



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 19, 2018



Reserve

Community Development District #2

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

April 11, 2018

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 19, 2018 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 18, 2018 Meeting
3. Approval of Extension of Lease Agreement to May 31, 2020 between Reserve CDD and Reserve CDD #2
4. Consideration of **Resolution #2018-01** Approving the Proposed Fiscal Year 2019 Budget and Setting the Public Hearing
5. Discussion of Procedures for the General Election
6. Staff Reports
 - A. Attorney
 - B. District Consultant
 - C. Manager
7. Supervisors Requests and Audience Comments
8. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet and Income Statement
9. Adjournment

Meetings are open to the public and maybe continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.Reserve2cdd.com>

**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 January 18, 2018 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 OR BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
November 16, 2017 Meeting**

Ms. Derryberry: The next item on the agenda is Approval of the Minutes of the November 16, 2017 Meeting. I will take any corrections at this time. If there are none, a motion approving the minutes is in order.

On MOTION by Mr. Perry seconded by Mr. Lorenzo with all in favor the Minutes of the November 16, 2017 Meeting were approved.
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THIRD ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. District Consultant

There not being any report, the next item followed.

Mr. Fromm: The only significant item I could report is the school board you may have seen is moving their administration building. They are going through their due diligence and as part of that obviously they will be a water and sewer client, but they will also pay off the CDD debt that is in Reserve #2. So that will be a \$100,000 paydown on our bonds.

Mr. Perry: How many units was that?

Mr. Fromm: It is ten acres. Ten acres times eight is eighty units that they have to pay down. You know the road that goes past the service station that loops around and comes out by Castle Pines. They are taking everything from the I-95 side of that road. So it is a little semi-circle. They are not taking the front parcel so their parcel goes from the sign out at Reserve Boulevard all the way up to Castle Pines. There is already a turn lane there and down by the trailer.

Mr. Antuna: So that is a reduction of \$100,000. Of the principal of what is left?

Mr. Fromm: It is a 100,000 square foot building, two story, and it will be 300 something employees that right now are scattered all over the county and schools because the Orange Blossom Mall flooded for the second time. So they are abandoning that and moving here into the new building. The good news is there are 300 something employees that get to work I think at 7:30 a.m. and leave by 4:30 p.m. so it is actually less traffic than retail would have been and it is before peak a.m. and before peak p.m.

Mr. Perry: We will still have \$1.5 million in bond principal remaining.

Mr. Martinez: What is the schedule for the bridge?

Mr. Fromm: The bridge was approved to start next year for one lane, but everybody complained that is stupid, so they decided to build the whole thing and they got the money set aside, but it is now five years. I think we can jointly get that moved up. Once that is done and another thing is done then we can meet with FDOT. Right now they have or will have our money. They have \$7 million and they need another \$5 million. It is in their five year plan, but can they move that five years up? I don't know.

Mr. Perry: Do you know anything about FDOT doing the rework on I-95 to increase it to six lanes?

Mr. Fromm: No. I think that is like a year or two behind. I know a year or so ago they had that meeting and it was supposed to be in 2019 or 2020 when they started the work. Other than that, that is all I have.

C. Manager

Ms. Derryberry: For Manager, the only thing I have to report is to remind you that the next advertised meeting date, which is on April 19th at 9:30 a.m. at this location. That is all I have.

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

There not being any, the next item followed.

FIFTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

Ms. Derryberry: Moving on to Financial Reports. We will look at the check register first. I will take any questions you might have. And if there are none, a motion approving the check register would be in order.

On MOTION by Mr. Martinez seconded by Mr. Burchell with all in favor the check register was approved.

B. Balance Sheet and Income Statement

Ms. Derryberry: Behind tab B, would be the balance sheet and income statement. The last page shows the collections of the assessments and around 86% has been collected as of the report date through December 28, 2017.

Mr. Antuna: The maturity date is 2025, correct?

Mr. Fromm: Yes.

Mr. Antuna: So that is when they go away. In another seven years it will be zero.

Mr. Fromm: Right. Time is flying by.

Ms. Derryberry: If there are no other questions, a motion approving the balance sheet and income statement is in order.

On MOTION by Mr. Martinez seconded by Mr. Lorenzo with all in favor the balance sheet and income statement were approved.

SIXTH ORDER OF BUSINESS Adjournment

Ms. Derryberry: If there is no other business to come before the Board, a motion to adjourn is in order.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

EXTENSION OF LEASE AGREEMENT TO MAY 31, 2020

Unit 1, Reserve Commerce Center (Reserve CDD #2)

THIS EXTENSION OF LEASE ("Extension") is made this ___ day of _____, 2018, to that certain LEASE AGREEMENT ("Lease"), dated on or about April 30, 2010, by and between RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government of the State of Florida, organized and existing under and pursuant to Chapter 190, Florida Statutes ("Lessor"), and RESERVE COMMUNITY DEVELOPMENT DISTRICT #2, a local unit of special-purpose government of the State of Florida, organized and existing under and pursuant to Chapter 190, Florida Statutes ("Lessee").

WHEREAS, the original term of the Lease expired on May 31, 2013; and

WHEREAS, by that certain First Amendment to Lease Agreement dated July 23, 2013 ("First Amendment"), the term of the Lease was extended through May 31, 2014, and by subsequent instruments the term was further extended through May 31, 2018; and

WHEREAS, as amended by the First Amendment, the Lease provides that the term may be extended annually beyond the Original Term by written agreement that is (a) signed by both Lessor and Lessee, (b) sets forth the new expiration date for the term of the Lease, and (c) specifies the monthly rent amount during the period of such extension.

WHEREAS, the Lessor and the Lessee desire to extend the term of the Lease, as previously extended, in the manner provided in this Extension.

NOW, THEREFORE, in consideration of the premises, the parties hereby covenant and agree to extend the term of the Lease as follows:

- A. The term of the Lease is hereby extended through May 31, 2020.
- B. During the extended term, the monthly rent amount shall remain at \$200.00 per month.
- C. Except as modified by the First Amendment and this Extension, all provisions of the Lease shall remain in full force and effect.

* * *

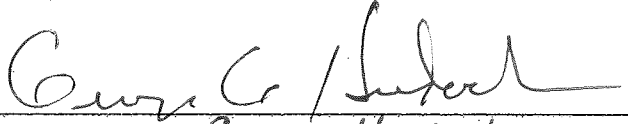
IN WITNESS WHEREOF, the parties hereto have executed this Extension to be effective as of the 1st day of June, 2018.

LESSOR:

Attest:

RESERVE COMMUNITY DEVELOPMENT DISTRICT

Secretary

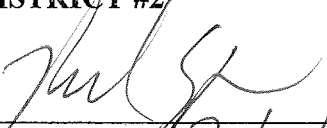
By: 
Print Name: George Hudock
Title: Chairman

LESSEE:

Attest:

RESERVE COMMUNITY DEVELOPMENT DISTRICT #2

Secretary

By: 
Print Name: Richard Hawn
Title: V. President

RESOLUTION 2018-01

A RESOLUTION OF THE RESERVE COMMUNITY DEVELOPMENT DISTRICT #2 APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the **Fiscal Year 2019**; 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 2019** 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 _____, 2018

Chairman/Vice Chairman

Secretary/Assistant Secretary

***Proposed Budget
Fiscal Year 2019***

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

April 19, 2018



Reserve Community Development District #2

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Reserve

Community Development District #2

General Fund

Description	Adopted Budget FY 2018	Actual Thru 2/28/2018	Projected Next 7 Months	Total Projected 9/30/2018	Proposed Budget FY 2019
Revenues					
Maintenance Assessments	\$70,010	\$64,445	\$7,838	\$72,283	\$70,010
Unassigned Fund Balance	\$13,863	\$30,575	\$0	\$30,575	\$20,981
TOTAL REVENUES	\$83,873	\$95,020	\$7,838	\$102,858	\$90,991
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$4,000	\$1,600	\$2,400	\$4,000	\$4,000
FICA Expense	\$306	\$122	\$184	\$306	\$306
Engineering	\$500	\$0	\$500	\$500	\$500
Attorney	\$1,500	\$105	\$700	\$805	\$1,500
Trustee Fees	\$3,750	\$0	\$3,750	\$3,750	\$3,795
Property Appraiser	\$7,345	\$7,345	\$0	\$7,345	\$7,345
Collection Agent	\$6,000	\$3,000	\$3,000	\$6,000	\$6,000
Assessment Roll	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Annual Audit	\$3,300	\$0	\$3,300	\$3,300	\$5,000
Management Fees	\$32,210	\$13,421	\$18,789	\$32,210	\$32,210
Computer Time	\$250	\$104	\$146	\$250	\$250
Telephone	\$50	\$0	\$25	\$25	\$50
Postage	\$1,000	\$413	\$417	\$830	\$1,000
Printing & Binding	\$250	\$75	\$175	\$250	\$250
Rentals & Leases	\$2,400	\$1,000	\$1,400	\$2,400	\$2,400
Insurance	\$6,003	\$5,750	\$0	\$5,750	\$6,325
Legal Advertising	\$1,250	\$0	\$406	\$406	\$1,250
Other Current Charges	\$450	\$197	\$273	\$470	\$550
Contingency	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Office Supplies	\$100	\$36	\$35	\$71	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Operating Reserve	\$5,035	\$0	\$5,035	\$5,035	\$9,986
Website Compliance	\$500	\$208	\$292	\$500	\$500
TOTAL EXPENDITURES	\$83,873	\$33,551	\$48,326	\$81,877	\$90,991
ASSIGNED FUND BALANCE	(\$0)	\$61,469	(\$40,488)	\$20,981	(\$0)

Gross Assessment Levied	\$74,478.95
Less Discounts & Collection Fees	\$4,468.74
Net Assessment Levied	\$70,010.21
No. of Units	1185
Net Per Unit Assessment	\$59.10
Gross Per Unit Assessment	\$62.87

RESERVE

COMMUNITY DEVELOPMENT DISTRICT #2

GENERAL FUND BUDGET
FISCAL YEAR 2019

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 2019

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.

Room Rental and Leases-Reserve #1 CDD

The District is charged \$200 per month from Reserve CDD for the office space and 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 2019

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 2018	Actual Thru 2/28/2018	Projected Next 7 Months	Total Projected 9/30/2018	Proposed Budget FY 2019
Revenues					
Special Assessments - Levy	\$275,197	\$253,329	\$21,867	\$275,197	\$275,197
Interest Income	\$0	\$532	\$266	\$799	\$0
Carry Forward Surplus ⁽¹⁾	\$63,255	\$63,449	\$0	\$63,449	\$62,174
TOTAL REVENUES	\$338,452	\$317,311	\$22,134	\$339,444	\$337,370
Expenditures					
<u>Series 2010A</u>					
Interest - 11/01	\$41,474	\$41,474	\$0	\$41,474	\$37,078
Interest - 05/01	\$40,797	\$0	\$40,797	\$40,797	\$36,474
Principal - 05/01	\$195,000	\$0	\$195,000	\$195,000	\$205,000
TOTAL EXPENDITURES	\$277,271	\$41,474	\$235,797	\$277,271	\$278,552
EXCESS REVENUES	\$61,181	\$275,837	(\$213,663)	\$62,174	\$58,818

Gross Assessment Levied	\$292,762.55
Less Discounts & Collection Fees	\$17,565.75
Net Assessment Levied	\$275,196.80
No. of Units	1185
Net Per Unit Assessment	\$232.30
Gross Per Unit Assessment	\$247.13

11/19 Interest	
2010A	\$32,458
	<u>\$32,458</u>

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

Reserve #2

Community Development District

Amortization Schedule

Series 2010A, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
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
Total			\$ 2,375,000	\$ 631,302.53	\$ 3,006,302.53

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF
SUPERVISORS OF THE RESERVE COMMUNITY DEVELOPMENT DISTRICT #2**

NOTICE IS HEREBY GIVEN that the qualifying period for candidates for the office of Supervisor of the Reserve Community Development District #2 ("District") will commence at noon of June 18, 2018 and close at noon on June 22, 2018. As provided in Section 99.061(8), Florida Statutes, qualifying papers may be submitted beginning June 4, 2018, to be processed and filed during the qualifying period. Candidates must qualify for the office of Supervisors of the District with the St. Lucie County Supervisor of Elections, at one of the following locations (the Supervisor of Elections recommends that qualifying papers filed during the June 18-22 qualifying period be submitted to the Fort Pierce office):

St. Lucie West South County Annex
250 NE Country Club Drive
Port St. Lucie, Florida 34986-2408
Telephone: (772) 871-5410

Walton Road County Admin. Annex
1664 S.E. Walton Road
Port St. Lucie, Florida 34952
Telephone: (772) 337-5623

Orange Blossom Business Center
4132 Okeechobee Road
Fort Pierce, Florida 34947
Telephone: (772) 462-1500

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who also is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three seats up for election, specifically seat #1, seat #3 and seat #5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 6, 2018, in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

Dated this 16th day of May, 2018.

Rich Hans, District Manager
RESERVE COMMUNITY DEVELOPMENT
DISTRICT #2

Reserve
Community Development District #2

Check Run Summary
April 19, 2018

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
01/25/18	1018-1021	\$3,341.97
02/09/18	1022	\$8,033.36
02/21/18	1023-1026	\$4,039.95
03/13/18	1027-1029	\$7,023.01
03/29/18	1030	\$2,661.64
04/06/18	1031-1032	\$2,200.00
Total		<u><u>\$27,299.93</u></u>

*** CHECK DATES 01/09/2018 - 04/06/2018 ***

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 #
1/25/18	00004	1/16/18	60576991	201801	310	51300	42000		DELIVERIES THRU 01/16/18	*	185.57		
									FEDEX			185.57	001018
1/25/18	00005	12/31/17	1439-001	201712	310	51300	31500		DEC 2017 - LEGAL SERVICES	*	63.00		
									GONANO & HARRELL			63.00	001019
1/25/18	00022	1/11/18	01112018	201801	310	51300	31400		JAN 18 - BUDGET PREP SVCS	*	1,000.00		
									ROBERT L. FROMM & ASSOCIATES			1,000.00	001020
1/25/18	00048	1/25/18	01252018	201801	300	20700	10000		TXFER OF TAX RECEIPTS	*	2,093.40		
									RESERVE CDD #2			2,093.40	001021
2/09/18	00048	2/09/18	02092018	201802	300	20700	10000		TXFER OF TAX RECEIPTS	*	8,033.36		
									RESERVE CDD #2			8,033.36	001022
2/21/18	00005	1/31/18	1439-001	201801	310	51300	31500		JAN 2018 - LEGAL SERVICES	*	42.00		
									GONANO & HARRELL			42.00	001023
2/21/18	00028	2/01/18	152		201802	310	51300	34000	FEB 18 - MGMT FEES	*	2,684.17		
		2/01/18	152		201802	310	51300	35100	FEB 18 - COMPUTER TIME	*	20.83		
		2/01/18	152		201802	310	51300	35101	FEB 18 - WEBSITE ADMIN	*	41.67		
		2/01/18	152		201802	310	51300	51000	FEB 18 - OFFICE SUPPLIES	*	18.06		
		2/01/18	152		201802	310	51300	42000	FEB 18 - POSTAGE	*	3.22		
		2/01/18	152		201802	310	51300	42500	FEB 18 - COPIES	*	30.00		
									GMS - SO FLORIDA, LLC			2,797.95	001024
2/21/18	00009	2/01/18	FEB-18		201802	310	51300	44001	RENT UNIT 1 - FEB 2018	*	200.00		
									RESERVE CDD			200.00	001025
2/21/18	00022	2/15/18	02152018	201802	310	51300	31400		FEB 18 - BUDGET PREP SVCS	*	1,000.00		
									ROBERT L. FROMM & ASSOCIATES			1,000.00	001026

RES2 RESERVE 2

IARAUJO

*** CHECK DATES 01/09/2018 - 04/06/2018 ***

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 #
3/13/18	00028	3/01/18	153			201803	310-51300-34000			*	2,684.17		
			MAR 18 - MGMT FEES										
		3/01/18	153			201803	310-51300-35100			*	20.83		
			MAR 18 - COMPUTER TIME										
		3/01/18	153			201803	310-51300-35101			*	41.67		
			MAR 18 - WEBSITE ADMIN										
		3/01/18	153			201803	310-51300-42000			*	5.17		
			MAR 18 - POSTAGE										
								GMS - SO FLORIDA, LLC				2,751.84	001027
3/13/18	00048	3/13/18	03132018			201803	300-20700-10000			*	4,071.17		
			TXFER OF TAX RECEIPTS										
								RESERVE CDD #2				4,071.17	001028
3/13/18	00009	3/01/18	MAR-18			201803	310-51300-44001			*	200.00		
			RENT UNIT 1 - MAR 2018										
								RESERVE CDD				200.00	001029
3/29/18	00048	3/29/18	03292018			201803	300-20700-10000			*	2,661.64		
			TXFER OF TAX RECEIPTS										
								RESERVE CDD #2				2,661.64	001030
4/06/18	00009	4/06/18	APR-18			201804	310-51300-44000			*	200.00		
			RENT UNIT 1 - APR 2018										
								RESERVE CDD				200.00	001031
4/06/18	00022	4/03/18	04032018			201804	310-51300-31400			*	1,000.00		
			GENERAL BUDGET PREP-04/03										
		4/04/18	04042018			201804	310-51300-33000			*	1,000.00		
			TAX ROLL PREP - 04/04/18										
								ROBERT L. FROMM & ASSOCIATES				2,000.00	001032
								TOTAL FOR BANK A			27,299.93		
								TOTAL FOR REGISTER			27,299.93		

**RESERVE #2
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2018**

Series 2010A, Special Assessment Bonds

Interest Rate: 4.41%
Maturity Date: 5/1/2025
Reserve Fund Requirement: 10% of Maximum Annual Debt Service

Bonds outstanding - 9/30/2017 *\$1,840,000.00*

Total Current Bonds Outstanding ***\$1,840,000.00***

Reserve CDD #2
Special Assessment Receipts
Fiscal Year Ending September 30, 2018

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%	Debt Svc Fund 79.72%	Series 2010A 100%
11/7/2017	11/01/17-11/01/17	\$ 2,811.17	\$ 53.59	\$ 131.62	\$ -	\$ 2,625.96	\$ 532.56	\$ 2,093.40	\$ 2,625.96
11/16/2017	11/01/17-11/09/17	\$ 23,808.00	\$ 457.11	\$ 952.32	\$ -	\$ 22,398.57	\$ 4,542.57	\$ 17,856.00	\$ 22,398.57
11/21/2017	11/10/17-11/16/17	\$ 37,336.40	\$ 716.87	\$ 1,493.46	\$ -	\$ 35,126.07	\$ 7,123.79	\$ 28,002.28	\$ 35,126.07
11/30/2017	11/17/17-11/23/17	\$ 120,171.50	\$ 2,307.29	\$ 4,806.86	\$ -	\$ 113,057.35	\$ 22,928.76	\$ 90,128.59	\$ 113,057.35
12/7/2017	11/24/17-11/30/17	\$ 113,460.00	\$ 2,178.43	\$ 4,538.40	\$ -	\$ 106,743.17	\$ 21,648.20	\$ 85,094.97	\$ 106,743.17
12/14/2017	12/01/17-12/07/17	\$ 12,400.00	\$ 238.33	\$ 483.60	\$ -	\$ 11,678.07	\$ 2,368.39	\$ 9,309.68	\$ 11,678.07
12/21/2017	12/08/17-12/14/17	\$ 2,170.00	\$ 42.10	\$ 65.10	\$ -	\$ 2,062.80	\$ 418.35	\$ 1,644.45	\$ 2,062.80
12/28/2017	12/15/17-12/21/17	\$ 4,960.00	\$ 96.21	\$ 148.80	\$ -	\$ 4,714.99	\$ 956.23	\$ 3,758.76	\$ 4,714.99
1/5/2018	12/22/17-12/28/17	\$ 5,270.00	\$ 102.24	\$ 158.10	\$ -	\$ 5,009.66	\$ 1,015.99	\$ 3,993.67	\$ 5,009.66
1/5/2018	Installments	\$ 1,658.74	\$ 32.29	\$ 44.41	\$ -	\$ 1,582.04	\$ 320.85	\$ 1,261.19	\$ 1,582.04
1/11/2018	12/29/17-01/04/18	\$ 3,720.00	\$ 72.23	\$ 108.50	\$ -	\$ 3,539.27	\$ 717.79	\$ 2,821.48	\$ 3,539.27
1/18/2018	01/05/18-01/11/18	\$ 1,550.00	\$ 30.19	\$ 40.30	\$ -	\$ 1,479.51	\$ 300.05	\$ 1,179.46	\$ 1,479.51
1/25/2018	01/12/18-01/18/18	\$ 2,170.00	\$ 42.47	\$ 46.50	\$ -	\$ 2,081.03	\$ 422.05	\$ 1,658.98	\$ 2,081.03
2/1/2018	01/19/18-01/25/18	\$ 930.00	\$ 18.23	\$ 18.60	\$ -	\$ 893.17	\$ 181.14	\$ 712.03	\$ 893.17
2/8/2018	01/26/18-02/01/18	\$ 2,170.00	\$ 42.53	\$ 43.40	\$ -	\$ 2,084.07	\$ 422.66	\$ 1,661.41	\$ 2,084.07
2/15/2018	02/02/18-02/08/18	\$ 1,550.00	\$ 30.63	\$ 18.60	\$ -	\$ 1,500.77	\$ 304.37	\$ 1,196.40	\$ 1,500.77
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 337,375.81	\$ 6,485.23	\$ 13,114.07	\$ -	\$ 317,776.51	\$ 64,447.13	\$ 253,329.38	\$ 317,776.51

Due to DSF

\$ 2,153.04 001.300.20700.10000 V#48

Gross Assessments Levied	\$367,241.50
Net Amount Collected	\$ 317,776.51
8% Collection Fees/Discounts	\$ 19,599.30
Total Gross Amount	\$ 337,375.81
Gross Amount Collected	91.87%
Gross Balance Due	\$29,865.69

Transfer From Debt Service Fund		
Date	Ck. No.	Amount
12/8/2017	1010	\$ 107,984.58
12/21/2017	1012	\$ 37,311.96
1/8/2018	1016	\$ 95,753.04
1/25/2018	1021	\$ 2,093.40
2/9/2018	1022	\$ 8,033.36
		\$ 251,176.34

RESERVE
COMMUNITY DEVELOPMENT DISTRICT #2
COMBINED BALANCE SHEET
February 28, 2018

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	
ASSETS:			
Cash	\$63,622	---	\$63,622
Due from other Funds	---	\$2,153	\$2,153
Investments:			
<u>SERIES 2010</u>			
Reserve A	---	\$27,542	\$27,542
Revenue A	---	\$273,684	\$273,684
TOTAL ASSETS	<u>\$63,622</u>	<u>\$303,379</u>	<u>\$367,001</u>
LIABILITIES:			
Due to other Funds	\$2,153	---	\$2,153
TOTAL LIABILITIES	<u>\$2,153</u>	<u>\$0</u>	<u>\$2,153</u>
FUND BALANCES:			
Restricted:			
Debt Service	---	\$303,379	\$303,379
Assigned	\$13,863	---	\$13,863
Unassigned	\$47,606	---	\$47,606
TOTAL FUND BALANCES	<u>\$61,469</u>	<u>\$303,379</u>	<u>\$364,848</u>
TOTAL LIABILITIES & FUND EQUITY	<u>\$63,622</u>	<u>\$303,379</u>	<u>\$367,001</u>

RESERVE

COMMUNITY DEVELOPMENT DISTRICT #2

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/2018	ACTUAL THRU 02/28/2018	VARIANCE
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REVENUES:

Assessment - Levy	\$70,010	\$64,445	\$64,445	\$0
TOTAL REVENUES	\$70,010	\$64,445	\$64,445	\$0

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$4,000	\$1,667	\$1,600	\$67
FICA Expense	\$306	\$128	\$122	\$5
Engineering	\$500	\$208	\$0	\$208
Attorney	\$1,500	\$625	\$105	\$520
Trustee Fees	\$3,750	\$1,563	\$0	\$1,563
Property Appraiser	\$7,345	\$7,345	\$7,345	\$0
Collection Agent	\$6,000	\$2,500	\$3,000	(\$500)
Assessment Roll	\$2,500	\$1,042	\$0	\$1,042
Annual Audit	\$3,300	\$1,375	\$0	\$1,375
Management Fees	\$32,210	\$13,421	\$13,421	(\$0)
Computer Time	\$250	\$104	\$104	\$0
Telephone	\$50	\$21	\$0	\$21
Postage	\$1,000	\$417	\$413	\$4
Printing & Binding	\$250	\$104	\$75	\$29
Meeting Room Rental	\$2,400	\$1,000	\$1,000	\$0
Insurance	\$6,003	\$6,003	\$5,750	\$253
Legal Advertising	\$1,250	\$521	\$0	\$521
Other Current Charges	\$450	\$188	\$197	(\$9)
Contingency	\$5,000	\$2,083	\$0	\$2,083
Office Supplies	\$100	\$42	\$36	\$6
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Operating Reserve	\$5,035	\$2,098	\$0	\$2,098
Website Compliance	\$500	\$208	\$208	(\$0)

TOTAL EXPENDITURES	\$83,873	\$42,836	\$33,551	\$9,285
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EXCESS REVENUES (EXPENDITURES)	(\$13,863)		\$30,894	
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FUND BALANCE - Beginning	\$13,863		\$30,575	
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FUND BALANCE - Ending	<u>(\$0)</u>		<u>\$61,469</u>	
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RESERVE

COMMUNITY DEVELOPMENT DISTRICT #2

DEBT SERVICE FUND

SERIES 2010

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 02/28/2018	ACTUAL THRU 02/28/2018	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$532	\$532
Assessments	\$275,197	\$253,329	\$253,329	\$0
TOTAL REVENUES	\$275,197	\$253,329	\$253,862	\$532
EXPENDITURES:				
Series 2010				
Interest - 11/1	\$41,474	\$41,474	\$41,474	\$0
Interest - 5/1	\$40,797	\$0	\$0	\$0
Principal - 5/1	\$195,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$277,271	\$41,474	\$41,474	\$0
FUND BALANCE - Beginning	\$62,744		\$90,991	
FUND BALANCE - Ending	<u>\$60,670</u>		<u>\$303,379</u>	