

*Reunion West Community
Development District*

Agenda

March 16, 2017

AGENDA

Reunion West

Community Development District

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

March 9, 2017

Board of Supervisors
Reunion West Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion West Community Development District will be held **Thursday, March 16, 2017 at 2:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of the Minutes of the February 9, 2017 Meeting
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Status of Direct Bill Assessments
 - v. Discussion of Meeting Time Change
5. Other Business
6. Supervisor's Requests
7. Next Meeting Date
8. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the February 9, 2017 meeting. The minutes are enclosed for your review.

The fourth order of business is Staff Reports. Section 1 of the District Manager's Report is the presentation and discussion of the action items list. A copy of the list is enclosed for your review. Section 2 includes the check register for approval and Section 3 includes the balance sheet and income statement for your review. Section 4 is the discussion of the status of the direct bill assessment collections. A table with the direct bill information is enclosed for your review. Section 5 is the discussion of changing the time of the meetings. This is an open discussion item and no back-up material is available.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Steve Boyd, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Reunion West Community Development District held on Thursday, February 9, 2017 at 3:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

John Chiste	Chairman
Mark Greenstein	Vice Chairman
Jared Bouskila	Assistant Secretary by phone
Deborah Simmons	Assistant Secretary
Peter Brown	Assistant Secretary

Also present were:

George Flint	District Manager
Steve Boyd	District Engineer
Andrew d'Adesky	District Counsel
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, and call the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There not being any, the next item as followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the January
12, 2017 Meeting**

Mr. Flint: Were there any additions, deletions, or corrections to the minutes?

On MOTION by Ms. Simmons, seconded by Mr. Greenstein, with all in favor, the minutes of the January 12, 2017 meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Transfer of Environmental Resource Permits

Mr. Flint: We received a letter from Water Management District indicating that there were a number of sub-permits that need to be transferred to the District officially for operations. Steve has reviewed this letter and the permits.

Mr. Boyd: This is a housekeeping process in South Florida. They are going through all the old permits to make sure they closed out and the paperwork has been completed. They discovered that these particular permits listed did not have the documentation officially declaring the Reunion West CDD as the maintenance entity. After was the permit was certified, I went over each one to make sure they were okay to accept. They are all completed and have been certified as complete. They are dismissing the transfer of operation. We will go ahead and officially accept these for maintenance, which you are already doing in reality.

Mr. d'Adesky: We have sufficient easement access so we can maintain these permits.

On MOTION by Mr. Chiste, seconded by Mr. Brown, with all in favor, Transfer of Environmental Resource Permits was accepted.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: We don't have much to report. We just executed a release of lien for LRA and Encore in terms of the Series 2003 BAN's and Series 2004 Bonds, which were closed out. That's done so development can proceed. Still waiting on news on any bond issues.

Mr. Chiste: There are two that we are looking at. One on 2017/2018 and two more issues on the other side but they will come in phases. We're close.

Mr. Flint: We kept this meeting today thinking that there may need to be some action done on that.

Mr. Chiste: We are close and actually bond pricing has come back great. From where we priced last time, it has probably come back 120 basis points. We closed on some yesterday. We

got a 79 million offering in Miami on a different type of project. I would consider it a riskier project. When I talked to Jon Kessler, I asked him what would a traditional bond be in the community that houses active developments. They are back into the high 4's again. That's really good.

B. Engineer

Mr. Boyd: I don't have anything.

C. District Manager's Report

i. Action Items List

Mr. Flint: What's the status of the Phase 2 street trees?

Mr. Scheerer: We have located the next section of trees. Chris Bower of Yellowstone met earlier this week personally with the locates gentlemen. Once we get the locates done, we've got the elms scheduled to go in right after so we are doing them in phases. It's moving along.

ii. Approval of Check Register

Mr. Flint: The total is \$459,146. Any questions? A lot of the checks are just transferring debt service assessments to the Trustee.

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, the Check Register totaling \$459,146.00 was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through December 31st. If there are any questions we can discuss those.

iv. Status of the Direct Bill Assessments

Mr. Flint: These require no action, but if you have any questions we can discuss them.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Flint: It looks like there is some 12/31/16 assessments that have not been received yet.

Mr. Greenstein: About the discussion of the entity, it says it is HOA but its actually part of something else.

Mr. Flint: When the plat was recorded there was land indicated as Reunion West HOA which it is not an HOA. It is developable property. The legal entity is Reunion West HOA but it's not an HOA.

Mr. Bouskila: I can call them on those.

Mr. Chiste: I talked to Carolina about the one identified as HOA and I think that had something to do with the parcel we acquired. I think it is identified as HOA but it has nothing to do with an HOA. We just need to get that one taken care of. The problem was, when she looked it up in the County records it didn't show that it was owned by anyone. That was the deal. I'll have Jared work with your guys on that.

Mr. Flint: That's the only one that goes back to November.

Mr. Chiste: I think we just couldn't identify what that one was, and we were confused about why it was HOA. We'll get that taken care of.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Did you want to set a time certain for Reunion West that is different than Reunion East?

Mr. Chiste: I'll accommodate the change that Mr. Greenstein made. For next meeting that is fine, lets do the same thing. We will go first next time and move it to the 16th of March. Going forward, I'd rather set ours at 1:30. They can do 2:00.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

March 16, 2017 at 2:00 p.m.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenstein, seconded by Ms. Simmons, with all in favor, the meeting was adjourned at 3:10 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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Reunion East and West CDDs Action Items

Reunion East

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	3/14/11	Irrigation Turnover	Developer		In Process	Awaiting TWA Response
2	2/12/15	Research Signalization of Reunion Entrance	Boyd		In Process	Proposal on Design Approved 1/12/17
3	8/13/15	Horse Stable Options Evaluation	Flint/Carpenter		In Process	Pending a Survey or Needs Estimate of Residents
4	12/8/16	Obtain Proposals for Installation of Spa at Heritage Crossing A	Scheerer		In Process	Additional Proposals Being Obtained
5	2/9/17	Resident Use of Heritage Crossing Community Center	Flint		In Process	
6	2/9/17	Research Costs of Manual Gate at Excitement Drive	Boyd		In Process	
7	2/9/17	Improved Signage for Excitement Drive Indicating Resident Only Gate	Flint		In Process	

Reunion West

Item #	Meeting Assigned	Action Item	Assigned To:	Date Due	Status	Comments
1	8/11/16	Research Signalization of Reunion Entrance	Boyd		In Process	Proposal on Design Approved 1/12/17
2	11/10/16	Street Tree Plan	Scheerer		Completed	

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Reunion West Community Development District

Summary of Check Register

February 1, 2017 to February 28, 2017

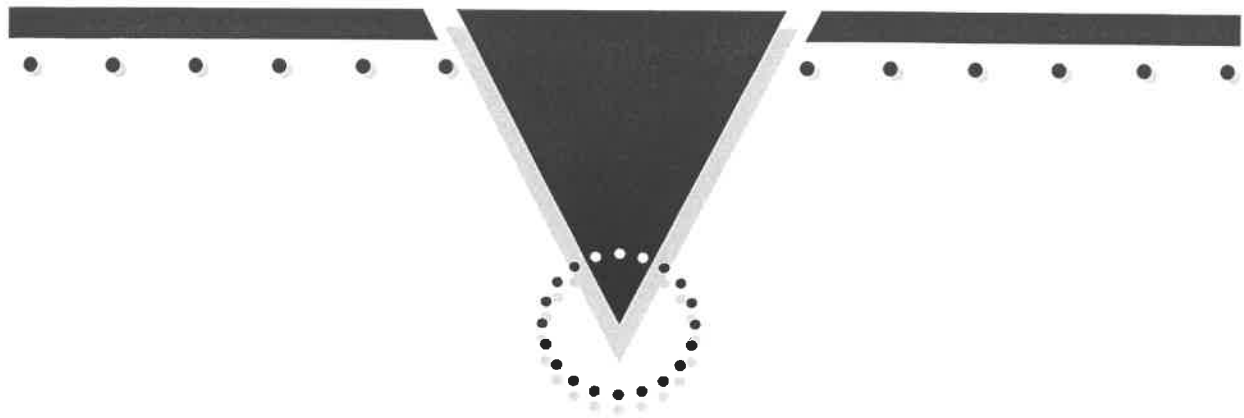
Fund	Date	Check No.'s	Amount
General Fund	2/10/17	1158-1163	\$ 152,875.67
	2/13/17	1164	\$ 6,053.03
	2/17/17	1165-1166	\$ 763.82
Payroll	<u>February 2017</u>		
	Deborah Simmons	50350	\$ 158.87
	Jared Bouskila	50351	\$ 184.70
	John Chiste	50352	\$ 184.70
	Mark Greenstein	50353	\$ 184.70
	Peter Brown	50354	\$ 184.70
			\$ 897.67
			\$ 160,590.19

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
2/10/17	00035	1/31/17	159607	201701	320-53800-47000		AQUATIC PLANT MGMT-JAN17	*	48.84	
2/10/17	00035	1/31/17	159607	201701	300-13100-10100		AQUATIC PLANT MGMT-JAN17	*	83.16	
2/10/17	00051	2/01/17	1440	201701	310-51300-31100		APPLIED AQUATIC MANAGEMENT, INC. CONFERENCE CALL/CDD MTG	*	698.75	132.00 001158
2/10/17	00036	1/31/17	DUKE-DUK	201612	320-53800-43000		BOYD CIVIL ENGINEERING	*	146.77	698.75 001159
			DUKE ENERGY #54512	29301					413.54	
			DUKE ENERGY #64321	61161					149.38	
2/10/17	00031	2/09/17	02092017	201702	300-20700-10000		REUNION RESORT	*	103,849.89	709.69 001160
			FY17 DEBT SERV SER2004-1						25,483.80	103,849.89 001161
2/10/17	00031	2/09/17	02092017	201702	300-20700-10400		REUNION WEST C/O USBANK	*	22,001.54	25,483.80 001162
			FY17 DEBT SERV SER2015						3,582.00	22,001.54 001163
2/13/17	00020	2/01/17	385	201702	310-51300-34000		REUNION WEST C/O USBANK	*	183.33	
			MANAGEMENT FEES FEB17						416.67	
			INFORMATION TECH FEB17						20.63	
			DISSEMINATION FEE FEB17						8.98	
			OFFICE SUPPLIES FEB17						66.45	
			POSTAGE FEB17						1,727.25	
			COPIES FEB17						47.72	
			201702 320-53800-12000							
			FIELD MANAGEMENT FEB17							
			201702 320-53800-47700							
			HOME DEPOT SUPPLIES							
									6,053.03	001164

GOVERNMENTAL MANAGEMENT SERVICES
 REUNION WEST TWISCARRA

CHECK DATE	VEND#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
2/17/17	00011	2/07/17	5-699-85	201702	310-51300-42000					*	27.61	
			DELIVERY	02/02/17					FEDEX			
2/17/17	00043	2/10/17	75839	201701	310-51300-31500				LATHAM, SHUKER, EDEN & BEAUDINE, LLP	*	736.21	27.61 001165
			MTG/LIEN	RELEASE/AGENDA								
TOTAL FOR BANK A											159,692.52	
TOTAL FOR REGISTER											159,692.52	

REUW REUNION WEST TVISCARRA



Reunion West
Community Development District

Unaudited Financial Reporting

January 31, 2017



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Reunion West
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
January 31, 2017

	General	Replacement & Maintenance	Debt Service	Capital Projects	(Memorandum Only) 2017
ASSETS:					
CASH	\$528,284	\$171,382	---	---	\$699,666
CUSTODY ACCOUNT	\$2,852	---	---	---	\$2,852
STATE BOARD OF ADMINISTRATION INVESTMENTS	---	\$1,359,654	---	---	\$1,359,654
SERIES 2004-1					
Reserve	---	---	\$669,911	---	\$669,911
Revenue	---	---	\$928,640	---	\$928,640
General Redemption	---	---	\$378	---	\$378
SERIES 2015					
Reserve	---	---	\$163,452	---	\$163,452
Revenue	---	---	\$242,813	---	\$242,813
Construction	---	---	---	\$5	\$5
SERIES 2016					
Reserve	---	---	\$275,037	---	\$275,037
Revenue	---	---	\$315,305	---	\$315,305
Interest	---	---	\$1,809	---	\$1,809
Construction	---	---	---	\$66	\$66
DUE FROM REUNION EAST	\$11,364	---	---	---	\$11,364
TOTAL ASSETS	\$542,500	\$1,531,036	\$2,597,344	\$71	\$4,670,950
LIABILITIES:					
ACCOUNTS PAYABLE	\$2,277	---	---	---	\$2,277
DUE TO REUNION EAST	\$49,903	\$18,315	---	---	\$68,218
DUE TO DEVELOPER	\$2,883	---	---	---	\$2,883
FUND EQUITY:					
FUND BALANCES:					
ASSIGNED	\$211,880	\$1,512,721	---	---	\$1,724,601
UNASSIGNED	\$275,556	---	---	---	\$275,556
RESTRICTED FOR DEBT SERVICE 2004-1	---	---	\$1,598,928	---	\$1,598,928
RESTRICTED FOR DEBT SERVICE 2015	---	---	\$406,265	---	\$406,265
RESTRICTED FOR DEBT SERVICE 2016	---	---	\$592,151	---	\$592,151
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	---	\$5	\$5
RESTRICTED FOR CAPITAL PROJECTS 2016	---	---	---	\$66	\$66
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$542,500	\$1,531,036	\$2,597,344	\$71	\$4,670,950

Reunion West
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$349,837	\$258,298	\$258,298	\$0
Special Assessments - Direct	\$575,240	\$185,530	\$76,706	(\$108,824)
Interest	\$0	\$0	\$1	\$1
Miscellaneous Income	\$2,556	\$852	\$788	(\$64)
TOTAL REVENUES	\$927,633	\$444,680	\$335,793	(\$108,887)
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$4,000	\$2,600	\$1,400
FICA	\$918	\$306	\$199	\$107
Engineering	\$6,000	\$2,000	\$2,646	(\$646)
Attorney	\$17,000	\$5,667	\$5,522	\$145
Trustee Fee	\$18,658	\$5,044	\$5,044	\$0
Dissemination	\$5,000	\$1,667	\$1,667	(\$0)
Arbitrage	\$1,800	\$1,800	\$0	\$1,800
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Property Appraiser Fee	\$500	\$500	\$404	\$96
Annual Audit	\$4,900	\$0	\$0	\$0
Management Fees	\$42,984	\$14,328	\$14,328	\$0
Information Technology	\$2,200	\$733	\$733	\$0
Telephone	\$300	\$100	\$35	\$65
Postage	\$1,000	\$333	\$196	\$137
Printing & Binding	\$1,600	\$533	\$293	\$240
Insurance	\$9,300	\$3,100	\$8,540	(\$5,440)
Legal Advertising	\$1,200	\$400	\$628	(\$228)
Other Current Charges	\$350	\$117	\$0	\$117
Office Supplies	\$300	\$100	\$62	\$38
Travel Per Diem	\$600	\$200	\$0	\$200
Dues, Licenses & Subscriptions	\$175	\$58	\$175	(\$117)
TOTAL ADMINISTRATIVE	\$131,785	\$45,987	\$48,072	(\$2,085)
MAINTENANCE-SHARED EXPENSES:				
Field Management	\$20,727	\$6,909	\$6,909	\$0
Facility Lease Agreement	\$15,781	\$5,260	\$0	\$5,260
Telephone	\$2,400	\$800	\$819	(\$19)
Electric	\$174,000	\$58,000	\$56,485	\$1,515
Water & Sewer	\$18,600	\$6,200	\$7,368	(\$1,168)
Gas	\$27,000	\$9,000	\$6,812	\$2,188
Pool and Fountain Maintenance	\$52,500	\$17,500	\$22,132	(\$4,632)
Environmental	\$3,000	\$1,000	\$816	\$184
Property Insurance	\$12,900	\$12,900	\$12,404	\$496
Irrigation Repairs	\$3,750	\$1,250	\$0	\$1,250
Landscape Contract	\$232,887	\$77,629	\$85,865	(\$8,236)
Landscape Contingency	\$11,648	\$3,883	\$185	\$3,698
Landscape Consulting	\$11,700	\$3,900	\$6,982	(\$3,082)
Gate and Gatehouse Expenses	\$9,600	\$3,200	\$4,482	(\$1,282)
Roadways/Sidewalks	\$13,920	\$4,640	\$4,829	(\$189)
Lighting	\$2,400	\$800	\$1,306	(\$506)
MSA Building Repairs	\$12,000	\$4,000	\$1,479	\$2,521
Pressure Washing	\$12,000	\$4,000	\$222	\$3,778
Maintenance (inspections)	\$525	\$175	\$24	\$151
Pest Control	\$218	\$73	\$0	\$73
Security	\$42,000	\$14,000	\$17,267	(\$3,267)
TOTAL MAINTENANCE	\$795,848	\$256,785	\$236,387	\$20,398
TOTAL EXPENDITURES	\$927,633		\$284,459	
EXCESS REVENUES (EXPENDITURES)	\$0		\$51,334	
FUND BALANCE - Beginning	\$0		\$436,102	
FUND BALANCE - Ending	\$0		\$487,436	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Replacement & Maintenance Fund

Statement of Revenues & Expenditures

For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
REVENUES:				
Transfer In	\$51,293	\$0	\$0	\$0
Interest	\$3,000	\$1,000	\$4,151	\$3,151
TOTAL REVENUES	\$54,293	\$1,000	\$4,151	\$3,151
EXPENDITURES:				
Building Improvements	\$36,300	\$12,100	\$0	\$12,100
Pool Furniture	\$3,300	\$1,100	\$0	\$1,100
Pool Repair & Replacements	\$10,500	\$3,500	\$1,360	\$2,140
Landscape Improvements	\$21,000	\$7,000	\$25,558	(\$18,558)
Capital Outlay	\$80,000	\$26,667	\$0	\$26,667
TOTAL EXPENDITURES	\$151,100	\$50,367	\$26,917	\$23,449
EXCESS REVENUES (EXPENDITURES)	(\$96,807)		(\$22,767)	
FUND BALANCE - Beginning	\$1,842,734		\$1,535,488	
FUND BALANCE - Ending	\$1,745,927		\$1,512,721	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Statement of Revenues & Expenditures

Series 2004-1

For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$1,360,400	\$855,691	\$855,691	\$0
Interest	\$300	\$100	\$612	\$512
TOTAL REVENUES	\$1,360,700	\$855,791	\$856,303	\$512
EXPENDITURES:				
Interest Expense 11/01	\$475,938	\$475,938	\$475,938	\$0
Principal Expense 05/01	\$395,000	\$0	\$0	\$0
Interest Expense 05/01	\$475,938	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,346,875	\$475,938	\$475,938	\$0
Transfer In/(Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$13,825		\$380,365	
FUND BALANCE - Beginning	\$540,083		\$1,218,563	
FUND BALANCE - Ending	\$553,908		\$1,598,928	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Statement of Revenues & Expenditures

Series 2015

For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
REVENUES:				
Special Assessments	\$326,875	\$209,979	\$209,979	\$0
Interest	\$0	\$0	\$27	\$27
TOTAL REVENUES	\$326,875	\$209,979	\$210,006	\$27
EXPENDITURES:				
Interest Expense 11/01	\$96,994	\$96,994	\$96,994	\$0
Principal Expense 05/01	\$135,000	\$0	\$0	\$0
Interest Expense 05/01	\$96,994	\$0	\$0	\$0
TOTAL EXPENDITURES	\$328,988	\$96,994	\$96,994	\$0
Transfer In/(Out)	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$2,113)		\$113,012	
FUND BALANCE - Beginning	\$127,544		\$293,253	
FUND BALANCE - Ending	\$125,432		\$406,265	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Statement of Revenues & Expenditures

Series 2016

For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$281,753	\$181,286	\$181,286	\$0
Special Assessments - Direct Billed	\$267,997	\$133,999	\$133,999	\$0
Interest	\$0	\$0	\$141	\$141
TOTAL REVENUES	\$549,750	\$315,284	\$315,425	\$141
EXPENDITURES:				
Interest Expense 11/01	\$170,903	\$170,903	\$170,903	\$0
Interest Expense 05/01	\$203,725	\$0	\$0	\$0
TOTAL EXPENDITURES	\$374,628	\$170,903	\$170,903	\$0
Transfer In/(Out)	\$0	\$0	\$1,737	(\$1,737)
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$1,737	(\$1,737)
EXCESS REVENUES (EXPENDITURES)	\$175,122		\$146,260	
FUND BALANCE - Beginning	\$170,903		\$445,891	
FUND BALANCE - Ending	\$346,025		\$592,151	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2015

Statement of Revenues & Expenditures

For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$7	\$7
TOTAL REVENUES	\$0	\$0	\$7	\$7
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$7	
FUND BALANCE - Beginning	\$0		(\$1)	
FUND BALANCE - Ending	\$0		\$5	

Reunion West

COMMUNITY DEVELOPMENT DISTRICT

Capital Projects Fund

Series 2016

Statement of Revenues & Expenditures

For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<u>REVENUES:</u>				
Interest	\$0	\$0	\$196	\$196
TOTAL REVENUES	\$0	\$0	\$196	\$196
<u>EXPENDITURES:</u>				
Capital Outlay - Construction	\$0	\$0	\$0	\$0
Capital Outlay - Costs of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Transfer In/(Out)	\$0	\$0	(\$1,737)	(\$1,737)
TOTAL OTHER	\$0	\$0	(\$1,737)	(\$1,737)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$1,541)	
FUND BALANCE - Beginning	\$0		\$1,607	
FUND BALANCE - Ending	\$0		\$66	

**Reunion West CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Revenues													
Special Assessments - Tax Collector	\$0	\$58,573	\$164,753	\$34,973	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$258,298
Special Assessments - Direct	\$0	\$25,929	\$0	\$50,777	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,706
Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
Miscellaneous Revenue	\$0	\$525	\$263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$788
Total Revenues	\$0	\$85,027	\$165,016	\$85,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$335,793
Expenses													
Supervisor Fees	\$1,000	\$800	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
FICA	\$77	\$61	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199
Engineering	\$324	\$1,524	\$100	\$699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,646
Attorney	\$1,690	\$2,788	\$307	\$736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,522
Trustee Fee	\$5,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,044
Dissemination	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,667
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Property Appraiser Fee	\$0	\$0	\$404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$404
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,582	\$3,582	\$3,582	\$3,582	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,328
Information Technology	\$183	\$183	\$183	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$733
Telephone	\$0	\$4	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35
Postage	\$120	\$37	\$6	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196
Printing & Binding	\$106	\$99	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$293
Insurance	\$8,540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,540
Legal Advertising	\$628	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$628
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$21	\$21	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$26,906	\$9,516	\$5,138	\$6,512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,072

**Reunion West CDD
Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
Field Management	\$1,727	\$1,727	\$1,727	\$1,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,909
Facility Lease Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$205	\$205	\$205	\$205	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$819
Electric	\$13,535	\$13,845	\$15,052	\$14,052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,485
Water & Sewer	\$1,844	\$1,738	\$2,119	\$1,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,368
Gas	\$179	\$2,428	\$3,329	\$876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,812
Pool and Fountain Maintenance	\$5,074	\$4,271	\$4,472	\$8,315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,132
Environmental	\$95	\$531	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$816
Property Insurance	\$12,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,404
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Contract	\$20,051	\$20,051	\$25,713	\$20,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,865
Landscape Contingency	\$0	\$0	\$0	\$185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$185
Landscape Consulting	\$1,203	\$1,203	\$3,375	\$1,203	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,882
Gate and Gatehouse Expenses	\$3,416	\$447	\$58	\$561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,482
Roadways/Sidewalks	\$0	\$98	\$1,807	\$2,923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,829
Lighting	\$1,251	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,306
MSA Building Repairs	\$1,287	\$150	\$0	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,479
Pressure Washing	\$0	\$222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$222
Maintenance (Inspections)	\$0	\$0	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$4,317	\$4,317	\$4,317	\$4,317	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,267
Irrigation System Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$66,587	\$51,286	\$62,294	\$56,219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$236,387
Total Expenses	\$93,494	\$60,802	\$67,432	\$62,731	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$284,459
Excess Revenues (Expenditures)	(\$93,494)	\$24,225	\$97,584	\$23,019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,334

**REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2017

TAX COLLECTOR

Gross Assessments \$ 2,492,796 \$ 427,751 \$ 1,417,083 \$ 347,739 \$ 300,222
 Net Assessments \$ 2,343,228 \$ 402,086 \$ 1,332,058 \$ 326,875 \$ 282,209

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2015				Total 100%
							General Fund 17.16%	Debt Svc Fund 56.85%	Debt Svc Fund 13.95%	Debt Svc Fund 12.04%	
11/25/16	ACH	\$ 350,553.66	\$ 14,021.86	\$ 6,730.64	\$ -	\$ 329,801.16	\$ 56,592.26	\$ 187,482.54	\$ 46,006.48	\$ 39,719.88	\$ 329,801.16
11/30/16	ACH	\$ 12,441.15	\$ 661.09	\$ 235.60	\$ -	\$ 11,544.46	\$ 1,980.97	\$ 6,562.70	\$ 1,610.42	\$ 1,390.37	\$ 11,544.46
12/9/16	ACH	\$ 873,879.82	\$ 34,954.49	\$ 16,778.50	\$ -	\$ 822,146.83	\$ 141,076.36	\$ 467,367.00	\$ 114,687.53	\$ 99,015.94	\$ 822,146.83
12/27/16	ACH	\$ 145,795.29	\$ 5,001.81	\$ 2,815.88	\$ -	\$ 137,977.60	\$ 23,676.28	\$ 78,436.33	\$ 19,247.55	\$ 16,617.45	\$ 137,977.60
1/10/17	ACH	\$ 5,568.62	\$ 167.05	\$ 108.03	\$ -	\$ 5,293.54	\$ 908.35	\$ 3,009.23	\$ 738.44	\$ 637.53	\$ 5,293.54
1/10/17	ACH	\$ 208,850.78	\$ 6,315.34	\$ 4,050.71	\$ -	\$ 198,484.73	\$ 34,059.00	\$ 112,832.90	\$ 27,688.15	\$ 23,904.67	\$ 198,484.73
1/18/17	ACH	\$ -	\$ -	\$ -	\$ 30.28	\$ 30.28	\$ 5.20	\$ 17.21	\$ 4.22	\$ 3.65	\$ 30.28
2/8/17	ACH	\$ 190,441.80	\$ 4,030.91	\$ 3,728.21	\$ -	\$ 182,682.68	\$ 31,347.45	\$ 103,849.89	\$ 25,483.80	\$ 22,001.54	\$ 182,682.68
Totals		\$ 1,787,531.12	\$ 65,152.55	\$ 34,447.57	\$ 30.28	\$ 1,687,961.28	\$ 289,645.86	\$ 959,557.80	\$ 235,466.59	\$ 203,291.03	\$ 1,687,961.28

OFF ROLL ASSESSMENTS

REUNION WEST DEVELOPMENT PARTNERS LLLP \$319,853.00 \$51,856.00 \$267,997.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2016
11/3/16	11/1/16	9851	\$ 159,927.00	\$ 159,927.00	\$ 25,929.00	\$ 133,998.00
	2/1/17		\$ 79,963.00	\$ -	\$ -	\$ -
	5/1/17		\$ 79,963.00	\$ -	\$ -	\$ -
			\$ 319,853.00	\$ 159,927.00	\$ 25,929.00	\$ 133,998.00

REUNION WEST HOA INC \$167,262.00 \$167,262.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
2/13/17	11/1/16	12177	\$ 83,632.00	\$ 83,631.00	\$ 83,631.00
2/13/17	2/1/17	12177	\$ 41,815.00	\$ 41,815.00	\$ 41,815.00
	5/1/17		\$ 41,815.00	\$ -	\$ -
			\$ 167,262.00	\$ 125,446.00	\$ 125,446.00

RWEST HOLDINGS LLC \$150,074.00 \$150,074.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/19/17	12/31/16	11550	\$ 37,518.50	\$ 37,518.00	\$ 37,518.00
	3/31/17		\$ 37,518.50	\$ -	\$ -
	6/30/17		\$ 37,518.50	\$ -	\$ -
	9/30/17		\$ 37,518.50	\$ -	\$ -
			\$ 150,074.00	\$ 37,518.00	\$ 37,518.00

OFF ROLL ASSESSMENTS

REUNION WEST SPE, LLC \$53,036.00 \$53,036.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
1/19/17	12/31/16	11550	\$ 13,259.00	\$ 13,259.00	\$ 13,259.00
	3/31/17		\$ 13,259.00	\$ -	\$ -
	6/30/17		\$ 13,259.00	\$ -	\$ -
	9/30/17		\$ 13,259.00	\$ -	\$ -
			\$ 53,036.00	\$ 13,259.00	\$ 13,259.00

REUNION WEST SPE, LLC \$51,856.00 \$51,856.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
2/27/17	12/31/16	12469	\$ 12,964.00	\$ 12,964.00	\$ 12,964.00
	3/31/17		\$ 12,964.00	\$ -	\$ -
	6/30/17		\$ 12,964.00	\$ -	\$ -
	9/30/17		\$ 12,964.00	\$ -	\$ -
			\$ 51,856.00	\$ 12,964.00	\$ 12,964.00

REUNION WEST SPE, LLC \$45,964.00 \$45,964.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
2/27/17	12/31/16	12469	\$ 11,491.00	\$ 11,491.00	\$ 11,491.00
	3/31/17		\$ 11,491.00	\$ -	\$ -
	6/30/17		\$ 11,491.00	\$ -	\$ -
	9/30/17		\$ 11,491.00	\$ -	\$ -
			\$ 45,964.00	\$ 11,491.00	\$ 11,491.00

REUNION WEST SPE, LLC \$2,946.00 \$2,946.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
2/27/17	12/31/16	12469	\$ 736.50	\$ 737.00	\$ 737.00
	3/31/17		\$ 736.50	\$ -	\$ -
	6/30/17		\$ 736.50	\$ -	\$ -
	9/30/17		\$ 736.50	\$ -	\$ -
			\$ 2,946.00	\$ 737.00	\$ 737.00

SUMMARY		
	GENERAL FUND	DEBT SERVICE
TOTAL DIRECT BILLED	\$ 522,994.00	\$ 267,997.00
TOTAL RECEIVED	\$ 101,898.00	\$ 133,998.00
VARIANCE	\$ (421,096.00)	

Reunion East/West CDD Direct Billed Assessments for FY 2017

District
Reunion East

Landowner	Product	Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid
Citicommunities								
11-1-15 DS Interest								
34-25-27-4012-0001-0013	66 Comm	\$10,982	\$14,917	\$25,899	\$5,491	\$7,459	\$12,950	Paid 1/12/17
Estoppel					\$2,746	\$3,729	\$6,475	Paid 1/12/17
Totals		\$10,982	\$14,917	\$25,899	\$10,982	\$14,917	\$25,899	
LRA ORLANDO LLC								
35-25-27-4885-PRCL-0C30	4 MF	\$1,849	\$5,054	\$6,903	\$925	\$2,527	\$3,452	Paid 10/11/2016
					\$462	\$1,264	\$1,726	Paid 10/11/2016
					\$1,849	\$5,054	\$6,903	Paid 10/11/2016
EHOF								
11-1-15 Interest								
27-25-27-2985-TRAC-FD20	30 Comm/755 MF	\$358,021	\$152,465	\$510,486	\$454,923	\$854,415	\$1,309,338	Paid 1/12/17
35-25-27-4885-PRCL-01C0	242.29 Comm/701 MF/300 Hotel	\$490,846	\$1,201,848	\$1,692,694	\$227,462	\$427,208	\$654,669	
27-25-27-2985-TRAC-FD30	10 Comm/56 MF/104 Hotel	\$60,979	\$354,517	\$415,496	\$227,462	\$427,208	\$654,669	
Totals		\$909,846	\$1,708,830	\$2,618,676	\$909,846	\$1,708,830	\$2,618,676	

District
Reunion West

Landowner	Product	Total O & M	Total Debt	Total Due	O & M	Debt	Total	Paid
Reunion West SPE								
22-25-27-0000-0020-0000	90 Comm/120 MF	\$53,036	\$0	\$53,036	\$38,451	\$0	\$38,451	Paid
35-25-27-4881-PRCL-0020	192 MF/-12 SF	\$51,857		\$51,857	\$38,451	\$0	\$38,451	
35-25-27-4881-TRAC-0G30	156 MF	\$45,964		\$45,964	\$38,451	\$0	\$38,451	
35-25-27-4881-PRCL-006A	15 Comm	\$2,946.00		\$2,946	\$38,451	\$0	\$38,451	
Totals		\$153,803.00	\$0.00	\$153,803.00	\$153,803	\$0	\$153,803	
Reunion West HOA								
22-25-27-4923-0001-0080		\$167,262	\$0	\$167,262	\$83,631.00	\$0.00	\$83,631.00	Paid 2/15/17
22-25-27-4923-0001-00M0					\$41,815.50	\$0.00	\$41,815.50	Paid 2/15/17
Totals		\$167,262	\$0.00	\$167,262	\$125,446.50	\$0.00	\$125,446.50	
Reunion West Development Partners								
22-25-27-4923-0001-0080		\$51,857	\$267,997	\$319,854	\$25,928.50	\$133,998.50	\$159,927.00	Paid 11/4/16
22-25-27-4923-0001-00M0					\$12,964.25	\$66,999.25	\$79,963.50	
Totals		\$51,857.00	\$267,997.00	\$319,854.00	\$38,892.75	\$200,997.75	\$238,890.50	
Rwest Holdings								
34-25-27-4012-0004-0010	1000 Hotel	\$150,074	\$0	\$150,074	\$97,518.50	\$0.00	\$97,518.50	Paid 1/20/17
					\$37,518.50	\$0.00	\$37,518.50	
					\$37,518.50	\$0.00	\$37,518.50	
Totals		\$150,074.00	\$0.00	\$150,074.00	\$150,074.00	\$0.00	\$150,074.00	