



Reunion West
Community Development
District
Amended Budget
FY 2024



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

Description	Amended Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Actuals thru 9/30/24
Revenues				
Special Assessments	\$1,780,770	\$0	\$1,780,770	\$1,818,748
Interest	\$5,000	\$41,167	\$46,167	\$46,167
Miscellaneous Income	\$0	\$1,281	\$1,281	\$1,281
Rental Income	\$2,200	\$6,930	\$9,130	\$9,130
Carry Forward Surplus	\$193,864	\$40,616	\$234,480	\$151,402
Total Revenues	\$1,981,834	\$89,994	\$2,071,828	\$2,026,729

Expenditures

Administrative

Supervisor Fees	\$12,000	\$0	\$12,000	\$8,600
FICA Expense	\$918	\$0	\$918	\$658
Engineering	\$8,000	\$12,175	\$20,175	\$20,161
Attorney	\$35,000	\$64,000	\$99,000	\$98,914
Trustee Fees	\$19,880	\$0	\$19,880	\$19,880
Arbitrage	\$2,250	\$2,250	\$4,500	\$4,500
Assessment Administration	\$7,500	\$0	\$7,500	\$7,500
Dissemination	\$10,000	\$0	\$10,000	\$10,000
Annual Audit	\$9,600	\$0	\$9,600	\$9,600
Management Fees	\$49,277	\$0	\$49,277	\$49,277
Information Technology	\$1,800	\$0	\$1,800	\$1,800
Website Maintenance	\$1,200	\$0	\$1,200	\$1,200
Telephone	\$100	\$0	\$100	\$0
Postage	\$1,500	\$0	\$1,500	\$544
Printing & Copies	\$500	\$0	\$500	\$110
General Liability Insurance	\$11,760	\$0	\$11,760	\$10,584
Legal Advertising	\$5,000	\$0	\$5,000	\$2,892
Other Current Charges	\$600	\$0	\$600	\$465
Office Supplies	\$250	\$0	\$250	\$42
Property Appraiser Fee	\$750	\$0	\$750	\$648
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
Administrative Expenses	\$178,060	\$78,425	\$256,485	\$247,550

Maintenance - Shared Expenses

Field Management	\$33,864	\$0	\$33,864	\$33,864 ¹
Management Services Agreement	\$7,150	\$0	\$7,150	\$7,150 ²
Telephone	\$6,600	\$0	\$6,600	\$6,154 ³
Electric	\$290,400	\$0	\$290,400	\$283,930 ⁴
Water & Sewer	\$31,852	\$0	\$31,852	\$27,445 ⁵
Gas	\$37,400	\$0	\$37,400	\$32,808 ⁶
Pool and Fountain Maintenance	\$158,576	\$13,024	\$171,600	\$171,615 ⁷
Pond Maintenance	\$11,000	\$1,179	\$12,179	\$12,165 ⁸
Property Insurance	\$44,602	\$3,719	\$48,321	\$48,226 ⁹
Irrigation Repairs & Maintenance	\$11,000	\$3,968	\$14,968	\$14,940 ¹⁰
Landscape Contract	\$495,042	(\$14,122)	\$480,920	\$480,623 ¹¹
Landscape Contingency	\$22,000	\$6,482	\$28,482	\$28,389 ¹²
Gate & Gatehouse Expenses	\$22,000	\$17,679	\$39,679	\$39,658 ¹³
Roadways/Sidewalks/Bridge	\$11,000	\$0	\$11,000	\$8,634 ¹⁴
Lighting	\$4,400	\$2,279	\$6,679	\$6,622 ¹⁵
Building Repairs & Maintenance	\$8,800	\$14,104	\$22,904	\$22,902 ¹⁶
Pressure Washing	\$22,000	\$0	\$22,000	\$19,395 ¹⁷
Maintenance (Inspections)	\$220	\$1,351	\$1,571	\$1,566 ¹⁸
Repairs & Maintenance	\$13,200	(\$5,500)	\$7,700	\$1,609 ¹⁹
Contract Cleaning	\$46,024	\$490	\$46,514	\$39,253 ²⁰
Fitness Center & Repairs & Maintenance	\$6,116	\$138	\$6,254	\$6,253 ²¹
Operating Supplies	\$1,100	\$0	\$1,100	\$0 ²²
Signage	\$4,400	\$7,975	\$12,375	\$12,368 ²³
Security	\$94,102	(\$20,490)	\$73,612	\$73,612 ²⁴
Parking Violation Tags	\$220	\$0	\$220	\$0 ²⁵
Total Shared Maintenance	\$1,383,067	\$32,276	\$1,415,343	\$1,379,180

**Reunion West
Community Development District
Amended Budget
General Fund
Fiscal Year 2024**

Description	Amended Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Actuals thru 9/30/24
<i>Maintenance - Direct Expenses</i>				
Irrigation System Operations	\$0	\$0	\$0	\$0
Transfer Out - R&M Fund	\$420,707	(\$20,707)	\$400,000	\$400,000
Total Maintenance Expenses	\$420,707	(\$20,707)	\$400,000	\$400,000
Total Expenses	\$1,981,834	\$89,994	\$2,071,828	\$2,026,729
Excess Revenues (Expenditures)	\$0	\$0	\$0	(\$0)

Net Assessments	\$1,780,770
Add: Discounts & Collections	\$113,666
Gross Assessments	<u>\$1,894,436</u>

Notes:

(1 thru 39) is 44% of the shared costs with the remaining 56% allocated to Reunion East for FY23. For FY24, (1 thru 25) the adopted allocation will be 44% of the shared costs for Reunion West with the remaining 56% allocated to Reunion East.

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
4 Telephone	\$15,000	\$12,799	\$15,000	\$8,400	\$6,600
5 Electric	\$589,650	\$650,326	\$660,000	\$369,600	\$290,400
6 Water & Sewer	\$72,390	\$63,419	\$72,390	\$40,538	\$31,852
7 Gas	\$81,800	\$80,722	\$85,000	\$47,600	\$37,400
8 Pool & Fountain Maintenance	\$295,000	\$353,660	\$390,000	\$218,400	\$171,600
9 Pond Maintenance	\$16,000	\$23,174	\$27,679	\$15,500	\$12,179
10 Property Insurance	\$74,025	\$67,579	\$109,821	\$61,500	\$48,321
11 Irrigation Repairs & Maintenance	\$16,250	\$26,510	\$34,018	\$19,050	\$14,968
12 Landscape Contract	\$1,171,569	\$1,024,011	\$1,093,000	\$612,080	\$480,920
13 Landscape Contingency	\$50,000	\$27,684	\$64,732	\$36,250	\$28,482
14 Gate and Gatehouse Expenses	\$50,000	\$52,601	\$90,179	\$50,500	\$39,679
15 Roadways/Sidewalks/Bridge	\$25,000	\$25,302	\$25,000	\$14,000	\$11,000
16 Lighting	\$10,000	\$10,006	\$15,179	\$8,500	\$6,679
17 Building Repairs & Maintenance	\$20,000	\$11,535	\$52,054	\$29,150	\$22,904
18 Pressure Washing	\$35,000	\$46,120	\$50,000	\$28,000	\$22,000
19 Maintenance (Inspections)	\$500	\$500	\$3,571	\$2,000	\$1,571
20 Repairs & Maintenance	\$25,000	\$34,249	\$17,500	\$9,800	\$7,700
21 Contract Cleaning	\$65,000	\$64,661	\$105,714	\$59,200	\$46,514
22 Fitness Center & Repairs & Maintenance	\$5,000	\$11,217	\$14,214	\$7,960	\$6,254
23 Operating Supplies	\$5,000	\$1,543	\$2,500	\$1,400	\$1,100
24 Signage	\$10,000	\$24,076	\$28,125	\$15,750	\$12,375
25 Security	\$198,200	\$168,734	\$167,300	\$93,688	\$73,612
26 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 West Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Commercial	1.00	0	0.00	0.00%	\$0.00	\$0.00
Hotel/Condo	1.00	0	0.00	0.00%	\$0.00	\$0.00
Multi-Family	1.50	398	597.00	15.78%	\$298,886.06	\$750.97
Single-Family	2.00	1,581	3,162.00	83.56%	\$1,583,033.96	\$1,001.29
Golf	1.00	25	25.00	0.66%	\$12,516.00	\$500.64
		2,004	3,784.00	100.00%	\$1,894,436.02	

FISCAL YEAR 2023

Reunion West Projected EAU Administrative & Maintenance Calculation

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit Assessments
Commercial	1.00	0	0.00	0.00%	\$0.00	\$0.00
Hotel/Condo	1.00	0	0.00	0.00%	\$0.00	\$0.00
Multi-Family	1.50	398	597.00	15.96%	\$298,884.34	\$750.97
Single-Family	2.00	1,559	3,118.00	83.37%	\$1,561,007.30	\$1,001.29
Golf	1.00	25	25.00	0.67%	\$12,516.09	\$500.64
		1,982	3,740.00	100.00%	\$1,872,407.73	

Reunion West
Community Development District
Amended Budget
Replacement & Maintenance Fund
Fiscal Year 2024

Description	Amended Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Actuals thru 9/30/24
Revenues				
Transfer In	\$420,707	(\$20,707)	\$400,000	\$400,000
Interest	\$19,500	\$23,084	\$42,584	\$42,584
Total Revenues	\$440,207	\$2,377	\$442,584	\$442,584
Expenditures				
Contingency	\$600	\$0	\$600	\$473
Building Improvements	\$24,200	\$0	\$24,200	\$23,411 ¹
Fountain Improvements	\$0	\$0	\$0	\$21,032
Gate/Gatehouse Improvements	\$0	\$0	\$0	\$16,430
Monument Improvements	\$0	\$0	\$0	\$0
Pool Furniture	\$7,920	\$0	\$7,920	\$0 ²
Pool Repair & Replacements	\$41,800	\$0	\$41,800	\$56,495 ³
Lighting Improvements	\$5,539	\$0	\$5,539	\$0 ⁴
Landscape Improvements	\$19,800	\$0	\$19,800	\$6,148 ⁵
Irrigation Improvements	\$0	\$0	\$0	\$0
Roadway Improvements	\$214,478	\$0	\$214,478	\$94,047 ⁶
Signage	\$44,000	\$0	\$44,000	\$52,140 ⁷
Stormwater Improvements	\$0	\$0	\$0	\$6,833
Capital Outlay	\$71,500	\$0	\$71,500	\$93,290 ⁸
Total Expenditures	\$429,837	\$0	\$429,837	\$370,298
Excess Revenues/(Expenditures)	\$10,370	\$2,377	\$12,747	\$72,286
Fund Balance - Beginning	\$561,081	\$0	\$561,081	\$867,613
Fund Balance - Ending	\$571,451	\$2,377	\$573,828	\$939,899

Notes:

(1 thru 18) is 44% of the shared costs with the remaining 56% allocated to Reunion East for FY23. For FY24, (1-8) the adopted allocation will be 44% of the shared costs for Reunion West with the remaining 56% allocated to Reunion East.

	Shared Costs				
	FY 2023 Budget	FY 2023 Projections	Total Amended 2024 Budget	Reunion East 56%	Reunion West 44%
1 Building Improvements	\$314,544	\$314,544	\$55,000	\$30,800	\$24,200
Fountain Improvements	\$0	\$0	\$0	\$0	\$0
Gate/Gatehouse Improvements	\$449,474	\$478,965	\$0	\$0	\$0
Monument Improvements	\$0	\$0	\$0	\$0	\$0
2 Pool Furniture	\$15,000	\$19,505	\$18,000	\$10,080	\$7,920
3 Pool Repair & Replacements	\$0	\$22,289	\$95,000	\$53,200	\$41,800
4 Lighting Improvements	\$0	\$0	\$12,588	\$7,049	\$5,539
5 Landscape Improvements	\$0	\$0	\$45,000	\$25,200	\$19,800
Irrigation Improvements	\$0	\$0	\$0	\$0	\$0
6 Roadway Improvements	\$111,300	\$263,554	\$487,451	\$272,973	\$214,478
7 Signage	\$50,000	\$26,520	\$100,000	\$56,000	\$44,000
Stormwater Improvements	\$50,000	\$9,900	\$0	\$0	\$0
8 Capital Outlay	\$10,000	\$210,449	\$162,500	\$91,000	\$71,500
TOTAL	\$1,000,318	\$1,345,725	\$975,539	\$546,302	\$429,237