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This Instrument Prepared by  
and returned to:

Reunion East Community Development District  
c/o Governmental Management Services  
201 East Pine Street, Suite 950  
Orlando, FL 32801

**REUNION EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**Disclosure of Public Financing and Maintenance of  
Improvements to Real Property Undertaken by the Reunion East  
Community Development District**

Revised 2-5-09

**Board of Supervisors  
REUNION EAST  
Community Development District**

Ralph Zeigler  
Chairman

Marty Pawlikowski  
Vice Chairman

Charlie Hardiman  
Assistant Secretary

Sam Labban  
Assistant Secretary

Brian Warner  
Assistant Secretary

George S. Flint  
District Manager  
Governmental Management Services-Central Florida, LLC.  
201 East Pine Street, Suite 950  
Orlando, FL 32801  
(407) 841-5524

District records are on file at the District Office and the Reunion CDD Office, Davenport, Florida, and are available for public inspection upon request during normal business hours.

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## **INTRODUCTION**

On behalf of the Board of Supervisors of the Reunion East Community Development District, the following information is provided to give you a description of the District's services, the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The Reunion East Community Development District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District provides facilities and community services, which would otherwise be the responsibility of the private sector, a homeowners association, or another unit of local government. Unlike city and county governments, the District has only certain limited powers and responsibilities. Pursuant to statute, these powers and responsibilities include construction, operation and/or maintenance of certain types of infrastructure, which may include roads and streetlights, water management and drainage control facilities, bridges, culverts, parks and recreational facilities.

The District is here to serve the needs of the community and we encourage your participation in District activities.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the **Reunion East Community Development District** and the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

**What is the District and how is it governed?**

The District is an independent special taxing district established October 3, 2001, by rule of the Osceola County Board of County Commissioners. A local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, the District encompasses approximately 996 acres of land adjacent to I-4 on the west and County Road 532 on the south in Osceola County. The District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Members are elected by the landowners of the District. In accordance with the provisions of Chapter 190 of the Florida Statutes, the Board will transition to be filled and elected by qualified electors. A "qualified elector" in this instance is any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Osceola County.

Board meetings are noticed in the Orlando Sentinel Newspaper and are conducted in a public forum in which public participation is invited. Consistent with Florida's public records laws, the records of the District are always available for public inspection during normal business hours, at the District Office and the CDD Office at Reunion. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide?**

Infrastructure improvements necessary for the development of residential and commercial tracts within the District include roadways, water and wastewater facilities, and recreation facilities. It is important to note that many of the improvements were determined to benefit both the Reunion East and Reunion West CDDs. The District completed an allocation study, and has allocated the cost of any applicable infrastructure to both districts based upon that study.

**Roadways**

Roadway, bridge and traffic improvements constructed within and outside the District allow access to District properties and provide necessary traffic volume capacity. These improvements consisted of clearing certain road rights-of-way and placement of embankment material and pavement. Improvements made include a two-lane overpass over County Road 545, shared roadways with Reunion

West, including a two-lane overpass over I-4 and expansion of Sinclair Road. All roads, sidewalks, curbing, striping, and signage was constructed per the Osceola County Land development Regulations.

### **Water, Wastewater & Stormwater Facilities**

The District constructed facilities to manage drinking, reclaimed, sanitary, and storm water. This included on-site potable water mains, wastewater gravity mains and forcemains, lift stations, effluent reuse irrigation mains, and underground electrical cable. For potable water system included the valving, fire hydrants and specific improvements as approved by the City of Kissimmee Waster Resources Department. The wastewater system includes gravity lines, forcemains, lift stations, and the entire individual infrastructure to serve the needs of the community.

A stormwater system consisting of dry swales and ponds which are interconnected was also constructed for the CDD. These are designed to discharge at defined natural outfalls throughout the Reunion East and West CDD and were constructed in accordance with a master Drainage Plan permitted through the South Florida Water Management District. The majority of these stormwater features are located within the golf course, and the remainder has been spread throughout the community as amenities.

### **Recreation Facilities**

The District also constructed numerous recreational facilities throughout the Reunion East property. These include bikeway paths, pedestrian trails, boardwalks, and community pools. In addition, the CDD is required to maintain a tract of land by the Florida Game and Freshwater Fish Commission. This area is east of I-4 and west of CR 545. This District will acquire this area, including the wetland conservation tracts, and is required to maintain them in perpetuity.

### **Bonds, Assessments, Fees, and Charges**

The costs of infrastructure improvements were financed by the District through the sale of bonds. Remaining principal on the Bonds as of November 1, 2008 is as follows:

- Infrastructure Improvement Bonds \$69,145,000

Construction of infrastructure improvements has been completed and there are no further requirements to issue debt.

The primary source of payment for the Infrastructure Improvement Bonds is the annual levy of benefit special assessments against lands within the District which benefit from the construction, acquisition, establishment, and operation of the District's infrastructure facilities. The bonds are secured equally and ratably being a first lien and pledge of benefit special assessments levied on the lands within the District.

All areas are assessed equally for the improvements based upon the average density of the proposed ultimate land uses. The following chart details the Bond Assessment:

***Infrastructure Improvement Bond Assessment***

Commercial	\$925
Hotel/Condo	\$925
Multi-Family	\$1,388
Single-Family	\$1,851
Golf	\$2,851

There is also an operations and maintenance assessment levied against CDD properties. The funds received from this assessment are used to comply with all the required compliance issues dictated in the Florida Statutes. In addition, this is used to maintain all CDD responsibilities in the District. This includes stormwater facilities, roads, recreational facilities, landscaping, and conservation areas. The operations and maintenance assessment is adopted annually in a public hearing pursuant to Chapter 190, Florida Statutes, and can vary annually based upon the adopted budget. For updated information on the current operations and maintenance assessment, please contact the District Office.

**Method of Collection**

The District's benefit and maintenance assessments appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the County Tax Collector in the same manner as County and other ad valorem taxes. Each property owner must pay both County and other ad valorem taxes and District non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.

This description of the Reunion East Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information about the District, please contact:

George S. Flint, District Manager  
Governmental Management Services – Central Florida, LLC.  
Reunion East Community Development District  
201 East Pine Street, Suite 950  
Orlando, FL 32801  
(407) 841-5524

Revised February 5, 2009.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 12 day of February, 2009, and recorded in the Official Records of Osceola County, Florida.

REUNION EAST COMMUNITY DEVELOPMENT DISTRICT

By:

Chairman

Ralph Zeigler

[Signature]  
Witness

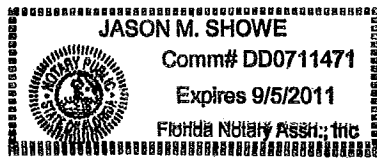
Witness

George S. Finner  
Print Name

Colt H. Little  
Print Name

STATE OF FLORIDA  
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 12 day of February, 2009, by Ralph Zeigler, Chairman of the Reunion East Community Development District, who is personally know to me or who has produced N/A as identification, and did [ ] or did not [] take the oath.



[Signature]  
Notary Public, State of Florida

Print Name: Jason M. Showe  
Commission No.: DD0711471  
My Commission Expires: 9/5/2011