

***RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT***

Agenda Package

***Regular Board
Meeting***

***Monday
November 21, 2016***

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

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

November 7, 2016

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 21, 2016 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 21, 2016
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 8, 2016 Meeting	1
b. Acceptance of the September 2016 Financial Statement	2
IV. Business Matters	
a. Budget Discussion	3
b. Additional Matters	
V. Staff Reports	
a. Manager	
b. Attorney	
c. Engineer	
VI. Public Comments	
VII. Supervisor Requests	

VIII. Adjourment

EXHIBIT 1

1 **MINUTES OF MEETING**
2 **RENAISSANCE**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The Regular Meeting of the Board of Supervisors of the Renaissance Community Development
6 District was held on Monday, August 8, 2016 at 11:30 a.m. at The Club at Renaissance, 12801 Renaissance
7 Way, Ft. Myers, Florida.

8 **FIRST ORDER OF BUSINESS – Roll Call**
9

10 Mr. St. Denis called the meeting to order.

11 Present and constituting a quorum were:

12
13
14 John Bartz Board Supervisor, Vice Chairman
15 Doug Dickey Board Supervisor, Assistant Secretary
16 Glen Hammer Board Supervisor, Assistant Secretary

17 Also present were:

18
19 Bruce St. Denis District Manager
20 Tom Hart District Counsel
21

22 **SECOND ORDER OF BUSINESS – Audience Comments**
23

24 There being none, next item followed.
25

26 **THIRD ORDER OF BUSINESS – Administrative Matters**
27

28 **A Approval of Minutes of May 9, 2016 Meeting**
29

30 Mr. St. Denis presented the Minutes of May 9, 2016 and asked for comments, questions or
31 corrections.

32 On a MOTION by Mr. Dickey, SECONDED by Mr. Hammer, WITH ALL IN FAVOR, the Board approved
33 the minutes of the Board of Supervisors meeting held on May 9, 2016 for the Renaissance Community
34 Development District.

35
36 **B. Acceptance June 2016 Financial Statements**
37

38 Mr. St. Denis presented the June 2016 Financial Statements and asked for comments or
39 questions.
40

41 Discussion ensued.
42

43 On a MOTION by Mr. Bartz, SECONDED by Mr. Dickey WITH ALL IN FAVOR, the Board accepted the
44 June 2016 Financial Statements for the Renaissance Community Development District.

45
46 **FOURTH ORDER OF BUSINESS – Business Matters**

47 **A. Ratification of Submitted 2016 Final Audit Report**
48

49 Mr. St. Denis presented the submitted 2016 Final Audit Report and asked for comments or questions.

50 On a MOTION by Mr. Hammer, SECONDED by Mr. Dickey, WITH ALL IN FAVOR, the Board ratified
51 the 2015 Final Audit Report for the Renaissance Community Development District.

52
53 **B. Review of the Arbitrage Report**

54
55 Mr. St. Denis presented the Arbitrage Report and asked for comments or questions.
56

57 On a MOTION by Mr. Bartz, SECONDED by Mr. Dickey, WITH ALL IN FAVOR, the Board approved the
58 Arbitrage Report for the Renaissance Community Development District.

59
60 **C. 2016-2017 Budget Public Hearing**

61
62 **1. Open Budget Public Hearing**

63
64 Mr. St. Denis requested a motion to open the Budget Public Hearing.
65

66 On a MOTION by Mr. Bartz, SECONDED by Mr. Hammer, WITH ALL IN FAVOR, the Board opened the
67 Budget Public Hearing for the Renaissance Community Development District.

68
69 **2. Discussion and Review of the 2016-2017 Budget**

70
71 Mr. St. Denis presented the 2016-2017 Budget and asked for comments or questions.
72

73
74 **3. Public Comment and Testimony**

75
76 There being none, next item followed.

77
78 **4. Close Budget Public Hearing**

79
80 Mr. St. Denis requested a motion to close the Budget Public Hearing.

81 On a MOTION by Mr. Bartz, SECONDED by Mr. Hammer, WITH ALL IN FAVOR, the Board closed the
82 Budget Public Hearing for the Renaissance Community Development District.

83
84 **D. Approval of Resolution 2016-4 Adopting the Annual Budget**

85
86 Mr. St. Denis presented Resolution 2016-4 Adopting the Annual Budget and asked for comments or
87
88 questions.
89

90 On a MOTION by Mr. Hammer, SECONDED by Mr. Bartz, WITH ALL IN FAVOR, the Board adopted
91 Resolution **2016-4** Adopting the Annual Budget for the Renaissance Community Development District.

92
93 **E. Approval of Resolution 2016-5 Annual Assessments**

94
95 Mr. St. Denis presented Resolution 2016-5 Annual Assessments and asked for comments or
96
97 questions.
98

99 On a MOTION by Mr. Dickey, SECONDED by Mr. Bartz, WITH ALL IN FAVOR, the Board adopted
100 Resolution **2016-5** Annual Assessments for the Renaissance Community Development District.

101
102 **F. Approval of the 2016-2017 Meeting Schedule**
103

104 On a MOTION by Mr. Dickey, SECONDED by Mr. Hammer, WITH ALL IN FAVOR, the Board approved
105 the 2016-2017 Meeting Schedule for the Renaissance Community Development District.

106
107 **FIFTH ORDER OF BUSINESS – Staff Reports**
108

109 **A. Manager**

110
111 There being none, next item followed.
112

113 **B. Attorney**

114
115 There being none, next item followed.
116

117 **C. Engineer**

118
119 There being none, the next item followed.
120

121 **SIXTH ORDER OF BUSINESS – Public Comments**
122

123 There being none, the next item followed.
124

125 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**
126

127 There being none, the next item followed.
128

129 **EIGHTH ORDER OF BUSINESS – Adjournment**
130

131 On a MOTION by Mr. Bartz, SECONDED by Mr. Hammer, WITH ALL IN FAVOR, the Board adjourned
132 the meeting for the Renaissance Community Development District.

133
134 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
135 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
136 *including the testimony and evidence upon which such appeal is to be based.*
137

138 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
139 **meeting held on _____.**
140

141 _____
142 **Signature**

141 _____
142 **Signature**

143 _____
144
145 **Printed Name**

143 _____
144
145 **Printed Name**

146 **Title:** Secretary Assistant Secretary

146 **Title:** Chairman Vice Chairman
147

EXHIBIT 2

Renaissance Community Development District

Financial Statements
(Unaudited)

Period Ending

September 30, 2016

**RENAISSANCE CDD
COMBINED BALANCE SHEET
September 30, 2016**

	<u>GENERAL FUND</u>	<u>SERIES 2012 FUND</u>	<u>TOTAL</u>
ASSETS:			
CASH	\$ 64,279	\$ -	\$ 64,279
MMK ACCOUNT	532,708	-	532,708
DEPOSIT-UTILITY	399	-	399
ADVANCED DEPOSITS	299	-	299
INVESTMENTS:			
REVENUE FUND	-	297,615	297,615
RESERVE FUND	-	166,324	166,324
TOTAL ASSETS	<u>\$ 597,685</u>	<u>\$ 463,938</u>	<u>\$ 1,061,623</u>
 LIABILITIES & FUND BALANCE			
LIABILITIES:			
ACCOUNTS PAYABLE	\$ 4,188	\$ -	\$ 4,188
 FUND BALANCES:			
NONSPENDABLE - PREPAID AND DEPOSITS	698	-	698
RESTRICTED FOR DEBT SERVICE	-	313,938	313,938
ASSIGNED: ONE QUARTER OPERATING CAPITAL	93,954		93,954
ASSIGNED: CAPITAL RESERVE	128,669		128,669
ASSIGNED: FUTURE DEBT SERVICE PAYMENT	-	150,000	150,000
UNASSIGNED:	370,176	-	370,176
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 597,685</u>	<u>\$ 463,938</u>	<u>\$ 1,061,623</u>

**RENAISSANCE CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2015 Ending September 30, 2016**

	FY2016 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (GROSS)	\$ 274,347	\$ 262,983	\$ 265,693 (a)	\$ 2,710
FUND BALANCE FORWARD	111,944	-		-
INTEREST	500	500	2,451	1,951
DISCOUNT	(10,974)	-	-	-
TOTAL REVENUE	375,817	263,483	268,144	4,661
EXPENDITURES				
ADMINISTRATIVE:				
MANAGEMENT CONSULTING SERVICES	48,825	48,825	48,825	-
GENERAL ADMINISTRATIVE	3,600	3,600	3,600	-
MISCELLANEOUS	500	500	135	365
AUDITING	4,550	4,550	3,700	850
ASSESSMENT ADMINISTRATION	13,388	13,388	13,388	-
COUNTY-ASSESSMENT COLLECTION FEES	390	390	390	-
LEGAL ADVERTISEMENTS	1,500	1,500	1,152	348
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	1,995	1,995	1,200	795
ADMINISTRATIVE CONTINGENCY	1,005	1,005	-	1,005
TOTAL ADMINISRATIVE	91,428	91,428	84,565	6,863
INSURANCE:				
INSURANCE (Liability, Property & Casualty)	7,074	7,074	6,388	686
TOTAL INSURANCE	7,074	7,074	6,388	686
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 ADMINISTATION	12,946	12,946	12,946	-
FIELD OPERATIONS:				
ELECTRICITY SERVICES	16,500	16,500	14,116	2,384
WATER QUALITY & WETLAND MONITORING	12,000	12,000	12,000	-
LAKE & FLOW MAINTENANCE	31,500	31,500	34,720	(3,220)
LAKE AERATION & WELL MAINTENANCE	10,000	10,000	-	10,000
WETLAND MAINTENANCE	15,700	15,700	11,900	3,800
LANDSCAPE - PERIMETER BERM MOWING	24,000	24,000	29,000	(5,000)
MULCH	6,000	6,000	7,904	(1,904)
FOUNTAIN MAINTENANCE	10,000	10,000	6,579	3,422
ENTRY AND WALLS MAINTENANCE	-	-	679	(679)
FIELD CONTINGENCY	10,000	10,000	3,000	7,000
CAPITAL OUTLAY	-	-	4,500	(4,500)
TOTAL FIELD OPERATIONS	135,700	135,700	124,397	11,303
CAPITAL				
INCREASE IN R&R RESERVES	128,669	-	-	-
TOTAL CAPITAL RESERVES	128,669	-	-	-

**RENAISSANCE CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2015 Ending September 30, 2016**

	FY2016 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
TOTAL EXPENDITURES	<u>375,817</u>	<u>247,148</u>	<u>228,297</u>	<u>18,852</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(0)	16,335	39,847	23,513
FUND BALANCE - BEGINNING	111,944	111,944	553,650	441,706
FUND BALANCE FORWARD	(111,944)			-
FUND BALANCE - ENDING	<u>\$ (0)</u>	<u>\$ 128,279</u>	<u>\$ 593,497</u>	<u>\$ 465,218</u>

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 fees information.

**RENAISSANCE CDD
DS SERIES 2012
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2015 Ending September 30, 2016**

	ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 577,516	a) \$ 553,873	\$ 558,425	a) \$ 4,552
FUND BALANCE FORWARD	145,465	-	-	-
INTEREST REVENUE	-	-	26	26
DISCOUNT	(23,101)	-	-	-
TOTAL REVENUE	699,880	553,873	558,452	4,578
EXPENDITURES				
COUNTY ASSESSMENT COLLECTION FEES	542	-	-	-
INTEREST EXPENSE (Nov-2015 & May-2016)	339,222	339,223	339,223	-
INTEREST EXPENSE (Nov-2016)	164,221	-	-	-
PRINCIPAL RETIREMENT	220,000	220,000	220,000	-
MISCELLANEOUS	-	-	-	-
TOTAL EXPENDITURES	723,985	559,223	559,223	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(24,105)	(5,349)	(771)	4,578
OTHER FINANCING SOURCES (USES)				
TRANSFER-IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
NET CHANGE IN FUND BALANCE	(24,105)	(5,349)	(771)	4,578
FUND BALANCE - BEGINNING	253,909	253,909	464,709	210,800
FUND BALANCE APPROPRIATION	(145,465)	-	-	-
FUND BALANCE - ENDING	\$ 84,339	\$ 248,560	\$ 463,938	\$ 215,379

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 fees information.

RENAISSANCE
Community Development District
Bank Reconciliation -GF Operating Accounts
September 30, 2016

	<u>New SB Acct</u>
Balance Per Bank Statement	72,278.66
Less: Outstanding Checks - GF & PR	(8,000.00)
<i>Adjusted Bank Balance</i>	<u>\$ 64,278.66</u>
Beginning Bank Balance Per Books	\$ 82,669.46
Cash Receipts	12.13
Cash Disbursements	(18,402.93)
Bank Charges	-
<i>Balance Per Books</i>	<u>\$ 64,278.66</u>

**RENAISSANCE CDD
FY2016
CHECK REGISTER**

Date	Num	Name	Memo	Debit	Credit	BU Balance
			EOY BALANCE 9/30/2015			17,565.33
10/01/2015	2068	DPFG	CDD Mgmt/Dlss		9,675.00	7,890.33
10/01/2015	2069	EGIS INSURANCE & RISK ADVISTORS, LLC	Insurance FY 2016		6,388.00	1,502.33
10/01/2015		Sunshine Bank	Transfer from MMK account	75,000.00		76,502.33
10/12/2015	2070	ATLAS PROFESSIONAL SERVICES, INC	Web Site - Oct		80.00	76,422.33
10/12/2015	2071	DPFG	Special Assessment FY 2016		13,388.00	63,034.33
10/12/2015	2072	KNOTT EBELINI HART	Legal Svcs - Oct		1,000.00	62,034.33
10/12/2015	2073	THE CLUB AT RENAISSANCE	Landscape Maint - Oct		4,625.00	57,409.33
10/12/2015	2074	THE NEWS- PRESS MEDIA GROUP	Legal Ads		464.60	56,944.73
10/16/2015	2075	FLORIDA POWER & LIGHT	Electricity		1,167.96	55,776.77
10/23/2015	2076	HORVATH LAKE FOUNTAINS, INC	Fountain Repairs - Gatehouse & Via Lago		2,150.00	53,626.77
10/28/2015	2077	ATLAS PROFESSIONAL SERVICES, INC	Web Site - Set Up		240.00	53,386.77
10/31/2015		Sunshine Bank	Service Charge		15.00	53,371.77
10/31/2015		Sunshine Bank	Interest	7.40		53,379.17
10/31/2015		BB&T Bank	Service Charge		24.01	53,379.17
		EOM Balance				53,379.17
11/01/2015	2078	DPFG	CDD Mgmt - Nov		4,675.00	48,704.17
11/03/2015	2080	Fence Outlet	Fencing - Dep		1,500.00	47,204.17
11/04/2015	2079	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee - FY 2016		175.00	47,029.17
11/16/2015	2081	ATLAS PROFESSIONAL SERVICES, INC	Web Site Hosting - Nov		80.00	46,949.17
11/16/2015	2082	FLORIDA POWER & LIGHT	Electricity		1,129.32	45,819.85
11/16/2015	2083	KNOTT EBELINI HART	Legal Svcs - Nov		1,000.00	44,819.85
11/16/2015	2084	THE CLUB AT RENAISSANCE	Landscape Maint - Nov		4,625.00	40,194.85
11/16/2015	2085	US BANK	Trustee Fees		3,771.25	36,423.60
11/30/2015		Sunshine Bank	Interest	7.27		36,430.87
11/30/2015		BB&T Bank	Service Charge		23.99	36,430.87
		EOM Balance		7.27	16,955.57	36,430.87
12/01/2015	2086	DPFG	CDD Mgmt - Dec		4,675.00	31,755.87
12/22/2015	2087	ATLAS PROFESSIONAL SERVICES, INC	Web Site Hosting - Dec		80.00	31,675.87
12/22/2015	2088	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring - Sept-Dec		4,000.00	27,675.87
12/22/2015	2089	FLORIDA POWER & LIGHT	Electricity		1,227.30	26,448.57
12/22/2015	2090	HORVATH LAKE FOUNTAINS, INC	Fountain Maint (Bulbs)		1,050.00	25,398.57
12/22/2015	2091	KNOTT EBELINI HART	Legal Svcs - Dec		1,000.00	24,398.57
12/22/2015	2092	THE CLUB AT RENAISSANCE	Landscape Maint - Dec		4,625.00	19,773.57
12/31/2015		Sunshine Bank	Interest	4.57		19,778.14
12/31/2015		BB&T Bank	Service Charge		24.01	19,778.14
		EOM Balance		4.57	16,657.30	19,778.14
01/01/2016	2093	DPFG	CDD Mgmt - Jan		4,675.00	15,103.14
01/04/2016	2094	HORVATH LAKE FOUNTAINS, INC	Fountain Repairs		300.00	14,803.14
01/15/2016	2095	AQUATIC WEED CONTROL, INC	Annual Treatment		11,900.00	2,903.14
01/15/2016	2096	FLORIDA POWER & LIGHT	Electricity		1,319.01	1,584.13
01/16/2016		Transfer	Transfer from MM	75,000.00		76,584.13
01/19/2016	2097	ATLAS PROFESSIONAL SERVICES, INC	Web Site Hosting - Jan		80.00	76,504.13
01/21/2016	2098	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring - Jan		1,000.00	75,504.13
01/21/2016	2099	THE CLUB AT RENAISSANCE	Lake Maint - Jan		4,625.00	70,879.13
01/31/2016		Sunshine Bank	Interest	5.59		70,884.72
01/31/2016		BB&T Bank	Service Charge		23.98	70,884.72
		EOM Balance		75,005.59	23,899.01	70,884.72
02/01/2016	2100	DPFG	CDD Mgmt - Feb		4,675.00	66,209.72
02/11/2016	2101	ATLAS PROFESSIONAL SERVICES, INC	Web Site Hosting - Feb		80.00	66,129.72
02/11/2016	2102	GRAU & ASSOCIATES	Audit FY 2015		500.00	65,629.72
02/11/2016	2103	HORVATH LAKE FOUNTAINS, INC	Fntn Motor Replacement		425.00	65,204.72
02/11/2016	2104	KNOTT EBELINI HART	Legal Svcs		2,000.00	63,204.72

**RENAISSANCE CDD
FY2016
CHECK REGISTER**

Date	Num	Name	Memo	Debit	Credit	BU Balance
02/15/2016	2105	FLORIDA POWER & LIGHT	Electricity		1,130.66	62,074.06
02/15/2016	2106	THE CLUB AT RENAISSANCE	Landscape Maint - Feb		4,625.00	57,449.06
02/19/2016	2107	HORVATH LAKE FOUNTAINS, INC	Fntn Repairs		275.00	57,174.06
02/29/2016		Sunshine Bank	Interest	10.46		57,184.52
02/29/2016		BB&T Bank	Service Charge		23.99	57,184.52
EOM Balance				10.46	13,710.66	57,184.52
03/01/2016	2108	DPFG	CDD Mgmt - March		4,575.00	52,609.52
03/05/2016		BB&T Bank	Check Transfer to Sunshine bank		5,695.79	57,184.52
03/09/2016	2109	ATLAS PROFESSIONAL SERVICES, INC	Web Site Hosting - March		80.00	52,529.52
03/09/2016	2110	GRAU & ASSOCIATES	Audit FY 2015		1,000.00	51,529.52
03/09/2016	2111	KNOTT EBELINI HART	Legal Svcs - March		1,000.00	50,529.52
03/09/2016	2112	THE CLUB AT RENAISSANCE	Landscape Maint - March		4,625.00	45,904.52
03/11/2016	2113	THE NEWS- PRESS MEDIA GROUP	Legal Ad		210.33	45,694.19
03/16/2016	2114	FLORIDA POWER & LIGHT	Electricity		1,155.09	44,539.10
03/16/2016	2115	LEE COUNTY PROPERTY APPRAISER	Non Ad Valorem Roll - 2015		390.00	44,149.10
03/16/2016		Transfer from Old account	Close out BB & T	5,695.79		49,844.89
03/28/2016	2116	DPFG	Trust Fund Acctg		100.00	49,744.89
03/31/2016		Sunshine Bank	Interest	7.53		49,752.42
EOM Balance				5,703.32	18,831.21	49,752.42
04/01/2016	2117	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring		2,000.00	47,752.42
04/01/2016	2118	DPFG	CDD Mgmt -April		4,675.00	43,077.42
04/12/2016	2119	RENAISSANCE CDD	Tax Collection Distribution		14,075.55	29,001.87
04/22/2016	2120	ATLAS PROFESSIONAL SERVICES, INC	Web Site Hosting - April		80.00	28,921.87
04/22/2016	2121	FLORIDA POWER & LIGHT	Electricity		997.44	27,924.43
04/22/2016	2122	GRAU & ASSOCIATES	Audit FY 2015		1,500.00	26,424.43
04/22/2016	2123	THE CLUB AT RENAISSANCE	Landscape Maint - April		4,625.00	21,799.43
04/22/2016	2124	THE CLUB AT RENAISSANCE	Mulch		7,903.98	13,895.45
04/29/2016	2125	FLORIDA POWER & LIGHT	Electricity		233.99	13,661.46
04/29/2016	2126	KNOTT EBELINI HART	Legal Svcs - April		1,000.00	12,661.46
04/30/2016		Sunshine Bank	Interest	4.40		12,665.86
EOM Balance				4.40	37,090.96	12,665.86
05/01/2016	2127	DPFG	CDD Mgmt - May		4,675.00	7,990.86
05/03/2016	2128	Fence Outlet	Install Fencing		3,000.00	4,990.86
05/03/2016	2129	TROPICAL FENCE COMPANY	Fence Repairs		318.93	4,671.93
05/13/2016		Transfer	Transfer to GF	75,000.00		79,671.93
05/16/2016	2130	ATLAS PROFESSIONAL SERVICES, INC	Web Site Hosting - May		80.00	79,591.93
05/16/2016	2131	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring - April		1,000.00	78,591.93
05/16/2016	2132	FLORIDA FOUNTAIN & EQUIPMENT, LLC	Fntn Repairs		927.50	77,664.43
05/16/2016	2133	FLORIDA POWER & LIGHT	Electricity		1,141.31	76,523.12
05/16/2016	2134	GRAU & ASSOCIATES	Audit - FY 2015		700.00	75,823.12
05/16/2016	2135	KNOTT EBELINI HART	Legal Svcs - May		1,000.00	74,823.12
05/16/2016	2136	LAKE MASTERS AQUATIC WEED CONTROL, IN	Aquatic Weed Control - May		3,269.00	71,554.12
05/26/2016	2137	THE CLUB AT RENAISSANCE	Landscape Maint - May		3,000.00	68,554.12
05/31/2016		Sunshine Bank	Interest	7.24		68,561.36
EOM Balance				75,007.24	19,111.74	68,561.36
06/01/2016	2139	DPFG	CDD Mgmt - June		4,675.00	63,886.36
06/01/2016	2140	ATLAS PROFESSIONAL SERVICES, INC	Web Site Hosting - June		80.00	63,806.36
06/09/2016	2141	FLORIDA FOUNTAIN & EQUIPMENT, LLC	Fntn Repairs		150.00	63,656.36
06/09/2016	2142	KNOTT EBELINI HART	Legal Svcs - June		1,000.00	62,656.36
06/09/2016	2143	LAKE MASTERS AQUATIC WEED CONTROL, IN	Lake & Pond Maint - June		3,269.00	59,387.36
06/17/2016	2144	FLORIDA POWER & LIGHT	Electricity		1,124.33	58,263.03
06/17/2016	2145	THE CLUB AT RENAISSANCE	Landscape Maint - June		3,000.00	55,263.03
06/17/2016	2146	THE NEWS- PRESS MEDIA GROUP	Legal Ad		176.68	55,086.35

**RENAISSANCE CDD
FY2016
CHECK REGISTER**

Date	Num	Name	Memo	Debit	Credit	BU Balance
06/30/2016	2147	RENAISSANCE CDD	CDD Mgmt - July		13,824.76	41,261.59
06/30/2016		Deposit	Interest	7.72		41,269.31
EOM Balance				7.72	27,299.77	41,269.31
07/01/2016	2148	DPFG	CDD Mgmt - July		4,675.00	36,594.31
07/08/2016	2149	ATLAS PROFESSIONAL SERVICES, INC	Web Site Hosting - July		80.00	36,514.31
07/08/2016	2150	GNP SERVICES, CPA. PA	Arbitrage		500.00	36,014.31
07/08/2016	2151	KNOTT EBELINI HART	Legal Svcs - July		1,000.00	35,014.31
07/20/2016	2152	COMMUNITY ENGINEERING SERVICES, INC	Watering Monitoring - May, June		2,000.00	33,014.31
07/20/2016	2153	FLORIDA POWER & LIGHT			1,147.03	31,867.28
07/20/2016	2154	THE CLUB AT RENAISSANCE	Landscape Maint - June		3,000.00	28,867.28
07/25/2016	2155	FLORIDA FOUNTAIN & EQUIPMENT, LLC			1,301.00	27,566.28
07/28/2016	2156	LAKE MASTERS AQUATIC WEED CONTROL, IN	Lake & Pond Maint - July		3,269.00	24,297.28
07/29/2016		Deposit	Interest	5.46		24,302.74
EOM Balance				5.46	16,972.03	24,302.74
08/01/2016	2157	DPFG	CDD Mgmt - August		4,675.00	19,627.74
08/02/2016	2158	ATLAS PROFESSIONAL SERVICES, INC	Web Site Hosting - August		80.00	19,547.74
08/10/2016	2159	KNOTT EBELINI HART	Legal Svcs		1,000.00	18,547.74
08/10/2016	2160	THE CLUB AT RENAISSANCE	Landscape Maint - July		3,000.00	15,547.74
08/10/2016	2161	THE NEWS- PRESS MEDIA GROUP	Legal Ad		516.08	15,031.66
08/17/2016	2162	FLORIDA POWER & LIGHT			1,101.29	13,930.37
08/17/2016	907	Renaissance CDD GF.	Transfer to operating	75,000.00		88,930.37
08/18/2016	2163	LAKE MASTERS AQUATIC WEED CONTROL, IN	Lake & Pond Maint - August		3,269.00	85,661.37
08/18/2016	2164	THE CLUB AT RENAISSANCE	Plants		3,000.00	82,661.37
08/31/2016		Sunshine Bank	Interest	8.09		82,669.46
EOM Balance				75,008.09	16,641.37	82,669.46
09/01/2016	2165	DPFG	CDD Mgmt - September		4,675.00	77,994.46
09/06/2016	2166	ATLAS PROFESSIONAL SERVICES, INC	Web Site Hosting - September		80.00	77,914.46
09/06/2016	2167	KNOTT EBELINI HART	Legal Svcs - September		1,000.00	76,914.46
09/15/2016	2168	Nolins Cleaning LLC	Fence Repairs		360.00	76,554.46
09/23/2016	2169	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring - July-Sept		3,000.00	73,554.46
09/23/2016	2170	FLORIDA POWER & LIGHT	Utilities		1,287.93	72,266.53
09/23/2016	2171	THE CLUB AT RENAISSANCE	Landscape Maint - Sept		3,000.00	69,266.53
09/27/2016	2172	DPFG	Dissemination - FY 2016		5,000.00	64,266.53
09/30/2016		Sunshine Bank	Interest	12.13		64,278.66
EOM Balance				12.13	18,402.93	64,278.66

EXHIBIT 3

**STATEMENT 1
RENAISSANCE CDD
ADOPTED BUDGET FY 2017
GENERAL FUND (O&M)**

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ADOPTED	FY 2016 YTD - MARCH	FY2017 ADOPTED	VARIANCE 2015 TO 2016
I. REVENUE						
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 262,358	\$ 265,022	\$ 274,347	\$ 245,871	\$ 274,347	-
INTEREST	-	1,872	500	1,432	-	(500)
FUND BALANCE FORWARD	-	-	111,944	-	-	(111,944)
ASSESSMENT DISCOUNT (4%)	-	-	(10,974)	-	-	10,974
TOTAL REVENUE	262,358	266,894	375,817	247,303	274,347	(101,470)
II. EXPENDITURES						
ADMINISTRATIVE:						
MANAGEMENT CONSULTING SERVICES	48,825	48,825	48,825	24,413	48,825	-
GENERAL ADMINISTRATIVE	3,600	3,600	3,600	1,800	3,600	-
MISCELLANEOUS	62	424	500	135	500	-
AUDITING	3,550	3,550	4,550	1,500	5,500	950
ASSESSMENT ADMINISTRATION	13,388	13,388	13,388	13,388	13,388	-
COUNTY-ASSESSMENT COLLECTION FEES	-	390	390	390	390	-
LEGAL ADVERTISEMENTS	1,192	1,206	1,500	210	1,500	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
ENGINEERING SERVICES	-	4,715	3,500	-	3,500	-
LEGAL SERVICES	12,000	12,000	12,000	6,000	12,000	-
WEBSITE DEVELOPMENT AND MONTHLY MAINT.	-	-	1,995	720	960	(1,035)
ADMINISTRATIVE CONTINGENCY	2,911	-	1,005	-	1,000	(5)
TOTAL ADMINISTRATION	85,703	88,273	91,428	48,731	91,338	(90)
INSURANCE:						
INSURANCE (GENERAL LIABILITY AND D.O.)	6,233	6,288	7,074	6,388	7,007	(67)
TOTAL INSURANCE	6,233	6,288	7,074	6,388	7,007	(67)
DEBT SERVICE ADMINISTRATION:						
ARBITRAGE REPORTING	1,500	500	500	-	500	-
DISSEMINATION AGENT	5,000	-	5,000	5,000	5,000	-
TRUSTEE FEES	1,886	3,771	3,771	3,771	3,771	-
TRUST FUND ACCOUNTING	3,675	3,675	3,675	1,837	3,675	-
TOTAL DEBT SERVICE ADMINISTRATION	12,061	7,946	12,946	10,608	12,946	-
FIELD OPERATIONS:						
ELECTRICITY-UTILITY	13,929	13,759	16,500	6,413	16,500	-
WATER QUALITY & WETLAND MONITORING	12,000	12,000	12,000	6,000	12,000	-
LANDSCAPE - LAKE AND FLOW WAY MAINTENANCE	31,500	33,286	31,500	15,750	39,228	7,728
LAKE AERATION & WELL MAINTENANCE	6,850	9,496	10,000	-	5,000	(5,000)
FOUNTAIN REPAIRS & MAINTENANCE	-	5,750	10,000	4,200	10,000	-
WETLAND MAINTENANCE	11,900	15,700	15,700	11,900	15,700	-
LANDSCAPE-PERIMETER BERM MOWING	24,000	24,000	24,000	12,000	36,000	12,000
MULCH	-	6,038	6,000	-	6,000	-
FIELD CONTINGENCY	2,332	2,850	10,000	1,500	22,628	12,628
TOTAL FIELD OPERATIONS	102,511	122,879	135,700	57,763	163,056	27,356
INCREASE IN RENEWAL & REPLACEMENT RESERVES	-	8,590	128,669	-	-	(128,669)
TOTAL EXPENDITURES	206,508	233,976	375,817	123,490	274,347	(101,470)
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	55,850	32,918	-	123,813	-	-
FUND BALANCE - BEGINNING	468,882	524,732	557,650	-	-	32,918
INCREASE IN CAPITAL RESERVES	-	-	-	-	-	-
FUND BALANCE - ENDING	\$ 524,732	\$ 557,650	\$ 557,650	\$ 123,813	\$ -	-

FUND BALANCE APPROPRIATION:	
ONE QUARTER OPERATING CAPITAL	\$ 68,587
RENEWAL & REPLACEMENT - FY 2014	\$ 107,309
RENEWAL & REPLACEMENT - FY 2015	\$ 10,680
RENEWAL & REPLACEMENT - FY 2016	\$ 10,680
FUTURE POTENTIAL DEBT SERVICE PAYMENT	\$ 150,000
UNASSIGNED FUND BALANCE	\$ 210,394
FUND BALANCE	\$ 557,650

NOTE: FULLY FUNDED RENEWAL & REPLACEMENT AT EOY FY 2016

GROSS ASSESSMENTS:	
SPECIAL ASSESSMENTS - ON-ROLL	\$ 285,778
DISCOUNT 4%	(11,431)
COLLECTION FEES	(390)
NET ASSESSMENTS:	\$ 273,957

Statement 2 Contracts Expenditure Summary

FINANCIAL STATEMENT			CONTRACT/ AGREEMENT	CONTACT	EFFECTIVE DATE OF CONTRACT	EXPIRATION DATE OF CONTRACT	ANNUAL AMOUNT OF CONTRACT	PAYMENT SCHEDULE	(SCOPE OF SERVICE)
EXPENDITURES									
ADMINISTRATIVE:									
MANAGEMENT CONSULTING SERVICES	DPFG	DISTRICT MANAGEMENT	YES	407-644-4381	11/15/2006	PRESENT	\$ 48,825.00	MONTHLY	Agreement 19; Includes: DM, Recording & General Accounting (not Trust
GENERAL ADMINISTRATIVE	DPFG	OFFICE EXPENSES	YES	407-644-4381	11/15/2006	PRESENT	\$ 3,600.00	MONTHLY	Agreement 19
MISCELLANEOUS			NO	N/A	N/A	N/A	\$ 500.00	RANDOM	ESTIMATED
AUDITING	GRAU & ASSOCIATES	ANNUAL AUDIT	YES	561-994-9299	9/30/2012	9/30/2016	\$ 5,500.00	ANNUALLY	ESTIMATED FOR NEW AUDITOR; Agreement 29 GRAU ANNUAL AUDIT
ASSESSMENT ADMINISTRATION	DPFG	ASSMT ROLL PREPARATION & ADMINISTRATION	YES	407-644-4381	11/15/2006	PRESENT	\$ 13,388.00	ANNUALLY	AGREEMENT 19; on contract for FY2007 this amount is \$12,500
COUNTY ASSESSMENT COLLECTION FEES	LEE COUNTY	COUNTY ASSESSMENT COLLECTION	YES	239-533-6000	N/A	PRESENT	\$ 390.00	ANNUALLY	ESTIMATED; AGREEMENT 12 WITH LEE COUNTY PROPERTY APPRAISER
LEGAL ADVERTISEMENTS	THE NEWS - PRESS MEDIA	PUBLIC NOTICE	NO	877-283-2392	N/A	N/A	\$ 1,500.00	RANDOM	ESTIMATED; VARIABLE/DISCRETIONARY - Workshops and public hearings
REGULATORY AND PERMIT FEES	FL DEPART. OF ECONOMIC OPPORTUNITY	SPECIAL DISTRICT ANNUAL FILING FEE	REQUIRED	850-717-8430	N/A	N/A	\$ 175.00	ANNUALLY	FIXED
ENGINEERING SERVICES	COMMUNITY ENGINEERING	DISTRICT ENGINEER	YES	941-495-0009	12/11/2001	PRESENT	\$ 3,500.00	VARIABLE	ESTIMATED; AGREEMENT 7; NO ENGINEERING EXPENSES SINCE 2012
LEGAL SERVICES	KNOTT, EBELINI, HART	DISTRICT ATTORNEY	YES	239-334-2722	9/4/2001	PRESENT	\$ 12,000.00	MONTHLY	AGREEMENT 3 ("HUMPHREY&KNOTT" CHANGED NAME TO "KNOTT, EBE
WEBSITE DEVELOPMENT AND MONTHLY MAINT.	ATLAS	INTERNET	YES		10/1/2015	30 DAYS	\$ 960.00	MONTHLY	WEBSITEIS \$80 MONTHLY
ADMINISTRATIVE CONTINGENCY		MISC	NO		N/A	N/A	\$ 1,000.00	ANNUALLY	ESTIMATED; VARIABLE/DISCRETIONARY
						Total Administrative	\$ 91,338.00		
INSURANCE:									
INSURANCE (GENERAL LIABILITY AND D.O.)	EGIS INSURANCE	DISTRICT INSURANCE	YES	561-693-4515	10/1/2013	10/1/2016	\$ 7,007.00	ANNUALLY	PER CONFIRMATION WITH EGIS FOR POL, PROPERTY AND GENERAL LIAB
DEBT SERVICE ADMINISTRATION:									
ARBITRAGE REPORTING	GNP	ARBITRAGE	YES	904-279-8980	9/21/2012	PRESENT	\$ 500.00	ANNUALLY	AGREEMENT 28
DISSEMINATION AGENT	DPFG	DISCLOSURE REPORT	YES	407-662-0296	5/2/2002	PRESENT	\$ 5,000.00	ANNUALLY	AGREEMENT 8
TRUSTEE FEES	US BANK	TRUSTEE FEES - ANNUAL	YES	407-835-3804	3/6/2012	PRESENT	\$ 3,771.00	ANNUALLY	PER CONFIRMATION WITH TRUSTEE
TRUST FUND ACCOUNTING	DPFG	TRUST ACCTG	YES	407-644-4381	11/15/2006	PRESENT	\$ 3,675.00	MONTHLY	AGREEMENT 19
						Total Debt Service Administration	\$ 12,946.00		
FIELD OPERATIONS EXPENDITURES:									
ELECTRICITY - UTILITY	FLORIDA POWER & LIGHT	ELECTRICITY	YES	800-375-2434	N/A	N/A	\$ 16,500.00	MONTHLY	ESTIMATED; VARIABLE
WATER QUALITY MONITORING	COMMUNITY ENGINEERING	MITIGATION MONITORING	YES	239-936-9777	3/16/2011	PRESENT	\$ 12,000.00	MONTHLY	AGREEMENT 27, COLLECT SAMPLES MONTHLY AND PROVIDE QUARTERL ONGOING CONTRACT WITH NO EXPIRATION
LANDSCAPE - LAKE & FLOW WAY	THE CLUB @ RENAISSANCE	MONTHLY LAKE MAINTENANCE	YES	239-561-4170	5/17/2004	PRESENT	\$ 39,228.00	MONTHLY	AGREEMENT 15; AUTO RENEWAL
LAKE AERATION & WELL MAINTENANCE	VARIABLE	MAINTENENANCE	NO	VARIABLE	N/A	N/A	\$ 5,000.00	VARIABLE	ESTIMATED; FY 2014 EXPENDITURES HIGH BECAUSE OF REPLACEMENT C FRONT ENTRANCE AND AERATION COSTS OF \$8,951
FOUNTAIN REPAIRS	VARIABLE	MAINTENENANCE					\$ 10,000.00		
WETLAND MAINTENANCE	AQUATIC WEED CONTROL	EXOTIC REMOVAL	NO	407-859-2020	N/A	N/A	\$ 15,700.00	ANNUALLY	Annual Service \$11,900 and follow up service \$3,800; 138.75 acres offsit and 69.8 acres onsite
LANDSCAPE - PERIMETER BERM MOWING	THE CLUB @ RENAISSANCE	MOWING	YES	239-561-4170	5/17/2004	PRESENT	\$ 36,000.00	MONTHLY	AGREEMENT 15; AUTO RENEWAL
MULCH	NA	MULCH	NO		NA	MULCHING SERVICES	\$ 6,000.00	ANNUALLY	MULCH SERVICES \$6,000 ANNUAL
FIELD CONTINGENCY	N/A	MISC	NO	N/A	N/A	N/A	\$ 10,000.00	ANNUALLY	ESTIMATED; VARIABLE/DISCRETIONARY
						Total Field Operations	#REF!		

**STATEMENT 3
RENAISSANCE CDD
2017 ADOPTED
SERIES 2012 DEBT SERVICE**

	FY 2017 ADOPTED BUDGET
REVENUE	
MAX. SPECIAL ASSESSMENTS - ON-ROLL (GROSS)	\$ 603,209
REVENUE ACCOUNT (Interest)	-
DISCOUNT (ASSESSMENTS)	(24,128)
TOTAL REVENUE	579,081
EXPENDITURES	
INTEREST EXPENSE	
May 1, 2017	164,221
November 1, 2017	158,586
PRINCIPAL RETIREMENT	
May 1, 2017	230,000
PREPAYMENT	-
TOTAL EXPENDITURES	552,808
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	26,273
PROJECTED FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	-
PROJECTED FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 26,273

I. Assessment Roll

Unit Type	Cnt	ERU / Unit	Max. Assmt per Unit (Gross)	Max. Assmt On- Roll (GROSS)
Estate 120' - Via Lago	53	3.00	\$2,522	\$ 133,691
SF 140' - Terabella	38	3.50	\$2,943	111,830
SF 90' - Vittoria	50	2.00	\$1,682	84,083
Executive 75' - Monteverdi	51	1.60	\$1,345	68,612
Coach 4-plex - Triana	130	0.50	\$420	54,654
Villa 60' - Villagio	58	1.10	\$925	53,645
SF 140' X2 - Terabella	2	7.00	\$5,886	11,772
Estate 120' X2 - Via Lago	1	6.00	\$5,045	5,045
Executive 75' X1.5 - Monteverdi	2	2.40	\$2,018	4,036
SF 90' x2 - Vittoria	1	4.00	\$3,363	3,363
Golf Course	1	86.20	\$72,479	72,479
Total	387			\$ 603,209

**STATEMENT 1A & 2A
RENAISSANCE CDD
SUMMARY OF ASSESSMENT ROLL AND LAND USE**

Series 2012 Refunding Bonds Max. Annual Debt Service (MADS): \$554,413
 Collection costs: \$540.00
 Total Equivalent Residential Unit (ERU): 717.402
 MADS/ERU: \$773.56

Table 1. - Summary of Current Fiscal Year Site Plan and Unit Count for Debt Service (DS)

CDD Land Use / (1)	Unit Count	Assigned ERU	Total Assigned ERU	Assigned MADS plus coll. cost	Assigned MADS / Unit	Assigned MADS GROSS / Unit
Estate 120' - Via Lago	53	3.000	159.0	\$122,996	\$2,321	\$2,417
SF 140' - Terabella	38	3.500	133.0	\$102,883	\$2,707	\$2,820
SF 90' - Vittoria	50	2.000	100.0	\$77,356	\$1,547	\$1,612
Executive 75' - Monteverdi	51	1.600	81.6	\$63,123	\$1,238	\$1,289
Coach 4-plex - Triana	130	0.500	65.0	\$50,281	\$387	\$403
Villa 60' - Villagio	58	1.100	63.8	\$49,353	\$851	\$886
SF 140' X2 - Terabella	2	7.000	14.0	\$10,830	\$5,415	\$5,641
Estate 120' X2 - Via Lago	1	6.000	6.0	\$4,641	\$4,641	\$4,835
Executive 75' X1.5 - Monteverdi	2	2.400	4.8	\$3,713	\$1,857	\$1,934
SF 90' x2 - Vittoria	1	4.000	4.0	\$3,094	\$3,094	\$3,223
Golf Course	1	86.200	86.2	\$66,681	\$66,681	\$69,459
Gen. Fund Only	3	0.000	0.0	\$0	\$0	\$0
CDD + HOA exempt lands - not assessed	78	0.000	0.0	\$0	\$0	\$0
Grand Total	468		717.4	\$554,952		



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