

**REUNION WEST
COMMUNITY
DEVELOPMENT
DISTRICT**

FINANCIAL REPORT

Year Ended September 30, 2016

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

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Year Ended September 30, 2016

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Reunion West Community Development District

We have audited the accompanying financial statements of the governmental activities and each major fund of the *Reunion West Community Development District* as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

MCDIRMIT DAVIS & COMPANY, LLC

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Opinion

Basis for Adverse Opinion Due to omission of Component Unit

Management has not included financial data for a Special Purpose Entity ("SPE"), Reunion West I, LLC, which is a legally separate discrete component unit. Accounting principles generally accepted in the United States of America require financial data of this component unit to be reported with the financial data of the District if the nature and significance of its relationship with the District is such that, if excluded, the financial statements of the District would be considered misleading. We believe that the exclusion of the financial data of the above mentioned component unit results in financial statements that are misleading. The amount by which this departure would affect the assets, liabilities, net position, revenues, and expenses of the governmental activities is not reasonably determined.

Management has not included complete financial data for a SPE, Reunion West SPE, LLC, which is a blended component unit. The District, during the current fiscal year, transferred the management of this SPE to the Current Developer and no longer has control or access to the financial data of the SPE. Accounting principles generally accepted in the United States of America require financial data of this component unit to be reported with the financial data of the District. The amount by which this departure would affect the assets, liabilities, net position, revenues, and expenses of the governmental activities is not reasonably determined.

Adverse Opinion on Governmental Activities and Special Revenue Fund

In our opinion, because of omission of the SPE's, as discussed above, the financial statements, referred to above, do not purport to, and do not present fairly, in conformity with accounting principles generally accepted in the United States of America, the financial position and the changes in financial position of the governmental activities, and the Special Revenue Fund of the District, as of September 30 2016, or the respective changes in financial position thereof for the year then ended.

Unmodified Opinion on General, Debt Service and Capital Projects Funds

In addition, in our opinion, the financial statements of the General, Debt Service and Capital Projects Funds present fairly, in all material respects, the respective financial position of each fund, referred to above, as of September 30, 2016 and the respective changes in financial thereof, and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated March 30, 2017, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDiarmid Davis & Company, LLC

Orlando, Florida
March 30, 2017

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the *Reunion West Community Development District*, Osceola County, Florida's (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2016. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2016 by \$10,430,466, an increase in net position of \$36,186,569 in comparison with the prior year. The increase was due to a gain from the cancellation of debt of \$37,053,283.
- At September 30, 2016, the District's governmental funds reported fund balances of \$3,930,904, a decrease of \$2,634,065 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the *Reunion West Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements.

Government-Wide Financial Statements

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

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

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

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, physical environment, culture and recreation, public safety and roads and streets related functions.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Fund Financial Statements

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

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains four individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, capital projects fund and a special revenue fund (Special Purpose Entity), all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

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

Government-Wide Financial Analysis

Statement of Net Position - The District's net position was \$10,430,466 at September 30, 2016. The analysis that follows focuses on the net position of the District's governmental activities.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Government-Wide Financial Analysis (Continued):

Reunion West Community Development District
Statement of Net Position

	<u>September 30, 2016</u>	<u>September 30, 2015</u>
Assets, excluding capital assets	\$ 4,883,906	\$ 7,729,553
Capital Assets Net of Depreciation	<u>35,000,826</u>	<u>24,033,650</u>
Total assets	<u>39,884,732</u>	<u>31,763,203</u>
Liabilities, excluding long-term liabilities	1,572,865	2,489,306
Long-term Liabilities	<u>27,881,401</u>	<u>55,030,000</u>
Total liabilities	<u>29,454,266</u>	<u>57,519,306</u>
Net Position:		
Net investment in capital assets	7,119,425	(16,680,649)
Restricted for capital projects	1,605	4,028,691
Restricted for debt service	1,337,844	843,654
Unrestricted	<u>1,971,592</u>	<u>(13,947,799)</u>
Total net position	<u>\$ 10,430,466</u>	<u>\$ (25,756,103)</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2016 and 2015.

Changes in Net Position
Year ended September 30,

	<u>2016</u>	<u>2015</u>
Revenues:		
Program revenues	\$ 2,702,764	\$ 2,875,637
General revenues	<u>7,859</u>	<u>4,260</u>
Total revenues	<u>2,710,623</u>	<u>2,879,897</u>
Expenses:		
General government	650,103	393,468
Physical environment	1,280,877	3,712,215
Culture and recreation	67,248	71,030
Public safety	42,000	42,000
Roads and streets	24,063	38,992
Interest on long-term debt	<u>1,513,046</u>	<u>3,429,608</u>
Total expenses	<u>3,577,337</u>	<u>7,687,313</u>
Special Item:		
Gain on debt cancellation	<u>37,053,283</u>	<u>-</u>
Change in net position	36,186,569	(4,807,416)
Net position - beginning	<u>(25,756,103)</u>	<u>(20,948,687)</u>
Net position - ending	<u>\$ 10,430,466</u>	<u>\$ (25,756,103)</u>

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Government-Wide Financial Analysis (Continued):

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2016 was \$3,577,337. The majority of these costs are physical environment and interest on long-term debt.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2016, the District's governmental funds reported combined ending fund balances of \$3,930,904. Of this total, \$25,945 is nonspendable, \$1,959,312 is restricted, and the remainder is an unassigned fund balance of \$1,945,647.

In the current year, the fund balance of the general fund increased by \$155,685 primarily due to an operating transfer from the SPE fund. The debt service fund balance increased by \$1,237,609 due to a gain on debt cancellation. The capital projects fund balance decreased by \$4,027,086 due to capital outlay expenditures. The SPE decreased by \$273.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There was one budget amendment to the September 30, 2016 general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets - At September 30, 2016, the District had \$35,000,826 invested in capital assets, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt - At September 30, 2016, the District had \$27,885,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Reunion West Community Development District's* Finance Department at 135 W. Central Blvd, Suite 320, Orlando, Florida 32801.

FINANCIAL STATEMENTS

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2016

	Governmental Activities
	<hr/>
Assets:	
Cash	\$ 581,279
Investments	1,358,380
Assessments receivable	49,464
Due from bondholders	2,883
Prepaid costs	25,945
Restricted assets:	
Temporarily restricted investments	2,865,955
Capital Assets:	
Capital assets not being depreciated	18,701,689
Capital assets being depreciated, net	16,299,137
	<hr/>
Total assets	39,884,732
	<hr/>
Liabilities:	
Accounts payable and accrued expenses	920,888
Due to Reunion East	32,114
Accrued interest payable	619,863
Noncurrent liabilities:	
Due within one year	530,000
Due in more than one year	27,351,401
	<hr/>
Total liabilities	29,454,266
	<hr/>
Net Position:	
Net Investment in capital assets	7,119,425
Restricted for capital projects	1,605
Restricted for debt service	1,337,844
Unrestricted	1,971,592
	<hr/>
Total net position	\$ 10,430,466
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The accompanying Notes to Financial Statements are an integral part of this statement.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES

Year Ended September 30, 2016

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenue</u>		<u>Capital Grants and Contributions</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>		
Governmental activities:					
General government	\$ 650,103	\$ 307,810	\$ -	\$ -	\$ (342,293)
Physical environment	1,280,877	606,466	-	-	(674,411)
Culture and recreation	67,248	31,840	-	-	(35,408)
Public safety	42,000	19,886	-	-	(22,114)
Roads and streets	24,063	11,393	-	-	(12,670)
Interest on long-term debt	1,513,046	1,723,637	811	921	212,323
Total governmental activities	<u>\$ 3,577,337</u>	<u>\$ 2,701,032</u>	<u>\$ 811</u>	<u>\$ 921</u>	<u>(874,573)</u>
General Revenues:					
					5,080
					2,779
Special item:					
					37,053,283
					<u>37,061,142</u>
					36,186,569
					<u>(25,756,103)</u>
					<u>\$ 10,430,466</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET
GOVERNMENTAL FUNDS

September 30, 2016

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Special Purpose Entity</u>	<u>Total Governmental Funds</u>
Assets:					
Cash	\$ 581,279	\$ -	\$ -	\$ -	\$ 581,279
Investments	1,358,380	1,948,568	917,387	-	4,224,335
Assessments receivable	40,325	9,139	-	-	49,464
Other receivables	2,883	-	-	-	2,883
Prepaid costs	25,945	-	-	-	25,945
Total assets	<u>\$ 2,008,812</u>	<u>\$ 1,957,707</u>	<u>\$ 917,387</u>	<u>\$ -</u>	<u>\$ 4,883,906</u>
Liabilities, Deferred Inflows of Resources and Fund Balances:					
Liabilities:					
Accounts payable and accrued expenses	\$ 5,106	\$ -	\$ 915,782	\$ -	\$ 920,888
Due to Reunion East	32,114	-	-	-	32,114
Total liabilities	<u>37,220</u>	<u>-</u>	<u>915,782</u>	<u>-</u>	<u>953,002</u>
Fund balances:					
Nonspendable-prepaid costs	25,945	-	-	-	25,945
Restricted:					
Debt service	-	1,957,707	-	-	1,957,707
Capital projects	-	-	1,605	-	1,605
Unassigned	1,945,647	-	-	-	1,945,647
Total fund balances	<u>1,971,592</u>	<u>1,957,707</u>	<u>1,605</u>	<u>-</u>	<u>3,930,904</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,008,812</u>	<u>\$ 1,957,707</u>	<u>\$ 917,387</u>	<u>\$ -</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

35,000,826

Liabilities not due and payable from current available resources are not reported in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable (619,863)
Bonds payable (27,881,401)

(28,501,264)

Net Position of Governmental Activities

\$ 10,430,466

The accompanying Notes to Financial Statements are an integral part of this statement.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS

Year Ended September 30, 2016

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Special Purpose Entity</u>	<u>Total Governmental Funds</u>
Revenues:					
Special assessments	\$ 841,004	\$ 1,723,637	\$ -	\$ -	\$ 2,564,641
Bondholder contributions	-	-	-	207,605	207,605
Investment income	5,080	811	921	-	6,812
Miscellaneous revenue	2,769	-	-	10	2,779
Total revenues	<u>848,853</u>	<u>1,724,448</u>	<u>921</u>	<u>207,615</u>	<u>2,781,837</u>
Expenditures:					
Current:					
General government	132,978	-	-	100,548	233,526
Physical environment	555,203	-	-	-	555,203
Culture and recreation	46,264	-	-	-	46,264
Public safety	42,000	-	-	-	42,000
Roads and streets	24,063	-	-	-	24,063
Debt Service:					
Interest	-	2,289,079	-	-	2,289,079
Principal	-	505,000	-	-	505,000
Other debt service costs	-	55,443	361,134	-	416,577
Capital outlay	-	-	11,713,834	-	11,713,834
Total expenditures	<u>800,508</u>	<u>2,849,522</u>	<u>12,074,968</u>	<u>100,548</u>	<u>15,825,546</u>
Other Financing Sources (Uses):					
Bonds issued	-	445,778	8,054,222	-	8,500,000
Bond discount	-	-	(3,639)	-	(3,639)
Transfers in	107,340	3,622	-	-	110,962
Transfers out	-	-	(3,622)	(107,340)	(110,962)
Total other financing sources (uses)	<u>107,340</u>	<u>449,400</u>	<u>8,046,961</u>	<u>(107,340)</u>	<u>8,496,361</u>
SPECIAL ITEM					
Gain on debt cancellation	-	1,913,283	-	-	1,913,283
Net change in fund balances	155,685	1,237,609	(4,027,086)	(273)	(2,634,065)
Fund Balances (Deficit) - beginning of year	<u>1,815,907</u>	<u>720,098</u>	<u>4,028,691</u>	<u>273</u>	<u>6,564,969</u>
Fund Balances - end of year	<u>\$ 1,971,592</u>	<u>\$ 1,957,707</u>	<u>\$ 1,605</u>	<u>\$ -</u>	<u>\$ 3,930,904</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES**

Year Ended September 30, 2016

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds (page 10) \$ (2,634,065)

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net assets the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.

Capital outlay	11,713,834	
Depreciation expense	<u>(746,658)</u>	10,967,176

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position. 505,000

Issuance of bonds are reported as revenue in the fund statements. However, the proceeds are classified as long-term liabilities in the statement of net position. (8,496,361)

Revenue reported in the fund statements must be eliminated from the statement of activities since revenue was recognized in a prior year. (71,214)

Revenue in the statement of activities that does not provide current financial resources are not reported as revenue in governmental funds:

Cancellation of bonds		35,140,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Amortization of bond discount	(40)	
Change in accrued interest	<u>776,073</u>	<u>776,033</u>

Change in Net Position of Governmental Activities (page 8) \$ 36,186,569

The accompanying Notes to Financial Statements are an integral part of this statement.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND

Year Ended September 30, 2016

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special assessments	\$ 925,077	\$ 925,077	\$ 841,004	\$ (84,073)
Investment income	1,200	4,500	5,080	580
Miscellaneous revenue	2,556	2,556	2,769	213
Total revenues	928,833	932,133	848,853	(83,280)
Expenditures:				
Current:				
General government	132,140	140,048	132,978	7,070
Physical environment	618,070	604,865	555,203	49,662
Culture and recreation	52,500	52,500	46,264	6,236
Public safety	42,000	42,000	42,000	-
Roads and streets	35,520	35,520	24,063	11,457
Total expenditures	880,230	874,933	800,508	74,425
Excess (deficit) of revenues over expenditures	48,603	57,200	48,345	(8,855)
Other Financing Sources (Uses):				
Transfers In	-	40,212	107,340	67,128
Net change in fund balance	48,603	97,412	155,685	58,273
Fund Balance - beginning	1,815,907	1,815,907	1,815,907	-
Fund Balance - ending	\$ 1,864,510	\$ 1,913,319	\$ 1,971,592	\$ 58,273

The accompanying Notes to Financial Statements are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

NOTES TO FINANCIAL STATEMENTS

Year Ended September 30, 2016

Note 1 - Summary of Significant Accounting Policies:

Reporting Entity

The *Reunion West Community Development District*, (the "District") was established on October 3, 2001 by County Ordinance 01-32, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2016, none of the Board members were associated with LRA Reunion Borrower, LLC (Developer). In the prior year, the District initiated foreclosure proceedings against the Prior Developer and a foreclosure sale was held on August 26, 2013 (See Note 7).

The Board has final responsibility for:

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

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading.

In applying the above criteria, the District has identified one discrete component and one blended component unit which did meet the criteria for blending as follows:

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

Year Ended September 30, 2016

Note 1 - Summary of Significant Accounting Policies (Continued):

Reporting Entity (Continued):

Reunion West I, LLC:

This entity was organized as a result of RWest Holdings, LLC transferring its assets to Reunion West I, LLC during a previous year. Pursuant to an agreement between the District, the Trustee and Reunion West I, LLC, the Special Purpose Entity ("SPE") will hold, manage and dispose of the property on behalf of the bondholders. This discretely-presented SPE is not included in the financial statement of the District.

Reunion West SPE, LLC:

As a result of a bond default caused by the Developer's failure to pay special assessments, the District and Trustee, on behalf of the bondholders, formed a Special Purpose Entity ("SPE"), Reunion West SPE, LLC. The SPE took title to a portion of the Developer's property (Ginn Property) within the District because of a foreclosure sale on August 26, 2013. Pursuant to an agreement between the District, the Trustee and Reunion West SPE, LLC, the SPE will hold, manage and dispose of the property on behalf of the bondholders. This SPE is reported as a blended component unit. However, during the current fiscal year, the District transferred the management of this SPE to the Current Developer. Thus, the District does not have access to financial data for reporting purposes. Therefore, the complete financial data of the SPE is no longer presented.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

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

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2016

Note 1 - Summary of Significant Accounting Policies (Continued):

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund - is the District's primary operating fund. It is used to account for and report all financial resources not accounted for and reported in another fund.

Debt Service Fund - accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund - accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

Special Revenue Fund ("SPE") - will hold, manage and dispose of the property on behalf of the bondholders.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2016

Note 1 - Summary of Significant Accounting Policies (Continued):

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets - These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments - The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

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

Capital Assets - Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Stormwater Management	30
Roadways	30
Electrical, Communications and Lighting	20
Recreation and Amenities	20

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2016

Note 1 - Summary of Significant Accounting Policies (Continued):

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):

Long Term Obligations - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

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

Deferred Outflows/Inflows of Resources - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2016.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category (unavailable revenue) for the year ended September 30, 2016.

Net Position Flow Assumption - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted - net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumptions - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2016

Note 1 - Summary of Significant Accounting Policies (Continued):

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):

Fund Balance Policies - Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above and additional action is essential to either remove or revise a commitment.

Other Disclosures

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

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2016

Note 2 - Stewardship, Compliance and Accountability:

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

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

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

Note 3 - Deposits and Investments:

Deposits

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

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2016

Note 3 - Deposits and Investments (Continued):

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District adopted GASB 72 during the fiscal year.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2016:

- Money market mutual funds of \$2,868,806 are valued using Level 2 inputs.

The District's investment policy is governed by State Statutes and the District Trust Indenture. The District investment policy allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

The SBA is not a registrant with the Securities and Exchange Commission (SEC); however, the Board had adopted operating procedures consistent with the requirements for a 2a7-like fund for the Florida Prime Fund. Therefore, the pool account balance can be used as fair value for financial reporting.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2016

Note 3 - Deposits and Investments (Continued):

Investments (Continued):

Investments made by the District at September 30, 2016 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
First American Prime Obligation Fund Y	\$ 427,812	AAAm	39 days
US Bank Money Market	2,440,994	NA	NA
Local Government Surplus Trust Fund	1,355,529	AAAm	50 days
	<u>\$ 4,224,335</u>		

Credit Risk:

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2016, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2016, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2016

Note 3 - Deposits and Investments (Continued):

Investments (Continued):

Concentration of Credit Risk:

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

Note 4 - Interfund Receivables, Payables and Transfers:

Interfund transfers for the year ended September 30, 2016 are as follows:

<u>Transfers Out:</u>	Transfers In		
	<u>General Fund</u>	<u>Debt Service</u>	<u>Total</u>
Capital Projects	\$ -	\$ 3,622	\$ 3,622
SPE	107,340	-	107,340
	<u>\$ 107,340</u>	<u>\$ 3,622</u>	<u>\$ 110,962</u>

Transfers between the general fund and the SPE fund were for funding of expenditures. Transfers between the capital projects fund and the debt service fund were to move funds for the 2016 Bonds.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2016

Note 5 - Capital Assets:

Capital asset activity for the year ended September 30, 2016 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental Activities:				
Capital Assets Not Being Depreciated:				
Land and land improvements	\$ 6,987,855	\$ -	\$ -	\$ 6,987,855
Infrastructure under construction	-	11,713,834	-	11,713,834
Total capital assets not being depreciated	<u>6,987,855</u>	<u>11,713,834</u>	<u>-</u>	<u>18,701,689</u>
Capital Assets Being Depreciated:				
Stormwater management	5,035,672	-	-	5,035,672
Roadways	15,414,581	-	-	15,414,581
Electrical, communications and lighting	879,988	-	-	879,988
Recreation and amenities	419,684	-	-	419,684
Total capital assets being depreciated	<u>21,749,925</u>	<u>-</u>	<u>-</u>	<u>21,749,925</u>
Less Accumulated Depreciation for:				
Stormwater management	(1,170,875)	(167,856)	-	(1,338,731)
Roadways	(3,082,815)	(513,819)	-	(3,596,634)
Electrical, communications and lighting	(304,066)	(43,999)	-	(348,065)
Recreation and amenities	(146,374)	(20,984)	-	(167,358)
Total accumulated depreciation	<u>(4,704,130)</u>	<u>(746,658)</u>	<u>-</u>	<u>(5,450,788)</u>
Total capital assets being depreciated, net	<u>17,045,795</u>	<u>(746,658)</u>	<u>-</u>	<u>16,299,137</u>
Governmental activities capital assets, net	<u>\$ 24,033,650</u>	<u>\$ 10,967,176</u>	<u>\$ -</u>	<u>\$ 35,000,826</u>

Depreciation expense was charged in the amounts of \$725,674 and \$20,984 to physical environment and culture and recreation, respectively.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2016

Note 6 - Long-Term Liabilities:

Series 2004 Special Assessment Revenue Bonds:

In September 2004, the District issued \$59,960,000 of Special Assessment Revenue Bonds Series 2004 consisting of Term Bonds Series due on May 1, 2036 with a fixed interest rate of 6.25%. Interest is due semiannually on each May 1 and November 1. Principal on the Bonds is due annually commencing May 1, 2008 through May 1, 2036. The Bonds were issued to pay off the Bond Anticipation Notes issued on October 31, 2003 for \$17,815,000 and to finance the acquisition and construction of certain improvements for the benefit of the District. During a prior fiscal year, these Bonds were Trifurcated into three (3) separate Bond Series (see below).

On August 21, 2012, the Series 2004 Bonds were Trifurcated into three (3) separate Bond Series. As a result of the Trifurcation, \$10,000 of the bonds were cancelled and the matured principal amount of \$1,745,000 was amortized over the remaining bond term. The remaining outstanding Series 2004 Bonds with a principal balance of \$57,560,000 exchanged for; \$16,905,000 in principal amount of the District's Series 2004-1, \$40,405,000 in principal amount of the District's Series 2004-2, and \$250,000 in principal amount (paid in November 2012) of the District's Series 2004-3 (collectively, the "Series 2004 Bonds"). The Series 2004 Bonds are due May 1, 2036 with a fixed interest rate of 6.25%.

The Series 2004 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements for the Series 2004A-1 Bonds, as defined in the Indenture. The requirement was met at September 30, 2016.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The principal of and interest on the Series 2004 Special Assessment Revenue Bonds issued under the Indenture are secured by all revenues received by the District from Series 2004 assessments levied and collected on the District lands benefited by the project. The District is not in compliance with the requirements of the Bond Indenture.

During the current year, the District cancelled the entire outstanding Series 2004-2 bonds of \$35,140,000 and matured interest of \$1,913,283 resulting in a government-wide gain on debt cancellation of \$37,053,283 and a gain on debt cancellation of \$1,913,283 in the fund financial statements.

As of September 30, 2016, total principal and interest remaining on the Series 2004-1 Special Assessment Revenue Bonds was \$27,154,375. Interest paid on the Series 2004-1 Bonds in the current year was \$975,312 and \$1,125,156 was added to matured interest payable on the Series 2004-2 Bonds. In addition, there was a payment of matured interest payable of \$236,920, on the Series 2004-2 Bonds. Principal paid in the current year was \$375,000. Total special assessment revenue pledged for the year was \$1,373,924.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2016

Note 6 - Long-Term Liabilities (Continued):

Series 2015 Special Assessment Refunding and Improvement Bonds:

In April 2015, the District issued \$4,285,000 of Special Assessment Refunding and Improvement Bonds Series 2015 consisting of \$550,000 Term Bonds Series due on May 1, 2019 with a fixed interest rate of 3.5%, \$995,000 Term Bonds Series due on May 1, 2025 with a fixed interest rate of 4.25%, and \$2,740,000 Term Bonds Series due on May 1, 2036 with a fixed interest rate of 5.0%. Interest is due semiannually on each May 1 and November 1. Principal on the Bonds is due annually commencing May 1, 2016 through May 1, 2036. The Bonds were issued to acquire a portion of the Assessment Area Two - Phase One Project and pay certain bond issuance costs.

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements for the Series 2015 Bonds, as defined in the Indenture. The requirement was met at September 30, 2016.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The principal of and interest on the Series 2015 Special Assessment Refunding and Improvement Bonds issued under the Indenture are secured by all revenues received by the District from Series 2015 assessments levied and collected on the District lands benefited by the project. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2016, total principal and interest remaining on the Series 2015 Special Assessment Refunding and Improvement Bonds was \$6,588,575. Principal and Interest paid in the current year was \$318,611. Total special assessment revenue pledged for the year was \$349,713.

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2016

Note 6 - Long-Term Liabilities (Continued):

Series 2016 Special Assessment Bonds:

In May 2016, the District issued \$8,500,000 of Special Assessment Bonds, Series 2016 consisting of \$590,000 Term Bonds Series due on November 1, 2020 with a fixed interest rate of 3.625%, \$1,510,000 Term Bonds Series due on May 1, 2028 with a fixed interest rate of 4.375%, and \$6,400,000 Term Bonds Series due on May 1, 2046 with a fixed interest rate of 5.0%. Interest is due semiannually on each May 1 and November 1. Principal on the Bonds is due annually commencing November 1, 2017 through May 1, 2046. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District and pay certain bond issuance costs.

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements for the Series 2016 Bonds, as defined in the Indenture. The requirement was met at September 30, 2016.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The principal of and interest on the Series 2016 Special Assessment Refunding and Improvement Bonds issued under the Indenture are secured by all revenues received by the District from Series 2016 assessments levied and collected on the District lands benefited by the project. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2016, total principal and interest remaining on the Series 2016 Special Assessment Refunding and Improvement Bonds was \$16,597,872. There was no principal or Interest paid in the current year. There was no special assessment revenue pledged for the year ended September 30, 2016.

Long-term debt activity for the year ended September 30, 2016 was as follows:

	<u>Beginning</u> <u>Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Surrendered</u>	<u>Ending</u> <u>Balance</u>	<u>Due Within</u> <u>One Year</u>
Governmental activities:						
Bonds Payable:						
Series 2004	\$50,745,000	\$ -	\$ (375,000)	\$(35,140,000)	\$15,230,000	\$ 395,000
Series 2015	4,285,000	-	(130,000)	-	4,155,000	135,000
Series 2016	-	8,500,000	-	-	8,500,000	-
Bond discount	-	(3,639)	40	-	(3,599)	-
Governmental activity long-term liabilities	<u>\$55,030,000</u>	<u>\$8,496,361</u>	<u>\$ (504,960)</u>	<u>\$(35,140,000)</u>	<u>\$27,881,401</u>	<u>\$ 530,000</u>

REUNION WEST COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2016

Note 6 - Long-Term Liabilities (Continued):

At September 30, 2016, the scheduled debt service requirements on the bonds payable were as follows:

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2017	\$ 530,000	\$ 1,520,491
2018	700,000	1,521,362
2019	735,000	1,485,047
2020	775,000	1,446,812
2021	815,000	1,405,222
2022 - 2026	4,830,000	6,297,044
2027 - 2031	6,400,000	4,760,156
2032 - 2036	8,550,000	2,658,438
2037 - 2041	1,770,000	925,000
2042 - 2046	2,260,000	423,250
2047	520,000	13,000
	<u>\$ 27,885,000</u>	<u>\$ 22,455,822</u>

Note 7 - Related Party Transactions:

Developer and Major Landowners:

The Prior Developer and major landowners in the District failed to pay their assessments owed in prior years. The unpaid assessments have not been recognized as revenue in the Fund or Government Wide financial statements.

In a prior year, the District filed a foreclosure action against the Prior Developer for nonpayment of debt service and operating and maintenance assessments owed.

In fiscal year 2010, the District filed foreclosure actions against Fourth Quarter Properties LVII, LLC and Fourth Quarter Properties LVIII, LLC, major landowners within the District, because of their failure to pay debt service and operating and maintenance assessments owed. In the prior year, RWest Holdings, LLC, a Special Purpose Entity (SPE), was awarded the land within the District owned by Fourth Quarter Properties LVII through a foreclosure sale. This land represents approximately 21% of assessable lots within the District. The SPE was formed by the Trustee, on behalf of the Bondholders, to own, manage and dispose of the property and is responsible for funding current operating and maintenance costs.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2016

Note 7 - Related Party Transactions (Continued):

Developer and Major Landowners (Continued):

As a result of the foreclosure and settlement agreement, the Trustee directed the District to temporarily defer collection of the debt service assessments on the SPE-owned property. The Bondholders purchased tax certificates and took ownership through the tax deed process of the land within the District owned by Fourth Quarter Properties LVIII, LLC, representing 31% of assessable lots within the District. During the previous fiscal year, RWest Holdings, LLC transferred its assets to Reunion West I, LLC and operations for RWest Holdings, LLC ended. The District has transferred land valued at \$2,316,502 to Reunion West I, LLC.

In a previous fiscal year, the District filed foreclosure actions against LRA Reunion Borrower, LLC, Developers within the District, because of their failure to pay debt service and operating and maintenance assessments owed. Reunion West SPE, LLC, a Special Purpose Entity (SPE), obtained the land within the District owned by LRA Reunion Borrower, LLC through a settlement agreement. The SPE was formed by the District, on behalf of the Bondholders, to own, manage and dispose of the property and is responsible for funding current operating and maintenance costs. Due to the foreclosure and the previous settlement, the outstanding O&M and debt assessments on this property was satisfied.

Developer Assessments:

In the current year, special assessment and settlement agreement revenue from the Developers was \$876,671, which is 36% of total special assessment revenue.

Reunion East:

The District has an Interlocal Agreement with Reunion East, to share certain maintenance costs. These shared costs are allocated based on the platted number of units (which is adjusted from year to year), resulting in 30% of the costs currently allocated to Reunion West and 70% to Reunion East. Most of these costs are paid by Reunion East and reimbursed by Reunion West. At year end, Reunion West owed Reunion East \$32,114 for reimbursement of Reunion West's share of expenses.

Note 8 - Risk Management:

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage since inception of the District.

COMPLIANCE SECTION

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

To the Board of Supervisors
Reunion West Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the *Reunion West Community Development District* (the "District") as of and for the year ended September 30, 2016 and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated March 30, 2017, which includes an adverse opinion for the omission of discrete and blended component units.

Internal Control Over Financial Reporting

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

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

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we identified a deficiency that we consider to be a material weakness as described in Appendix A.

Compliance and Other Matters

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

We noted certain other matters that we reported to management of the District in a separate letter dated March 30, 2017. The District's response to our findings identified in our audit is included in this report. We did not audit the District's responses, and accordingly, we express no opinion on them.

Purpose of this Report

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

McDiernit Davis & Company, LLC

Orlando, Florida
March 30, 2017

MANAGEMENT COMMENTS

Board of Supervisors
 Reunion West Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Reunion West Community Development District*, (the “District”) as of and for the fiscal year ended September 30, 2016, and have issued our report thereon dated March 30, 2017, Which includes an adverse opinion for the omission of discrete and blended component units.

Auditor’s Responsibility

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

Other Reports

We have issued our Independent Auditor’s Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor’s Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 30, 2017, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i).1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report, except as noted below.

Tabulation of Uncorrected Audit Findings		
Current Year Finding #	2014-15 FY Finding #	2013-2014 FY Finding #
15-01	15-01	N/A

Official Title and Legal Authority

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

Financial Condition

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

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

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for the District for the fiscal year ended September 30, 2016, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2016. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

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

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

Purpose of this Letter

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

McDiarmid Davis & Company, LLC

Orlando, Florida
March 30, 2017

APPENDIX A - MATERIAL WEAKNESS

Year Ended September 30, 2016

15-01 – Failure to Include Component Unit in the Financial Report

Criteria

Generally accepted accounting principles require that the District include the financial statements of Reunion West I, LLC, a Special Purpose Entity (“SPE”) in its audited financial report as a discretely-presented component unit and Reunion West SPE, LLC, a SPE in its audited financial report as a blended component unit.

Condition

The SPE’s were not included as a component unit in the District’s financial report.

Cause

Due to lack of control by the District and that the SPE’s primary beneficiary is the Bondholders; the District does not have access to the financial data of the SPE.

Effect

The financial data of the SPE could not be audited or included in the financial statements of the District.

Recommendation

We recommend the District include the SPE as a discretely-presented component unit of the District’s government-wide financial statements.

*Reunion West
Community Development District*

135 W. Central Boulevard, Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

March 30, 2017

McDermitt Davis Certified Public Accountants & Advisors
Attn: Elden McDermitt
934 N. Magnolia Ave., Suite 100
Orlando, FL 32803

Response to the Management Letter for the fiscal year ended September 30, 2016:

Management Letter Finding 15-01:

Failure to Include Component Unit in the Financial Report

Management Response to Finding:

The District has no access or control of the financial transactions or reports of the SPE, RWest Holdings, LLC ("SPE"), in order to include as part of the District's Annual Audit Report.



Ariel Lovera
Treasurer
Reunion West Community Development District

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors
Reunion West Community Development District

We have examined *Reunion West Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2016. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2016.

MCDIRMIT DAVIS & COMPANY, LLC

Orlando, Florida
March 30, 2017