Reunion East

Community Development District

Amended Budget

FY2026

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Reunion East

Community Development District

Amended Budget

FY2026

General Fund

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actuals Thru 9/30/26
Revenues:				
Special Assessments - Tax Collector	$ 2,325,718	$ -	$ 2,325,718	$ 2,374,548
Interest	47,400	11,900	59,300	59,272
Miscellaneous Income	-	10,000	10,000	10,000
Rental Income	6,000	15,475	21,475	21,475
Carry Forward Surplus	-	124,401	124,401	37,338
Total Revenues	**$ 2,379,118**	**$ 161,776**	**$ 2,540,894**	**$ 2,502,633**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ -	$ 12,000	$ 11,600
FICA Expense	918	-	918	887
Engineering Fees	30,000	(5,000)	25,000	20,221
Attorney	100,000	22,250	122,250	122,220
Arbitrage	900	-	900	900
Dissemination	10,815	100	10,915	10,915
Annual Audit	4,750	-	4,750	4,750
Trustee Fees	8,869	20	8,889	8,889
Assessment Administration	8,111	-	8,111	8,111
Management Fees	52,974	-	52,974	52,974
Information Technology	1,947	-	1,947	1,947
Website Maintenance	1,298	-	1,298	1,298
Telephone	75	(75)	-	-
Postage	1,500	(650)	850	834
Printing & Copies	500	(400)	100	90
Insurance	20,571	-	20,571	19,407
Legal Advertising	5,000	-	5,000	4,413
Other Current Charges	600	(400)	200	175
Office Supplies	250	(200)	50	21
Property Appraiser Fee	1,000	950	1,950	1,944
Property Taxes	400	(300)	100	100
Dues, Licenses & Subscriptions	175	-	175	175
Total Administrative:	**$ 262,653**	**$ 16,295**	**$ 278,948**	**$ 271,871**

Reunion East

Community Development District

Amended Budget

FY2026

General Fund

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actuals Thru 9/30/26	
Maintenance - Shared Expenses					
Field Services	$ 46,063	$ -	$ 46,063	$ 46,063	1
Amenity Management	5,472	(5,472)	-	-	2
Property Insurance	68,786	(6,047)	62,739	62,739	3
Telephone	22,800	1,500	24,300	24,146	4
Electric	380,606	7,100	387,706	387,018	5
Water & Sewer	42,750	5,600	48,350	48,318	6
Gas	59,850	-	59,850	59,492	7
Trash Services	-	-	-	-	8
Landscape Maintenance	581,400	161,700	743,100	743,012	9
Landscape Contingency	71,250	(21,250)	50,000	48,225	10
Pond Maintenance	14,250	-	14,250	11,943	11
Irrigation Repairs	19,950	(8,850)	11,100	10,077	12
Pool & Fountain Maintenance	219,450	(19,450)	200,000	196,958	13
Building Repairs & Maintenance	28,500	28,000	56,500	56,128	14
Contract Cleaning	80,900	15,100	96,000	94,923	15
Fitness Center Repairs & Maintenance	7,923	-	7,923	7,659	16
Gate & Gatehouse Repairs & Maintenance	45,600	(12,600)	33,000	31,288	17
Amenity/Pool Lights	11,400	9,100	20,500	20,092	18
Maintenance (Inspections)	5,700	-	5,700	3,785	19
Operating Supplies	2,850	(2,750)	100	34	20
Parking Violation Tags	285	800	1,085	1,028	21
Pest Control	1,756	-	1,756	1,355	22
Pressure Washing	28,500	-	28,500	24,852	23
Repairs & Maintenance	20,520	(10,000)	10,520	7,878	24
Roadways/Sidewalks/Bridge	22,800	17,200	40,000	35,854	25
Security	121,905	(9,000)	112,905	110,422	26
Signage	11,400	-	11,400	9,160	27
Contingency	5,700	(5,200)	500	214	28
Total Operations & Maintenance:	**$ 1,928,365**	**$ 145,481**	**$ 2,073,846**	**$ 2,042,661**	
Reserves					
Transfer Out - R&M Fund	$ 188,100	$ -	$ 188,100	$ 188,100	
Total Reserves	**$ 188,100**	**$ -**	**$ 188,100**	**$ 188,100**	
Total Expenditures	**$ 2,379,118**	**$ 161,776**	**$ 2,540,894**	**$ 2,502,633**	
Excess Revenues (Expenditures)	$ (0)	$ -	$ (0)	$ 0	

Net Assessment	$2,325,718
Collection Cost (6%)	$148,450
Gross Assessment	$2,474,168

Reunion East

Community Development District

Gross Per Unit Assessment Comparison Chart

Fiscal Year 2026

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	751	751.39	14.44%	$357,252	$475.46
Hotel/Condo	1.00	0	0.00	0.00%	$0	0
Multi-Family	1.50	1601	2401.50	46.15%	$1,141,805	$713.18
Single Family	2.00	1024	2048.00	39.36%	$973,732	$950.91
Golf	1.00	3	2.90	0.06%	$1,379	$475.46
Total		**3379**	**5203.79**	**100.00%**	**$2,474,168**	

Fiscal Year 2025

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	751	751.00	14.43%	$308,418	$423.03
Hotel/Condo	1.00	304	304.00	5.84%	$124,846	$423.03
Multi-Family	1.50	1297	1945.50	37.39%	$798,971	$634.55
Single Family	2.00	1024	2048.00	39.36%	$841,066	$846.07
Golf	1.00	3	2.90	0.06%	$1,191	$423.03
Total		**3379**	**5051.40**	**97.07%**	**$2,137,075**	

Variance Chart

Property Type	Units	% Increase	Gross Per Unit	Gross Total
Commercial	751	12%	$52.43	$39,392
Hotel/Condo *	0	-100%	($423.03)	$0
Multi-Family	1601	12%	$78.63	$125,891
Single Family	1024	12%	$104.84	$107,356
Golf	3	12%	$52.43	$152
Total	3379			$272,791

*304 Units reallocated to Multi-Family for FY2026.

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FY2026

Debt Service Fund

Series 2015A

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actuals Thru 9/30/26
Revenues:				
Special Assessments	$ 2,563,488	$ -	$ 2,563,488	$ 2,617,334
Special Assessments - Prepayments	-	21,616	21,616	21,616
Interest	60,000	3,510	63,510	63,502
Carry Forward Surplus	1,180,058	20,129	1,200,187	1,200,187
Total Revenues	**$ 3,803,546**	**$ 45,255**	**$ 3,848,801**	**$ 3,902,639**
Expenditures:				
Series 2015A				
Interest - 11/01	$ 423,375	$ -	$ 423,375	$ 423,375
Principal - 05/01	1,765,000	-	1,765,000	1,765,000
Interest - 05/01	423,375	-	423,375	423,375
Special Call - 05/01	-	10,000	10,000	10,000
Total Expenditures	**$ 2,611,750**	**$ 10,000**	**$ 2,621,750**	**$ 2,621,750**
Excess Revenues (Expenditures)	$ 1,191,796	$ 35,255	$ 1,227,051	$ 1,280,889

Interest - 11/1/2026	**$379,250**
Total	**$379,250**
Net Assessment	**$2,563,488**
Collection Cost (6%)	**$163,627**
Gross Assessment	**$2,727,115**

Reunion East Projected EAU Calculation 2015A

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	58.78	58.78	1.67%	$45,656	$777
Multi-Family	1.50	1285.00	1927.50	54.90%	$1,497,076	$1,165
Single-Family	2.00	761.00	1522.00	43.35%	$1,182,130	$1,553
Golf	1.00	2.90	2.90	0.08%	$2,252	$777
		2,107.68	**3,511.18**	**100.00%**	**$2,727,115**	

*SF unit reflects one lot payoff in FY22