Reunion West

Community Development District

Amended Budget

FY2026

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Reunion West

Community Development District

Amended Budget

FY2026

General Fund

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actuals Thru 9/30/26
Revenues:				
Special Assessments	$ 2,052,354	$ -	$ 2,052,354	$ 2,091,619
Interest	24,000	11,700	35,700	35,673
Miscellaneous Income	-	-	-	-
Rental Income	5,714	10,486	16,200	16,200
Carry Forward Surplus	-	171,897	171,897	99,513
Total Revenues	**$ 2,082,067**	**$ 194,083**	**$ 2,276,150**	**$ 2,243,006**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ -	$ 12,000	$ 10,800
FICA Expense	918	-	918	826
Engineering Fees	30,000	(10,000)	20,000	18,467
Attorney	75,000	96,500	171,500	171,059
Arbitrage	2,250	-	2,250	2,250
Dissemination	10,815	100	10,915	10,915
Annual Audit	5,250	-	5,250	5,250
Trustee Fees	21,108	92	21,200	21,173
Assessment Administration	8,111	-	8,111	8,111
Management Fees	52,973	-	52,973	52,973
Information Technology	1,947	-	1,947	1,947
Website Maintenance	1,298	-	1,298	1,298
Telephone	100	(100)	-	-
Postage	1,500	310	1,810	1,806
Printing & Copies	500	-	500	325
Insurance	13,241	-	13,241	12,005
Legal Advertising	5,000	-	5,000	4,438
Other Current Charges	1,000	900	1,900	1,871
Office Supplies	100	200	300	281
Property Appraiser Fee	750	563	1,313	1,313
Dues, Licenses & Subscriptions	175	-	175	175
Total Administrative:	**$ 244,036**	**$ 88,565**	**$ 332,601**	**$ 327,284**

Reunion West

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	$ 34,749	$ -	$ 34,749	$ 34,749	1
Amenity Management Services	4,128	(4,128)	-	-	2
Property Insurance	51,891	(4,188)	47,703	47,703	3
Telephone	17,200	1,300	18,500	18,345	4
Electric	287,124	4,876	292,000	291,718	5
Water & Sewer	32,250	4,750	37,000	36,456	6
Gas	45,150	350	45,500	45,285	7
Trash Services	-	-	-	-	8
Landscape Maintenance	438,600	113,400	552,000	551,650	9
Landscape Contingency	53,750	(28,750)	25,000	24,175	10
Pond Maintenance	10,750	-	10,750	9,009	11
Irrigation Repairs	15,050	(6,050)	9,000	8,771	12
Pool & Fountain Maintenance	165,550	(15,550)	150,000	148,582	13
Building Repairs & Maintenance	21,500	32,500	54,000	53,233	14
Contract Cleaning	61,030	10,970	72,000	71,608	15
Fitness Center Repairs & Maintenance	5,977	-	5,977	5,778	16
Gate & Gatehouse Repairs & Maintenance	34,400	(9,400)	25,000	23,919	17
Amenity/Pool Lights	8,600	6,400	15,000	14,985	18
Maintenance (Inspections)	4,300	-	4,300	2,855	19
Operating Supplies	2,150	(2,100)	50	26	20
Parking Violation Tags	215	285	500	440	21
Pest Control	1,324	-	1,324	1,022	22
Pressure Washing	21,500	-	21,500	18,748	23
Repairs & Maintenance	15,480	(9,000)	6,480	5,943	24
Roadways/Sidewalks/Bridge	17,200	10,000	27,200	27,048	25
Security	91,963	(7,000)	84,963	83,301	26
Signage	8,600	-	8,600	6,910	27
Contingency	4,300	(4,000)	300	161	28
Total Operations & Maintenance:	**$ 1,454,732**	**$ 94,665**	**$ 1,549,397**	**$ 1,532,422**	
Reserves					
Transfer Out - R&M Fund	$ 383,300	$ -	$ 383,300	$ 383,300	
Total Reserves	**$ 383,300**	**$ -**	**$ 383,300**	**$ 383,300**	
Total Expenditures	**$ 2,082,068**	**$ 194,083**	**$ 2,276,150**	**$ 2,243,006**	
Excess Revenues (Expenditures)	$ (0)	$ 0	$ 0	$ (0)	

Net Assessment	$ 2,052,354
Collection Cost (6%)	$131,001
Gross Assessment	$2,183,355

Reunion West

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	0	0.00	0.00%	$0	$0
Hotel/Condo	1.00	0	0.00	0.00%	$0	$0
Multi-Family	1.50	398	597.00	15.78%	$344,467	$865.49
Single Family	2.00	1581	3162.00	83.56%	$1,824,463	$1,153.99
Golf	1.00	25	25.00	0.66%	$14,425	$577.00
Total		**2004**	**3784.00**	**100.00%**	**$2,183,355**	

Fiscal Year 2025

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	0	0.00	0.00%	$0	$0
Hotel/Condo	1.00	0	0.00	0.00%	$0	$0
Multi-Family	1.50	398	597.00	15.78%	$298,884	$750.97
Single Family	2.00	1581	3162.00	83.56%	$1,583,036	$1,001.29
Golf	1.00	25	25.00	0.66%	$12,516	$500.64
Total		**2004**	**3784.00**	**100.00%**	**$1,894,437**	

Variance Chart

Property Type	Units	% Increase	Gross Per Unit	Gross Total
Commercial	0	0%	$0.00	$0
Hotel/Condo	0	0%	$0.00	$0
Multi-Family	398	15%	$114.53	$45,582
Single Family	1581	15%	$152.71	$241,427
Golf	25	15%	$76.35	$1,909
Total	2004			$288,918

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Amended Budget
FY2026
Debt Service Fund
Series 2019

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actuals Thru 9/30/26
Revenues:				
Special Assessments	$ 438,505	$ -	$ 438,505	$ 446,893
Interest	21,500	300	21,800	21,794
Carry Forward Surplus	248,336	1,228	249,564	253,621
Total Revenues	**$ 708,341**	**$ 1,528**	**$ 709,869**	**$ 722,308**
Expenditures:				
Series 2019				
Interest - 11/01	$ 145,381	$ -	$ 145,381	$ 145,381
Principal - 05/01	145,000	-	145,000	145,000
Interest - 05/01	145,381	-	145,381	145,381
Special Call - 08/01	-	10,000	10,000	10,000
Interest - 08/01	-	113	113	113
Total Expenditures	**$ 435,763**	**$ 10,113**	**$ 445,875**	**$ 445,875**
Other Sources/(Uses)				
Transfer In/(Out)	$ (15,000)	$ 8,584	$ (6,416)	$ (6,416)
Total Other Financing Sources (Uses)	**$ (15,000)**	**$ 8,584**	**$ (6,416)**	**$ (6,416)**
Excess Revenues (Expenditures)	$ 257,579	$ (0)	$ (0)	$ 270,017

Interest - 11/1/2026	**$142,481**
Total	**$142,481**
Net Assessment	**$438,505**
Collection Cost (6%)	**$27,990**
Gross Assessment	**$466,495**

Product Type	Units	Per Unit Gross Assessments	Total Assessments
Single-Family	174	$2,160	$375,817
Townhomes	56	$1,619	$90,677
	230		**$466,495**