Reunion East Community Development District

Agenda

July 9, 2026

AGENDA

Reunion East

Community Development District

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

July 2, 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, July 9, 2026 at 12:30 PM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL 34747.**

Zoom Information for Members of the Public:
Link: https://us06web.zoom.us/j/82018699681
Dial-in Number: (646) 876-9923
Meeting ID: 820 1869 9681

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 11, 2026 Board of Supervisors Meeting
4. Review of Proposed Fiscal Year 2027 Budget
5. Consideration of Access Easement Request from Toho
6. Consideration of Preventative Maintenance Agreement Renewal with Fitness Services of Florida
7. Consideration of Proposals for Seven Eagles Restroom Refurbishment with Well Decorated
8. **Consideration of Exclusive Right of Sale Listing Agreement with Saunders Real Estate - ADDED**
9. Staff Reports
    A. Attorney
        i. Discussion/Update: Review of Demand Letter from Greenberg Traurig; Consideration of Resolution 2026-06 Declaring Special Assessments; Consideration of Resolution 2026-07 Setting a Public Hearing for Special Assessments
    B. Engineer
    C. Field Manager Updates
    D. District Manager's Report
        i. 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
        i. Consideration of Proposed Security Enhancement
10. Other Business
11. Supervisor's Requests
12. Next Meeting Date: August 13, 2026
13. Adjournment

Sincerely,

Tricia L. Adams
District Manager

MINUTES

MINUTES OF MEETING
REUNION EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion East Community Development District was held on Thursday, **June 11, 2026,** at 12:30 p.m. via Zoom Communication Media Technology and at the Heritage Crossing Community Center (HCCC), 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum:

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

Also present were:

Tricia Adams	District Manager
Christine Wells *by Zoom*	Assistant District Manager
Kristen Trucco	District Counsel
James Curley	District Engineer
Alan Scheerer	Field Manager
Karley Chambers	Field Manager
Victor Vargas	Reunion Security
Residents	

The following is a summary of the discussions and actions taken at the June 11, 2026 Reunion East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 12:50 p.m. and called the roll. Mr. Greenstein, Ms. Hobbs, Ms. Wispelwey and Ms. Davis were present in person and Mr. Magnusson was present via Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the May 14, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the May 14, 2026 Board of Supervisors meeting. Ms. Davis requested that the minutes be amended to reflect under the Fourth Order of Business, that a few budget items that increased significantly over the last two years and the Board needed to have time to reflect on and express their opinions.

> On MOTION by Ms. Hobbs seconded by Ms. Wispelwey with all in favor the Minutes of the May 14, 2026, Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS **Consideration of Sign Installation Request from Orlando Health**

Ms. Adams presented an email from Orlando Health requesting blue H wayfinding signs for the hospital and an engineered Signage and Pavement Marking Plan, noting the right-of-way at Reunion Village. District Counsel recommended approval subject to a License Agreement including indemnification, insurance, reimbursement of engineering and legal costs, and appropriate termination provisions. Ms. Wispelwey voiced concern that one sign was close to a no parking sign. Ms. Adams recommended that the final placement of the signs be reviewed by field services staff.

> On MOTION by Ms. Davis seconded by Mr. Greenstein with all in favor the sign installation request from Orlando Health, subject to a form of agreement prepared by District Counsel was approved.

FIFTH ORDER OF BUSINESS **Consideration of Access Easement Request from Toho**

District Counsel recalled that the Board approved the access easement with the Tohopekaliga Water Authority (TWA), subject to counsel drafting the Easement Agreement. The TWA wanted to have an easement over the CDD's tract, in order to have access to their wastewater facility. The District Engineer had no objections. The Easement Agreement did not include reimbursement for damages, but TWA offered to pay for all damages. This item was deferred, as the Board requested that District Counsel request specificity from the TWA, on the location of the facility and the path that TWA intended to take for access purposes, as the Board wanted the easement limited to only the area reasonably necessary for access.

SIXTH ORDER OF BUSINESS **Consideration of Proposals for Parking Sign Installation**

A. Fausnight Stripe & Line, Inc.
B. Mailbox & Sign Solutions

Staff reviewed two proposals for installation of parking signs. Board members discussed sign placement, staff oversight, and the need for an agreement for installation within public rights-of-way. Following discussion, the Board approved the Fausnight Stripe & Line proposal subject to staff approval of final locations and preparation of an agreement by District Counsel.

> On MOTION by Mr. Greenstein seconded by Ms. Hobbs with all in favor the proposal from Fausnight Stripe & Line as stated, subject to staff sign off and a form of agreement prepared by District Counsel was approved.

SEVENTH ORDER OF BUSINESS **Review of Fiscal Year 2027 Budget Scenarios Assuming Elimination of Interlocal Cost Sharing Agreement (Discussion Only)**

Ms. Adams reported that the purpose of this item was for discussion purposes only, as there would be discussion at the joint workshop scheduled for July 9th. A budget would be provided to the Board, eliminating expenses and revenues without a Cost Sharing Agreement. Ms. Davis questioned why this item was being discussed during budget season. District Counsel suggested updating the agreement to include joint workshops versus joint meetings. Mr. Greenstein felt that the Cost Sharing Agreement needed to be modified and not eliminated, as it was 20 years old.

The Board discussed several policy considerations related to preparation of the FY2027 budget and the upcoming joint workshop with Reunion West CDD, including future modifications to the Cost Sharing Agreement, capital repair priorities, landscape maintenance, security improvements, and long-term planning for The Stables property. Staff was directed to include a tree inventory proposal in the proposed budget R&M List.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Discussion/Update: Review of Demand Letter from Greenberg Traurig; Consideration of Resolution 2026-06 Declaring Special Assessments; Consideration of Resolution 2026-07 Setting a Public Hearing for Special Assessments

District Counsel provided an update regarding discussions with Greenberg Traurig and ongoing communications with EHOF concerning the Reunion Village mailbox kiosk. Counsel reviewed potential construction defect considerations and discussed possible coordination with the developer and USPS regarding future corrective actions.

B. Engineer

Mr. Curley reported that the curb and asphalt work would be scheduled after the July 4th holiday. The start and end date would be provided at the pre-construction meeting, along with any traffic pattern changes. A maintenance notice would be sent to residents. *Mr. Curley left the meeting.*

C. Field Manager Updates

The Field Manager reported on routine maintenance activities including guardhouse repairs, annual backflow inspections, landscape maintenance, sidewalk grinding, lighting repairs, irrigation restoration, gym improvements, roof repairs, pool equipment replacement, and ongoing amenity maintenance. Board members discussed tree maintenance, future inventory of community trees, and additional resident communications.

D. District Manager's Report

Ms. Christine Wells, Assistant District Manager, reported Heritage Crossing Community Center and Seven Eagles reservations during June and July 2026.

- **E-Mail Subscribers** *(Item 8Dvi)*

Ms. Adams reported that there were currently 211 active email subscribers. Ms. Davis requested that flyers be placed on cars asking residents to register for their access cards, as the return was low. Ms. Adams recalled when the email subscriber system was implemented on October 1, 2025, the security form to receive access cards was revised to include collecting an email list. A request to move Supervisor's Requests to earlier in the agenda was received and Ms. Adams would send an email to Board Members requesting items to add to the agenda to address this concern.

i. Action Items

Staff reviewed the current Action Items List, including completion of the Reunion Village gate entry system, updates regarding The Stables property, revisions to the FY2027 Replacement

and Maintenance Project List, implementation of the amended Parking Rules, preventive maintenance of fitness equipment, and resident communications. The Board provided additional direction regarding future maintenance priorities and elected not to pursue legal action regarding marketing of CDD facilities at this time.

- **Security Report**

Ms. Adams reported that the Security Reports from Reunion Security, were provided to the Board under separate cover. No Board action was required. Mr. Vargas reported that Reunion Security was working with the Osceola County Sheriff's Department, when there were house parties. Ms. Davis requested adding more communication with the community to the Action Items List. Ms. Wispelwey suggested discussing at the end of every meeting, items that the Board would like to inform the residents about and having a workshop with the Master Association. Ms. Adams would include the FY2027 joint workshop schedule on the joint workshop agenda.

ii Approval of Check Register

Ms. Adams presented the Check Register from May 1, 2026 through May 31, 2026 in the amount of $295,081.28.

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

iii. Balance Sheet and Income Statement

Ms. Adams presented the Unaudited Financial Statements through April 30, 2026, which were for informational purposes only.

iv. Replacement and Maintenance Plan

Ms. Adams presented the R&M Project List.

v. Reminder of Form 1 Filing Deadline – July 1st

Ms. Adams reminded all Supervisors to provide their Form 1, Statement of Financial Interest electronically by July 1st, to the Commission on Ethics. If Board Members already filed their form, they would not receive a reminder.

vi. E-Mail Subscribers

Ms. Adams reported that emails can be sent for the concrete curb work, amended Parking Rules and the beautification of Linear Park.

E. Security Report

This item was discussed.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Next Meeting Date: July 9, 2026**

Ms. Adams stated that the joint workshop was scheduled for July 9, 2026 at 10:30 a.m. at this location. There would also be a regular meeting.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Wispelwey seconded by Mr. Greenstein with all in favor the meeting was adjourned at 3:25 p.m.

_____ _____
Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 4

Reunion East

Community Development District

Proposed Budget

FY2027

Table of Contents

Reunion East

Community Development District
Proposed Budget
FY2027
General Fund

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

Reunion East

Community Development District

Proposed Budget

FY2027

General Fund

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

Reunion East

Community Development District
Proposed Budget
FY2027
General Fund

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

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

Notes:

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

Shared Costs

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

Reunion East

Community Development District

Gross Per Unit Assessment Comparison Chart

Fiscal Year 2027

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

Fiscal Year 2026

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

Variance Chart

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

*304 Units reallocated to Multi-Family for FY2026.

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

REVENUES:

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

Interest
The District generates funds from invested funds.

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

EXPENDITURES:

Administrative:

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

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

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

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

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

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

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

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

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

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

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

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

Telephone
Telephone and fax machine.

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

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

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

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

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

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

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

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

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

Maintenance:

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

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

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

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

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

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

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

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

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

Reunion East

Community Development District

General Fund Budget

Fiscal Year 2027

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

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

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

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

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

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

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

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

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

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

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

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

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

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

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

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

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

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

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

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

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

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

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

Reunion East
Community Development District
General Fund Budget
Fiscal Year 2027

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Maintenance – Direct Expenses

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

Reunion East

Community Development District

Proposed Budget

FY2027

Replacement & Maintenance Fund

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

Reunion East

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

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

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

Reunion East Projected EAU Calculation 2015A

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

*SF unit reflects one lot payoff in FY22

*MF unit reflects one lot payoff in FY26

Reunion East

Community Development District

Series 2015A Special Assessment Refunding Bonds

Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

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

Reunion East

Community Development District

Proposed Budget

FY2027

Debt Service Fund

Series 2021

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

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

Reunion East Projected EAU Calculation 2021

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

Reunion East

Community Development District

Series 2021 Special Assessment Bonds (Series 2021 Project)

Debt Service Schedule (Term Bonds Due Combined)

AMORTIZATION SCHEDULE

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

SECTION 5

N
W E
S

ProMap

Date Generated: 5/26/2026

0 650 1,300 2,600 Feet

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

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

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

Deleted: Anthony J. Cotter

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

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

EASEMENT

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

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

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

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

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

Deleted: is required to

Deleted: all applicable

Deleted: Codes

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

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

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

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

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

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

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

[Signatures on Following Page]

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

GRANTOR:

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

By: _____

Printed Name: _____

Title: _____

WITNESS #1

_____

Print Name: _____

Address: _____

_____

WITNESS #2

_____

Print Name: _____

Address: _____

_____

STATE OF _____

COUNTY OF _____

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

(Seal)

_____

Signature of Notary Public

_____

Name of Notary Typed, Printed or Stamped

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

TOHO:

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

By: _____

Printed Name: Todd P. Swingle_____

Title: CEO/Executive Director_____

Attest:

_____ Alison Smith, Executive Assistant

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

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

Deleted: ¶

Attachment 1
Human Trafficking Affidavit

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

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

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

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

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

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

Authorized Signature: _____ Date: _____

Printed Name: _____ Title: _____

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

_____
Signature of Notary Public

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

EXHIBIT A
[Sketch and Legal]

SECTION 6

Fitness Services of Florida, Inc.
12427 NW 35th St, Coral Springs Florida 33065 * 954.753.6088

www.gymrepair.com

PREVENTATIVE MAINTENANCE AGREEMENT RENEWAL

THIS AGREEMENT made this 10 June 2026 between **FITNESS SERVICES OF FLORIDA, INC.** (Servicer), located at *12427 NW 35th St., Coral Springs, Florida 33065,* and **Reunion East at Seven Eagles** (Customer), located at Seven Eagles Court, Reunion, Florida 34747.

Attention: **Tricia Adams,**

WHEREAS, Customer desires to engage Servicer to provide preventative maintenance services to certain equipment owned and/or operated by Customer at the following location(s) listed on *Exhibit A*; and

WHEREAS, the equipment to be serviced is listed on *Exhibit A* attached hereto; and

WHEREAS, the schedule for regular maintenance of the equipment shall be as listed on *Exhibit B* hereto; and

NOW, THEREFORE, in consideration of the premises and of the covenants and agreements hereinafter contained, the parties hereto agree as follows:

1. Term. This Agreement shall be for a term of one (1) year, commencing on **July 1st, 2026 and expiring on June 30th, 2027.** Either party may terminate this Agreement, with or without cause, upon thirty (30) days written notice. Thirty days prior to the end of term a renewal will be automatically submitted to the customer for approval.

2. Services to be Performed. The services to be performed by Servicer are as follows:

   A. Regular Maintenance. Each regularly scheduled FULL MAINTENANCE PLAN visit will include all covered equipment being inspected, thoroughly cleaned on the interior and exterior, and lubricated and adjusted in accordance with manufacturer's specifications (the cost of materials used for standard maintenance is included in the maintenance fees). Additionally, any necessary repairs will be identified, and an estimate provided to Customer for such repair work (such repair work will only be performed upon Customer approval).

Servicer Initials____ Customer Initials_____

B. Repairs. Upon receiving a Customer call for repair work, Servicer will use its best efforts to repair equipment as promptly as reasonably possible. Response time will generally be within 48 business hours. All contract repairs (other than during emergency hours - see Section 2C below) shall be billed at a discounted rate of **$100.00** per hour for labor per technician; the cost of parts will be applicable, and a service charge of **$95.00** will be applicable. The first hour will be a one hour minimum charge, unless the repairs are performed at the time of a scheduled maintenance call, in which case the Customer will be charged for the labor to perform the repair in half hour increments. All repair charges shall be invoiced as due upon receipt. Repairs necessitated by casualty, act of God, voltage aberrations, abuse, or negligence are not covered by this Agreement, but will be performed at Servicers standard hourly rates plus applicable service charge and cost of parts. Servicer will use parts that meet the manufacturer's original equipment standards. Customer cost for parts shall be manufacturer suggested retail prices.

C. Emergency Services. All services performed by Servicer on major holidays, between the hours of 9:00 a.m. and 5:00 p.m. are considered Emergency Service. If emergency service is requested by Customer, Servicers standard hourly rates shall apply (such rates are currently $115.00 labor per hour, plus a service charge of $105.00).

3. Warranty. All service performed by Servicer shall be warranted for ninety (90) days from the service date and will also cover the specific parts and repairs written on the service invoice. Parts and/or labor covered under the manufacturers original warranty will be provided under that warranty.

4. Payment Terms: Customer shall pay Servicer **$350.00 per visit**, the sum of **$8,400.00** *reference Exhibit B).* Terms are due upon receipt of invoice following services rendered at each visit.

5. Payment Methods: Payment may be provided via one of the followings: corporate check, official check, and wire transfer, Visa or MasterCard. Checks made payable to: Fitness Services of Florida, Inc.

6. Insurance; Disclaimer; Indemnification. Each party represents to the other that it has all legally required insurance for its employees, equipment, and operations. It is understood and agreed that this is a service agreement only, and Servicer, its owners, directors, officers, employees, and agents, shall have no liability arising out of, or in connection with, the use by any person of the equipment serviced hereunder, or the condition, or use by any person, of the premises in which said equipment is located. In connection therewith, Customer agrees to indemnify and hold Servicer, its owners, directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, loss, cost, damages, liabilities, and expenses, including attorney's fees (outside of litigation, in litigation, and for any appeals), arising out of, or in connection with, the condition or use by any person of the equipment and/or the premises in which said equipment is located. **SERVICER'S LIABILITY IS STRICTLY LIMITED TO PROVIDING SERVICE TO THE EQUIPMENT AS MAY BE REASONABLY REQUIRED HEREUNDER. THE ONLY WARRANTY APPLICABLE TO THE SERVICES PERFORMED BY SERVICER HEREUNDER SHALL BE AS SPECIFICALLY PROVIDED IN THIS AGREEMENT. SERVICER SPECIFICALLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**

7. Assignment. This Agreement may not be assigned, other than by a writing signed by all parties hereto.

8. Governing Law/Waiver of Jury Trial/Venue. This Agreement has been executed in and shall be governed by the laws of the State of Florida. Each party waives any right to a trial by jury in any litigation related to this Agreement. Each party consents to the venue of any litigation related to this Agreement being solely in the Florida state court system.

Servicer Initials____ Customer Initials_____

9. Binding Agreement. This Agreement shall be binding on the parties, their legal representatives, successors, assigns and heirs.

10. Prevailing Party. If litigation arises under this Agreement, the prevailing party thereto may collect all attorneys' fees and costs of litigation from any and all of the other parties to said litigation, including all attorneys' and costs of appeals, if any.

11. Entire Agreement. This Agreement contains the entire understanding of the parties. It may not be changed orally, but only by an Agreement in writing signed by the party against whom enforcement of any waiver, change, modification, extension or discharge is sought.

12. Severability. If any provision of this Agreement is held to be invalid or unenforceable, all other provisions shall nevertheless continue in full force and effect. In the event any provision of this Agreement is breached or violated in any part, the remaining provisions and covenants shall continue to be in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement this _____ day of _____, _____.

CUSTOMER:
Reunion East at Seven Eagles

_____

By: _____
(Signature)

_____
(Print Name)

Its: _____
(Title)

SERVICER:
FITNESS SERVICES OF FLORIDA, INC.

By: _____

Ronnette Bolanos
Vice President/Owner

EXHIBIT A

Address of Exercise Equipment to be serviced:

Reunion East at Seven Eagles
Seven Eagles Court
Reunion, Florida 34747
Phone:863-241-8050
Attention: Tricia Adams

Equipment Listing

Assigned #	Type of Equipment	Manufacturer	Model	Base Serial #	Console Serial #
	Treadmill	Life Fitness	Integrity plus with SE4		
	Treadmill	Life Fitness	Integrity plus with SE4		
	Treadmill	Life Fitness	Integrity plus with SE4		
	Treadmill	Life Fitness	Integrity plus with SE4		
	Treadmill	Life Fitness	Integrity plus with SE4		
	Treadmill	Life Fitness	Integrity plus with SE4		
	Cross Trainer	Life Fitness	Elevation 95X		
	Cross Trainer	Life Fitness	Elevation 95X		
	Cross Trainer	Life Fitness	Elevation 95X		
	Cross Trainer	Life Fitness	Discovery 95XS		
	Upright Bike	Life Fitness	Discovery 95CS		
	Recumbent Bike	Life Fitness	Discovery 95RS		
	Leg Raise	Life Fitness	Signature		
	Adjustable Bench	Hammer Strength			
	Adjustable Bench	Hammer Strength			
	Adjustable Bench	Life Fitness	Signature		
	Ab Bench	Life Fitness	Signature		
	Row / Rear Deltoid	Life Fitness	Signature		
	Leg Extension	Life Fitness	Signature		
	Seated Leg Curl	Life Fitness	Signature		
	Shoulder Press	Life Fitness	Signature		
	Chest Press	Life Fitness	Signature		
	Pull Down	Life Fitness	Signature		
	Dual Adjustable Pulley	Life Fitness	Signature		

Equipment Listing (continued)
Reunion East at Seven Eagles

Assigned #	Type of Equipment	Manufacturer	Model	Base Serial #	Console Serial #
	Rower				
	Rower				
	Bike				
	Bike				
	Hip Adduction/ Abduction	Life Fitness	SS-HAA		
	Arc Leg Press	Life Fitness	Insignia		

Servicer Initials_____ Customer Initials_____

EXHIBIT B

Reunion East at Seven Eagles

24 visits at $350.00 per visit

July 2026- 2 visits
August 2026 - 2 visits
September 2026 - 2 visits
October 2026 - 2 visits
November 2026 - 2 visits
December 2026 - 2 visits
January 2027 - 2 visits
February 2027 - 2 visits
March 2027 - 2 visits
April 2027 - 2 visits
May 2027 - 2 visits
June 2027 - 2 visits

Preventative Maintenance Total = $ 8,400.00
Tax Exempt
Grand Total= $ 8,400.00

Servicer Initials_____ Customer Initials_____

SECTION 7

ESTIMATE

Well Decorated
209 Golden Sands Cir
Davenport, FL 33837-8813

well-decorated@outlook.com
+1 (407) 607-6179

Bill to
June Wispelwey

Estimate details
Estimate no.: 1017- Men's
Estimate date: 04/28/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Men's Cove Bathroom Renovation**	MENS RESTROOM : Commercial grade porcelain tile 12x24 PEI IV for walls (up to 4' High) and floor. Mold resistance drywall / tile edge flat metals / cove metals / thin set / grout / Commercial Grade Quartz / fabrication and installation with support brackets and 5" laminate edge. Undermount porcelain sinks, single handle faucet, support brackets Demolition: walls, floor, mirror, and disposal Labor: drywall installation, floor and wall tile installation. Removal and re installation: partitions, urinals, toilets, grab bars, toilet paper holder, baby changing station, handicap sink and mirror. Installation of new faucets. New lighting diffusers and bulbs Paint vents Paint walls and ceilings Mirrors New entry and closet doors Soap and towel dispensers	1	$33,893.00	$33,893.00

Subtotal	$33,893.00
Sales tax	$2,372.51
Total	**$36,265.51**

Accepted date

Accepted by

ESTIMATE

Well Decorated
209 Golden Sands Cir
Davenport, FL 33837-8813

well-decorated@outlook.com
+1 (407) 607-6179

Bill to
June Wispelwey

Estimate details
Estimate no.: 1018- Women's
Estimate date: 04/28/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Women's Cove Bathroom Renovation**	WOMENS RESTROOM: Commercial grade porcelain tile 12x24 PEI IV, for walls (up to 4' High) and floor. Mold resistance drywall / tile edge flat metal / cove metal / thin set / grout / Commercial Grade Quartz / fabrication and installation with support brackets and 5" laminate edge. Undermount porcelain sinks, single handle faucet, support brackets Demolition: walls, floor, mirror and disposal Labor: dry wall installation, floor and wall tile installation. Removal and re installation: partitions, toilets, grab bar, toilet paper holder, changing station, handicap sink and mirror. Installation of new faucets. Paint walls and ceilings Door replacement Light diffusers and bulbs Vent paint Soap and towel dispensers Trash cans	1	$42,300.00	$42,300.00

Subtotal	$42,300.00
Sales tax	$2,961.00
Total	**$45,261.00**

Accepted date	**Accepted by**

SECTION 8

SAUNDERS REAL ESTATE

Exclusive Right of Sale Listing Agreement

This Exclusive Right of Sale Listing Agreement ("Agreement") is entered into between REUNION EAST CDD Saunders Real Estate, LLC, a Florida limited liability company ("Broker").

1. Exclusive Right to Represent: Seller hereby retains Broker as Seller's sole and exclusive agent with the sole right to negotiate the sale of the Seller's property or other transactions concerning the Seller's property as described below.

2. Description of Seller's Property: Seller's property (the "Property") is described as follows:
   Address: 1590 Reunion Boulevard, Kissimmee, FL 34747
   Parcel ID: 35-25-27-4859-PRCL-0280
   ☑ Legal description attached.

3. Term of Agreement: This Agreement shall commence on the date of execution by the last party executing it and shall expire at 11:59 p.m. on the last calendar day of the 12 month after the effective date (the "Term). This Agreement shall be automatically extended for the length of time that the Property is placed under a fully executed contract for sale and purchase that fails to close. This extended term of the Agreement shall be in addition to the Term of this Agreement described above or any extension thereof.

4. Price and Terms: The Property is to be offered for sale on the following terms or on such other terms acceptable to Seller:

   (a) Price: 1,750,000
   (b) Financing Terms:
   ☑ Cash;
   ☐ Seller Financing: Seller agrees to hold a purchase money mortgage in the amount of $_____ according to the following terms:

   ☑ Other: Traditional Third Party Financing

5. Compensation: Seller agrees to compensate Broker as specified below upon the occurrence of any of the following events during the Term of this Agreement:

   (a) Broker, Seller, or anyone else procures a purchaser who closes on the purchase of all or a portion of the Property;
   (b) Seller contributes or conveys any interest in the Property to a partnership, joint venture, or other business entity;
   (c) If Seller is a partnership, corporation, or other business entity and an interest in Seller is contributed, conveyed, or transferred in lieu of sale of the Property;
   (d) The Property is exchanged for other property, or the Property or any interest therein is transferred or conveyed as the result of any governmental action;
   (e) Seller leases the Property in lieu of any of the foregoing; or
   (f) Seller enters into an option for the purchase of the Property.

The compensation earned by Broker and due from Seller to Broker shall be 7 % percent of the following, as applicable:

(a) The purchase price paid by a buyer at closing;
(b) The value of the Property conveyed by the Seller to a partnership, joint venture, or other business entity;
(c) If Seller is a partnership, corporation or other business entity, and an interest in the partnership, corporation or other business entity is transferred, whether by merger, outright purchase or otherwise, in lieu of a sale of the Property, and applicable law does not prohibit the payment of a fee or other compensation in connection with such sale or transfer, the compensation payable to Broker shall be calculated on the fair market value of the Property, rather than the gross sales price, multiplied by the percentage of interest so transferred, and shall be paid by Seller at the time of the transfer;
(d) The value of the property for which Seller's Property is exchanged; or
(e) The value of the Property transferred or conveyed as a result of governmental action.

Broker's commission shall be due and payable at closing.

In the event that Seller enters into an option for the sale of the Property, Seller shall pay Broker 7 % percent of the consideration paid for the option. This option commission shall be due upon the complete execution of the option. If the option is exercised by the Buyer, then Seller shall pay Broker the percentage listed above of the purchase price paid by the buyer, less the option commission paid by Seller to Broker. Broker's commission shall be due and payable at closing and Seller shall be responsible for any applicable sales tax.

In the event that Seller enters into a lease of the Property, Seller shall pay Broker 7 percent of the rent payments due under the lease during the first ten years of any such lease and Seller (landlord) shall be responsible for applicable sales tax. Such commission shall be earned by Broker upon execution of the lease and shall be paid fifty percent upon execution of the lease and fifty percent upon occupancy of the Property by the tenant.

~~6. Real Estate Marketing Fee: A marketing fee will be applied to each property sold or otherwise conveyed under this agreement, and shall be paid by Seller(s). The marketing fee will be due and payable to Broker at closing, based on the following schedule:~~

~~a) .25% of the total sale transaction, to a maximum fee amount of $12,500~~

7. Protection Period: Seller further agrees that Seller shall pay Broker the above-described commissions if, within 90 days after the expiration of the Term of this Agreement, any person or entity with whom the Broker has negotiated, directly or indirectly, or to whom the Property has been submitted prior to the expiration of this Agreement (hereinafter "Prospect") closes on the purchase of the Property; contracts with Seller to purchase the Property and later closes on the purchase; commences, continues, or resumes negotiations with the Seller, resulting in a sale or exchange of the Property to Prospect; participates with Seller in a joint venture, partnership, or other business entity concerning the Property; enters into a lease of the Property with Seller; or enters into an option to purchase the Property with Seller. Within fifteen days of the expiration of the Term of this Agreement, Broker shall submit a list of

prospects to Seller. However, with respect to any Prospect which has submitted an offer to Seller, such Prospect's name need not be included on the list.

8. Broker's Duties and Authority: Broker agrees to make diligent and continued efforts to market and sell Seller's Property by taking the following actions and Seller authorizes the Broker to do so:
   (a) Inspect the Property and attempt to obtain complete information regarding it;
   (b) Advertise the Property as Broker deems advisable;
   (c) Place appropriate transaction signs on the Property, including "For Sale" signs and "Contract Pending" signs upon the Seller executing a sales contract;
   (d) Furnish information concerning the Property to any real estate broker requesting same and to assist cooperating brokers in the best interest of the Seller in closing a transaction with respect to the Property;
   (e) Pay any cooperating broker who participates in a transaction with respect to the Property for its services upon receipt of payment of commission from Seller; and
   (f) Keep Seller apprised regarding services being provided by Broker, including offers and negotiation concerning any transaction.

9. Seller's Obligations: Seller agrees to:

   (a) Cooperate with Broker in bringing about a transaction with respect to the Property;
   (b) Refer immediately to Broker all inquiries of anyone expressing an interest in the Property;
   (c) Conduct all negotiations through Broker, as directed by Seller, or keep Broker informed of all negotiations conducted directly by Seller;
   (d) Inform Broker of any facts materially affecting the value of the Property, whether such facts are readily observable or not or notify Broker in writing that owner elects not to disclose such facts to Broker;
   (e) Indemnify and hold harmless Broker from any and all damages, claims, causes of action, attorney's fees, costs, or other expenses made against or incurred by Broker as a result of Seller's failure to disclose facts materially affecting the value of the Property, as a result of Seller's inaccurate or incomplete disclosure of such facts, or as a result of Seller's representations, actions, or inactions.

   In the event that Seller discloses facts materially affecting the value of the Property to Broker, Seller authorizes Broker to disclose all such facts to prospective buyers. If Seller discloses such facts to Broker, they shall be set forth in writing and attached to this Agreement as an exhibit.

10 Broker's Relationship: Broker represents Seller under this Agreement as a single agent.

11. Cooperation with Other Brokers: Broker shall cooperate with other brokers in attempting to effect a transaction with respect to the Property, except when such cooperation is not in the Seller's best interest. Broker reserves the right to insist that such cooperating brokers act as representatives of the buyer or as transaction brokers. Seller agrees that Broker shall not be obligated to offer any sub-agency relationship to any cooperating broker. At Broker's written direction, Seller shall disburse to other cooperating brokers the portion of the commission specified by Broker.

12. Deposits: If a prospective buyer places funds in escrow and fails to perform a contract

between such prospective buyer and Seller, Broker shall be paid thirty percent (30%) of retained escrow deposit, but not in excess of Broker's commission, as full consideration for Broker's services, and the balance of any such retained escrow deposit shall be paid to Seller.

13. Non-Discrimination: Seller understands and agrees that it is illegal for either Seller or Broker to refuse to sell, lease, or enter into any other transaction with respect to the Property based upon a person's race, color, religion, national origin, sex, marital status, or physical disability.

14. Dispute Resolution: This Agreement shall be construed in accordance with the laws of the state of Florida. In the event that Seller or Broker files a legal action for the interpretation or enforcement of this Agreement, the prevailing party shall be entitled to recover his, her, or its attorney's fees and costs from the losing party, including legal assistant fees and any attorney's fees and costs incurred with respect to any appellate or bankruptcy proceedings. Venue for any legal proceeding arising from or related to this Agreement shall be Polk County, Florida.

15. Broker Properly Licensed. Broker is properly licensed by the applicable real estate commission for the State in which the Property is located.

16. Disclosure. In the event Seller closes a sale of the property in accordance with the terms herein, it shall pay to broker the fees set forth in this agreement. All fees will be paid by a method acceptable to the broker out of the sale proceeds as a line item on the closing statement.

17. State Specific Provisions: See attached Exhibit “A”.

18. WARNING: IT MAY BE A CRIME UNDER FEDERAL AND STATE LAWS TO LISTEN TO OR RECORD AN ORAL COMMUNICATION THROUGH THE USE OF ANY ELECTRONIC, MECHANICAL, OR OTHER DEVICE WITHOUT THE CONSENT OF A PARTY TO THAT COMMUNICATION. If there is a video/audio/surveillance device(s) on the Property, Seller is advised: (i) that no audio surveillance device may be turned on during any showings, open houses, investigations, examinations, or inspections of the Property; and (ii) that the placement of any video surveillance device should not violate a visitor’s reasonable expectation of privacy.

19. Severability: If any provision of this Agreement is held to be invalid, illegal or unenforceable, the remaining portions of this Agreement shall remain in full force and effect and construed so as to best effectuate the original intent and purpose of this Agreement.

20. Miscellaneous: This Agreement constitutes the entire agreement between Seller and Broker and supersedes all prior discussions, negotiations and agreements, whether oral or written. No amendment, alteration, or withdrawal of this Agreement shall be valid or binding unless made in writing and signed by both Seller and Broker. This Agreement shall be binding on the heirs, successors, and assignees of the parties. Time is of the essence of this Agreement.

21. Data Disclosure: Broker is authorized to provide closed transaction information to third party data sources:

☐ Yes ☐ No

22. Other:

The undersigned hereby acknowledge receipt of a copy of this Agreement and agree to its terms and conditions.

Seller: _____

Dated: _____

Seller: _____

Dated: _____

Seller: _____

Dated: _____

Saunders Real Estate, LLC

By: _____ By: _____

Dated: _____ Dated: _____

Legal Description:

LEGAL DESCRIPTION:

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

EXHIBIT "A"

STATE SPECIFIC PROVISIONS

I. Arkansas

A. In accordance with Arkansas state law, it is not required that the Seller complete the Property Disclosure Statement. If the Seller does complete the Property Disclosure Statement, Seller agrees to complete to the best of their knowledge and ability and provide true, factual, and accurate information. The Broker shall be required to disclose any information provided in the Property Disclosure Statement to any prospective Buyer or their agent including facts that may materially affect the value of the Property. Seller hereby authorizes the Broker and all cooperating licensees to disclose to a prospective Buyer, to the extent as required by law, any defects known to them, latent or otherwise. Seller acknowledges that licensees do not have the responsibility to discover latent defects on the Property or to advise on matters outside the scope of their licenses.

B. In accordance with Arkansas law, the Broker is required to provide the Seller the Agency Representation Disclosure Form that describes the relationship between the Seller and the Broker. The Agency Representation Disclosure Form is provided by the Arkansas Real Estate Commission.

C. The Broker will comply with the Real Estate Regulations published by the Arkansas Real Estate Commission.

II. Florida

A. The Florida Commercial Real Estate Sales Commission Lien Act provides that when a Broker has earned a commission by performing licensed services under a brokerage agreement with you, the Broker may claim a lien against your net sales proceeds for the Broker's commission. The Broker's lien rights under the act cannot be waived before the commission is earned.

III. North Carolina

A. Broker's North Carolina broker's license number is _____.

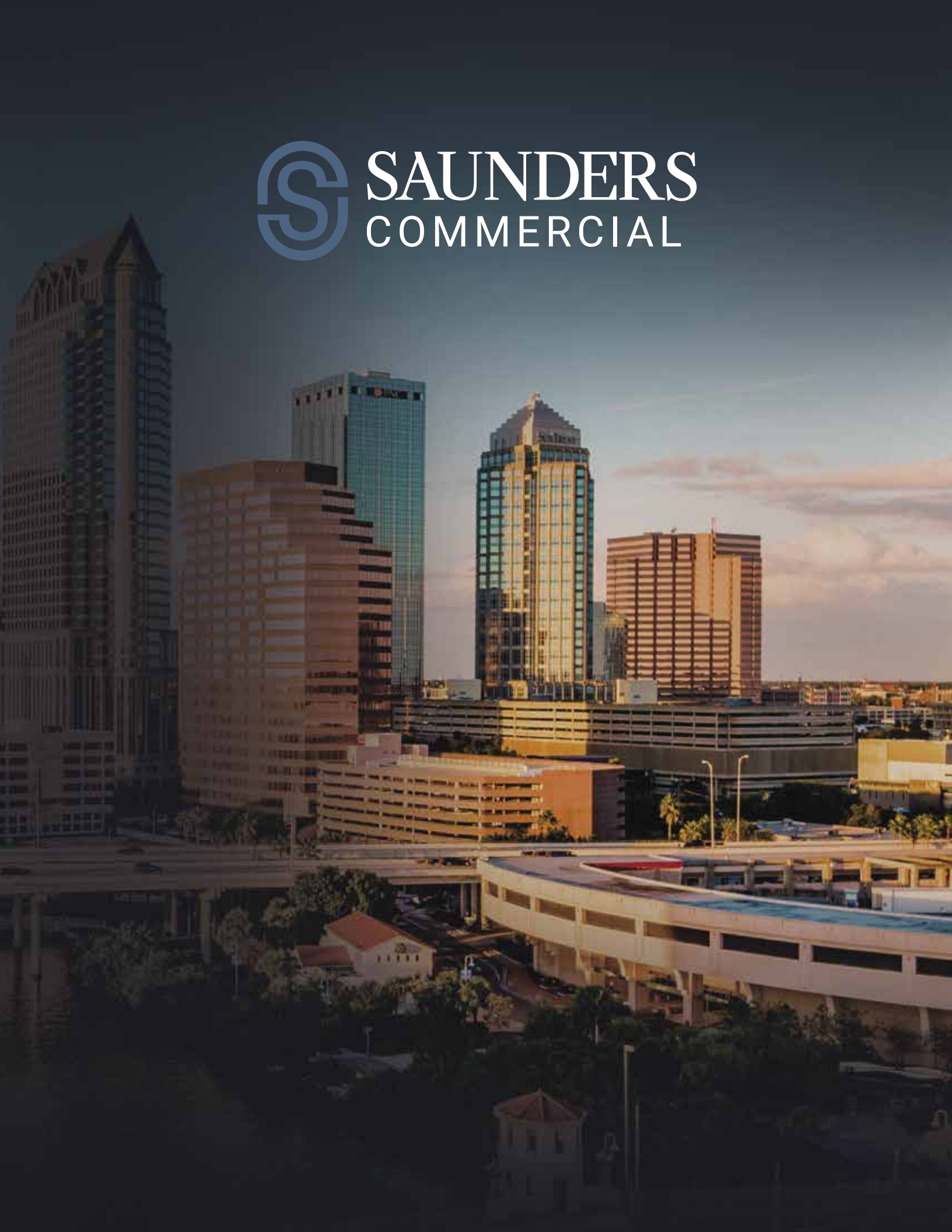
B. THE BROKER SHALL CONDUCT ALL BROKERAGE ACTIVITIES IN REGARD TO THIS AGREEMENT WITHOUT RESPECT TO THE RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, GENDER IDENTITY, OR FAMILIAL STATUS OF ANY PARTY OR PROSPECTIVE PARTY.

C. Seller acknowledges having received from Broker a copy of the publication "Working with Real Estate Agents", a copy of which is also found at: www.ncrec.gov/Forms/WWREA/WWREADisclosureForm.pdf

D. If there is a residential, manufactured or mobile home on the Property (regardless of whether it is inhabitable, uninhabitable, a fixture, or not affixed), then Seller should complete the Residential Property and Owners' Association Disclosure Statement

and the Mineral and Oil and Gas Rights Mandatory Disclosure Statement under the Residential Property Disclosure Act (Chapter 47E of North Carolina's General Statutes) unless the Property is exempt.

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.

SAUNDERS REAL ESTATE

SAUNDERS LAND

SAUNDERS COMMERCIAL

SAUNDERS AUCTIONS

SAUNDERS VALUATIONS

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

CCIM

CRE THE COUNSELORS OF REAL ESTATE®

CPM®

SIOR

ICSC CERTIFIED CRRP

RICS®

IREM INSTITUTE OF REAL ESTATE MANAGEMENT

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.

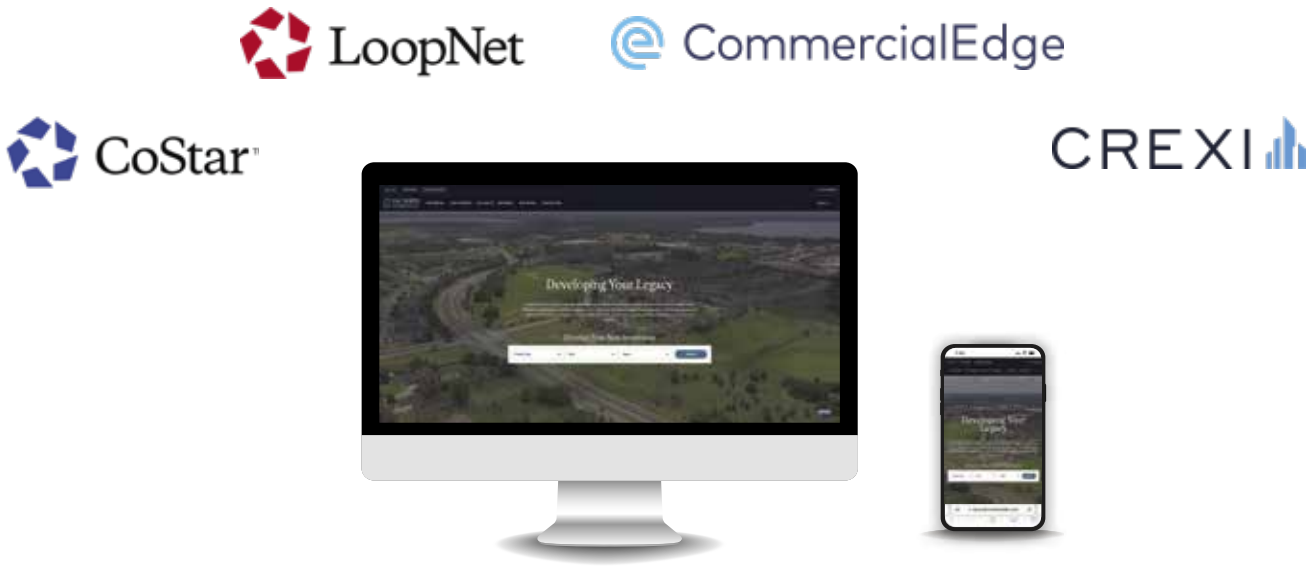
We elevate the visibility of property listing webpages through targeted paid campaigns that direct qualified traffic to drive meaningful inquiries and attract high-quality leads.

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 9

SECTION A

SECTION I

GT GreenbergTraurig

Brian Crumbaker
Tel 850.425.8540
Fax 850.681.0207
crumbakerb@gtlaw.com

May 20, 2024

Via Electronic Mail
JCarpenter@lathamluna.com

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

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

This firm represents U.S. Bank Trust Company National Association in its capacity as successor trustee (the "Trustee") under the Indentures[1] for the Bonds.

As previously discussed, due to errors on the part of the Reunion East Community Development District ("District"), material changes in the development plan for real property owned by Kingwood Orlando Reunion Resort, LLC, and its affiliates (collectively, "Kingwood"), or both, the District has failed to levy special assessments on Kingwood real property ("Kingwood Property") based on the benefit such property derives and will continue to derive from the Series 2002 Project[2] and Series 2005 Project (collectively, the "Bond-Funded Projects"). In order to rectify the District's failure to properly assess Kingwood Property, I write to demand that the Board of Supervisors ("Board") of the Reunion East Community Development District ("District") immediately commence assessment proceedings in accordance with Chapters 170, 190 and 197, Fla. Stat. (collectively, the "Assessment Statutes"), for purposes of conducting a public hearing to consider whether and to what extent real property owned by Kingwood Orlando Reunion Resort, LLC, and any affiliates thereof (collectively, "Kingwood"), benefit from the Bond-Funded Projects and the debt special assessment that should result therefrom. In support of the forgoing request, I direct you to Section 9.03 of the Master Indenture, which states in relevant part:

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

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

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

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

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

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

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

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

Regards,

Brian A. Crumbaker

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

ATTACHMENT A

THIRD SUPPLEMENTAL
SPECIAL ASSESSMENT ALLOCATION REPORT

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

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

Dated November 7, 2018

Prepared by:

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

Draft

Table of Contents

Draft

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).

Draft

"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.

Draft

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

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

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

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

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

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

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

3.0 Background Information

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

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

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

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

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

4.0 Summary of Series 2015 Bond Restructuring

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

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

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

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

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

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

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

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

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

6.0 Allocation of Original Series 2002A-2 Assessments

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

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

7.0 Pledge and Allocation of Series 2005 Assessments

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

8.0 Assessment Roll

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

Draft

Reunion East
Community Development District

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

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

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

Series 2005 Bonds	
Principal Amount	$7,675,000
Coupon Rate	5.80%
Dated Date	3/1/05
Maturity Date	1-May-36

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

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

Parcel ID #	Building Square Feet	Commercial EAU's (Per 1,000 Sq. Ft.)	Rate Per EAU	Gross Annual Assessments	Net Annual Assessments (1)	Par Debt (2)	Par Debt (3)	Principal Reduction
27-25-27-2985-PRCL-0WP0	75,498	75.50	$925	$69,836	65,646	740,937	596,057	144,881
27-25-27-2985-PRCL-0020	5,102	5.10	$925	$4,719	4,436	50,071	40,280	9,791
27-25-27-2985-PRCL-0P20	5518	5.52	$925	$5,104	4,798	54,154	43,565	10,589
35-25-27-4857-0001-0016	33,074	33.07	$925	$30,593	28,758	324,588	261,119	63,469
35-25-27-4857-0001-0017	33,074	33.07	$925	$30,593	28,758	324,588	261,119	63,469
35-25-27-4858-TRAC-0035	1,170	1.17	$925	$1,082	1,017	11,482	9,237	2,245
35-25-27-4882-PRCL-0G15	5,433	5.43	$925	$5,026	4,724	53,319	42,894	10,426
35-25-27-4859-PRCL-02A2	1,764	1.76	$925	$1,632	1,534	17,312	13,927	3,385
34-25-27-4012-0002-0030	18,726	18.73	$925	$17,322	16,282	183,777	147,842	35,935
Less: EAU's Assigned Series 2015A Bonds*		(2.90)	$925	($2,683)	($2,522)	($28,461)	($22,896)	($5,565)
34-25-27-4012-0002-0030		15.83	$925	$14,639	13,761	155,316	124,946	30,370
35-25-27-4894-PRCL-0140	0.00	8.84	$925	$8,177	7,686	86,756	69,792	16,964
Total		**185.30**		**171,402**	**161,117**	**1,818,524**	**1,462,936**	**355,589**

(1) Net annual assessments exclusive of 4% early payment discount and 2% collection cost.
(2) Represents the par debt per unit through Fiscal Year 2009 which is the last Fiscal Year in which annual Debt Assessments were paid in full.
(3) Represents the adjusted par debt after receipt of payment for Series 2002A-2 Assessments for Fiscal Year 2010 through Fiscal Year 2016.
*Golf course previously assessed based upon 2.9 EAU'S vs building square feet of structures. After further review and analysis the Assessment Consultants determined the amount of benefit and assignment of debt assessments was insufficient.

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

Table 3: Calculation of Past Due Assessments

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

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

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

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

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

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

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

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

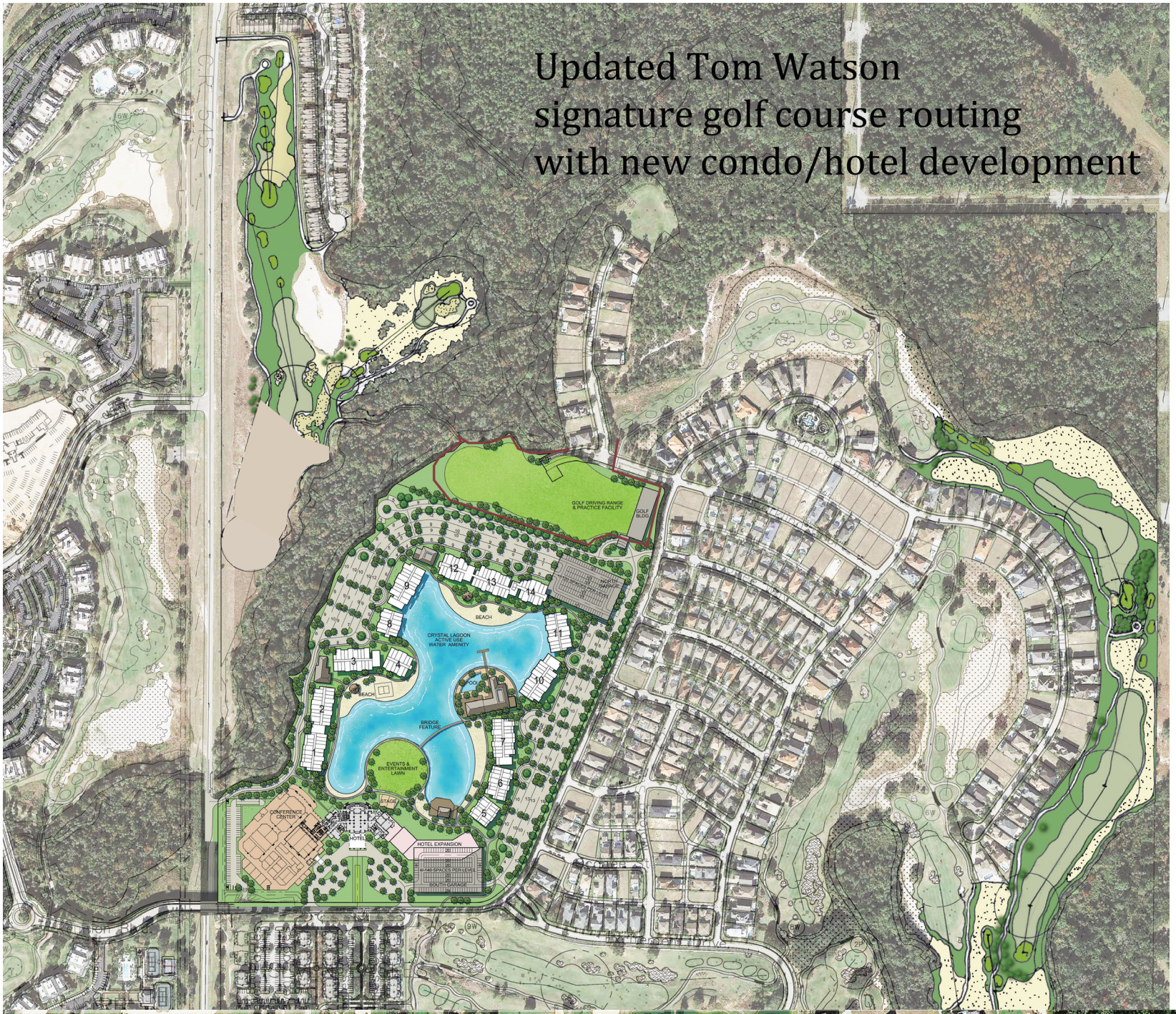
(5)	35-25-27-4882-PRCL-0G15	Golf Academy	5,433	Series 2002A-2 Unexchanged Bonds
	34-25-27-4012-0002-0030	Maintenance Building	18,726	Series 2015A and Series 2002A-2 Unexchanged Bonds
	34-25-27-4885-PRCL-0C20	Clubhouse	7,011	Series 2015A Bonds
	Total		31,170	

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

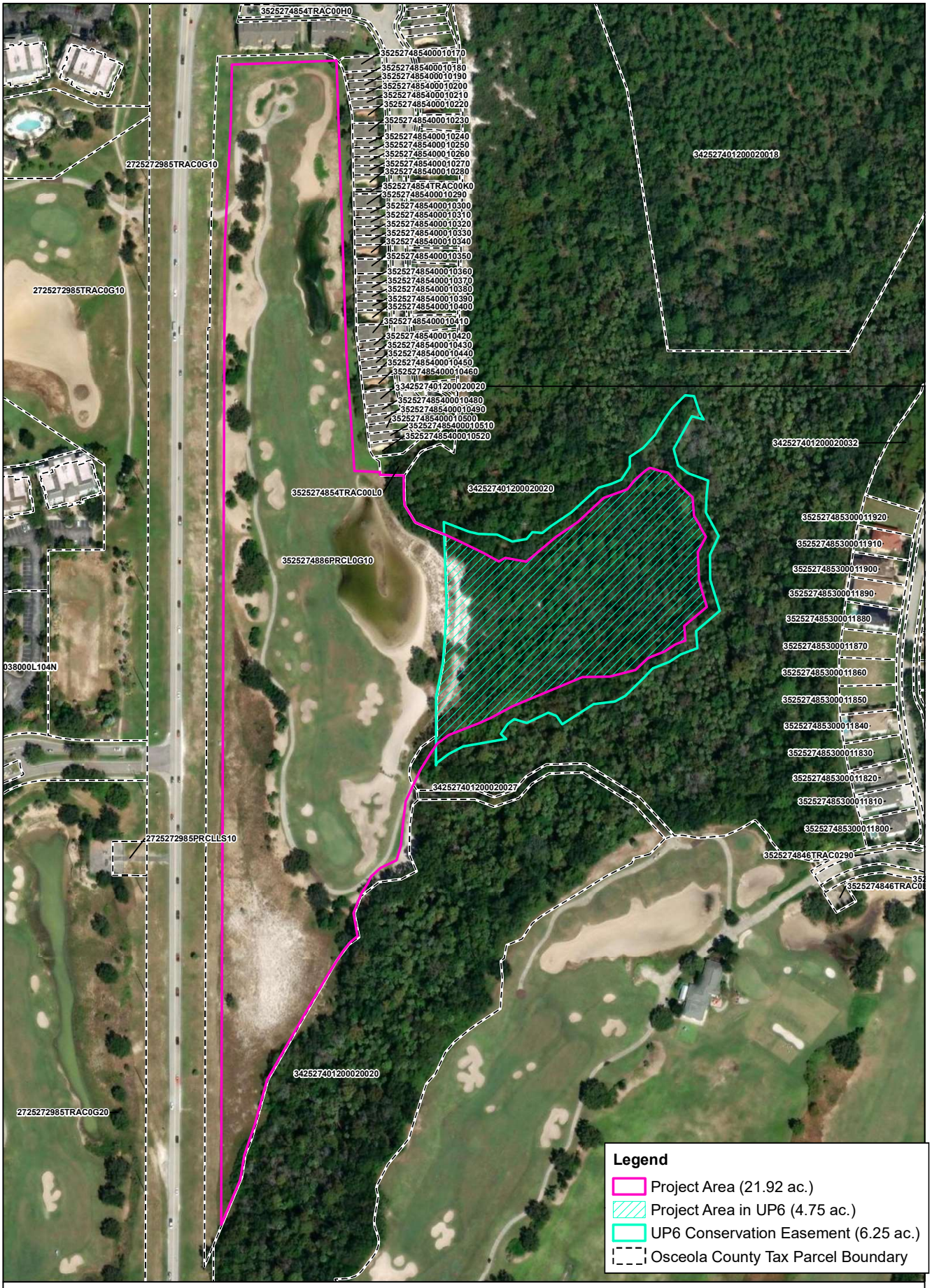
(7) The equivilent of 2,900 square feet is securing the Series 2015A Bonds.

ATTACHMENT B

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



ATTACHMENT C



AECOM

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

Figure 2
Aerial Photograph
Reunion Resort - Grande 18

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

RESOLUTION NO. 2026-06

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Assessments shall be levied to defray the cost of the 2002 Project and the 2005 Project, as described in the 2002 Engineer's Report and the 2005 Engineer's Report.

2. The Board hereby approves and adopts the 2002 Engineer's Report and the 2005 Engineer's Report, which may be amended from time to time by this Board.

3. The general nature of the 2002 Project and the 2005 Project is more specifically described in the 2002 Engineer's Report and the 2005 Engineer's Report and in certain plans and specifications on file at the District Records Office.

4. The general location of the 2002 Project and the 2005 Project are shown in the 2002 Engineer's Report and the 2005 Engineer's Report and in plans and specifications on file at the District Records Office.

5. The estimated cost of the 2002 Project was approximately $96,550,000 and the estimated cost of the 2005 Project was approximately $96,655,904 (hereinafter collectively referred to as the "**Estimated Cost**").

6. The Assessments will defray approximately $12,715,000 for the 2002 Project and 2005 Project, in accordance with the Updated Assessment Report, which includes a portion of the Estimated Cost, plus financing related costs, capitalized interest and, debt service reserve.

7. The manner in which the Assessments shall be made and levied is set forth in the Updated Assessment Report, which is attached hereto as **Exhibit "C"** and is also available at the District Records Office.

8. The Assessments shall be levied on all lots and lands within the District which are adjoining to, contiguous with or bounding and abutting upon the 2002 Project and 2005 Project or specially benefited thereby, as described in the Updated Assessment Report.

9. There is on file at the District Records Office, an assessment plat showing the area to be assessed, together with plans and specifications describing the 2002 Project and the 2005 Project and the Estimated Cost, which shall be open to inspection by the public.

10. The District Manager has caused to be made a preliminary assessment roll, in accordance with Updated Assessment Report, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

11. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in accordance with the Updated Assessment Report, but in no event in

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

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

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

14. This Resolution shall become effective upon its passage.

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

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

ATTEST:

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

By: _____

Name: _____
Secretary / Assistant Secretary

By: _____

Name: _____
Chairman / Vice Chairman

Exhibit "A"

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

[See attached.]

Engineer's Cost Report

For

Reunion East
Community Development District
Osceola County, Florida

Revised: February 27, 2002
March 15, 2002
May 22, 2002
July 2, 2002
July 31, 2002

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

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

Miller
Einhouse
Rymer
Associates, Inc.

Planners ▪

Engineers ▪

Landscape ▪
Architects

July 31, 2002

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

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

Dear Mr. Moyer:

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

The revisions included in this update are summarized as follows:

1. The number of lots to be constructed on Phase 2 Parcel 3 has been updated in Table 1.

2. The Costs included in the Parcel Development Cost Tables (Tables 4A, 5A, 6A, 7A and 8A) have been updated.

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

Sincerely,

Steven N. Boyd, P.E

cc: Mr. Jim Cooper, The Ginn Company
Mr. Tom McCarthy, The Ginn Company
Mr. John (Sonny) Morris, Developer's Counsel
Reunion East CDD Supervisors
Mr. William Rizzetta, Financial Advisor
Mr. Gary Moyer, District Manager
Tom Lang, District Counsel
Robert Gang, Bond Counsel
Brett Sealy, Bond Underwriter
Warren S. Bloom, Bond Underwriter's Counsel

Board Chairman
. Douglas Miller, P.E. ▪
Officers
rry H. Rymer, R.L.A. ▪
President
Jeffrey D. Einhouse, P.E. ▪
cutive Vice President
Steven N. Boyd, P.E. ▪
Vice President
Senior Associate
Stephen C. Besley ▪

500 Winderley Place ▪
Suite 222 ▪
Maitland, Florida 32751 ▪
hone (407) ▪838 ▪8041 ▪
Fax (407) ▪838 ▪8047 ▪
orl@mera-fl.com ▪

E. Monument Avenue ▪
Suite B ▪
simmee, Florida 34741 ▪
hone (407) ▪343 ▪8192 ▪
Fax (407) ▪343 ▪1994 ▪
osc@mera-fl.com ▪

TABLE OF CONTENTS

EXHIBITS

I. INTRODUCTION

A. Description of the Reunion DRI Community

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

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

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

B. Description of Reunion East Community Development District

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

TABLE 1
LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES

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

Revisions:

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

II. DISTRICT BOUNDARY AND PROPERTY SERVED

A. District Boundaries

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

B. Description of Properties Served

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

C. Existing Infrastructure

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

III. PROPOSED DISTRICT MASTER INFRASTRUCTURE

A. Summary of the Proposed District Infrastructure

The District infrastructure will generally consist of the following:

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

B. Roadways

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

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

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

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

C. Water, Wastewater and Electrical Infrastructure

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

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

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

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

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

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

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

D. Stormwater Management Facilities

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

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

E. Landscaping/Hardscape

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

F. Recreation and Parks

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

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

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

G. Opinion of Probable Construction Costs

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

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

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

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

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

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

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

H. 2001 – 2003 Project – Phase 1

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

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

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

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

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

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

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

Revisions:

1. *5/22/02*

IV. PARCEL DEVELOPMENT COSTS

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

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

V. PARCEL DEVELOPMENT

A. PHASE I PARCEL 1

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

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

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

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

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

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

TABLE 4A

REUNION EAST CDD

PHASE 1 PARCEL 1
OPINION OF PROBABLE COSTS

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

TABLE 4B

REUNION EAST CDD

PHASE 1 PARCEL 1
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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

B. PHASE I PARCEL 2

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

TABLE 5A

REUNION EAST CDD

PHASE 1 PARCEL 2
OPINION OF PROBABLE COSTS

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

TABLE 5B

REUNION EAST CDD

PHASE 1 PARCEL 2
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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

C. PHASE I PARCEL 3B

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

TABLE 6A

REUNION EAST CDD

PHASE 1 PARCEL 3B
OPINION OF PROBABLE COSTS

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

TABLE 6B

REUNION EAST CDD

PHASE 1 PARCEL 3B
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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

D. PHASE I PARCEL 6

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

TABLE 7A

REUNION EAST CDD

PHASE 1 PARCEL6
OPINION OF PROBABLE COSTS

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

TABLE 7B

REUNION EAST CDD

PHASE 1 PARCEL 6
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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

E. PHASE II PARCEL 3

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

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

TABLE 8A

REUNION EAST CDD

PHASE 2 PARCEL 3
OPINION OF PROBABLE COSTS

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

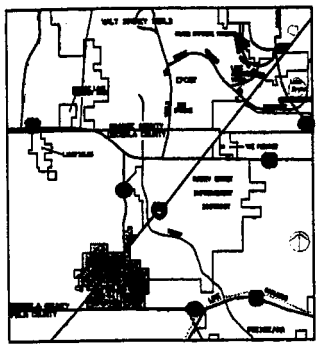
TABLE 8B

REUNION EAST CDD

PHASE 2 PARCEL 3
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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

EXHIBITS



Location Map

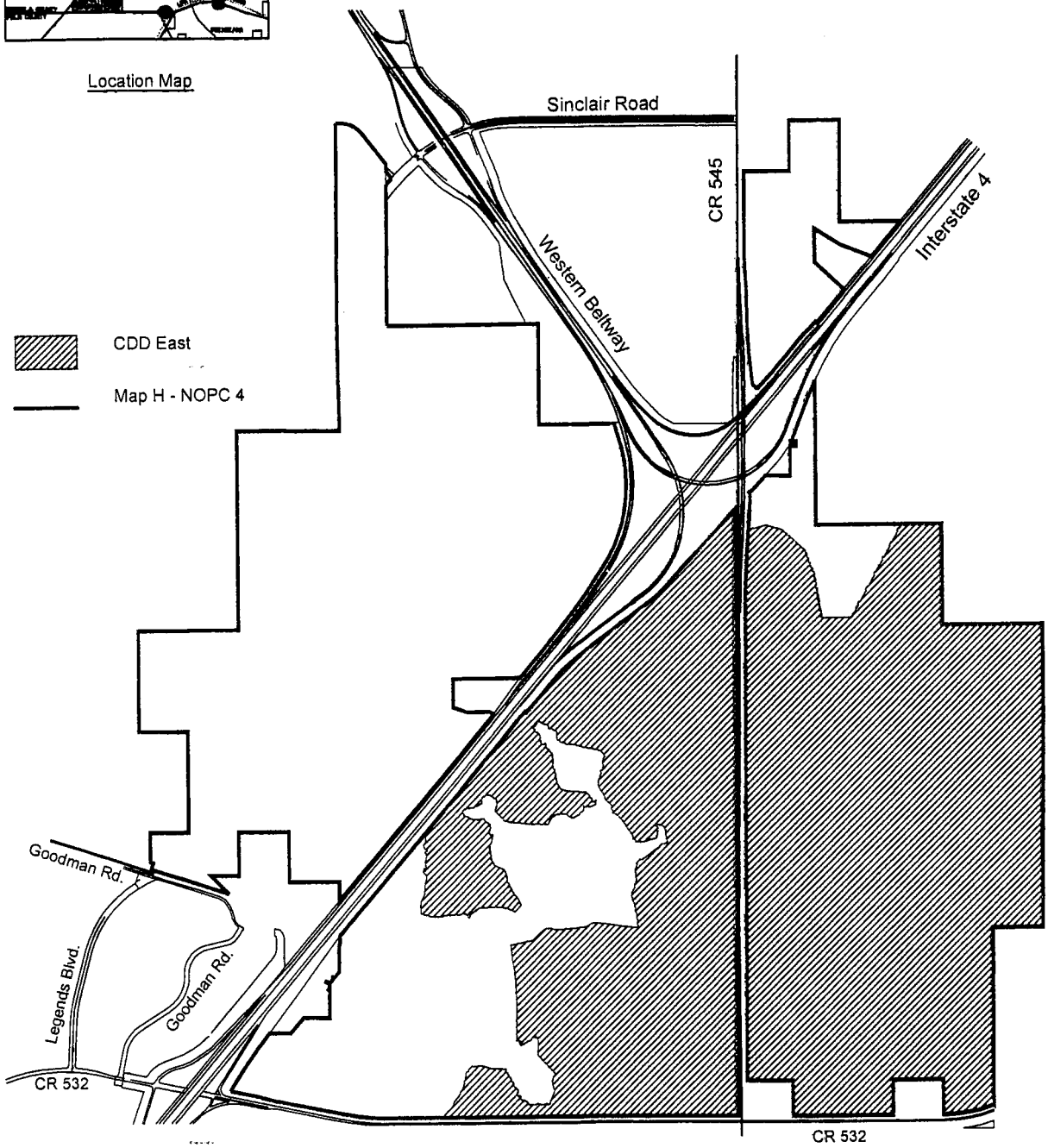


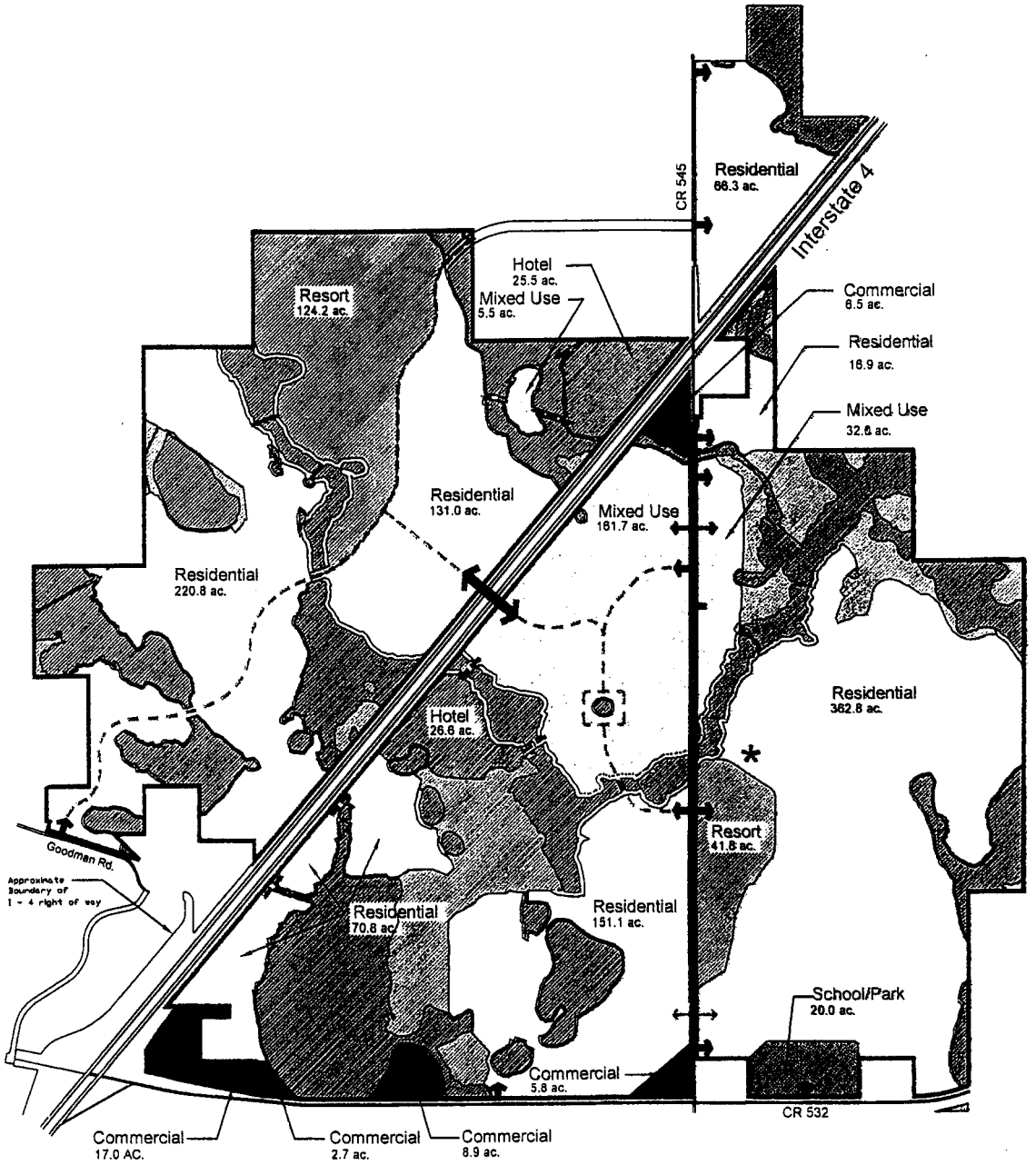
Exhibit 1
Reunion East Community Development District
District Boundaries

November 2001

N.T.S.

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

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



PREDOMINANT USE ACREAGE ANALYSIS

	Acreage
Residential (3)	1019.7
Mixed Use (3)	199.2
Resort (3)	166.0
Commercial	66.4
Hotel	26.6
Institutional (4)	20.0
Wetland Conservation	438.3
Upland Preservation	145.0
Buffers	65.3
Total	2,146.5

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

LEGEND

50' Buffer from Davenport Creek Corridor
25' Buffer from All Other Wetlands

Roadway Overpass (1)

Pedestrian/Golf Cart Overpass (1)

Access / Road R.O.W. (1)

Golf Cart Crossing (1)

Internal Access/Collector Corridor (1)

* Approximate location of Fort Davenport Archaeological Site
(See condition 4.5.2 of the 3rd Amended and Restated Development Order)

NOTES

(1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.

(2) Approximate parcel boundaries shown on Map H. Precise parcel boundaries to be depicted at Micro-CDP and Subdivision level of review.

(3) Development parcels include a minimum of 253.8 acres of golf courses. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.

(4) Should the Osceola County Sheriffs Office or Fire Dept. choose not to accept the school site as shown, the site will revert to Commercial Land Use.

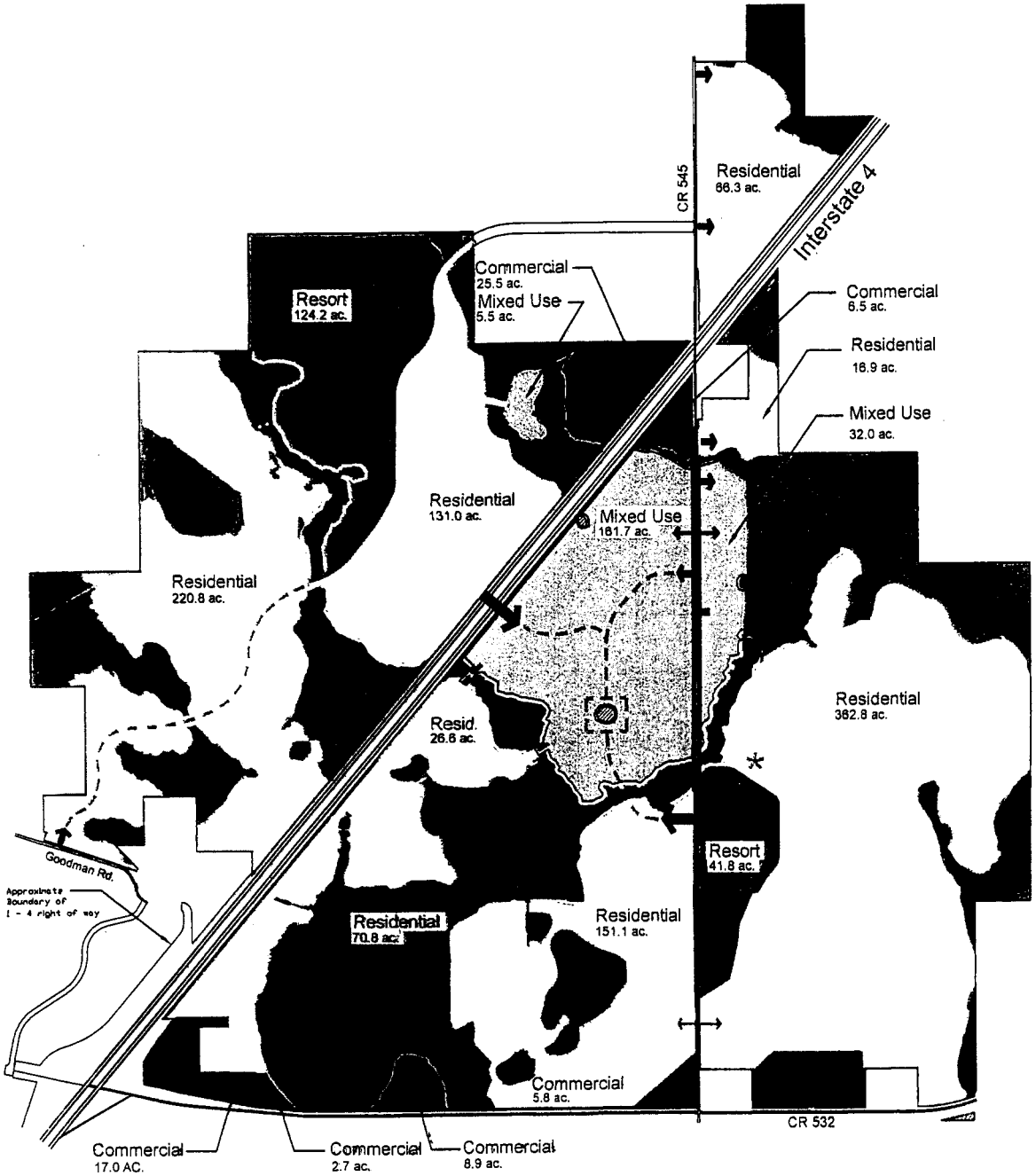
Exhibit 2A
Reunion
DRI - Map H - Approved

November 2001

N.T.S.

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

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



PREDOMINANT USE ACREAGE ANALYSIS

	Acreage
Residential (3)	1046.3
Mixed Use (3)	199.2
Resort (3)	166.0
Commercial	66.4
Hotel	0.0
Institutional (4)	20.0
Wetland Conservation	438.3
Upland Preservation	146.0
Buffers	65.3
Total	2,146.5

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

LEGEND

50' Buffer from Davenport Creek Corridor
25' Buffer from All Other Wetlands

- Roadway Overpass (1)
- Pedestrian/Golf Cart Overpass (1)
- Access / Road R.O.W. (1)
- Golf Cart Crossing (1)
- Internal Access/Collector Corridor (1)
- * Approximate location of Fort Davenport Archaeological Site (See condition 4.52 of the 3rd Amended and Restated Development Order)

NOTES

(1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.

(2) Approximate parcel boundaries shown on Map H. Precise parcel boundaries to be depicted at Micro-CDP and Subdivision level of review.

(3) Development parcels include a minimum of 253.8 acres of golf courses. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.

(4) Should the Osceola County Sheriffs Office or Fire Dept. choose not to accept the school site as shown, the site will revert to Commercial Land Use.

Exhibit 2B
Reunion
DRI - Map H - NOPC 3

November 2001

N.T.S.

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

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

PREDOMINANT USE ACREAGE ANALYSIS

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

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

LEGEND

50' Buffer from Davenport Creek Corridor
25' Buffer from All Other Wetlands

- Roadway Overpass (1)
- Pedestrian/Golf Cart Overpass (1) or Tunnel
- Access / Road R.O.W. (1)
- Golf Cart/Pedestrian Crossing (1)
- Internal Access/Collector Corridor (1)
- Golf Course Wetland Flyover (1)

NOTES

(1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.

(2) Guest check-in, resort administration/sales, support laundry and maintenance and related resort facilities permitted in all land use categories except wetland conservation, upland preservation and buffers.

(3) Development parcels include a minimum of 400 acres of golf courses and up to 100 acres of neighborhood commercial. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.

(4) Should the Osceola County Sheriffs Office or Fire Dept. choose not to accept the site as shown, the site will revert to Residential Land Use.

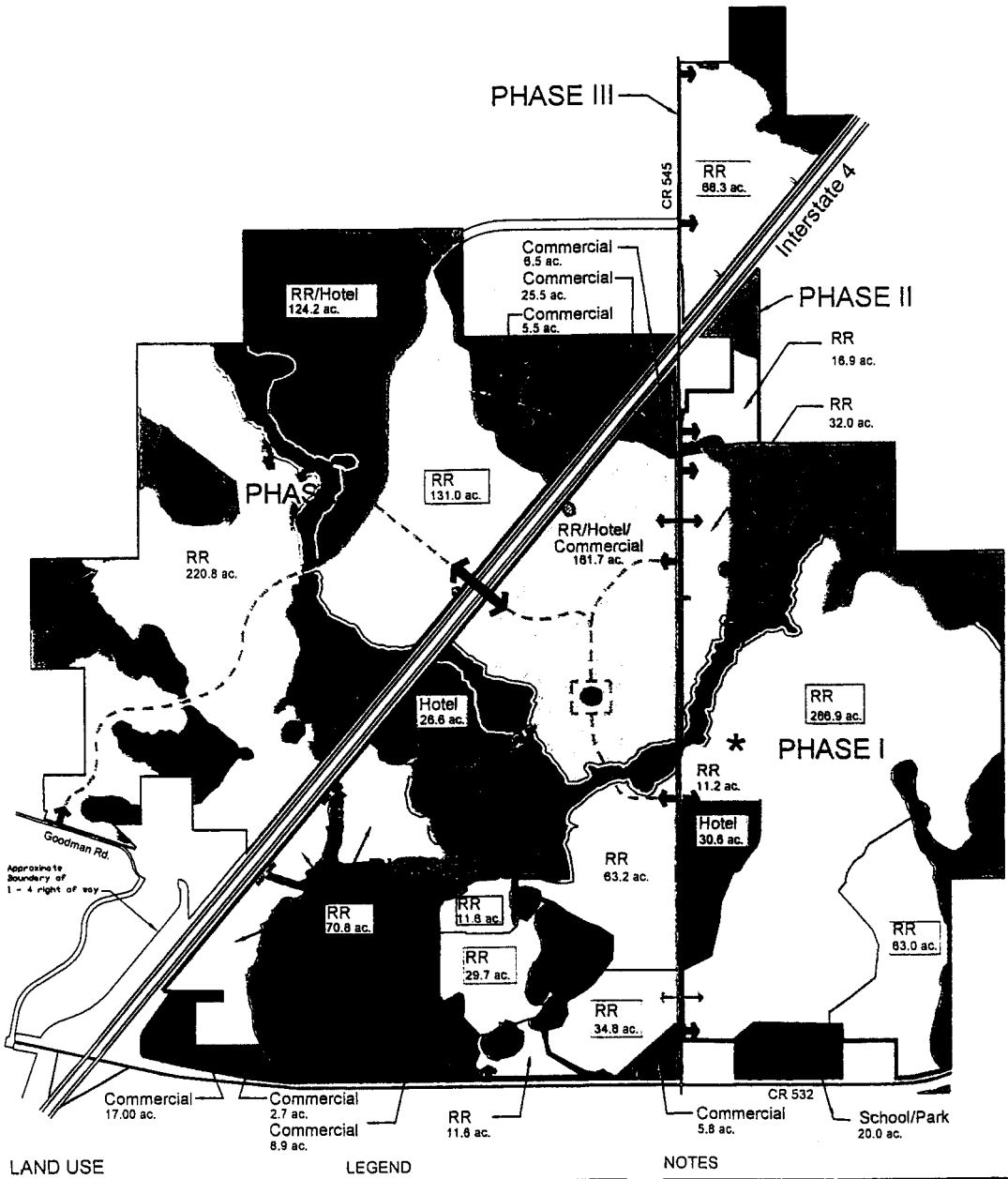
Exhibit 2C
Reunion
DRI - Map H - NOPC 4

November 2001

N.T.S.

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

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



LAND USE

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

LEGEND

50' Buffer from Davenport Creek Corridor
25' Buffer from All Other Wetlands

- Roadway Overpass (1)
- Pedestrian/Golf Cart Overpass (1)
- Access / Road R.O.W. (1)
- Golf Cart Crossing (1)
- Internal Access/Collector Corridor (1)
- * Approximate location of Fort Davenport Archaeological Site (See condition 4.3.2 of the 3rd Amended and Restated Development Order)
- Phase Line

NOTES

(1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.

(2) Approximate parcel boundaries shown on Map H. Precise parcel boundaries to be depicted at Micro-CDP and Subdivision level of review.

(3) Development parcels include a minimum of 253.8 acres of golf courses. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.

(4) Should the Osceola County School Board choose not to accept the school site as shown, the site will revert to Resort Residential Land Use

(5) Allows Resort Multiple Family, Hotel and Commercial uses

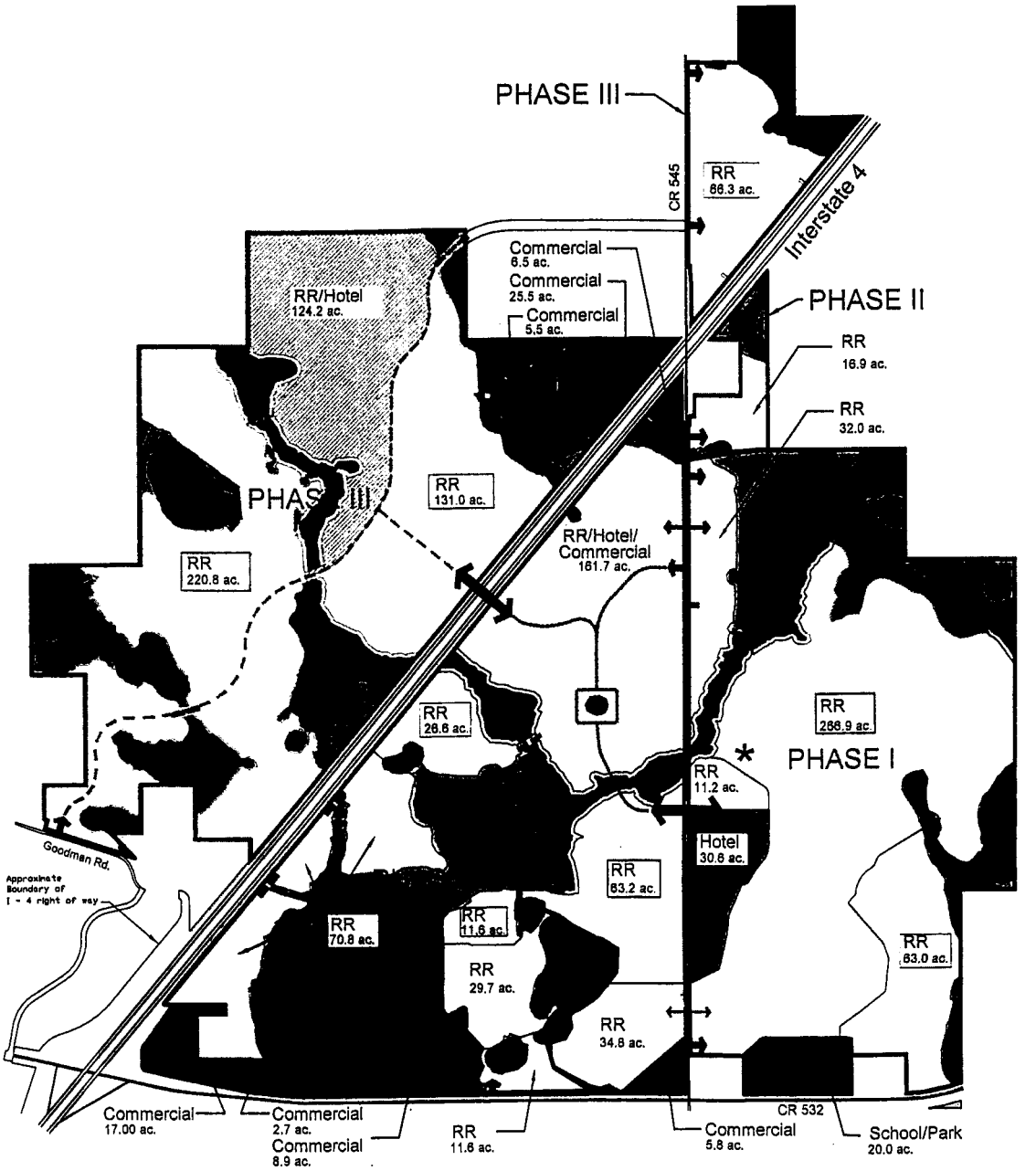
Exhibit 3A
Reunion
PUD Concept Plan - Approved

November 2001

N.T.S.

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

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



LAND USE

	Acreage
Resort Residential (RR)(2)(3)	1089.5
RR/Hotel (2)(3)	124.2
RR/Hotel/Commercial (2)(3)(5)	161.7
Hotel (2)(3)	30.6
Commercial (2)	71.90
School / Park (4)	20.0
Wetland Conservation	438.3
Upland Preservation	145.0
Buffers	65.3
Total	2,146.50

LEGEND

50' Buffer from Davenport Creek Corridor
25' Buffer from All Other Wetlands

- Roadway Overpass (1)
- Pedestrian/Golf Cart Overpass (1)
- Access / Road R.O.W. (1)
- Golf Cart Crossing (1)
- Internal Access/Collector Corridor (1)
- * Approximate location of Fort Davenport Archaeological Site (See condition 4.5.2 of the 3rd Amended and Restated Development Order)
- Phase Line

NOTES

(1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.

(2) Approximate parcel boundaries shown on Map H. Precise parcel boundaries to be depicted at Micro-CDP and Subdivision level of review.

(3) Development parcels include a minimum of 253.8 acres of golf courses. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.

(4) Should the Osceola County School Board choose not to accept the school site as shown, the site will revert to Resort Residential Land Use

(5) Allows Resort Multiple Family, Hotel and Commercial uses

Exhibit 3B
Reunion
PUD Concept Plan - NOPC 3

November 2001

N.T.S.

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

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

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

Exhibit 3C
Reunion
PUD Concept Plan - NOPC 4

November 2001

N.T.S.

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

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

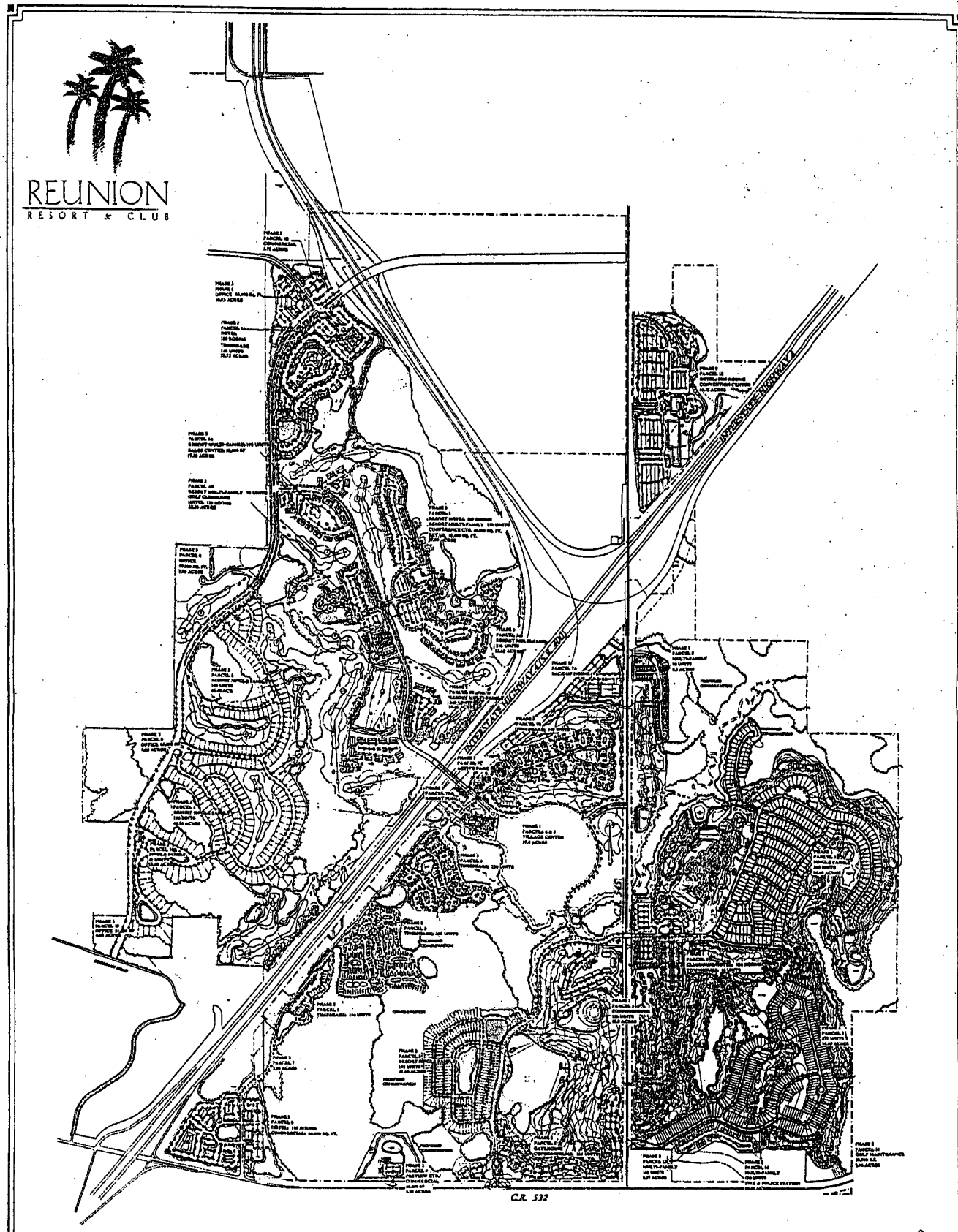


EXHIBIT 4
REUNION PARCEL DEVELOPMENT PLAN

Legal Description – CDD East 545

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

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

Containing 582.76 acres, more or less.

Exhibit #5a

Legal Description

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

500 Winderley Place, Suite 222
Maitland, Florida 32751

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

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

Reunion East Community Development District

Osceola County, Florida

DATE: 11/01/01

SCALE: nts

PROJECT NO.: 0057.01

LEGAL DESCRIPTION

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

BEGINNING at the Southeast corner of said Lot 2, Thence North 00°16'21" East, along said east line of Lot 2 and also the westerly right-of-way line of County Road 545, a distance of 1301.52 feet to the southeast corner of said Lot 3, Thence North 00°13'46" East, along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, a distance of 3809.53 feet; Thence continuing along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, North 00°12'20" East a distance of 2562.04 feet; Thence North 00°12'04" East a distance of 308.67 feet to a point on the easterly proposed right-of-way line of Interstate 4; Thence departing said east line of Lot 3 and also the westerly right-of-way line of County Road 545, South 42°29'59" West along said easterly proposed right-of-way line, a distance of 1403.39 feet to a point of curvature, concave northwesterly, having a radius of 1452.75 feet, an included angle of 10°40'23", (Chord Bearing South 47°50'07" West, Chord Distance of 270.22 feet) run along said easterly proposed right-of-way line and said curve a distance of 270.62 feet to a point of tangency, Thence South 53°10'18" West a distance of 1160.04 feet to a point of curvature, concave southeasterly, having a radius of 1905.99 feet, an included angle of 13°01'53", (Chord Bearing South 46°39'22" West, Chord Distance of 432.57 feet) run along said easterly proposed right-of-way line and said curve a distance of 433.50 feet to a point of tangency, Thence South 40°08'25" West a distance of 340.00 feet; Thence South 42°53'19" West a distance of 250.29 feet; Thence North 49°52'13" West a distance of 18.00 feet to the Easterly right-of-way line per Florida Department Of Transportation R-O-W Map Section No. 92130-2401, Thence South 40°08'26" West along said Easterly right-of-way, a distance of 2073.14 feet to a point; Thence departing said Easterly right-of-way, South 10°29'59" East a distance of 39.00 feet; Thence South 02°50'19" East a distance of 82.26 feet; Thence South 38°21'48" West a distance of 43.67 feet; Thence South 11°29'39" East a distance of 46.71 feet; Thence South 56°11'27" East a distance of 50.34 feet; Thence South 57°52'13" West a distance of 47.50 feet; Thence South 57°41'21" East a distance of 25.42 feet; Thence South 05°37'06" East a distance of 31.23 feet; Thence South 03°59'27" West a distance of 57.42 feet; Thence South 30°20'37" West a distance of 25.15 feet; Thence South 00°00'00" West a distance of 39.51 feet; Thence South 36°44'31" East a distance of 22.34 feet; Thence South 09°25'09" West a distance of 44.80 feet; Thence North 60°15'41" West a distance of 26.82 feet; Thence South 08°41'35" West a distance of 54.54 feet; Thence South 47°33'27" East a distance of 52.31 feet; Thence South 04°52'03" East a distance of 56.82 feet; Thence South 18°50'33" West a distance of 72.24 feet; Thence South 01°11'14" East a distance of 51.30 feet; Thence South 09°03'52" West a distance of 81.21 feet; Thence South 24°51'48" West a distance of 92.93 feet; Thence South 09°30'59" West a distance of 51.09 feet; Thence South 04°06'27" East a distance of 75.29 feet; Thence South 05°55'52" West a distance of 41.30 feet; Thence South 73°46'41" East a distance of 120.20 feet; Thence South 82°20'05" East a distance of 68.46 feet; Thence South 90°00'00" East a distance of 93.17 feet; Thence North 67°53'24" East a distance of 36.62 feet; Thence North 87°22'53" East a distance of 73.26 feet; Thence North 83°03'56" East a distance of 73.00 feet; Thence South 86°02'56" East a distance of 52.95 feet; Thence North 75°11'55" East a distance of 60.32 feet; Thence South 77°00'23" East a distance of 34.93 feet; Thence South 32°00'23" East a distance of 49.40 feet; Thence South 60°06'52" East a distance of 11.66 feet; Thence North 29°53'08" East a distance of 25.00 feet; Thence North 17°35'35" East a distance of 30.98 feet; Thence North 56°13'22" East a distance of 142.52 feet; Thence North 88°45'20" East a distance of 287.22 feet; Thence South 75°04'10" East a distance of 89.73 feet; Thence South 65°39'37" East a distance of 110.39 feet; Thence North 41°39'20" East a distance of 112.70 feet; Thence North 22°10'55" West a distance of 90.94 feet; Thence North 37°51'37" West a distance of 108.71 feet; Thence North 27°02'38" West a distance of 156.44 feet; Thence North 08°08'11" West a distance of 71.52 feet; Thence North 14°56'32" West a distance of 74.15 feet; Thence North 30°58'59" West a distance of 27.85 feet; Thence North 68°12'50" West a distance of 77.21 feet; Thence North 51°21'42" West a distance of 30.59 feet; Thence North 74°03'58" West a distance of 34.79 feet; Thence North 19°38'02" West a distance of 36.67 feet; Thence North 32°14'42" West a distance of 50.59 feet; Thence North 08°53'32" West a distance of 112.43 feet; Thence North 08°52'26" West a distance of 42.54 feet; Thence North 15°30'25" East a distance of 79.78 feet; Thence North 12°28'47" East a distance of 100.52 feet; Thence North 81°56'22" West a distance of 37.53 feet; Thence North 00°00'00" East a distance of 57.31 feet; Thence North 15°57'25" East a distance of 34.77 feet; Thence North 00°00'00" East a distance of 42.98 feet; Thence North 90°00'00" West a distance of 19.12 feet; Thence North 26°34'57" West a distance of 21.36 feet; Thence North 60°16'27" West a distance of 38.53 feet; Thence North 30°53'04" West a distance of 47.68 feet; Thence South 80°01'16" West a distance of 65.00 feet; Thence North 87°54'47" West a distance of 70.75 feet; Thence North 75°17'21" West a distance of 55.00 feet; Thence North 52°33'59" West a distance of 37.42 feet; Thence North 74°22'18" West a distance of 44.26 feet; Thence North 22°23'53" West a distance of 58.07 feet; Thence North 15°21'32" East a distance of 15.42 feet; Thence North 42°32'06" East a distance of 24.73 feet; Thence North 76°41'40" East a distance of 59.08 feet; Thence North 84°33'39" East a distance of 55.87 feet; Thence North 69°22'41" East a distance of 52.76 feet; Thence North 60°02'47" East a distance of 86.08 feet; Thence North 03°56'07" East a distance of 27.28 feet; Thence North 14°46'29" West a distance of 21.36 feet; Thence North 26°19'07" East a distance of 28.69 feet; Thence North 60°26'28" East a distance of 65.98 feet; Thence South 81°43'41" East a distance of 40.25 feet; Thence South 54°45'23" East a distance of 99.85 feet; Thence South 08°26'03" East a distance of 79.84 feet; Thence South 23°51'42" West a distance of 76.83 feet; Thence South 45°26'27" East a distance of 154.16 feet; Thence South 34°13'38" East a distance of 27.65 feet; Thence South 74°25'07" East a distance of 97.65 feet; Thence South 87°04'00" East a distance of 85.42 feet; Thence South 82°52'50" East a distance of 158.72 feet; Thence South 88°58'07" East a distance of 242.84 feet; Thence North 28°05'27" East a distance of 74.33 feet; Thence North 43°17'11" East a distance of 51.04 feet; Thence North 61°09'30" East a distance of 57.46 feet; Thence North 87°42'59" East a distance of 17.49 feet; Thence North 88°41'57" East a distance of 96.27 feet; Thence South 57°17'06" East a distance of 36.40 feet; Thence South 51°21'43" East a distance of 42.01 feet; Thence South 74°45'22" East a distance of 24.94 feet; Thence North 65°52'16" East a distance of 69.51 feet; Thence North 60st°16'27" East a distance of 52.90 feet; Thence North 38°23'21" East a distance of 66.92 feet; Thence North 00°00'00" East a distance of 39.34 feet; Thence South 86°55'04" East a distance of 92.54 feet; Thence North 61°18'58" East a distance of 78.09 feet; Thence North 00°07'48" East a distance of 45.54 feet; Thence South 56°51'42" West a distance of 45.35 feet; Thence North 24°06'50" West a distance of 57.22 feet; Thence North 36°20'32" West a distance of 60.73 feet; Thence North 45°25'12" West a distance of 55.79 feet; Thence South 83°39'11" West a distance of 64.62 feet; Thence North 69°06'19" West a distance of 42.19 feet; Thence North 88°00'39" West a distance of 73.01 feet; Thence North 82°57'35" West a distance of 91.65 feet; Thence North 77°27'56" West a distance of 51.03 feet; Thence North 38°27'25" West a distance of 60.90 feet; Thence North 22°31'17" West a distance of 44.04 feet; Thence North 16°01'51" West a distance of 57.80 feet; Thence North 08°21'15" West a distance of 118.76 feet; Thence North 51°35'22" West a distance of 8.00 feet; Thence North 23°15'46" West a distance of 50.95 feet; Thence North 02°37'37" East a distance of 97.02 feet; Thence North 03°44'34" West a distance of 67.77 feet; Thence North 71°18'14" West a distance of 12.38 feet; Thence North 36°37'48" West a distance of 55.95 feet; Thence North 60°11'37" West a distance of 24.04 feet; Thence North 30°43'21" West a distance of 23.03 feet; Thence North 10°51'14" West a distance of 55.89 feet; Thence South 62°13'59" West a distance of 45.71 feet; Thence North 40°04'59" West a distance of 30.50 feet; Thence North 09°28'21" West a distance of 43.66 feet; Thence North 07°55'39" West a distance of 79.26 feet; Thence North 60°21'04" West a distance of 58.16 feet; Thence North 20°11'36" West a distance of 21.63 feet; Thence North 50-°8-'6 "West a distance of 38.37 feet; Thence North 41°38'13" East a distance of 93.92 feet; Thence North 37°26'53" East a distance of 29.12 feet; Thence South 57°53'49" East a distance of 40.27 feet; Thence South 41°20'11" East a distance of 22.92 feet; Thence South 82°25'14" East a distance of 48.70 feet; Thence South 45°57'12" East a distance of 30.77 feet; Thence South 29°29'42" East a distance of 14.20 feet; Thence South 21°04'35" West a distance of 19.99 feet; Thence South 82°55'44" East a distance of 5.33 feet; Thence South 58°18'37" East a distance of 79.51 feet; Thence South 01°32'49" East a distance of 61.03 feet; Thence South 14°39'17" West a distance of 20.80 feet; Thence South 26°49'10" East a distance of 30.03 feet; Thence South 58°58'08" East a distance of 47.13 feet; Thence South 73°28'48" East a distance of 58.63 feet; Thence South 56°04'51" East a distance of 28.54 feet; Thence North 89°35'46" East a distance of 80.83 feet; Thence South 73°25'42" East a distance of 46.34 feet; Thence South 77°49'59" East a distance of 49.44 feet; Thence South 60°48'58" East a distance of 32.24 feet; Thence South 78°33'52" East a distance of 74.37 feet; Thence South 79°29'17" East a distance of 102.91 feet; Thence South 76°01'53" East a distance of 65.64 feet;Thence South 46°54'33" East a distance of 55.35 feet; Thence South 32°05'23" East a distance of 43.85 feet; Thence South 38°07'54" West a distance of 37.96 feet; Thence South 05°40'47" West a distance of

Exhibit #5b

Legal Description

Miller Einhouse Rymer Associates, Inc.

- Planners
- Engineers
- Landscape Architects

500 Winderley Place, Suite 222
Maitland, Florida 32751

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

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

Reunion East Community Development District

Osceola County, Florida

DATE: 11/01/01

SCALE: nts

PROJECT NO.: 0057.01

56.49 feet; Thence South 04°45'22" East a distance of 45.16 feet; Thence South 01°01'11" East a distance of 43.68 feet; Thence South 63°30'56" West a distance of 34.00 feet; Thence South 13°59'57" East a distance of 30.07 feet; Thence South 26°38'19" West a distance of 51.96 feet; Thence South 13°59'16" West a distance of 102.68 feet; Thence South 19°08'32" East a distance of 37.39 feet; Thence South 27°28'20" East a distance of 64.66 feet; Thence South 42°13'57" East a distance of 46.82 feet; Thence South 15°31'21" East a distance of 64.51 feet; Thence South 27°48'29" East a distance of 34.23 feet; Thence South 57°08'20" East a distance of 39.00 feet; Thence North 45°49'42" East a distance of 50.99 feet; Thence South 25°41'52" East a distance of 29.35 feet; Thence South 30°23'50" West a distance of 25.95 feet; Thence South 37°30'02" East a distance of 48.07 feet; Thence South 21°02'35" West a distance of 21.22 feet; Thence South 62°31'13" East a distance of 71.35 feet; Thence South 36°38'24" East a distance of 27.02 feet; Thence South 44°45'13" East a distance of 73.16 feet; Thence South 30°03'14" East a distance of 39.54 feet; Thence South 30°14'39" East a distance of 86.36 feet; Thence South 42°15'49" East a distance of 61.94 feet; Thence South 29°44'19" East a distance of 35.93 feet; Thence South 16°25'56" East a distance of 25.94 feet; Thence South 25°51'29" West a distance of 21.27 feet; Thence South 61°34'15" East a distance of 46.54 feet; Thence South 00°00'00" West a distance of 21.47 feet; Thence South 83°04'02" East a distance of 54.90 feet; Thence North 81°34'21" East a distance of 30.69 feet; Thence North 83°32'38" East a distance of 32.37 feet; Thence North 85°11'18" East a distance of 24.45 feet; Thence North 58°19'43" East a distance of 38.04 feet; Thence North 76°58'53" East a distance of 57.14 feet; Thence North 76°37'32" East a distance of 45.58 feet; Thence North 22°31'39" East a distance of 24.58 feet; Thence North 12°53'42" East a distance of 36.71 feet; Thence North 00°00'00" East a distance of 20.34 feet; Thence North 20°35'11" East a distance of 49.38 feet; Thence North 41°57'41" West a distance of 52.92 feet; Thence North 18°21'38" East a distance of 13.71 feet; Thence North 75°39'23" East a distance of 16.28 feet; Thence South 73°51'41" East a distance of 47.98 feet; Thence South 64°07'31" East a distance of 51.39 feet; Thence South 10°22'23" East a distance of 203.11 feet; Thence South 62°58'25" West a distance of 73.93 feet; Thence South 56°16'37" West a distance of 58.82 feet; Thence South 59°18'09" West a distance of 72.39 feet; Thence South 51°24'31" West a distance of 108.28 feet; Thence South 53°41'04" West a distance of 100.20 feet; Thence South 59°34'48" West a distance of 31.44 feet; Thence South 39°50'59" West a distance of 58.24 feet; Thence South 09°29'34" West a distance of 32.60 feet; Thence South 22°34'42" West a distance of 30.12 feet; Thence South 00°34'03" West a distance of 49.17 feet; Thence South 03°21'53" East a distance of 58.52 feet; Thence South 12°10'03" East a distance of 27.66 feet; Thence South 11°37'46" West a distance of 34.40 feet; Thence South 07°38'24" West a distance of 54.34 feet; Thence South 21°11'33" West a distance of 54.60 feet; Thence South 33°39'18" West a distance of 43.86 feet; Thence South 00°00'00" West a distance of 90.27 feet; Thence South 26°24'19" East a distance of 65.04 feet; Thence South 11°54'10" East a distance of 43.57 feet; Thence South 12°05'01" East a distance of 52.47 feet; Thence South 11°38'52" East a distance of 61.45 feet; Thence South 03°19'23" East a distance of 45.56 feet; Thence South 04°10'50" East a distance of 121.31 feet; Thence North 84°42'42" West a distance of 219.67 feet; Thence North 80°10'30" West a distance of 152.82 feet; Thence North 82°12'21" West a distance of 91.19 feet; Thence North 87°23'27" West a distance of 132.50 feet; Thence South 63°46'54" West a distance of 86.08 feet; Thence South 77°54'21" West a distance of 98.83 feet; Thence South 85°32'04" West a distance of 309.55 feet; Thence North 76°52'25" West a distance of 96.89 feet; Thence South 76°09'58" West a distance of 70.15 feet; Thence South 52°01'02" West a distance of 67.64 feet; Thence South 46°12'10" West a distance of 146.90 feet; Thence South 78°31'15" West a distance of 292.89 feet; Thence South 05°37'00" East a distance of 222.28 feet; Thence South 12°51'15" East a distance of 101.73 feet; Thence South 05°21'29" East a distance of 189.64 feet; Thence South 02°16'38" East a distance of 241.75 feet; Thence South 00°39'27" West a distance of 485.69 feet; Thence South 14°10'23" West a distance of 29.89 feet; Thence North 75°37'32" East a distance of 28.01 feet; Thence South 55°30'05" East a distance of 24.65 feet; Thence South 58°33'40" West a distance of 25.07 feet; Thence South 35°38'53" East a distance of 40.88 feet; Thence North 61°05'20" East a distance of 97.30 feet; Thence North 68°42'18" East a distance of 46.63 feet; Thence North 49°27'04" East a distance of 39.08 feet; Thence North 66°53'45" East a distance of 46.45 feet; Thence South 59°45'55" East a distance of 21.23 feet; Thence South 08°22'03" East a distance of 82.00 feet; Thence South 01°06'09" West a distance of 102.38 feet; Thence South 09°40'32" West a distance of 48.41 feet; Thence South 43°00'17" East a distance of 336.80 feet; Thence South 24 °58'26" West a distance of 101.87 feet; Thence South 11°29'34" East a distance of 76.07 feet; Thence South 24°17'19" East a distance of 39.68 feet; Thence South 32°12'16" East a distance of 12.18 feet; Thence South 22°51'59" West a distance of 201.72 feet; Thence North 82°33'36" West a distance of 38.47 feet; Thence South 79°58'49" West a distance of 48.35 feet; Thence South 82°26'54" West a distance of 30.28 feet; Thence North 55°18'26" West a distance of 34.32 feet; Thence South 70°45'20" West a distance of 56.85 feet; Thence South 88°14'34" West a distance of 37.70 feet; Thence North 90°00'00" West a distance of 27.17 feet; Thence North 36°50'39" West a distance of 28.03 feet; Thence North 36°59'33" West a distance of 35.46 feet; Thence North 60°18'03" West a distance of 36.67 feet; Thence South 82°07'57" West a distance of 29.07 feet; Thence North 31°15'06" West a distance of 18.03 feet; Thence North 00°03'18" West a distance of 23.02 feet; Thence North 34°25'56" West a distance of 27.00 feet; Thence South 55°34'05" West a distance of 22.00 feet; Thence North 23°35'35" West a distance of 47.85 feet; Thence North 32°56'49" East a distance of 13.00 feet; Thence North 55°33'47" East a distance of 13.00 feet; Thence North 08°47'29" West a distance of 27.73 feet; Thence North 55°48'16" West a distance of 24.70 feet; Thence North 47°25'42" West a distance of 40.02 feet; Thence North 29°48'02" West a distance of 21.57 feet; Thence North 00°00'00" East a distance of 16.37 feet; Thence North 29°03'08" West a distance of 100.48 feet; Thence North 32°10'07" West a distance of 104.75 feet; Thence North 04°27'34" East a distance of 21.84 feet; Thence North 86°40'50" West a distance of 145.01 feet; Thence South 86°40'23" West a distance of 35.03 feet; Thence North 75°09'44" West a distance of 44.44 feet; Thence North 69°59'58" West a distance of 75.80 feet; Thence North 85°48'03" West a distance of 44.21 feet; Thence South 87°53'30" West a distance of 62.14 feet; Thence South 83°10'32" West a distance of 54.21 feet; Thence South 35°35'01" West a distance of 69.28 feet; Thence South 50°14'15" West a distance of 45.05 feet; Thence South 05°31'11" West a distance of 59.66 feet; Thence South 17°43'06" West a distance of 52.55 feet; Thence South 12°38'40" West a distance of 76.82 feet; Thence South 25°32'09" West a distance of 66.05 feet; Thence South 31°58'09" West a distance of 83.38 feet; Thence South 44°15'40" West a distance of 70.30 feet; Thence South 19°44'03" West a distance of 95.73 feet; Thence South 47°52'12" West a distance of 127.04 feet; Thence South 27°44'40" West a distance of 49.29 feet to a point on the south line of said Lot 3 and also a point on the northerly right-of-way line of County Road 532; Thence along said south line of said Lot 3 and also the northerly right-of-way line of County Road 532 the following two courses: South 89°53'57" East a distance of 1308.24 feet; Thence South 89°54'48" East a distance of 2586.05 feet to the POINT OF BEGINNING.

Said parcel contains 413.65 acres, more or less.

TOTAL ACREAGE REUNION EAST CDD = 996.41 AC.

Exhibit #5c

Legal Description

Miller Einhouse Rymer Associates, Inc.

- Planners
- Engineers
- Landscape Architects

500 Winderley Place, Suite 222
Maitland, Florida 32751

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

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

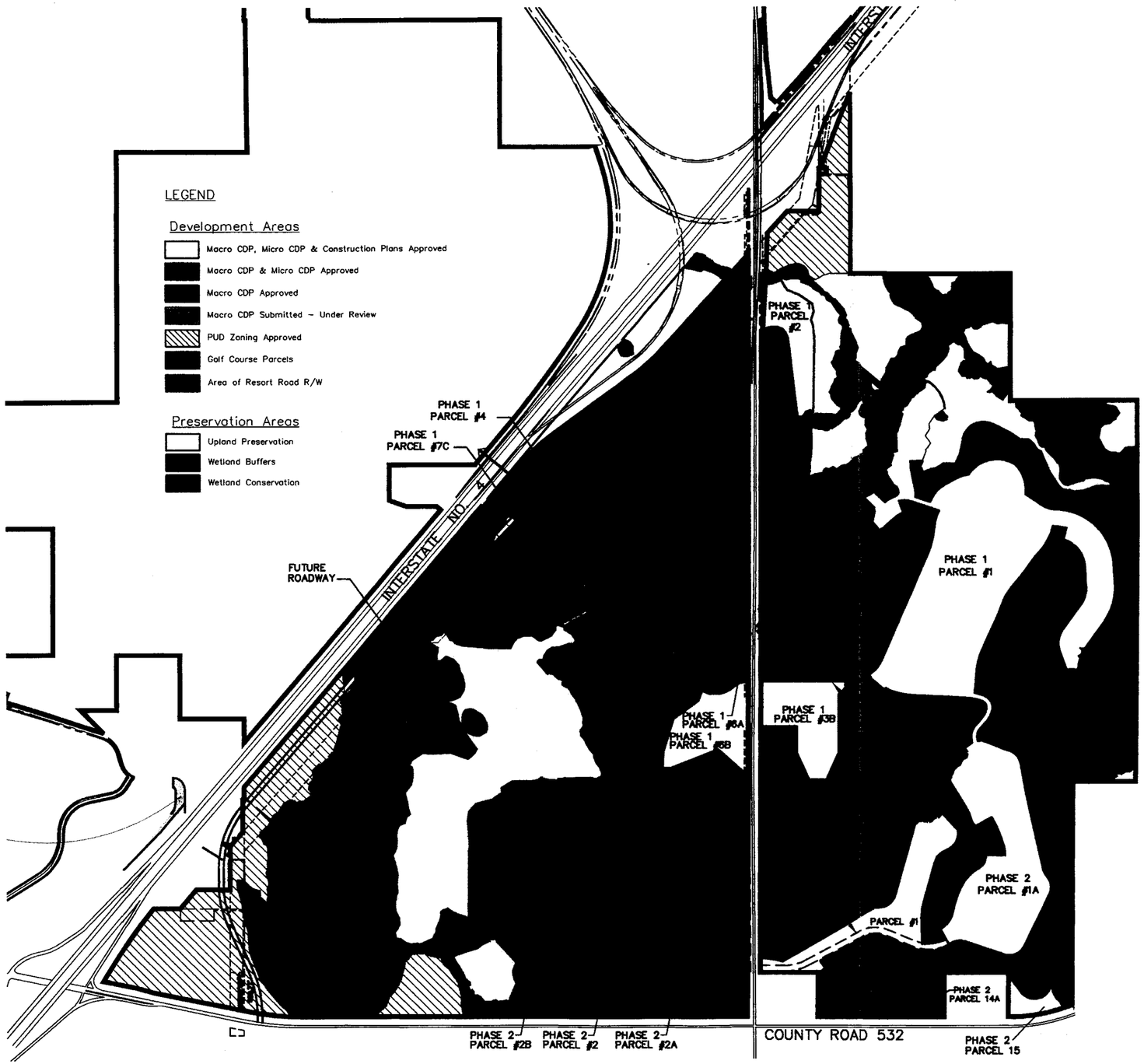
Reunion East Community Development District

Osceola County, Florida

DATE: 11/01/01

SCALE: n/s

PROJECT NO.: 0057.01



MACRO CDP SUBMITTALS AS OF MAY 22, 2002

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

Miller Einhouse Rymer Associates, Inc.
Planners • Engineers • Landscape Architects
5401 Waterbury Place, Suite 222
Orlando, FL 32819
(407) 838-9041 FAX (407) 838-0847
230 East Monument Ave., Suite B
Kissimmee, FL 34741
(407) 343-8192 FAX (407) 343-1994

N.T.S.

Exhibit 6
Reunion East Community Development District
Permit Status

MAY 22, 2002

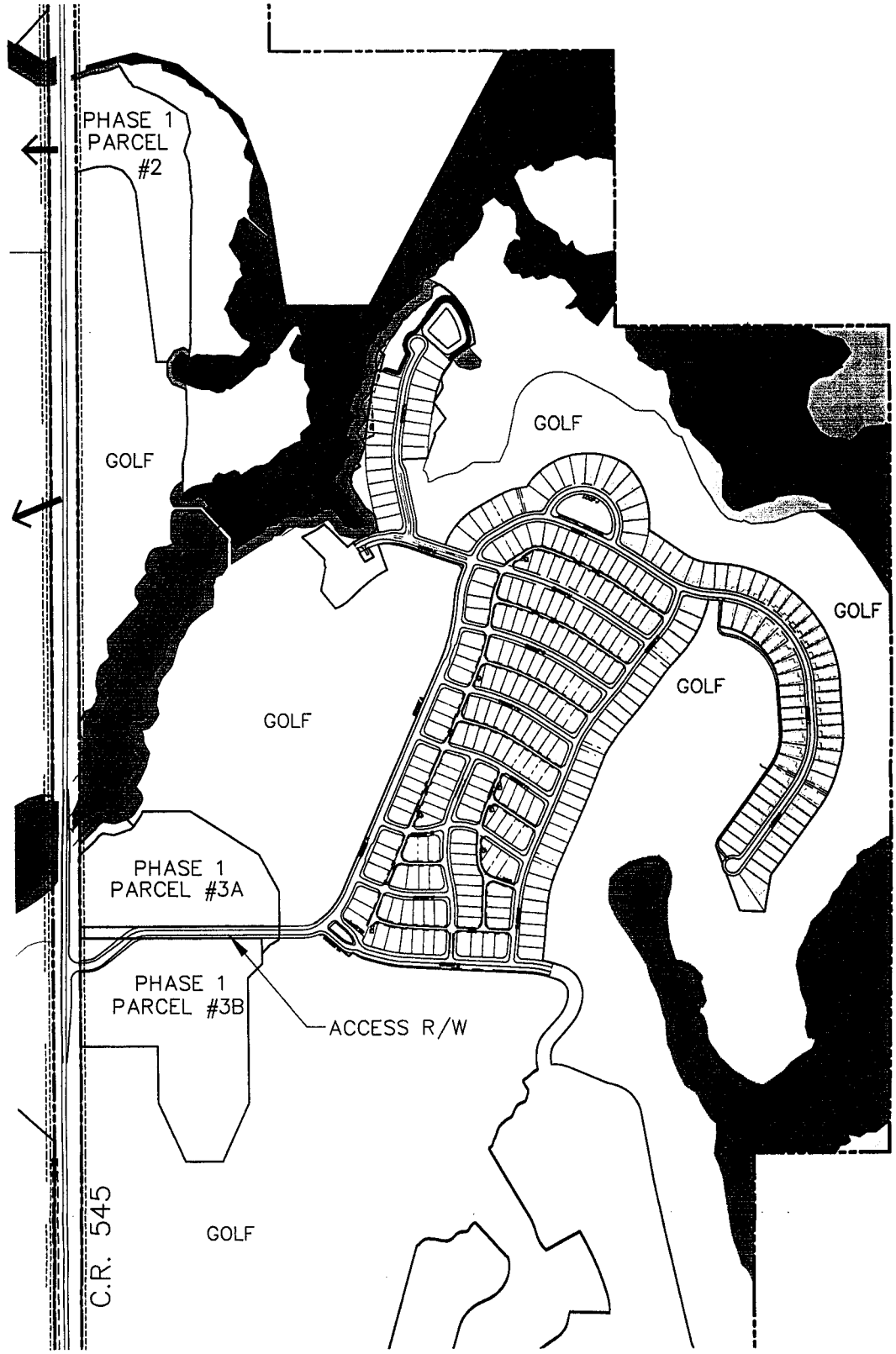


Exhibit 6A
Reunion East Community Development District
Phase I Parcel 1 Site Plan

February 2002

N.T.S.

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

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

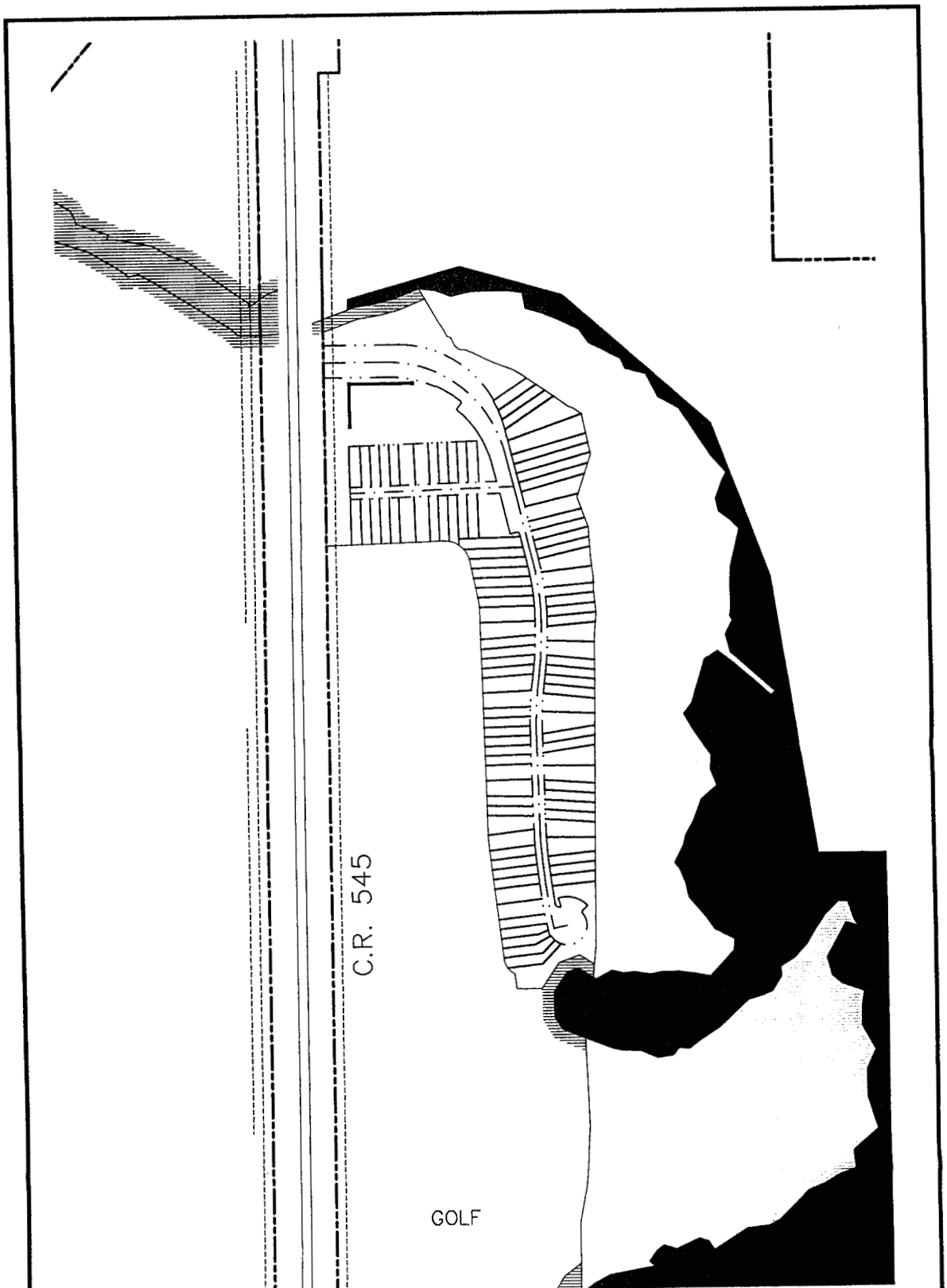


Exhibit 6B
Reunion East Community Development District
Phase I Parcel 2 Site Plan

February 2002

N.T.S.

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

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

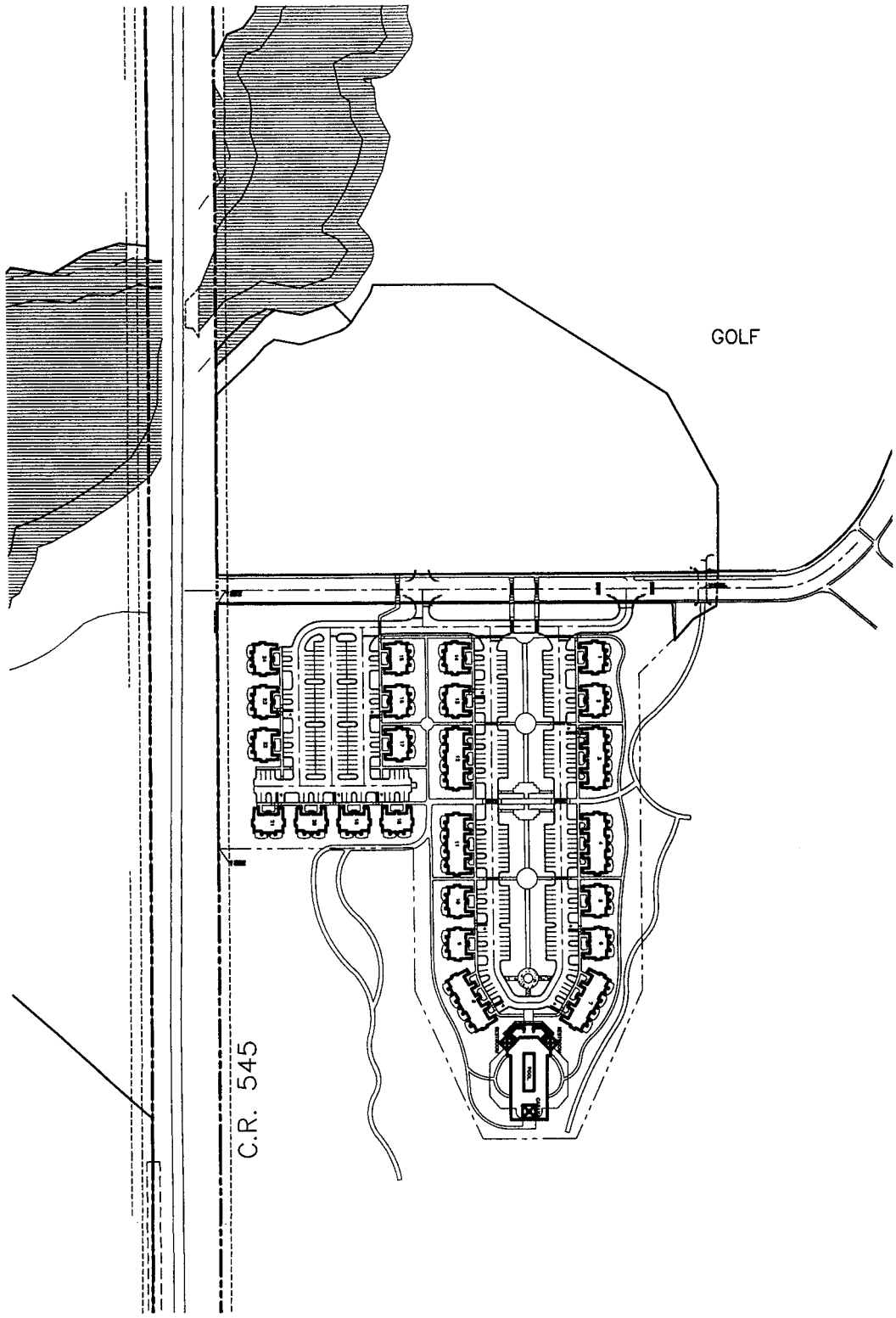


Exhibit 6C
Reunion East Community Development District
Phase 1 Parcel 3B Site Plan

February 2002

N.T.S.

Miller Einhouse Rymer Associates, Inc.
Planners • Engineers • Landscape Architects
320 Winderley Place Suite 222
Maitland, FL 32751
(407) 628-4041 FAX (407) 628-8047
330 Mid Monument Ave. Ste. B
Kissimmee, FL 34741
(407) 343-8193 FAX (407) 343-1994

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

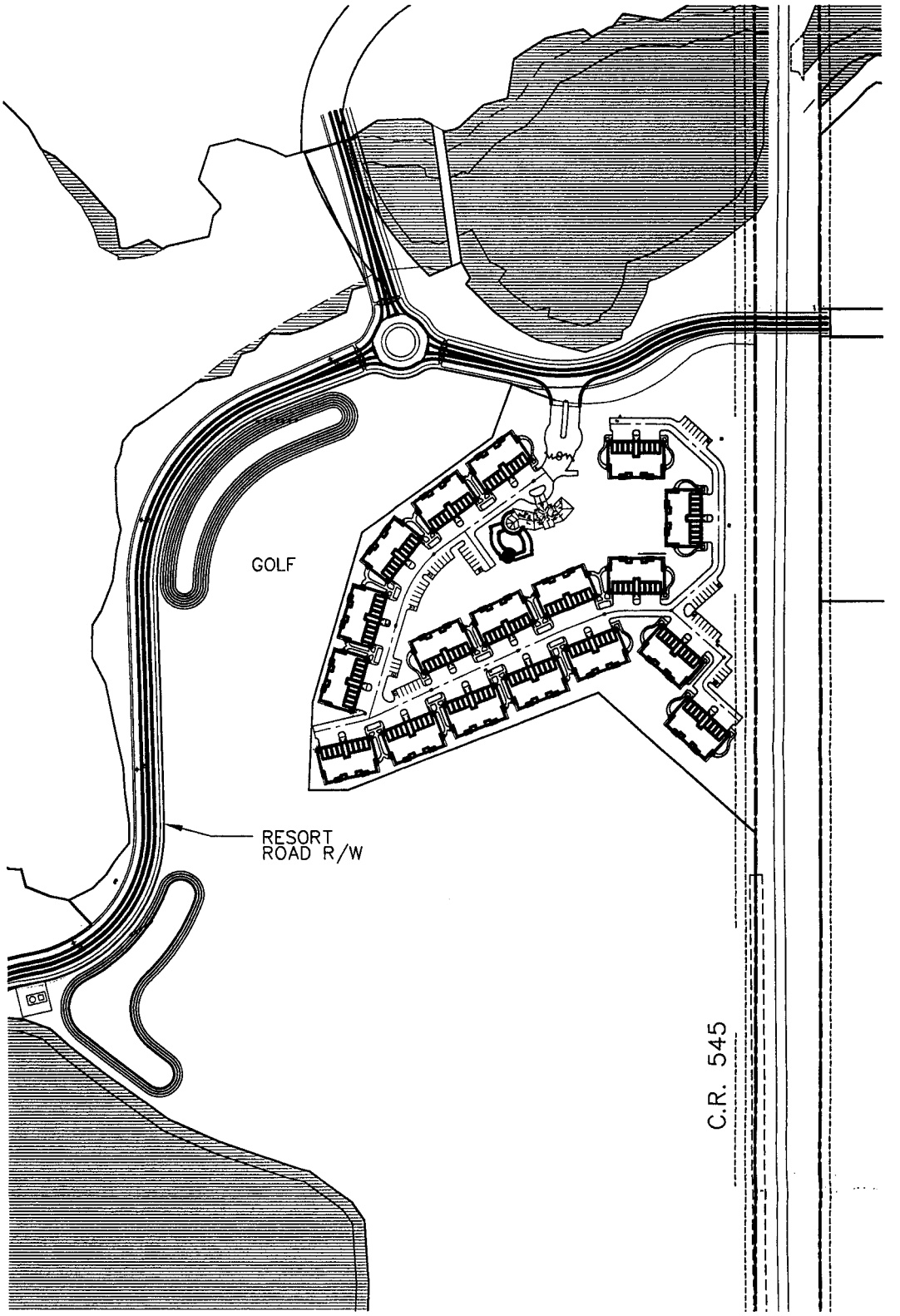


Exhibit 6D
Reunion East Community Development District
Phase I Parcel 6 Site Plan

February 2002

N.T.S.

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

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

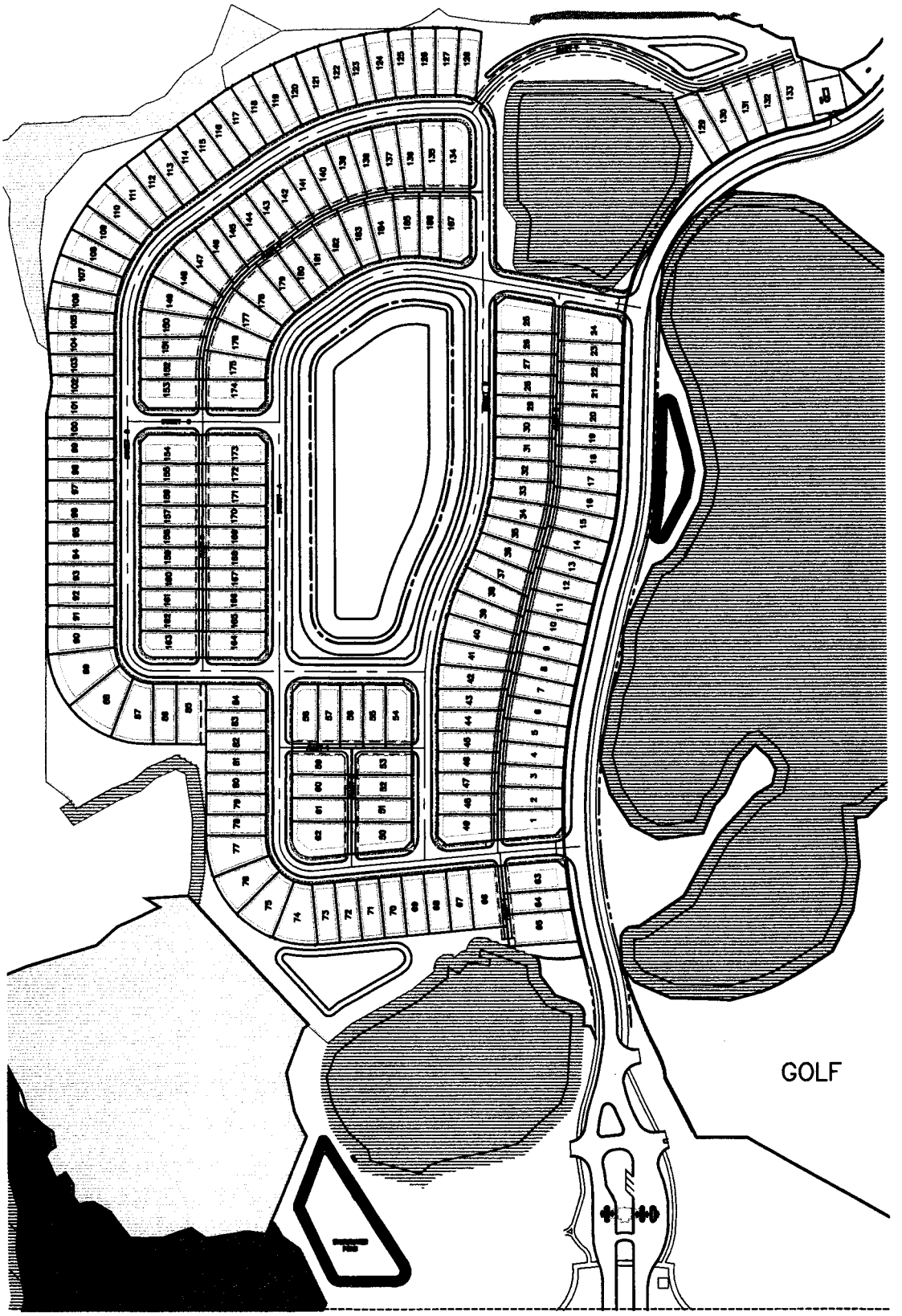


Exhibit 6E
Reunion East Community Development District
Phase 2 Parcel 3 Site Plan

July 2002

N.T.S.

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

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

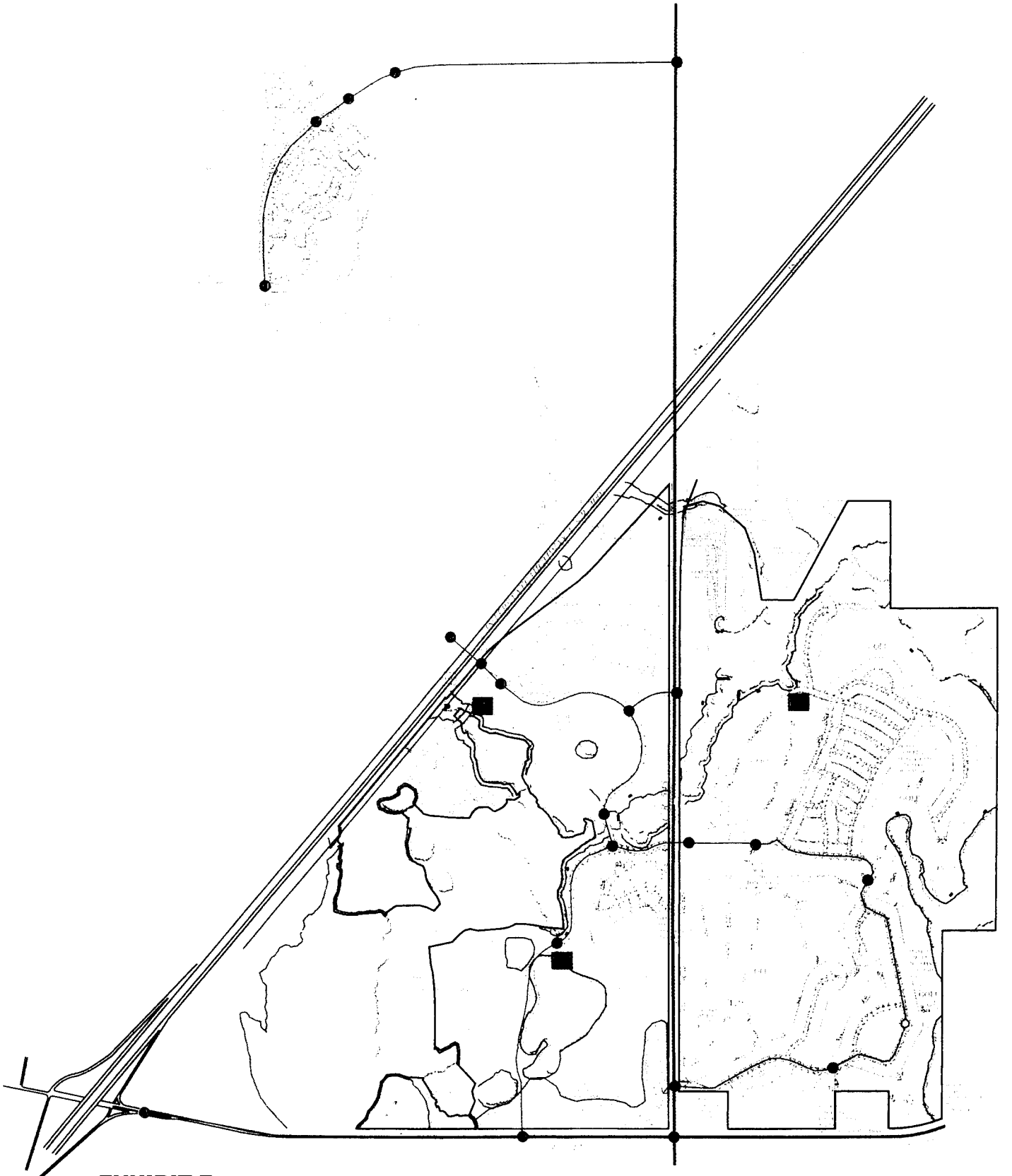


EXHIBIT 7

REUNION EAST CDD

MASTER CIVIL INFRASTRUCTURE ELEMENTS

NOV. 2001

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

EXHIBIT 8

REUNION EAST CDD

CLASS A BONDS

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

MILLER EINHOUSE RYMER & ASSOCIATES
25-Feb-02

		Description		Avg Costs per L.F.								Additional Costs				
				Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm								
Roadway Segment	Length (ft)	Typical Section	Special Features	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Total Unit Cost	Sub-Total	Intersection Improvement/ Signal	Under-pass	Vehicular Bridge	Wetland Crossing	TOTAL BUDGET
FG	960	Two-Lane Urban	Pedestrian & Wildlife Underpass	$167	$160,105	$92	$88,224	$75	$72,000	$334	$320,329		$200,000			$520,329
GH	1,750	Two-Lane Urban	Pedestrian & Wildlife Underpass	$167	$291,859	$92	$160,825	$75	$131,250	$334	$583,934		$200,000			$783,934
HI	3,400	Two-Lane Urban		$167	$567,039	$92	$312,460	$75	$255,000	$334	$1,134,499					$1,134,499
IJ	2,100	Two-Lane Urban	Entry Feature, Pedestrian & Wildlife Underpass	$167	$350,230	$92	$192,990	$75	$157,500	$334	$700,720	$150,000	$200,000			$1,050,720
AB	4,815	Widen CR 532 to *Four Lanes*	*Entry Feature*	$223	$1,072,236	NA	$0	$75	$361,125	$298	$1,433,361					$1,433,361
BD	2500	Two-Lane Urban	CR 532 Intersection, Signal	$167	$416,941	$92	$229,750	$75	$187,500	$334	$834,191	$250,000			$500,000	$1,584,191
BC	2,440	Widen CR 532 to Four Lanes	Intersection Improvements at CR 545, Transition to 2	$223	$543,355	NA	$0	$75	$183,000	$298	$726,355	$275,000				$1,001,355
DE	1,620	Two-Lane Urban		$167	$270,178	$92	$148,878	$75	$121,500	$334	$540,556					$540,556
EF	940	Two-Lane Urban	CR 545 Overpass, Pedestrian & Wildlife Underpass	$167	$156,770	$92	$86,386	$75	$70,500	$334	$313,656	$100,000	$200,000	$3,000,000		$3,613,656
EK	550	Two-Lane Urban	Wetland Crossing (via Bridge)	$167	$91,727	$92	$50,545	$75	$41,250	$334	$183,522				$5,000,000	$5,183,522
KL	1,500	Two-Lane Urban		$167	$250,164	$92	$137,850	$75	$112,500	$334	$500,514					$500,514
LM	650	Two-Lane Urban	CR 545 Turn Lanes	$167	$108,405	$92	$59,735	$75	$48,750	$334	$216,890	$200,000				$416,890
LN	1,760	Two-Lane Urban		$167	$293,526	$92	$161,744	$75	$132,000	$334	$587,270					$587,270
NO	390	Two-Lane Urban		$167	$65,043	$92	$35,841	$75	$29,250	$334	$130,134					$130,134
TOTAL	25,375		TOTALS		$4,637,577		$1,665,228		$1,903,125		$8,205,930	$975,000	$800,000	$3,000,000	$5,500,000	$18,480,930

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

EXHIBIT 8A

REUNION EAST CDD / WEST CDD SHARED COSTS

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

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

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

EXHIBIT 9

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

MILLER EINHOUSE RYMER & ASSOCIATES
19 Nov 2001
31 Jul 2002

DEVELOPMENT PARCELS EAST OF CR 545

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

DEVELOPMENT PARCELS WEST OF CR 545

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

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

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

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

Description	Cost
Pedestrian, Bikeway & Equestrian Trails	$4,640,000
Themed Pools	$2,900,000
TOTAL =	**$7,540,000**

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

Exhibit "B"

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

[See attached.]

Engineer's Cost Report

For

Reunion East
Community Development District
Osceola County, Florida

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

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

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

Miller
Einhouse
Rymer &
Boyd

COMMUNITY PLANNING

PROJECT MANAGEMENT

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

February 22, 2005

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

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

Dear Mr. McCarthy:

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

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

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

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

Sincerely,

Steven N. Boyd, P.E
District Engineer

cc: Mr. Ralph Ziegler, Vice-Chairman
Mr. Jim Cooper, Supervisor
Mr. Robert Ginn, Supervisor
Mr. Tom Tukdarian, District Manager
Ms. Jan Carpenter, District Counsel
Mr. John (Sonny) Morris, Developer's Counsel
Mr. William Rizzetta, Financial Advisor
Mr. Brett Sealy, Bond Underwriter
Mr. Robert Gang, Bond Counsel
Mr. Warren S. Bloom, Bond Underwriter's Counsel

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

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

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

www.MERandB.com

TABLE OF CONTENTS

EXHIBITS

I. INTRODUCTION

A. Description of the Reunion DRI Community [1]

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

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

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

Development Program

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

B. Description of Reunion East Community Development District

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

TABLE 1
LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES

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

II. DISTRICT BOUNDARY AND PROPERTY SERVED

A. District Boundaries

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

B. Description of Properties Served

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

C. Existing Infrastructure

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

III. PROPOSED DISTRICT MASTER INFRASTRUCTURE

A. Summary of the Proposed District Infrastructure

The District infrastructure will generally consist of the following:

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

B. Roadways

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

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

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

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

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

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

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

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

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

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

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

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

D. Stormwater Management Facilities

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

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

E. Landscaping/Hardscape

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

F. Recreation and Parks

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

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

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

G. Opinion of Probable Construction Costs

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

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

Infrastructure Item	**Cost** [(1)]
Roadways and Drainage	$4,692,952
Potable Water, Wastewater, & Effluent Reuse	$2,210,000
Electrical, Communications & Lighting	$4,350,000
Roadway Intersection Improvements	$1,000,000
Vehicular Crossings and Tunnels/CR 545 Bridge/Wetland Crossings	$10,500,000
Mass Grading/Stormwater Facilities	$3,000,000
Landscaping, Hardscape, Sidewalks and Irrigation[1]	*$2,775,000*
Parks, Recreation and Gatehouse	$1,170,000
~~*Community Feature Pool & Water Park*~~[1-2]	~~*$6,000,000*~~
2nd Davenport Creek Bridge and Road to CR 532[3]	$6,000,000
Seven Eagles Community Pool Building[1]	$1,000,000
Land for ROW, Conservation Areas and Stormwater Ponds	$3,385,000
Subtotal =	**$40,082,952**

Revisions:

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

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

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

(1) The costs are derived from expected quantities of infrastructure multiplied by units costs typical of the construction industry in Central Florida. All costs are based on master plans for each item. Provision for professional fees at 10% are included in the costs. The costs do not include legal, administration, operation, maintenance and financing costs. (6/23/03)

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

H. 2001 Project – Phase 1

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

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

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

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

I. 2005 Project – Phase 2

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

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

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

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

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

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

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

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

IV. PARCEL DEVELOPMENT COSTS

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

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

TABLE 4

SUMMARY OF PARCEL DEVELOPMENT COSTS

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

V. PARCEL DEVELOPMENT

A. PHASE I PARCEL 1

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

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

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

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

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

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

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

TABLE 4A

REUNION EAST CDD

PHASE 1 PARCEL 1
OPINION OF PROBABLE COSTS

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

TABLE 4B

REUNION EAST CDD

PHASE 1 PARCEL 1
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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

B. PHASE I PARCEL 2

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

Construction Status

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

TABLE 5A

REUNION EAST CDD

PHASE 1 PARCEL 2
OPINION OF PROBABLE COSTS

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

TABLE 5B

REUNION EAST CDD

PHASE 1 PARCEL 2
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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

C. PHASE I PARCEL 3B

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

Construction Status

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

TABLE 6A

REUNION EAST CDD

PHASE 1 PARCEL 3B
OPINION OF PROBABLE COSTS

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

TABLE 6B

REUNION EAST CDD

PHASE 1 PARCEL 3B
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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

D. PHASE I PARCEL 6

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

Construction Status

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

TABLE 7A

REUNION EAST CDD

PHASE 1 PARCEL6
OPINION OF PROBABLE COSTS

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

TABLE 7B

REUNION EAST CDD

PHASE 1 PARCEL 6
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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

E. PHASE II PARCEL 3

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

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

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

Opinion of Probable Construction Costs

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

Permitting Status

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

Construction Status

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

TABLE 8A

REUNION EAST CDD

PHASE 2 PARCEL 3
OPINION OF PROBABLE COSTS

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

TABLE 8B

REUNION EAST CDD

PHASE 2 PARCEL 3
ENTITLEMENT AND CONSTRUCTION PERMIT STATUS

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

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

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

Phase 2 Parcel 2 includes a community building.
Phase 2 Parcel 2A will include future riding facilities.
Phase 2 Parcel 2B includes 176 Resort Multi-Family units.

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

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

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

TABLE 9A

REUNION EAST CDD

PHASE 2 PARCELS 2, 2A & 2B
OPINION OF PROBABLE COSTS

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

[1] *Revised 9/26/03*

TABLE 9B

REUNION EAST CDD

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

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

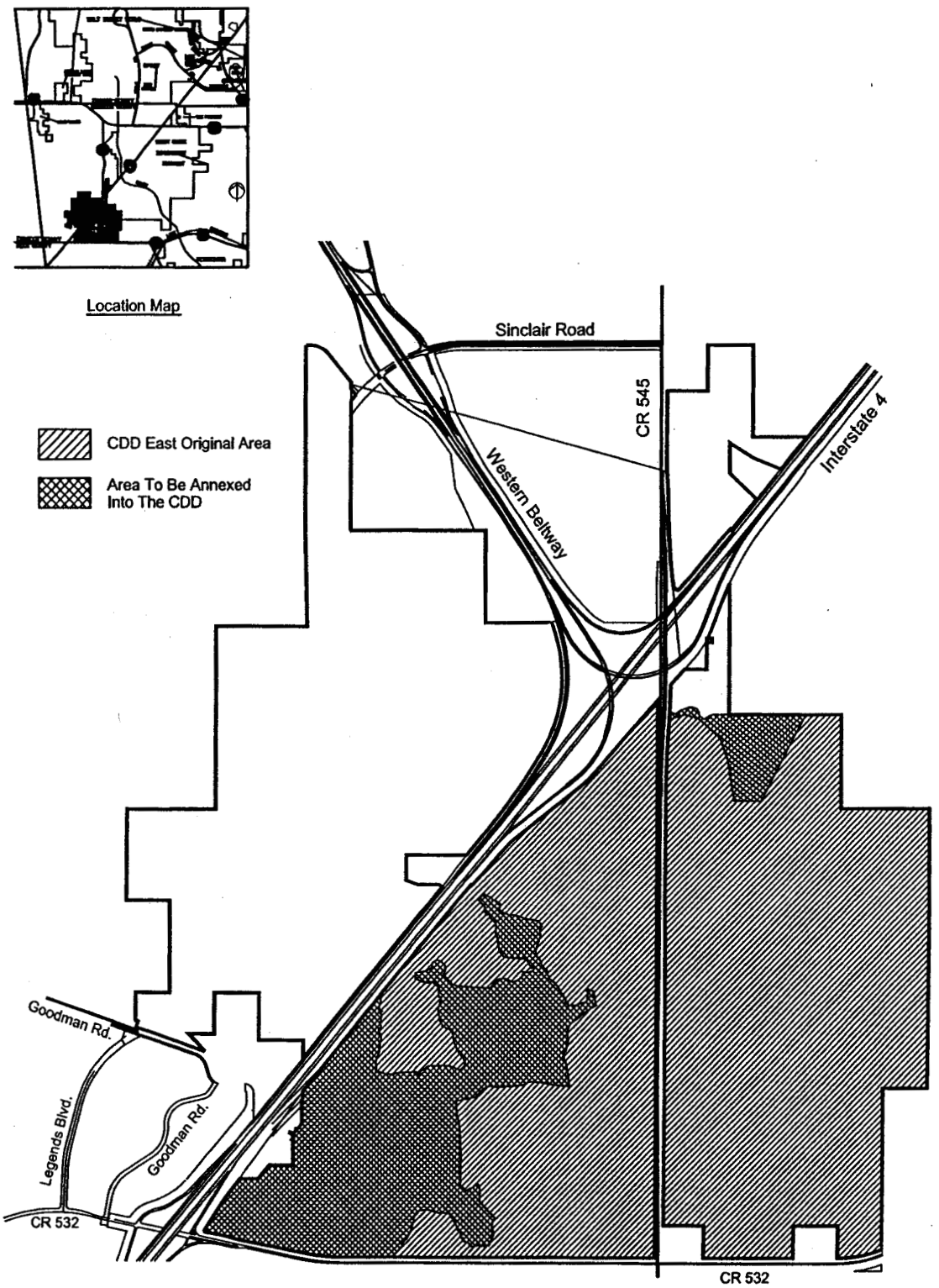
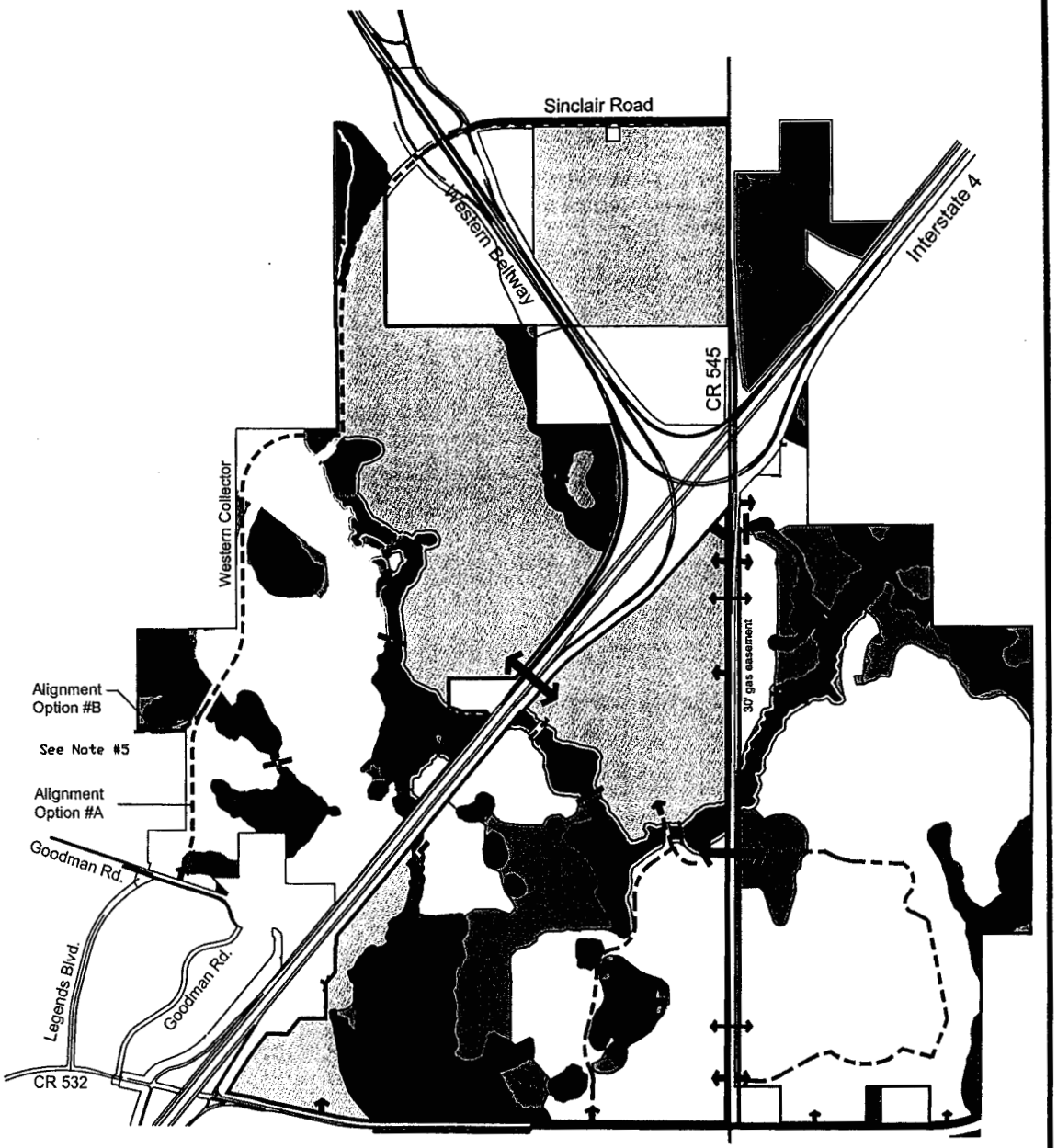


Exhibit 1
Reunion East Community Development District
District Boundaries

Revised June, 2004

N.T.S.

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



PREDOMINANT USE ACREAGE ANALYSIS

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

LEGEND

50' Buffer from Davenport Creek Corridor
25' Buffer from All Other Wetlands

- Roadway Overpass (1)
- Pedestrian/Golf Cart Overpass (1) or Tunnel
- Access / Road R.O.W. (1)
- Golf Cart/Pedestrian Crossing (1)
- Internal Access/Collector Corridor (1)
- Golf Course Wetland Flyover (1)

NOTES

(1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.

(2) Guest check-in, resort administration/sales, support laundry and maintenance and related resort facilities permitted in all land use categories except wetland conservation, upland preservation and buffers.

(3) Development parcels include a minimum of 400 acres of golf courses and up to 100 acres of neighborhood commercial. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.

(4) Should the Osceola County Sheriffs Office or Fire Dept. choose not to accept the site as shown, the site will revert to Residential Land Use.

(5) Extension of road to C.R. 532 based on outcome of traffic study as per Development Order Condition 4.13.10 (f).

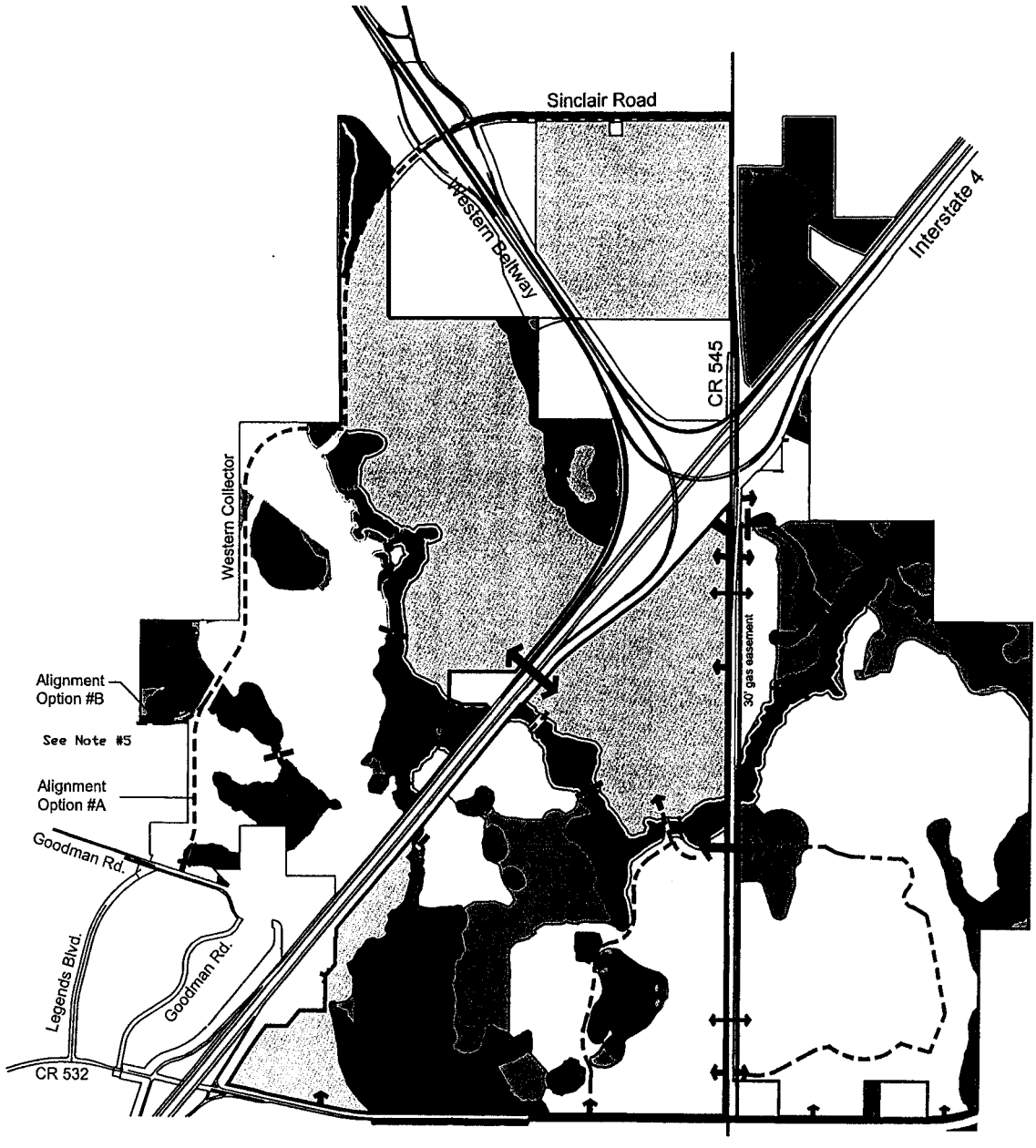
Exhibit 2
Reunion Resort & Club
DRI Map H - Master Development Plan

October , 2003

N.T.S.

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

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



PREDOMINANT USE ACREAGE ANALYSIS

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

LEGEND

50' Buffer from Davenport Creek Corridor
25' Buffer from All Other Wetlands

- Roadway Overpass (1)
- Pedestrian/Golf Cart Overpass (1) or Tunnel
- Access / Road R.O.W. (1)
- Golf Cart/Pedestrian Crossing (1)
- Internal Access/Collector Corridor (1)
- Golf Course Wetland Flyover (1)

NOTES

(1) Approximate locations shown. Specific locations to be determined at Macro-CDP, Micro-CDP and Subdivision level of review without requiring modification to Map H - Master Development Plan. Final location to be subject to Osceola County Access Management criteria and safety considerations.

(2) Guest check-in, resort administration/sales, support laundry and maintenance and related resort facilities permitted in all land use categories except wetland conservation, upland preservation and buffers.

(3) Development parcels include a minimum of 400 acres of golf courses and up to 100 acres of neighborhood commercial. Final locations to be depicted at Macro-CDP, Micro-CDP and Subdivision level of review.

(4) Should the Osceola County Sheriffs Office or Fire Dept. choose not to accept the site as shown, the site will revert to Residential Land Use.

(5) Extension of road to C.R. 532 based on outcome of traffic study as per Development Order Condition 4.13.10 (f).

Exhibit 3

Reunion Resort & Club

PUD Master Plan - PD04-00007

October 2003

N.T.S.

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

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

REUNION

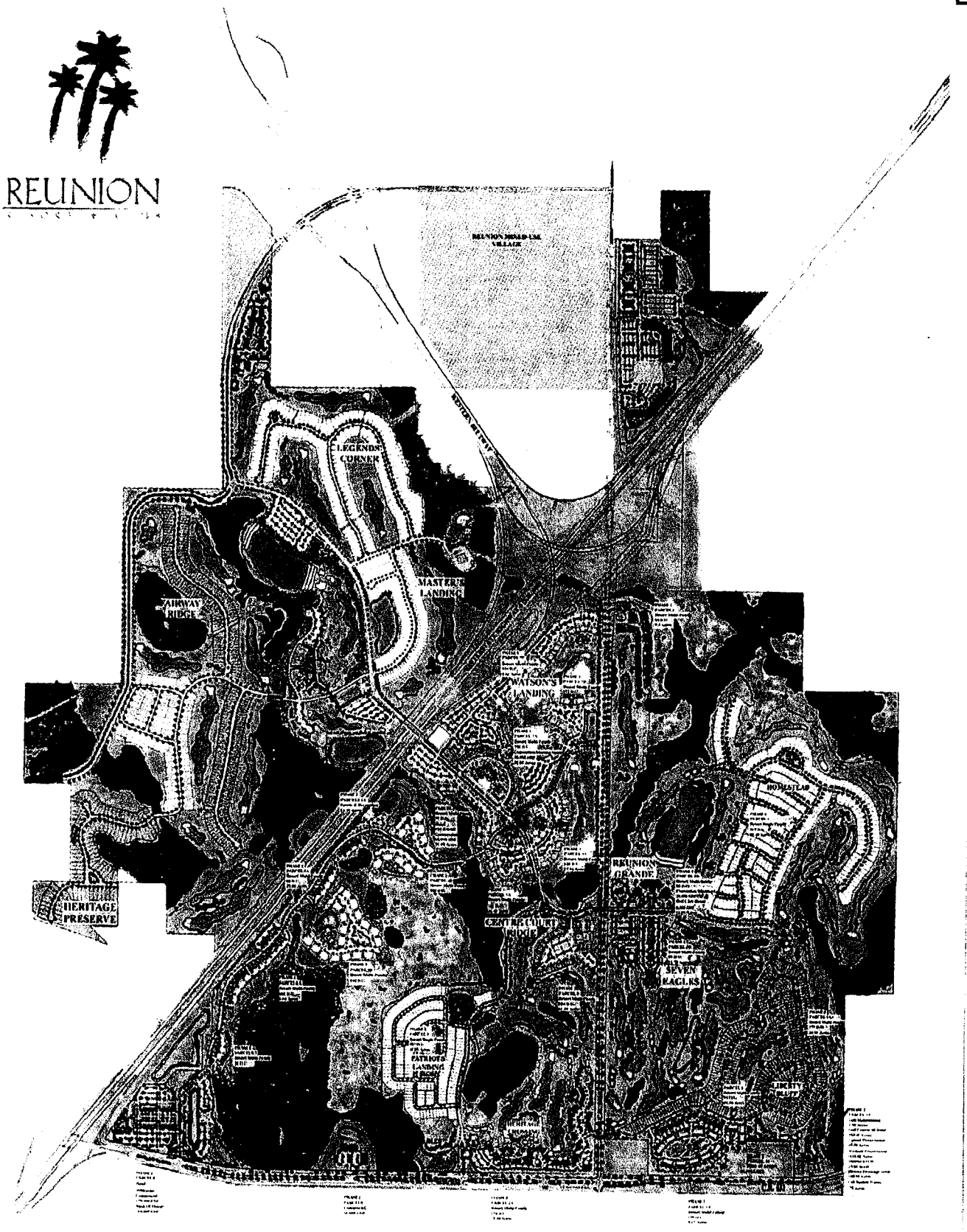


Exhibit 4

C.D.D. REUNION MASTER PLAN UPDATE

THE Ginn COMPANY

GRAPHIC SCALE

(IN FEET)

JANUARY 03, 2005

EXHIBIT 5

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION #1 – ORIGINAL REUNION EAST CDD:

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

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

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

Together with:

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

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

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

30°43'21" West a distance of 23.03 feet; Thence North 10°51'14" West a distance of 55.89 feet; Thence South 62°13'59" West a distance of 45.71 feet; Thence North 40°04'59" West a distance of 30.50 feet; Thence North 09°28'21" West a distance of 43.66 feet; Thence North 07°55'39" West a distance of 79.26 feet; Thence North 60°21'04" West a distance of 58.16 feet; Thence North 20°11'36" West a distance of 21.63 feet; Thence North 50-°8-'6 "West a distance of 38.37 feet; Thence North 41°38'13" East a distance of 93.92 feet; Thence North 37°26'53" East a distance of 29.12 feet; Thence South 57°53'49" East a distance of 40.27 feet; Thence South 41°20'11" East a distance of 22.92 feet; Thence South 82°25'14" East a distance of 48.70 feet; Thence South 45°57'12" East a distance of 30.77 feet; Thence South 29°29'42" East a distance of 14.20 feet; Thence South 21°04'35" West a distance of 19.99 feet; Thence South 82°55'44" East a distance of 5.33 feet; Thence South 58°18'37" East a distance of 79.51 feet; Thence South 01°32'49" East a distance of 61.03 feet; Thence South 14°39'17" West a distance of 20.80 feet; Thence South 26°49'10" East a distance of 30.03 feet; Thence South 58°58'08" East a distance of 47.13 feet; Thence South 73°28'48" East a distance of 58.63 feet; Thence South 56°04'51" East a distance of 28.54 feet; Thence North 89°35'46" East a distance of 80.83 feet; Thence South 73°25'42" East a distance of 46.34 feet; Thence South 77°49'59" East a distance of 49.44 feet; Thence South 60°48'58" East a distance of 32.24 feet; Thence South 78°33'52" East a distance of 74.37 feet; Thence South 79°29'17" East a distance of 102.91 feet; Thence South 76°01'53" East a distance of 65.64 feet;Thence South 46°54'33" East a distance of 55.35 feet; Thence South 32°05'23" East a distance of 43.85 feet; Thence South 38°07'54" West a distance of 37.96 feet; Thence South 05°40'47" West a distance of 56.49 feet; Thence South 04°45'22" East a distance of 45.16 feet; Thence South 01°01'11" East a distance of 43.68 feet; Thence South 63°30'56" West a distance of 34.00 feet; Thence South 13°59'57" East a distance of 30.07 feet; Thence South 26°38'19" West a distance of 51.96 feet; Thence South 13°59'16" West a distance of 102.68 feet; Thence South 19°08'32" East a distance of 37.39 feet; Thence South 27°28'20" East a distance of 64.66 feet; Thence South 42°13'57" East a distance of 46.82 feet; Thence South 15°31'21" East a distance of 64.51 feet; Thence South 27°48'29" East a distance of 34.23 feet; Thence South 57°08'20" East a distance of 39.00 feet; Thence South 45°49'42" East a distance of 50.99 feet; Thence South 25°41'52" East a distance of 29.35 feet; Thence South 30°23'50" West a distance of 25.95 feet; Thence South 37°30'02" East a distance of 48.07 feet; Thence South 21°02'35" West a distance of 21.22 feet; Thence South 62°31'13" East a distance of 71.35 feet; Thence South 36°38'24" East a distance of 27.02 feet; Thence South 44°45'13" East a distance of 73.16 feet; Thence South 30°03'14" East a distance of 39.54 feet; Thence South 30°14'39" East a distance of 86.36 feet; Thence South 42°15'49" East a distance of 61.94 feet; Thence South 29°44'19" East a distance of 35.93 feet; Thence South 16°25'56" East a distance of 25.94 feet; Thence South 25°51'29" West a distance of 21.27 feet; Thence South 61°34'15" East a distance of 46.54 feet; Thence South 00°00'00" West a distance of 21.47 feet; Thence South 83°04'02" East a distance of 54.90 feet; Thence North 81°34'21" East a distance of 30.69 feet; Thence North 83°32'38" East a distance of 32.37 feet; Thence North 85°11'18" East a distance of 24.45 feet; Thence North 58°19'43" East a distance of 38.04 feet; Thence North 76°58'53" East a distance of 57.14 feet; Thence North 76°37'32" East a distance of 45.58 feet; Thence North 22°31'39" East a distance of 24.58 feet; Thence North 12°53'42" East a distance of 36.71 feet; Thence North 00°00'00" East a distance of 20.34 feet; Thence North 20°35'11" East a distance of 49.38 feet; Thence North 41°57'41" West a distance of 52.92 feet; Thence North 18°21'38" East a distance of 13.71 feet; Thence North 75°39'23" East a distance of 16.28 feet; Thence South 73°51'41" East a distance of 47.98 feet; Thence South 64°07'31" East a distance of 51.39 feet; Thence South 10°22'23" East a distance of 203.11 feet; Thence South 62°58'25" West a distance of 73.93 feet; Thence South 56°16'37" West a distance of 58.82 feet; Thence South 59°18'09" West a distance of 72.39 feet; Thence South 51°24'31" West a distance of 108.28 feet; Thence South 53°41'04" West a distance of 100.20 feet; Thence South 59°34'48" West a distance of 31.44 feet; Thence South 39°50'59" West a distance of 58.24 feet; Thence South 09°29'34" West a distance of 32.60 feet; Thence

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

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

Containing 996.41 acres more or less.

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

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

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

Together with:

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

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

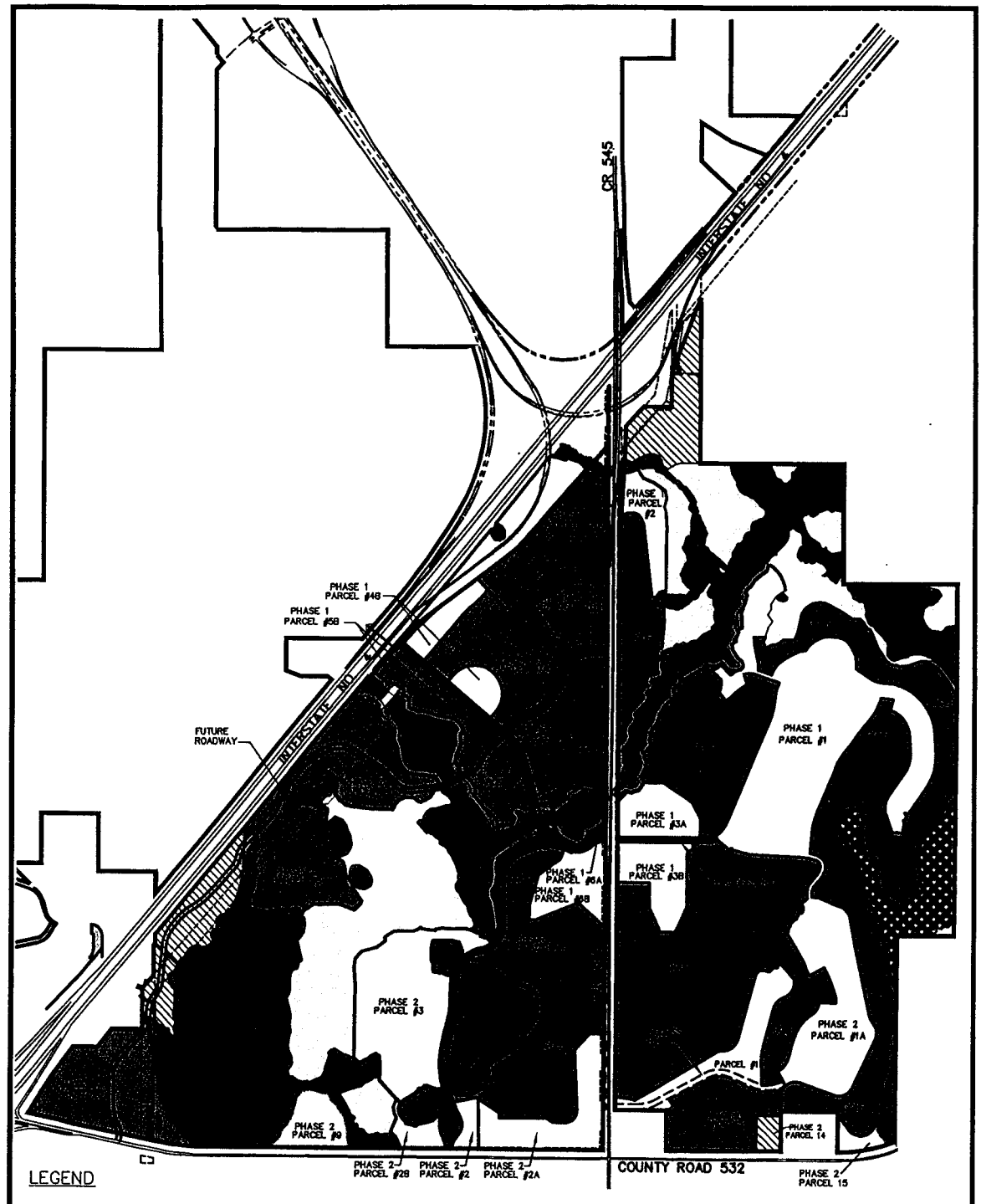
bearing of North 35°51'46" East and the Easterly right of way line of Interstate Highway 4 (State Road 400); thence northeasterly along the arc of said curve and easterly right of way line through a central angle of 06°41'40" a distance of 658.46 feet; thence departing arc of said curve South 89°55'31"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

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

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

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 feet; Thence North 75°37'32" East a distance of 42.00 feet; Thence South 55°30'05" East a distance of 24.65 feet; Thence South 58°33'40" West a distance of 25.07 feet; Thence South 35°38'53" East a distance of 40.88 feet; Thence North 61°05'20" East a distance of 97.30 feet; Thence North 68°42'18" East a distance of 46.63 feet; Thence North 49°27'04" East a distance of 39.08 feet; Thence North 66°53'45" East a distance of 46.45 feet; Thence South 59°45'55" East a distance of 21.23 feet; Thence South 08°22'03" East a distance of 82.00 feet; Thence South 01°06'09" West a distance of 102.38 feet; Thence South 09°40'32" West a distance of 48.41 feet; Thence South 43°00'17" East a distance of 336.80 feet; Thence South 24 °58'26" West a distance of 101.87 feet; Thence South 11°29'34" East a distance of 76.07 feet; Thence South 24°17'19" East a distance of 39.68 feet; Thence South 32°12'16" East a distance of 12.18 feet; Thence South 22°51'59" West a distance of 201.72 feet; Thence North 82°33'36" West a distance of 38.47 feet; Thence South 79°58'49" West a distance of 48.35 feet; Thence South 82°26'54" West a distance of 30.28 feet; Thence North 55°18'26" West a distance of 34.32 feet; Thence South 70°45'20" West a distance of 56.85 feet; Thence South 88°14'34" West a distance of 37.70 feet; Thence North 90°00'00" West a distance of 27.17 feet; Thence North 36°50'39" West a distance of 28.03 feet; Thence North 36°59'33" West a distance of 35.46 feet; Thence North 60°18'03" West a distance of 36.67 feet; Thence South 82°07'57" West a distance of 29.07 feet; Thence North 31°15'06" West a distance of 18.03 feet; Thence North 00°03'18" West a distance of 23.02 feet; Thence North 34°25'56" West a distance of 27.00 feet; Thence South 55°34'05" West a distance of 22.00 feet; Thence North 23°35'35" West a distance of 47.85 feet; Thence North 32°56'49" East a distance of 13.00 feet; Thence North 55°33'47" East a distance of 13.00 feet; Thence North 08°47'29" West a distance of 27.73 feet; Thence North 55°48'16" West a distance of 24.70 feet; Thence North 47°25'42" West a distance of 40.02 feet; Thence North 29°48'02" West a distance of 21.57 feet; Thence North 00°00'00" East a distance of 16.37 feet; Thence North 29°03'08" West a distance of 100.48 feet; Thence North 32°10'07" West a distance of 104.75 feet; Thence North 04°27'34" East a distance of 21.84 feet; Thence North 86°40'50" West a distance of 145.01 feet; Thence South 86°40'23" West a distance of 35.03 feet; Thence North 75°09'44" West a distance of 44.44 feet; Thence North 69°59'58" West a distance of 75.80 feet; Thence North 85°48'03" West a distance of 44.21 feet; Thence South 87°53'30" West a distance of 62.14 feet; Thence South 83°10'32" West a distance of 54.21 feet; Thence South 35°35'01" West a distance of 69.28 feet; Thence South 50°14'15" West a distance of 45.05 feet; Thence South 05°31'11" West a distance of 59.66 feet; Thence South 17°43'06" West a distance of 52.55 feet; Thence South 12°38'40" West a distance of 76.82 feet; Thence South 25°32'09" West a distance of 66.05 feet; Thence South 31°58'09" West a distance of 83.38 feet; Thence South 44°15'40" West a distance of 70.30 feet; Thence South 19°44'03" West a distance of 95.73 feet; Thence South 47°52'12" West a distance of 127.04 feet; Thence South 27°44'40" West a distance of 49.29 feet to the POINT OF BEGINNING.

Containing 282.128 acres more or less.



LEGEND

Development Areas

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

Preservation Areas

- Upland Preservation
- Wetland Buffers
- Wetland Conservation

Exhibit 6
Reunion East Community Development District
Permit Status

February 2, 2005

N.T.S.

Miller Einhouse Rymer & Boyd

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

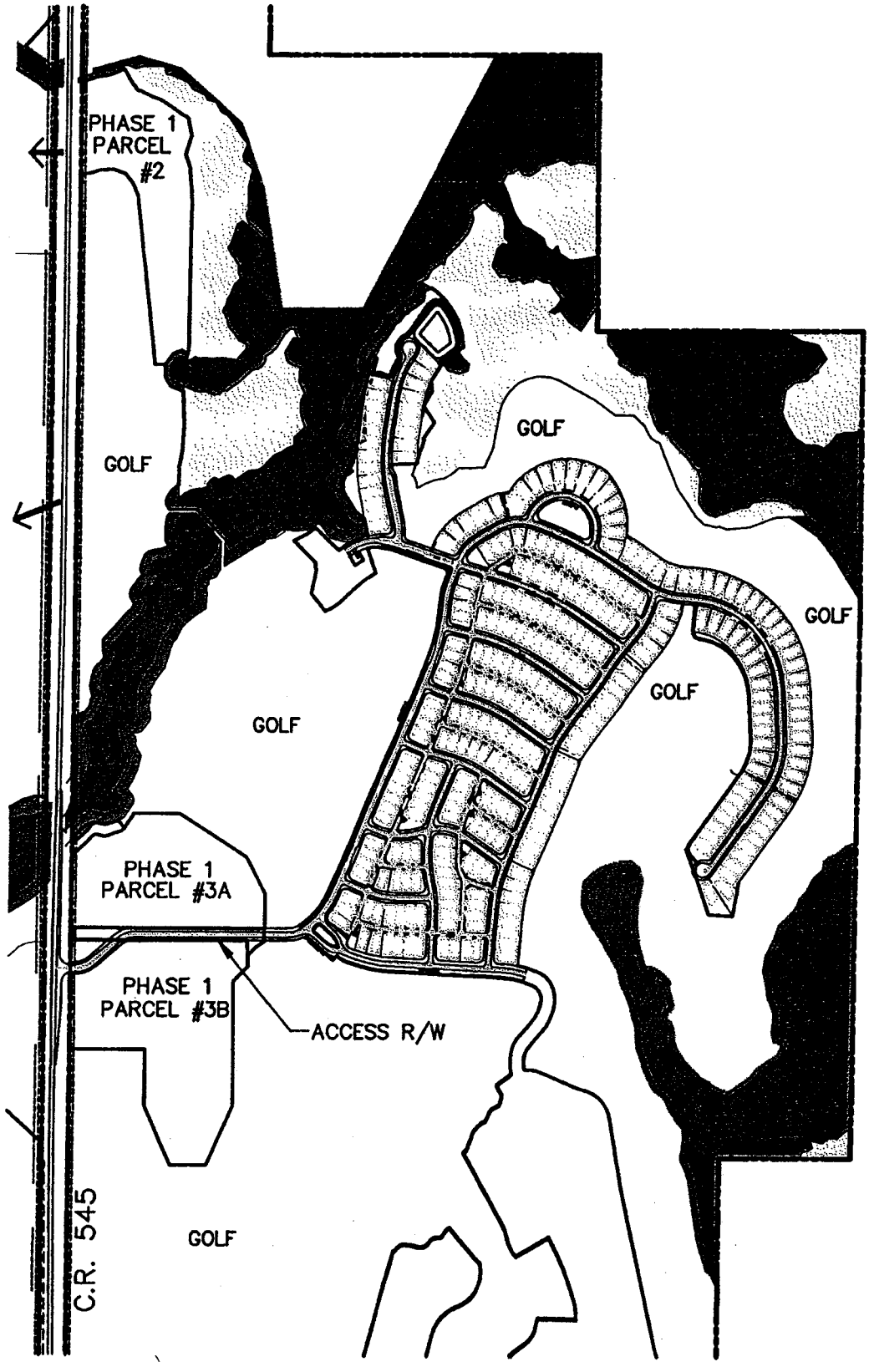


Exhibit 6A
Reunion East Community Development District
Phase I Parcel 1 Site Plan

February 2002

N.T.S.

Miller Einhouse Rymer & Boyd

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

canin associates
Urban & Environmental Planners • Landscape Architects

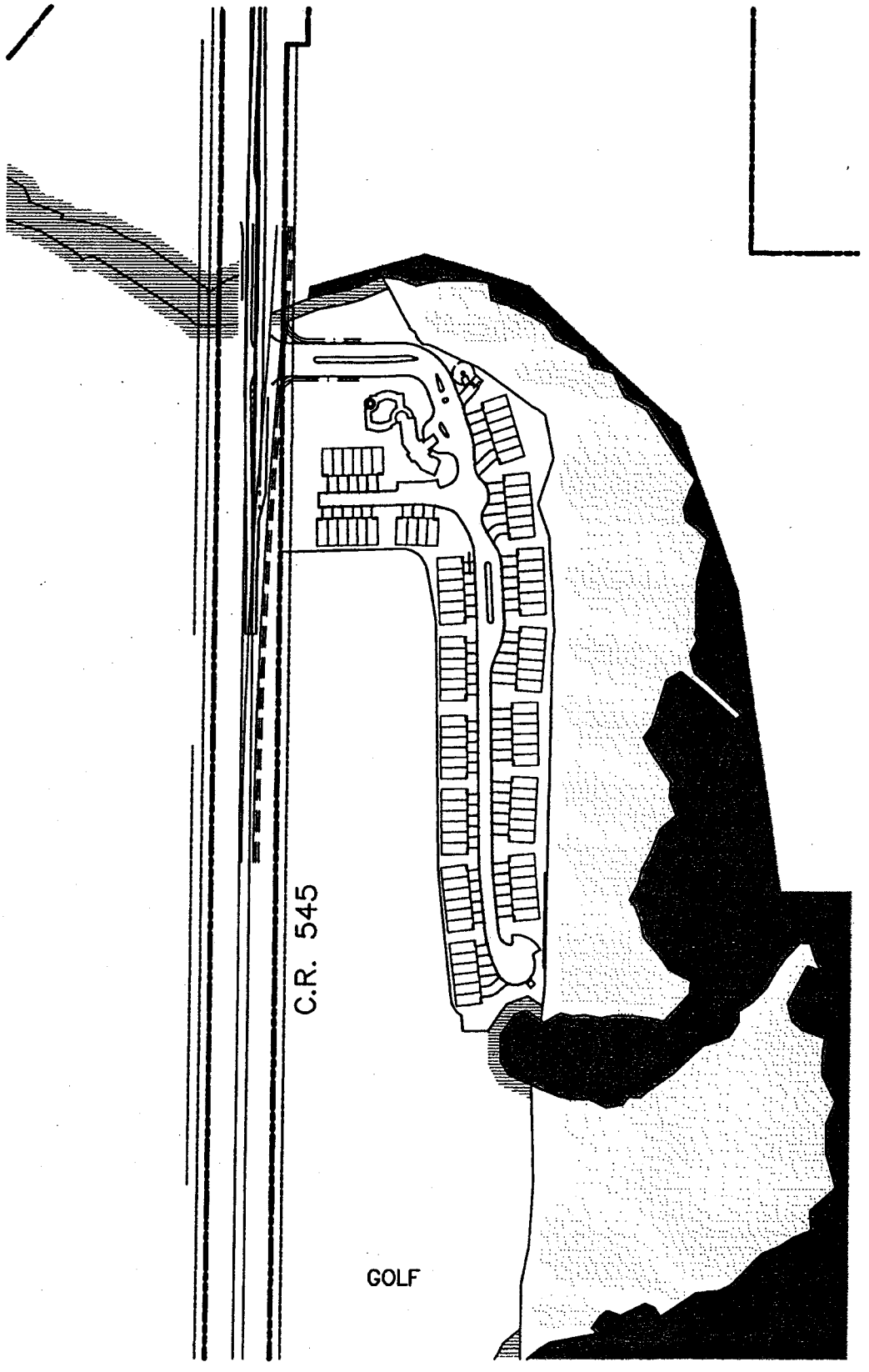


Exhibit 6B
Reunion East Community Development District
Phase I Parcel 2 Site Plan

February 2002

N.T.S.

Miller Einhouse Rymer & Boyd

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

cornin associates

Urban & Environmental Planners • Landscape Architects

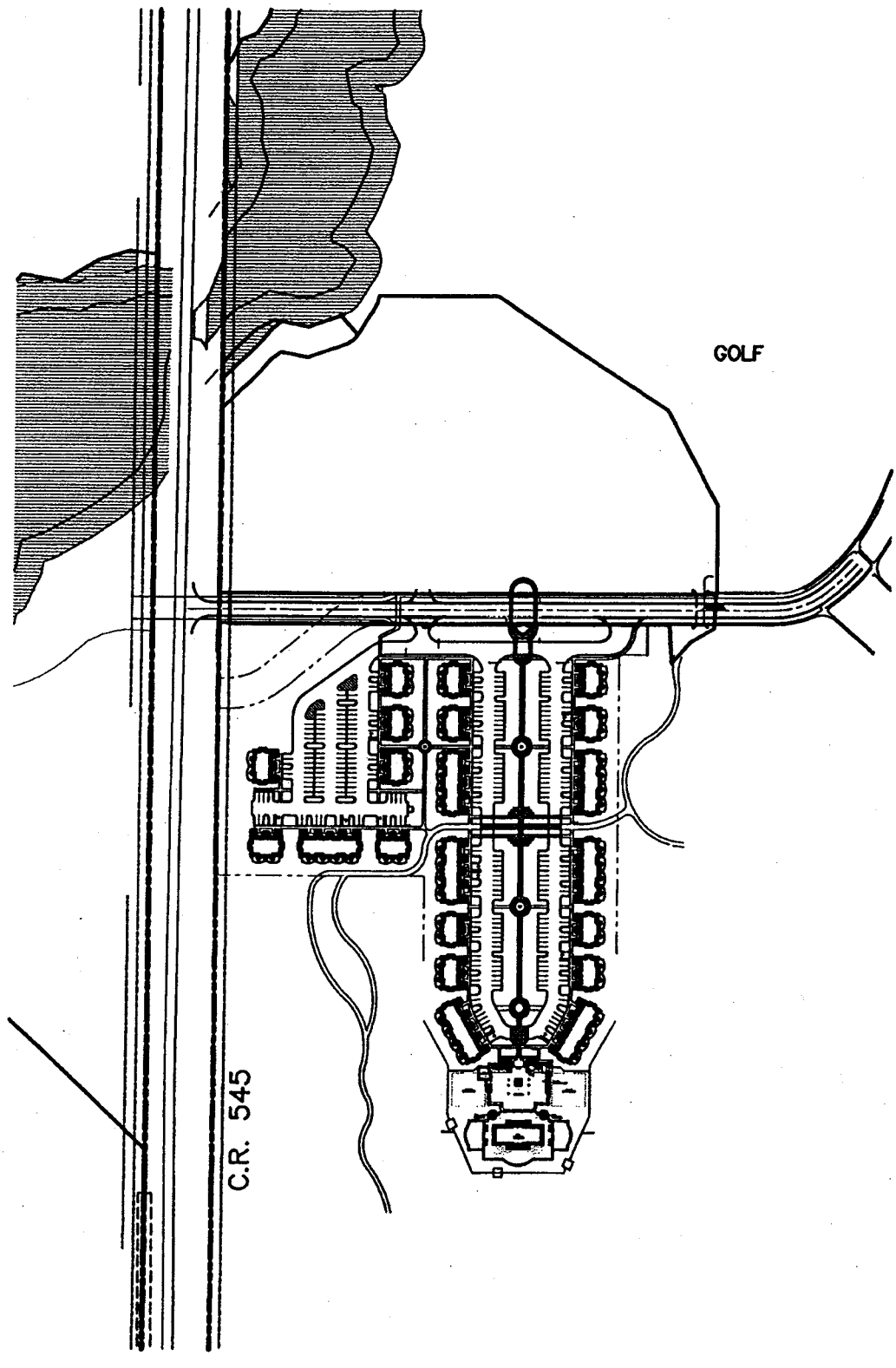


Exhibit 6C
Reunion East Community Development District
Phase 1 Parcel 3B Site Plan

February 2002

N.T.S.

Miller Einhouse Rymer & Boyd

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

conn associates
Urban & Environmental Planners • Landscape Architects

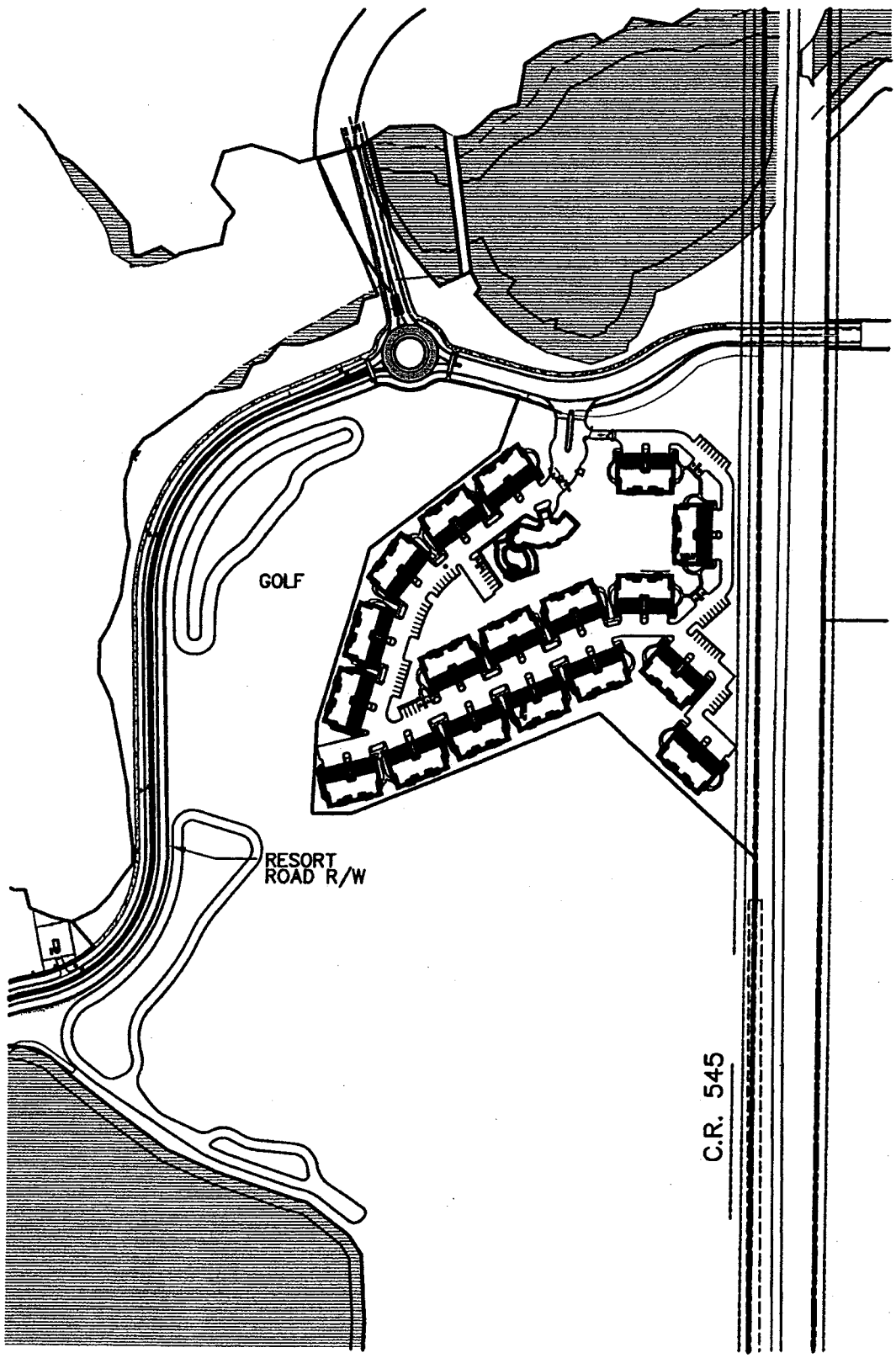


Exhibit 6D
Reunion East Community Development District
Phase I Parcel 6 Site Plan

February 2002

N.T.S.

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

cornin associates
Urban & Environmental Planners • Landscape Architects

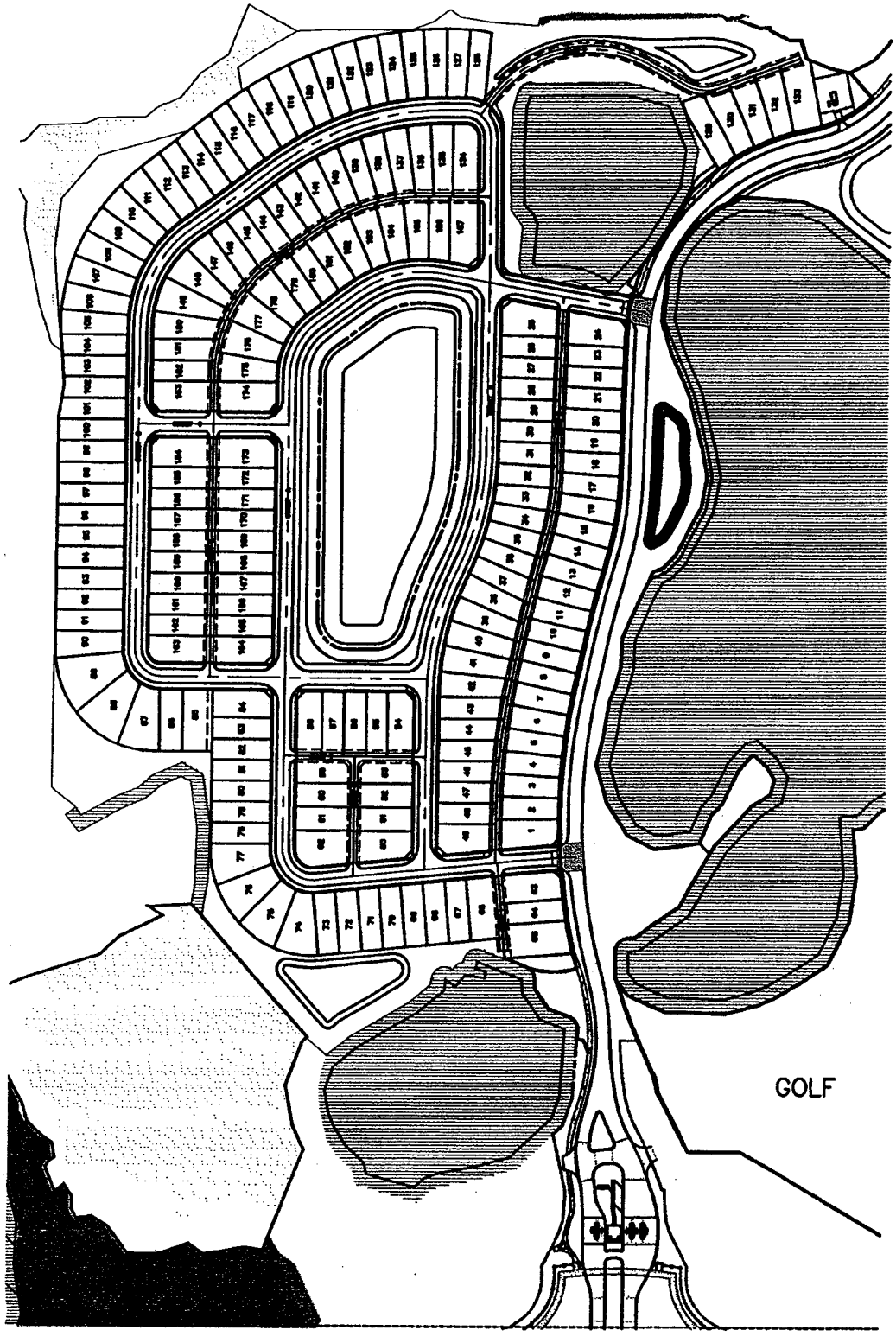


Exhibit 6E
Reunion East Community Development District
Phase 2 Parcel 3 Site Plan

July 2002

N.T.S.

Miller Einhouse Rymer & Boyd

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

canin associates

Urban & Environmental Planners • Landscape Architects

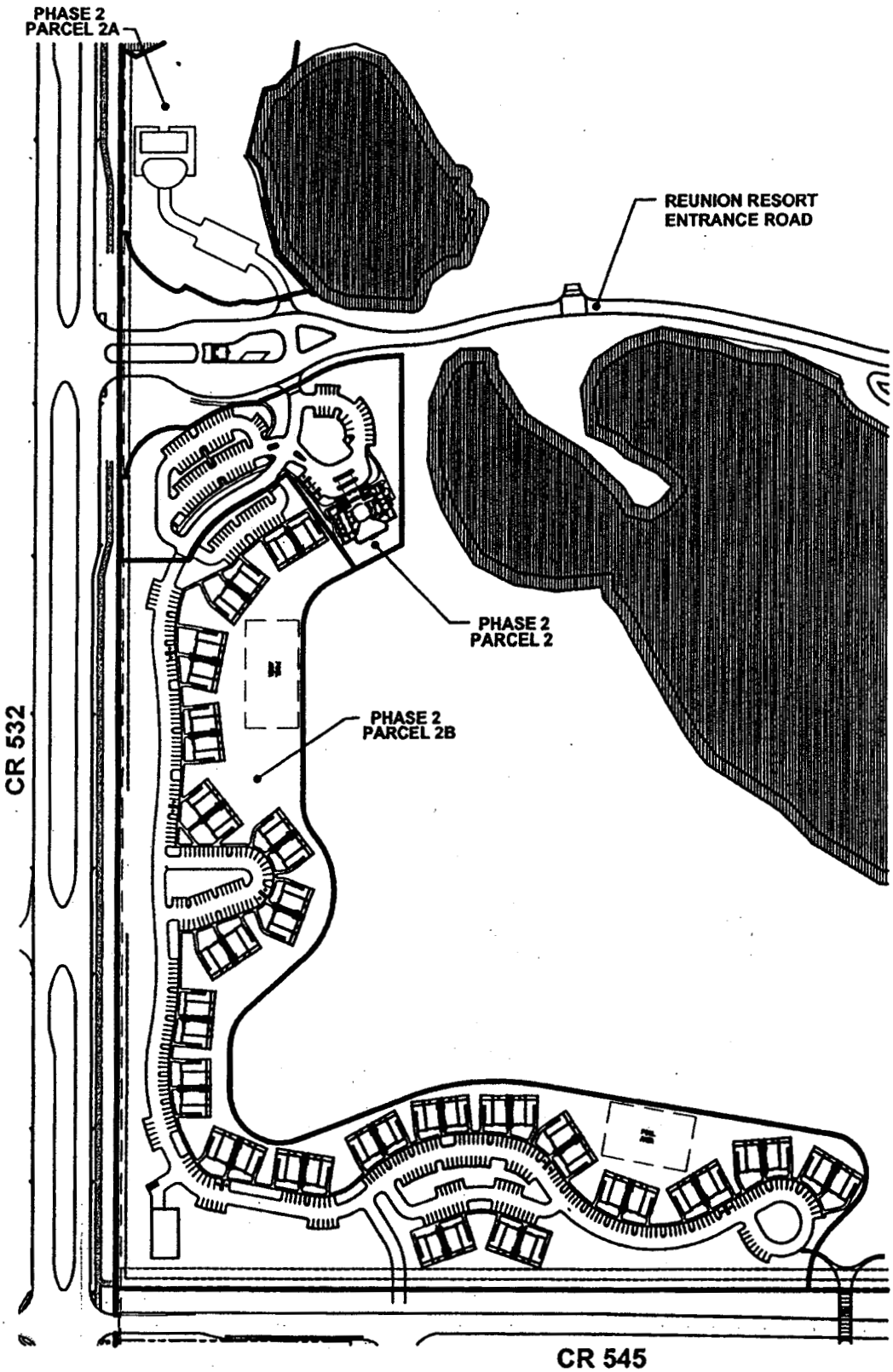


Exhibit 6F
Reunion East Community Development District
Phase 2 Parcel 2, 2A & 2B Site Plan

N.T.S.

Miller Einhouse Ryzner & Boyd

June 2003

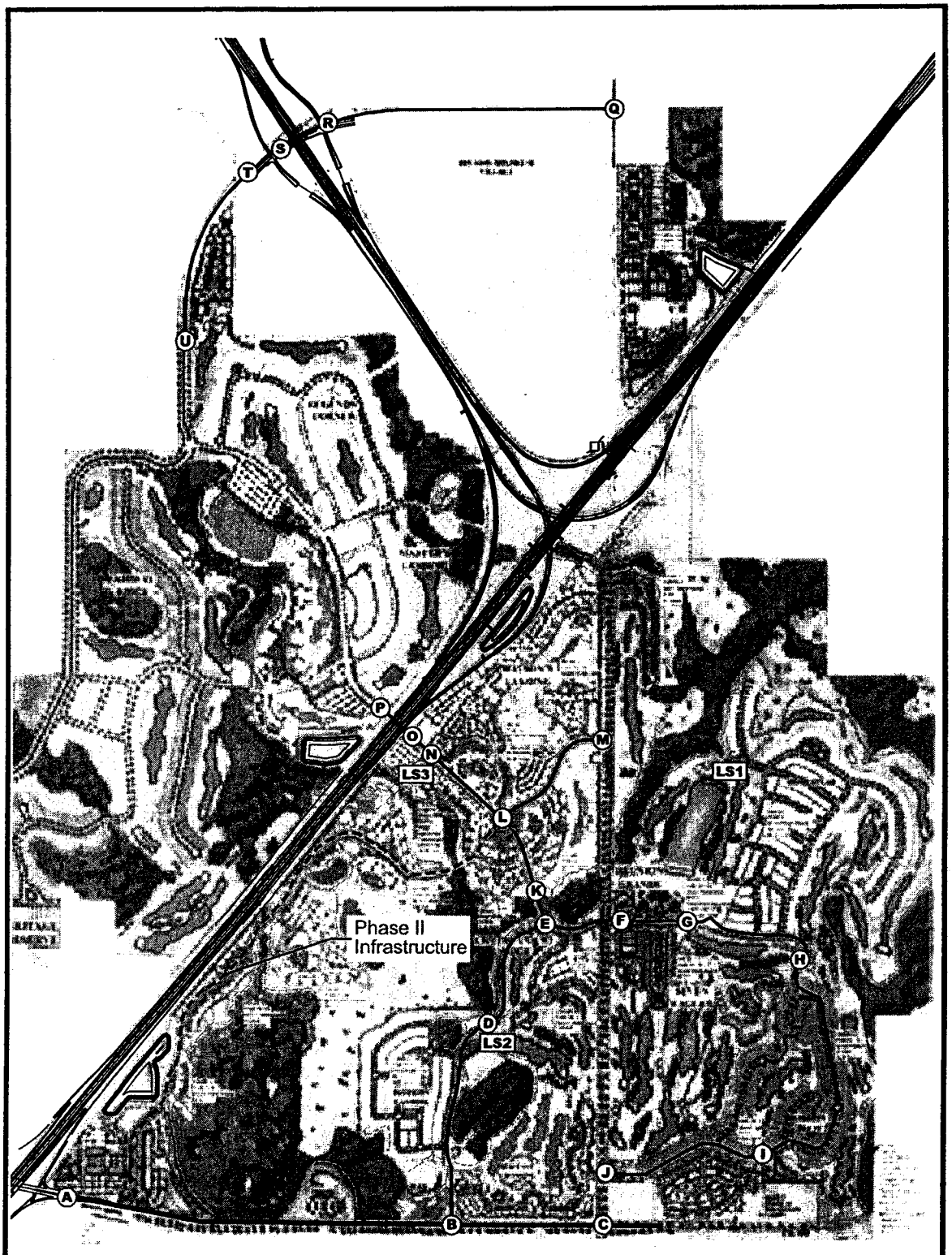


Exhibit 7

Reunion East Community Development District
Master Civil Infrastructure Elements

February 2, 2005

N.T.S.

Miller Einhouse Rymer & Boyd

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

EXHIBIT 8

REUNION EAST CDD

CLASS A BONDS

MILLER EINHOUSE RYMER & ASSOCIATES
25-Feb-02

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

3

		Description		Avg Costs per L.F.								Additional Costs				
				Paving, Grading, Drainage		Water, Wastewater Reuse		Elec & Comm								
Roadway Segment	Length (ft)	Typical Section	Special Features	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Total Unit Cost	Sub-Total	Intersection Improvement/ Signal	Under-pass	Vehicular Bridge	Wetland Crossing	TOTAL BUDGET
FG	960	Two-Lane Urban	Pedestrian & Wildlife Underpass	$167	$160,105	$92	$88,224	$75	$72,000	$334	$320,329		$200,000			$520,329
GH	1,750	Two-Lane Urban	Pedestrian & Wildlife Underpass	$167	$291,859	$92	$160,825	$75	$131,250	$334	$583,934		$200,000			$783,934
HI	3,400	Two-Lane Urban		$167	$567,039	$92	$312,460	$75	$255,000	$334	$1,134,499					$1,134,499
IJ	2,100	Two-Lane Urban	Entry Feature, Pedestrian & Wildlife Underpass	$167	$350,230	$92	$192,990	$75	$157,500	$334	$700,720	$150,000	$200,000			$1,050,720
AB	4,815	Widen CR 532 to Four Lanes	Entry Feature	$223	$1,072,236	NA	$0	$75	$361,125	$298	$1,433,361					$1,433,361
BD	2500	Two-Lane Urban	CR 532 Intersection, Signal	$167	$416,941	$92	$229,750	$75	$187,500	$334	$834,191	$250,000			$500,000	$1,584,191
BC	2,440	Widen CR 532 to Four Lanes	Intersection Improvements at CR 545, Transition to 2 Lane	$223	$543,355	NA	$0	$75	$183,000	$298	$726,355	$275,000				$1,001,355
DE	1,620	Two-Lane Urban		$167	$270,178	$92	$148,878	$75	$121,500	$334	$540,556					$540,556
EF	940	Two-Lane Urban	CR 545 Overpass, Pedestrian & Wildlife Underpass	$167	$156,770	$92	$86,386	$75	$70,500	$334	$313,656	$100,000	$200,000	$3,000,000		$3,613,656
EK	550	Two-Lane Urban	Wetland Crossing (via Bridge)	$167	$91,727	$92	$50,545	$75	$41,250	$334	$183,522				$5,000,000	$5,183,522
KL	1,500	Two-Lane Urban		$167	$250,164	$92	$137,850	$75	$112,500	$334	$500,514					$500,514
LM	650	Two-Lane Urban	CR 545 Turn Lanes	$167	$108,405	$92	$59,735	$75	$48,750	$334	$216,890	$200,000				$416,890
LN	1,780	Two-Lane Urban		$167	$293,526	$92	$161,744	$75	$132,000	$334	$587,270					$587,270
NO	390	Two-Lane Urban		$167	$65,043	$92	$35,841	$75	$29,250	$334	$130,134					$130,134
TOTAL	25,375		TOTALS		$4,637,577		$1,665,228		$1,903,125		$8,205,930	$975,000	$800,000	$3,000,000	$5,500,000	$18,480,930

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

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

EXHIBIT 8A

REUNION EAST CDD / WEST CDD SHARED COSTS

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

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

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

EXHIBIT 9

REUNION EAST CDD - PARCEL DEVELOPMENT BUDGETS

MILLER EINHOUSE RYMER & ASSOCIATES
July 10, 2003

DEVELOPMENT PARCELS EAST OF CR 545

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

DEVELOPMENT PARCELS WEST OF CR 545

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

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

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

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

Description	Cost
Pedestrian, Bikeway & Equestrian Trails	$4,640,000
Community Pools	$2,900,000
TOTAL =	**$7,540,000**

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

Exhibit "C"

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

[See attached.]

THIRD SUPPLEMENTAL
SPECIAL ASSESSMENT ALLOCATION REPORT

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

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

Dated: February 12, 2026

Prepared by:

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

Table of Contents

1.0 Introduction

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

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

2.0 Defined Terms

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

"Board" – Board of Supervisors for the District.

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

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

"District" - Reunion East Community Development District.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 Background Information

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

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

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

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

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

4.0 Summary of Series 2015 Bond Restructuring

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

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

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

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

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

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

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

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

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

6.0 Allocation of Original Series 2002A-2 Assessments

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

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

7.0 Pledge and Allocation of Series 2005 Assessments

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

8.0 Assessment Roll

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

Reunion East
Community Development District

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

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

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

Series 2005 Bonds	
Principal Amount	$6,440,000
Coupon Rate	5.80%
Dated Date	3/1/05
Maturity Date	1-May-36

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

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

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

(1) Net annual assessments exclusive of 4% early payment discount and 2% collection cost.
(2) Represents the par debt per unit through Fiscal Year 2009 which is the last Fiscal Year in which annual Debt Assessments were paid in full.
(3) Represents the adjusted par debt after receipt of payment for Series 2002A-2 Assessments for Fiscal Year 2010 through Fiscal Year 2026.
*Golf course previously assessed based upon 2.9 EAU'S vs building square feet of structures. After further review and analysis the Assessment Consultants determined the amount of benefit and assignment of debt assessments was insufficient.

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

Table 3: Calculation of Past Due Assessments

Parcel ID #	Gross Annual Assessments	FY 2010 - FY 2026	Total
27-25-27-2985-PRCL-0WP0	**$69,836**	$1,187,206	$1,187,206
27-25-27-2985-PRCL-0O20	**$4,719**	$80,229	$80,229
27-25-27-2985-PRCL-0P20	**$5,104**	$86,771	$86,771
35-25-27-4857-0001-0016	**$30,593**	$520,089	$520,089
35-25-27-4857-0001-0017	**$30,593**	$520,089	$520,089
35-25-27-4858-TRAC-0035	**$1,082**	$18,398	$18,398
35-25-27-4882-PRCL-0G15	**$5,026**	$85,434	$85,434
35-25-27-4859-PRCL-02A2	**$1,632**	$27,739	$27,739
34-25-27-4012-0002-0030	**$14,639**	$248,864	$248,864
35-25-27-4894-PRCL-0140	**$8,177**	$139,009	$139,009
Total	**$171,402**	$2,913,827	$2,913,827

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

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

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

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

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

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

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

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

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

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2026 AT _____ A.M./P.M. AT 7715 HERITAGE CROSSING WAY, KISSIMMEE, FLORIDA 34747, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING 2026 SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 197, 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Reunion East Community Development District (the "District) is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended (the "Act"); and

WHEREAS, the District has previously adopted Resolution 2026-06, entitled:

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

WHEREAS, in accordance with Resolution No. 2026-06, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 170, 197 and 190, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 219 E. Livingston Street, Orlando, Florida 32801 (the "District Records Office").

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

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution.

2. DECLARATION OF PUBLIC HEARING. The District hereby declares a public hearing to be held on _____, 2026, at _____ A.M./P.M. at 7715 Heritage Crossing Way, Kissimmee, Florida 34747, for the purpose of hearing comment and objection to the proposed special assessment program for community improvements as identified in the Third Supplemental Special Assessment Allocation Report, dated February 12, 2026 (the "Assessment Report") attached hereto as **Exhibit "A"** and the preliminary assessment roll, available at the District Records Office. Affected parties may appear at the hearing or submit their comments in writing prior to the meeting to the attention of the District Manager at the District Records Office.

3. ADVERTISING OF PUBLIC HEARING. Notice of said hearing shall be advertised in accordance with Chapter 170, 190, and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Osceola County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

4. SEVERABILITY. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

[**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**]

SIGNATURE PAGE FOR RESOLUTION 2026-04

ADOPTED this 9th day of July, 2026.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson or Vice Chairperson,
Board of Supervisors

Attest:

_____
Its: Secretary / Assistant Secretary

EXHIBIT "A"

ASSESSMENT REPORT

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

[See attached.]

THIRD SUPPLEMENTAL
SPECIAL ASSESSMENT ALLOCATION REPORT

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

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

Dated: February 12, 2026

Prepared by:

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

Table of Contents

1.0 Introduction

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

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

2.0 Defined Terms

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

"Board" – Board of Supervisors for the District.

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

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

"District" - Reunion East Community Development District.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 Background Information

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

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

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

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

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

4.0 Summary of Series 2015 Bond Restructuring

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

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

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

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

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

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

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

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

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

6.0 Allocation of Original Series 2002A-2 Assessments

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

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

7.0 Pledge and Allocation of Series 2005 Assessments

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

8.0 Assessment Roll

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

Reunion East
Community Development District

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

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

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

Series 2005 Bonds	
Principal Amount	$6,440,000
Coupon Rate	5.80%
Dated Date	3/1/05
Maturity Date	1-May-36

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

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

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

(1) Net annual assessments exclusive of 4% early payment discount and 2% collection cost.
(2) Represents the par debt per unit through Fiscal Year 2009 which is the last Fiscal Year in which annual Debt Assessments were paid in full.
(3) Represents the adjusted par debt after receipt of payment for Series 2002A-2 Assessments for Fiscal Year 2010 through Fiscal Year 2026.
*Golf course previously assessed based upon 2.9 EAU'S vs building square feet of structures. After further review and analysis the Assessment Consultants determined the amount of benefit and assignment of debt assessments was insufficient.

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

Table 3: Calculation of Past Due Assessments

Parcel ID #	Gross Annual Assessments	FY 2010 - FY 2026	Total
27-25-27-2985-PRCL-0WP0	**$69,836**	$1,187,206	$1,187,206
27-25-27-2985-PRCL-0O20	**$4,719**	$80,229	$80,229
27-25-27-2985-PRCL-0P20	**$5,104**	$86,771	$86,771
35-25-27-4857-0001-0016	**$30,593**	$520,089	$520,089
35-25-27-4857-0001-0017	**$30,593**	$520,089	$520,089
35-25-27-4858-TRAC-0035	**$1,082**	$18,398	$18,398
35-25-27-4882-PRCL-0G15	**$5,026**	$85,434	$85,434
35-25-27-4859-PRCL-02A2	**$1,632**	$27,739	$27,739
34-25-27-4012-0002-0030	**$14,639**	$248,864	$248,864
35-25-27-4894-PRCL-0140	**$8,177**	$139,009	$139,009
Total	**$171,402**	$2,913,827	$2,913,827

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

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

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

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

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

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

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

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

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

SECTION D

SECTION II

Reunion East Action Items				
Meeting Assigned	**Item**	**Assigned To**	**Status**	**Comments**
10/12/23	Determine Best Use of The Stables Parcel	Trucco	**In Process**	Appraisal completed. District Engineer analysis of bond funds used completed. Proposal from bond counsel for tax analysis approved 01.09.2025 and analysis confirmed no bonds would need to be paid down. Board evaluated annual maintenance expenses 01.08.2026. Memorandum reviewing lease feasibility reviewed by BOS 04.09.2026. Commercial Broker to be engaged.
12/14/23	KORR petition to consider property conveyance from RE to KORR		**On Hold**	Developer funding agreement in place, request under review.

3/13/25	Mailbox Kiosk License Agreement or Addendum	Trucco	**On Hold**	02.18.2025 District Manager provided District Counsel with parcel details for two mailbox kiosk locations at Reunion Village. License agreement to be considered at a future meeting.
7/10/25	Mailbox Parking Modification	Adams/Curley	**In Process**	Reunion Village Boulevard and Poplin Street Intersection. Tentative designs provided by District Engineer. Determined Parking Improvements are feasible with USPS. Reviewed site plan 10.09.2025. DE to bring back options and estimated costs. Legal discussion regarding context for current location being conducted.
11/13/25	Tree Planting Guidelines	Supervisor Davis	**In Process**	Updated recommended tree list sent to Master Association Management 03.26.2026. Tree inventory technology reviewed by BOS 04.02.2026. Per discussion 06.11.2026 add $9,100 to R&M Project List for FY 2027 for tree inventory technology. Seek Board direction on adding $360 to Maintenance Budget.

2/10/26	Review Maintenance Fee Assessment Methodology	Adams	**On Hold**	
4/9/26	Implement Amended and Restated Parking Rules	Adams/Scheerer	**In Process**	Alan - no parking or time restricted parking signs to be installed in accordance with amended map. Tricia - amend enforcement agreements, notify security, notify residents (completed). Sign proposal to be presented 06.11.2026. Fausnight sign install week of July 20.
5/14/26	Flat Roof Replacement at HCCC	Scheerer	**In Process**	BOS approved with Advantage Roofing 05.14.2026. Agreement provided 06.04.2026. Scheduled week of July 6.
5/14/26	Pool Furniture	Scheerer	**In Process**	Proposals for Pool Chaise Lounge Chairs to be considered at a future meeting.

5/14/26	Concrete Repairs	Curley/Scheerer	**In Process**	Board approved SMFL Proposal 05.14.2026. Drain inlets and gutter curbs in certain areas scheduled for replacement. Agreement provided 06.04.2026. Schedule tentative week of August 3. Email to residents pending.
5/14/26	Determine Options for Carriage Pointe Security	Scheerer	**In Process**	Ramco and other providers to be considered as an alternate to Envera.

Reunion West Action Items				
Meeting Assigned	**Action Item**	**Assigned To**	**Status**	**Comments**
3/12/26	Pro Forma Reunion West Budget without cost share	Adams/Accounting	**In Process**	Board requested to review proposed budget without cost share included.

SECTION III

Reunion East

Community Development District

Summary of Invoices

June 01, 2026 - June 30, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	6/5/26	6914-6921	$	42,378.49
	6/10/26	6922-6931		144,895.21
	6/19/26	6932-6944		312,717.02
	6/26/26	6945-6951		11,945.70
			$	511,936.42
R&M Fund				
	6/26/26	317-318	$	13,634.61
			$	13,634.61
Payroll				
	June 2026			
	Diane Davis	50882	$	184.70
	John Magnusson	50883		184.70
	June Wispelwey	50884		184.70
	Mark Greenstein	50885		184.70
	Trudy Hobbs	50886		184.70
			$	923.50
TOTAL			**$**	**526,494.53**

*** CHECK DATES 06/01/2026 - 06/30/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/05/26	00095	5/29/26	259349	202605	320-53800-57400		*	313.06		
			GH-REPLACED GATE ARM							
		5/29/26	259349	202605	300-13100-10100		*	236.16		
			GH-REPLACED GATE ARM							
						ACCESS CONTROL SYSTEMS LLC			549.22	006914
6/05/26	00129	5/30/26	6122	202605	320-53800-57400		*	219.45		
			GH-REPLACED LOCK ON DOOR							
		5/30/26	6122	202605	300-13100-10100		*	165.55		
			GH-REPLACED LOCK ON DOOR							
		5/30/26	6123	202605	320-53800-47700		*	162.45		
			SEVEN EAGLES-GATE REPAIR							
		5/30/26	6123	202605	300-13100-10100		*	122.55		
			SEVEN EAGLES-GATE REPAIR							
		5/30/26	6124	202605	320-53800-46200		*	493.05		
			6UMBRELLAS/3TABLES/CHAIR							
		5/30/26	6124	202605	300-13100-10100		*	371.95		
			6UMBRELLAS/3TABLES/CHAIR							
						BERRY CONSTRUCTION INC.			1,535.00	006915
6/05/26	00204	6/02/26	1156-THE	202606	320-53800-47700		*	879.80		
			PARTS - 50% DEPOSIT							
		6/02/26	1156-THE	202606	300-13100-10100		*	663.70		
			PARTS - 50% DEPOSIT							
						FLORIDA VILLA SERVICES,INC			1,543.50	006916
6/05/26	00186	6/01/26	769639	202606	300-15500-10000		*	790.26		
			ALARM MONITOR SRVC JUL26							
		6/01/26	769639	202606	300-13100-10100		*	596.15		
			ALARM MONITOR SRVC JUL26							
						HIDDEN EYES LLC DBA ENVERA SYSTEMS			1,386.41	006917
6/05/26	00192	6/01/26	2098	202606	320-53800-43300		*	2,163.15		
			POOL AMENITIES JUN26							
		6/01/26	2098	202606	300-13100-10100		*	1,631.85		
			POOL AMENITIES JUN26							
		6/01/26	2098	202606	320-53800-43300		*	5,400.75		
			POOL ATTENDANT JUN26							
		6/01/26	2098	202606	300-13100-10100		*	4,074.25		
			POOL ATTENDANT JUN26							
		6/01/26	2098	202606	320-53800-43300		*	617.74		
			HC CLEANING SRVC JUN26							
		6/01/26	2098	202606	300-13100-10100		*	466.01		
			HC CLEANING SRVC JUN26							
						PG SERVICE GROUP LLC			14,353.75	006918

*** CHECK DATES 06/01/2026 - 06/30/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/05/26	00054	6/20/26	2026JUN	202606	320-53800-34500			*	6,650.00		
			SECURITY SERVICES JUN26								
		6/20/26	2026JUN	202606	300-13100-10100			*	5,016.66		
			SECURITY SERVICES JUN26								
							REUNION RESORT AND CLUB MASTER ASSC			11,666.66	006919
6/05/26	00175	6/01/26	1012750	202606	320-53800-46200			*	4,845.00		
			POOL MAINTENANCE JUN26								
		6/01/26	1012750	202606	300-13100-10100			*	3,655.00		
			POOL MAINTENANCE JUN26								
							ROBERTS POOL SERVICE AND REPAIR INC			8,500.00	006920
6/05/26	00060	5/26/26	328250	202605	320-53800-46200			*	304.36		
			CARRIAGE POINT-BULKBLEACH								
		5/26/26	328250	202605	300-13100-10100			*	229.59		
			CARRIAGE POINT-BULKBLEACH								
		5/26/26	328251	202605	320-53800-46200			*	438.90		
			HC POOL A-BULK BLEACH								
		5/26/26	328251	202605	300-13100-10100			*	331.10		
			HC POOL A-BULK BLEACH								
		5/26/26	328253	202605	320-53800-46200			*	438.90		
			HC POOL B-BULK BLEACH								
		5/26/26	328253	202605	300-13100-10100			*	331.10		
			HC POOL B-BULK BLEACH								
		5/26/26	328255	202605	320-53800-46200			*	438.90		
			SEVEN EAGLES-BULK BLEACH								
		5/26/26	328255	202605	300-13100-10100			*	331.10		
			SEVEN EAGLES-BULK BLEACH								
							SPIES POOL LLC			2,843.95	006921
6/10/26	00134	6/03/26	04775	202605	310-51300-31100			*	348.25		
			COORD. W/CURB CONTRACTOR								
		6/03/26	04775	202605	310-51300-31100			*	621.65		
			ATTENDED CDD MEETING								
							BOYD CIVIL ENGINEERING INC			969.90	006922
6/10/26	00092	5/01/26	3725	202604	320-53800-43100			*	4.21		
			TOHO METER#62644093 APR26								
		5/01/26	3726	202604	320-53800-43000			*	79.28		
			DUKEENERGY#9100 8323 9862								
		5/01/26	3727	202604	320-53800-43000			*	835.64		
			DUKEENERGY#9100 8324 0443								
							KINGWOOD ORLANDO REUNION RESORT LLC			919.13	006923
6/10/26	00183	5/27/26	01052026	202605	320-53800-34500			*	63.84		
			HC-SECURITY SRVC 05/22/26								

*** CHECK DATES 06/01/2026 - 06/30/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

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

                 5/27/26 01052026 202605 300-13100-10100                                     *                48.16
                          HC-SECURITY SRVC 05/22/26
                 5/27/26 01052026 202605 320-53800-34500                                     *                79.80
                          SE-SECURITY SRVC 05/28/26
                 5/27/26 01052026 202605 300-13100-10100                                     *                60.20
                          SE-SECUIRTY SRVC 05/28/26
                                                   KWR, LLC                                                          252.00 006924
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/10/26 99999   6/10/26 VOID     202606 000-00000-00000                                     C                 .00
                          VOID CHECK
                                                   ******INVALID VENDOR NUMBER******                                     .00 006925
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/10/26 99999   6/10/26 VOID     202606 000-00000-00000                                     C                 .00
                          VOID CHECK
                                                   ******INVALID VENDOR NUMBER******                                     .00 006926
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/10/26 00051   6/05/26 49-60-00 202606 320-53800-46200                                     *               213.75
                          PERMIT-HER.CROSS POOL A
                 6/05/26 49-60-00 202606 300-13100-10100                                     *               161.25
                          PERMIT-HER.CROSS POOL A
                 6/05/26 49-60-00 202606 320-53800-46200                                     *               213.75
                          PERMIT-HER.CROSS POOL B
                 6/05/26 49-60-00 202606 300-13100-10100                                     *               161.25
                          PERMIT-HER.CROSS POOL B
                 6/05/26 49-60-00 202606 320-53800-46200                                     *               213.75
                          PERMIT-HOMESTEAD POOL
                 6/05/26 49-60-00 202606 300-13100-10100                                     *               161.25
                          PERMIT-HOMESTEAD POOL
                 6/08/26 49-60-00 202606 320-53800-46200                                     *               213.75
                          PERMIT-SEVEN EAGLES POOL
                 6/08/26 49-60-00 202606 300-13100-10100                                     *               161.25
                          PERMIT-SEVEN EAGLES POOL
                 6/08/26 49-60-00 202606 320-53800-46200                                     *               142.50
                          PERMIT-SEVEN EAGLES SPA 1
                 6/08/26 49-60-00 202606 300-13100-10100                                     *               107.50
                          PERMIT-SEVEN EAGLES SPA 1
                 6/08/26 49-60-00 202606 320-53800-46200                                     *               142.50
                          PERMIT-SEVEN EAGLES SPA 2
                 6/08/26 49-60-00 202606 300-13100-10100                                     *               107.50
                          PERMIT-SEVEN EAGLES SPA 2
                 6/08/26 49-60-00 202606 320-53800-46200                                     *               142.50
                          PERMIT-HC WADING POOL
                 6/08/26 49-60-00 202606 300-13100-10100                                     *               107.50
                          PERMIT-HC WADING POOL
                 6/08/26 49-60-00 202606 320-53800-46200                                     *               142.50
                          PERMIT-HERITAGE SPA B
```

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		6/08/26	49-60-00	202606	300-13100-10100			*	107.50		
			PERMIT-HERITAGE SPA B								
		6/08/26	49-60-00	202606	320-53800-46200			*	142.50		
			PERMIT-HOMESTEAD SPA								
		6/08/26	49-60-00	202606	300-13100-10100			*	107.50		
			PERMIT-HOMESTEAD SPA								
		6/08/26	49-60-00	202606	320-53800-46200			*	142.50		
			PERMIT-HOME WADING POOL								
		6/08/26	49-60-00	202606	300-13100-10100			*	107.50		
			PERMIT-HOME WADING POOL								
		6/08/26	49-60-00	202606	320-53800-46200			*	213.75		
			PERMIT-CARRIAGE PNT POOL								
		6/08/26	49-60-00	202606	300-13100-10100			*	161.25		
			PERMIT-CARRIAGE PNT POOL								
		6/08/26	49-60-00	202606	320-53800-46200			*	142.50		
			PERMIT-CARRIAGE PNT SPA								
		6/08/26	49-60-00	202606	300-13100-10100			*	107.50		
			PERMIT-CARRIAGE PNT SPA								
		6/08/26	49-60-00	202606	320-53800-46200			*	213.75		
			PERMIT-TERRACE POOL								
		6/08/26	49-60-00	202606	300-13100-10100			*	161.25		
			PERMIT-TERRACE POOL								
		6/08/26	49-60-00	202606	320-53800-46200			*	142.50		
			PERMIT-TERRACE SPA								
		6/08/26	49-60-00	202606	300-13100-10100			*	107.50		
			PERMIT-TERRACE SPA								
							OSCEOLA COUNTY HEALTH DEPARTMENT			4,250.00	006927
6/10/26	00103	6/10/26	06102026	202606	300-20700-10000			*	37,233.19		
			FY26 DEBT SRVC SER2015A								
							REUNION EAST CDD C/O USBANK			37,233.19	006928
6/10/26	00103	6/10/26	06102026	202606	300-20700-10800			*	16,441.38		
			FY26 DEBT SERVICE SER2021								
							REUNION EAST CDD C/O USBANK			16,441.38	006929
6/10/26	00002	5/11/26	OSA58661	202605	310-51300-48000			*	341.05		
			NOT.OF BOARD MTG 05/14/26								
		5/11/26	OSA58662	202605	310-51300-48000			*	218.56		
			RFQ CANDIDATES								
							TRIBUNE PUBLISHING COMPANY LLC DBA			559.61	006930
6/10/26	00030	5/31/26	1193795	202605	320-53800-47300			*	41,089.59		
			LANDSCAPE MAINT MAY26								
		5/31/26	1193795	202605	300-13100-10100			*	30,997.41		
			LANDSCAPE MAINT MAY26								

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		5/31/26	1193795	202605	320-53800-47300		*	912.00		
			TURF CARE MAY26							
		5/31/26	1193795	202605	300-13100-10100		*	688.00		
			TURF CARE MAY26							
		5/31/26	1193795	202605	320-53800-47300		*	912.00		
			TREE/SHRUBCARE MAY26							
		5/31/26	1193795	202605	300-13100-10100		*	688.00		
			TREE/SHRUBCARE MAY26							
		5/31/26	1193795	202605	320-53800-47300		*	7,060.02		
			IRRIGATION MAINT MAY26							
		5/31/26	1193795	202605	300-13100-10100		*	5,325.98		
			IRRIGATION MAINT MAY26							
		5/31/26	1193795	202605	320-53800-47300		*	1,939.71-		
			CREDIT REMAINING PHASE							
		5/31/26	1193795	202605	300-13100-10100		*	1,463.29-		
			CREDIT REMAINING PHASE							
						YELLOWSTONE LANDSCAPE SOUTHEAST LLC			84,270.00	006931
6/19/26	00095	5/31/26	259022	202605	320-53800-57400		*	712.01		
			GH-INSTALL ENCLOSURE							
		5/31/26	259022	202605	300-13100-10100		*	537.12		
			GH-INSTALL ENCLOSURE							
		6/16/26	259540	202606	320-53800-57400		*	176.01		
			GH-RPLC TOGGLE SWITCH							
		6/16/26	259540	202606	300-13100-10100		*	132.78		
			GH-RPLC TOGGLE SWITCH							
						ACCESS CONTROL SYSTEMS LLC			1,557.92	006932
6/19/26	99999	6/19/26	VOID	202606	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006933
6/19/26	00129	6/12/26	6133	202606	320-53800-48100		*	1,516.20		
			TERR.GRILLS/CONCRETE PAD							
		6/12/26	6133	202606	300-13100-10100		*	1,143.80		
			TERR.GRILLS/CONCRETE PAD							
		6/12/26	6134	202606	320-53800-48100		*	219.45		
			SE-RELOCATED PARK BENCHES							
		6/12/26	6134	202606	300-13100-10100		*	165.55		
			SE-RELOCATED PARK BENCHES							
		6/12/26	6135	202606	320-53800-47700		*	390.45		
			HC-RPLC FLUSH VALVE							
		6/12/26	6135	202606	300-13100-10100		*	294.55		
			HC-RPLC FLUSH VALVE							
		6/12/26	6136	202606	320-53800-46200		*	162.45		
			SE-RPLC 3 POOL UMBRELLAS							

*** CHECK DATES 06/01/2026 - 06/30/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		6/12/26	6136	202606	300-13100-10100			*	122.55		
			SE-RPLC 3 POOL UMBRELLAS								
		6/12/26	6137	202606	320-53800-47700			*	322.05		
			HOMESTEAD-GATE/CLOCK/SIGN								
		6/12/26	6137	202606	300-13100-10100			*	242.95		
			HOMESTEAD-GATE/CLOCK/SIGN								
		6/12/26	6138	202605	320-53800-47700			*	361.95		
			SE-REPAIRED BROKEN FENCE								
		6/12/26	6138	202605	300-13100-10100			*	273.05		
			SE-REPAIRED BROKEN FENCE								
		6/12/26	6140	202606	320-53800-47700			*	835.05		
			SE-REPAIRED DRYWALL								
		6/12/26	6140	202606	300-13100-10100			*	629.95		
			SE-REPAIRED DRYWALL								
		6/16/26	6146	202605	320-53800-47200			*	162.45		
			HC-RPLC LIGHT BULBS								
		6/16/26	6146	202605	300-13100-10100			*	122.55		
			HC-RPLC LIGHT BULBS								
		6/16/26	6147	202606	320-53800-47200			*	550.05		
			HC-RPLC 177 LIGHT BULBS								
		6/16/26	6147	202606	300-13100-10100			*	414.95		
			HC-RPLC 177 LIGHT BULBS								
		6/16/26	6148	202606	320-53800-47700			*	493.05		
			TERR. RPLC CLOCK/CLOSURE								
		6/16/26	6148	202606	300-13100-10100			*	371.95		
			TERR. RPLC CLOCK/CLOSURE								
		6/16/26	6149	202606	320-53800-47700			*	550.05		
			SE-GATE HINGES/CLOSURE								
		6/16/26	6149	202606	300-13100-10100			*	414.95		
			SE-GATE HINGES/CLOSURE								
							BERRY CONSTRUCTION INC.			9,760.00	006934
6/19/26	00144	6/10/26	17070674	202606	320-53800-47700			*	102.36		
			HC-INSPECT & RPLC BATTERY								
		6/10/26	17070674	202606	300-13100-10100			*	77.22		
			HC-INSPECT & RPLC BATTERY								
							FRANK'S AIR CONDITIONING, INC.			179.58	006935
6/19/26	00176	6/09/26	31272	202605	320-53800-48200			*	185.25		
			PREVENTATIVE MAINT MAY26								
		6/09/26	31272	202605	300-13100-10100			*	139.75		
			PREVENTATIVE MAINT MAY26								
							FITNESS SERVICES OF FLORIDA INC			325.00	006936
6/19/26	00049	6/01/26	684	202606	320-53800-12000			*	3,838.58		
			FIELD MANAGEMENT JUN26								

*** CHECK DATES 06/01/2026 - 06/30/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		6/01/26	685	202605	310-51300-42000		*	3.51		
			AMEX-USPS POSTAGE							
		6/01/26	685A	202606	310-51300-34000		*	4,414.50		
			MANAGEMENT FEES JUN26							
		6/01/26	685A	202606	310-51300-35200		*	108.17		
			WEBSITE ADMIN FEE JUN26							
		6/01/26	685A	202606	310-51300-35100		*	162.25		
			INFORMATION TECH JUN26							
		6/01/26	685A	202606	310-51300-31300		*	901.25		
			DISSEMINATION FEE JUN26							
		6/01/26	685A	202606	310-51300-51000		*	1.14		
			OFFICE SUPPLIES JUN26							
		6/01/26	685A	202606	310-51300-42000		*	53.50		
			POSTAGE JUN26							
						GOVERNMENTAL MANAGEMENT SERVICES			9,482.90	006937
6/19/26	00079	5/25/26	11961522	202605	320-53800-47900		*	48.34		
			MTHLY PEST CONTROL MAY26							
		5/25/26	11961522	202605	300-13100-10100		*	36.46		
			MTHLY PEST CONTROL MAY26							
						HOMETEAM PEST DEFENSE			84.80	006938
6/19/26	00119	6/11/26	153512	202605	310-51300-31500		*	2,494.58		
			AGENDA REVIEW/CDD MEETING							
		6/11/26	153512	202605	310-51300-31500		*	33.00		
			GMS STABLES CORRESP							
		6/11/26	153512	202605	310-51300-31500		*	33.00		
			REUNION VILLAGE TRACT							
		6/11/26	153512	202605	310-51300-31500		*	1,221.00		
			YELLOWSTONE AGREEMENT							
		6/11/26	153512	202605	310-51300-31500		*	132.00		
			TOHO EASEMENT REQUEST							
		6/11/26	153513	202605	310-51300-31500		*	330.00		
			SHUTTS & BOWENS TITLE REV							
		6/11/26	153513	202605	310-51300-31500		*	79.00		
			EMINENT DOMAIN W/ COUNTY							
		6/11/26	153513	202605	310-51300-31500		*	79.00		
			OLD LAKE WILSON RD RESOL.							
		6/11/26	153513	202605	310-51300-31500		*	33.00		
			WITHDRAWN OFFER FROM FDOT							
		6/11/26	153514	202605	310-51300-31500		*	9,873.40		
			TRACT OWNERSHIP DISPUTE							
		6/11/26	153514	202605	310-51300-31500		*	31.19		
			AMEX-OCC FILING FEE							
		6/11/26	153514	202605	310-51300-31500		*	.15		
			PHOTOCOPIES							

*** CHECK DATES 06/01/2026 - 06/30/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

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

                 6/11/26 153514   202605 310-51300-31500                                    *               35.56
                          FEDEX-GINN SEVEN EAGLES
                                                     LATHAM LUNA EDEN AND BEAUDINE LLP                                14,374.88 006939
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/19/26 00103   6/16/26 06162026 202606 300-20700-10000                                    *          175,941.83
                          FY26 DEBT SRVC SER2015A
                                                     REUNION EAST CDD C/O USBANK                                     175,941.83 006940
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/19/26 00103   6/16/26 06162026 202606 300-20700-10800                                    *           77,692.15
                          FY26 DEBT SERVICE SER2021
                                                     REUNION EAST CDD C/O USBANK                                      77,692.15 006941
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/19/26 00054   6/10/26 2026JAN2 202601 320-53800-34500                                    *            6,650.00
                          SECURITY SERVICES JAN26
                 6/10/26 2026JAN2 202601 300-13100-10100                                    *            5,016.66
                          SECURITY SERVICES JAN26
                                                     REUNION RESORT AND CLUB MASTER ASSC                              11,666.66 006942
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/19/26 99999   6/19/26 VOID     202606 000-00000-00000                                    C                .00
                          VOID CHECK
                                                       ******INVALID VENDOR NUMBER******                                .00 006943
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/19/26 00060   2/26/26 325569   202602 320-53800-46200                                    *              380.19
                          HC-INSTALL GOV/HEATER
                 2/26/26 325569   202602 300-13100-10100                                    *              286.81
                          HC-INSTALL GOV/HEATER
                 3/16/26 326071   202603 320-53800-46200                                    *              151.05
                          HOMESTEAD-REMOVED DEBRIS
                 3/16/26 326071   202603 300-13100-10100                                    *              113.95
                          HOMESTEAD-REMOVED DEBRIS
                 4/02/26 326610   202604 320-53800-46200                                    *              762.63
                          HC-SULF.ACID/DEGREASER
                 4/02/26 326610   202604 300-13100-10100                                    *              575.32
                          HC-SULF.ACID/DEGREASER
                 4/02/26 326611   202604 320-53800-46200                                    *              678.02
                          SE-15GAL SULFURIC ACID
                 4/02/26 326611   202604 300-13100-10100                                    *              511.48
                          SE-15GAL SULFURIC ACID
                 4/02/26 326612   202604 320-53800-46200                                    *              506.73
                          HOMESTEAD-BICARB/CHLORIDE
                 4/02/26 326612   202604 300-13100-10100                                    *              382.27
                          HOMESTEAD-BICARB/CHLORIDE
                 4/06/26 326699   202604 320-53800-46200                                    *              508.41
                          HC-15GAL SULFURIC ACID
                 4/06/26 326699   202604 300-13100-10100                                    *              383.54
                          HC-15GAL SULFURIC ACID
```

*** CHECK DATES 06/01/2026 - 06/30/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		4/06/26	326700	202604	320-53800-46200		*	397.29		
			TERR.-15GAL SULFURIC ACID							
		4/06/26	326700	202604	300-13100-10100		*	299.71		
			TERR.-15GAL SULFURIC ACID							
		4/13/26	326923	202604	320-53800-46200		*	508.41		
			SE-15GAL SULFURIC ACID							
		4/13/26	326923	202604	300-13100-10100		*	383.54		
			SE-15GAL SULFURIC ACID							
		4/18/26	23852	202604	320-53800-46200		*	798.00		
			CHEMICAL CONTROLLER MS							
		4/18/26	23852	202604	300-13100-10100		*	602.00		
			CHEMICAL CONTROLLER MS							
		5/27/26	328293	202605	320-53800-46200		*	423.51		
			HC-POPOFFS/USCG RINGS							
		5/27/26	328293	202605	300-13100-10100		*	319.49		
			HC-POPOFFS/USCG RINGS							
		6/05/26	328659	202606	320-53800-46200		*	729.00		
			SE-SODIUM BICARB/BLEACH							
		6/05/26	328659	202606	300-13100-10100		*	549.95		
			SE-SODIUM BICARB/BLEACH							
		6/18/26	24108	202606	320-53800-46200		*	798.00		
			CHEMICAL CONTROLLER MS							
		6/18/26	24108	202606	300-13100-10100		*	602.00		
			CHEMICAL CONTROLLER MS							
						SPIES POOL LLC			11,651.30	006944
6/26/26	00079	6/14/26	12042218	202606	320-53800-47900		*	48.34		
			MTHLY PEST CONTROL JUN26							
		6/14/26	12042218	202606	300-13100-10100		*	36.46		
			MTHLY PEST CONTROL JUN26							
						HOMETEAM PEST DEFENSE			84.80	006945
6/26/26	00183	6/23/26	06012026	202606	320-53800-34500		*	63.84		
			HC-SECURITY SRVC 06/14/26							
		6/23/26	06012026	202606	300-13100-10100		*	48.16		
			HC-SECURITY SRVC 06/14/26							
		6/23/26	06012026	202606	320-53800-34500		*	63.84		
			HC-SECURITY SRVC 06/19/26							
		6/23/26	06012026	202606	300-13100-10100		*	48.16		
			HC-SECURITY SRVC 06/19/26							
						KWR, LLC			224.00	006946
6/26/26	99999	6/26/26	VOID	202606	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	006947

*** CHECK DATES 06/01/2026 - 06/30/2026 *** GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/26/26	00060	6/01/26	328436	202606	320-53800-46200			*	280.16		
			SE-INSTALL PVC PIPE								
		6/01/26	328436	202606	300-13100-10100			*	211.34		
			SE-INSTALL PVC PIPE								
		6/05/26	328681	202606	320-53800-46200			*	156.18		
			HC-URINAL VALVE LEAK								
		6/05/26	328681	202606	300-13100-10100			*	117.82		
			HC-URINAL VALVE LEAK								
		6/08/26	328692	202606	320-53800-46200			*	198.63		
			TERR. -SHOCKED FOUNTAIN								
		6/08/26	328692	202606	300-13100-10100			*	149.85		
			TERR. -SHOCKED FOUNTAIN								
		6/08/26	328837	202606	320-53800-46200			*	282.15		
			HC POOL A-BULK BLEACH								
		6/08/26	328837	202606	300-13100-10100			*	212.85		
			HC POOL A-BULK BLEACH								
		6/08/26	328839	202606	320-53800-46200			*	235.13		
			HOMESTEAD-BULK BLEACH								
		6/08/26	328839	202606	300-13100-10100			*	177.37		
			HOMESTEAD-BULK BLEACH								
		6/09/26	326795	202606	320-53800-46200			*	354.54		
			HOMESTEAD-BIOFILM/FILTER								
		6/09/26	326795	202606	300-13100-10100			*	267.46		
			HOMESTEAD-BIOFILM/FILTER								
		6/09/26	328733	202606	320-53800-46200			*	352.80		
			HOMESTEAD- SAFETY INSPECT								
		6/09/26	328733	202606	300-13100-10100			*	266.15		
			HOMESTEAD- SAFETY INSPECT								
		6/09/26	328763	202606	320-53800-46200			*	186.39		
			HC POOL A- INSTALL CLOCK								
		6/09/26	328763	202606	300-13100-10100			*	140.61		
			HC POOL A- INSTALL CLOCK								
		6/09/26	328766	202606	320-53800-46200			*	188.07		
			HC-PAVERS/GUTTER GATE								
		6/09/26	328766	202606	300-13100-10100			*	141.88		
			HC-PAVERS/GUTTER GATE								
		6/09/26	328779	202606	320-53800-46200			*	173.82		
			TERR.-INSTL A TORO VALVE								
		6/09/26	328779	202606	300-13100-10100			*	131.13		
			TERR.-INSTL A TORO VALVE								
		6/10/26	328736	202606	320-53800-46200			*	259.35		
			HC POOL A-SAFETY INSPECT								
		6/10/26	328736	202606	300-13100-10100			*	195.65		
			HC POOL A-SAFETY INSPECT								
		6/10/26	328797	202606	320-53800-46200			*	452.01		
			HC-INSTALL GATE LATCH								

*** CHECK DATES 06/01/2026 - 06/30/2026 ***
GENERAL FUND
BANK A REUNION EAST CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		6/10/26	328797	202606	300-13100-10100		*	340.99		
			HC-INSTALL GATE LATCH							
						SPIES POOL LLC			5,472.33	006948
6/26/26	00070	6/17/26	85641	202606	320-53800-47700		*	91.20		
			HC-SET PRESET MODES							
		6/17/26	85641	202606	300-13100-10100		*	68.80		
			HC-SET PRESET MODES							
						TERRY S ELECTRIC INC			160.00	006949
6/26/26	00188	6/16/26	7372760	202606	320-53800-47700		*	375.41		
			SHWR HEAD RPLC/HANDLE ADJ							
		6/16/26	7372760	202606	300-13100-10100		*	283.21		
			SHWR HEAD RPLC/HANDLE ADJ							
		6/17/26	7376282	202606	320-53800-47700		*	94.28		
			SRVC CALL-FOUNT INSPECT							
		6/17/26	7376282	202606	300-13100-10100		*	71.12		
			SRVC CALL FOUNT INSPECT							
						WIND RIVER ENVIRONMENTAL LLC			824.02	006950
6/26/26	00030	6/17/26	1199738	202604	320-53800-46500		*	1,013.77		
			25POPUP/15ROTOR/2NOZZLE							
		6/17/26	1199738	202604	300-13100-10100		*	764.78		
			25POPUP/15ROTOR/2NOZZLE							
		6/19/26	1200684	202605	320-53800-46500		*	1,052.22		
			IRRIG.VALVE/MAINLINE RPR							
		6/19/26	1200684	202605	300-13100-10100		*	793.78		
			IRRIG.VALVE/MAINLINE RPR							
		6/19/26	1200685	202605	320-53800-47400		*	433.20		
			ROOT BARRIER INSTALL							
		6/19/26	1200685	202605	300-13100-10100		*	326.80		
			ROOT BARRIER INSTALL							
		6/19/26	1200686	202605	320-53800-46500		*	453.72		
			GATE VALVE INSTALLATION							
		6/19/26	1200686	202605	300-13100-10100		*	342.28		
			GATE VALVE INSTALLATION							
						YELLOWSTONE LANDSCAPE SOUTHEAST LLC			5,180.55	006951

TOTAL FOR BANK A 511,936.42

TOTAL FOR REGISTER 511,936.42

*** CHECK DATES 06/01/2026 - 06/30/2026 ***
R&M FUND
BANK C REUNION EAST R&M

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/26/26	00015	6/09/26	258652	202606	320-53800-66000			*	5,035.73		
			RPLC CARD READER/PEDESTAL								
		6/09/26	258652	202606	300-13100-10100			*	3,798.88		
			RPLC CARD READER/PEDESTAL								
							ACCESS CONTROL SYSTEMS LLC			8,834.61	000317
6/26/26	00001	6/12/26	6139	202605	320-53800-53000			*	2,736.00		
			GRAND@REUNION-RPLC SIDWLK								
		6/12/26	6139	202605	300-13100-10100			*	2,064.00		
			GRAND@REUNION-RPLC SIDWLK								
							BERRY CONSTRUCTION INC.			4,800.00	000318

TOTAL FOR BANK C 13,634.61

TOTAL FOR REGISTER 13,634.61

SECTION IV

Reunion East

Community Development District

Unaudited Financial Reporting

May 31, 2026

Table of Contents

Reunion East

Community Development District

Balance Sheet

May 31, 2026

	General Fund	*Replacement & Maintenance Fund*	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:					
Cash - Truist	$ 287,077	$ 26,904	$ -	$ -	$ 313,981
Investments:					
Series 2002A-2					
Reserve	-	-	3	-	3
Revenue	-	-	101,337	-	101,337
Series 2005					
Reserve	-	-	5	-	5
Revenue	-	-	197,826	-	197,826
Construction	-	-	-	12	12
Series 2015A					
Reserve	-	-	175,000	-	175,000
Revenue	-	-	1,012,895	-	1,012,895
Prepayment	-	-	36	-	36
Series 2021					
Reserve	-	-	1,116,155	-	1,116,155
Revenue	-	-	613,667	-	613,667
Construction	-	-	-	665,605	665,605
Investment - Custody	538,993	-	-	-	538,993
SBA - Operating	819,014	-	-	-	819,014
SBA - Reserve	-	3,758,980	-	-	3,758,980
Due from General Fund	-	-	5,000	-	5,000
Due from Reunion West	505,595	53,172	-	-	558,767
Prepaid Expenses	790	-	-	-	790
Total Assets	**$ 2,151,469**	**$ 3,839,056**	**$ 3,221,924**	**$ 665,616**	**$ 9,878,065**
Liabilities:					
Accounts Payable	$ 134,676	$ 4,800	$ -	$ -	$ 139,476
Due to Debt Service 2015A	5,000	-	-	-	5,000
Due to Debt Service 2021	-	-	-	-	-
Due to Reunion West	95,067	4,475	-	-	99,541
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	**$ 234,742**	**$ 9,275**	**$ 19,544,681**	**$ -**	**$ 19,788,698**
Fund Balances:					
Assigned For Debt Service 2002A-2	$ -	$ -	$ (10,177,065)	$ -	$ (10,177,065)
Assigned For Debt Service 2005	-	-	(9,068,445)	-	(9,068,445)
Assigned For Debt Service 2015A	-	-	1,192,931	-	1,192,931
Assigned For Debt Service 2021	-	-	1,729,822	-	1,729,822
Assigned For Capital Projects 2005	-	-	-	12	12
Assigned For Capital Projects 2021	-	-	-	665,605	665,605
Unassigned	1,916,726	3,829,782	-	-	5,746,508
Total Fund Balances	**$ 1,916,726**	**$ 3,829,782**	**$ (16,322,756.87)**	**$ 665,616**	**$ (9,910,633)**
Total Liabilities & Fund Equity	$ 2,151,469	$ 3,839,056	$ 3,221,924	$ 665,616	$ 9,878,065

Reunion East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments	$ 2,325,718	$ 2,325,718	$ 2,162,791	$ (162,927)
Interest	47,400	31,600	40,671	9,071
Miscellaneous Revenues	-	-	10,000	10,000
Rental Income	6,000	4,000	15,974	11,974
Total Revenues	**$ 2,379,118**	**$ 2,361,318**	**$ 2,229,436**	**$ (131,882)**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 8,000	$ 7,600	$ 400
FICA Expense	918	612	581	31
Engineering Fees	30,000	20,000	13,696	6,304
Attorney	100,000	66,667	66,547	119
Arbitrage	900	-	-	-
Dissemination Agent	10,815	7,210	7,310	(100)
Annual Audit	4,750	-	-	-
Trustee Fees	8,869	-	-	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	52,974	35,316	35,316	-
Information Technology	1,947	1,298	1,298	-
Website Maintenance	1,298	865	865	(0)
Telephone	75	50	-	50
Postage	1,500	1,000	500	500
Printing & Binding	500	333	3	330
Insurance	20,571	20,571	19,407	1,164
Legal Advertising	5,000	3,333	2,294	1,040
Other Current Charges	600	400	35	365
Office Supplies	250	167	7	159
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**	**$ 175,509**	**$ 165,790**	**$ 9,718**

Reunion East

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Maintenance - Shared Expenses				
Field Maintenance	$ 46,063	$ 30,709	$ 30,709	$ 0
Amenity Management	5,472	3,648	-	3,648
Property Insurance	68,786	68,786	62,739	6,047
Telephone	22,800	15,200	12,210	2,990
Electric	380,606	253,737	257,160	(3,423)
Water & Sewer	42,750	28,500	29,296	(796)
Gas	59,850	39,900	51,916	(12,016)
Landscape - Contract	581,400	387,600	504,675	(117,075)
Landscape - Contingency	71,250	47,500	17,850	29,650
Pond Maintenance	14,250	9,500	7,962	1,538
Irrigation Repairs & Maintenance	19,950	13,300	9,507	3,793
Pool & Fountain Maintenance	219,450	146,300	128,377	17,923
Building Repairs & Maintenance	28,500	19,000	30,342	(11,342)
Contract Cleaning	80,900	53,933	61,769	(7,835)
Fitness Center Repairs & Maintenance	7,923	5,282	4,647	635
Gate & Gatehouse Maintenance	45,600	30,400	20,555	9,845
Amenity/Pool Lights	11,400	7,600	16,896	(9,296)
Maintenance (Inspections)	5,700	3,800	2,035	1,765
Operating Supplies	2,850	1,900	-	1,900
Parking Violation Tags	285	190	-	190
Pest Control	1,756	1,171	1,082	
Pressure Washing	28,500	19,000	23,940	(4,940)
Repairs & Maintenance	20,520	13,680	1,540	12,140
Roadways/Sidewalks/Bridge	22,800	15,200	20,195	(4,995)
Security	121,904	81,269	73,418	7,851
Signage	11,400	7,600	7,573	27
Hurricane Expenses	5,700	3,800	-	3,800
Total Maintenance - Shared Expenses	**$ 1,928,365**	**$ 1,308,505**	**$ 1,376,392**	**$ (67,976)**
Reserves				
Capital Reserve Transfer	$ 188,100	$ 188,100	$ 188,100	$ -
Total Reserves	**$ 188,100**	**$ 188,100**	**$ 188,100**	**$ -**
Total Expenditures	**$ 2,379,118**	**$ 1,672,114**	**$ 1,730,282**	**$ (58,258)**
Excess Revenues (Expenditures)	$ (0)		$ 499,154	
Fund Balance - Beginning	$ -		$ 1,417,572	
Fund Balance - Ending	$ (0)		$ 1,916,726	

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	$ -	$ -	$ -	$ -	$ 2,162,791
Interest	3,504	3,035	4,231	6,969	6,087	5,842	5,904	5,099	-	-	-	-	40,671
Miscellaneous Revenues	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000
Rental Income	-	2,081	285	2,480	3,833	-	4,845	2,451	-	-	-	-	15,974
Total Revenues	**$ 3,504**	**$ 246,364**	**$ 1,511,704**	**$ 94,070**	**$ 72,840**	**$ 64,254**	**$ 182,835**	**$ 53,865**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,229,436**
Expenditures:													
Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ 800	$ 1,000	$ 800	$ 800	$ 1,200	$ 1,000	$ -	$ -	$ -	$ -	$ 7,600
FICA Expense	77	77	61	77	61	61	92	77	-	-	-	-	581
Engineering Fees	2,603	1,283	1,767	1,260	1,212	2,115	2,488	970	-	-	-	-	13,696
Attorney	8,197	4,450	3,670	6,261	14,908	9,112	5,575	14,375	-	-	-	-	66,547
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	901	901	901	901	901	901	1,001	901	-	-	-	-	7,310
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,415	4,415	4,415	4,415	4,415	4,415	4,415	4,415	-	-	-	-	35,316
Information Technology	162	162	162	162	162	162	162	162	-	-	-	-	1,298
Website Maintenance	108	108	108	108	108	108	108	108	-	-	-	-	865
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	54	106	24	71	28	128	16	73	-	-	-	-	500
Printing & Binding	-	1	-	-	2	-	-	-	-	-	-	-	3
Insurance	19,407	-	-	-	-	-	-	-	-	-	-	-	19,407
Legal Advertising	-	-	495	-	815	424	-	560	-	-	-	-	2,294
Other Current Charges	-	-	-	-	-	-	35	-	-	-	-	-	35
Office Supplies	1	1	1	1	1	1	1	1	-	-	-	-	7
Property Appraiser Fee	-	-	-	-	1,944	-	-	-	-	-	-	-	1,944
Property Taxes	-	100	-	-	-	-	-	-	-	-	-	-	100
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	**$ 45,209**	**$ 12,602**	**$ 12,405**	**$ 14,256**	**$ 25,358**	**$ 18,227**	**$ 15,092**	**$ 22,641**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 165,790**

Reunion East

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Maintenance - Shared Expenses													
Field Maintenance	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ 3,839	$ -	$ -	$ -	$ -	$ 30,709
Amenity Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	62,739	-	-	-	-	-	-	-	-	-	-	-	62,739
Telephone	1,646	1,475	1,825	1,474	1,739	1,834	1,651	566	-	-	-	-	12,210
Electric	32,651	21,166	47,214	28,430	23,705	40,890	30,855	32,249	-	-	-	-	257,160
Water & Sewer	2,801	3,069	4,275	3,520	4,476	4,154	3,295	3,706	-	-	-	-	29,296
Gas	1,340	1,869	4,569	7,558	9,372	13,485	8,470	5,253	-	-	-	-	51,916
Landscape - Contract	48,034	125,259	70,963	53,727	48,034	62,591	48,034	48,034	-	-	-	-	504,675
Landscape - Contingency	-	7,820	1,881	550	2,021	1,790	3,135	653	-	-	-	-	17,850
Pond Maintenance	995	995	995	995	995	995	995	995	-	-	-	-	7,962
Irrigation Repairs & Maintenance	775	801	1,532	3,218	-	661	1,014	1,506	-	-	-	-	9,507
Pool & Fountain Maintenance	14,127	15,915	16,352	15,873	17,043	15,130	17,734	16,203	-	-	-	-	128,377
Building Repairs & Maintenance	11,477	1,590	897	2,720	872	8,037	912	3,835	-	-	-	-	30,342
Contract Cleaning	6,623	6,545	6,620	9,188	8,247	8,182	8,182	8,182	-	-	-	-	61,769
Fitness Center Repairs & Maintenance	185	877	185	1,631	185	675	185	723	-	-	-	-	4,647
Gate & Gatehouse Maintenance	1,324	392	1,694	1,158	2,415	7,243	3,700	2,629	-	-	-	-	20,555
Amenity/Pool Lights	3,239	2,631	1,479	3,557	1,119	3,076	-	1,796	-	-	-	-	16,896
Maintenance (Inspections)	447	456	504	-	627	-	-	-	-	-	-	-	2,035
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Violation Tags	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	48	128	48	48	128	504	48	128	-	-	-	-	1,082
Pressure Washing	-	-	8,807	14,735	-	-	-	399	-	-	-	-	23,940
Repairs & Maintenance	493	-	1,047	-	-	-	-	-	-	-	-	-	1,540
Roadways/Sidewalks/Bridge	285	333	1,026	958	-	-	10,838	6,755	-	-	-	-	20,195
Security	8,714	8,714	8,714	8,714	8,714	8,714	8,734	12,400	-	-	-	-	73,418
Signage	2,722	647	1,468	-	214	564	1,958	-	-	-	-	-	7,573
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	**$ 204,504**	**$ 204,521**	**$ 185,936**	**$ 161,892**	**$ 133,744**	**$ 182,364**	**$ 153,579**	**$ 149,852**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,376,392**
Reserves													
Capital Reserve Transfer	$ -	$ -	$ 188,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 188,100
Total Reserves	**$ -**	**$ -**	**$ 188,100**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 188,100**
Total Expenditures	**$ 249,714**	**$ 217,124**	**$ 386,441**	**$ 176,148**	**$ 159,102**	**$ 200,591**	**$ 168,671**	**$ 172,493**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,730,282**
Excess Revenues (Expenditures)	$ (246,210)	$ 29,240	$ 1,125,263	$ (82,077)	$ (86,262)	$ (136,336)	$ 14,164	$ (118,628)	$ -	$ -	$ -	$ -	$ 499,154

Reunion East

Community Development District

Replacement & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Transfer In	$ 188,100	$ 188,100	$ 188,100	$ -
Interest	150,000	100,000	98,144	(1,856)
Total Revenues	**$ 338,100**	**$ 288,100**	**$ 286,244**	**$ (1,856)**
Expenditures:				
Contingency	$ 600	$ 400	$ 361	$ 39
Capital Outlay	372,991	248,661	147,595	101,066
Total Expenditures	**$ 373,591**	**$ 249,061**	**$ 147,955**	**$ 101,105**
Excess Revenues (Expenditures)	$ (35,491)		$ 138,289	
Fund Balance - Beginning	$ 3,494,902		$ 3,691,493	
Fund Balance - Ending	$ 3,459,411		$ 3,829,782	

Reunion East

Community Development District

Debt Service Fund - Series 2002A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 2,384	$ 2,384
Total Revenues	**$ -**	**$ -**	**$ 2,384**	**$ 2,384**
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)	$ -		$ 2,384	
Fund Balance - Beginning	$ -		$ (10,179,449)	
Fund Balance - Ending	$ -		$ (10,177,065)	

Reunion East

Community Development District

Debt Service Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 4,655	$ 4,655
Total Revenues	**$ -**	**$ -**	**$ 4,655**	**$ 4,655**
Expenditures:				
Series 2005				
Debt Service Obligation	$ -	$ -	$ -	$ -
Other Debt Service Costs	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 4,655	
Fund Balance - Beginning	$ -		$ (9,073,099)	
Fund Balance - Ending	$ -		$ (9,068,445)	

Reunion East

Community Development District

Debt Service Fund - Series 2015A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments	$ 2,563,488	$ 2,383,926	$ 2,383,926	$ -
Special Assessments - Prepayments	-	-	6,485	6,485
Interest	60,000	40,000	49,083	9,083
Total Revenues	**$ 2,623,488**	**$ 2,423,926**	**$ 2,439,494**	**$ 15,568**
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)**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 11,738		$ (182,256)	
Fund Balance - Beginning	$ 1,180,058		$ 1,375,187	
Fund Balance - Ending	$ 1,191,796		$ 1,192,931	

Reunion East

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments	$ 1,131,989	$ 1,052,691	$ 1,052,691	$ -
Interest	60,000	40,000	45,915	5,915
Total Revenues	**$ 1,191,989**	**$ 1,092,691**	**$ 1,098,605**	**$ 5,915**
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		$ (19,117)	
Fund Balance - Beginning	$ 624,140		$ 1,748,939	
Fund Balance - Ending	$ 698,407		$ 1,729,822	

Reunion East

Community Development District

Capital Projects Fund - Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	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 May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Interest Income	$ -	$ -	$ 15,149	$ 15,149
Total Revenues	**$ -**	**$ -**	**$ 15,149**	**$ 15,149**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 15,149	
Fund Balance - Beginning	$ -		$ 650,455	
Fund Balance - Ending	$ -		$ 665,605	

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**

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**

Reunion East

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

						Gross Assessments	$ 2,474,163.08	$ 2,727,133.88	$ 1,204,244.00	$ 6,405,540.96
						Net Assessments	$ 2,325,713.30	$ 2,563,505.85	$ 1,131,989.36	$ 6,021,208.50
						ON ROLL ASSESSMENTS				
							38.63%	42.57%	18.80%	100.00%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*	*O&M Portion*	*2015A Debt Service Asmt*	*2021 Debt Service Asmt*	*Total*
11/14/25	ACH	$50,395.33	$960.83	$2,354.04	$0.00	$47,080.46	$18,185.00	$20,044.32	$8,851.14	$47,080.46
11/21/25	ACH	$613,844.67	$11,785.81	$24,553.93	$0.00	$577,504.93	$223,063.34	$245,870.45	$108,571.13	$577,504.92
12/12/25	ACH	$897.52	$17.68	$13.46	$0.00	$866.38	$334.64	$368.86	$162.88	$866.38
12/12/25	ACH	$3,479,688.78	$66,810.02	$139,187.62	$0.00	$3,273,691.14	$1,264,474.90	$1,393,761.13	$615,455.11	$3,273,691.14
12/22/25	ACH	$665,776.92	$12,806.34	$25,459.73	$0.00	$627,510.85	$242,378.31	$267,160.28	$117,972.27	$627,510.86
01/12/26	ACH	$21,594.47	$419.30	$628.87	$0.00	$20,546.30	$7,936.08	$8,747.51	$3,862.71	$20,546.30
01/12/26	ACH	$205,296.35	$3,982.78	$6,158.95	$0.00	$195,154.62	$75,379.17	$83,086.31	$36,689.14	$195,154.62
01/30/26	ACH	$0.00	$0.00	$0.00	$3,380.74	$3,380.74	$1,305.82	$1,439.34	$635.58	$3,380.74
02/09/26	ACH	$5,685.70	$113.41	$14.54	$0.00	$5,557.75	$2,146.70	$2,366.19	$1,044.86	$5,557.75
02/09/26	ACH	$163,956.28	$3,211.05	$3,404.35	$0.00	$157,340.88	$60,773.48	$66,987.26	$29,580.14	$157,340.88
03/10/26	ACH	$1,901.90	$38.04	$0.00	$0.00	$1,863.86	$719.92	$793.53	$350.41	$1,863.86
03/10/26	ACH	$127,454.02	$2,519.89	$1,459.20	$0.00	$123,474.93	$47,692.63	$52,568.97	$23,213.33	$123,474.93
04/08/26	ACH	$20,671.97	$413.49	$0.00	$0.00	$20,258.48	$7,824.91	$8,624.97	$3,808.60	$20,258.48
04/08/26	ACH	$433,492.04	$8,669.41	$18.93	$0.00	$424,803.70	$164,081.95	$180,858.51	$79,863.25	$424,803.71
04/24/26	ACH	$0.00	$0.00	$0.00	$465.34	$465.34	$179.74	$198.12	$87.48	$465.34
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
		$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**	**$ 3,846.08**	**$ 6,100,116.62**	**$ 2,356,191.84**	**$ 2,597,100.68**	**$ 1,146,824.11**	**$ 6,100,116.63**

101.31%	**Net Percent Collected**
$ (78,908.12)	**Balance Remaining to Collect**

SECTION V

Reunion East and West R&M				
FY2026 Project List	**Estimated Cost**	**RE 57%**	**RW 43%**	**Month**
Seven Eagles Fountain Refurbishment/Linear Park	$ 72,100.00	$ 41,097.00	$ 31,003.00	Completed
Seven Eagles, Restrooms Counters, Tile, Paint	$ 60,000.00	$ 34,200.00	$ 25,800.00	July
Stormwater Catch Basins - Drain Inlet	$ 60,000.00	$ 34,200.00	$ 25,800.00	In Process
Stormwater Concrete Curbs and Gutters	$ 70,000.00	$ 39,900.00	$ 30,100.00	In Process
Concrete Sidewalks	$ 75,000.00	$ 42,750.00	$ 32,250.00	TBD
ROW Paver Crosswalks Spine & Tradition	$ 40,000.00	$ 22,800.00	$ 17,200.00	Completed
Pool Equipment Allowance	$ 46,371.00	$ 26,431.47	$ 19,939.53	TBD
ADA Pool Lift Terraces (2)	$ 30,900.00	$ 17,613.00	$ 13,287.00	Completed
Pool Furniture Allowance	$ 15,000.00	$ 8,550.00	$ 6,450.00	Completed
HVAC Replacement Allowance	$ 25,000.00	$ 14,250.00	$ 10,750.00	TBD
Signage Replacement Allowance	$ 20,000.00	$ 11,400.00	$ 8,600.00	TBD
Heritage Crossings Furniture	$ 7,024.00	$ 4,003.68	$ 3,020.32	Completed
Contingency	$ 100,000.00	$ 57,000.00	$ 43,000.00	
Projects deferred from 2025 project list		$ -	$ -	
Access Control System at Reunion Village Gate	$ 20,000.00	$ 11,400.00	$ 8,600.00	Completed
Reunion Resort/Reunion Village (Spine Road) Gate Access + Electrical	$ 205,000.00	$ 116,850.00	$ 88,150.00	Completed
Reunion Village No Parking Signs Phase 4 & 5	$ 40,000.00	$ 22,800.00	$ 17,200.00	September
Signage Replacement, Radar Speed	$ 67,531.00	$ 38,492.67	$ 29,038.33	Invoiced FY25
Totals	**$ 953,926.00**	**$ 543,737.82**	**$ 410,188.18**	
		$ 543,737.82	$ 410,188.18	

SECTION VI

June Reunion Report

The below data is for the 6 emails sent for June.

Reunion East - 244 active subscribers

Reunion West - 210 active subscribers

There were 4 emails sent to both districts in June.

1 sent to Reunion East exclusively and 1 sent to Reunion West exclusively.

There is a 68% open rate based on the average of opens over the 6 emails sent.

2 emails related to Board of Supervisors Meetings.

1 email related to Reunion Traffic Advisory.

1 email related to Special Events.

1 email regarding Pool Maintenance.

1 email regarding Parking Rules Update.