



Reserve

Community Development District #2

<http://www.Reserve2cdd.com>

Peter Perry, Chairman

James Burchell, Vice Chairman

Frank Martinez, Assistant Secretary

Jerry Lorenzo, Assistant Secretary

Eugene Antuna, Assistant Secretary

April 20, 2017



Reserve

Community Development District #2

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

April 13, 2017

Board of Supervisors Reserve Community Development District #2

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Reserve Community Development District #2** is scheduled for **April 20, 2017 at 9:30 a.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida**. Following is the advance agenda for the meeting.

1. Roll Call
2. Approval of the Minutes of the January 19, 2017 Meeting
3. Consideration of **Resolution #2017-03** Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing
4. Staff Reports
 - A. Attorney
 - B. District Consultant
 - C. Manager
5. Supervisors Requests and Audience Comments
6. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet and Income Statement
7. Adjournment

Enclosed for your review are the minutes from the January 19, 2017 meeting.

The third order of business is consideration of **Resolution #2017-03** Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing. Copies of the resolution and proposed budget are enclosed for your review.

The financials are also enclosed. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional documentation will be provided under separate cover or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



Rich Hans
Manager

cc: Daniel Harrell Robert Fromm Bob Lawson Mary Danielsen Rhonda Mossing

**MINUTES OF MEETING
RESERVE
COMMUNITY DEVELOPMENT DISTRICT #2**

The regular meeting of the Board of Supervisors of the Reserve Community Development District #2 was held on Thursday, January 19, 2017 at 9:30 a.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida.

Present and constituting a quorum were:

Peter Perry	Chairman
James Burchell	Vice Chairman
Jerry Lorenzo	Assistant Secretary
Frank Martinez	Assistant Secretary
Eugene Antuna	Assistant Secretary

Also present were:

Lisa Derryberry	District Manager
Bob Fromm	District Consultant

FIRST ORDER OF BUSINESS

Oath of Office for Newly Elected Supervisor(s) elected at the General Election held on November 8, 2016 for Seat #2 and Seat #4

Ms. Derryberry: Moving on with our agenda, I've already administered the oaths of office to the two newly elected supervisors so we can move on to item No. 3.

SECOND ORDER OF BUSINESS

Roll Call

Ms. Derryberry called the meeting to order and called roll.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Consideration of Resolution #2017-01 Confirming the General Election Results for Seat #2 and Seat #4

Ms. Derryberry: Moving on to item No. 3A which is consideration of resolution #2017-01 confirming the general election results for seats #2 and #4, and this resolution merely memorializes the results of the election on November 8th, showing James Burchell in seat #2, and Frank Martinez in seat #4. So I just need a motion accepting those results.

On MOTION by Mr. Perry seconded by Mr. Antuna with all in favor, Resolution #2017-01 confirming the General Election results for seat #2 and seat #4 was approved.

Mr. Antuna: These seats are for 3 years right?

Mr. Burchell: 4 years.

Ms. Derryberry: Yes, 4 years.

Mr. Antuna: Ok.

B. Consideration of Resolution #2017-02 Electing Officers

Ms. Derryberry: Item 3B on your agenda is consideration of resolution #2017-02 electing officers. At this time the board can keep the same slate of officers which is Peter Perry as chairman, James Burchell as vice chairman, all other board members are assistant secretaries, Patti Powers of GMS is treasurer, and Rich Hans is secretary and Paul Winkeljohn from our office is also an assistant secretary. Any changes the board would wish to make now would be the time to make them, are there any changes?

Mr. Antuna: I move to keep the same structure of officers as we have right now.

On MOTION by Mr. Antuna seconded by Mr. Lorenzo with all in favor, Resolution #2017-02 Electing Officers, keeping the existing slate of officers as stated on the record by Lisa Derryberry was approved.

**FOURTH ORDER OF BUSINESS Approval of Minutes of the
November 17, 2016 Meeting**

Ms. Derryberry: Behind tab No. 4 in your packet are the minutes from the November 17, 2016 meeting. If there are any corrections I will take them at this time, and if there are none, a motion approving the minutes would be in order.

Mr. Antuna: I'm sorry, if I could ask a question on these minutes, there's a comment by Mr. Fromm, on the last page, page 6, where he's talking about, 1,500 feet right now which will get past the last two houses, this was a wall you were talking about I think.

Mr. Fromm: Yes.

Mr. Antuna: So you said, I can put that wall up in the first part of the year before the rainy season in April or May and then the paving of Commerce Center South.

Mr. Fromm: Right, the paving in Commerce Center South is done, I don't know why that got in there.

Mr. Antuna: Ok, that I didn't understand why it was in there.

Mr. Fromm: Right, the wall is separate, so we ought to just cross off, "and then the paving of Commerce Center South" because that all got done prior to year end.

Ms. Derryberry: Ok, so we have a motion approving the minutes with that change, is the board accepting of that?

Mr. Martinez: Yes.

Ms. Derryberry: Ok.

On MOTION by Mr. Martinez seconded by Mr. Burchell with all in favor, the Minutes of the November 17, 2016 Meeting with the indicate change were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Derryberry: Then we'll move on to staff reports. There is no attorney present today.

B. District Consultant

Ms. Derryberry: Bob, under District Consultant do you have anything for the board?

Mr. Fromm: The only follow up on that comment, we are getting the wall permitted but I can't put it up until FPL finishes their work and schedules taking all the lines down because right now I have over 2,000 feet of wall up and it's going to be a nightmare trying to take down the lines in Sabal Creek. So I'm not going to do the wall until they schedule it in, and it's always 6 months, and that started like 2 years ago. They've said for sure that they would do it in April or May, and once the lines are dropped then we'll extend the wall.

Mr. Antuna: Is it your plan to take that wall all the way to Glades cutoff?

Mr. Fromm: We'll take it all the way to the FPL easement.

Mr. Antuna: And close to the Glades cutoff?

Mr. Fromm: Way at the end, yes, in other words.

Mr. Antuna: I understand there's emergency access somewhere between Sabal and Verano there?

Mr. Fromm: That's Callie Mat Court

Mr. Antuna: So Callie Mat Court and I haven't been there but is that a fenced gate, isn't that there, similar to what we have in the construction gate here?

Mr. Fromm: No it will be nicer, it's a big 16' swing gate and it's only for fire and EMT.

Mr. Antuna: So there will be no cameras there or guards or anything?

Mr. Fromm: No.

Mr. Antuna: Is it locked?

Mr. Fromm: Yes, it has got the nox box.

Mr. Antuna: Ok.

Mr. Fromm: So the only people that are going to have keys are fire and EMT.

Mr. Antuna: Ok.

Mr. Fromm: And that was actually a condition of both development orders, but the purpose of it when we were negotiating was in order for that Tradition first station to get into Plantation and Sabal Creek faster, to come the back way.

Mr. Antuna: Right station #16 I believe or whatever, the one in Tradition.

Mr. Fromm: Yes.

Mr. Martinez: How does that come in the back way now from Tradition?

Mr. Fromm: Well right now, they basically come down across some parkway into Verano.

Mr. Martinez: Ok.

Mr. Fromm: Versus coming down there, going all the way up past the hotels, going in the front guard gate, coming all the way down Reserve Blvd. going left, getting back up into Sabal Creek. It will probably cut 10 minutes or more off.

Mr. Antuna: Right it should help, even the people that live in the Legends Drive or that area is going to help.

Mr. Fromm: Right, and that should be done in a month or maybe sooner. The biggest part is trying to get a permit out of Port St. Lucie for a gate and electrical. That's all I have.

Ms. Derryberry: Alright.

Mr. Perry: We don't know anything on that other thing with Mainstreet Bob?

Mr. Fromm: I don't know, oh from here?

Mr. Perry: Yes.

Mr. Fromm: No, the easement actually is to Mainstreet Village.

Mr. Perry: I saw that, yes, that 6 page thing or whatever, that Sabal signed, ok.

Mr. Fromm: Right, and that's a 3 acre parcel that's been closed and they're in their final site plan. People have come and went and said they're going to make offers,

mostly ACLS, or memory centers as they're now called, but they never quite get to the finish line, but again, the economy is picking up, commercial is picking up.

Mr. Antuna: It would be the same offices, like Lang has there in that building there, that kind of thing?

Mr. Perry: The project I'm working on is 2.78 acres that's closed, and that's basically going to be a neighborhood center, a neighborhood retail, a restaurant, maybe a barber shop, a pizza joint, so it's all very nice community oriented, it should be very nice if we ever get done.

Mr. Antuna: Ok.

C. Manager

Ms. Derryberry: Ok moving on, under manager I have nothing to report other than to remind the board that the next meeting is April 20th of this year.

**SIXTH ORDER OF BUSINESS Supervisors Requests and
 Audience Comments**

Ms. Derryberry: Moving on to supervisors requests, are there any requests from the supervisors at this time? Not hearing any, we can let the record reflect there is no audience present today for any comments.

SEVENTH ORDER OF BUSINESS Financial Reports

- A. Approval of Check Register**
- B. Balance Sheet and Income Statement**

Ms. Derryberry: The next item is financial reports which appear in you packet behind tab 7A, which is the check register for your review and approval, and behind tab 7B is the balance sheet and income statement. I'll take any questions at this time.

Mr. Antuna: I just had a curiosity question on one of these, let me see if I can find it. It was regarding the large variance on I think it was contingency or the one that showed the largest variance for the year, it's this one, what page is that?

Ms. Derryberry: It's behind tab 7B, page 2.

Mr. Antuna: Yes, the operating reserve variance, it just struck me, why was that so large? I couldn't find anything that explained that in the expenditures, do you know Bob?

Mr. Fromm: Well what ends up happening is over here under adopted budget, operating reserve is theoretically your beginning cash, and then we don't have any shortfalls or contingencies that we need even though they say in this column operating variance prorated would be the \$3,700, and we've got zero. So we don't have much of a need up here.

Mr. Antuna: So we prorate the \$15,000 on a per month basis, is that what you mean?

Mr. Fromm: No, on an annual basis.

Mr. Antuna: Yes but what is \$3,788?

Mr. Fromm: It's quarterly, so what ends up happening is we always have a budget of \$70,000 or so, and we never spend it, we always go under and that keeps our cash balance going up every year, and eventually if we got up to \$100,000 or \$150,000 we could prepay bonds, but we always want to have at least \$50,000 on hand so that will probably be a next year discussion.

Mr. Antuna: Ok so this operating reserve is a positive number right, you say it's unspent money rather than an expense?

Mr. Fromm: Right, it's unspent.

Mr. Antuna: Ok.

Ms. Derryberry: Ok. Are there any other questions from the board? If not, a motion approving the check register and the balance sheet and income statement would be in order.

On MOTION by Mr. Burchell seconded by Mr. Lorenzo with all in favor, the Check Register, Balance Sheet and Income Statement were approved.

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Derryberry: And if there is nothing further to come before the board, a motion to adjourn would be in order.

On MOTION by Mr. Antuna seconded by Mr. Martinez with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2017-03

A RESOLUTION OF THE RESERVE COMMUNITY DEVELOPMENT DISTRICT #2 APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the **Fiscal Year 2018**; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE COMMUNITY DEVELOPMENT DISTRICT #2:

1. The proposed budget for **Fiscal Year 2018** is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____
 Hour: _____
 Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____, 2017

Chairman/Vice Chairman

Secretary/Assistant Secretary

***Proposed Budget
Fiscal Year 2018***

***Reserve Community
Development District #2***

April 20, 2017



**Reserve
Community Development District #2**

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Reserve

Community Development District #2

General Fund

Description	Adopted Budget FY 2017	Actual Thru 3/31/2017	Projected Next 6 Months	Total Projected 9/30/2017	Proposed Budget FY 2018
Revenues					
Maintenance Assessments	\$70,010	\$66,092	\$14,209	\$80,301	\$70,010
Unassigned Fund Balance	\$26,122	\$28,901	\$0	\$28,901	\$20,053
TOTAL REVENUES	\$96,132	\$94,994	\$14,209	\$109,202	\$90,063
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$4,000	\$1,800	\$2,200	\$4,000	\$4,000
FICA Expense	\$306	\$138	\$168	\$306	\$306
Engineering	\$500	\$0	\$500	\$500	\$500
Attorney	\$1,500	\$0	\$700	\$700	\$1,500
Trustee Fees	\$3,750	\$0	\$3,750	\$3,750	\$3,750
Property Appraiser	\$7,345	\$7,345	\$0	\$7,345	\$7,345
Collection Agent	\$6,000	\$3,500	\$2,500	\$6,000	\$6,000
Assessment Roll	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Annual Audit	\$3,200	\$0	\$3,200	\$3,200	\$3,300
Management Fees	\$32,210	\$16,105	\$16,105	\$32,210	\$32,210
Computer Time	\$250	\$125	\$125	\$250	\$250
Telephone	\$50	\$0	\$25	\$25	\$50
Postage	\$1,000	\$388	\$512	\$900	\$1,000
Printing & Binding	\$250	\$112	\$138	\$250	\$250
Rentals & Leases	\$2,400	\$1,200	\$1,200	\$2,400	\$2,400
Meeting Room Rental	\$2,400	\$1,200	\$1,200	\$2,400	\$2,400
Insurance	\$5,885	\$5,457	\$0	\$5,457	\$6,003
Legal Advertising	\$1,250	\$0	\$600	\$600	\$1,250
Other Current Charges	\$360	\$182	\$178	\$360	\$450
Contingency	\$5,000	\$0	\$0	\$0	\$5,000
Office Supplies	\$150	\$18	\$53	\$70	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Operating Reserve	\$15,151	\$0	\$15,151	\$15,151	\$8,825
Website Compliance	\$500	\$250	\$350	\$600	\$500
TOTAL EXPENDITURES	\$96,132	\$37,994	\$51,155	\$89,149	\$90,063
ASSIGNED FUND BALANCE	\$0	\$57,000	(\$36,946)	\$20,053	(\$0)

RESERVE

COMMUNITY DEVELOPMENT DISTRICT #2

GENERAL FUND BUDGET
FISCAL YEAR 2018

REVENUES:

Maintenance Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting no to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 4 annual meetings.

FICA Expense

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

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Trustee Fees

The District issued Series 2010 Special Assessment Revenue Bonds which are held with a Trustee at US Bank. The amount of the trustee fees budgeted is based on the agreement between US Bank and the District.

Property Appraiser Fee

The St. Lucie County Property Appraiser charges the District 1% of the total on roll assessment as their charge for placing the assessments on the County's tax roll.

Collection Agent

The District' has contracted with Robert L. Fromm & Associates for meeting attendance and budget review and preparation.

Assessment Roll

The District' has contracted with Robert L. Fromm & Associates for the certifications of the District's annual maintenance and debt service assessments to the County Tax Collector.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

RESERVE

COMMUNITY DEVELOPMENT DISTRICT #2

GENERAL FUND BUDGET
FISCAL YEAR 2018

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

Computer Time

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Rentals and Leases

The District will be charged \$200 per month for office rent from Governmental Management Services for the District's administrative office.

Meeting Room Rental

The District is charged \$200 per month from Reserve CDD for reserving the meeting room at Reserve Commerce Center.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). The Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Contingency

Any unforeseen expenditures or repairs. If the expense is not incurred, the balance is added to the unassigned fund balance.

Office Supplies

Miscellaneous office supplies.

RESERVE
COMMUNITY DEVELOPMENT DISTRICT #2

GENERAL FUND BUDGET
FISCAL YEAR 2018

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operating Reserves

These funds are the first quarter of the following FY of expenses the District will incur before assessments are collected

Website Compliance

Per Section 189.069 F.S, all District must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated as required by the Statute.

Reserve

Community Development District #2

Debt Service Fund Series 2010A

Description	Adopted Budget FY 2017	Actual Thru 3/31/2017	Projected Next 6 Months	Total Projected 9/30/2017	Proposed Budget FY 2018
Revenues					
Special Assessments - Levy	\$275,197	\$259,796	\$15,401	\$275,197	\$275,197
Interest Income	\$0	\$311	\$311	\$622	\$0
Carry Forward Surplus ⁽¹⁾	\$62,744	\$62,700	\$0	\$62,700	\$62,975
TOTAL REVENUES	\$337,941	\$322,806	\$15,712	\$338,518	\$338,172
Expenditures					
<i>Series 2010A</i>					
Interest - 11/01	\$45,644	\$45,644	\$0	\$45,644	\$41,474
Interest - 05/01	\$44,899	\$0	\$44,899	\$44,899	\$40,797
Principal - 05/01	\$185,000	\$0	\$185,000	\$185,000	\$195,000
TOTAL EXPENDITURES	\$275,543	\$45,644	\$229,899	\$275,543	\$277,271
EXCESS REVENUES	\$62,398	\$277,163	(\$214,187)	\$62,975	\$60,901

Gross Assessment Levied	\$367,241.50
Less Discounts & Collection Fees	\$22,034.49
Net Assessment Levied	\$345,207.01
Operating and Maintenance	\$70,010.02
Debt Service	\$275,196.99

11/18 Interest 2010A	\$37,078
	\$37,078

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Reserve #2

Community Development District

Amortization Schedule

Series 2010A, Special Assessment Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/15	\$ 2,375,000	4.41%	\$ 170,000.00	\$ 52,659.69	
11/01/15	\$ 2,205,000	4.41%	\$ -	\$ 49,700.70	\$ 272,360.39
05/01/16	\$ 2,205,000	4.41%	\$ 180,000.00	\$ 49,160.48	
11/01/16	\$ 2,025,000	4.41%	\$ -	\$ 45,643.50	\$ 274,803.98
05/01/17	\$ 2,025,000	4.41%	\$ 185,000.00	\$ 44,899.31	
11/01/17	\$ 1,840,000	4.41%	\$ -	\$ 41,473.60	\$ 271,372.91
05/01/18	\$ 1,840,000	4.41%	\$ 195,000.00	\$ 40,797.40	
11/01/18	\$ 1,645,000	4.41%	\$ -	\$ 37,078.30	\$ 272,875.70
05/01/19	\$ 1,645,000	4.41%	\$ 205,000.00	\$ 36,473.76	
11/01/19	\$ 1,440,000	4.41%	\$ -	\$ 32,457.60	\$ 273,931.36
05/01/20	\$ 1,440,000	4.41%	\$ 215,000.00	\$ 32,104.80	
11/01/20	\$ 1,225,000	4.41%	\$ -	\$ 27,611.50	\$ 274,716.30
05/01/21	\$ 1,225,000	4.41%	\$ 225,000.00	\$ 27,161.31	
11/01/21	\$ 1,000,000	4.41%	\$ -	\$ 22,540.00	\$ 274,701.31
05/01/22	\$ 1,000,000	4.41%	\$ 235,000.00	\$ 22,172.50	
11/01/22	\$ 765,000	4.41%	\$ -	\$ 17,243.10	\$ 274,415.60
05/01/23	\$ 765,000	4.41%	\$ 245,000.00	\$ 16,961.96	
11/01/23	\$ 520,000	4.41%	\$ -	\$ 11,720.80	\$ 273,682.76
05/01/24	\$ 520,000	4.41%	\$ 255,000.00	\$ 11,593.40	
11/01/24	\$ 265,000	4.41%	\$ -	\$ 5,973.10	\$ 272,566.50
05/01/25	\$ 265,000	4.41%	\$ 265,000.00	\$ 5,875.71	\$ 270,875.71
<u>Total</u>			<u>\$ 2,375,000</u>	<u>\$ 631,302.53</u>	<u>\$ 3,006,302.53</u>

Reserve
Community Development District #2

Check Run Summary
April 20, 2017

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
01/11/17	951	\$600.00
01/27/17	952-955	\$12,339.12
02/16/17	956-959	\$4,665.14
02/23/17	960-961	\$2,675.94
03/02/17	962-964	\$4,358.49
03/24/17	965-966	\$5,522.96
03/30/17	967	\$484.37
04/10/17	968-971	\$7,763.14
Total		<u><u>\$38,409.16</u></u>

*** CHECK DATES 01/11/2017 - 04/10/2017 ***

GF - RESERVE CDD #2

BANK A RESERVE CDD #2 GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/11/17	00009	10/01/16	OCT-16	2016	10	310-51300-44001			RENT UNIT 1 - OCT 2016	*	200.00		
		11/01/16	NOV-16	2016	11	310-51300-44001			RENT UNIT 1 - NOV 2016	*	200.00		
		12/01/16	DEC-16	2016	12	310-51300-44001			RENT UNIT 1 - DEC 2016	*	200.00		
RESERVE CDD												600.00	000951
1/27/17	00004	1/17/17	56769109	2017	01	310-51300-42000			DELIVERIES THRU	*	170.95		
FEDEX												170.95	000952
1/27/17	00028	12/01/16	136	2016	12	310-51300-35100			DEC 2016 - COMPUTER TIME	*	20.83		
GMS - SO FLORIDA, LLC												20.83	000953
1/27/17	00048	1/27/17	01272017	2017	01	300-20700-10000			TXFER OF TAX RECEIPTS	*	11,947.34		
RESERVE CDD #2												11,947.34	000954
1/27/17	00009	1/01/17	JAN 2017	2017	01	310-51300-44001			RENT UNIT 1 - JAN 2017	*	200.00		
RESERVE CDD												200.00	000955
2/16/17	00004	2/07/17	57001545	2017	02	310-51300-42000			DELIVERIES THRU 02/07/17	*	38.18		
FEDEX												38.18	000956
2/16/17	00028	2/01/17	138	2017	02	310-51300-34000			FEB 2017 - MGMT FEES	*	2,684.17		
		2/01/17	138	2017	02	310-51300-35100			FEB 2017 - COMPUTER TIME	*	20.83		
		2/01/17	138	2017	02	310-51300-44000			FEB 2017 - RENT	*	200.00		
		2/01/17	138	2017	02	310-51300-35101			FEB 2017 - WEBSITE ADMIN	*	41.67		
		2/01/17	138	2017	02	310-51300-51000			FEB 2017 - OFFICE SUPPLY	*	17.50		
		2/01/17	138	2017	02	310-51300-42000			FEB 2017 - POSTAGE	*	.47		
		2/01/17	138	2017	02	310-51300-42500			FEB 2017 - COPIES	*	38.25		
GMS - SO FLORIDA, LLC												3,002.89	000957
2/16/17	00048	2/16/17	02162017	2017	02	300-20700-10000			TXFER OF TAX RECEIPTS	*	1,424.07		
RESERVE CDD #2												1,424.07	000958

RES2 RESERVE 2 IARAUJO

*** CHECK DATES 01/11/2017 - 04/10/2017 ***

GF - RESERVE CDD #2
BANK A RESERVE CDD #2 GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/16/17	00009	2/01/17	FEB-17	201702	310	51300	44001		RENT UNIT 1 - FEB 2017	*	200.00	200.00	000959
									RESERVE CDD				
2/23/17	00048	2/23/17	02232017	201702	300	20700	10000		TXFER OF TAX RECEIPTS	*	1,675.94	1,675.94	000960
									RESERVE CDD #2				
2/23/17	00022	2/24/17	02242017	201702	310	51300	31400		BUDGET PREP - 02/24/17	*	1,000.00	1,000.00	000961
									ROBERT L. FROMM & ASSOCIATES				
3/02/17	00028	3/01/17	139	201703	310	51300	34000		MAR 2017 - MGMT FEES	*	2,684.17		
		3/01/17	139	201703	310	51300	35100		MAR 2017 - COMPUTER TIME	*	20.83		
		3/01/17	139	201703	310	51300	44000		MAR 2017 - RENT	*	200.00		
		3/01/17	139	201703	310	51300	35101		MAR 2017 - WEBSITE ADMIN	*	41.67		
		3/01/17	139	201703	310	51300	42000		MAR 2017 - POSTAGE	*	4.60		
		3/01/17	139	201703	310	51300	42500		MAR 2017 - COPIES	*	8.40		
									GMS - SO FLORIDA, LLC			2,959.67	000962
3/02/17	00048	3/03/17	03032017	201703	300	20700	10000		TXFER OF TAX RECEIPTS	*	1,198.82	1,198.82	000963
									RESERVE CDD #2				
3/02/17	00009	3/01/17	MAR-17	201703	310	51300	44001		RENT UNIT 1 - MAR 2017	*	200.00	200.00	000964
									RESERVE CDD				
3/24/17	00048	3/24/17	03242017	201603	300	20700	10000		TXFER OF TAX RECEIPTS	*	5,022.96	5,022.96	000965
									RESERVE CDD #2				
3/24/17	00022	3/06/17	03062017	201603	310	51300	31400		SVCS 10/6/16 HURRICANE	*	500.00	500.00	000966
									ROBERT L. FROMM & ASSOCIATES				
3/30/17	00048	3/30/17	03302017	201703	300	20700	10000		TXFER OF TAX RECEIPTS	*	484.37	484.37	000967
									RESERVE CDD #2				

RES2 RESERVE 2 IARAUJO

*** CHECK DATES 01/11/2017 - 04/10/2017 ***

GF - RESERVE CDD #2

BANK A RESERVE CDD #2 GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/10/17	00028	4/03/17	140			201704	310-51300-34000			*	2,684.17		
									APR 2017 - MGMT FEES				
4/03/17		4/03/17	140			201704	310-51300-35100			*	20.83		
									APR 2017 - COMPUTER TIME				
4/03/17		4/03/17	140			201704	310-51300-44000			*	200.00		
									APR 2017 - RENT				
4/03/17		4/03/17	140			201704	310-51300-35101			*	41.67		
									APR 2017 - WEBSITE ADMIN				
4/03/17		4/03/17	140			201704	310-51300-42000			*	.46		
									APR 2017 - POSTAGE				
4/03/17		4/03/17	140			201704	310-51300-42500			*	.15		
									APR 2017 - COPIES				
GMS - SO FLORIDA, LLC											2,947.28	000968	
4/10/17	00048	4/10/17	04102017			201704	300-20700-10000			*	3,615.86		
									TXFER OF TAX RECEIPTS				
RESERVE CDD #2											3,615.86	000969	
4/10/17	00009	4/01/17	APR-17			201704	310-51300-44001			*	200.00		
									RENT UNIT 1 - APR 2017				
RESERVE CDD											200.00	000970	
4/10/17	00022	4/10/17	04102017			201704	310-51300-31400			*	1,000.00		
									BUDGET PREP - 04/10/2017				
ROBERT L. FROMM & ASSOCIATES											1,000.00	000971	
TOTAL FOR BANK A											38,409.16		
TOTAL FOR REGISTER											38,409.16		

**RESERVE #2
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2017**

<i>Series 2010A, Special Assessment Bonds</i>	
<i>Interest Rate:</i>	<i>4.41%</i>
<i>Maturity Date:</i>	<i>5/1/2025</i>
<i>Reserve Fund Requirement:</i>	<i>10% of Maximum Annual Debt Service</i>
<i>Bonds outstanding - 9/30/2016</i>	<u><i>\$2,025,000.00</i></u>
<i>Current Bonds Outstanding</i>	<i>\$2,025,000.00</i>
<i>Total Current Bonds Outstanding</i>	<i>\$2,025,000.00</i>

Reserve CDD #2
Special Assessment Receipts
 Fiscal Year Ending September 30, 2017

Date Received	Description	Gross Tax Received	Property App/ Commissions	Discounts/ Penalties	Interest Income	Net Amount Received	\$74,478.95	\$292,762.55	\$367,241.50
							General Fund 20.28%	Series 2010A Debt Svc Fund 79.72%	Total 100%
11/9/2016	11/01/16-11/01/16	\$ 2,852.52	\$ 54.13	\$ 146.17	\$ -	\$ 2,652.22	\$ 537.89	\$ 2,114.33	\$ 2,652.22
11/9/2016	11/01/16-11/04/16	\$ 5,890.00	\$ 113.09	\$ 235.60	\$ -	\$ 5,541.31	\$ 1,123.81	\$ 4,417.50	\$ 5,541.31
11/17/2016	11/05/16-11/10/16	\$ 35,057.28	\$ 701.14	\$ -	\$ -	\$ 34,356.14	\$ 6,967.65	\$ 27,388.49	\$ 34,356.14
11/22/2016	11/11/16-11/17/16	\$ 77,200.42	\$ 1,544.01	\$ -	\$ -	\$ 75,656.41	\$ 15,343.61	\$ 60,312.80	\$ 75,656.41
12/1/2016	11/18/16-11/24/16	\$ 85,542.14	\$ 1,710.84	\$ -	\$ -	\$ 83,831.30	\$ 17,001.53	\$ 66,829.77	\$ 83,831.30
12/8/2016	11/25/16-12/01/16	\$ 79,744.40	\$ 1,531.22	\$ 3,183.58	\$ -	\$ 75,029.60	\$ 15,216.49	\$ 59,813.11	\$ 75,029.60
12/15/2016	12/02/16-12/08/16	\$ 12,396.81	\$ 238.70	\$ 461.81	\$ -	\$ 11,696.30	\$ 2,372.09	\$ 9,324.21	\$ 11,696.30
12/21/2016	12/09/16-12/15/16	\$ 2,170.00	\$ 42.04	\$ 68.20	\$ -	\$ 2,059.76	\$ 417.73	\$ 1,642.03	\$ 2,059.76
12/29/2016	12/16/16-12/22/16	\$ 3,410.00	\$ 66.14	\$ 102.30	\$ -	\$ 3,241.56	\$ 657.41	\$ 2,584.15	\$ 3,241.56
1/6/2017	12/23/16-12/29/16	\$ 4,340.00	\$ 84.19	\$ 130.20	\$ -	\$ 4,125.61	\$ 836.70	\$ 3,288.91	\$ 4,125.61
1/6/2017	11/02/16-12/31/16	\$ 1,454.95	\$ 28.29	\$ 41.04	\$ -	\$ 1,385.62	\$ 281.01	\$ 1,104.61	\$ 1,385.62
1/12/2017	12/30/16-01/05/17	\$ 5,893.19	\$ 114.45	\$ 170.59	\$ -	\$ 5,608.15	\$ 1,137.37	\$ 4,470.78	\$ 5,608.15
1/19/2017	01/06/17-01/12/17	\$ 1,550.00	\$ 30.32	\$ 34.10	\$ -	\$ 1,485.58	\$ 301.29	\$ 1,184.29	\$ 1,485.58
1/26/2017	01/13/17-01/19/17	\$ 2,480.00	\$ 48.61	\$ 49.60	\$ -	\$ 2,381.79	\$ 483.04	\$ 1,898.75	\$ 2,381.79
2/2/2017	01/20/17-01/26/17	\$ 1,860.00	\$ 36.45	\$ 37.20	\$ -	\$ 1,786.35	\$ 362.28	\$ 1,424.07	\$ 1,786.35
2/9/2017	01/27/17-02/02/17	\$ 3,720.00	\$ 72.99	\$ 71.30	\$ -	\$ 3,575.71	\$ 725.18	\$ 2,850.53	\$ 3,575.71
2/15/2017	02/03/17-02/09/17	\$ 2,170.00	\$ 42.90	\$ 24.80	\$ -	\$ 2,102.30	\$ 426.36	\$ 1,675.94	\$ 2,102.30
2/22/2017	02/10/17-02/16/17	\$ 930.00	\$ 18.41	\$ 9.30	\$ -	\$ 902.29	\$ 182.99	\$ 719.30	\$ 902.29
3/1/2017	02/17/17-02/23/17	\$ 1,550.00	\$ 30.69	\$ 15.50	\$ -	\$ 1,503.81	\$ 304.98	\$ 1,198.83	\$ 1,503.81
3/9/2017	02/24/17-03/02/17	\$ 2,480.00	\$ 49.17	\$ 21.70	\$ -	\$ 2,409.13	\$ 488.59	\$ 1,920.54	\$ 2,409.13
3/15/2017	03/03/17-03/09/17	\$ 1,860.00	\$ 37.20	\$ -	\$ -	\$ 1,822.80	\$ 369.68	\$ 1,453.12	\$ 1,822.80
3/23/2017	03/10/17-03/16/17	\$ 620.00	\$ 12.40	\$ -	\$ -	\$ 607.60	\$ 123.23	\$ 484.37	\$ 607.60
3/29/2017	03/17/17-03/23/17	\$ 2,170.00	\$ 43.40	\$ -	\$ -	\$ 2,126.60	\$ 431.29	\$ 1,695.31	\$ 2,126.60
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 337,341.71	\$ 6,650.78	\$ 4,802.99	\$ -	\$ 325,887.94	\$ 66,092.18	\$ 259,795.76	\$ 325,887.94

Due to DSF

\$ (0.00) 001.300.20700.10000 V#48

Gross Assessments Levied	\$367,241.50
Net Amount Collected	\$ 325,887.94
8% Collection Fees/Discounts	\$ 11,453.77
Total Gross Amount	\$ 337,341.71
Gross Amount Collected	91.86%
Gross Balance Due	\$29,899.79

Transfer From Debt Service Fund		
Date	Ck. No.	Amount
11/28/2016	944	\$ 94,233.12
12/14/2016	946	\$ 126,642.89
12/23/2016	947	\$ 9,324.21
1/5/2017	949	\$ 4,226.18
1/27/2017	954	\$ 11,947.34
2/16/2017	958	\$ 1,424.07
2/23/2017	960	\$ 1,675.94
3/3/2017	963	\$ 1,198.82
3/24/2017	965	\$ 5,022.96
3/30/2017	967	\$ 484.37
4/10/2017	969	\$ 3,615.86
		\$ 259,795.76

RESERVE
COMMUNITY DEVELOPMENT DISTRICT #2
COMBINED BALANCE SHEET
 March 31, 2017

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	
ASSETS:			
Cash	\$60,615	---	\$60,615
Due from other	---	\$3,616	\$3,616
Investments:			
<u>SERIES 2010</u>			
Reserve A	---	\$27,542	\$27,542
Revenue A	---	\$273,547	\$273,547
TOTAL ASSETS	<u>\$60,615</u>	<u>\$304,705</u>	<u>\$365,320</u>
LIABILITIES:			
Accounts Payable	\$0	---	\$0
Due to other Funds	\$3,616	---	\$3,616
TOTAL LIABILITIES	<u>\$3,616</u>	<u>\$0</u>	<u>\$3,616</u>
FUND BALANCES:			
Nonspendable:			
Restricted:			
Debt Service	---	\$304,705	\$304,705
Assigned	\$26,122	---	\$26,122
Unassigned	\$30,878	---	\$30,878
TOTAL FUND BALANCES	<u>\$57,000</u>	<u>\$304,705</u>	<u>\$361,704</u>
TOTAL LIABILITIES & FUND EQUITY	<u>\$60,615</u>	<u>\$304,705</u>	<u>\$365,320</u>

RESERVE
COMMUNITY DEVELOPMENT DISTRICT #2

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/2017	ACTUAL THRU 03/31/2017	VARIANCE
REVENUES:				
Assessment - Levy	\$70,010	\$66,092	\$66,092	\$0
TOTAL REVENUES	\$70,010	\$66,092	\$66,092	\$0
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$4,000	\$2,000	\$1,800	\$200
FICA Expense	\$306	\$153	\$138	\$15
Engineering	\$500	\$250	\$0	\$250
Attorney	\$1,500	\$750	\$0	\$750
Trustee Fees	\$3,750	\$1,875	\$0	\$1,875
Property Appraiser	\$7,345	\$7,345	\$7,345	\$0
Collection Agent	\$6,000	\$3,500	\$3,500	\$0
Assessment Roll	\$2,500	\$1,250	\$0	\$1,250
Annual Audit	\$3,200	\$1,600	\$0	\$1,600
Management Fees	\$32,210	\$16,105	\$16,105	(\$0)
Computer Time	\$250	\$125	\$125	\$0
Telephone	\$50	\$25	\$0	\$25
Postage	\$1,000	\$500	\$388	\$112
Printing & Binding	\$250	\$125	\$112	\$13
Rentals & Leases	\$2,400	\$1,200	\$1,200	\$0
Meeting Room Rental	\$2,400	\$1,200	\$1,200	\$0
Insurance	\$5,885	\$5,885	\$5,457	\$428
Legal Advertising	\$1,250	\$625	\$0	\$625
Other Current Charges	\$360	\$180	\$182	(\$2)
Contingency	\$5,000	\$2,500	\$0	\$2,500
Office Supplies	\$150	\$75	\$18	\$58
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Operating Reserve	\$15,151	\$7,576	\$0	\$7,576
Website Compliance	\$500	\$250	\$250	(\$0)
TOTAL EXPENDITURES	\$96,131	\$55,268	\$37,994	\$17,274
EXCESS REVENUES (EXPENDITURES)	(\$26,121)		\$28,098	
FUND BALANCE - Beginning	\$26,122		\$28,901	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$57,000</u>	

RESERVE
COMMUNITY DEVELOPMENT DISTRICT #2
DEBT SERVICE FUND
SERIES 2010

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2017*

	ADOPTED BUDGET	PRORATED THRU 03/31/2017	ACTUAL THRU 03/31/2017	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$311	\$311
Assessments	\$275,197	\$259,796	\$259,796	\$0

TOTAL REVENUES	\$275,197	\$259,796	\$260,107	\$311
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EXPENDITURES:

Series 2010

Interest - 11/1	\$45,644	\$45,644	\$45,644	\$0
Interest - 5/1	\$44,899	\$0	\$0	\$0
Principal - 5/1	\$185,000	\$0	\$0	\$0

TOTAL EXPENDITURES	\$275,543	\$45,644	\$45,644	\$0
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FUND BALANCE - Beginning	\$62,744		\$90,242	
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FUND BALANCE - Ending	\$62,398		\$304,705	
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