

DPFG Management & Consulting LLC
15310 Amberly Drive Suite 175
Tampa, Fl. 33647

www.dpfg.com

***RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT***

Agenda Package

Regular Board Meeting

***Monday
November 13, 2017***

11:30 a.m.

***The Club at Renaissance
12801 Renaissance Way
Fort Myers, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Renaissance Community Development District

DPFG Management & Consulting LLC
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

Board of Supervisors
**Renaissance Community
Development District**

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Renaissance Community Development District is scheduled for **Monday November 13, 2017 at 11:30 a.m.** at the Club at Renaissance, 12801 Renaissance Way, Fort Myers, Florida.

The advanced copy of the agenda for this meeting is attached along with associated documentation for your consideration. Any additional material will be provided to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Bruce St. Denis

Bruce St. Denis
District Manager

Cc: Attorney
Engineer
District Records

RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Monday November 13, 2017
Time: 11:30 a.m.
Location: The Club at Renaissance
12801 Renaissance Way
Fort Myers, Fl.
Conference Call No: 712.432.1500
Code: 434537#

Business Meeting Agenda

	Exhibit(s)
I. Roll Call	
II. Audience Comments	
III. Administrative Matters	
A. Approval of Minutes of August 14, 2017 Meeting	1
B. Acceptance of the September 2017 Financial Statement	2
IV. Business Matters	
A. Ratification of Audit Agreement with Grau	3
B. Consideration and Approval of Resolution 2018-01 2017-2018 Meeting Dates	4
C. Hurricane Irma Update	
D. Berm Tree Trimming Update	
E. Additional Matters	

- V.** Staff Reports
 - A.** District Manager
 - B.** District Counsel
 - C.** District Engineer
- VI** Public Comments
- VII.** Supervisor Requests
- VIII.** Adjournment

EXHIBIT 1.

EXHIBIT 2.

Renaissance Community Development District

Financial Statements
(Unaudited)

Period Ending

September 30, 2017

**RENAISSANCE CDD
COMBINED BALANCE SHEET
September 30, 2017**

	<u>GENERAL FUND</u>	<u>SERIES 2012 FUND</u>	<u>TOTAL</u>
ASSETS:			
CASH	\$ 66,322	\$ -	\$ 66,322
MMK ACCOUNT	594,482	-	594,482
DEPOSIT-UTILITY	399	-	399
ADVANCED DEPOSITS	299	-	299
INVESTMENTS:			
REVENUE FUND	-	291,904	291,904
RESERVE FUND	-	166,324	166,324
ASSESSMENTS RECEIVABLE	-	-	-
DUE FROM OTHER FUNDS	-	-	-
TOTAL ASSETS	<u>\$ 661,502</u>	<u>\$ 458,228</u>	<u>\$ 1,119,730</u>
 LIABILITIES & FUND BALANCE			
LIABILITIES:			
ACCOUNTS PAYABLE	\$ 4,817	\$ -	\$ 4,817
DEFERRED REVENUE (On Roll)	-	-	-
DUE TO OTHER FUNDS	-	-	-
 FUND BALANCES:			
NONSPENDABLE - PREPAID AND DEPOSITS	698	-	698
RESTRICTED FOR DEBT SERVICE	-	464,073	464,073
ASSIGNED: ONE QUARTER OPERATING CAPITAL	68,587	-	68,587
ASSIGNED: RENEWAL & REPLACEMENT - FY 2014	107,309	-	107,309
ASSIGNED: RENEWAL & REPLACEMENT - FY 2015	10,680	-	10,680
ASSIGNED: RENEWAL & REPLACEMENT - FY 2016	10,690	-	10,690
ASSIGNED: FUTURE DEBT SERVICE PAYMENT	150,000	-	150,000
UNASSIGNED:	308,721	(5,845)	302,876
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 661,502</u>	<u>\$ 458,228</u>	<u>\$ 1,119,730</u>

**RENAISSANCE CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2016 Ending September 30, 2017**

	FY2017 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (NET)	\$ 274,347	\$ 274,347	\$ 272,501	\$ (1,846)
FUND BALANCE FORWARD	-	-	-	-
INTEREST	-	-	2,559	2,559
DISCOUNT	-	-	-	-
TOTAL REVENUE	274,347	274,347	275,060	713
EXPENDITURES				
ADMINISTRATIVE:				
MANAGEMENT CONSULTING SERVICES	48,825	48,825	48,825	-
GENERAL ADMINISTRATIVE	3,600	3,600	3,600	-
MISCELLANEOUS	500	500	-	500
AUDITING	5,500	5,500	3,923	1,577
ASSESSMENT ADMINISTRATION	13,388	13,388	13,388	-
COUNTY-ASSESSMENT COLLECTION FEES	390	390	390	-
LEGAL ADVERTISEMENTS	1,500	1,500	497	1,003
REGULATORY AND PERMIT FEES	175	175	175	-
ENGINEERING SERVICES	3,500	3,500	-	3,500
LEGAL SERVICES	12,000	12,000	12,000	-
WEBSITE DEVELOPMENT & MAINTENANCE	960	960	997	(37)
ADMINISTRATIVE CONTINGENCY	1,000	1,000	-	1,000
TOTAL ADMINISRATIVE	91,338	91,338	83,795	7,543
INSURANCE:				
INSURANCE (Liability, Property & Casualty)	7,007	7,007	6,508	499
TOTAL INSURANCE	7,007	7,007	6,508	499
DEBT SERVICE ADMINISTRATION:				
DISSEMINATION AGENT	5,000	5,000	5,000	-
ARBITRAGE REPORTING	500	500	500	-
TRUSTEE FEES	3,771	3,771	3,771	-
TRUST ACCOUNTING	3,675	3,675	3,675	-
TOTAL DEBT SERVICE ADMINISTRATION	12,946	12,946	12,946	-
FIELD OPERATIONS:				
ELECTRICITY SERVICES	16,500	16,500	15,005	1,495
WATER QUALITY & WETLAND MONITORING	12,000	12,000	12,000	-
LAKE & FLOW MAINTENANCE	39,228	39,228	39,228	-
LAKE AERATION & WELL MAINTENANCE	5,000	5,000	652	4,348
WETLAND MAINTENANCE	15,700	15,700	-	15,700
LANDSCAPE - PERIMETER BERM MOWING	36,000	36,000	36,000	-
MULCH	6,000	6,000	600	5,400
FOUNTAIN MAINTENANCE	10,000	10,000	3,205	6,795
ENTRY AND WALLS MAINTENANCE	-	-	255	(255)
FIELD CONTINGENCY	22,628	22,628	1,850	20,778
TOTAL FIELD OPERATIONS	163,056	163,056	108,795	54,261
TOTAL EXPENDITURES	274,347	274,347	212,044	62,303
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	63,016	63,016
FUND BALANCE - BEGINNING	-	-	593,669	593,669
FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE - ENDING	\$ -	\$ -	\$ 656,685	\$ 656,685

**RENAISSANCE CDD
DS SERIES 2012
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2016 Ending September 30, 2017**

	ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 554,952	\$ 554,952	\$ 551,246 a)	\$ (3,706)
FUND BALANCE FORWARD	-	-	-	-
INTEREST REVENUE	-	-	1,351	1,351
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	554,952	554,952	552,597	(2,355)
EXPENDITURES				
INTEREST EXPENSE	328,443	328,443	328,443	-
PRINCIPAL RETIREMENT May 1, 2017	230,000	230,000	230,000	-
TOTAL EXPENDITURES	558,443	558,443	558,443	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(3,491)	(3,491)	(5,846)	(2,355)
OTHER FINANCING SOURCES (USES)				
BOND PROCEEDS	-	-	-	-
BOND REDEMPTION	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
NET CHANGE IN FUND BALANCE	(3,491)	(3,491)	(5,846)	(2,355)
FUND BALANCE - BEGINNING	-	-	464,073	464,073
FUND BALANCE - ENDING	\$ (3,491)	\$ (3,491)	\$ 458,228	\$ 461,718

a) Assessment budget reported at gross, year-to-date budget adjusted to net and actual collections reported at net pending the receipt of County's discount and collection

RENAISSANCE
Community Development District
Bank Reconciliation -GF Operating Accounts
September 30, 2017

	Sunshine Bank Acct
Balance Per Bank Statement	\$ 70,322.58
Less: Outstanding Checks - GF & PR	(4,000.00)
<i>Adjusted Bank Balance</i>	<u>\$ 66,322.58</u>
Beginning Bank Balance Per Books	\$ 33,969.66
Cash Receipts	50,004.64
Cash Disbursements	(17,651.72)
Bank Charges	-
<i>Balance Per Books</i>	<u>\$ 66,322.58</u>

**RENAISSANCE CDD
FY2017
CHECK REGISTER**

Date	Num	Name	Memo	Debit	Credit	BU Balance
			EOY BALANCE 9/30/2016			64,278.66
10/03/2016	2173	DPFG	CDD Mgmt, Operating Expense, Trust Acct		18,063.00	46,215.66
10/03/2016	2174	EGIS INSURANCE & RISK ADVISTORS, LLC	Insurance		6,508.00	39,707.66
10/03/2016	2175	Venturesin.com, Inc	Domain Name/Website Hosting - Oct		96.99	39,610.67
10/24/2016	2176	FLORIDA POWER & LIGHT	Electricity		1,141.12	38,469.55
10/24/2016	2177	KNOTT EBELINI HART	Legal Svcs - October		1,000.00	37,469.55
10/24/2016	2178	LAKE MASTERS AQUATIC WEED CONTROL, INC.	Lake Maint - September		3,269.00	34,200.55
10/24/2016	2179	THE NEWS- PRESS MEDIA GROUP	Legal Ad		249.23	33,951.32
10/31/2016		Sunshine Bank	Interest	6.42		33,957.74
EOM Balance				6.42	30,327.34	33,957.74
11/01/2016	2180	DPFG	CDD Mgmt - November		4,675.00	29,282.74
11/04/2016	2181	US BANK	Trustee Fees		3,771.25	25,511.49
11/07/2016	2182	KNOTT EBELINI HART	Legal Svcs - November		1,000.00	24,511.49
11/07/2016	2183	Venturesin.com, Inc	Web Site Hosting - November		80.00	24,431.49
11/09/2016	2184	LEE COUNTY PROPERTY APPRAISER	Non Ad Valorem Roll		390.00	24,041.49
11/14/2016	2185	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee		175.00	23,866.49
11/15/2016	2186	FLORIDA POWER & LIGHT	Utilities		1,133.85	22,732.64
11/18/2016	2188	LAKE MASTERS AQUATIC WEED CONTROL, INC.	Lake Maint - October		3,269.00	19,463.64
11/30/2016		Sunshine Bank	Interest	3.48		19,467.12
EOM Balance				3.48	14,494.10	19,467.12
12/06/2016	2189	DPFG	CDD Mgmt - December		4,675.00	14,792.12
12/06/2016	2190	FLORIDA FOUNTAIN & EQUIPMENT, LLC	Fountain Repairs		134.99	14,657.13
12/06/2016	2191	LAKE MASTERS AQUATIC WEED CONTROL, INC.	Lake Maint - November		3,269.00	11,388.13
12/06/2016	2192	MIKE DILLINGER	Air Pump		163.00	11,225.13
12/21/2016	2193	COMMUNITY ENGINEERING SERVICES, INC	Watering Monitoring - Oct & Nov		2,000.00	9,225.13
12/21/2016	2194	FLORIDA POWER & LIGHT	Utilities		1,150.45	8,074.68
12/21/2016	2195	KNOTT EBELINI HART	Legal Svcs - December		1,000.00	7,074.68
12/21/2016	2196	LAKE MASTERS AQUATIC WEED CONTROL, INC.	Lake & Pond Maint		3,269.00	3,805.68
12/21/2016	2197	RAY ALLEN ELECTRIC	Electrical Repairs		1,850.00	1,955.68
12/21/2016	2198	THE NEWS- PRESS MEDIA GROUP	Legal Ad		216.02	1,739.66
12/21/2016	2199	Venturesin.com, Inc	Web Site Hosting - December		80.00	1,659.66
12/30/2016	908	Renaissance CDD GF.	Transfer to Operating	75,000.00		76,659.66
12/30/2016	2200	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring - December		1,000.00	75,659.66
12/30/2016	2201	FLORIDA FOUNTAIN & EQUIPMENT, LLC	Fountain Repairs		619.81	75,039.85
12/31/2016		Sunshine Bank	Interest	1.73		75,041.58
EOM Balance				75,001.73	19,427.27	75,041.58
01/03/2017	2202	DPFG	CDD Mgmt - January		4,675.00	70,366.58
01/03/2017	2203	Venturesin.com, Inc	Web Site Hosting		80.00	70,286.58
01/13/2017	2204	THE CLUB AT RENAISSANCE	Landscape Maint		9,000.00	61,286.58
01/13/2017	2205	LAKE MASTERS AQUATIC WEED CONTROL, INC.	Lake & Pond Maint - January		3,269.00	58,017.58
01/18/2017	2206	FLORIDA POWER & LIGHT	Utilities - Electricity		1,190.91	56,826.67
01/31/2017		SUNUTRUST	Interest	10.10		56,836.77
EOM Balance				10.10	18,214.91	56,836.77
02/01/2017	2207	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - February		4,675.00	52,161.77
02/21/2017	2208	COMMUNITY ENGINEERING SERVICES, INC	Lake & Pond Maint - January		1,000.00	51,161.77
02/21/2017	2209	FLORIDA FOUNTAIN & EQUIPMENT, LLC	Service Call - Replace Nozzle		1,495.00	49,666.77
02/21/2017	2210	FLORIDA POWER & LIGHT	1/11-2/9 Electricity		1,193.01	48,473.76
02/21/2017	2211	KNOTT EBELINI HART	Legal Svcs - Jan & Feb		2,000.00	46,473.76
02/21/2017	2212	LAKE MASTERS AQUATIC WEED CONTROL, INC.	Lake & Pond Maint - February		3,269.00	43,204.76
02/21/2017	2213	THE CLUB AT RENAISSANCE	Landscape Maint - January		3,000.00	40,204.76
02/21/2017	2214	Venturesin.com, Inc	Web Site Hosting - February		80.00	40,124.76
02/28/2017		SUNUTRUST	Interest	7.58		40,132.34
EOM Balance				7.58	16,712.01	40,132.34
03/01/2017	2215	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - March		4,675.00	35,457.34
03/09/2017	2216	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring - February		1,000.00	34,457.34
03/09/2017	2217	GRAU & ASSOCIATES	Audit FY 2016		523.00	33,934.34

**RENAISSANCE CDD
FY2017
CHECK REGISTER**

Date	Num	Name	Memo	Debit	Credit	BU Balance
03/09/2017	2218	KNOTT EBELINI HART	Legal Svcs - March		1,000.00	32,934.34
03/09/2017	2219	LAKE MASTERS AQUATIC WEED CONTROL, INC.	Lake Maint - March		3,269.00	29,665.34
03/09/2017	2220	Nolins Cleaning LLC	Fence & Sign Repairs		255.00	29,410.34
03/09/2017	2221	Venturesin.com, Inc	Web Site Hosting - March		80.00	29,330.34
03/13/2017	2222	FLORIDA FOUNTAIN & EQUIPMENT, LLC	Fntn Light Repairs		954.99	28,375.35
03/22/2017	2223	FLORIDA POWER & LIGHT	2/9-3/10 Electricity		1,266.53	27,108.82
03/22/2017	2224	THE CLUB AT RENAISSANCE	Landscape Maint - February		3,000.00	24,108.82
03/22/2017	911	Renaissance CDD GF.	VOID: Transfer to operating	0.00		24,108.82
03/23/2017	2225	COMMUNITY ENGINEERING SERVICES, INC	Water Montitoring - March		1,000.00	23,108.82
03/31/2017		SUNUTRUST	Interest	4.70		23,113.52
		EOM Balance		4.70	17,023.52	23,113.52
04/01/2017	2226	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - April		4,675.00	18,438.52
04/26/2017	2227	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring - April		1,000.00	17,438.52
04/26/2017	2228	FLORIDA POWER & LIGHT	3/10-4/11 Electricity		1,381.21	16,057.31
04/26/2017	2229	KNOTT EBELINI HART	Legal Svcs - April		1,000.00	15,057.31
04/26/2017	2230	THE CLUB AT RENAISSANCE	Landscape Maint - March		3,000.00	12,057.31
04/26/2017	2231	Venturesin.com, Inc	Web Site Hosting - April		80.00	11,977.31
04/28/2017		SUNUTRUST	Interest	2.21		11,979.52
		EOM Balance		2.21	11,136.21	11,979.52
05/01/2017	2232	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - May		4,675.00	7,304.52
05/17/2017	915	Renaissance CDD GF.	Transfer to Operating	50,000.00		57,304.52
05/17/2017	2233	GRAU & ASSOCIATES	Audit FY 2016		1,500.00	55,804.52
05/17/2017	2234	LAKE MASTERS AQUATIC WEED CONTROL, INC.	Lake Maint - April		3,269.00	52,535.52
05/19/2017	2235	GRAU & ASSOCIATES	Audit FY 2016		1,900.00	50,635.52
05/19/2017	2236	WHERRY TRUCK LINES, INC.	Mulch		600.00	50,035.52
05/23/2017	2237	COMMUNITY ENGINEERING SERVICES, INC	Water Mgmt - May		1,000.00	49,035.52
05/23/2017	2238	FLORIDA POWER & LIGHT	4/11-5/11 - 12621 Renaissance Way Aerator		40.98	48,994.54
05/23/2017	2239	KNOTT EBELINI HART	Legal Svcs - May		1,000.00	47,994.54
05/23/2017	2240	LAKE MASTERS AQUATIC WEED CONTROL, INC.	Lake Maint - May		3,269.00	44,725.54
05/23/2017	2241	Venturesin.com, Inc	Web Site Hosting - May		80.00	44,645.54
05/26/2017	2242	THE CLUB AT RENAISSANCE	Landscape Maint - April		3,000.00	41,645.54
05/31/2017		SUNUTRUST	Interest	3.27		41,648.81
		EOM Balance		50,003.27	20,333.98	41,648.81
06/01/2017	2243	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - June		4,675.00	36,973.81
06/05/2017	2244	KNOTT EBELINI HART	Legal Svcs - June		1,000.00	35,973.81
06/05/2017	2245	LAKE MASTERS AQUATIC WEED CONTROL, INC.	Lake Maint - June		3,269.00	32,704.81
06/05/2017	2246	THE CLUB AT RENAISSANCE	Vacuum Pumps for Lakes (3)		489.00	32,215.81
06/05/2017	2247	Venturesin.com, Inc	Web Site Hosting - June		80.00	32,135.81
06/20/2017	2248	THE CLUB AT RENAISSANCE	Landscape Maint - May		3,000.00	29,135.81
06/26/2017	2249	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring - June		1,000.00	28,135.81
06/26/2017	2250	FLORIDA POWER & LIGHT	4/11-5/11 Electricity		1,355.58	26,780.23
06/30/2017		SUNUTRUST	Interest	4.74		26,784.97
		EOM Balance		4.74	14,868.58	26,784.97
07/01/2017	2251	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - July		4,675.00	22,109.97
07/20/2017	2252	FLORIDA POWER & LIGHT	5/11-6/12 Electricity		1,263.07	20,846.90
07/24/2017	2253	FLORIDA POWER & LIGHT	6/12-7/13 Electricity		1,362.83	19,484.07
07/24/2017	2254	LAKE MASTERS AQUATIC WEED CONTROL, INC.	Lake Maint - July		3,269.00	16,215.07
07/24/2017	2255	THE CLUB AT RENAISSANCE	Landscape Maint - June		3,000.00	13,215.07
07/27/2017	2256	DPFG MANAGEMENT & CONSULTING, LLC	Dissemination		5,000.00	8,215.07
07/31/2017	2257	BUSINESS OBSERVER	Legal Ad		153.00	8,062.07
07/31/2017	2258	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring - July		1,000.00	7,062.07
07/31/2017		SUNUTRUST	Interest	3.04		7,065.11
		EOM Balance		3.04	19,722.90	7,065.11
08/01/2017	2259	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - August		4,675.00	2,390.11
08/22/2017	914	Renaissance CDD GF.	Transfer to Operating	50,000.00		52,390.11
08/22/2017	2260	FLORIDA POWER & LIGHT	7/13-8/11 Electricity		619.43	51,770.68

**RENAISSANCE CDD
FY2017
CHECK REGISTER**

Date	Num	Name	Memo	Debit	Credit	BU Balance
08/23/2017	2261	BUSINESS OBSERVER	Print Advertisement		127.50	51,643.18
08/23/2017	2262	KNOTT EBELINI HART	Legal Services		2,000.00	49,643.18
08/23/2017	2263	THE CLUB AT RENAISSANCE	Landscape Maint - July		3,000.00	46,643.18
08/23/2017	2264	RENAISSANCE CDD	Tax Collection Distribution c/o US Bank		11,596.00	35,047.18
08/23/2017	2266	Venturesin.com, Inc	Web Site Hosting - August		80.00	34,967.18
08/23/2017	2267	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring - August		1,000.00	33,967.18
08/31/2017		SUNUTRUST	Interest	2.48		33,969.66
EOM Balance				50,002.48	23,097.93	33,969.66
09/01/2017	2268	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - September		4,675.00	29,294.66
09/01/2017	2269	FLORIDA POWER & LIGHT	7/13-8/11 - 9637 Via Lago Way Irr (Est.)		232.47	29,062.19
09/01/2017	2270	LAKE MASTERS AQUATIC WEED CONTROL, INC.	Lake & Pond Maint - August		3,269.00	25,793.19
09/01/2017	2271	Venturesin.com, Inc	Web Site Hosting - July		80.00	25,713.19
09/01/2017	2272	FLORIDA POWER & LIGHT	7/13-8/11 - 9540 Via Lago Way Fntn #4		309.55	25,403.64
09/01/2017	2273	Venturesin.com, Inc	Domain Name Renewal		19.99	25,383.65
09/06/2017	2274	KNOTT EBELINI HART	Legal Svcs - September		1,000.00	24,383.65
09/06/2017	2275	LAKE MASTERS AQUATIC WEED CONTROL, INC.	Lake & Pond Maint - September		3,269.00	21,114.65
09/23/2017	916	Renaissance CDD GF.	Transf. to Operating	50,000.00		71,114.65
09/25/2017	2276	FLORIDA POWER & LIGHT	8/11-9/12 Electricity		1,296.71	69,817.94
09/25/2017	2277	GNP SERVICES, CPA. PA	Arbitrage		500.00	69,317.94
09/25/2017	2278	THE CLUB AT RENAISSANCE	Landscape Maint - August		3,000.00	66,317.94
09/29/2017		SUNUTRUST	Interest	4.64		66,322.58
EOM Balance				50,004.64	17,651.72	66,322.58

EXHIBIT 3.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 2, 2017

To Board of Supervisors
Renaissance Community Development District
c/o DPF
15310 Amberly Drive, Suite 175
Tampa, Florida 33647

We are pleased to confirm our understanding of the services we are to provide Renaissance Community Development District, Lee County, Florida ("the District") for each of the fiscal years ended September 30, 2017, 2018 and 2019. We will audit the financial statements of the governmental activities and each major fund including the related notes to the financial statements, which collectively comprise the basic financial statements of Renaissance Community Development District as of and for each of the fiscal years ended September 30, 2017, 2018 and 2019. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes for each of the fiscal years ended September 30, 2017, 2018 and 2019.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,100 for the September 30, 2017 audit. The fees for fiscal year 2018 and 2019 will not exceed \$4,300 and \$4,500, respectively, unless there is a change in activity by the District, which results in additional audit work or if additional Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Renaissance Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Renaissance Community Development District.

By:  _____

Title: Chairman _____

Date: 10-3-17 _____

EXHIBIT 4.

RESOLUTION 2018-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING DATES, TIMES AND LOCATION FOR REGULAR
MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT,
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Renaissance Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the District is an independent special district as defined in Chapter 189, Florida Statutes and subject to certain requirements therein; and

WHEREAS, Section 189.015(1), Florida Statutes requires that the Board file a schedule of its regular meeting dates, times, and location either quarterly, semi-annually, or annually with the local governing authority and the Florida Department of Economic Opportunity; and

WHEREAS, the District is required by Section 189.069(13) to post the regular meeting dates, times, and locations on its official website, and cause the same to be published in a newspaper of general circulation; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Sections 189.015 (1), and 189.069(13), Florida Statutes, the District’s Secretary is hereby directed to file this resolution with Lee County, Florida, publish a notice of the regular meeting dates, times, and location in a newspaper of general circulation, and post the same on the District’s official website.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2017.

**RENAISSANCE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2017/2018

**NOTICE OF MEETINGS
RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2018 regular meetings of the Board of Supervisors of the Renaissance Community Development District are scheduled to be held on the second Monday at 11:30 a.m. at **The Club at Renaissance, 12801 Renaissance Way, Fort Myers, Florida**, as listed below. The meeting dates are as follows (exceptions noted below):

November 13, 2017

February 12, 2018

May 14, 2018

August 13, 2018

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued with no additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings listed above, may be obtained from Development Planning and Financing Group, [DPFG], 15310 Amberly Drive, Suite 175, Tampa, Florida 33647 at (813) 374-9105, one week prior to the meeting.

There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's Management Company, DPFG at 813-374-9105. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

DPFG, District Management



Real Estate Consulting Services:

Land Secured Public Financing
School District
Reimbursement and Credit
Fiscal Impact
Service Districts
Municipal District Services
Development Impact Fee
Redevelopment District
Affordable Housing Financing
Other Public Financing
Compliance
Entitlement Analysis
Cash Flow Feasibility Analysis

Disclosure Services
Engineering Services
Project Management Services
Capital Markets Group
Property Tax Appeals
CDD Management Services
Look Back Diagnostic Review
Lender Services
Asset Management Services
Portfolio Management Services
Economic Impact
Market Analysis

www.dpf.com

Orange County, CA

27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675
P: (949) 388-9269
F: (949) 388-9272

Sacramento, CA

4380 Auburn Blvd.
Sacramento, CA 95841
P: (916) 480-0305
F: (916) 480-0499

Las Vegas, NV

3277 E. Warm Springs Road,
Suite 100
Las Vegas, NV 89120
P: (702) 478-9277
F: (702) 629-5497

Boise, ID

950 West Bannock, 11th Floor
Boise, ID 83702
P: (208) 319-3576
F: (208) 439-7339

Phoenix, AZ

3302 East Indian School Road
Phoenix, AZ 85018
P: (602) 381-3226
F: (602) 381-1203

Austin, TX

8140 Exchange Drive
Austin, TX 78754
P: (512) 732-0295
F: (512) 732-0297

Orlando, FL

1060 Maitland Center Commons,
Suite 340
Maitland, FL 32751
P: (321) 263-0132
F: (321) 263-0136

Tampa, FL

15310 Amberly Drive, Suite 175
Tampa, FL 33647
P: (813) 374-9104
F: (813) 374-9106

Research Triangle, NC

1340 Environ Way, Suite 328
Chapel Hill, NC 27517
P: (919) 321-0232
F: (919) 869-2508

Charleston, SC

4000 S. Faber Place Drive, Suite 300
N. Charleston, SC 29405
P: (843) 277-0021
F: (919) 869-2508