

**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	WEBSITES \$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	MAINTENANCE	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	MAINTENANCE					\$ 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		