

*Reunion East Community
Development District*

Agenda

September 10, 2026

AGENDA

Reunion East

Community Development District

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

September 3, 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, September 10, 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. Update and Recommendation for Parcels Subject to Eminent Domain Proceedings (Parcels 100, 109, 127, 137, 140 and 163)
4. Discussion with Saunders Realty
5. Approval of Minutes of the August 13, 2026 Board of Supervisors Meeting
6. Consideration of Fiscal Year 2027 Contract Renewals
 - A. Aquatic Plant Management Proposal with Applied Aquatic Management
 - B. Custodial Services Proposal with PG Service Group
 - C. Landscape Services Proposal with Yellowstone Landscape
 - D. Pool Maintenance Service Proposal with Roberts Pool Service and Repair
7. Discussion of Proposed Costs and Administrative Steps to Install Sidewalks on Vacant Lot Right of Way
8. Discussion of Reunion Village Parking Zones
9. Discussion of Potential Topics for October Reunion East and Reunion West Joint Workshop
10. Review of Long Log Action Items from Supervisor Davis
11. Ratification of Resolution 2026-08 Declaring Stables Parcel as Surplus Property and Authorizing Sale or Lease
12. Staff Reports
 - A. Attorney
 - i. Discussion/Update: Review of Demand Letter from Greenberg Traurig; Consideration of Resolution 2026-09 Declaring Special Assessments; Consideration of Resolution 2026-10 Setting a Public Hearing for Special Assessments
 - B. Engineer
 - 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. Replacement and Maintenance Plan
 - vi. E-Mail Subscribers

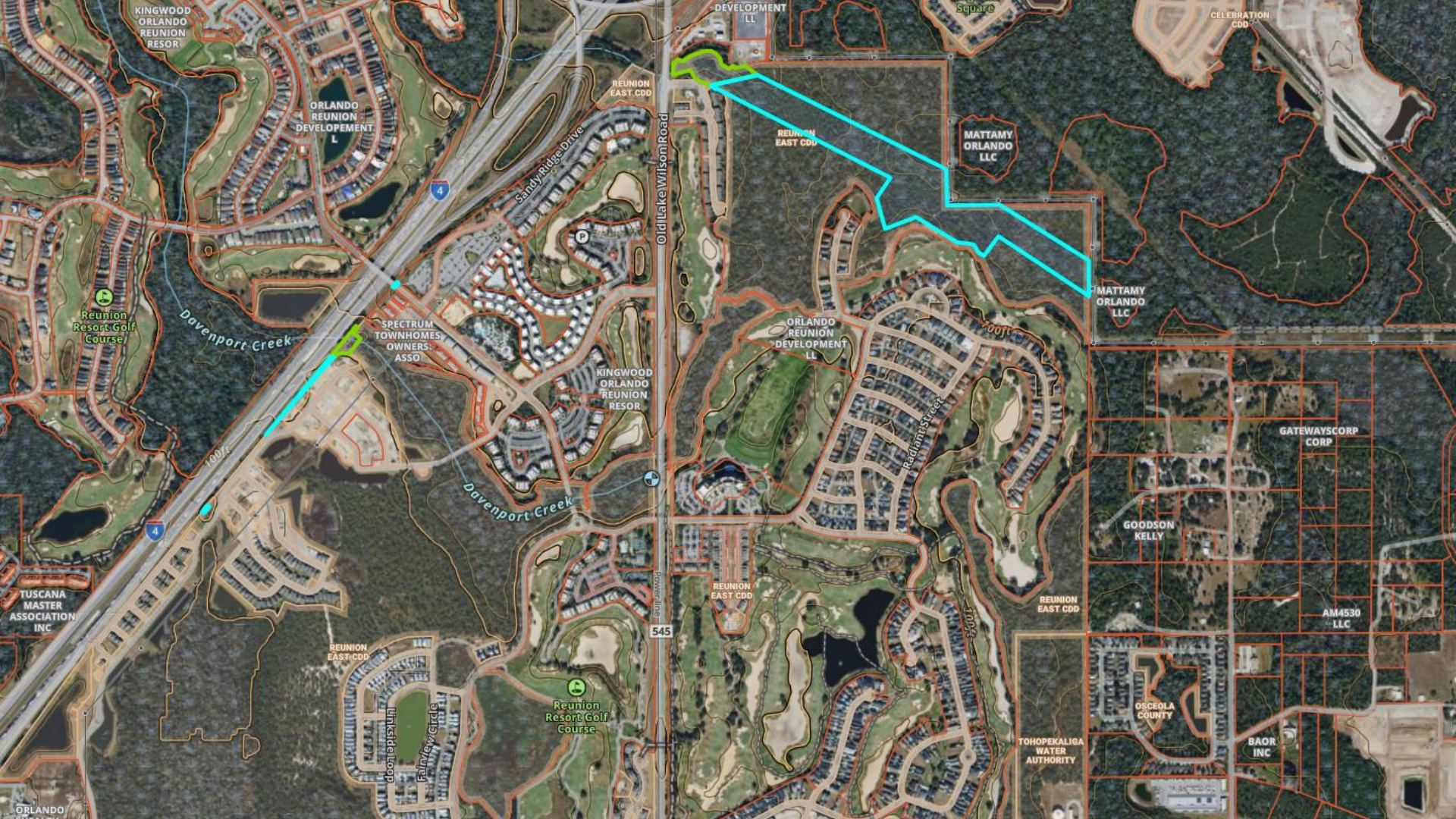
- E. Security Report

- 13. Other Business
- 14. Supervisor's Requests
- 15. Next Meeting Date: October 8, 2026
- 16. Adjournment

Sincerely,

Tricia L. Adams
District Manager

SECTION



KINGWOOD ORLANDO REUNION RESOR

ORLANDO REUNION DEVELOPMENT L

REUNION EAST CDD

DEVELOPMENT LL

Square

CELEBRATION CDD

MATTAMY ORLANDO LLC

MATTAMY ORLANDO LLC

Reunion Resort Golf Course

TUSCANA MASTER ASSOCIATION INC

SPECTRUM TOWNHOMES OWNERS ASSO

KINGWOOD ORLANDO REUNION RESOR

ORLANDO REUNION DEVELOPMENT LL

GATEWAYSCORP CORP

GOODSON KELLY

AM4530 LLC

REUNION EAST CDD

REUNION EAST CDD

REUNION EAST CDD

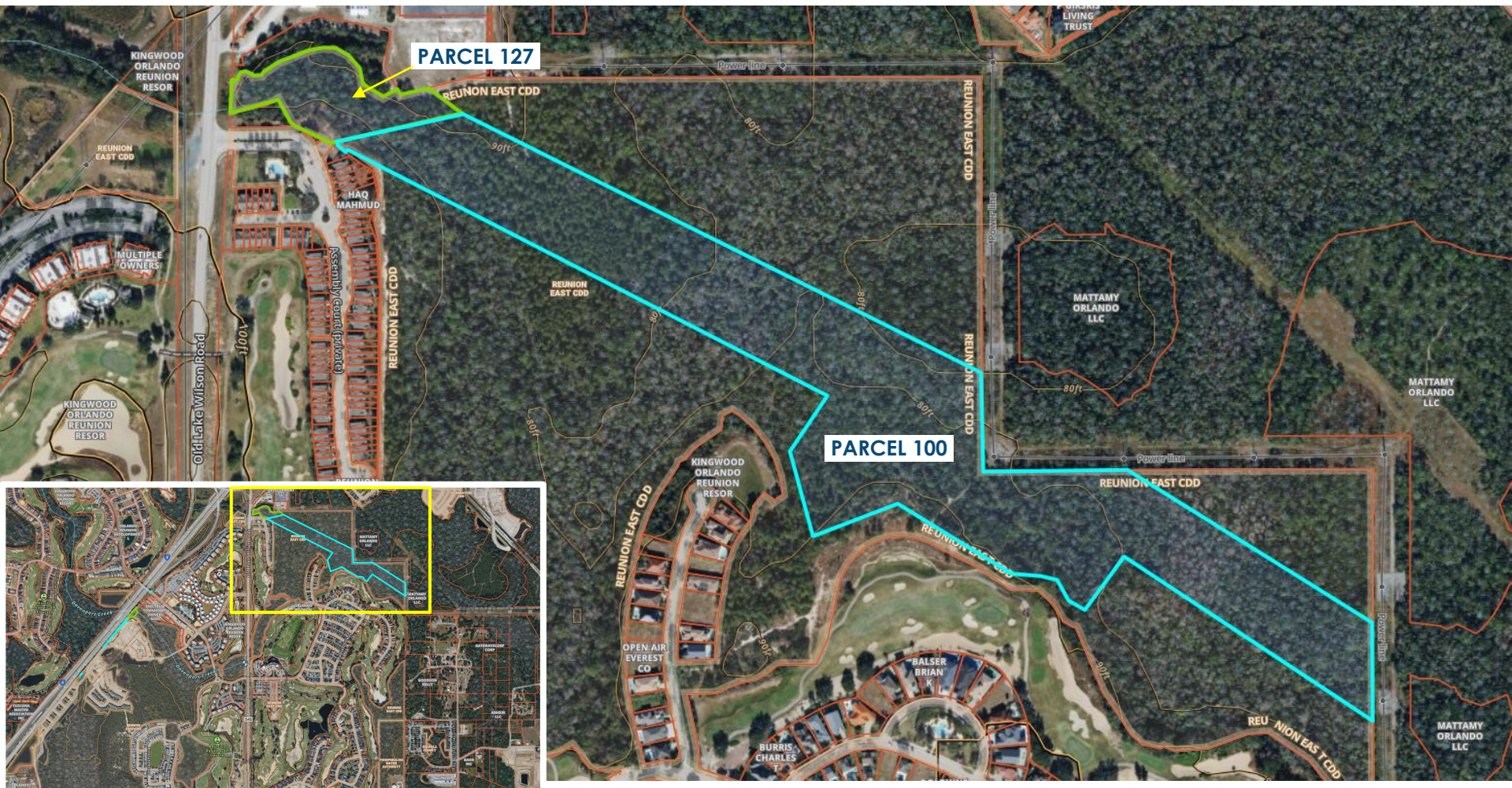
Reunion Resort Golf Course

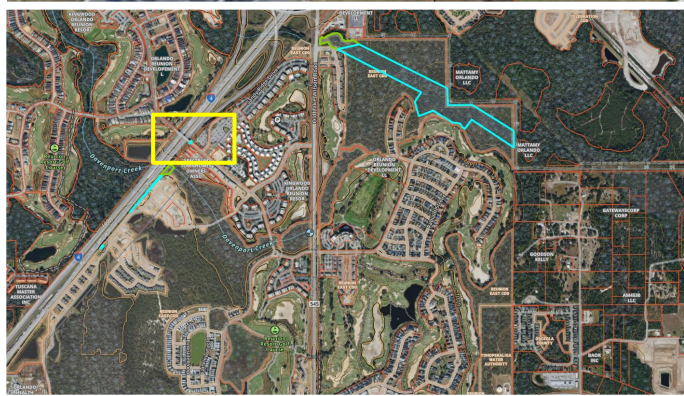
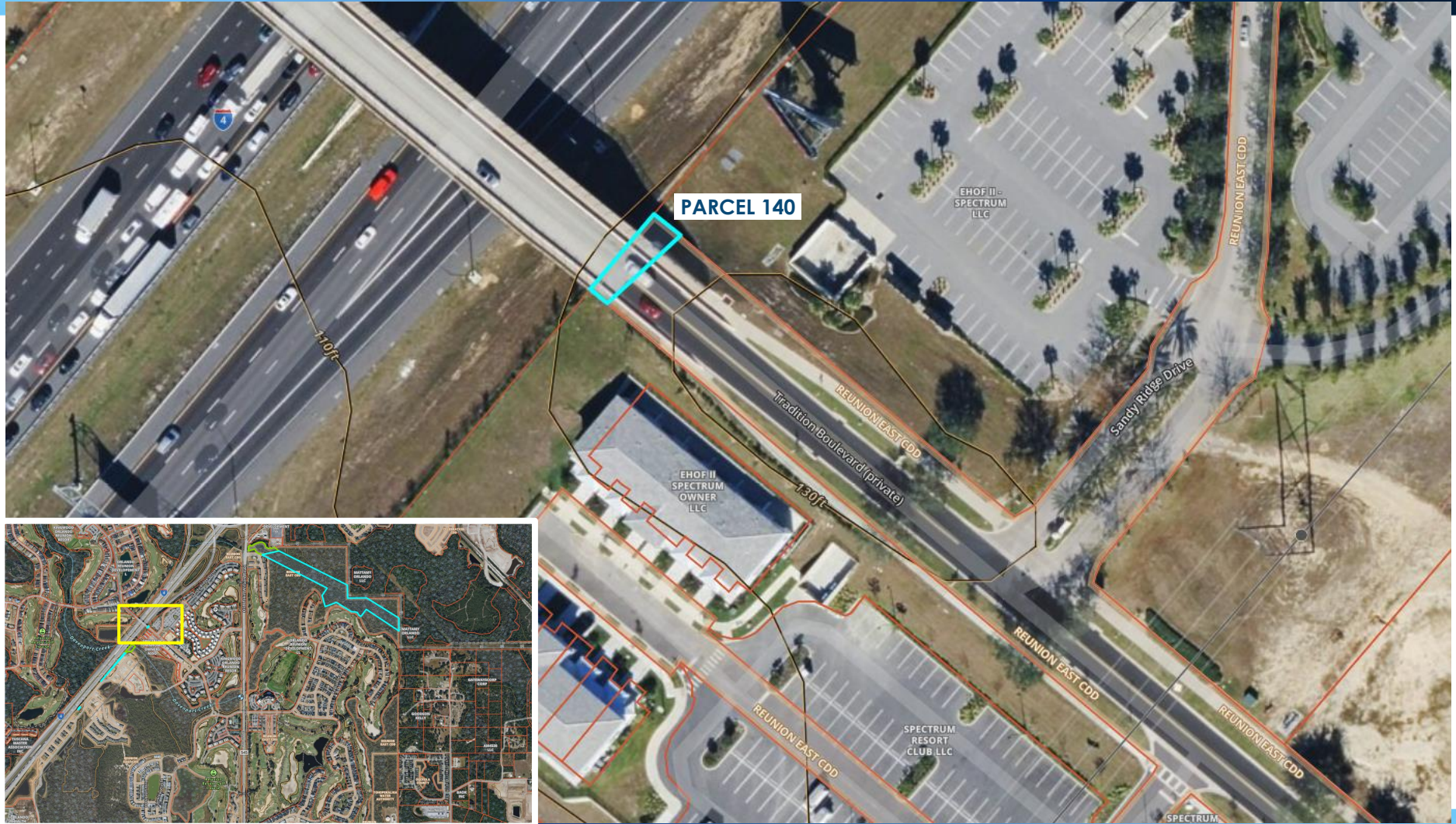
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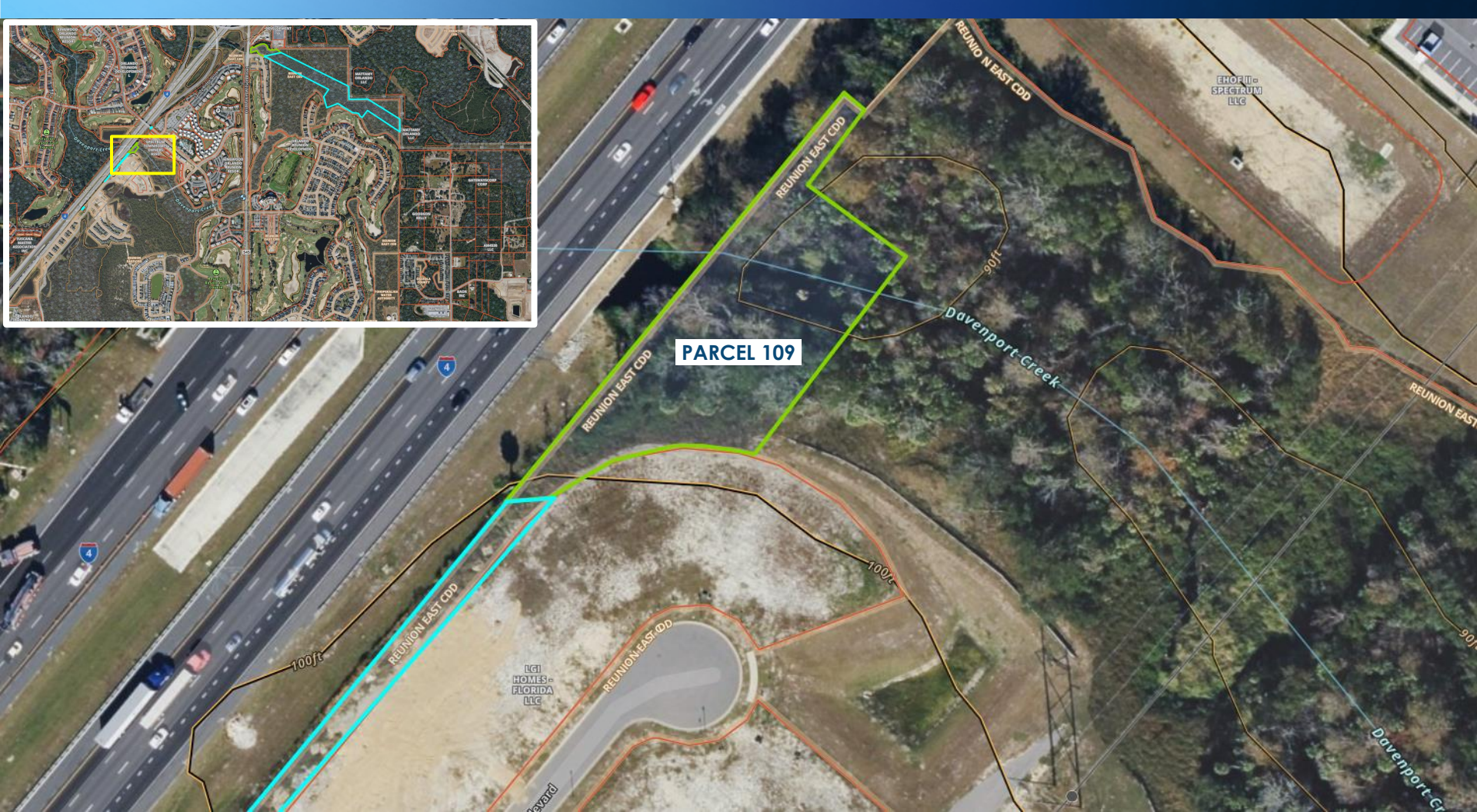
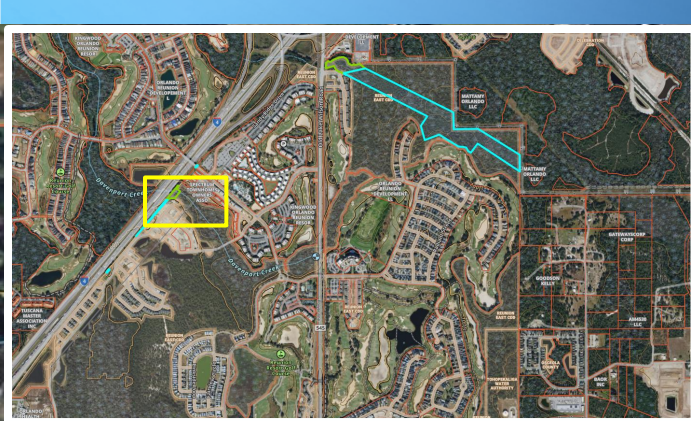
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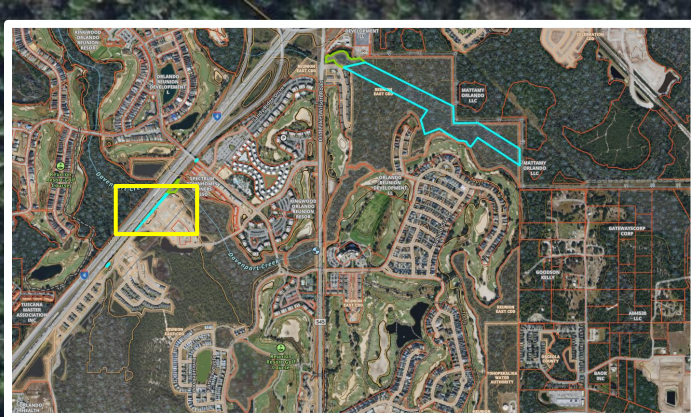
BAOR INC

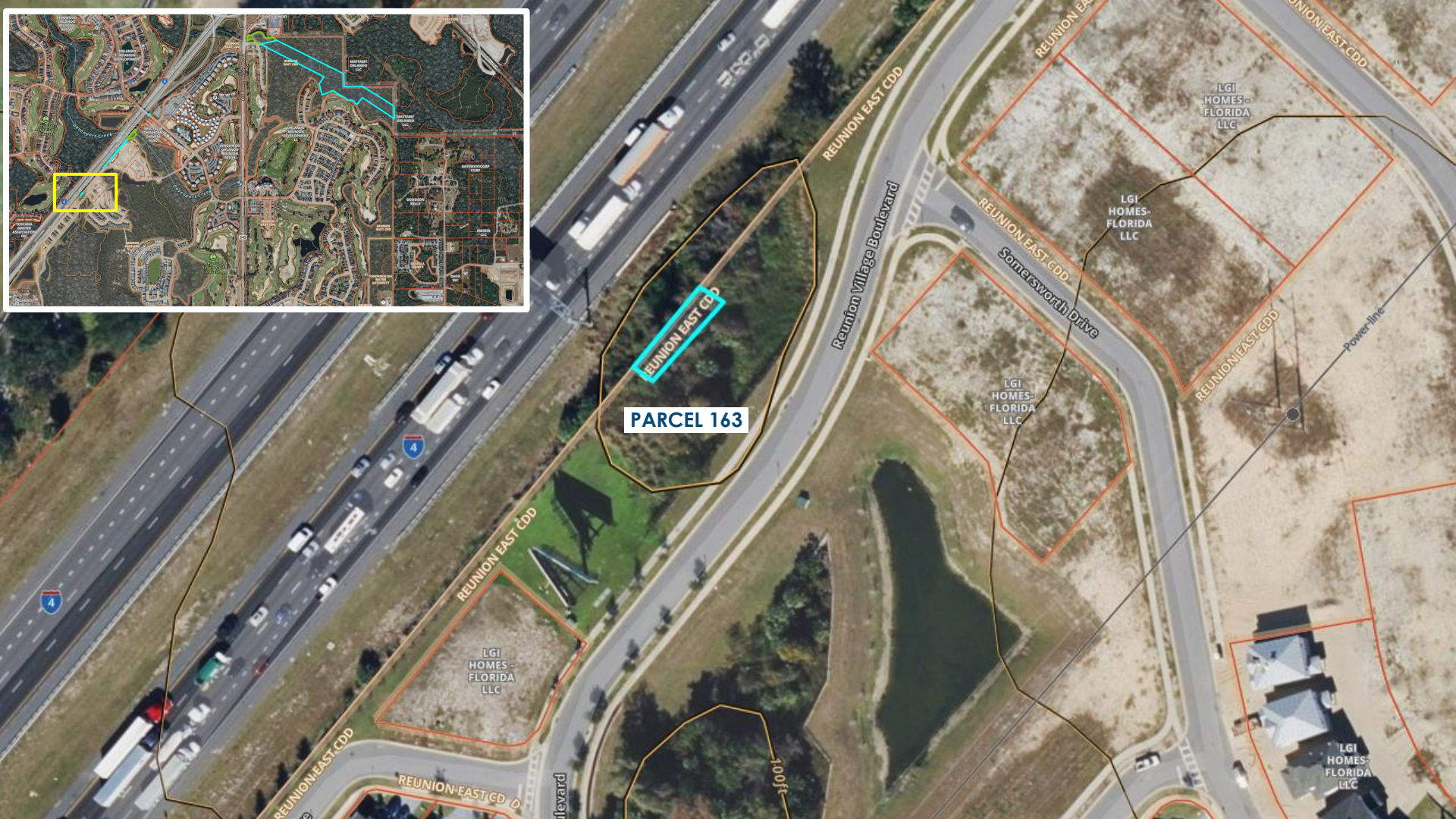
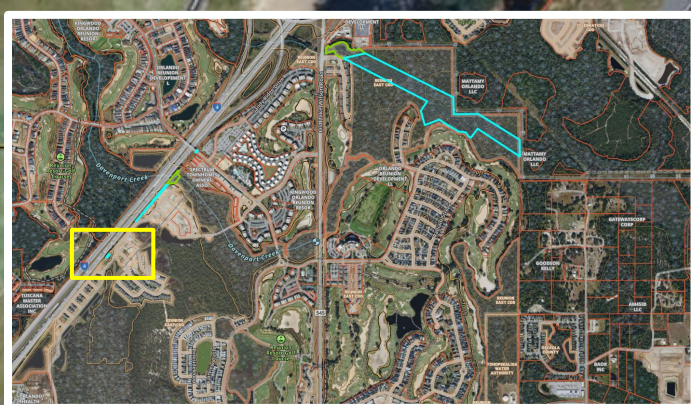
ORLANDO



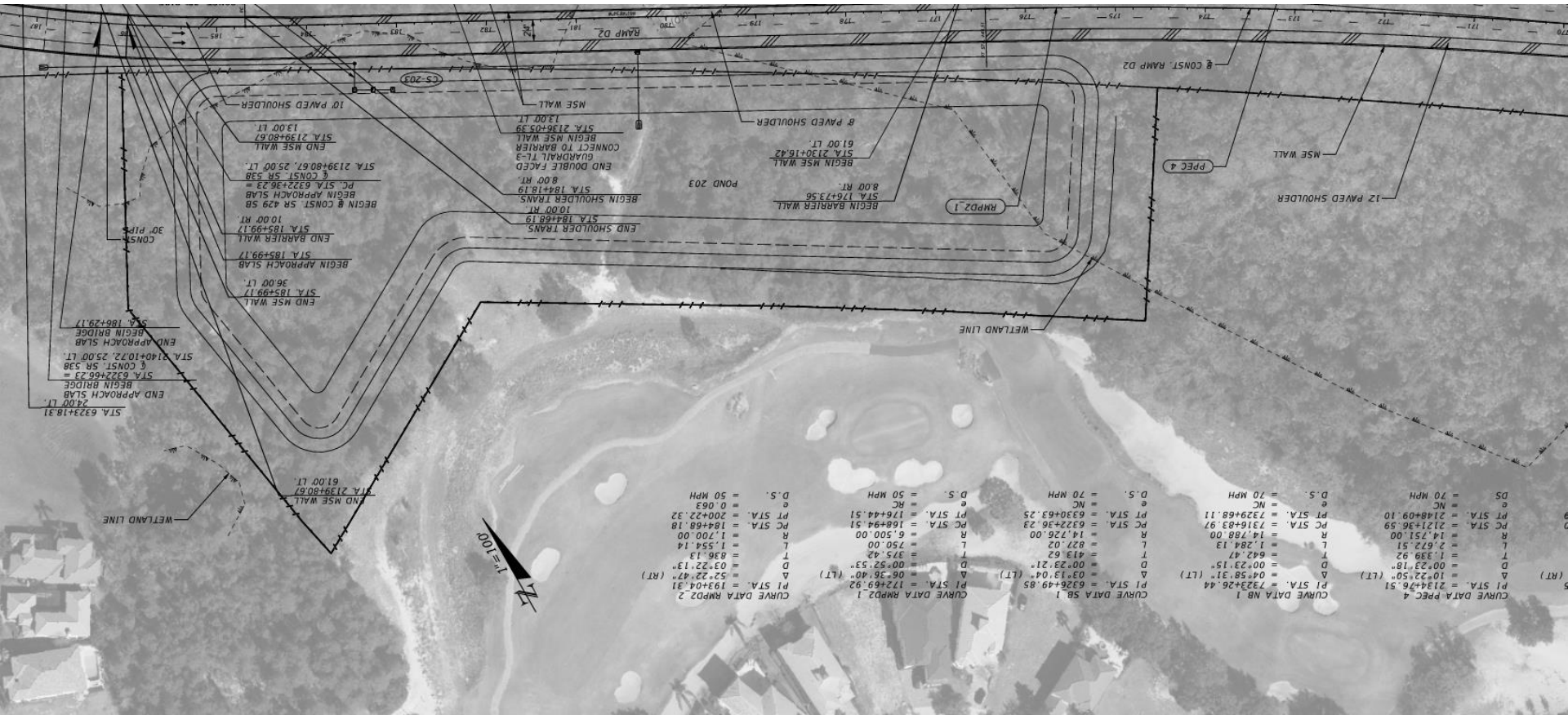








Parcel 100 – Pond Aerial



the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'communication' field is defined as:

...the study of the processes of communication production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'information science' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'information studies' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

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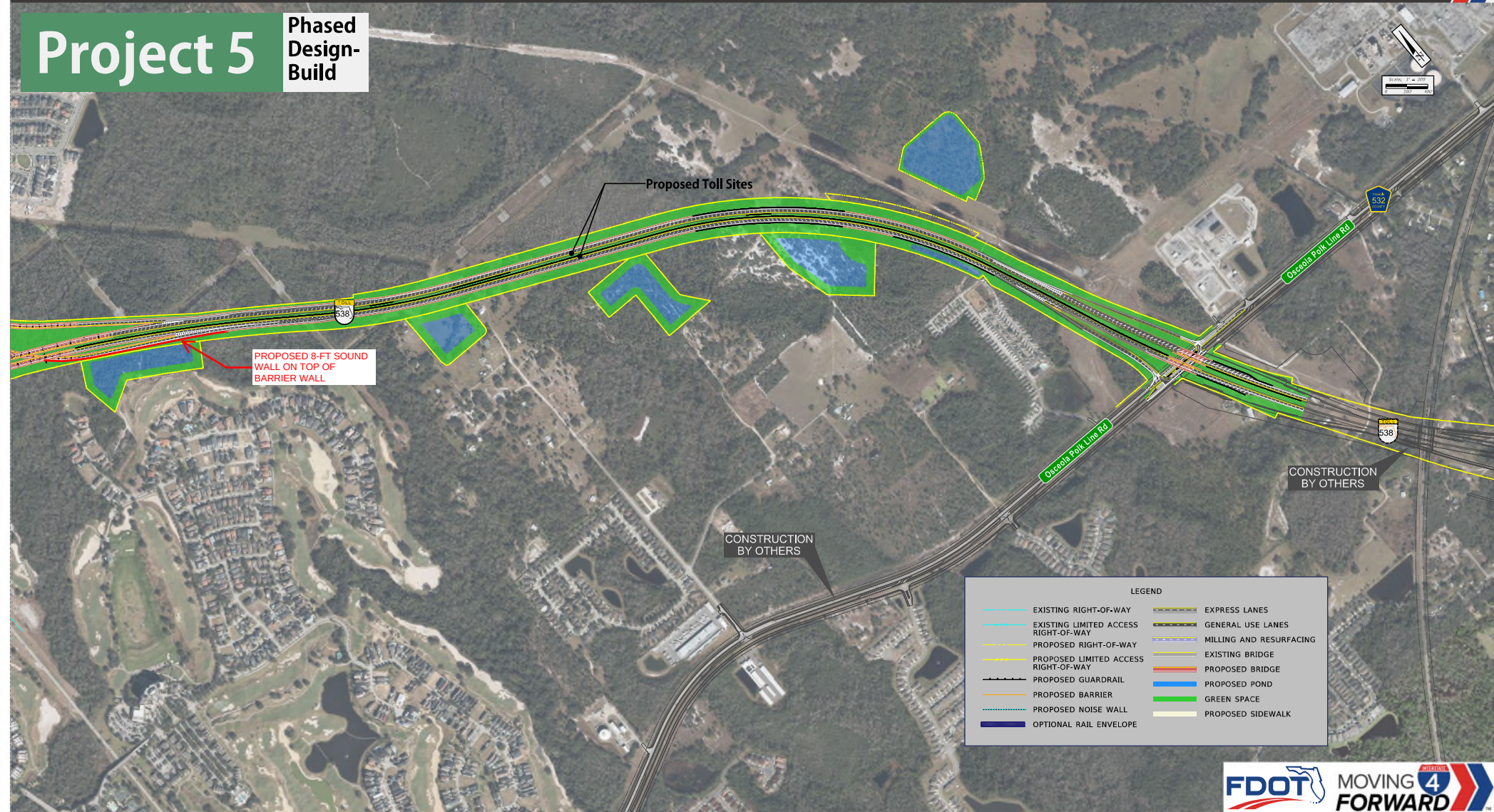
...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'information studies' field is defined as:

Poinciana Connector from Osceola Polk Line Rd. (C.R. 532) to S.R. 429

Project 5

Phased
Design-
Build



SECTION



SAUNDERS
COMMERCIAL





Saunders Commercial has built its reputation on trusted relationships, local insight, and specialized knowledge. As the commercial division of Saunders Real Estate, our team partners with investors, property owners, businesses, developers, and institutions, delivering steady guidance across acquisitions, dispositions, leasing, auction services, appraisals, and property management.

With more than \$8 billion in total transactions across the firm, we are known for consistent execution, thoughtful strategies, and a clear understanding of the markets we serve. Backed by specialists across asset classes, we provide the insight and strategy needed to position our clients for long-term success.



Decades of Trusted Results

The core of Saunders Real Estate is defined by experience, vision, and a commitment to excellence. Since 1996, we have delivered the practical expertise and dependable insight needed to navigate the complexities of a dynamic market. Saunders Real Estate operates four distinct divisions: Saunders Land, Saunders Commercial, Saunders Auctions, and Saunders Valuations. This evolution reflects where we've been and where we're headed, staying true to our values while growing with purpose.

Today, we are proud to be one of the most trusted authorities in real estate throughout the southern United States. Our comprehensive range of services includes brokerage, property management, land management, conservation easements, consulting, auctions, appraisal services, and market research, offering deep expertise across sectors.



Our vision is to be the most trusted and knowledgeable real estate firm in the markets we serve.

Developing Your Legacy

At Saunders Commercial, we deliver results-driven solutions cemented in long-standing relationships and proven execution across a range of property types. We combine specialized expertise with a deep understanding of market dynamics to position your assets for maximum value. By providing dedicated advisory through every stage of ownership, we protect the equity you've built while identifying future growth opportunities. Every decision is grounded in data to ensure your real estate strategy supports your long-term financial goals.

EXPERT ADVISORS

Our team of advisors brings a wealth of expertise in commercial real estate, specializing in diverse property types, including development land, office, retail, industrial, and multifamily assets. With extensive market knowledge and a track record of success, they are trusted by investors, developers, and owners to deliver results-driven strategies and solutions.

Each advisor at Saunders Commercial is equipped with the insights, negotiation skills, and market intelligence needed to guide clients through complex commercial transactions. With a commitment to integrity and a deep understanding of local and national markets, our advisors provide strategic direction and customized solutions that add lasting value to client investments.

CREDENTIALS

Our advisors are highly credentialed by specialized leadership organizations in both land and commercial real estate, signifying their advanced knowledge and dedication to professional development. Having completed rigorous educational programs and achieved impressive transaction records, they embody a spirit of excellence and continuous growth.

Affiliated with esteemed organizations such as CCRP, CPM, CRE, SIOR, IREM, RICS, ULI, ALC, and CCIM ensures that our clients receive wise and authoritative guidance from some of the most accomplished professionals in the industry, inspiring confidence in every decision made.

Certified Industry Leaders



Expertly Tailored Solutions

SELLER REPRESENTATION

Strategic marketing and targeted exposure position your property for a successful exit. We oversee the entire transaction lifecycle, providing the oversight and negotiation necessary to close on your terms.

BUYER REPRESENTATION

Meaningful acquisitions start with identifying opportunities that align with your long-term vision. We leverage an extensive network and proven market expertise, offering access to off-market assets and emerging opportunities.

PROPERTY MANAGEMENT

Our team brings an owner-minded perspective that drives operational excellence and long-term tenant retention. We navigate the complexities of each asset with a disciplined focus on mitigating risk and enhancing performance. By treating every property as if it were our own, we provide the dedicated oversight necessary for you to focus on your broader portfolio.

LEASING

The core of our strategy is driving value through a curated tenant mix. We secure sustainable, high-value matches by aligning every agreement with your financial objectives. From local businesses to national brands, we use our market position to negotiate terms that turn every lease into a long-term asset.

LANDLORD REPRESENTATION

Sophisticated positioning elevates your property in a competitive market. Our team executes aggressive outreach to attract premium tenants and optimize rental income, strengthening your asset's standing for years to come.

TENANT REPRESENTATION

Our team delivers the specialized market intelligence and advocacy required for companies expanding or relocating into new territories. By identifying high-performance locations and negotiating from a position of strength, we secure terms that protect your capital and position your operations for sustainable growth.

AUCTION SERVICES

Through our Saunders Auctions division, we offer a powerful and efficient way to connect sellers with qualified buyers through a transparent and competitive bidding process. With a passion for real estate and a commitment to integrity, our team combines expertise with a personalized approach to ensure a seamless and successful auction experience.

APPRAISALS AND VALUATIONS

Saunders Valuations provides independent, data-driven appraisals for land and commercial real estate. This specialized division of Saunders Real Estate combines brokerage expertise with rigorous standards to deliver precise valuations for lenders, investors, and landowners. Led by industry veterans, the team offers the technical insight and market data required for complex acquisitions, financing, and portfolio management.

Proven Marketing Strategies

ATLAS BY SAUNDERS REAL ESTATE

Real-time and historical comps are provided exclusively through our proprietary mapping and analytics platform to produce industry-leading research that sets the standard in today's real estate landscape. This data is backed by the Saunders Research team, a group of full-time analysts who verify sales and conduct in-depth market analysis year-round. This ultimate competitive advantage provides a constant pulse on the market that helps to identify and act on emerging opportunities.

DIGITAL PRESENCE

Our website attracts targeted and motivated buyers by offering a captivating experience through stunning photography, inspiring videos, and intuitive search functionality.

We elevate the visibility of property listing webpages through targeted paid campaigns that direct qualified traffic to drive meaningful inquiries and attract high-quality leads.

SOCIAL MEDIA

Our social media presence is dedicated to sharing valuable property insights, engaging videos, and informative content on Facebook, LinkedIn, and Instagram. Our work resonates with business partners and professional organizations and is frequently shared by those within the commercial real estate industry and beyond.

LISTING WEBSITES

We take pride in showcasing our properties on our website, SaundersCommercial.com, as well as a range of respected platforms. You can find us on Barrons, BizBuySell, Brevitas, CommercialEdge, Commercialflip, CoStar, Cre.MoodysAnalytics, Crexi, LoopNet, OfficeSpace, Spacelist, TenantBase, TheBrokerList, and TotalCommercial ensuring that our listings receive maximum visibility.





TARGETED EMAIL

We create dedicated emails showcasing your listing to our database of clients, brokers, and sales agents. Our emails are known for strong engagement and are designed with expertise to captivate attention. Utilizing our advanced technology, we can track engagement and assess our effectiveness, ensuring that your property listing receives the attention it truly deserves. Videography & Photography

Our company utilizes the latest advancements in aerial technology to create stunning photographs and videos. As pioneers in drone videography, we have consistently led the way in video marketing, blending our mastery of the craft with a passion for storytelling. We are dedicated to inspiring our clients and helping them showcase their vision with confidence and creativity.

PROPERTY FLYERS

Our property-specific flyers are uniquely tailored to highlight the features of every listing, providing essential details such as location, maps, captivating photographs, and more. Available in both print and digital formats, these materials reflect our team's expertise and attention to the smallest of details.

INDUSTRY PUBLICATIONS

Through comprehensive print marketing, our properties gain exceptional visibility. We strategically place advertisements in a range of national, regional, and local publications. By aligning with both specialized industry and local magazines, we ensure that each property effectively reaches its target audience.

DIRECT MAIL

Embracing the power of direct mail marketing, we thoughtfully send property-specific materials to our valued clients, investors, businesses, and institutions. Our investment in print media not only helps us reach our target audience but also fosters enduring relationships.

LISTINGS CATALOG

Our professionally designed publications are presented in a magazine-style format and showcase our complete inventory of listings. Our printed version is distributed to our exclusive nationwide database twice a year with a digital version available for download on our website and emailed to our expansive client list ensuring a wide-reaching impact and engagement.



Saunders Real Estate Group of Companies
Saunders Land • Saunders Commercial • Saunders Auctions • Saunders Valuations

SECTION

**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, **August 13, 2026**, at 12:30 a.m. at the Heritage Crossing Community Center (HCCC), 7715 Heritage Crossing Way, Reunion, Florida. Members of the public and staff could also attend via Zoom technology.

Present and constituting a quorum:

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

Also present were:

Tricia Adams	District Manager
Christine Wells	Assistant District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Karley Chambers	GMS Field Services
Victor Vargas	Reunion Security
Garrett Huegel	Yellowstone Landscape
Pete Wittman	Yellowstone Landscape
Billy Dove (<i>via Zoom</i>)	Gray Robinson
Residents	

The following is a summary of the discussions and actions taken at the August 13, 2026 Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 12:42 p.m. and called the roll. All Supervisors were present in person.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

- **Review of Eminent Domain Status** *(Added)*

Mr. Billy Dove of Grey Robinson reported that the Florida Department of Transportation (FDOT) offered \$31,200 for Parcel 140 along Traditions Boulevard and would replace the improperly buried water line at no cost. Based on a licensed appraiser's recommendation, Mr. Dove recommended a counteroffer of \$62,400, in addition to the water line replacement. District Counsel requested Board approval of the counteroffer, subject to staff sign-off and consultation with the District Engineer.

Ms. Hobbs MOVED to provide a counteroffer of \$62,400 for Parcel 140, subject to staff sign off and Mr. Magnusson seconded the motion.
--

Mr. Dove reported that, once the parcel was settled, his office would enter into a stipulated final judgment with FDOT, incorporating FDOT's plans to replace the water line.

On VOICE VOTE with all in favor providing a counteroffer of \$62,400 for Parcel 140, subject to staff sign off was approved.
--

Mr. Dove discussed Parcels 100 and 127. Board Members requested diagrams, roadway proximity data, sound barrier feasibility, and landscape plans. *There was Board consensus to defer action on the counteroffers pending additional information to be reviewed at the September meeting.*

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the July 9, 2026
Joint Workshop and Board of Supervisors
Meetings**

Ms. Adams presented the July 9, 2026 Joint Workshop and Board meeting minutes. Ms. Davis requested removal of her name and instead referred to her as a Board Member and moving the streetlight discussion to the end of the minutes. District Counsel noted that other CDDs did not

follow this practice, but the Chairman saw no reason why Ms. Davis' request could not be accommodated for the July 9, 2026, meeting minutes.

On MOTION by Mr. Greenstein seconded by Mr. Magnusson with all in favor the Minutes of the July 9, 2026 Joint Workshop and Board of Supervisors Meetings were approved as amended.
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FOURTH ORDER OF BUSINESS

**Consideration of Optic Systems Proposal
for Software and Asset Documentation**

Ms. Adams reported that Optic Systems provided a proposal for consideration by Reunion East. The three-year contract included data capture services, high-density imagery, a setup fee and a charge per asset for tagging. The Reunion East CDD Board discussed public records requirements, software and asset administration and approved a three-year contract with a 60-day termination clause, with GMS field management staff providing a System Manager to coordinate with Yellowstone and Supervisor Davis. The Chairman thanked Supervisor Davis for suggesting the software.

On MOTION by Ms. Wispelwey seconded by Ms. Hobbs with all in favor entering into a three-year contract with Optic Systems for software and asset documentation as stated above, subject to staff sign off and inclusion of the proper public records language was approved.

FIFTH ORDER OF BUSINESS

**Review of Updated Fiscal Year 2027
Replacement and Maintenance Project
List**

Ms. Adams presented the updated Fiscal Year (FY) 2027 Replacement and Maintenance Project List and recommended moving the tree and field maintenance software expense to the general fund. *There was Board consensus on the change.*

SIXTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the public hearing on the adoption of the Fiscal Year 2027 budget was opened.

There were no public comments.

On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the public hearing on the adoption of the Fiscal Year 2027 budget was closed.

A. Consideration of Resolution 2026-06 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Ms. Adams presented Resolution 2026-06, memorializing that the Board approved a Proposed Budget, provided it to Osceola County 60 days prior and noticed the public hearing in accordance with Florida Statutes. The proposed budget was posted on the CDD website.

Ms. Adams presented the FY 2027 Budget for October 1, 2026 through September 30, 2027, with actuals and projections through June 30, 2026. No assessment increase was proposed. The budget included \$239,018 in Administration Expenses and \$2,256,493 in Field Expenses, including additional contingency funding for Optic Systems, increased roadway, sidewalk, and bridge maintenance and landscaping expenses. The FY 2025 cost-sharing split was 58% for Reunion East and 42% for Reunion West, based on the number of units.

On MOTION by Mr. Greenstein seconded by Ms. Wispelwey with all in favor Resolution 2026-06 Adopting the Proposed Fiscal Year 2027 Budget and Relating to the Annual Appropriations was adopted.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. Adams presented Resolution 2026-07, authorizing the imposition and collection of O&M assessments, the collection of debt service assessments, and certifying the Assessment Roll. The adopted budget and Assessment Roll were attached to the Resolution as exhibits.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

EIGHTH ORDER OF BUSINESS

Resolution Regarding Stables Parcel *(to be provided under separate cover)*

Ms. Adams recalled that the Real Estate Agreement with Saunders Real Estate to sell or lease The Stables parcel, was approved July 9, 2026, subject to District Counsel's review. District Counsel recommended declaring the parcel surplus, authorizing its marketing for sale or lease, publishing the required notice and selecting Saunders Real Estate as the listing broker. Because part of the parcel contains a stormwater system, the legal description prepared by the District Engineer would specifically identify that area and include a perpetual easement for access and maintenance.

District Counsel reported that Kingwood expressed interest in a 10-year lease. She noted that, because the property was subject to bond financing and may have a lien, any change in use could affect bondholder rights, which she would discuss with the real estate agent, as a Notice of Lien may appear in the title work. A Board Member discussed access to the property due to existing gates. The Chairman noted that a limitation of the property, was that access could not be provided except through the gates. District Counsel indicated that the transaction would be on a buyer-beware basis and the purchaser would be responsible for due diligence including obtaining and reviewing the title work.

Ms. Wispelwey MOVED to adopt the resolution declaring The Stables parcel surplus, authorizing its marketing for sale or lease, directing publication of the required Notice of Intent at least 30 days prior to entering into a sale or lease agreement and approving Saunders Real Estate, LLC. as the listing broker, subject to staff sign off and Mr. Greenstein seconded the motion.

Mr. Magnusson asked whether there were any limitations on how the purchaser could use the property. Ms. Adams noted that any purchase or lease offer would be subject to Board approval. District Counsel explained that the District could record restrictive documents against the property before the sale; however, Florida CDDs do not have building permit authority, and any proposed use would be subject to county approval and HOA covenants.

On VOICE VOTE with all in favor the resolution declaring The Stables parcel surplus, authorizing its marketing for sale or lease, directing publication of the required Notice of Intent at least 30 days prior to entering into a sale or lease agreement and approving Saunders Real Estate, LLC. as the listing broker, subject to staff sign off was adopted.

District Counsel would provide a resolution ratifying these actions at the next meeting. A Board Member asked when the agreement could be signed. District Counsel expected it to be signed within two weeks.

NINTH ORDER OF BUSINESS

**Consideration of FDOT Access and
Maintenance Agreement near Reunion
Village Boulevard**

Ms. Adams presented an FDOT Access and Maintenance Agreement near Reunion Village Boulevard, requested by an FDOT contractor for the I-4 project, to regrade areas beneath a fence and retaining wall. The request at Seven Eagles was reviewed by District Counsel and the District Engineer, who requested additional information regarding the grading plan. The Board discussed authorizing District Counsel to prepare an agreement, deferring the matter until FDOT provided its agreement for consideration at the next meeting, or authorizing the Chair to sign subject to the District Engineer's review and approval of the grading plan.

District Counsel recommended that FDOT provide the form of agreement and that, in the future, requestors be responsible for staff costs associated with reviewing and finalizing such agreements. The District Engineer questioned whether FDOT would remove the retaining wall. *There was Board consensus to have FDOT provide the agreement, address the District Engineer's question, and place the matter on the agenda when the materials were received.*

TENTH ORDER OF BUSINESS

**Discussion of Access Easement Request
from Toho**

This item would be discussed under the Attorney's Report.

ELEVENTH ORDER OF BUSINESS

**Discussion of Seven Eagle Gym AC
Upgrade**

Ms. Adams noted that the Seven Eagles air conditioner was unable to maintain the desired temperature in the Fitness Center during warm weather. Mr. Scheerer reported that Frank's Air recommended upgrading the current 12-year-old 7.5-ton unit to a 10-ton unit. Frank's Air had previously been selected by the Board to install air conditioning equipment at the HCCC. Mr. Scheerer would limit access to the thermostat and maintain it at 68 degrees. The Board could either approve the proposal or establish a not-to-exceed amount to allow for additional proposals. The

Chairman requested a price for a more energy efficient unit, such as one that runs on solar or a split unit.

Ms. Hobbs MOVED to authorize Mr. Greenstein to approve the final form of the proposal for the Seven Eagles Gym AC upgrade in a not-to-exceed amount of \$75,000 and Mr. Magnusson seconded the motion.

A Board Member noted that decisions should be made by the full Board and expressed concern that \$75,000 was a significant amount to approve. Ms. Adams clarified that the \$75,000 was a spending cap to allow for any necessary modifications.

On VOICE VOTE with all in favor authorization for Mr. Greenstein to approve the final form of the proposal for the Seven Eagles Gym AC upgrade in a not-to-exceed amount of \$75,000 was approved.

- **Staff Reports – District Manager’s Report – Reunion Rental Report** (*Item 14Di*)

Ms. Wells presented the Reunion Rental Report for informational purposes and provided a flyer promoting private events at Seven Eagles. She requested Board direction on potential limitations. Ms. Adams recalled prior Board direction allowing private events twice per month. Board Members supported limiting Seven Eagles private events to twice monthly, until 10:00 p.m., due to noise and access concerns, provided the events do not prevent residents from using the facility, including access to the Fitness Center. The Chairman requested guidelines for private events and Ms. Wells agreed to provide recommendations.

Ms. Wells reported that staff obtained quotes for a speaker system and microphones. Sound Waves quoted \$2,650.80 for equipment with eight microphones, while another vendor quoted \$2,380 for a similar system with six microphones. The Chairman favored having multiple microphones but recommended placing the matter on hold for further information. Ms. Wells would forward the quote to the District Manager when it is ready for the agenda.

TWELFTH ORDER OF BUSINESS

**Review and Acceptance of Fiscal Year
2025 Audit Report**

Ms. Adams presented the FY 2025 Audit Report prepared by DiBartolomeo, McBee, Hartley & Barnes, for the year ended September 30, 2025. The audit was filed timely with the State of Florida and included repeat findings related to unassigned debt from the prior bankruptcy.

On MOTION by Ms. Wispelwey seconded by Mr. Greenstein with all in favor accepting the Fiscal Year 2025 Audit Report and directing staff to transmit it to the State of Florida was approved.

THIRTEENTH ORDER OF BUSINESS

District Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals and Objectives

Ms. Adams reported on the 2024 legislative requirement for CDDs to establish annual goals. GMS identified goals and objectives related to community engagement, infrastructure and facilities maintenance and financial transparency and accountability, while seeking efficient ways to meet them.

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the District's goals and objectives for Fiscal Year 2027 were approved.

**B. Review and Approval of Fiscal Year 2026 Goals and Objectives and
Authorizing Chair to Execute Final Form**

Ms. Adams reported that staff would prepare the final FY 2026 goals and objectives report for the Chairman to execute and post on the District's website, documenting whether the District met its goals, as required by Statute.

On MOTION by Ms. Hobbs seconded by Ms. Wispelwey with all in favor the goals and objectives for Fiscal Year 2026 and authorization for the Chair to execute the report was approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

District Counsel reported that the CDD received an easement request from Toho, but the information provided regarding the proposed infrastructure and installation plan, did not

adequately address the Board's questions. A Board Member questioned why Toho needed CDD property, when it appeared to have sufficient property available. District Counsel agreed to investigate the reason, request additional details from Toho and recommended that Toho be billed for staff time. *There was Board consensus to proceed with these recommendations.*

i. Discussion of Parking and Towing Enforcement Agreements with Reunion Resort & Club of Orlando Master Association

District Counsel presented the Third Addendum to the District's Parking and Towing Enforcement Agreement with the Reunion Resort and Club of Orlando Master Association (HOA). The agreement covers security services, including parking and towing enforcement on CDD roadways. The amendment would update the agreement to reflect changes to the District's Parking and Towing Rules. Staff was unable to obtain the HOA's signature. Mr. Vargas indicated he could help facilitate the signature.

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

District Counsel reported that she spoke to Kingwood's counsel, but they were not yet prepared to discuss their position.

B. Engineer

i. Review and Acceptance of Annual Engineer's Report

Ms. Adams presented Boyd Civil Engineering's annual certification to the Trustee, confirming that the District's infrastructure was in good condition, maintenance is adequately funded and property is properly insured. The letter was required under the Trust Indenture and due by July 1st of each year, which was submitted on time.

On MOTION by Mr. Greenstein seconded by Mr. Magnusson with all in favor the Annual Engineer's Report was accepted.
--

The District Engineer reported that the curb project had begun and was expected to be completed within six to eight weeks.

C. Field Manager Updates

The Field Manager reported on routine maintenance activities, including landscape and irrigation inspections, guardhouse gate repairs, installation of No Parking signs, Seven Eagles gym maintenance, including new LED lighting, a drinking fountain, and signage. PG Service Group completed window, tile and fence cleaning, while guardhouse window and ceiling tile replacements and roof work were also completed. Additional work included an AC inspection at the HCCC, power washing the horse stables and replacing umbrellas as needed.

The Field Manager was obtaining pricing from Life Fitness for upgraded gym equipment and reported that several backflow inspection failures had been identified and repaired. Bathroom work at Seven Eagles was being scheduled. Repairs to the pergolas were needed. The Field Manager was seeking vendors.

D. District Manager's Report

i. Reunion Rental Report – Christine Wells

This item was discussed earlier in the meeting.

ii. Action Items

Ms. Adams reported that the Action Items List would be updated to include the Board action taken today on The Stables and reported on items that were on hold, such as property conveyances to Kingwood, maintenance fee assessment methodology, pool furniture and the mailbox kiosks in Reunion Village. District Counsel was obtaining further information on the approval process for the location.

A Board Member suggested installing a pergola over the mailboxes, while the District Engineer recommended relocating them to a concrete pad off of the sidewalk. The Board discussed whether EHOF would fund the relocation, as EHOF had originally installed the mailboxes in the middle of an intersection. *There was Board consensus for District Counsel to follow up with EHOF regarding a potential \$75,000 contribution toward relocating the mailbox kiosk and for the District Engineer to provide potential locations and a simple design.* Ms. Jan Carpenter would serve as District Counsel during Ms. Trucco's maternity leave, but in the meantime, a response would be forwarded to the Chairman.

Ms. Adams reported that the tree planting guidelines had been provided to the Master Association and that the Board approved the tree inventory management software. A Board Member requested confirmation that the HOA was following the bio-barrier guidelines, as there

was concern that they were not being followed. Ms. Adams would ask the HOA to notify the CDD when new trees were planted, including the tree species and location and would remove this item and the amended and restated Parking Rules from the Action Items List. Field staff would provide the District Manager with an update on the 24-hour parking sign. A Board Member noted that one sign was located near a fire hydrant where vehicles were parking and field staff planned to inspect the community and adjust signage as needed.

iii. Approval of Check Register

Ms. Adams presented the Check Register from July 1, 2026 through July 31, 2026 in the amount of \$264,499.53.

On MOTION by Mr. Greenstein seconded by Mr. Magnusson with all in favor the July Check Register was approved.

iv. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through June 30, 2026, for informational purposes. A Board Member suggested developing additional ways to encourage residents to subscribe to email communications. Ms. Adams noted that email addresses were collected through access card applications and that recruitment had been conducted through the HOA, community social media, and a flyer and QR codes for easy sign up. She was asked to send the flyer with the QR code to Board Members.

v. Review of Fiscal Year 2026 Replacement and Maintenance Project List Status

Ms. Adams presented the R&M Project List.

vi. Approval of Fiscal Year 2027 Meeting Schedule

Ms. Adams presented the FY 2027 meeting schedule, maintaining the prior year's schedule of monthly meetings on the second Thursday at 1:00 p.m. at the HCCC. Joint workshops with both CDDs would be held at noon six times during the year.

On MOTION by Mr. Greenstein seconded by Mr. Magnusson with all in favor the Fiscal Year 2027 meeting schedule was approved as presented.

vii. E-Mail Subscribers

Ms. Adams reported that six emails were sent for the month of July and there were 265 active subscribers.

E. Security Report

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Davis provided a list of items that she wanted the Board to be more proactive in tracking, setting deadlines and completing.

SEVENTEENTH ORDER OF BUSINESS

Next Meeting Date: September 10, 2026

The next meeting was scheduled for September 10, 2026 at 12:30 p.m. at this location.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Hobbs seconded by Mr. Greenstein with all in favor the meeting was adjourned at 3:42 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION

SECTION A



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: February 6, 2026

Name Reunion East CDD
Address 219 E. Livingston St.
City Orlando, FL 32801
Phone 407-841-5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Reunion East CDD hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Eleven (11) Stormwater Retention Ponds Associated with Reunion Village &
One (1) Stormwater Retention Pond Associated with Patriots Landing
Reunion, FL

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Submersed vegetation control	Included
2. Emerged vegetation control	Included
3. Floating vegetation control	Included
4. Filamentous algae control	Included
5. Shoreline grass & brush control	Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2026 thru 09/30/2027.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$1,404.00	Due	monthly as billed x 12.
Total Annual Cost	\$16,848.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 2/6/2026

Accepted

Date:

AAM

Customer

SECTION B



February 23rd, 2026

RE:

Reunion East Community Development District
Adjustments to Our Service Rates

Dear Alan Scheerer,

I hope this message finds you well. We sincerely appreciate the trust you've placed in our services and the opportunity to collaborate with you. As we continue to strive for excellence and maintain the highest standards in our industry, I wanted to inform you about an upcoming change in our rates.

In recent times, the Consumer Price Index (CPI) for our industry has seen a noticeable increase. This metric reflects the cost of living and inflation, which in turn affect the operational expenses required to maintain the quality and efficiency of our services. For this specific account, the supplies we are required to provide have placed an additional financial burden, as their costs have risen significantly. At the same time, the continued increase in labor expenses has further added to the overall impact. While we have made every effort to absorb these rising costs, it has become necessary to make adjustments to our rates in order to sustain the exceptional level of service you have come to expect from us.

Effective January 1, 2027, we will be implementing a moderate adjustment to our rates in the amount of **\$861.00 per month (6%)**, to reflect the current economic landscape accurately. We believe this decision is necessary to continue delivering the value and results you deserve.

Please understand that this decision has not been taken lightly, and we remain committed to delivering the same level of dedication, professionalism, and attention to detail that you have come to associate with our company.

We value your partnership and are more than happy to discuss any questions or concerns you may have about this rate adjustment. Our goal is to ensure transparency and open communication throughout this process.

Thank you once again for entrusting us with your business. We look forward to our continued collaboration and the opportunity to exceed your expectations.

Warm regards,

Carlos Gregory
CEO/Founder

SECTION C



407.396.0529 tel
407.396.2023 fax

1773 Business Center Lane
Kissimmee, FL 34758

www.yellowstonelandscape.com

August 3, 2026

Alan Scheerer
Field Manager GMS
Cell: 407-398-2890
Ascheerer@gmscfl.com

Re: Yellowstone Landscape Renewal and Budgeting - 10/1/26-9/30/27

Dear Board of Directors and Management Staff,

On behalf of Yellowstone Landscape and per the request from management staff, this letter will serve as our request to extend the current landscape agreement through fiscal year 2027.

You will see the attached fee schedule that was provided during the 2026 RFP process which outlines the increases for each fiscal year for each Reunion East and Reunion West. Please note that we still are not billing for the remaining phases of Reunion Village that have yet to be turned over yet, but that pricing is clearly defined on fee schedules.

Your Account Manager Garrett and I are available to answer any specific questions you may have. Again, on behalf of Yellowstone Landscape, thank you so much for the long standing partnership you and the community have made with us!

Sincerely,

Pete Wittman
pwittman@yellowstonelandscape.com
407-319-8298

EXHIBIT 2 - FEE SUMMARY REUNION EAST CDD

Proposer: Yellowstone Landscape- Southeast, LLC

Property: Reunion East CDD

	2025 OCT	2025 NOV	2025 DEC	2026 JAN	2026 FEB	2026 MAR	2026 APR	2026 MAY	2026 JUN	2026 JUL	2026 AUG	2026 SEP	TOTAL
GENERAL SERVICES (Schedule A)	46,144	46,144	46,144	46,144	46,144	46,144	46,144	46,144	46,144	46,144	46,144	46,144	\$553,728
TURF CARE (Schedule B)	900	900	900	900	900	900	900	900	900	900	900	900	\$10,800
TREE / SHRUBCARE (Schedule C)	900	900	900	900	900	900	900	900	900	900	900	900	\$10,800
BEDDING PLANTS (Schedule D) <i>8,076 Units Per Rotation</i>			15,027			15,027			15,027			15,027	\$60,108
BED DRESSING (Schedule D) <i>1,866 Yards of Bed Dressing</i>		94,872											\$94,872
PALM TRIMMING (Schedule D) <i>43 Queen and Foxtail 136 Date, 40 Sylvester 179 Washingtonia</i>			22,116			9,648			22,116			11,280	\$65,160
IRRIGATION MAINT. (Schedule E) <i>287 Number of Zones</i>	7,530	7,530	7,530	7,530	7,530	7,530	7,530	7,530	7,530	7,530	7,530	7,530	\$90,360
TOTAL FEE PER MONTH:	\$55,474	\$150,346	\$92,617	\$55,474	\$55,474	\$80,149	\$55,474	\$55,474	\$92,617	\$55,474	\$55,474	\$81,781	Annual Total \$885,828
Reduction for East without remaining phases of 4 and 5	(\$3,403.00)	(\$4,841.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$3,403.00)	(\$42,274.00)
TOTAL FEE PER MONTH WITHOUT REMAINING PHASES OF 4 and 5)	\$52,071	\$145,505	\$89,214	\$52,071	\$52,071	\$76,746	\$52,071	\$52,071	\$89,214	\$52,071	\$52,071	\$78,378	\$843,554

ANNUAL TOTAL WITH
REDUCTION

Period	Year	Annual Total	(should match annual amount noted above)
October 2025 to September 2026	Year 1	\$ 885,828.00	
October 2026 to September 2027	Year 2	\$ 912,408.00	
October 2027 to September 2028	Year 3	\$ 939,780.00	
October 2028 to September 2029	Year 4	\$ 967,968.00	
October 2029 to September 2030	Year 5	\$ 997,008.00	
Sum of Five Year Pricing		\$ 4,702,992.00	
Year 1 Total Reunion East CDD		\$ 885,828.00	
Year 1 Total Reunion West CDD		\$ 449,988.00	
Year 1 Grand Joint Total		\$ 1,335,816.00	
Sum of Five Year Pricing Reunion East CDD		\$ 4,702,992.00	
Sum of Five Year Pricing Reunion West CDD		\$ 2,389,068.00	
Five Year Grand Joint Total		\$ 7,092,060.00	

SECTION D

PROPOSAL AND ACCEPTANCE

ROBERTS POOL SERVICE and REPAIR, Inc.

19315 Lake Pickett Road, Orlando, FL 32820

5944986-2026

Date: October 1, 2026

Office 407 568-1074

Fax 407 568-7483

Cells Pat 407 948-6063

J.P. 407 948-5810

E mail: Robertspool1977@aol.com

CPC 041419

Proposal submitted to: Alan Scheere

Work to be performed at:

Name GMS Central Florida

Reunion EAST CDD

Street 219 Livingston St.

Kissimmee Florida 34747

City Orlando Florida 32801

E:MAIL

Phone 407 398-2890

ascheere@gmscfl.com

We hereby submit specifications and estimates for:

COMMERCIAL POOL MAINTENANCE AND CHEMICALS

1. Balance water chemicals
2. Cleaning filters
3. Brush pool as needed
4. Vacuum pool as needed
5. Cleaning tile
6. Adjusting water level
7. Clean and maintain pump room
8. Maintain log sheets for inspections

This proposal includes : 6 Pools 6 Spas 2 Wading Pools 3 Fountains

We propose to furnish labor and chemicals :

Complete in accordance with above specifications for the sum of: \$9100.00 Per Month

for : 7 day a week maintenance

Effective Date : October 1, 2026

With payment to be made as follows:

All billings to be submitted on the 1st of each month of service and are due at Net 30 days.

Authorized Signature Patricia C. Buchanan

This contract is ongoing and requires a 30 day cancellation notice by either party to terminate.

No visits will be made on public holidays in effort to allow our employees to enjoy these

family days. If your pool is missed on one of these days, extraordinary effort will be taken on the previous visit to assure that the pool will remain in good condition during the extended period.

It is the expectation that debris on the pool decks will be removed daily by the property maintenance team

Acceptance of Proposal

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

Authorized Signature _____

Date of Acceptance: _____

Serving Central Florida since 1977

SECTION



Proposal

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

Date: 9/1/26
Invoice # : CDD-0002
Project: Reunion East

Bill To:

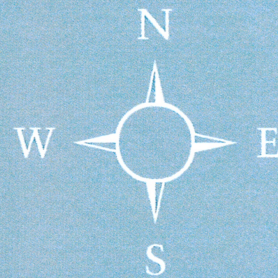
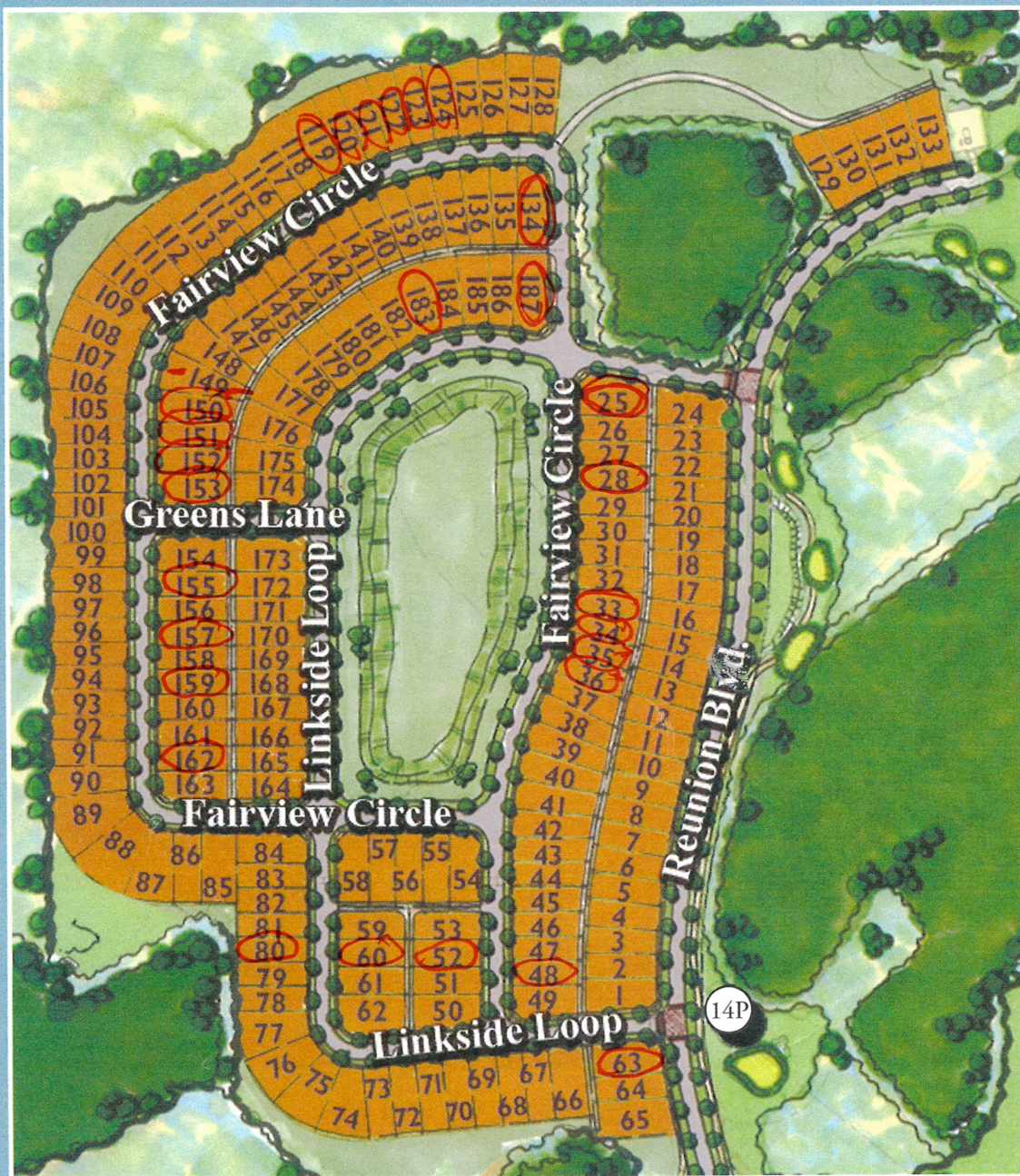
Reunion CDD
219 E Livingston street
Orlando, FL 32801

Description	Quantity	Unit	Unit price	Amount
Prep/Pour Unreinforced Sidewalk 4"	25373	SF	\$ 5.75	\$ 145,894.75
Concrete Materials	326	CY	\$ 205.00	\$ 66,830.00
Concrete Pump	1	LS	\$ 5,400.00	\$ 5,400.00
Grade Labor	1	LS	\$ 11,650.00	\$ 11,650.00
Export Stripping 18yd/lb	20	LD	\$ 345.00	\$ 6,900.00
Supply/Install Bahia Sod	5	P	\$ 325.00	\$ 1,625.00
Clean Disturbed Areas	1	LS	\$ 700.00	\$ 700.00
Miscellaneous	1	LS	\$ 800.00	\$ 800.00
Concrete Washout	1	LS	\$ 725.00	\$ 725.00
Mobile Water Supply	1	LS	\$ 600.00	\$ 600.00
Mobilization Fee	1	LS	\$ 3,100.00	\$ 3,100.00
Subtotal				\$ 244,224.75
Credit				\$ -
Tax				
Balance d				\$ 244,224.75

If you have any questions about this invoice, please contact
407-448-7539 massola@smflconstructionservices.com

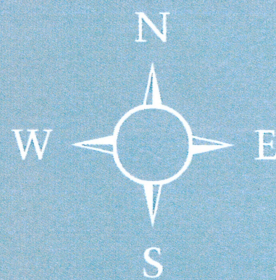
Thank you for your business!

PATRIOTS LANDING



Obtain the Property Report required by Federal Law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. Prices, plans, artist's renderings, photos, land uses, dimensions, specifications, improvements, materials, amenities and availability are subject to change without notice. This is not an offering of real property, and offers may only be made at the Discovery Center for the Development. Ownership of a residence at the Development does not grant the use of or access to any golf course or other recreational facilities ("the Club") to be located at the Development, and membership in the Club will be subject to payment of dues, rules and availability. Use of amenities is subject to Membership requirements. Developer does not guarantee the obligations of unaffiliated builders who may build and sell homes in the Development. Void where prohibited by law or where there are other qualifications to advertising real property. Copyright © 2007 Ginn Real Estate Company, LLC. License Real Estate Broker. All rights reserved. The Ginn Reunion logo and Ginn Reunion is a trademark of Ginn Real Estate Company, LLC.

HOMESTEAD



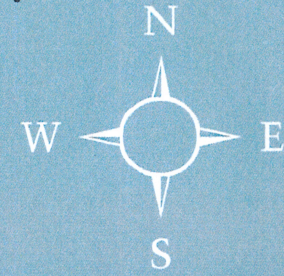
Ginn
REUNION RESORT



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LIBERTY BLUFF

Ph 2 Plan 1 of 1A



Ginn
REUNION RESORT



Obtain the Property Report required by Federal Law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. Prices, plans, artist's renderings, photos, land uses, dimensions, specifications, improvements, materials, amenities and availability are subject to change without notice. This is not an offering of real property, and offers may only be made at the Discovery Center for the Development. Ownership of a residence at the Development does not grant the use of or access to any golf course or other recreational facilities ("the Club") to be located at the Development, and membership in the Club will be subject to payment of dues, rules and availability. Use of amenities is subject to Membership requirements. Developer does not guarantee the obligations of unaffiliated builders who may build and sell homes in the Development. Void where prohibited by law or where there are other qualifications to advertising real property. Copyright © 2007 Ginn Real Estate Company, LLC. License Real Estate Broker. All rights reserved. The Ginn Reunion logo and Ginn Reunion is a trademark of Ginn Real Estate Company, LLC.

SECTION



LEGEND

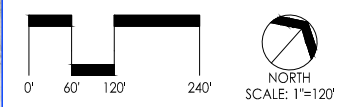
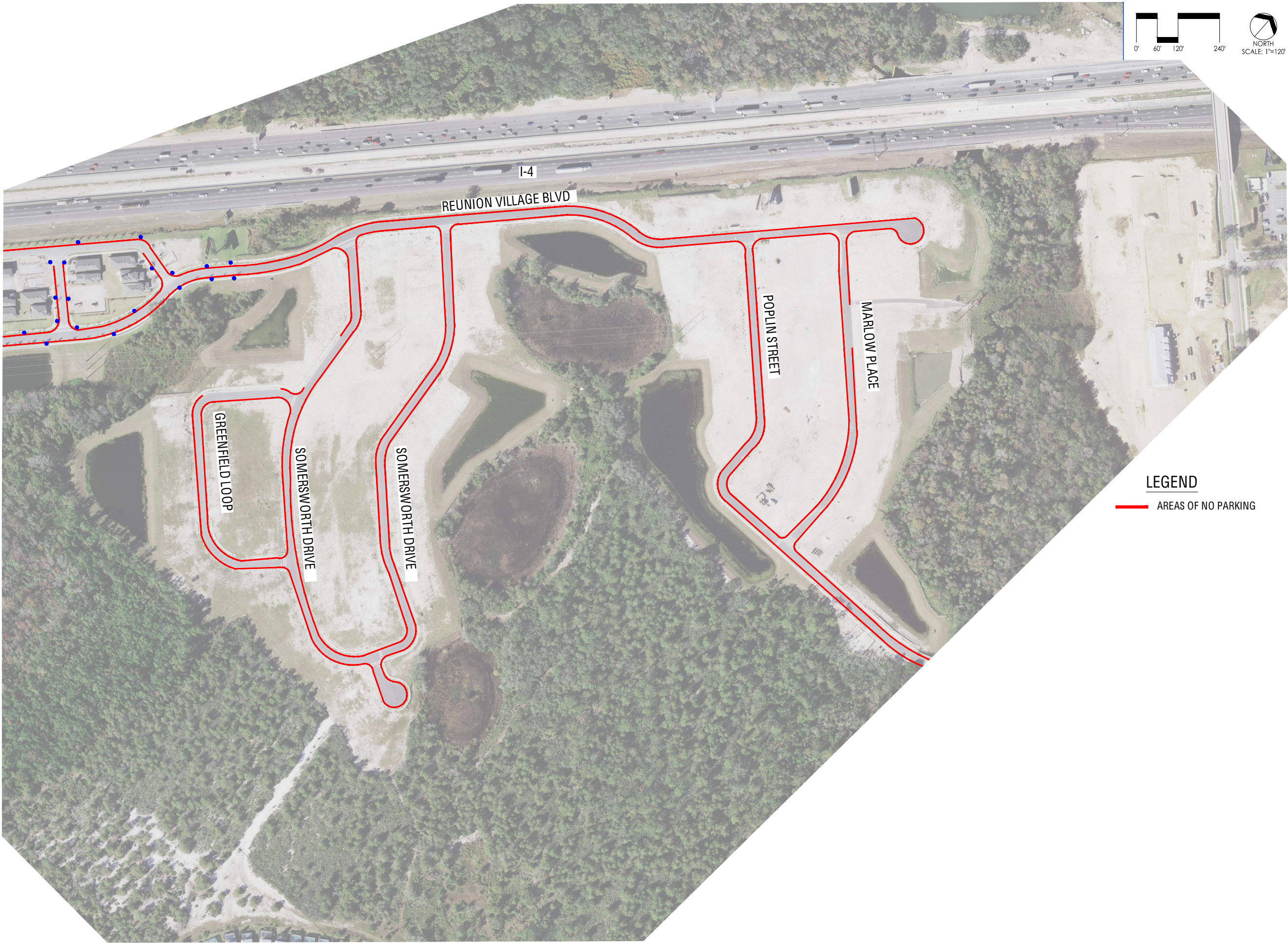
- AREAS OF NO PARKING
- R7-1D NO PARKING SIGN
- R7-200 NO PARKING SIGN

Rev.	Date	Description	Chk. By

REUNION EAST CDD REUNION CDD ORANGE COUNTY, FLORIDA	NO PARKING DETAIL 5 OF 6
Date: 10/8/2025	Scale: AS SHOWN
Project No.: 1003.001	Drawn By: WEW
Designed By: WEW	Checked By: SNB

SHEET NO.
1.05

Project: October 8, 2025, 12:59 PM
Z:\PROJECTS\1003.001 - Street Parking Maps\Plans\Reunion Village.dwg



LEGEND

AREAS OF NO PARKING



BOYD CIVIL
ENGINEERING

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

Rev.	Date	Description	Chk. By

REUNION EAST CDD REUNION CDD ORANGE COUNTY, FLORIDA	
NO PARKING DETAIL 6 OF 6	
Date:	10/8/2025
Scale:	AS SHOWN
Project No.:	1003.001
Drawn By:	WEW
Designed By:	WEW
Checked By:	SNB

SHEET NO.

1.06

Project: October 8, 2025, 1:13 PM
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SECTION 10

Column1	Status	Title - Risks, Actions, Issues and Decisions	Priority	Date Opened	Owner	Category	Description and Updates	Date Closed
1	Open	Approved Tree List Implementation	High	10/1/25	District Manager	Admin	Sept 2025 CDD/HOA Agreement Mtg-Approved Tree Installs.Reports-Not Occuring	
2	Open	Approved Bio-barrier Implementation	High	10/1/25	District Manager	Admin	Sept 2025 CDD/HOA Agreement Mtg-Approved Bio-barrier Installs.Reports- Not Occuring	
3	Open	Annual 360 Performance Reviews	High	4.9.2026	District Manager	Admin	Annual Review Performance Review(DM,FM,CE,Atty,Security)- each board member prior to Annual budget approval-360 Praise/Improve-All Positions Required	
4	Open	Partnership with all HOAs etc	Medium	1/14/25	District Manager	Admin	Establish Contact and Collaborate w/ Master HOA/condo HOAs	
5	Open	Community Communications	Medium	8/13/26	District Manager	Admin	Communicate/educate community on how patrols work,What issues to report,Quiet hours,frequent parking violations etc	
6	Open	Community Communications	Medium	8/13/26	District Manager	Admin	Long-term parking areas for Condos etc	
7	Open	Onboarding New Supervisors	Medium	10/1/24	District Manager	Admin	Onboarding Board Elects: Refs:myfloridalegal.com;Florida Statutes 190/189.Refer to Tricia/Kristen	
8	Open	Updating all Agreements >3 years	Medium	10/21/25	District Manager	Admin	Service Provider Agreements.GMS Agreement duties.Security Services Provide Agreement.Interlocal.et al- Review for updates	
9	Open	Amenities-Parking Use Adherence/Process	Medium	2/12/26	District Manager	Admin	Seven Eagles(Rosen) Parking spaces for Private Events:How effective?	
10	Open	HC Rental Complaint-Inquiry	High	9/1/25	District Manager	Admin	HC rental stated took 7-8 weeks to get their deposit returned. Difficulty with FU:Nov 2025-Provide Feedback Surveys for Every Client	
11	Open	License Plate Readers	High	7/9/26	District Manager	Budget	New Security License plate readers.All gates? Excitement and both @ RV? Cost 8-10k multi lane	
12	Open	Stables to HC Office Savings	High	5/14/26	District Manager	Budget	Stables offices add cost to RE CDD . Move offices to HC offices.	
13	Open	Contract Accepted Practice/Policy	High	8/7/25	District Manager	Budget	Need 3 bids for contracts for due diligence	
14	Open	Heritage Crossing offices unused	Low	1/8/26	District Manager	Budget	Additional Budget cost for Stables offices ~\$40k	
15	Open	RV 2 gated bridge	Medium	11/13/25	District Manager	Budget	RV 2 gated bridge. Budget: Can we mitigate future cost?(Repairs-Eliminate over time?)	
16	Open	Amenities-Pay for Use	Medium	5/14/26	District Manager	Budget	Amenities- Pay for usage. Gym,Reunion Resort- Marketing Pools/gym online	
17	Open	Non RE Property Maintenance	Medium	5/14/26	District Manager	Budget	Identify off-site RE land-RE CDD pay Osceola Polk Line(OPL) Rd Median landscaping	
18	Open	Non RE Property Maintenance	Medium	5/14/26	District Manager	Budget	Contact Osceola/Polk County to release RE CDD from providing OPL median free-maintenance at our expense	
19	Open	Non RE Property Maintenance	Medium	5/14/26	District Manager	Budget	Complete Osceola /Polk County process to transfer OPL Rd median maintenance to County	
20	Open	Improve Proactive Management of Liabilities	Medium	2/16/26	District Manager	Budget	Five Year Budget Plan: ie Optics System program, More active maintenance	
21	Open	True Up the O & M Usage	Medium	5/14/26	District Manager	Budget	Review O & M for Retail inside vs Outside Gates	
22	Open	General True Up Review for Usage	Medium	5/14/26	District Manager	Budget	Review All O & M rates	
23	Open	Non-RE Property Transfer to CO	Medium	5/14/26	District Manager	Budget	Identify process to transfer land maintainance to Osc/Polk Co	
24	Open	Annual Budget Presented to CDD	Medium	3/1/26	District Manager	Budget	Annual RE CDD budget submitted to Board first month available. No later than April CDD meeting.	
25	Open	Immediate Comm responses for owner issues from Monthly Mtgs	Critical	7/9/26	District Manager	Comms	Define process and communication (content, frequency, format)from CDD Board to Community to address owner issues	
26	Open	Email Distribution List Increase	High	5/7/26	District Manager	Comms	Establish Plan/Process.Goal 900+ Email Distribution(Security, membership-Estoppel process, etc.)	
27	Open	Community Communications	High	5/14/26	District Manager	Comms	Email Rental or properties available for Use:HC,Seven Eagles:Linnear Park-Free Access(FCFS)	
28	Open	Community Communications	High	5/14/26	District Manager	Comms	Email distributions- CDD improvements, monthly updates-Ie. Expanded Pool Hours, Member Access Event policy	
29	Open	Community Communications	High	5/14/26	District Manager	Comms	Emails: Multiple Owners state not receiving CDD emails.Quality Survey Implemented	

Column1	Status	Title - Risks, Actions, Issues and Decisions	Priority	Date Opened	Owner	Category	Description and Updates	Date Closed
30	Open	Email Distribution Quarterly Updates	Medium	5/14/26	District Manager	Comms	Define communcations (content, frequency, format)from CDD Board to Community	
31	Open	Community Communications	Medium	2/12/26	District Manager	Comms	Palm Tree injections-Oak Caterpillars-Owners opt to protect their trees	
32	Open	Community Communications	Medium	8/13/26	District Manager	Comms	Email owners-Security Information List.Security Initiatives.Respond to violations(have to call or?)What report? Quiet Hrs etc	
33	Open	RV 2 gated bridge Inquiry	High	6/27/26	District Manager	Engineering	RV 2 gated bridge. Why occur?	
34	Open	CE Curb/Street Repair	High	5/14/26	District Manager	Engineering	CE Curb/Street Repair: List 25 locations	
35	Open	RV Builder LGI request for NOC	High	10/29/26	District Manager	Engineering	Compromise with RV(LGI) blders:Signs vs Mail kiosk/parking resolution deal ie approval for NOCs:: Use for collaboration for Mail Kiosk Issue	
36	Open	Water Aerobics-Terraces	Medium	6/10/25	District Manager	General	Water Aerobics- Utilize The Terraces for Classes-Residents only class	
37	Open	Stables Use-Realtors	High	1/8/26	District Manager	Legal	The Stables(10/12/23) -Board Review and Approval Realtor Consideration-Saunders Realty	
38	Open	Stables Use-Leasee	High	6/11/26	District Manager	Legal	The Stables(10/12/23) -Board Review and Approval- Consider Leasee Vendors and create Leasee Agreement, if considered	
39	Open	CDD Land Map	High	10/30/25	District Manager	Legal	Provide most recent updated survey map to define CDD land.- Have seen conflicting RE CDD land maps	
40	Open	Undeeded Properties	High	10/30/25	District Manager	Legal	Identify undeeded CDD properties:Protect against future legal seizure/loss of	
41	Open	TOHO location map for OPL placements	High	4/9/26	District Manager	Legal	Review TOHO proposal -land taxes,lack usage,imminent domain	
42	Open	RV Mail Kiosk Ownership/Placement	High	3/13/25	District Manager	Legal	RV Mail Kiosk-Walk-up. Remain in location? Add pergola?	
43	Open	Non-platted Lots ID	High	10/30/25	District Manager	Legal	Identify RE Non-platted land	
44	Open	Non-platted Lots Protections	High	10/30/25	District Manager	Legal	Title/ Protect All RE Non-platted land	
45	Open	TOHO Easement	High	4/9/26	District Manager	Legal	TOHO specific place. of pipes map OPL Rd,imminent domain	
46	Open	Security Relations	High	6/11/26	District Manager	Legal	Coalition with sheriff-county police-revisit	
47	Open	Empty Lot sidewalk Completions(Revisited)	High	6/4/26	District Manager	Legal	Safety and consistent pedestrian paths(not street walking)	
48	Open	Amenities-Pay for Use	Medium	10/9/25	District Manager	Legal	Amenities- for Market Use-RR market CDD gym/pools as own property on RR Website	
49	Open	Non-RE Property Land for CO	Medium	5/14/26	District Manager	Legal	Initiate process for land maintenance transfer to County	
50	Open	RowStar: Initial payment Discrepancy	Medium	5/8/25	District Manager	Legal	Rowstar Cell Tower Contract: \$ initial/50 years protection easement:Notes \$80-125k, not\$10K	
51	Open	Terraces-Camera Usage	High	8/13/26	District Manager	Legal	Protect property and liabilities	
52	Open	Gym- Camera Usage	High	8/13/26	District Manager	Legal	Protect equipment and liabilities	
53	Closed	October 2025 Updated Parking Rules	High	10/9/25	District Manager	Maint	Approved Oct '25. Sign discussion 12/25. Complete necessary manager approvals	7/9/26
54	Open	October 2025 New Traffic :No Parking" Signs Placement	High	10/9/25	District Manager	Maint	Implement October 2025 New Traffic "No Parking"Signs in Proper locations	
55	Open	Landscaping-DM Admin	High	1/14/25	District Manager	Maint	Sept 2025 HOA/CDD Joint- approved tree/bio-barrier install policy followed. Reports-Not following	
56	Open	Optics Systems Program-Landscaping Tree Documentation	High	10/1/26	District Manager	Maint	Optics Systems-Tree Information documented(Yellowstone)	
57	Open	Optics Systems Program-Field Maintenace Documentation	High	10/1/26	District Manager	Maint	Optics systems-Field Maintenance documented	
58	Open	ALL Security Gates Vendor Performance	High	5/14/26	District Manager	Maint	Solicit 3 bids contacts. Consider Ramco (ALL gates. Not only Assembly Ct)	
59	Open	Crosswalk stripping(2-3 walks over Excitement/Mourning Dove)	High	10/7/26	District Manager	Maint	Add 2 Crosswalk stripping over Excitement Dr/1 Refresh Corolla Ct-Fausnight	
60	Open	Terraces BR Soffit replace/ paint(pics)	High	6/5/26	District Manager	Maint	Solicit proposals for repair.	
61	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym Replace drink/bottle fountain	
62	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Cleanup/replace trash area	

Column1	Status	Title - Risks, Actions, Issues and Decisions	Priority	Date Opened	Owner	Category	Description and Updates	Date Closed
63	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym Clean up and replace counter space around new touchless water filtered refill machine	
64	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym- post signs for weights over mats only	
65	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Discuss if all gym needs rubber matting	
66	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Post signs Report any damage or security problems w/ phone number.	
67	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Post sign-"Children must be at least 16 years old to enter gym without adult supervision. If under 16 must be accompanied by responsible adult 18 or older" No wet swimsuits allowed.	
68	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Needs additional rubber mats small gym. Identify areas in both gyms	
69	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-purchase New touchless filtered water bottle refill machine	
70	Open	Gym Updates	High	5/20/26	District Manager	Maint	Gym-Industrial Temperature Control locked and set to 68 degrees summer/72 winter	
71	Open	HC Updates	High	5/20/26	District Manager	Maint	HC Industrial Temperature Control locked and set to 68 degrees summer/72 winter	
72	Open	Pools Signs	High	5/20/26	District Manager	Maint	Post Signs-11 pools- Surveys. Report w/ phone#.Cleanliness, Repairs needed	
73	Open	Jan 2025 Traffic Sign Improper placement (Pic)	High	10/9/25	District Manager	Maint	January 2025 New sign posts-All installed correctly w/ review.Corolla Circle hydrant blocked (Pics)	
74	Open	Repaved Intersection Spine/Reunion Blvd	High	10/1/23	District Manager	Maint	Spine Road North pavers rough transition Remains	
75	Open	7 Eagles BR Updates	High	10/9/25	District Manager	Maint	Seven Eagles BR male/female Update reports	
76	Open	Industrial Pool Furniture Vendor	High	5/14/26	District Manager	Maint	Industrial Pool Furniture Vendor. Increase Longevity/Durability/Resist Thieves	
77	Open	New Install No Traffic Signs O25	High	10/30/26	District Manager	Maint	October 2025 New "No parking" Sign Install w/ Review	
78	Open	New Install No Traffic Signs A26	High	4/9/26	District Manager	Maint	April 2026 Install New Traffic Signs Homestead Pool Eustin Park	
79	Open	Security Gate -All Gates-New Vendor	High	4/9/26	District Manager	Maint	ALL Gates Access New Provider-3 contract bids 1Ramco consideration	
80	Open	Security Gate-(Assembly Ct)Inc All Gates	High	4/9/26	District Manager	Maint	Assembly Ct Gate- Frequently not functioning -Included for All Gates New Vendor	
81	Open	General Pool gate upkeep	High	5/20/26	District Manager	Maint	Pool gates in disrepair- 7 pools. Frequently not shut-broken latches etc	
82	Open	Seven Eagles Large Package deliveries	High	1/8/26	District Manager	Maint	Amazon Access packages-Seven Eagles -Process in place and working?	
83	Open	Landscape Resident Request	High	2/12/26	District Manager	Maint	HC(Pappas) crepe Myrtle too high near pool. Not maintained. Update.	
84	Open	Linneer Park : Extra lights	High	2/12/26	District Manager	Maint	Completed? How many? Cost?	
85	Open	Review Gym Care and Maintenace	High	5/4/26	District Manager	Maint	Update and clarify gym contract for care and maintenace	
86	Open	January 2025 New Traffic "No Parking" Signs Placement	High	1/9/25	District Manager	Maint	Implement October 2025 New Traffic "No Parking"Signs in Proper locations(See Pic sent Corolla Ct cul-de-sac/hydrant) Review ALL signs	
87	Open	Vacant Lot sidewalk completions(Revisited)	High	6/4/26	District Manager	Maint	Increase safety/security and beautify Reunion East	
88	Closed	Signs Posted Swim/Exercise at Own Risk	High	10/21/25	District Manager	Maint	Mitigate Legal Risks	8/12/26
89	Closed	Excitement Dr-Palmer 5-Sidewalk Sod Support	High	7/13/26	District Manager	Maint	Major Unsupported Sidewalk area near golf Palmer 5-50 feet. Alan/Andy notified. Andy(Golf) completed in 3 days.	7/16/26
90	Open	Terraces Pergolas	High	5/20/26	District Manager	Maint	Multiple Wood areas warped/cracked.Need replace wood.Chaulk/Hi Quality Paint.	
91	Open	Signs Posted: Safety/Feedback	Medium	5/7/26	District Manager	Maint	Action: Define signs and post them for the appropriate Amenities Areas --Gym, Pools, CDD Bathrooms, Heritage Crossing	
92	Open	Vacant Lot Sidewalks	Medium	8/13/26	District Manager	Maint	Review and prepare policy and communications for vacant lot owners	
93	Open	Developed Lots missing sidewalks	Medium	8/13/26	District Manager	Maint	Review and prepare policy and communications for lot owners	
94	Open	Gym Updates	Medium	5/20/26	District Manager	Maint	Gym: New Ceiling Tiles.Light fixtures/durable flooring	
95	Open	Pools, Amenities Bathroom Refreshes	Medium	5/14/26	District Manager	Maint	Refresh CDD areas- Paint-BRs, Fresh gate appearance, etc-Ongoing	
96	Open	Seven Eagles Street Lights improve to Powder Coated	Medium	2/12/26	District Manager	Maint	Seven Eagles (Rosen) Posts need proper powder coated not HD: Updates	
97	Open	Seven Eagle Pool Repairs	Medium	5/20/26	District Manager	Maint	Seven Eagles Pool Refresh/Repair: 2 globes replaced.Paint large white fixtures black.Paint entry ceiling white	
98	Open	HC Updates	Medium	2/12/26	District Manager	Maint	HC updates report-Lamp lights replacements	
99	Open	HC x2 Pool Extra Alcove Tile Rust	Medium	8/12/26	District Manager	Maint	Multiple Rust Imprints all over tile flooring	
100	Open	Inquiry			District Manager	Maint	Homestead pool-Had vulgar Pool Rules sign for 3 years. How often have a physical assess of property?	

Column1	Status	Title - Risks, Actions, Issues and Decisions	Priority	Date Opened	Owner	Category	Description and Updates	Date Closed
101	Open	Terraces Womens BR stalls Rusted	High	7/9/26	District Manager	Maint	All Supporting Womens BR stalls are rusted out/free standing. Wall trim rusted. Pics provided	
102	Open	Terraces-Extra BRs repairs	Medium	8/13/26	District Manager	Maint	Men/Women BR repair, Paint, etc due to Vandalism	
103	Open	Gym-Corner Refresh	High	5/20/26	District Manager	Maint	Gym-Corner Replace trash can(touchless, 12?cubbies for personals- water bottles keys etc,equipment Cleanser wipes	
104	Open	Homestead Pool-Life preserves	Medium	8/13/26	District Manager	Maint	Replace dirty life preserves/ropes.Use orange/fluor yellow-grn color-Not white(Shows dirt)	
105	Open	Street Light Out Reporting	High	7/9/26	District Manager	Security	Street Lights Out-Plan/ Process to report. ?Security provide updates of Numbers, Actions to Completion	

SECTION 11

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING CERTAIN REAL PROPERTY REFERRED TO AS THE STABLES PARCEL AS SURPLUS; AUTHORIZING THE MARKETING OF THE STABLES PARCEL FOR SALE OR LEASE; DIRECTING PUBLICATION OF NOTICE OF INTENT TO SELL OR LEASE THE STABLES PARCEL; APPROVING THE SELECTION OF SAUNDERS REAL ESTATE, LLC AS LISTING BROKER FOR THE SALE OR LEASE OF THE STABLES PARCEL; AUTHORIZING FURTHER NECESSARY ACTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 190.011(1), *Florida Statutes*, authorizes the District to dispose of real property, or any estate therein, and to make and execute contracts and other instruments necessary or convenient to the exercise of such powers;

WHEREAS, Section 190.011(7)(a), *Florida Statutes*, authorizes the District to dispose of any public easements, dedications to public use, platted reservations for public purposes or any reservations for those purposes authorized by Ch. 190, *Florida Statutes*;

WHEREAS, Section 190.011(8), *Florida Statutes*, authorizes the District to lease, as lessor, property for the use of the District to carry out the purposes authorized by Ch. 190, *Florida Statutes*;

WHEREAS, the District owns a certain real property tract described as Parcel 2B, REUNION VILLAGE 1B, according to the Plat thereof, recorded in Plat Book 15, Page 174, of the Official Records of Osceola County, Florida (PID No. 35-25-27-4859-PRCL-02B0) (the “**Stables Parcel**”);

WHEREAS, the District’s Board of Supervisors (the “**Board**”) desires to classify the Stables Parcel as surplus property since the District has determined that the District’s continued use of the Stables Parcel is uneconomical, inefficient and that the Stables Parcel serves no useful function for the District;

WHEREAS, the Board has determined that it is in the best interest of the District and its landowners to sell or lease the Stables Parcel;

WHEREAS, the Board desires to engage Saunders Real Estate, LLC, a Florida limited liability company (the “**Broker**”), to serve as the District’s exclusive listing broker in connection with the marketing, sale and/or lease of the Stables Parcel;

WHEREAS, the Board desires staff to publish notice of its intent to sell or lease the Stables Parcel in a newspaper of general circulation in Osceola County; and

WHEREAS, the Board finds that it is in the best interests of the District for District Staff to take all appropriate action to effectuate the actions approved herein.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the above recitals are recognized as accurate and are incorporated into this Resolution.

SECTION 2. DECLARATION OF THE STABLES PARCEL AS SURPLUS. The Board hereby declares that the Stables Parcel is surplus. The Board has determined that the District's continued use of the Stables Parcel is uneconomical, inefficient and that the Stables Parcel serves no useful function for the District;

SECTION 3. AUTHORIZING THE MARKETING OF THE STABLES PARCEL FOR SALE OR LEASE. The Board has determined that it is in the best interest of the District and its landowners to sell or lease the Stables Parcel. The Board authorizes the Stables Parcel being marketed for sale or lease.

SECTION 4. PUBLICATION OF NOTICE OF INTENT TO SELL OR LEASE THE STABLES PARCEL. District staff is hereby directed to cause a notice of intent to sell or lease the Stables Parcel to be published in a newspaper of general circulation in Osceola County, Florida. Such notice shall be published not less than thirty (30) days prior to the execution of any contract for the sale or lease of the Stables Parcel, or as otherwise required by law.

SECTION 5. SELECTION OF SAUNDERS REAL ESTATE, LLC AS LISTING BROKER FOR THE SALE OR LEASE OF THE STABLES PARCEL. The Board hereby determines and declares that the selection of Saunders Real Estate, LLC to serve as the District's exclusive listing broker is in the best interest of the District and its landowners, subject to District Staff signing-off on the form of agreement with Saunders Real Estate, LLC.

SECTION 6. AUTHORIZATION FOR FURTHER NECESSARY ACTIONS. The Chairman, Vice Chairman, Secretary, District Manager and District Counsel are each hereby authorized and directed to take any and all actions, and to execute and deliver any and all documents, certificates, instruments and agreements necessary or desirable to effectuate the purposes of this Resolution, including all actions required to comply with applicable provisions of Florida law governing the disposition of the Stables Parcel.

SECTION 7. SEVERABILITY. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to that end, the provisions of this Resolution are declared severable.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board.

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

ATTEST:

**REUNION EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: Tricia Adams
Assistant Secretary

Chairman/Vice Chairman

SECTION 12

SECTION A

SECTION

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		
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

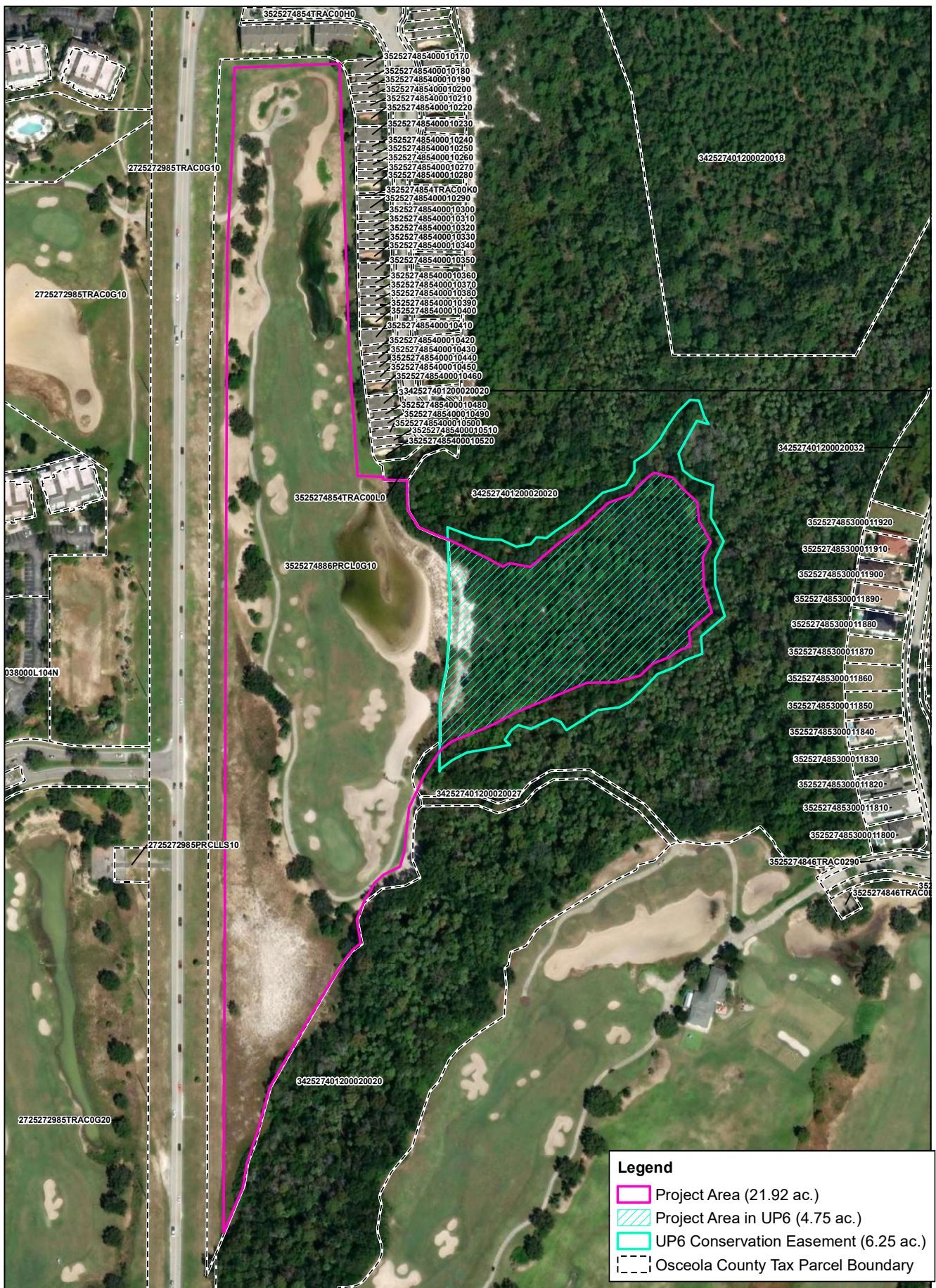
- (5) 35-25-27-4882-PRCL-0G15 Golf Academy 5,433 Series 2002A-2 Unexchanged Bonds
- 34-25-27-4012-0002-0030 Maintenance Building 18,726 Series 2015A and Series 2002A-2 Unexchanged Bonds
- 34-25-27-4885-PRCL-0C20 Clubhouse 7,011 Series 2015A Bonds
- Total** 31,170
- (6) Per Engineer's Development Analysis 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, Ocoola Co, 2020

Figure 2
 Aerial Photograph
 Reunion Resort - Grande 18

the 1990s, the number of people in the world who are under 15 years of age is expected to increase by 1.5 billion (United Nations 1999).

There is a growing awareness of the need to address the needs of children in the 21st century. The United Nations Convention on the Rights of the Child (1989) has been signed by 112 countries, and the United Nations Millennium Declaration (2000) has set out a commitment to 'ensure that all children, everywhere, have access to primary education by the year 2015'. The United Nations Secretary-General Kofi Annan (1999) has called for 'a new global compact for children'.

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RESOLUTION NO. 2026-09

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 10th day of September, 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:

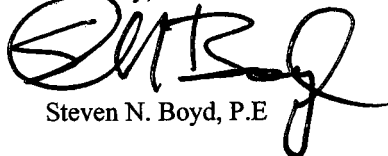
Submitted herewith is the revised Engineer's Cost Report for the Reunion East CDD. This report provides cost estimates for the Master Infrastructure proposed to be constructed with the District Boundaries; other Master Infrastructure proposed to be constructed both within and outside of the District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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

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

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

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

AGENCY / Permit	Approval Status
<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

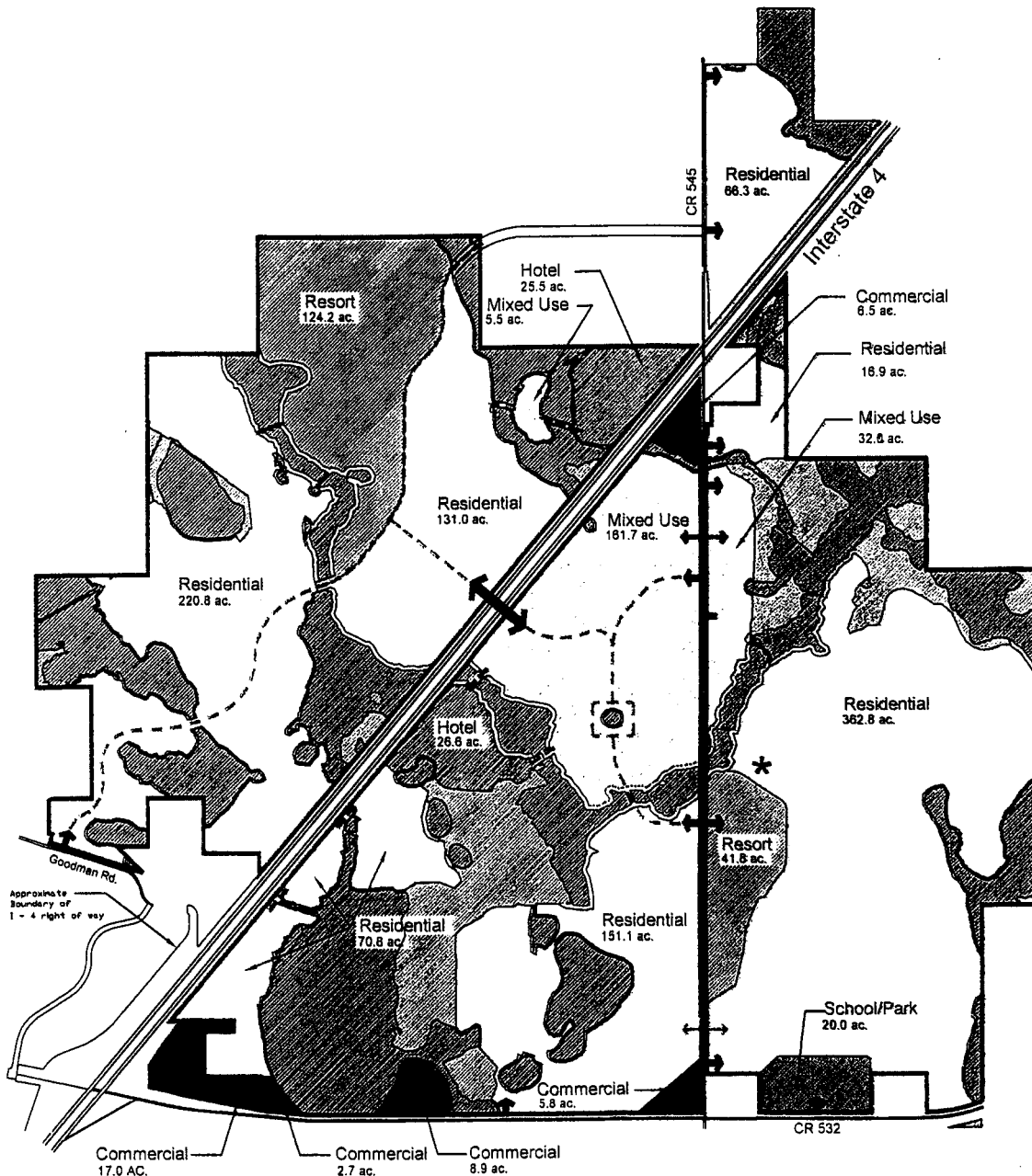


CR 532

November 2001



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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

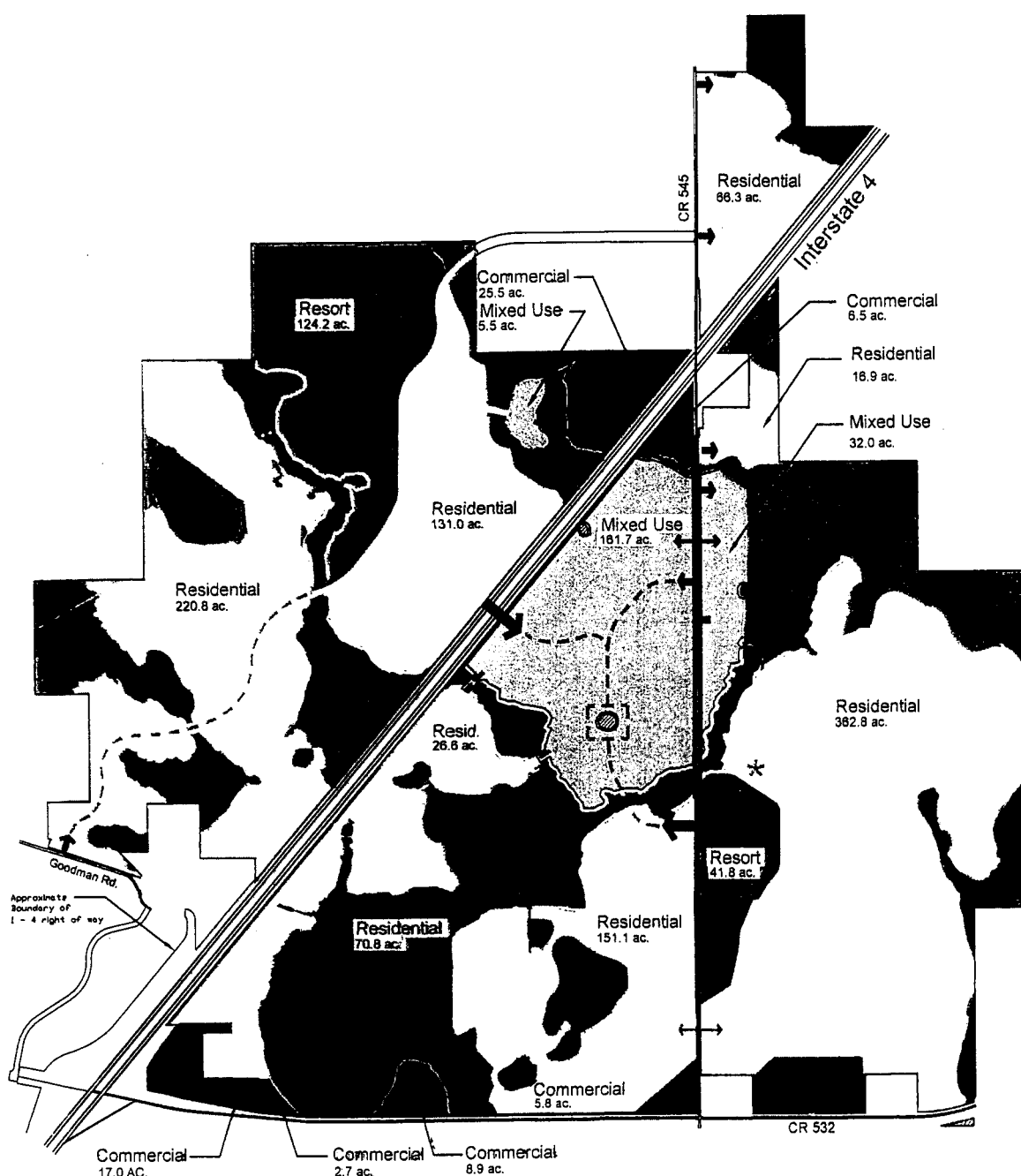


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PREDOMINANT USE ACREAGE ANALYSIS

	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.

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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.

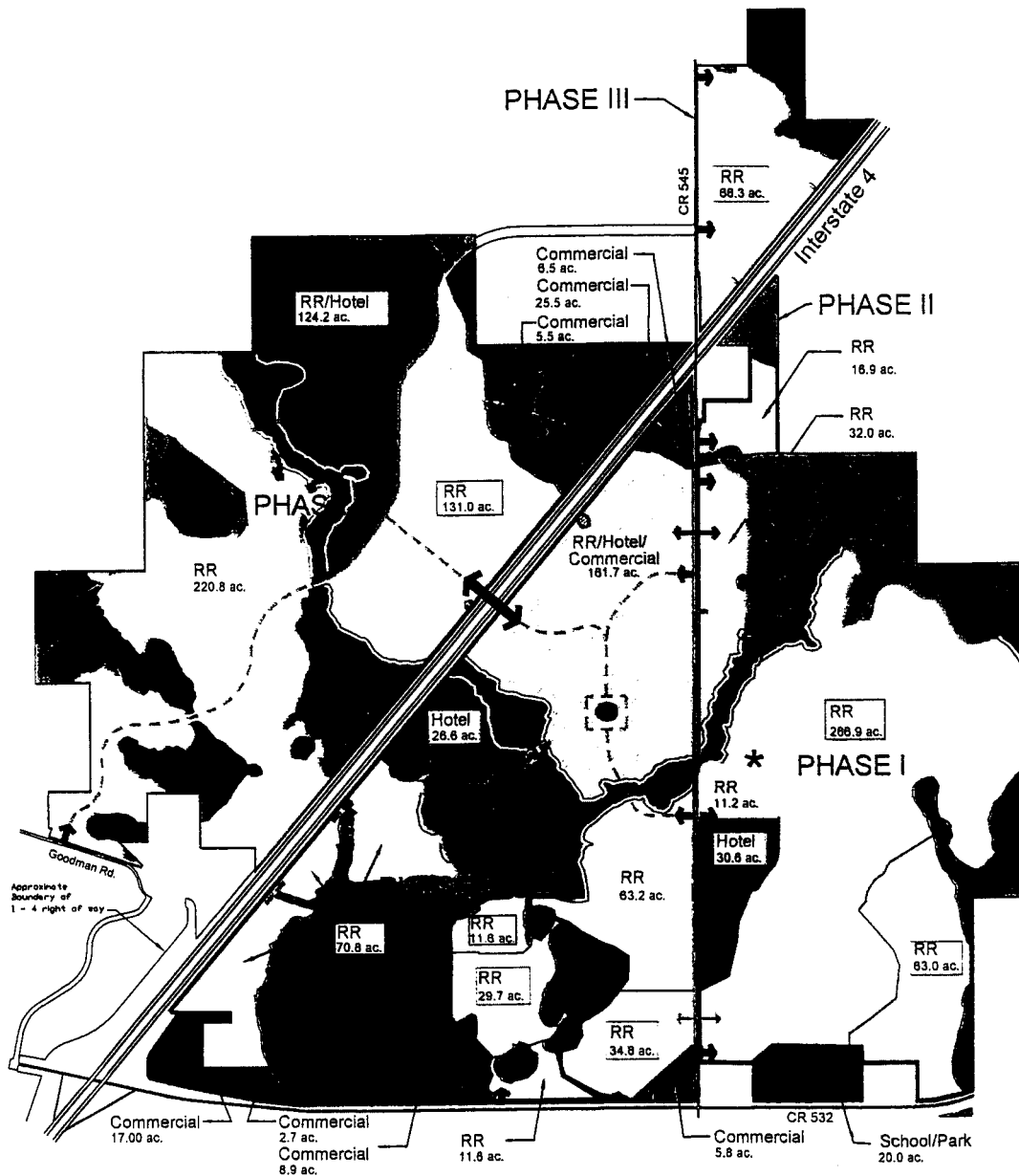
Exhibit 2C
Reunion
DRI - Map H - NOPC 4

November 2001



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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
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Hawthorne, FL 32707
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cmh associates

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

Reunion_PUD_Concept_Plan_11/01.dwg

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



N.T.S

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1400 Woodland Park Drive, Suite 100
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138 West 1st Street
Sebastian, FL 32958
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can associates
Urban & Environmental Planners • Landscape Architects
2038 Selway Avenue, Orlando, Florida 32801 (407) 432-4040

Pharmacokinetic/pharmacodynamic Modeling **Training**



REUNION
RESORT & CLUB

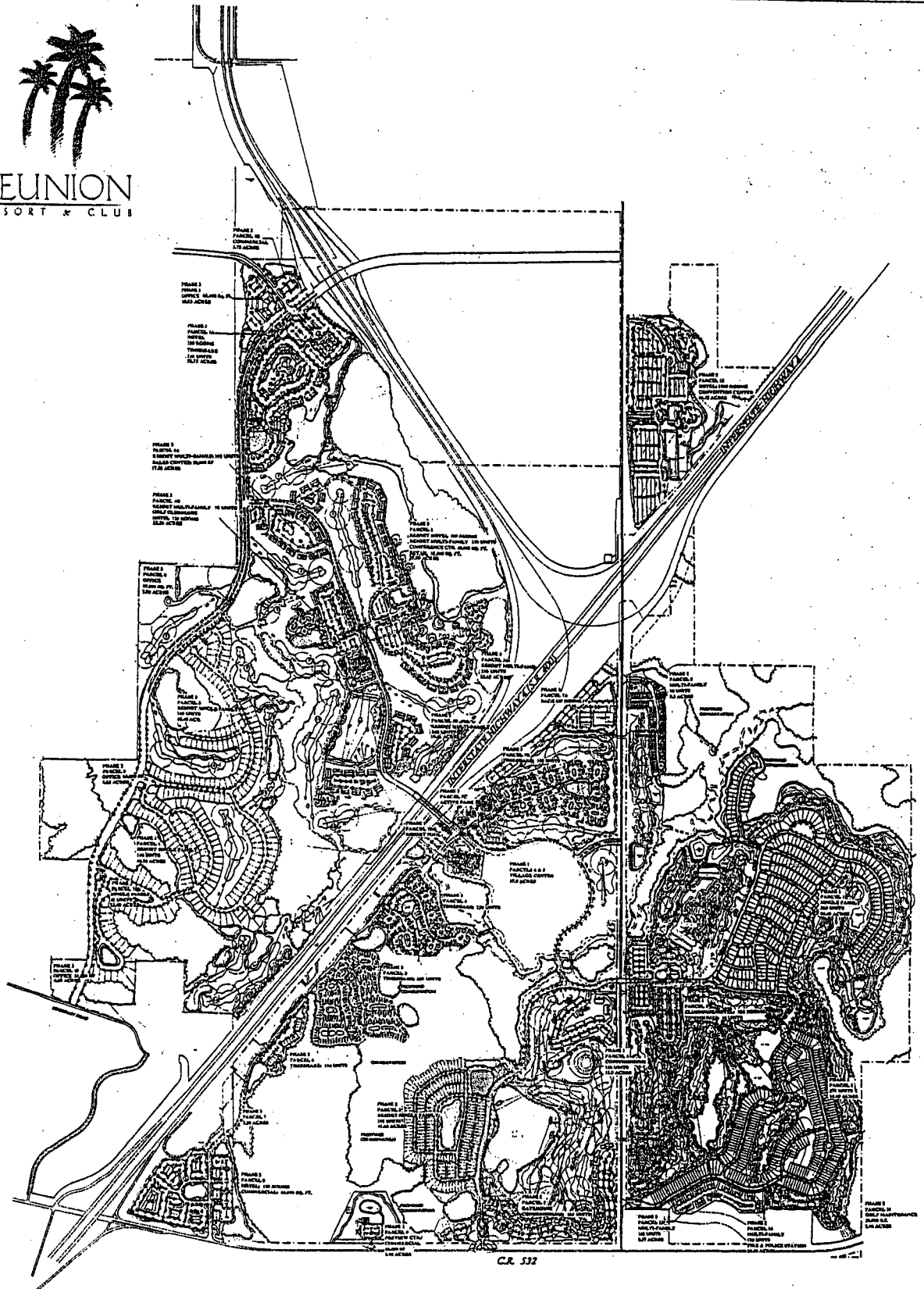


EXHIBIT 4
REUNION PARCEL DEVELOPMENT PLAN

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

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

Reunion East Community
Development District

Osceola County, Florida

DATE:
11/01/01

SCALE:
n/s

PROJECT NO.:
0057.01

LEGAL DESCRIPTION

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

BEGINNING at the Southeast corner of said Lot 2, Thence North 00°16'21" East, along said east line of Lot 2 and also the westerly right-of-way line of County Road 545, a distance of 1301.52 feet to the southeast corner of said Lot 3, Thence North 00°13'46" East, along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, a distance of 3809.53 feet; Thence continuing along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, North 00°12'20" East a distance of 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
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- Planners
- Engineers
- Landscape Architects

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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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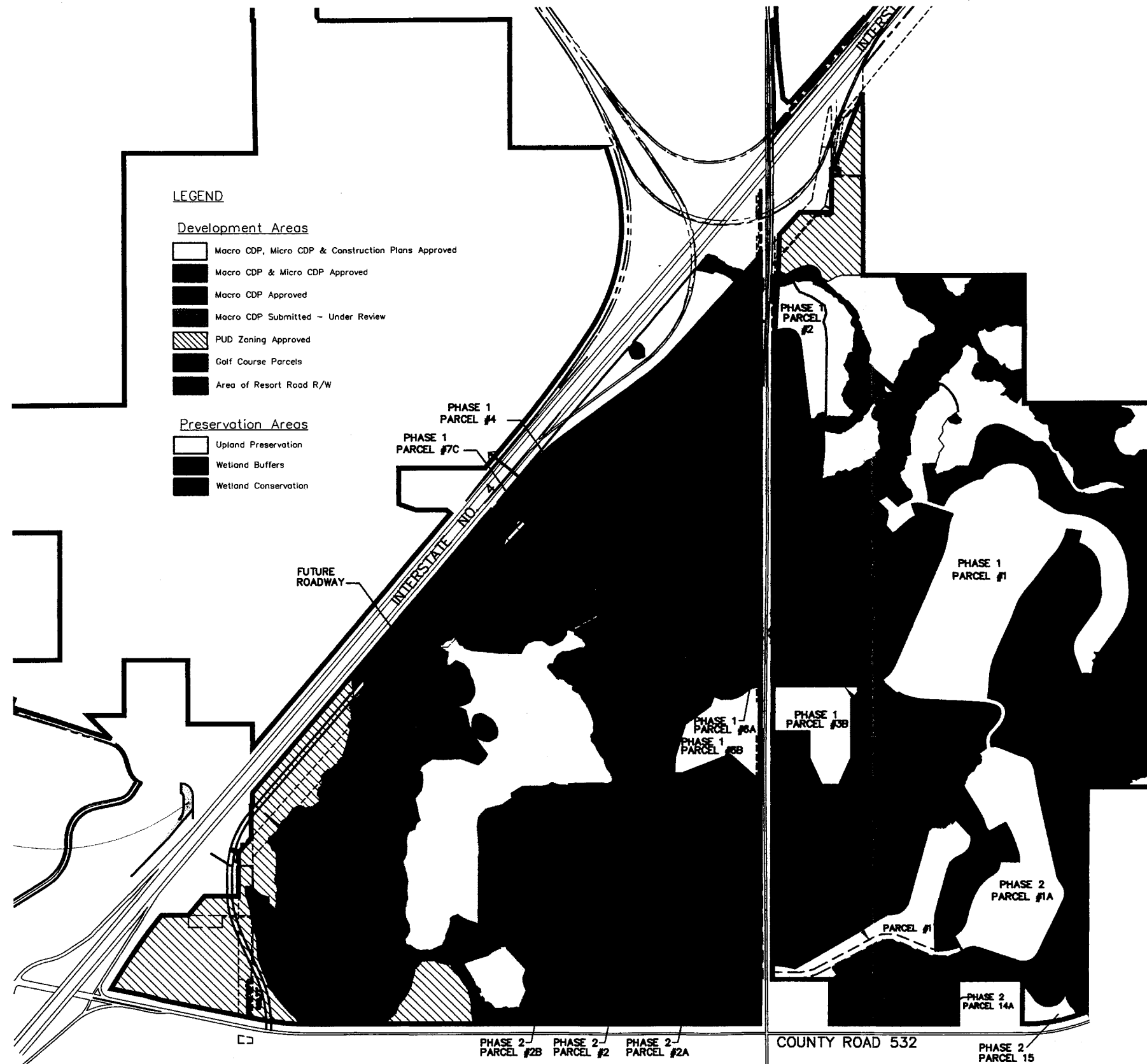
Reunion East Community Development District

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.
	Δ 2/1	RESORT SINGLE FAMILY	100 UNITS	18.67 AC.
	Δ 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.
	Δ 1/4	CONDOMINIUM HOTEL COMMERCIAL	140 UNITS 140 ROOMS 60,000 SF	31.66 AC.
	Δ 1/5	HOTEL CONFERENCE SPA	500 ROOMS 40,000 S.F. 20,000 S.F.	25.43 AC.
	Δ 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.
	Δ 2/1	RESORT SINGLE FAMILY	100 UNITS	18.67 AC.
	Δ 2/1A	RESORT SINGLE FAMILY	200 UNITS	34.82 AC.
MACRO CDP 8	Δ 2/3	RESORT SINGLE FAMILY	220 UNITS	40.11 AC.
MACRO CDP 9	1/3A	HOTEL MEETING SPACE ANCILLARY SPACE GOLF CART STORAGE	154 ROOMS 20,000 SF 100,000 SF 8,000 SF	11.25 AC.
	1/3B	1 BR CONDOMINIUM 2/3 BR CONDOMINIUM	36 UNITS 48 UNITS	13.70 AC.
MACRO CDP 10	1/7A	RESORT SUPPORT SER. CONFERENCE/MEETING	100,000 S.F. 60,000 S.F.	31.77 Ac
	1/7B	GOLF COURSE	N.A.	37.76 Ac
	1/7C	ACTIVE RECREATION	N.A.	2.61 Ac
	1/4	MULTI-FAMILY HOTEL COMMERCIAL	1100 UNITS 700 ROOMS 150,000 S.F.	27.83 Ac
	1/5	ACTIVE RECREATION		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

MAY 22, 2002

Miller Einhouse Rymer
Associates, Inc.
Planners • Engineers • Landscape Architects
500 Windley Place, Suite 202
Naples, FL 34104
(407) 343-8792 FAX (407) 343-8847



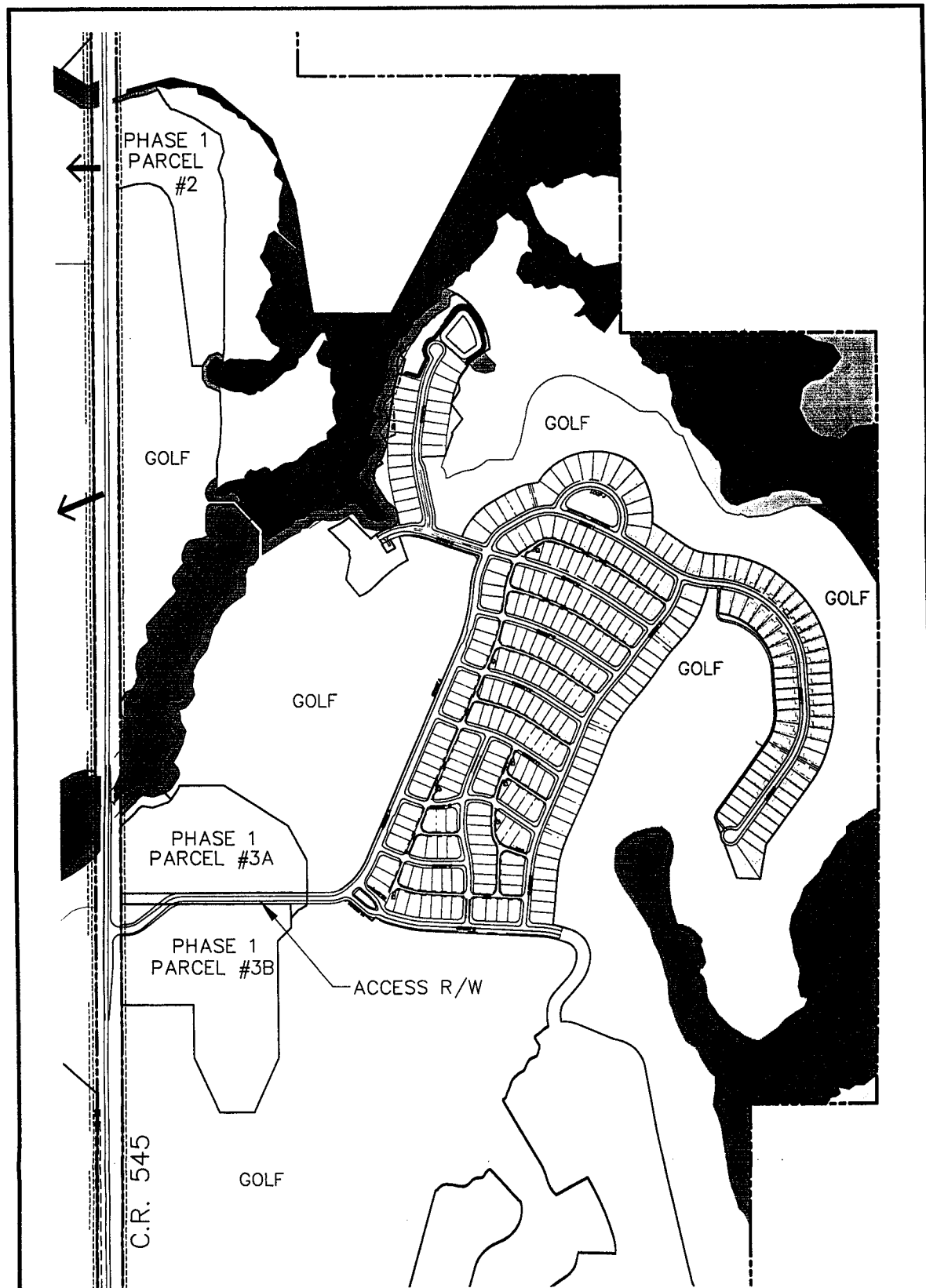


Exhibit 6A
Reunion East Community Development District
Phase I Parcel 1 Site Plan

February 2002



Miller Einhouse Rymer
Associates, Inc.
 Planners • Engineers • Landscape Architects
 300 Westinghouse Blvd., Suite 200
 St. Petersburg, FL 33701
 (407) 638-4000 FAX: (407) 638-4007
CMH ASSOCIATES
 Urban & Environmental Planners • Landscape Architects
 500 Delaney Avenue, Orlando, Florida 32801 (407) 422-4043

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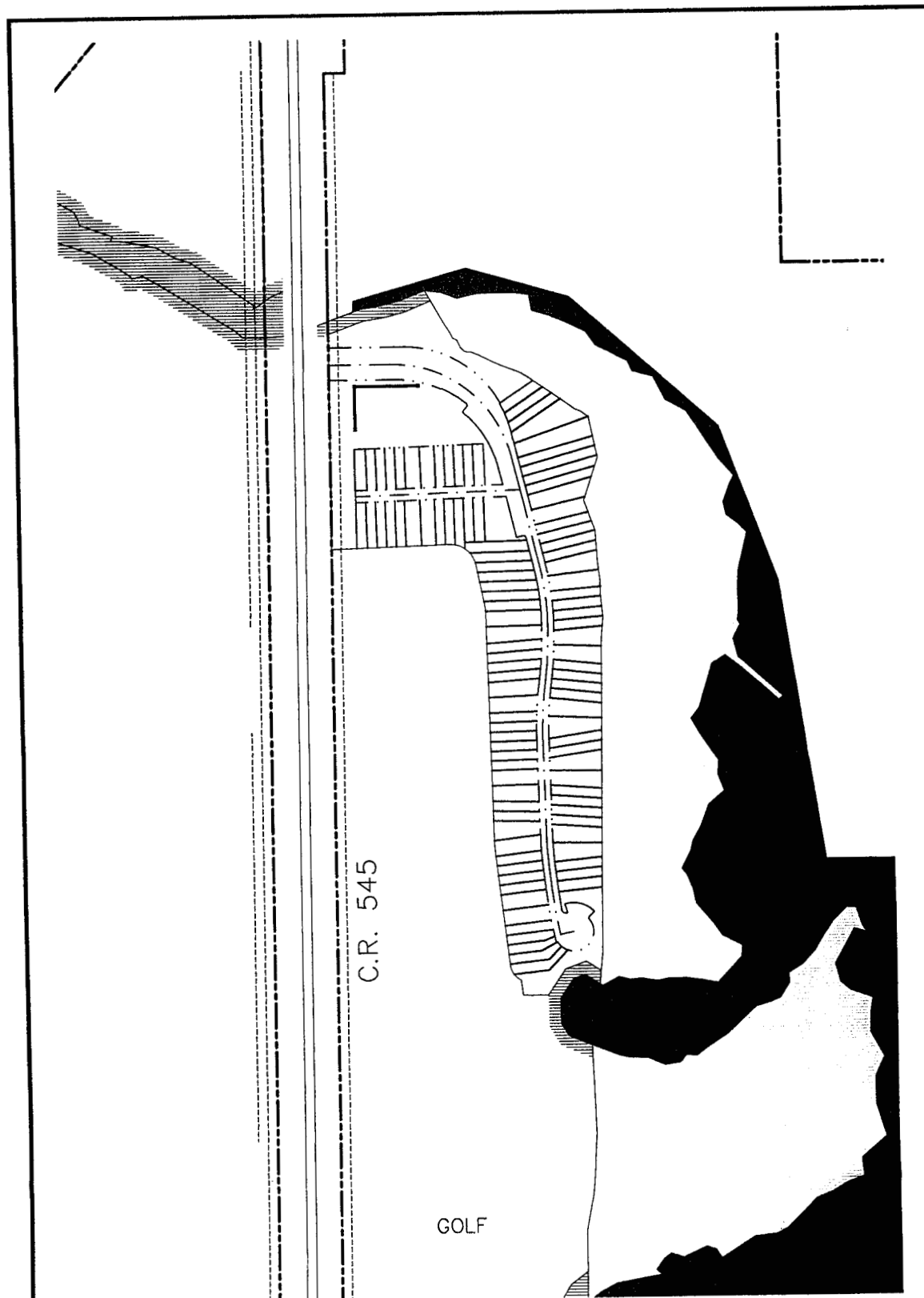


Exhibit 6B
Reunion East Community Development District
Phase I Parcel 2 Site Plan

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

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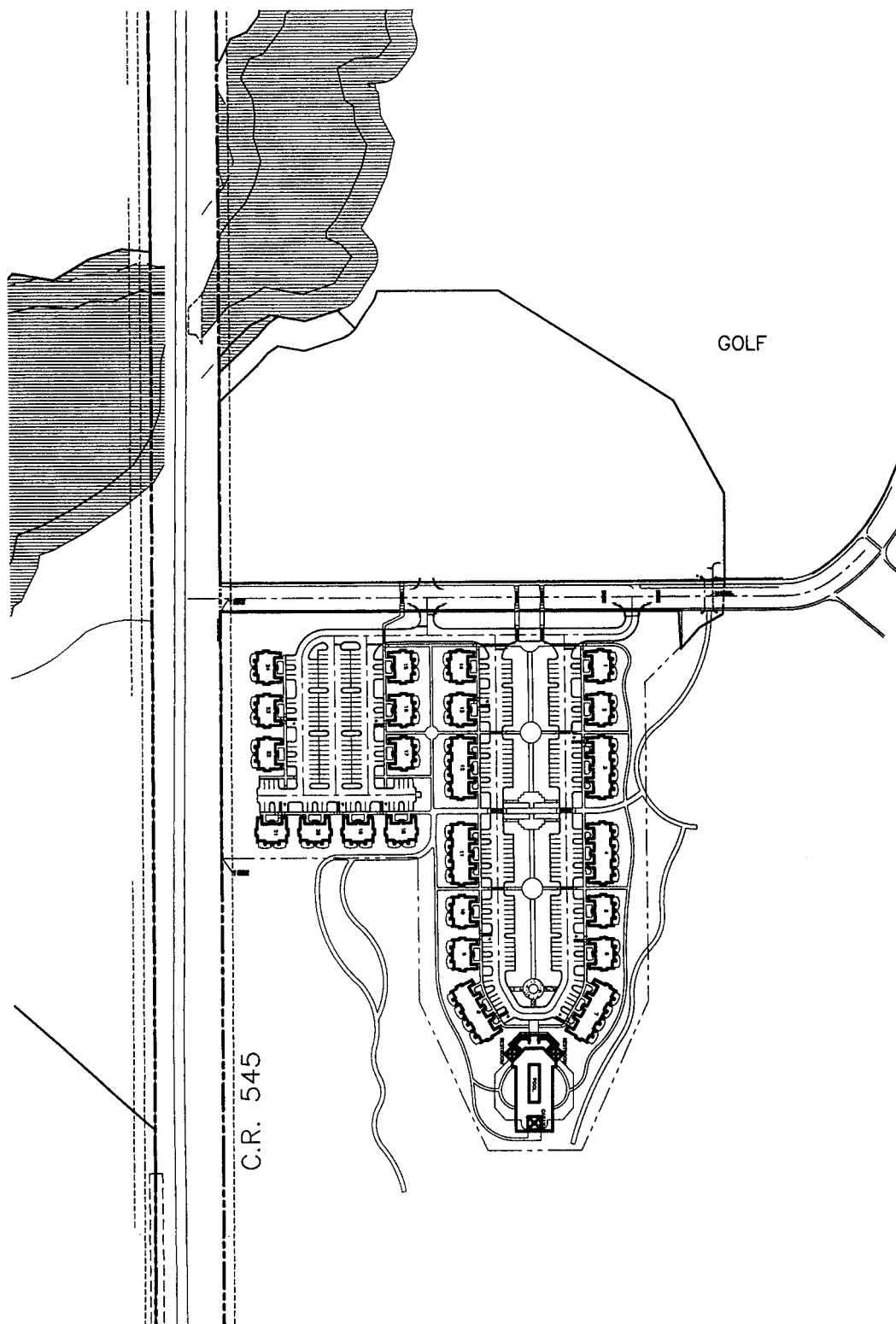


Exhibit 6C
Reunion East Community Development District
Phase 1 Parcel 3B Site Plan

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 Main Street, Suite 10
 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

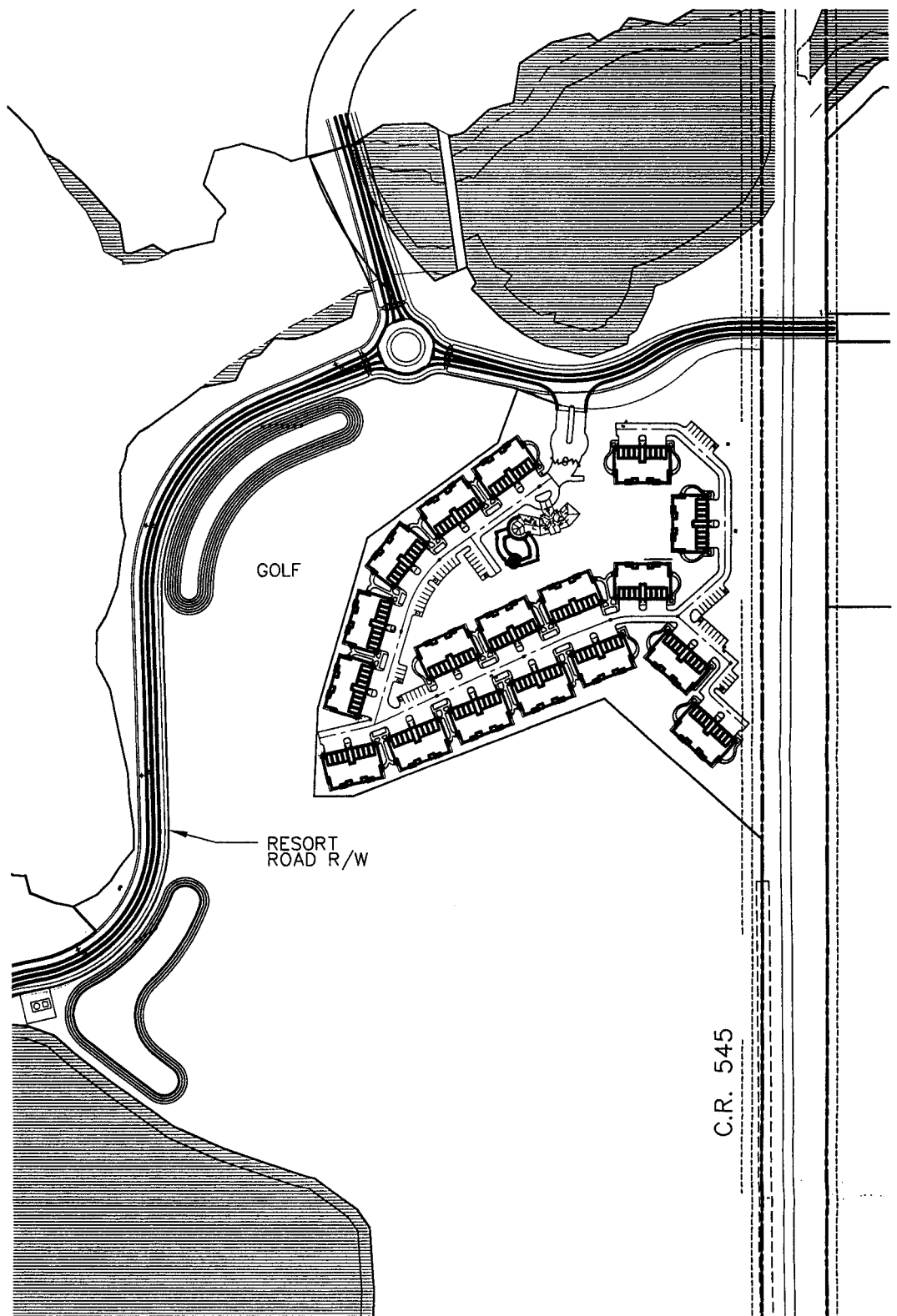


Exhibit 6D
Reunion East Community Development District
Phase I Parcel 6 Site Plan

February 2002



Miller Einhouse Rymer
Associates, Inc.
 Planners • Engineers • Landscape Architects
 500 Westinghouse Plaza Suite 122
 Tallahassee, FL 32310
 (907) 838-0001 FAX (907) 838-0002
 (907) 948-8390 FAX (907) 948-8391

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

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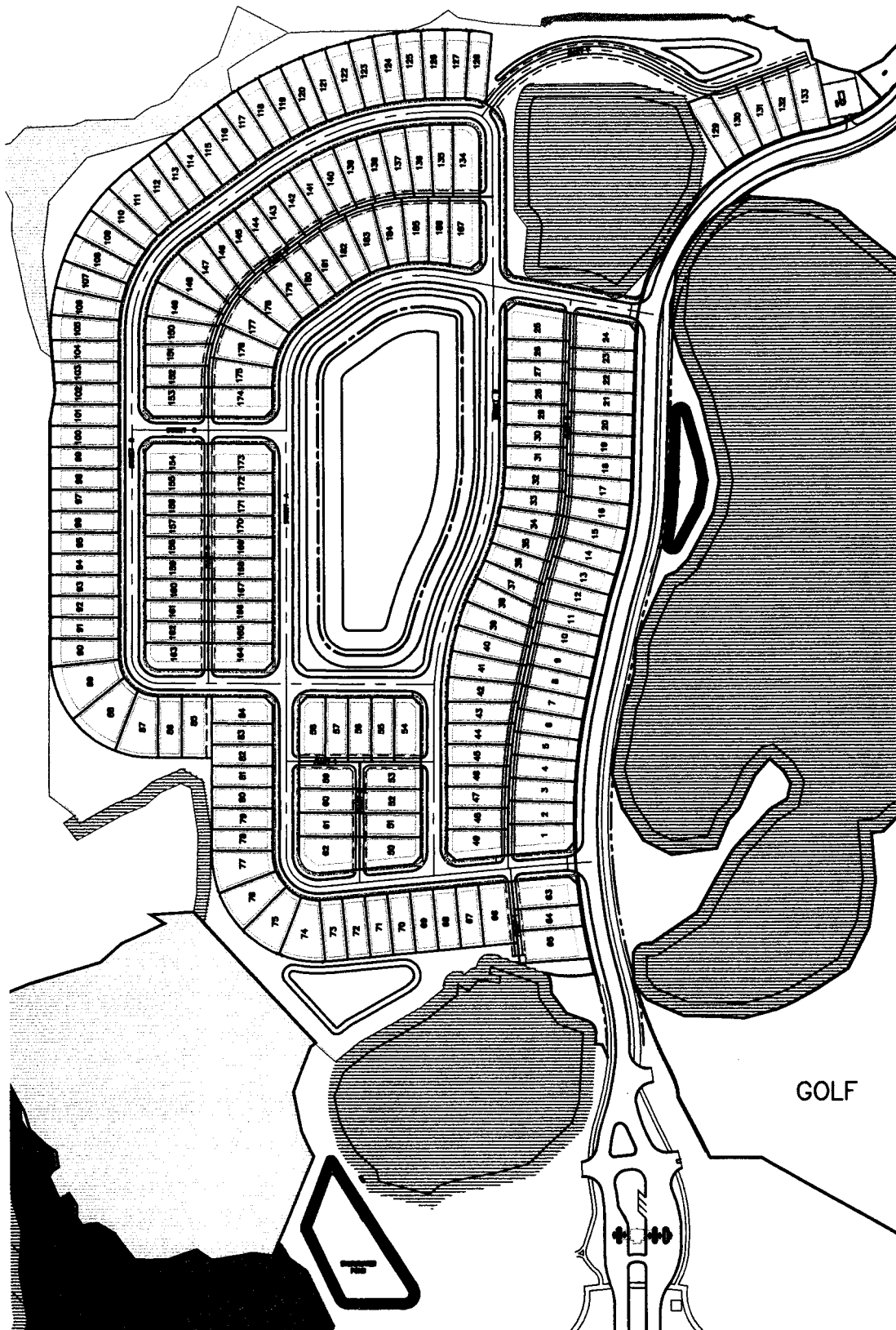


Exhibit 6E
Reunion East Community Development District
Phase 2 Parcel 3 Site Plan

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 Battery Avenue, Orlando, Florida 32801 (407) 423-4040

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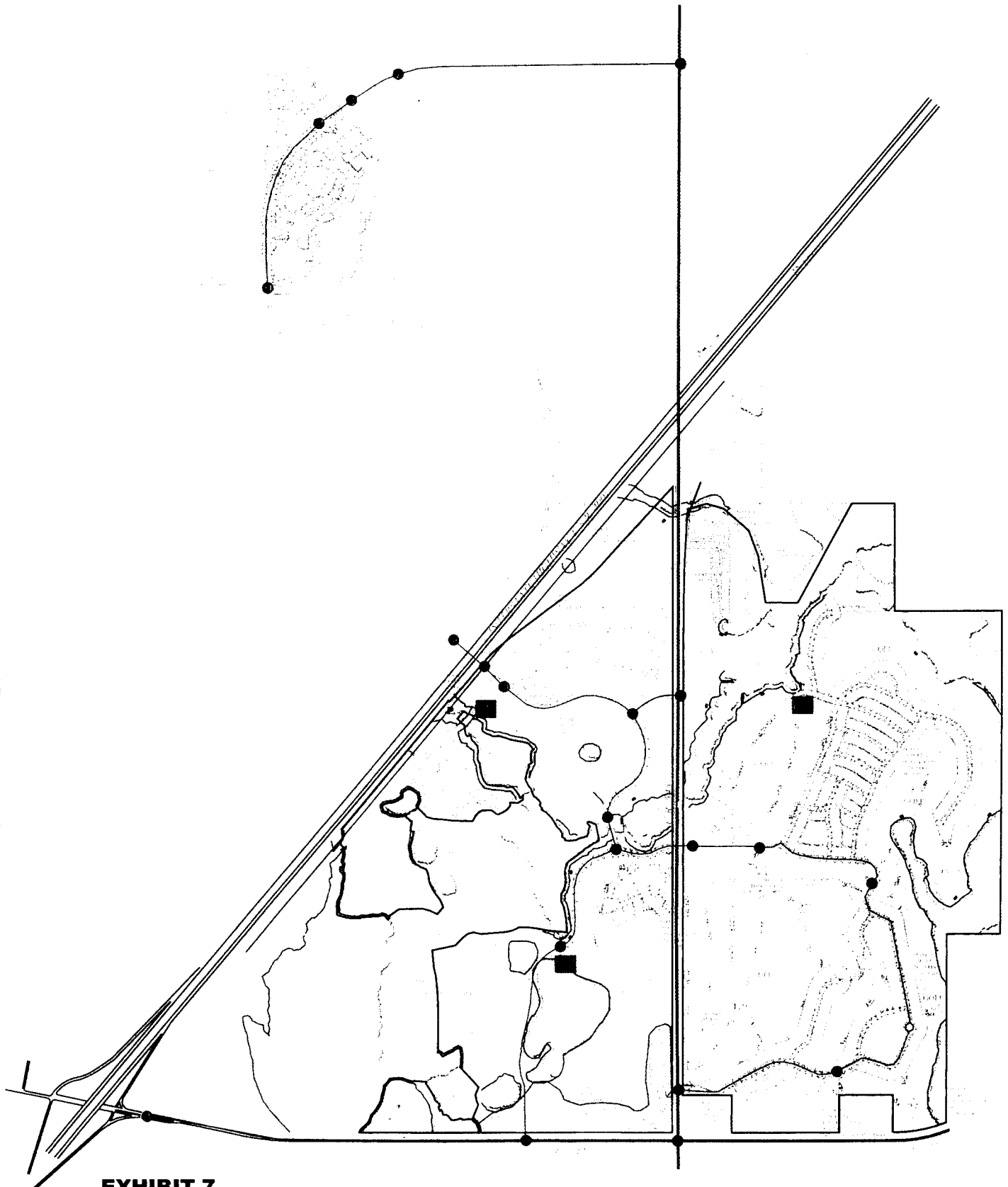


EXHIBIT 7
REUNION EAST CDD
MASTER CIVIL INFRASTRUCTURE ELEMENTS

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.						Total Unit Cost	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							
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

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

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

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

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

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

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

Exhibit "B"

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

[See attached.]

Engineer's Cost Report

For



Reunion East Community Development District Osceola County, Florida

Revised: February 27, 2002

July 10, 2003

March 15, 2002

February 22, 2005

May 22, 2002

July 2, 2002

July 31, 2002

June 23, 2003

Prepared by:

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

Prepared for:

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

Miller Einhouse Rymer & Boyd

COMMUNITY PLANNING

February 22, 2005

PROJECT MANAGEMENT

Mr. Tom McCarthy, Chairman
Reunion East Community Development District

CIVIL ENGINEERING

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

LANDSCAPE ARCHITECTURE

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

Dear Mr. McCarthy:

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

OFFICERS

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

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

Steven N. Boyd, P.E.
Vice President

SENIOR ASSOCIATE

Stephen C. Besley

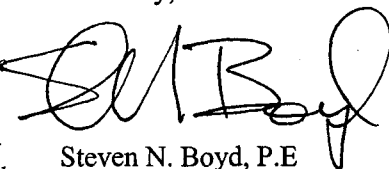
This revised Engineer's Cost report includes the following revisions and additions:

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

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

Sincerely,

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



Steven N. Boyd, P.E.
District Engineer

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

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

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

TABLE OF CONTENTS

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

EXHIBITS

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

I. INTRODUCTION

A. Description of the Reunion DRI Community

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

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

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

Development Program

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

B. Description of Reunion East Community Development District

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

TABLE 1
LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES

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

II. DISTRICT BOUNDARY AND PROPERTY SERVED

A. District Boundaries

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

B. Description of Properties Served

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

C. Existing Infrastructure

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

III. PROPOSED DISTRICT MASTER INFRASTRUCTURE

A. Summary of the Proposed District Infrastructure

The District infrastructure will generally consist of the following:

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

B. Roadways

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

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

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

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

C. Water, Wastewater and Electrical Infrastructure

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

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

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

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

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

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

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

D. Stormwater Management Facilities

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

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

E. Landscaping/Hardscape

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

F. Recreation and Parks

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

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

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

G. Opinion of Probable Construction Costs

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

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

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

Revisions:

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

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

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

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

H. 2001 Project – Phase 1

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

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

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

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

I. 2005 Project – Phase 2

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

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

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

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

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

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

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

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

IV. PARCEL DEVELOPMENT COSTS

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

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

TABLE 4
SUMMARY OF PARCEL DEVELOPMENT COSTS

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

V. PARCEL DEVELOPMENT

A. PHASE I PARCEL 1

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

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

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

Construction Status

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

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

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

TABLE 4B

REUNION EAST CDD

PHASE 1 PARCEL 1 ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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.

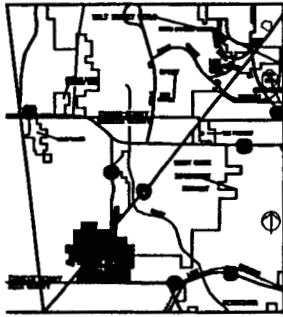
TABLE 9A
REUNION EAST CDD
PHASE 2 PARCELS 2, 2A & 2B
OPINION OF PROBABLE COSTS

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

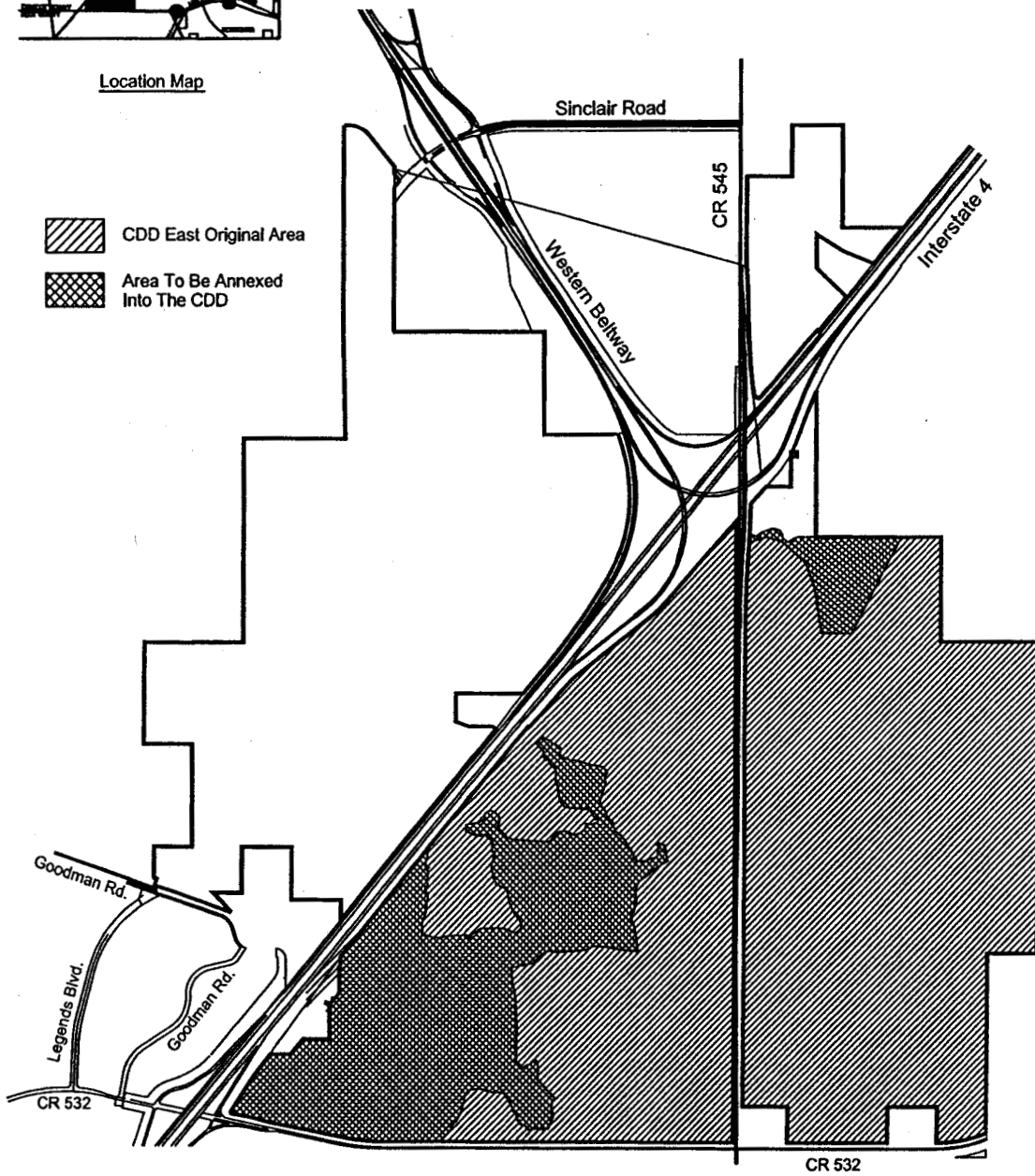
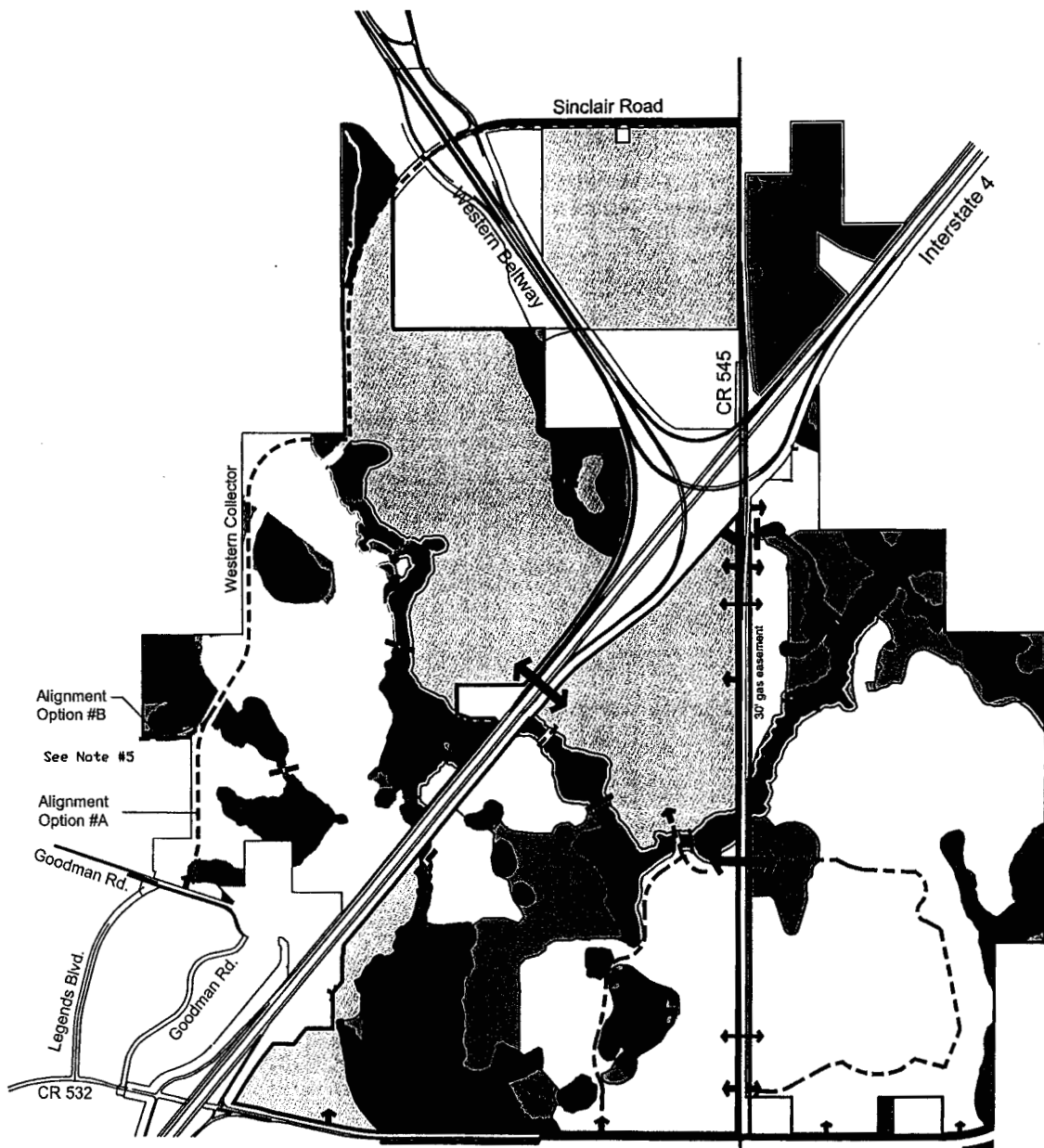


Exhibit 1
Reunion East Community Development District
District Boundaries

Revised June, 2004





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

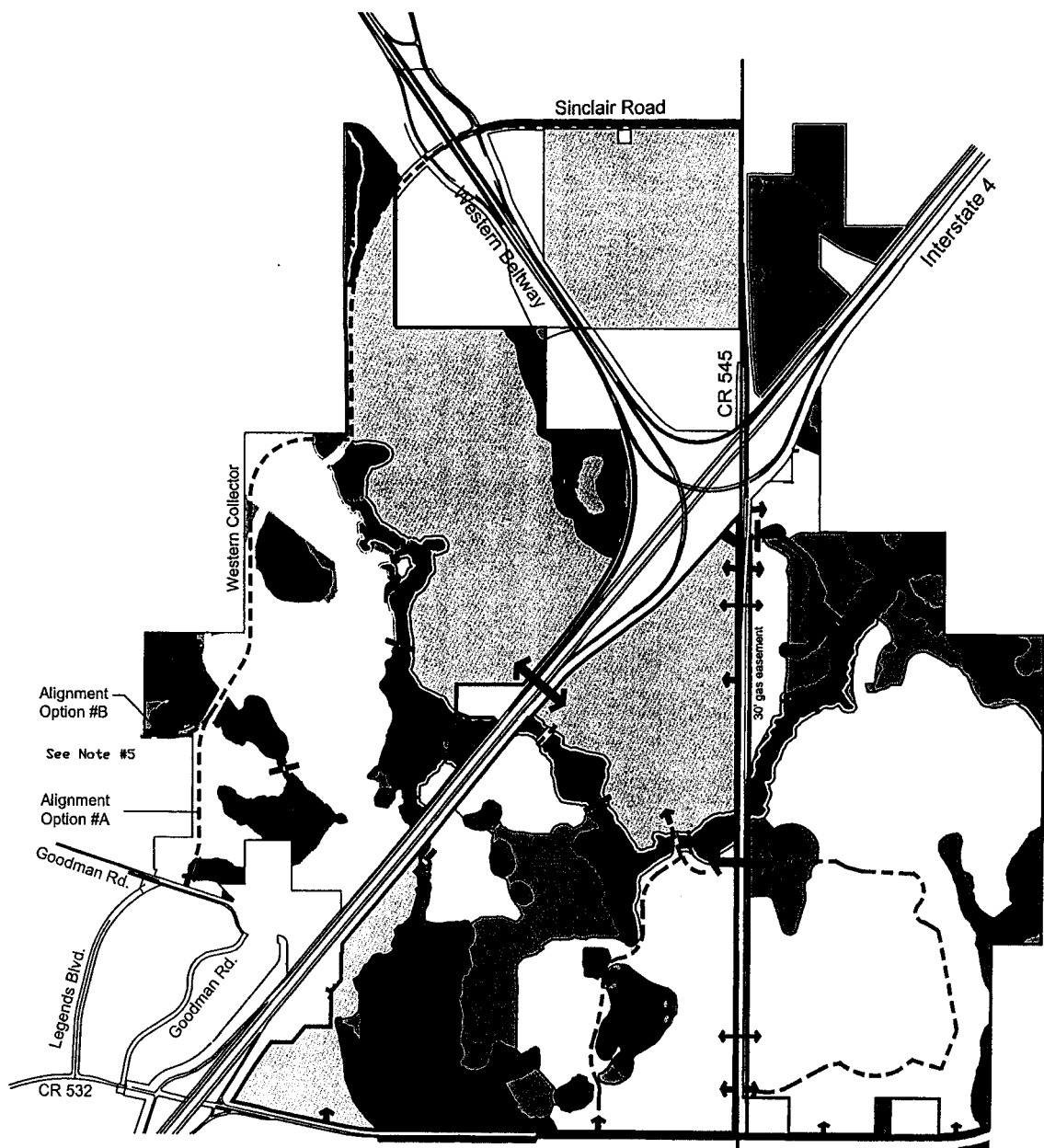


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 Land Development Services
 1861 Chumuck Trail
 Maitland, FL 32751
 (407) 492-7665 FAX: (407) 473-5068



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
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REUNION
COUNTRY CLUB

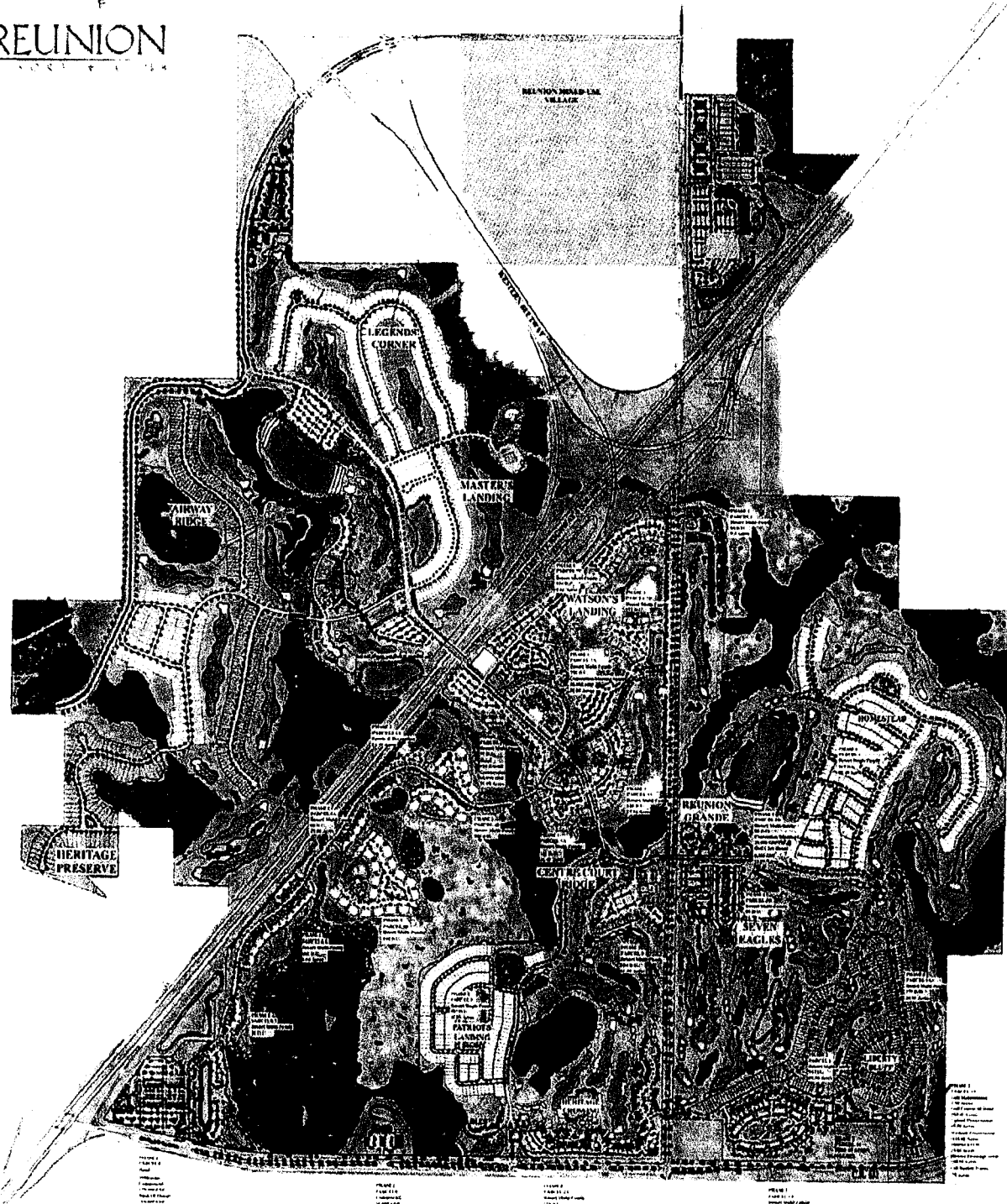


Exhibit 4

C.D.D. REUNION MASTER PLAN UPDATE



GRAPHIC SCALE
0 100 200 300 400 500
(FEET)
JANUARY 2005

EXHIBIT 5

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION #1 – ORIGINAL REUNION EAST CDD:

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

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

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

Together with:

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

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

Thence North 88°45'20" East a distance of 287.22 feet; Thence South 75°04'10" East a distance of 89.73 feet; Thence South 65°39'37" East a distance of 110.39 feet; Thence North 41°39'20" East a distance of 112.70 feet; Thence North 22°10'55" West a distance of 90.94 feet; Thence North 37°51'37" West a distance of 108.71 feet; Thence North 27°02'38" West a distance of 156.44 feet; Thence North 08°08'11" West a distance of 71.52 feet; Thence North 14°56'32" West a distance of 74.15 feet; Thence North 30°58'59" West a distance of 27.85 feet; Thence North 68°12'50" West a distance of 77.21 feet; Thence North 51°21'42" West a distance of 30.59 feet; Thence North 74°03'58" West a distance of 34.79 feet; Thence North 19°38'02" West a distance of 36.67 feet; Thence North 32°14'42" West a distance of 50.59 feet; Thence North 08°53'32" West a distance of 112.43 feet; Thence North 08°52'26" West a distance of 42.54 feet; Thence North 15°30'25" East a distance of 79.78 feet; Thence North 12°28'47" East a distance of 100.52 feet; Thence North 81°56'22" West a distance of 37.53 feet; Thence North 00°00'00" East a distance of 57.31 feet; Thence North 15°57'25" East a distance of 34.77 feet; Thence North 00°00'00" East a distance of 42.98 feet; Thence North 90°00'00" West a distance of 19.12 feet; Thence North 26°34'57" West a distance of 21.36 feet; Thence North 60°16'27" West a distance of 38.53 feet; Thence North 30°53'04" West a distance of 47.68 feet; Thence South 80°01'16" West a distance of 65.00 feet; Thence North 87°54'47" West a distance of 70.75 feet; Thence North 75°17'21" West a distance of 55.00 feet; Thence North 52°33'59" West a distance of 37.42 feet; Thence North 74°22'18" West a distance of 44.26 feet; Thence North 22°23'53" West a distance of 58.07 feet; Thence North 15°21'32" East a distance of 15.42 feet; Thence North 42°32'06" East a distance of 24.73 feet; Thence North 76°41'40" East a distance of 59.08 feet; Thence North 84°33'39" East a distance of 55.87 feet; Thence North 69°22'41" East a distance of 52.76 feet; Thence North 60°02'47" East a distance of 86.08 feet; Thence North 03°56'07" East a distance of 27.28 feet; Thence North 14°46'29" West a distance of 21.36 feet; Thence North 26°19'07" East a distance of 28.69 feet; Thence North 60°26'28" East a distance of 65.98 feet; Thence South 81°43'41" East a distance of 40.25 feet; Thence South 54°45'23" East a distance of 99.85 feet; Thence South 08°26'03" East a distance of 79.84 feet; Thence South 23°51'42" West a distance of 76.83 feet; Thence South 45°26'27" East a distance of 154.16 feet; Thence South 34°13'38" East a distance of 27.65 feet; Thence South 74°25'07" East a distance of 97.65 feet; Thence South 87°04'00" East a distance of 85.42 feet; Thence South 82°52'50" East a distance of 158.72 feet; Thence South 88°58'07" East a distance of 242.84 feet; Thence North 28°05'27" East a distance of 74.33 feet; Thence North 43°17'11" East a distance of 51.04 feet; Thence North 61°09'30" East a distance of 57.46 feet; Thence North 87°42'59" East a distance of 17.49 feet; Thence North 88°41'57" East a distance of 96.27 feet; Thence South 57°17'06" East a distance of 36.40 feet; Thence South 51°21'43" East a distance of 42.01 feet; Thence South 74°45'22" East a distance of 24.94 feet; Thence North 65°52'16" East a distance of 69.51 feet; Thence North 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°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

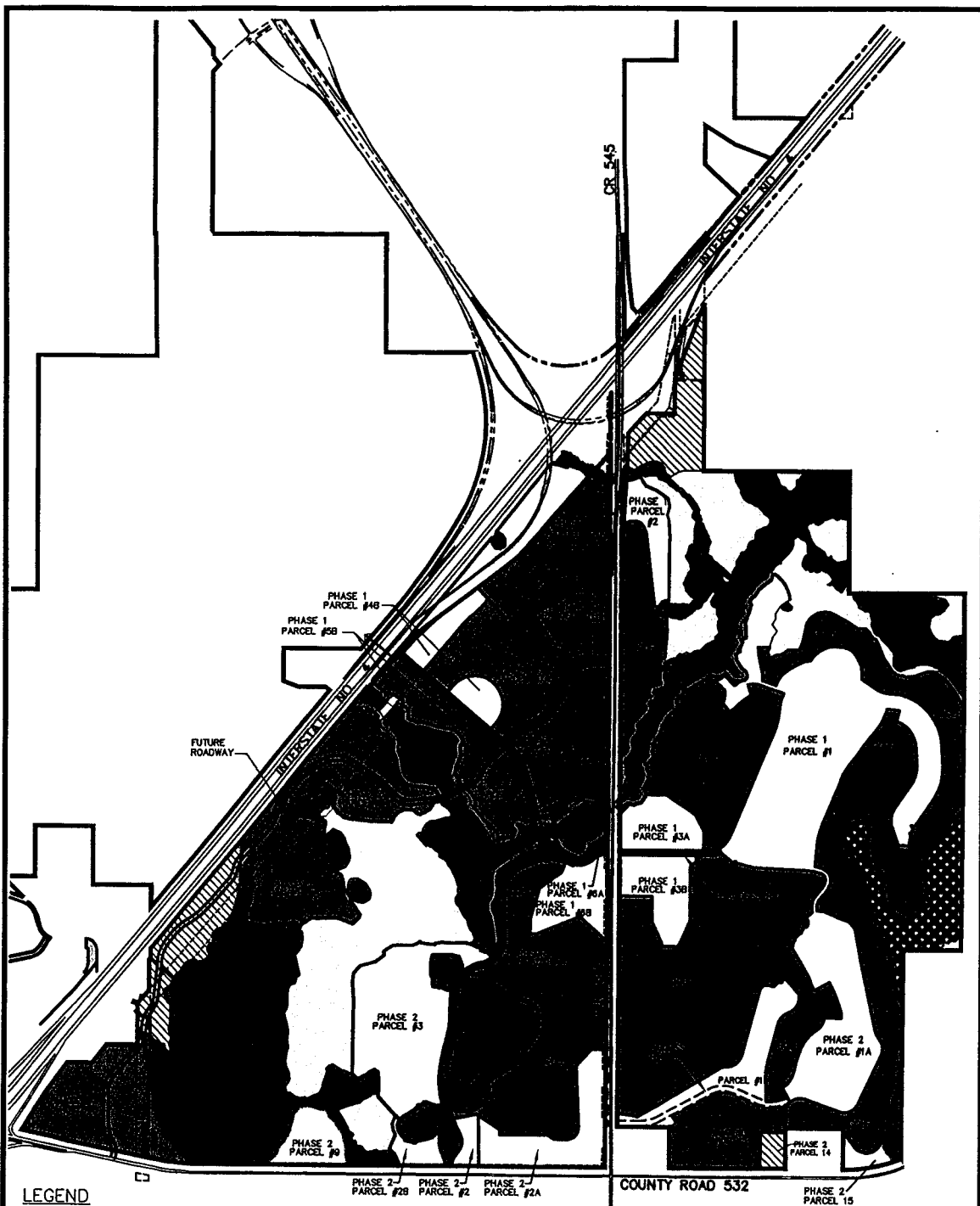
bearing of North 35°51'46" East and the Easterly right of way line of Interstate Highway 4 (State Road 400); thence northeasterly along the arc of said curve and easterly right of way line through a central angle of 06°41'40" a distance of 658.46 feet; thence departing arc of said curve South 89°55'31" 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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 of 76.82 feet; Thence South 25°32'09" West a distance of 66.05 feet; Thence South 31°58'09"
 West a distance of 83.38 feet; Thence South 44°15'40" West a distance of 70.30 feet; Thence
 South 19°44'03" West a distance of 95.73 feet; Thence South 47°52'12" West a distance of
 127.04 feet; Thence South 27°44'40" West a distance of 49.29 feet to the POINT OF
 BEGINNING.

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) 343-1996
www.merib.com

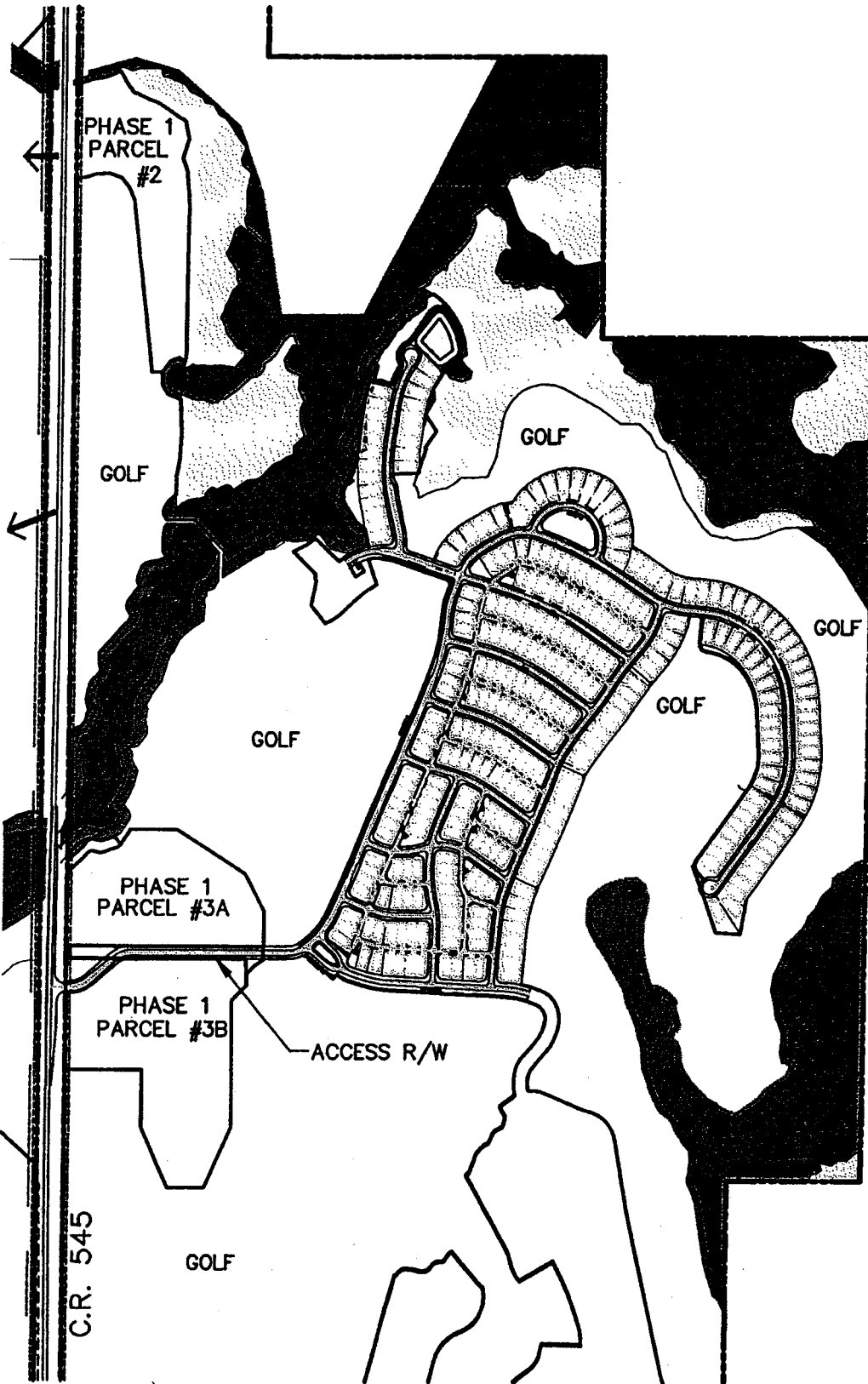


Exhibit 6A
Reunion East Community Development District
Phase I Parcel 1 Site Plan

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
 www.merby.com

cmh associates
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 100 Selway Avenue, Orlando, Florida 32801 (407) 422-4242

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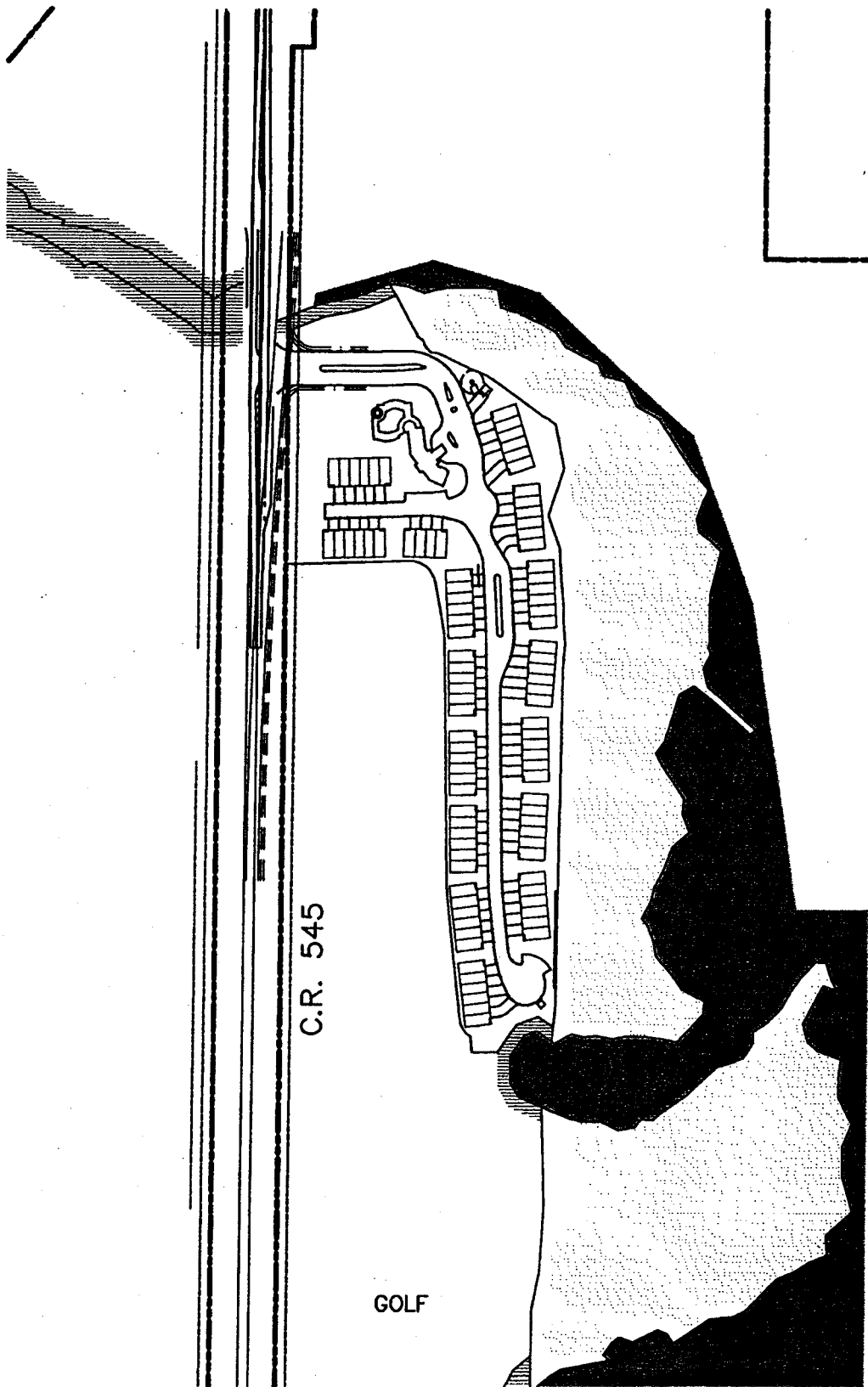


Exhibit 6B
Reunion East Community Development District
Phase I Parcel 2 Site Plan

February 2002



N.T.S.

**Miller
 Einhouse
 Rymer &
 Boyd**

2200 Miller Road, Suite 200
 Fort Myers, Florida 33901

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 ■ Project Management
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 ■ Landscape Architecture

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 Fax (813) 241-1000
 www.miller-eymer.com

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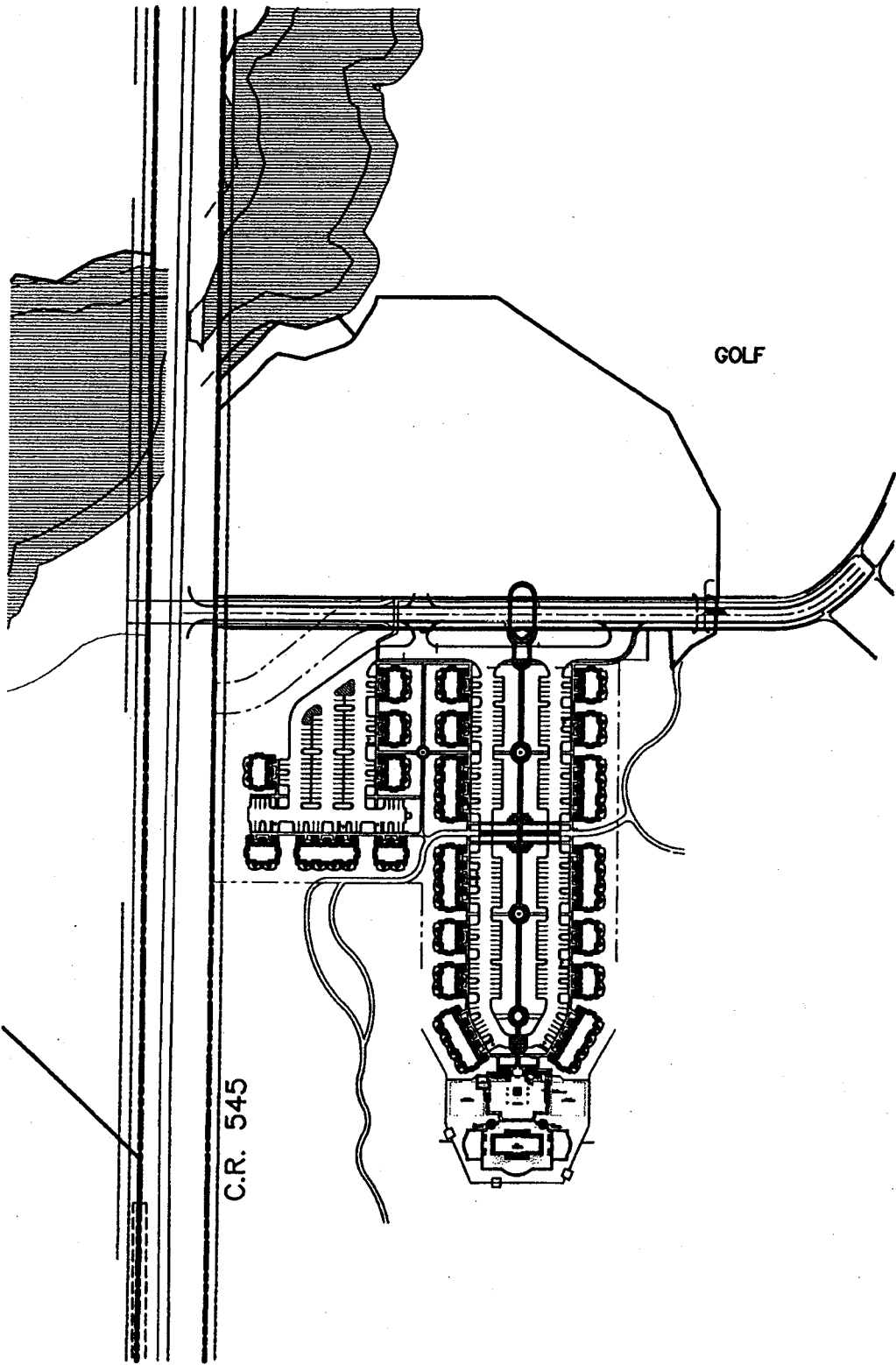


Exhibit 6C
Reunion East Community Development District
Phase 1 Parcel 3B Site Plan

February 2002



**Miller
 Einhouse
 Rymer &
 Boyd**

20 East Main Street, Suite 200
 Gainesville, Florida 32601

- Community Planning
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- Civil Engineering
- Landscape Architecture

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 Fax (352) 342-0000
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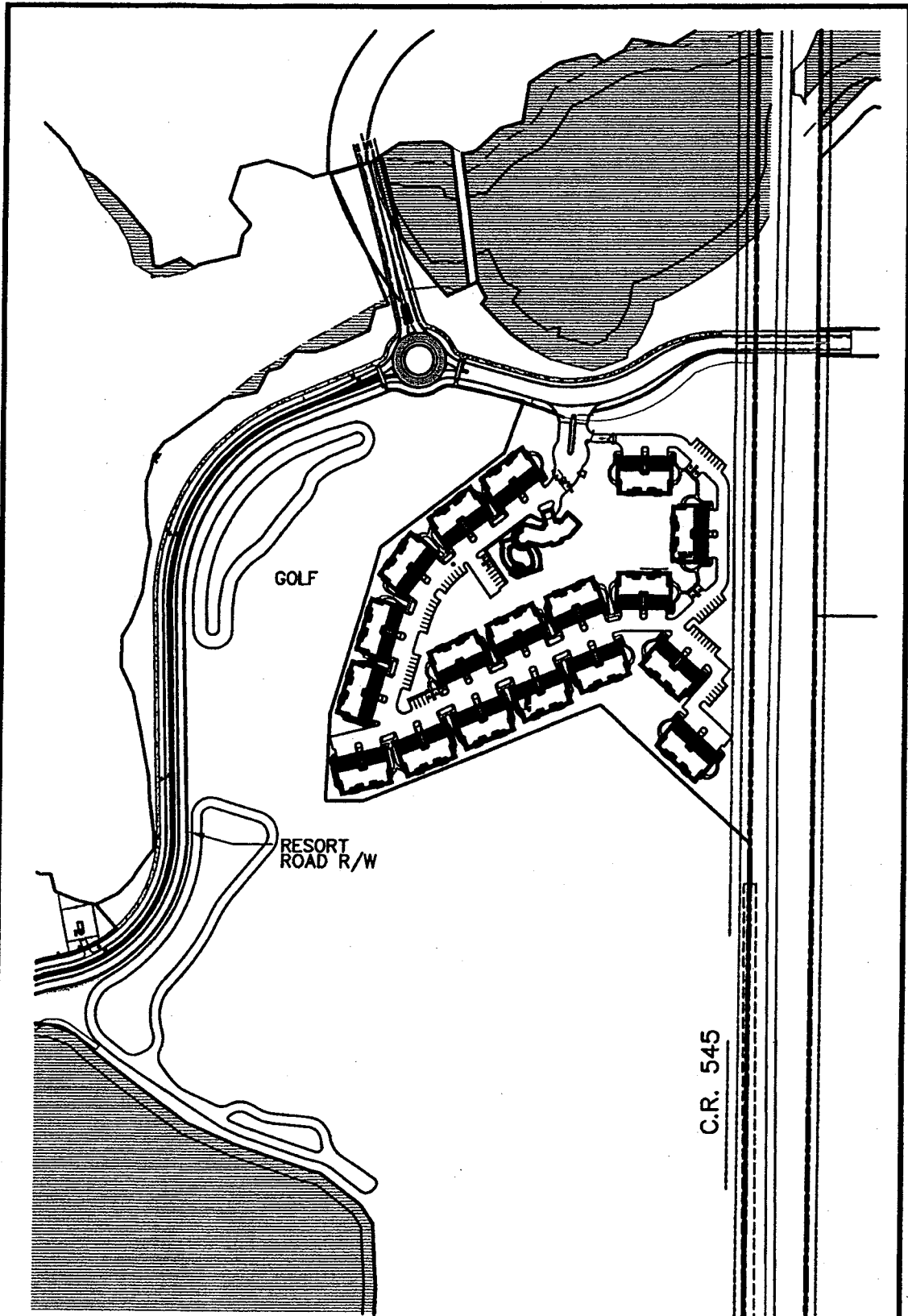


Exhibit 6D
Reunion East Community Development District
Phase I Parcel 6 Site Plan

February 2002



**Miller
 Emhouse
 Rymer &
 Boyd**

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

Miller Emhouse Rymer & Boyd
 2000 South 10th Avenue, Suite 100
 Fort Lauderdale, Florida 33316

Phone (954) 344-4444
 Fax (954) 344-7994
 www.milleremhouse.com

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Urban & Environmental Planners • Landscape Architects
 200 South 10th Avenue, Suite 100, Fort Lauderdale, Florida 33316 (954) 432-4444



July 2002



carlin associates
Urban & Environmental Planners • Landscape Architects

- Phone (407) 340-0199
Fax (407) 343-1900

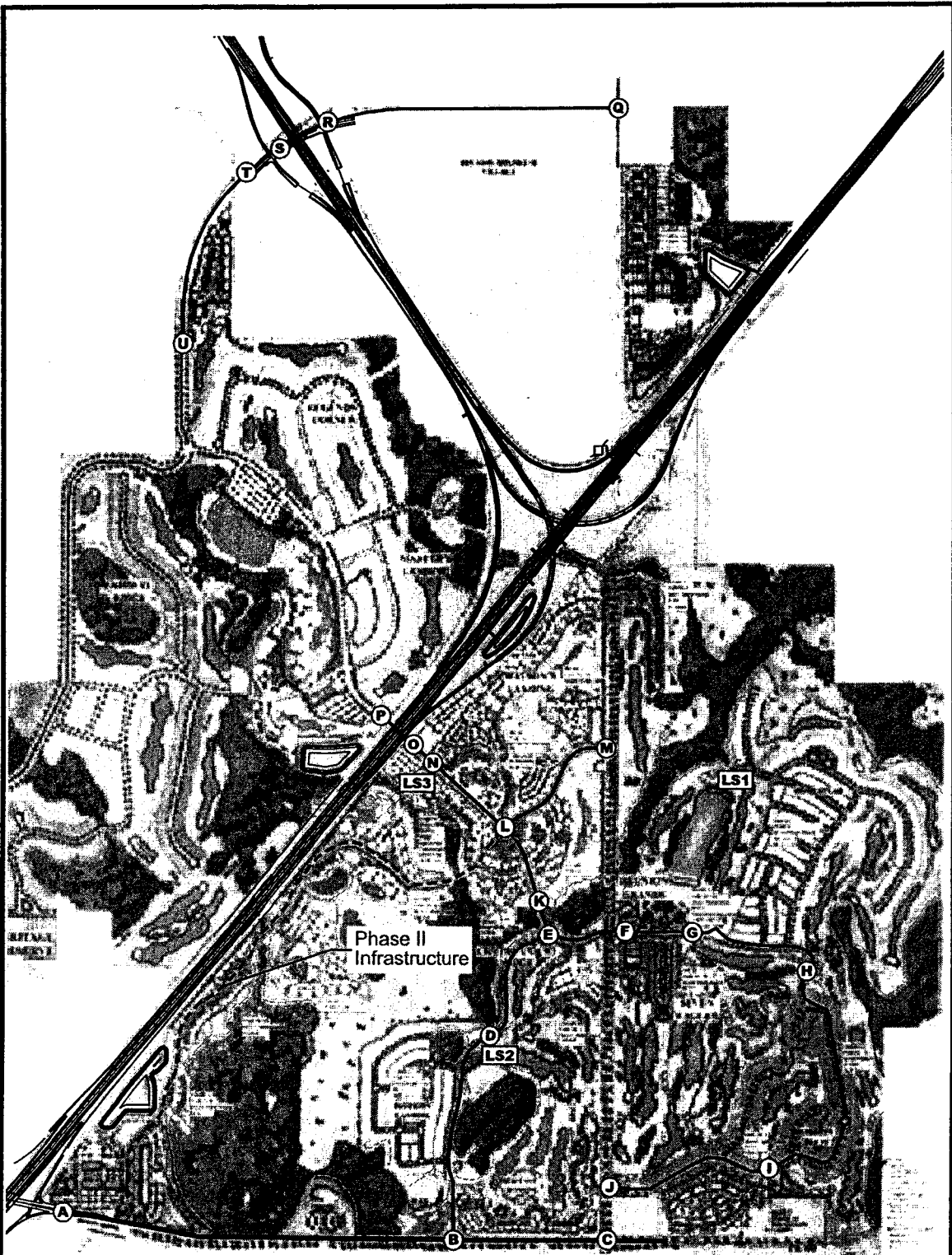


Exhibit 7
Reunion East Community Development District
Master Civil Infrastructure Elements

February 2, 2005



**Miller
Einhorn
Ryder &
Boyd**

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

220 East Main Street, Suite B
Kissimmee, Florida 34741

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Fax (407) 345-1894
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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	990	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	850	Two-Lane Urban	CR 545 Turn Lanes	\$167	\$108,405	\$92	\$59,736	\$75	\$48,750	\$334	\$216,890		\$200,000			\$416,890	
LN	1,780	Two-Lane Urban		\$167	\$293,526	\$92	\$161,744	\$75	\$132,000	\$334	\$587,270					\$587,270	
NO	390	Two-Lane Urban		\$167	\$65,043	\$92	\$35,841	\$75	\$29,250	\$334	\$130,134					\$130,134	
TOTAL	25,375	TOTALS			\$4,637,577		\$1,685,228		\$1,903,125		\$8,205,930		\$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	\$206,775	\$75	\$168,750	\$430	\$967,320
OP	480	Two-Lane Urban	I-4 Overpass	ALLOWANCE							\$5,000,000
TOTAL 7,455		TOTALS			\$1,843,874		\$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)
35-25-27-4882-PRCL-0G15	Orlando Reunion Development	(5)	\$5,026	\$4,724	53,319	25,834
35-25-27-4859-PRCL-02A2	Kingwood Orlando Reunion Resort, LLC		\$1,632	\$1,534	17,312	8,388
35-25-27-4894-PRCL-0140	Orlando Reunion Development, LLC		\$8,177	\$7,686	86,756	42,034
34-25-27-4012-0001-0030	LRA Orlando, LLC	(6)	\$0	\$0	\$0	\$0
34-25-27-4012-0001-0033	LRA Orlando, LLC	(6)	\$0	\$0	\$0	\$0
34-25-27-4012-0002-0010	LRA Orlando, LLC	(6)	\$0	\$0	\$0	\$0
27-25-27-2985-TRAC-FD40	LRA Orlando, LLC	(6)	\$0	\$0	\$0	\$0
34-25-27-4012-0002-0030	Kingwood Orlando Reunion Resort, LLC	(5)(7)	\$14,639	\$13,761	155,316	90,525
Total			171,402	161,117	1,818,524	896,369

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

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

(7) The 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, sources, uses, and management of information, and the study of the communication of information. (p. 1)

The 'communication' field is defined as:

...the study of the nature, sources, uses, and management of communication, and the study of the communication of information. (p. 1)

These definitions are not mutually exclusive, and the two fields overlap significantly.

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RESOLUTION 2026-10

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 2026-09, 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. 2026-09 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SIGNATURE PAGE FOR RESOLUTION 2026-10

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

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

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

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

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

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

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

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

SECTION D

SECTION

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

RENTAL REPORT

September 2026: 3 events booked (2 at Seven Eagles Pool & Pavilion and 1 at Heritage Crossing)

October 2026: 5 events booked (1 at Seven Eagles Pool & Pavilion and 4 at Heritage Crossing)

November 2026: 3 events booked (3 at Heritage Crossing)

December 2026: 7 events booked (3 at Seven Eagles Pool & Pavilion and 4 at Heritage Crossing)

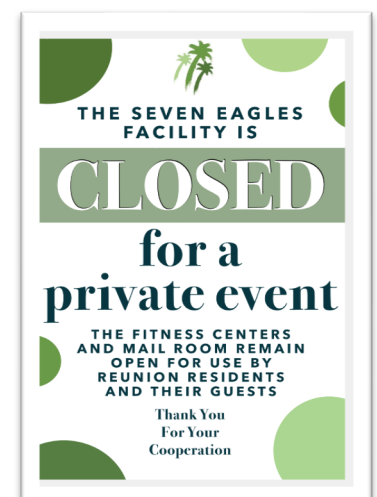
The event counts above exclude recurring yoga reservations held on Tuesdays and Thursdays and monthly CDD Board meeting reservations.

Marketing and Inquiry Update

- An email blast advertising Heritage Crossing and Seven Eagles Pool & Pavilion rental opportunities for the fall was distributed through the District's email system on August 19.
- Six new rental inquiries have been received since August 13 through recent outreach and general interest in the District's rental facilities. None of these six inquiries has resulted in a confirmed booking as of September 3. Four of the six inquiries were from Reunion residents. Existing bookings reflected above include previously scheduled rentals and events coordinated through Reunion Resort.
- Rental information is being added to the Reunion East and Reunion West CDD websites. A mock-up of the proposed website additions, specifically highlighting event space rentals and available rental options, will be presented at the September Board of Supervisors Meeting for review and feedback.
- Feedback from prospective renters has varied. One prospective client determined that the available venue was too small for the planned event, while another indicated that the rental rate exceeded their budget. Several other prospective renters remain in the follow-up stage. Staff will continue tracking inquiry-to-booking conversion rates and common reasons prospective renters choose not to move forward.

Operational Updates

- Staff is exploring options for a conference-style microphone system to be used at CDD meetings. More information will be provided at the September Board of Supervisors Meeting for consideration.
- An A-frame sign has been received and will be provided to Reunion Security for placement at the entrance to Seven Eagles during private rentals. The sign will notify residents and guests that Seven Eagles is closed for a private event while the fitness centers and mailroom remain open.



SECTION

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. Resolution declaring surplus property approved 08.13.2026. Legal comments regarding form of agreement provided 09.02.2026.
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. Legal discussion regarding context for current location being conducted. Determination of funds due to CDD being determined by legal team. DE to bring back simple plan and proposed location.
2/10/26	Review Maintenance Fee Assessment Methodology	Adams	On Hold	
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. Project scheduled August 10. Still in process as of 09.03.2026.

7/9/26	Seven Eagles Restroom Refurbishment	Scheerer	In Process	BOS approved proposal 07.09.2026. Agreement fully executed. Estimated start date pending. Email to residents pending.
8/13/26	FDOT Improvements on CDD property parallel to RV Blvd		On Hold	Plan sheet and form of agreement pending receipt as of 09.03.2026.
8/13/26	Seven Eagles HVAC Replacement	Scheerer		BOS delegated authority to Chair to approve NTE \$75K. Proposal approved and equipment on order legal agreement in process as of 09.02.2026.
8/13/26	TOHO Easement Request	Scheerer	In Process	BOS approved proposal 07.09.2026. Agreement fully executed. Estimated start date pending. Email to residents pending.

Reunion West Action Items

	Action Item	Assigned To	Status	Comments
8/13/26	Sidewalk Project on Vacant Lots		FY2027	Review potential costs 09.10.2026
8/13/26	Optic Systems Implementation			BOS approved proposal 08.13.2026. Legal agreement pending as of 09.03.2026.
8/13/26	Seat #4 Vacancy	Adams		Notification to residents. Consider applicants 10.08.2026.
8/13/26	Sinclair Road Improvements	Curley	FY2027	BOS authorized preliminary work 08.13.2026.
8/13/26	Whitemarsh Way Parking Improvements	Curley	FY2027	BOS authorized preliminary work 08.13.2026.

SECTION

Reunion East

Community Development District

Summary of Invoices

August 01, 2026 - August 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	8/7/26	6995-7009	\$ 55,638.36
	8/13/26	7010-7013	10,214.07
	8/21/26	7014-7029	161,668.87
	8/28/26	7030-7038	28,626.30
			\$ 256,147.60
R&M Fund			
	8/7/26	320-321	\$ 86,180.85
	8/13/26	322	\$ 8,236.00
			\$ 94,416.85
Payroll			
	<u>August 2026</u>		
	Trudy Hobbs	50892*	\$ 369.40
	Diane Davis	50893	184.70
	John Magnusson	50894	184.70
	June Wispelwey	50895	184.70
	Mark Greenstein	50896	184.70
	Trudy Hobbs	50897	184.70
			\$ 1,292.90
TOTAL			\$ 351,857.35

*Replacement check for April & May Meetings

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
8/07/26	00095	7/30/26	259975	202607	320	53800	57400			*	323.18		
			RPLC CARD READER COVER										
		7/30/26	259975	202607	300	13100	10100			*	243.80		
			RPLC CARD READER COVER										
		7/30/26	260555	202607	320	53800	57400			*	250.80		
			RPLC BARRIER GATE ARM										
		7/30/26	260555	202607	300	13100	10100			*	189.20		
			RPLC BARRIER GATE ARM										
		7/31/26	259874	202606	320	53800	57400			*	410.40		
			PDKANNUAL 6/15/26-6/14/27										
		7/31/26	259874	202606	300	13100	10100			*	309.60		
			PDKANNUAL 6/15/26-6/14/27										
									ACCESS CONTROL SYSTEMS LLC			1,726.98	006995
8/07/26	00129	7/30/26	6171	202607	320	53800	46200			*	247.95		
			COVEPOOL-RPLC 5 UMBRELLAS										
		7/30/26	6171	202607	300	13100	10100			*	187.05		
			COVEPOOL-RPLC 5 UMBRELLAS										
									BERRY CONSTRUCTION INC.			435.00	006996
8/07/26	00106	6/01/26	332-6527	202606	320	53800	53200			*	34.20		
			OUTDOOR VINYL LAMINATE										
		6/01/26	332-6527	202606	300	13100	10100			*	25.80		
			OUTDOOR VINYL LAMINATE										
									FASTSIGNS SOUTH ORLANDO			60.00	006997
8/07/26	00144	7/27/26	17284048	202607	320	53800	57400			*	81.40		
			FLUSH/CLEAR DRAIN LINE										
		7/27/26	17284048	202607	300	13100	10100			*	61.40		
			FLSUH/CLEAR DRAIN LINE										
		7/27/26	17288042	202607	320	53800	57400			*	113.44		
			FLUSH/CLEAR DRAIN LINE										
		7/27/26	17288042	202607	300	13100	10100			*	85.57		
			FLUSH/CLEAR DRAIN LINE										
									FRANK'S AIR CONDITIONING, INC.			341.81	006998
8/07/26	00176	7/22/26	31479	202607	320	53800	48200			*	185.25		
			PREVENTATIVE MAINT JUL26										
		7/22/26	31479	202607	300	13100	10100			*	139.75		
			PREVENTATIVE MAINT JUL26										
		7/22/26	31492	202607	320	53800	48200			*	513.00		
			VARIOUS GYM EQUIPMENT										
		7/22/26	31492	202607	300	13100	10100			*	387.00		
			VARIOUS GYM EQUIPMENT										
									FITNESS SERVICES OF FLORIDA INC			1,225.00	006999
									REUE REUNION EAST TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/07/26	00186	8/03/26	771960	202608	300	15500	10000			*	790.25		
			ALARM MONITOR SRVC SEP26										
		8/03/26	771960	202608	300	13100	10100			*	596.16		
			ALARM MONITOR SRVC SEP26										
									HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,386.41	007000
8/07/26	00092	6/30/26	3899	202606	320	53800	41000			*	124.37		
			CENTURYLNK-CP GATE ACCESS										
		6/30/26	3899	202606	300	13100	10100			*	93.82		
			CENTURYLNK-CP GATE ACCESS										
		6/30/26	3900	202606	320	53800	41000			*	385.34		
			CENTURYLNK-CIRCUIT/MODEM										
		6/30/26	3900	202606	300	13100	10100			*	290.69		
			CENTURYLNK-CIRCUIT/MODEM										
		6/30/26	3924	202606	320	53800	41000			*	1,472.86		
			CENTURYLNK-CDD GATES										
		6/30/26	3924	202606	300	13100	10100			*	1,111.10		
			CENTURYLNK-CDD GATES										
		6/30/26	3925	202606	320	53800	41000			*	295.56		
			CENTURYLNK-HC BALLROOM										
		6/30/26	3925	202606	300	13100	10100			*	222.97		
			CENTURYLNK-HC BALLROOM										
		7/28/26	3930	202606	320	53800	43000			*	91.84		
			DUKEENERGY#9100 8323 9862										
		7/28/26	3931	202606	320	53800	43000			*	804.65		
			DUKEENERGY#9110 8324 0443										
		7/28/26	3932	202606	320	53800	43100			*	4.15		
			TOHO METER#62644090										
									KINGWOOD ORLANDO REUNION RESORT LLC			4,897.35	007001
8/07/26	00183	7/28/26	07012026	202607	320	53800	34500			*	287.28		
			SECURITY SRVC 7/17-7/19										
		7/28/26	07012026	202607	300	13100	10100			*	216.72		
			SECURITY SRVC 7/17-7/19										
		7/28/26	07012026	202607	320	53800	34500			*	223.44		
			SECURITY SRVC 7/22-7/25										
		7/28/26	07012026	202607	300	13100	10100			*	168.56		
			SECURITY SRVC 7/22-7/25										
									KWR, LLC			896.00	007002
8/07/26	00208	7/31/26	07312026	202607	300	36900	10100			*	285.00		
			REFUND OF RENTAL DEPOSIT										
		7/31/26	07312026	202607	300	20700	10100			*	215.00		
			REFUND OF RENTAL DEPOSIT										
									NATHAN JEROME SHAW			500.00	007003
									REUE REUNION EAST TVISCARRA				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/07/26	00192	8/03/26 2128	202608 320-53800-43300		*	2,163.15	
			POOL AMENITIES AUG26				
		8/03/26 2128	202608 300-13100-10100		*	1,631.85	
			POOL AMENITIES AUG26				
		8/03/26 2128	202608 320-53800-43300		*	5,400.75	
			POOL ATTENDANT AUG26				
		8/03/26 2128	202608 300-13100-10100		*	4,074.25	
			POOL ATTENDANT AUG26				
		8/03/26 2128	202608 320-53800-43300		*	617.74	
			HC-CLEANING SERVICE AUG26				
		8/03/26 2128	202608 300-13100-10100		*	466.01	
			HC-CLEANING SERVICE AUG26				
			PG SERVICE GROUP LLC				14,353.75 007004
8/07/26	00206	7/29/26 IV012565	202607 320-53800-47700		*	2,784.42	
			HC-INSTALL NEW BACKFLOW				
		7/29/26 IV012565	202607 300-13100-10100		*	2,100.53	
			HC-INSTALL NEW BACKFLOW				
			PYE-BARKER FIRE & SAFETY, LLC				4,884.95 007005
8/07/26	00054	8/01/26 2026AUG	202608 320-53800-34500		*	6,650.00	
			SECURITY SERVICES AUG26				
		8/01/26 2026AUG	202608 300-13100-10100		*	5,016.66	
			SECURITY SERVICES AUG26				
			REUNION RESORT AND CLUB MASTER ASSC				11,666.66 007006
8/07/26	00175	8/01/26 1012842	202608 320-53800-46200		*	4,845.00	
			POOL MAINTENANCE AUG26				
		8/01/26 1012842	202608 300-13100-10100		*	3,655.00	
			POOL MAINTENANCE AUG26				
			ROBERTS POOL SERVICE AND REPAIR INC				8,500.00 007007
8/07/26	00060	7/21/26 328737	202607 320-53800-46200		*	773.46	
			HC-GAUGE/VALVE/ESCUTCHEON				
		7/21/26 328737	202607 300-13100-10100		*	583.49	
			HC-GAUGE/VALVE/ESCUTCHEON				
		7/22/26 328738	202607 320-53800-46200		*	495.05	
			HC-BIOFILM/RPLC FILTER				
		7/22/26 328738	202607 300-13100-10100		*	373.45	
			HC-BIOFILM/RPLC FILTER				
		7/25/26 330363	202607 320-53800-46200		*	496.47	
			HC-INSTALL HOUSING/O-RING				
		7/25/26 330363	202607 300-13100-10100		*	374.53	
			HC-INSTALL HOUSING/O-RING				
		7/27/26 330340	202607 320-53800-46200		*	494.76	
			TERR.MOTOR/SEAL/O-RING				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		7/27/26 330340	202607 300-13100-10100		*	373.24	
			TERR.MOTOR/SEAL/O-RING				
				SPIES POOL LLC			3,964.45 007008
8/07/26 00209		7/31/26 07312026	202607 300-36900-10100		*	456.00	
			REFUND OF RENTAL DEPOSIT				
		7/31/26 07312026	202607 300-20700-10100		*	344.00	
			REFUND OF RENTAL DEPOSIT				
				STEVEN JONES			800.00 007009
8/13/26 00119		8/11/26 156116	202607 310-51300-31500		*	99.00	
			EMAIL CORRESP. W/ TOHO				
		8/11/26 156116	202607 310-51300-31500		*	23.00	
			AMERICAN EAGLE CONTRACT				
		8/11/26 156116	202607 310-51300-31500		*	2,331.53	
			REV AGENDA/ATTEND CDD MTG				
		8/11/26 156116	202607 310-51300-31500		*	66.00	
			EXPANSION PARCEL CORRESP				
		8/11/26 156116	202607 310-51300-31500		*	838.00	
			SMFL/WELL DECORATED ARGMT				
		8/11/26 156116	202607 310-51300-31500		*	132.00	
			SALE OF STABLES PARCEL				
		8/11/26 156116	202607 310-51300-31500		*	57.50	
			FITNESS MAINT AGREEMENT				
		8/11/26 156116	202607 310-51300-31500		*	99.00	
			ORLANDO HEALTH LICENSE				
		8/11/26 156116	202607 310-51300-31500		*	66.00	
			BROKERAGE AGREEMENT				
		8/11/26 156117	202607 310-51300-31500		*	759.00	
			KINGWOOD COOP AGREEMENT				
		8/11/26 156118	202607 310-51300-31500		*	4,759.55	
			TRACT OWNERSHIP DISPUTE				
				LATHAM LUNA EDEN AND BEAUDINE LLP			9,230.58 007010
8/13/26 00103		8/03/26 08032026	202608 300-20700-10000		*	214.98	
			FY26 DEBT SRVC SER2015A				
				REUNION EAST CDD C/O USBANK			214.98 007011
8/13/26 00103		8/03/26 08032026	202608 300-20700-10800		*	94.93	
			FY26 DEBT SERVICE SER2021				
				REUNION EAST CDD C/O USBANK			94.93 007012
8/13/26 00002		7/31/26 OSA10276	202607 310-51300-48000		*	673.58	
			NOT.OF FY27 BUDGET/CDD MT				
				TRIBUNE PUBLISHING COMPANY LLC DBA			673.58 007013
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/21/26	00095	8/14/26 260651	202608 320-53800-57400		*	139.65	
		PLUGGED IN TRANSFORMER					
		8/14/26 260651	202608 300-13100-10100		*	105.35	
		PLUGGED IN TRANSFORMER					
				ACCESS CONTROL SYSTEMS LLC			245.00 007014
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
8/21/26	99999	8/21/26 VOID	202608 000-00000-00000		C	.00	
		VOID CHECK					
				*****INVALID VENDOR NUMBER*****			.00 007015
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
8/21/26	99999	8/21/26 VOID	202608 000-00000-00000		C	.00	
		VOID CHECK					
				*****INVALID VENDOR NUMBER*****			.00 007016
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
8/21/26	00129	8/06/26 6178	202608 320-53800-46200		*	1,282.50	
		10 NEW BLUE UMBRELLAS					
		8/06/26 6178	202608 300-13100-10100		*	967.50	
		10 NEW BLUE UMBRELLAS					
		8/06/26 6179	202607 320-53800-47700		*	390.45	
		STABLES-RPLC FLUSH VALVE					
		8/06/26 6179	202607 300-13100-10100		*	294.55	
		STABLES-RPLC FLUSH VALVE					
		8/06/26 6180	202607 320-53800-47700		*	780.90	
		HC-RPLC VALVE & UMBRELLA					
		8/06/26 6180	202607 300-13100-10100		*	589.10	
		HC-RPLC VALVE & UMBRELLA					
		8/06/26 6181	202607 320-53800-47700		*	381.90	
		SE-PATCH/PAINT 2 HOLES					
		8/06/26 6181	202607 300-13100-10100		*	288.10	
		SE-PATCH/PAINT 2 HOLES					
		8/06/26 6182	202607 320-53800-53000		*	242.25	
		GH-PATCHED HOLE IN WALL					
		8/06/26 6182	202607 300-13100-10100		*	182.75	
		GH-PATCHED HOLE IN WALL					
		8/06/26 6183	202608 320-53800-47200		*	85.50	
		HOMESTEAD-RPLC 2 LIGHTS					
		8/06/26 6183	202608 300-13100-10100		*	64.50	
		HOMESTEAD-RPLC 2 LIGHTS					
		8/06/26 6184	202608 320-53800-47700		*	441.75	
		SE-PATCH HOLE IN WALL					
		8/06/26 6184	202608 300-13100-10100		*	333.25	
		SE-PATCH HOLE IN WALL					
		8/06/26 6185	202607 320-53800-47700		*	71.25	
		ADJUST ARM PLATE ON GATE					
		8/06/26 6185	202607 300-13100-10100		*	53.75	
		ADJUST ARM PLATE ON GATE					

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		8/06/26 6189	202607 320-53800-47700		*	1,171.92	
			HOMESTEAD-PAINTED BEAMS				
		8/06/26 6189	202607 300-13100-10100		*	884.08	
			HOMESTEAD-PAINTED BEAMS				
		8/13/26 6191	202608 320-53800-46200		*	119.70	
			STABLES-RPLC 2 UMBRELLAS				
		8/13/26 6191	202608 300-13100-10100		*	90.30	
			STABLES-RPLC 2 UMBRELLAS				
		8/13/26 6192	202608 320-53800-47700		*	159.60	
			HC-RMV TEMP DANCE FLOOR				
		8/13/26 6192	202608 300-13100-10100		*	120.40	
			HC-RMV TEMP DANCE FLOOR				
		8/13/26 6193	202608 320-53800-47200		*	225.15	
			HC-RPLC 24 LIGHT BULBS				
		8/13/26 6193	202608 300-13100-10100		*	169.85	
			HC-RPLC 24 LIGHT BULBS				
		8/13/26 6194	202608 320-53800-48100		*	473.10	
			INSTALL NEW FENCING				
		8/13/26 6194	202608 300-13100-10100		*	356.90	
			INSTALL NEW FENCING				
		8/13/26 6197	202608 320-53800-47700		*	294.12	
			TERR. REMOVED GRAFFITI				
		8/13/26 6197	202608 300-13100-10100		*	221.88	
			TERR. REMOVED GRAFFITI				
				BERRY CONSTRUCTION INC.			10,737.00 007017
8/21/26 00134		8/05/26 04837	202607 310-51300-31100		*	149.25	
			COORD ON CURB REPAIR				
		8/05/26 04837	202607 310-51300-31100		*	721.15	
			CDD MEETING				
		8/05/26 04837	202607 310-51300-31100		*	199.00	
			STABLES RESEARCH				
				BOYD CIVIL ENGINEERING INC			1,069.40 007018
8/21/26 00210		7/23/26 1	202607 310-51300-42500		*	86.00	
			HP 923 INK CARTRIDGES				
		7/23/26 1	202607 310-51300-51000		*	9.25	
			HP PRINTER PAPER 8.5 X 11				
				DIANE DAVIS			95.25 007019
8/21/26 00049		8/01/26 688	202608 320-53800-12000		*	3,838.58	
			FIELD MANAGEMENT AUG26				
		8/01/26 689	202606 320-53800-47700		*	782.02	
			ELECTRIC TIME-POOL CLOCK				
		8/01/26 689	202606 300-13100-10100		*	589.94	
			ELECTRIC TIME-POOL CLOCK				
				REUE REUNION EAST TVISCARRA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		8/01/26 689A	202608 310-51300-34000		*	4,414.50	
			MANAGEMENT FEES AUG26				
		8/01/26 689A	202608 310-51300-35200		*	108.17	
			WEBSITE ADMIN FEE AUG26				
		8/01/26 689A	202608 310-51300-35100		*	162.25	
			INFORMATION TECH AUG26				
		8/01/26 689A	202608 310-51300-31300		*	901.25	
			DISSEMINATION FEE AUG26				
		8/01/26 689A	202608 310-51300-51000		*	.87	
			OFFICE SUPPLIES AUG26				
		8/01/26 689A	202608 310-51300-42000		*	107.78	
			POSTAGE AUG26				
			GOVERNMENTAL MANAGEMENT SERVICES				10,905.36 007020
8/21/26 00079		8/02/26 12216178	202608 320-53800-47900		*	48.34	
			MTHLY PEST CONTROL AUG26				
		8/02/26 12216178	202608 300-13100-10100		*	36.46	
			MTHLY PEST CONTROL AUG26				
		8/10/26 12216334	202608 320-53800-47900		*	79.63	
			QRTLY TERMITE BAIT				
		8/10/26 12216334	202608 300-13100-10100		*	60.07	
			QRTLY TERMITE BAIT				
			HOMETEAM PEST DEFENSE				224.50 007021
8/21/26 00186		8/06/26 111908	202607 320-53800-57400		*	192.66	
			REPLACE KIOSK CAMERA				
		8/06/26 111908	202607 300-13100-10100		*	145.34	
			REPLACE KIOSK CAMERA				
			HIDDEN EYES LLC DBA ENVERA SYSTEMS				338.00 007022
8/21/26 99999		8/21/26 VOID	202608 000-00000-00000		C	.00	
			VOID CHECK				
			*****INVALID VENDOR NUMBER*****				.00 007023
8/21/26 00092		8/17/26 4001	202607 320-53800-41000		*	49.77	
			CP PHONE LINE 7585 JUL26				
		8/17/26 4001	202607 300-13100-10100		*	37.54	
			CP PHONE LINE 7585 JUL26				
		8/17/26 4001	202607 320-53800-41000		*	49.77	
			HC PHONE LINE 7693 JUL26				
		8/17/26 4001	202607 300-13100-10100		*	37.54	
			HC PHONE LINE 7693 JUL26				
		8/17/26 4001	202607 320-53800-41000		*	49.77	
			HS FIRE PANEL 1 JUL26				
		8/17/26 4001	202607 300-13100-10100		*	37.54	
			HS FIRE PANEL 1 JUL26				

REUE REUNION EAST TVISCARRA

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		8/17/26 4001	202607 320-53800-41000 HS FIRE PANEL 2 JUL26		*	49.77	
		8/17/26 4001	202607 300-13100-10100 HS FIRE PANEL 2 JUL26		*	37.54	
		8/17/26 4001	202607 320-53800-41000 HC IRRG LINE 1 JUL26		*	49.77	
		8/17/26 4001	202607 300-13100-10100 HC IRRG LINE 1 JUL26		*	37.54	
		8/17/26 4001	202607 320-53800-41000 HC IRRG LINE 2 JUL26		*	49.77	
		8/17/26 4001	202607 300-13100-10100 HC IRRG LINE 2 JUL26		*	37.54	
		8/17/26 4001	202607 320-53800-41000 HC FIRE LINE 2 JUL26		*	49.77	
		8/17/26 4001	202607 300-13100-10100 HC FIRE LINE 2 JUL26		*	37.54	
		8/17/26 4001	202607 320-53800-41000 HC FIRE LINE 1 JUL26		*	49.77	
		8/17/26 4001	202607 300-13100-10100 HC FIRE LINE 1 JUL26		*	37.54	
		8/17/26 4002	202607 320-53800-41000 CENTURYLNK-CIRCUIT/MODEM		*	385.59	
		8/17/26 4002	202607 300-13100-10100 CENTURYLNK-CIRCUIT/MODEM		*	290.88	
		8/17/26 4002	202607 320-53800-41000 CENTURYLNK-CP GATE ACCESS		*	124.45	
		8/17/26 4002	202607 300-13100-10100 CENTURYLNK-CP GATE ACCESS		*	93.88	
		8/17/26 4003	202607 320-53800-43100 TOHO METER#62644090 JUL26		*	4.15	
		8/17/26 4004	202607 320-53800-43000 DUKEENERGY#9100 8323 9862		*	92.41	
		8/17/26 4005	202607 320-53800-43000 DUKEENERGY#9100 8324 0443		*	744.09	
				KINGWOOD ORLANDO REUNION RESORT LLC			2,433.93 007024
8/21/26 00180		8/17/26 17995	202608 320-53800-48100 MOTOR/CLOCK/CONTROLL BOX		*	2,529.26	
		8/17/26 17995	202608 300-13100-10100 MOTOR/CLOCK/CONTROLL BOX		*	1,908.03	
				LAKE FOUNTAINS & AERATION, INC.			4,437.29 007025
8/21/26 00060		8/01/26 330514	202608 320-53800-46200 SE-260 BULK BLEACH		*	437.16	
		8/01/26 330514	202608 300-13100-10100 SE-260 BULK BLEACH		*	329.79	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		8/10/26	330765 202608 320-53800-46200 CP-BULK BLEACH/SULF.ACID		*	699.36	
		8/10/26	330765 202608 300-13100-10100 CP-BULK BLEACH/SULF.ACID		*	527.59	
		8/18/26	24369 202608 320-53800-46200 CHEMICAL CONTROLLER MS		*	798.00	
		8/18/26	24369 202608 300-13100-10100 CHEMICAL CONTROLLER MS		*	602.00	
				SPIES POOL LLC			3,393.90 007026
8/21/26	99999	8/21/26	VOID 202608 000-00000-00000 VOID CHECK		C	.00	
				*****INVALID VENDOR NUMBER*****			.00 007027
8/21/26	99999	8/21/26	VOID 202608 000-00000-00000 VOID CHECK		C	.00	
				*****INVALID VENDOR NUMBER*****			.00 007028
8/21/26	00030	7/31/26	1235107 202606 320-53800-47400 RED MAPLE TREE REMOVAL		*	1,482.00	
		7/31/26	1235107 202606 300-13100-10100 RED MAPLE TREE REMOVAL		*	1,118.00	
		7/31/26	1235108 202606 320-53800-47400 PLANT REPLACEMENTS		*	5,024.12	
		7/31/26	1235108 202606 300-13100-10100 PLANT REPLACEMENTS		*	3,790.12	
		7/31/26	1235109 202606 320-53800-47400 LIBERTY BLUFF-RPLC PLANTS		*	2,521.68	
		7/31/26	1235109 202606 300-13100-10100 LIBERTY BLUFF-RPLC PLANTS		*	1,902.32	
		7/31/26	1235110 202606 320-53800-47400 SPINE RD-REPLACE PLANTS		*	2,271.45	
		7/31/26	1235110 202606 300-13100-10100 SPINE RD-REPLACE PLANTS		*	1,713.55	
		7/31/26	1235111 202606 320-53800-47400 CARRIAGE POINT-RPL PLANT		*	1,778.40	
		7/31/26	1235111 202606 300-13100-10100 CARRIAGE POINT-RPLC PLANT		*	1,341.60	
		7/31/26	1235299 202607 320-53800-47400 INSTALL RED MAPLE TREE		*	6,583.50	
		7/31/26	1235299 202607 300-13100-10100 INSTALL RED MAPLE TREE		*	4,966.50	
		7/31/26	1235448 202606 320-53800-47400 REUNION VILLAGE-MOWING		*	1,550.40	
		7/31/26	1235448 202606 300-13100-10100 REUNION VILLAGE-MOWING		*	1,169.60	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		7/31/26	1235449 202607 320-53800-47400 HOMESTEAD-TREE CLEAN UP		*	2,422.50	
		7/31/26	1235449 202607 300-13100-10100 HOMESTEAD-TREE CLEAN UP		*	1,827.50	
		7/31/26	1235450 202606 320-53800-46500 PVC FITTINGS/VALVE		*	570.00	
		7/31/26	1235450 202606 300-13100-10100 PVC FITTINGS/VALVE		*	430.00	
		7/31/26	1235451 202607 320-53800-47400 REUNION VILLAGE-CLEANUP		*	601.92	
		7/31/26	1235451 202607 300-13100-10100 REUNION VILLAGE-CLEANUP		*	454.08	
		7/31/26	1240227 202607 320-53800-47300 LANDSCAPE MAINT JUL26		*	41,089.59	
		7/31/26	1240227 202607 300-13100-10100 LANDSCAPE MAINT JUL26		*	30,997.41	
		7/31/26	1240227 202607 320-53800-47300 TURF CARE JUL26		*	912.00	
		7/31/26	1240227 202607 300-13100-10100 TURF CARE JUL26		*	688.00	
		7/31/26	1240227 202607 320-53800-47300 TREE/SHRUBCARE JUL26		*	912.00	
		7/31/26	1240227 202607 300-13100-10100 TREE/SHRUBCARE JUL26		*	688.00	
		7/31/26	1240227 202607 320-53800-47300 IRRIGATION MAINT JUL26		*	7,060.02	
		7/31/26	1240227 202607 300-13100-10100 IRRIGATION MAINT JUL26		*	5,325.98	
		7/31/26	1240227 202607 320-53800-47300 CREDIT REMAINING PHASE		*	1,939.71-	
		7/31/26	1240227 202607 300-13100-10100 CREDIT REMAINING PHASE		*	1,463.29-	
YELLOWSTONE LANDSCAPE SOUTHEAST LLC						127,789.24	007029
8/28/26	00129	7/05/26	6158 202606 320-53800-47700 HC-RPR POOL SHOWER LEAK		*	162.45	
		7/05/26	6158 202606 300-13100-10100 HC-RPR POOL SHOWER LEAK		*	122.55	
		7/10/26	6163 202607 320-53800-48100 PAVILIONS RAMP REPAIR		*	475.95	
		7/10/26	6163 202607 300-13100-10100 PAVILIONS RAMP REPAIR		*	359.05	
		7/10/26	6164 202607 320-53800-47700 HC-REPLACED CONCRETE RAMP		*	721.05	
		7/10/26	6164 202607 300-13100-10100 HC-REPLACED CONCRETE RAMP		*	543.95	
REUE REUNION EAST TVISCARRA							

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		7/10/26 6165	202606 320-53800-46200		*	379.05	
			REPLACED 3 UMBRELLAS				
		7/10/26 6165	202606 300-13100-10100		*	285.95	
			REPLACED 3 UMBRELLAS				
		8/20/26 6201	202608 320-53800-46200		*	954.75	
			UMBRELLAS/CHAIRS/LIGHTS				
		8/20/26 6201	202608 300-13100-10100		*	720.25	
			UMBRELLAS/CHAIRS/LIGHTS				
				BERRY CONSTRUCTION INC.			4,725.00 007030
8/28/26 00176		7/22/26 31479A	202607 320-53800-48200		*	14.25	
			PREVENTATIVE MAINT JUL26				
		7/22/26 31479A	202607 300-13100-10100		*	10.75	
			PREVENTATIVE MAINT JUL26				
		8/17/26 31570	202608 320-53800-48200		*	199.50	
			PREVENTATIVE MAINT AUG26				
		8/17/26 31570	202608 300-13100-10100		*	150.50	
			PREVENTATIVE MAINT AUG26				
				FITNESS SERVICES OF FLORIDA INC			375.00 007031
8/28/26 00204		8/14/26 1156-THE	202608 320-53800-47700		*	879.80	
			PARTS - FINAL PAYMENT				
		8/14/26 1156-THE	202608 300-13100-10100		*	663.70	
			PARTS - FINAL PAYMENT				
				FLORIDA VILLA SERVICES, INC			1,543.50 007032
8/28/26 00206		6/16/26 IV011775	202605 320-53800-47800		*	820.80	
			ANNUAL BACKFLOW INSPECT				
		6/16/26 IV011775	202605 300-13100-10100		*	619.20	
			ANNUAL BACKFLOW INSPECT				
				PYE-BARKER FIRE & SAFETY, LLC			1,440.00 007033
8/28/26 99999		8/28/26 VOID	202608 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 007034
8/28/26 99999		8/28/26 VOID	202608 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 007035
8/28/26 00060		8/01/26 330517	202608 320-53800-46200		*	264.77	
			HOMESTEAD-PVC FITTINGS				
		8/01/26 330517	202608 300-13100-10100		*	199.73	
			HOMESTEAD-PVC FITTINGS				
		8/10/26 330746	202608 320-53800-46200		*	256.50	
			SE-FIXED SPA 1 JETS				

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/10/26	330746	202608 300-13100-10100	SE-FIXED SPA 1 JETS		*	193.50	
8/10/26	330751	202608 320-53800-46200	SE-POOL ADA SEAT BELT		*	169.29	
8/10/26	330751	202608 300-13100-10100	SE-POOL ADA SEAT BELT		*	127.71	
8/10/26	330753	202608 320-53800-46200	INSTL GUAGE/TIMER/VALVE		*	442.32	
8/10/26	330753	202608 300-13100-10100	INSTL GUAGE/TIMER/VALVE		*	333.68	
8/10/26	330763	202608 320-53800-46200	CP-INSTL MAX-E PUMP/VALVE		*	486.21	
8/10/26	330763	202608 300-13100-10100	CP-INSTL MAX-E PUMP/VALVE		*	366.79	
8/11/26	330809	202608 320-53800-46200	HC-MOTOR/SEALS/O-RING		*	710.79	
8/11/26	330809	202608 300-13100-10100	HC-MOTOR/SEALS/O-RING		*	536.21	
8/12/26	328734	202608 320-53800-46200	CP-ESCUTCHEONS/GUTR GATES		*	489.35	
8/12/26	328734	202608 300-13100-10100	CP-ESCUTCHEONS/GUTR GATES		*	369.15	
8/12/26	330819	202608 320-53800-46200	SE-SPA 2 CLOCK INSTALLED		*	186.39	
8/12/26	330819	202608 300-13100-10100	SE-SPA 2 CLOCK INSTALLED		*	140.61	
8/14/26	330916	202608 320-53800-46200	CP-INST COAST GUARD RINGS		*	392.10	
8/14/26	330916	202608 300-13100-10100	CP-INST COAST GUARD RINGS		*	295.80	
8/14/26	330938	202608 320-53800-46200	SE-330 BULK BLEACH		*	548.88	
8/14/26	330938	202608 300-13100-10100	SE-330 BULK BLEACH		*	414.07	
8/17/26	328317	202608 320-53800-46200	HC POOLB-RMV ECOLAB EQUIP		*	128.25	
8/17/26	328317	202608 300-13100-10100	HC POOLB-RMV ECOLAB EQUIP		*	96.75	
8/17/26	330976	202608 320-53800-46200	CP-REMOVED TOY FROM VALVE		*	241.68	
8/17/26	330976	202608 300-13100-10100	CP-REMOVED TOY FROM VALVE		*	182.32	
8/17/26	330977	202608 320-53800-46200	TERR.INSTALL TORO VALVE		*	174.99	
8/17/26	330977	202608 300-13100-10100	TERR.INSTALL TORO VALVE		*	132.01	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		8/18/26 331023	202608 320-53800-46200 HC POOLB-BLEACH/SULF.ACID		*	758.64	
		8/18/26 331023	202608 300-13100-10100 HC POOLB-BLEACH/SULF.ACID		*	572.31	
		8/18/26 331024	202608 320-53800-46200 TERR. 290 BULK BLEACH		*	672.60	
		8/18/26 331024	202608 300-13100-10100 TERR. 290 BULK BLEACH		*	507.40	
				SPIES POOL LLC			10,390.80 007036
8/28/26 00070		8/20/26 86452	202608 320-53800-47200 INSTALL 10 LED FIXTURES		*	1,198.14	
		8/20/26 86452	202608 300-13100-10100 INSTALL 10 LED FIXTURES		*	903.86	
				TERRY S ELECTRIC INC			2,102.00 007037
8/28/26 00030		8/12/25 974115	202510 320-53800-47400 PLANT INSTALLATION AUG25		*	4,588.50	
		8/12/25 974115	202510 300-13100-10100 PLANT INSTALLATION AUG25		*	3,461.50	
				YELLOWSTONE LANDSCAPE SOUTHEAST LLC			8,050.00 007038
TOTAL FOR BANK A						256,147.60	
TOTAL FOR REGISTER						256,147.60	

REUE REUNION EAST TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/07/26	00046	8/06/26 CDD-0001	202607 320-53800-60000	STRMWTR-CURBS & GUTTERS	*	27,408.36	
		8/06/26 CDD-0001	202607 300-13100-10100	STRMWTR-CURBS & GUTTERS	*	20,676.49	
SM FL CONSTRUCTION SERVICES LLC							48,084.85 000320
8/07/26	00047	7/22/26 1017	202607 320-53800-60000	DEPOSIT-SE MEN'S BATHROOM	*	9,659.22	
		7/22/26 1017	202607 300-13100-10100	DEPOSIT-SE MEN'S BATHROOM	*	7,286.78	
		7/22/26 1018	202607 320-53800-60000	DEP-WOMEN'S BATHROOM	*	12,055.50	
		7/22/26 1018	202607 300-13100-10100	DEP-WOMEN'S BATHROOM	*	9,094.50	
WELL DECORATED LLC							38,096.00 000321
8/13/26	00040	7/27/26 I-5859	202607 320-53800-60000	RPR ROOF/COLUMNS/COPING	*	4,694.52	
		7/27/26 I-5859	202607 300-13100-10100	RPR ROOF/COLUMNS/COPING	*	3,541.48	
ADVANTAGE ROOFING INC							8,236.00 000322
TOTAL FOR BANK C						94,416.85	
TOTAL FOR REGISTER						94,416.85	

SECTION

Reunion East
Community Development District

Unaudited Financial Reporting
July 31, 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
July 31, 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	\$ 338,975	\$ 137,813	\$ -	\$ -	\$ 476,788
Investments:					
Series 2002A-2					
Reserve	-	-	3	-	3
Revenue	-	-	101,890	-	101,890
Series 2005					
Reserve	-	-	5	-	5
Revenue	-	-	198,906	-	198,906
Construction	-	-	-	12	12
Series 2015A					
Reserve	-	-	175,000	-	175,000
Revenue	-	-	1,232,560	-	1,232,560
Prepayment	-	-	15,206	-	15,206
Series 2021					
Reserve	-	-	1,116,155	-	1,116,155
Revenue	-	-	717,213	-	717,213
Construction	-	-	-	669,220	669,220
Investment - Custody	542,147	-	-	-	542,147
SBA - Operating	824,269	-	-	-	824,269
SBA - Reserve	-	3,703,085	-	-	3,703,085
Due from General Fund	-	-	5,310	-	5,310
Due from Reunion West	242,856	46,204	-	-	289,060
Total Assets	\$ 1,948,247	\$ 3,887,102	\$ 3,562,248	\$ 669,232	\$ 10,066,829
Liabilities:					
Accounts Payable	\$ 199,183	\$ 94,417	\$ -	\$ -	\$ 293,600
Due to Debt Service 2015A	5,215	-	-	-	5,215
Due to Debt Service 2021	95	-	-	-	95
Due to Reunion West	41,909	3,135	-	-	45,044
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	\$ 246,402	\$ 97,552	\$ 19,544,681	\$ -	\$ 19,888,635
Fund Balances:					
Assigned For Debt Service 2002A-2	\$ -	\$ -	\$ (10,176,512)	\$ -	\$ (10,176,512)
Assigned For Debt Service 2005	-	-	(9,067,365)	-	(9,067,365)
Assigned For Debt Service 2015A	-	-	1,427,981	-	1,427,981
Assigned For Debt Service 2021	-	-	1,833,463	-	1,833,463
Assigned For Capital Projects 2005	-	-	-	12	12
Assigned For Capital Projects 2021	-	-	-	669,220	669,220
Unassigned	1,701,845	3,789,550	-	-	5,491,395
Total Fund Balances	\$ 1,701,845	\$ 3,789,550	\$ (15,982,433.34)	\$ 669,232	\$ (9,821,806)
Total Liabilities & Fund Equity	\$ 1,948,247	\$ 3,887,102	\$ 3,562,248	\$ 669,232	\$ 10,066,829

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments	\$ 2,325,718	\$ 2,325,718	\$ 2,356,387	\$ 30,669
Interest	47,400	39,500	50,557	11,057
Miscellaneous Revenues	-	-	10,000	10,000
Rental Income	6,000	5,000	19,565	14,565
Total Revenues	\$ 2,379,118	\$ 2,370,218	\$ 2,436,509	\$ 66,291
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 9,200	\$ 800
FICA Expense	918	765	704	61
Engineering Fees	30,000	25,000	15,935	9,065
Attorney	100,000	83,333	93,882	(10,548)
Arbitrage	900	-	-	-
Dissemination Agent	10,815	9,013	9,113	(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	44,145	44,145	-
Information Technology	1,947	1,623	1,623	-
Website Maintenance	1,298	1,082	1,082	(0)
Telephone	75	63	-	63
Postage	1,500	1,250	701	549
Printing & Binding	500	417	89	328
Insurance	20,571	20,571	19,407	1,164
Legal Advertising	5,000	4,167	3,392	775
Other Current Charges	600	500	70	430
Office Supplies	250	208	19	190
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	\$ 216,572	\$ 214,439	\$ 2,133

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Maintenance - Shared Expenses</u>				
Field Maintenance	\$ 46,063	\$ 38,386	\$ 38,386	\$ 0
Amenity Management	5,472	4,560	-	4,560
Property Insurance	68,786	68,786	62,739	6,047
Telephone	22,800	19,000	28,952	(9,952)
Electric	380,606	317,172	323,081	(5,910)
Water & Sewer	42,750	35,625	39,205	(3,580)
Gas	59,850	49,875	56,846	(6,971)
Landscape - Contract	581,400	484,500	623,673	(139,173)
Landscape - Contingency	71,250	59,375	48,225	11,150
Pond Maintenance	14,250	11,875	9,952	1,923
Irrigation Repairs & Maintenance	19,950	16,625	10,077	6,548
Pool & Fountain Maintenance	219,450	182,875	165,948	16,927
Building Repairs & Maintenance	28,500	23,750	48,649	(24,899)
Contract Cleaning	80,900	67,417	78,132	(10,715)
Fitness Center Repairs & Maintenance	7,923	6,603	5,898	705
Gate & Gatehouse Maintenance	45,600	38,000	26,422	11,578
Amenity/Pool Lights	11,400	9,500	17,632	(8,132)
Maintenance (Inspections)	5,700	4,750	3,072	1,678
Operating Supplies	2,850	2,375	-	2,375
Parking Violation Tags	285	238	1,028	(790)
Pest Control	1,756	1,463	1,178	
Pressure Washing	28,500	23,750	24,852	(1,102)
Repairs & Maintenance	20,520	17,100	3,752	13,348
Roadways/Sidewalks/Bridge	22,800	19,000	29,970	(10,970)
Security	121,904	101,587	93,674	7,912
Signage	11,400	9,500	8,356	1,144
Hurricane Expenses	5,700	4,750	-	4,750
Total Maintenance - Shared Expenses	\$ 1,928,365	\$ 1,618,435	\$ 1,749,698	\$ (131,548)
<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	\$ 2,023,107	\$ 2,152,237	\$ (129,415)
Excess Revenues (Expenditures)	\$ (0)		\$ 284,272	
Fund Balance - Beginning	\$ -		\$ 1,417,572	
Fund Balance - Ending	\$ (0)		\$ 1,701,845	

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	\$ 195	\$ -	\$ -	\$ 2,356,387
Interest	3,504	3,035	4,231	6,969	6,087	5,842	5,904	5,099	4,862	5,024	-	-	50,557
Miscellaneous Revenues	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000
Rental Income	-	2,081	285	2,480	3,833	-	4,845	2,451	456	3,135	-	-	19,565
Total Revenues	\$ 3,504	\$ 246,364	\$ 1,511,704	\$ 94,070	\$ 72,840	\$ 64,254	\$ 182,835	\$ 53,865	\$ 198,719	\$ 8,354	\$ -	\$ -	\$ 2,436,509
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 9,200
FICA Expense	77	77	61	77	61	61	77	61	77	77	-	-	704
Engineering Fees	2,603	1,283	1,767	1,260	1,212	2,115	2,488	970	1,169	1,069	-	-	15,935
Attorney	8,197	4,450	3,670	6,261	14,908	9,112	5,575	14,375	18,104	9,231	-	-	93,882
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	901	901	901	901	901	901	1,001	901	901	901	-	-	9,113
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	4,415	-	-	44,145
Information Technology	162	162	162	162	162	162	162	162	162	162	-	-	1,623
Website Maintenance	108	108	108	108	108	108	108	108	108	108	-	-	1,082
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	54	106	24	71	28	128	16	73	54	147	-	-	701
Printing & Binding	-	1	-	-	2	-	-	-	-	86	-	-	89
Insurance	19,407	-	-	-	-	-	-	-	-	-	-	-	19,407
Legal Advertising	-	-	495	-	815	424	-	560	425	674	-	-	3,392
Other Current Charges	-	-	-	-	-	-	35	-	35	-	-	-	70
Office Supplies	1	1	1	1	1	1	1	1	1	10	-	-	19
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	\$ 14,877	\$ 22,426	\$ 31,200	\$ 17,879	\$ -	\$ -	\$ 214,439

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	\$ 3,839	\$ -	\$ -	\$ 38,386
Amenity Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	62,739	-	-	-	-	-	-	-	-	-	-	-	62,739
Telephone	6,952	3,243	3,594	1,474	1,739	1,834	1,651	1,598	3,323	3,545	-	-	28,952
Electric	32,651	21,166	47,214	28,430	23,705	40,890	30,855	33,189	32,957	32,025	-	-	323,081
Water & Sewer	2,801	3,069	4,275	3,520	4,476	4,154	3,295	3,710	2,941	6,963	-	-	39,205
Gas	1,340	1,869	4,569	7,558	9,372	13,485	8,470	5,253	3,321	1,609	-	-	56,846
Landscape - Contract	48,034	125,259	70,963	53,727	48,034	62,591	48,034	48,034	70,963	48,034	-	-	623,673
Landscape - Contingency	4,589	7,820	1,881	550	2,021	1,790	4,685	653	14,628	9,608	-	-	48,225
Pond Maintenance	995	995	995	995	995	995	995	995	995	995	-	-	9,952
Irrigation Repairs & Maintenance	775	801	1,532	3,218	-	661	1,014	1,506	570	-	-	-	10,077
Pool & Fountain Maintenance	14,127	15,915	16,352	16,297	17,043	15,130	17,734	16,203	18,454	18,692	-	-	165,948
Building Repairs & Maintenance	11,477	1,590	897	2,720	872	8,037	912	4,662	7,734	9,746	-	-	48,649
Contract Cleaning	6,623	6,545	6,620	9,188	8,247	8,182	8,182	8,182	8,182	8,182	-	-	78,132
Fitness Center Repairs & Maintenance	185	877	185	1,631	185	675	185	723	538	713	-	-	5,898
Gate & Gatehouse Maintenance	1,324	581	1,694	1,158	2,415	7,818	4,039	3,039	2,730	1,624	-	-	26,422
Amenity/Pool Lights	3,239	2,631	1,479	3,557	1,119	3,076	-	1,796	550	185	-	-	17,632
Maintenance (Inspections)	447	456	504	-	627	-	-	821	217	-	-	-	3,072
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	1,028	-	-	-	1,028
Pest Control	48	128	48	48	128	504	48	128	48	48	-	-	1,178
Pressure Washing	-	-	8,807	14,735	-	-	-	399	-	912	-	-	24,852
Repairs & Maintenance	493	-	1,047	-	-	-	-	-	1,736	476	-	-	3,752
Roadways/Sidewalks/Bridge	285	333	1,026	958	-	-	11,907	6,755	-	8,707	-	-	29,970
Security	8,714	8,714	8,714	8,714	8,714	8,714	8,734	13,754	8,865	10,038	-	-	93,674
Signage	2,722	647	1,468	-	315	564	1,958	-	462	219	-	-	8,356
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 214,398	\$ 206,478	\$ 187,704	\$ 162,316	\$ 133,845	\$ 182,939	\$ 156,537	\$ 155,238	\$ 184,080	\$ 166,161	\$ -	\$ -	\$ 1,749,698
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ 188,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,100
Total Reserves	\$ -	\$ -	\$ 188,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,100
Total Expenditures	\$ 259,607	\$ 219,080	\$ 388,209	\$ 176,572	\$ 159,203	\$ 201,166	\$ 171,414	\$ 177,664	\$ 215,280	\$ 184,040	\$ -	\$ -	\$ 2,152,237
Excess Revenues (Expenditures)	\$ (256,104)	\$ 27,284	\$ 1,123,495	\$ (82,502)	\$ (86,363)	\$ (136,912)	\$ 11,421	\$ (123,799)	\$ (16,561)	\$ (175,686)	\$ -	\$ -	\$ 284,272

Reunion East

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Transfer In	\$ 188,100	\$ 188,100	\$ 188,100	\$ -
Interest	150,000	125,000	122,396	(2,604)
Total Revenues	\$ 338,100	\$ 313,100	\$ 310,496	\$ (2,604)
Expenditures:				
Contingency	\$ 600	\$ 500	\$ 462	\$ 38
Capital Outlay	372,991	310,826	211,977	98,849
Total Expenditures	\$ 373,591	\$ 311,326	\$ 212,439	\$ 98,887
Excess Revenues (Expenditures)	\$ (35,491)		\$ 98,057	
Fund Balance - Beginning	\$ 3,494,902		\$ 3,691,493	
Fund Balance - Ending	\$ 3,459,411		\$ 3,789,550	

Reunion East

Community Development District

Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 2,937	\$ 2,937
Total Revenues	\$ -	\$ -	\$ 2,937	\$ 2,937
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)	\$ -		\$ 2,937	
Fund Balance - Beginning	\$ -		\$ (10,179,449)	
Fund Balance - Ending	\$ -		\$ (10,176,512)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 5,734	\$ 5,734
Total Revenues	\$ -	\$ -	\$ 5,734	\$ 5,734
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)	\$ -		\$ 5,734	
Fund Balance - Beginning	\$ -		\$ (9,073,099)	
Fund Balance - Ending	\$ -		\$ (9,067,365)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance

Revenues:

Special Assessments	\$ 2,563,488	\$ 2,563,488	\$ 2,597,316	\$ 33,828
Special Assessments - Prepayments	-	-	21,616	21,616
Interest	60,000	50,000	55,612	5,612

Total Revenues	\$ 2,623,488	\$ 2,613,488	\$ 2,674,544	\$ 61,056
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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	\$ 52,794
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Fund Balance - Beginning	\$ 1,180,058	\$ 1,375,187
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Fund Balance - Ending	\$ 1,191,796	\$ 1,427,981
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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 July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments	\$ 1,131,989	\$ 1,131,989	\$ 1,146,919	\$ 14,930
Interest	60,000	50,000	55,328	5,328
Total Revenues	\$ 1,191,989	\$ 1,181,989	\$ 1,202,247	\$ 20,258
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		\$ 84,524	
Fund Balance - Beginning	\$ 624,140		\$ 1,748,939	
Fund Balance - Ending	\$ 698,407		\$ 1,833,463	

Reunion East

Community Development District

Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 11	
Fund Balance - Ending	\$ -		\$ 12	

Reunion East

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 18,765	\$ 18,765
Total Revenues	\$ -	\$ -	\$ 18,765	\$ 18,765
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 18,765	
Fund Balance - Beginning	\$ -		\$ 650,455	
Fund Balance - Ending	\$ -		\$ 669,220	

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

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	In Process
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 (completed) & 5 (pending)	September
Signage Replacement, Radar Speed	Invoiced FY25

SECTION

August Reunion Report

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

Reunion East - 265 active subscribers

Reunion West - 231 active subscribers

There were 7 emails sent to both districts in August.

2 sent to Reunion East exclusively and 2 sent to Reunion West exclusively.

There is a 72% open rate based on the average of opens over the 11 emails sent.

3 emails related to Board of Supervisors Meetings.

2 emails related to Reunion Traffic Advisories OR Construction.

2 emails related to Rental Promotions.

2 emails related to Facility Closures.

2 emails related to Landscape Maintenance.