



Reunion East
Community Development
District
Amended Budget
FY 2024



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General Fund

Reunion East
Community Development District
Amended Budget
General Fund
Fiscal Year 2024

Description	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Actuals thru 9/30/24
Revenues				
Special Assessments - Tax Collector	\$1,967,895	\$0	\$1,967,895	\$2,012,605
Special Assessments - Direct	\$37,398	\$0	\$37,398	\$37,379
Interest	\$45,105	\$56,101	\$101,206	\$101,206
Miscellaneous Income	\$0	\$313	\$313	\$313
Rental Income	\$2,800	\$8,820	\$11,620	\$11,620
Carry Forward Surplus	\$410,761	\$8,820	\$419,581	\$323,314
Total Revenues	\$2,463,958	\$74,054	\$2,538,012	\$2,486,437

Expenditures

Administrative

Supervisor Fees	\$12,000	\$0	\$12,000	\$11,800
FICA Expense	\$918	\$0	\$918	\$903
Engineering	\$30,000	\$75	\$30,075	\$30,052
Attorney	\$45,000	\$32,000	\$77,000	\$76,454
Trustee Fees	\$8,620	\$0	\$8,620	\$8,620
Arbitrage	\$1,350	\$900	\$2,250	\$2,250
Assessment Administration	\$7,500	\$0	\$7,500	\$7,500
Dissemination	\$10,000	\$0	\$10,000	\$10,000
Annual Audit	\$7,900	\$0	\$7,900	\$7,900
Management Fees	\$49,278	\$0	\$49,278	\$49,278
Information Technology	\$1,800	\$0	\$1,800	\$1,800
Website Maintenance	\$1,200	\$0	\$1,200	\$1,200
Telephone	\$150	\$0	\$150	\$0
Postage	\$1,500	\$0	\$1,500	\$1,053
Printing & Copies	\$500	\$0	\$500	\$26
General Liability Insurance	\$18,550	\$0	\$18,550	\$16,674
Legal Advertising	\$5,000	\$0	\$5,000	\$3,434
Other Current Charges	\$600	\$0	\$600	\$175
Office Supplies	\$250	\$0	\$250	\$59
Property Appraiser Fee	\$1,000	\$0	\$1,000	\$910
Property Taxes	\$400	\$0	\$400	\$226
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175

Administrative Expenses	\$203,691	\$32,975	\$236,666	\$230,489
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Maintenance - Shared Expenses

Field Maintenance	\$43,099	\$0	\$43,099	\$43,099 ¹
Management Services Agreement	\$9,100	\$0	\$9,100	\$9,100 ²
Telephone	\$8,400	\$0	\$8,400	\$7,832 ³
Electric	\$369,600	\$0	\$369,600	\$362,147 ⁴
Water & Sewer	\$40,538	\$0	\$40,538	\$35,015 ⁵
Gas	\$47,600	\$0	\$47,600	\$41,755 ⁶
Pool & Fountain Maintenance	\$201,824	\$16,576	\$218,400	\$209,178 ⁷
Pond Maintenance	\$14,000	\$1,500	\$15,500	\$15,483 ⁸
Property Insurance	\$56,766	\$4,734	\$61,500	\$61,378 ⁹
Irrigation Repairs & Maintenance	\$14,000	\$5,050	\$19,050	\$19,015 ¹⁰
Landscape Contract	\$630,053	(\$17,973)	\$612,080	\$611,702 ¹¹
Landscape Contingency	\$28,000	\$8,250	\$36,250	\$36,132 ¹²
Gate and Gatehouse Expenses	\$28,000	\$22,500	\$50,500	\$50,474 ¹³
Roadways/Sidewalks/Bridge	\$14,000	\$0	\$14,000	\$10,989 ¹⁴
Lighting	\$5,600	\$2,900	\$8,500	\$8,427 ¹⁵
Building Repairs & Maintenance	\$11,200	\$17,950	\$29,150	\$29,148 ¹⁶
Pressure Washing	\$28,000	\$0	\$28,000	\$24,685 ¹⁷
Maintenance (Inspections)	\$280	\$1,720	\$2,000	\$1,994 ¹⁸
Repairs & Maintenance	\$16,800	(\$7,000)	\$9,800	\$1,811 ¹⁹
Contract Cleaning	\$58,576	\$624	\$59,200	\$59,198 ²⁰
Fitness Center Repairs & Maintenance	\$7,784	\$176	\$7,960	\$7,958 ²¹
Operating Supplies	\$1,400	\$0	\$1,400	\$0 ²²
Signage	\$5,600	\$10,150	\$15,750	\$15,741 ²³
Security	\$119,766	(\$26,078)	\$93,688	\$93,688 ²⁴
Parking Violation Tags	\$280	\$0	\$280	\$0 ²⁵

Total Maintenance Shared	\$1,760,267	\$41,079	\$1,801,346	\$1,755,948
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Reunion East
Community Development District
Amended Budget
General Fund
Fiscal Year 2024

Description	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Actuals thru 9/30/24
<u>Maintenance - Direct Expenses</u>				
Transfer Out - R&M Fund	\$500,000	\$0	\$500,000	\$500,000
Total Maintenance Expenses	\$500,000	\$0	\$500,000	\$500,000
Total Expenses	\$2,463,958	\$74,054	\$2,538,012	\$2,486,437
Excess Revenues (Expenditures)	(\$0)	\$0	(\$0)	(\$0)

Net Assessments	\$2,005,292
Add: Discounts & Collections	\$128,399
Gross Assessments	\$2,133,691

Notes:

(1 thru 25) is 56% of the shared costs with the remaining 44% allocated to Reunion West for FY23. For FY24, (1 thru 25) the adopted allocation will be 56% of the shared costs for Reunion East with the remaining 44% allocated to Reunion West.

	Shared Costs				
	FY 2023 Budget	FY 2023 Projections	Total Amended 2024 Budget	Reunion East 56%	Reunion West 44%
1 Field Maintenance	\$74,721	\$74,721	\$76,963	\$43,099	\$33,864
2 Management Services Agreement	\$32,500	\$16,250	\$16,250	\$9,100	\$7,150
3 Telephone	\$15,000	\$12,799	\$15,000	\$8,400	\$6,600
4 Electric	\$589,650	\$650,326	\$660,000	\$369,600	\$290,400
5 Water & Sewer	\$72,390	\$63,419	\$72,390	\$40,538	\$31,852
6 Gas	\$81,800	\$80,722	\$85,000	\$47,600	\$37,400
7 Pool & Fountain Maintenance	\$295,000	\$353,660	\$390,000	\$218,400	\$171,600
8 Pond Maintenance	\$16,000	\$23,174	\$27,679	\$15,500	\$12,179
9 Property Insurance	\$74,025	\$67,579	\$109,821	\$61,500	\$48,321
10 Irrigation Repairs & Maintenance	\$16,250	\$26,510	\$34,018	\$19,050	\$14,968
11 Landscape Contract	\$1,171,569	\$1,024,011	\$1,093,000	\$612,080	\$480,920
12 Landscape Contingency	\$50,000	\$27,684	\$64,732	\$36,250	\$28,482
13 Gate and Gatehouse Expenses	\$50,000	\$52,601	\$90,179	\$50,500	\$39,679
14 Roadways/Sidewalks/Bridge	\$25,000	\$25,302	\$25,000	\$14,000	\$11,000
15 Lighting	\$10,000	\$10,006	\$15,179	\$8,500	\$6,679
16 Building Repairs & Maintenance	\$20,000	\$11,535	\$52,054	\$29,150	\$22,904
17 Pressure Washing	\$35,000	\$46,120	\$50,000	\$28,000	\$22,000
18 Maintenance (Inspections)	\$500	\$500	\$3,571	\$2,000	\$1,571
19 Repairs & Maintenance	\$25,000	\$34,249	\$17,500	\$9,800	\$7,700
20 Contract Cleaning	\$65,000	\$64,661	\$105,714	\$59,200	\$46,514
21 Fitness Center & Repairs & Maintenance	\$5,000	\$11,217	\$14,214	\$7,960	\$6,254
22 Operating Supplies	\$5,000	\$1,543	\$2,500	\$1,400	\$1,100
23 Signage	\$10,000	\$24,076	\$28,125	\$15,750	\$12,375
24 Security	\$198,200	\$168,734	\$167,300	\$93,688	\$73,612
25 Parking Violation Tags	\$500	\$687	\$500	\$280	\$220
TOTAL	\$2,938,105	\$2,872,086	\$3,216,688	\$1,801,346	\$1,415,343

FISCAL YEAR 2024

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	751	751.39	14.90%	\$317,863	\$423.03
Hotel/Condo	1.00	296	296.00	5.87%	\$125,218	\$423.03
Multi-Family	1.50	1297	1945.50	38.57%	\$823,011	\$634.55
Single-Family	2.00	1024	2048.00	40.60%	\$866,372	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,371	5043.79	100.00%	\$2,133,691	

FISCAL YEAR 2023

Reunion East Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	751	751.38	14.90%	\$317,859	\$423.03
Hotel/Condo	1.00	296	296.00	5.87%	\$125,218	\$423.03
Multi-Family	1.50	1297	1945.50	38.57%	\$823,013	\$634.55
Single-Family	2.00	1024	2048.00	40.60%	\$866,374	\$846.07
Golf	1.00	2.90	2.90	0.06%	\$1,227	\$423.03
		3,371	5043.78	100.00%	\$2,133,691	