14.54	\$0.00	\$5,557.75	\$2,146.70	\$2,366.19	\$1,044.86	\$5,557.75
02/09/26	ACH	\$163,956.28	\$3,211.05	\$3,404.35	\$0.00	\$157,340.88	\$60,773.48	\$66,987.26	\$29,580.14	\$157,340.88
03/10/26	ACH	\$1,901.90	\$38.04	\$0.00	\$0.00	\$1,863.86	\$719.92	\$793.53	\$350.41	\$1,863.86
03/10/26	ACH	\$127,454.02	\$2,519.89	\$1,459.20	\$0.00	\$123,474.93	\$47,692.63	\$52,568.97	\$23,213.33	\$123,474.93
04/08/26	ACH	\$20,671.97	\$413.49	\$0.00	\$0.00	\$20,258.48	\$7,824.91	\$8,624.97	\$3,808.60	\$20,258.48
04/08/26	ACH	\$433,492.04	\$8,669.41	\$18.93	\$0.00	\$424,803.70	\$164,081.95	\$180,858.51	\$79,863.25	\$424,803.71
04/24/26	ACH	\$0.00	\$0.00	\$0.00	\$465.34	\$465.34	\$179.74	\$198.12	\$87.48	\$465.34
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
06/08/26	ACH	\$89,238.76	\$1,784.77	\$0.00	\$0.00	\$87,453.99	\$33,779.42	\$37,233.19	\$16,441.38	\$87,453.99
06/16/06	ACH	\$421,689.11	\$8,433.78	\$0.00	\$0.00	\$413,255.33	\$159,621.35	\$175,941.83	\$77,692.15	\$413,255.33
07/29/26	ACH	\$0.00	\$0.00	\$0.00	\$504.96	\$504.96	\$195.04	\$214.98	\$94.93	\$504.95
		\$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		\$ 6,423,937.84	\$ 124,413.68	\$ 203,253.62	\$ 4,351.04	\$ 6,100,621.58	\$ 2,356,386.88	\$ 2,597,315.66	\$ 1,146,919.04	\$ 6,100,621.58

101.32%	Net Percent Collected
\$ (79,413.08)	Balance Remaining to Collect

SECTION V

Reunion East and West R&M	
FY2026 Project List	Month
Seven Eagles Fountain Refurbishment/Linear Park	Completed
Seven Eagles, Restrooms Counters, Tile, Paint	In Process
Stormwater Catch Basins - Drain Inlet	In Process
Stormwater Concrete Curbs and Gutters	In Process
Concrete Sidewalks	TBD
ROW Paver Crosswalks Spine & Tradition	Completed
Pool Equipment Allowance	TBD
ADA Pool Lift Terraces (2)	Completed
Pool Furniture Allowance	Completed
HVAC Replacement Allowance	TBD
Signage Replacement Allowance	TBD
Heritage Crossings Furniture	Completed
Contingency	
Projects deferred from 2025 project list	
Access Control System at Reunion Village Gate	Completed
Reunion Resort/Reunion Village (Spine Road) Gate Access + Electrical	Completed
Reunion Village No Parking Signs Phase 4 & 5	September
Signage Replacement, Radar Speed	Invoiced FY25

SECTION vi

**NOTICE OF MEETING DATES
REUNION EAST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027**

The Board of Supervisors of the *Reunion East Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2027** at **1:00 pm at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida 34747**, on the **second Thursday** of each month as follows:

**October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027**

In addition, the Board of Supervisors will conduct joint workshop meetings with the Reunion West Community Development District to discuss future agenda items at **12:00 pm** at the above-referenced address on the following dates:

**October 8, 2026
December 10, 2026
February 11, 2027
April 8, 2027
June 10, 2027
August 12, 2027**

The meetings and workshops are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting or workshop may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801; by calling (407) 841-5524, during normal business hours, or by visiting the District's website at <https://reunioneastcdd.com>.

A meeting or workshop may be continued to a date, time, and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by telephone.

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

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

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

SECTION vii

July Reunion Report

The below data is for the 6 emails sent for July.

Reunion East - 265 active subscribers

Reunion West - 231 active subscribers

There were 4 emails sent to both districts in July.

1 sent to Reunion East exclusively and 1 sent to Reunion West exclusively.

There is a 71% open rate based on the average of opens over the 6 emails sent.

2 emails related to Board of Supervisors Meetings.

1 email related to Reunion Traffic Advisory.

1 email related to Special Events.

1 email about Reporting Street Lights Outage.

1 email regarding Parking Rules.