

***RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT***

Agenda Package

Regular Board Meeting

***Monday
April 8, 2019***

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 AGENDA

District Board of Supervisors	John Gnagey John Bartz Doug Dickey Glen Hammer Richard Platt	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Paul Cusmano	DPFG
District Counsel	Thomas B. Hart	Knott, Ebelini, Hart
District Engineer	Mark McCleary	Community Engineering Svcs.

All cellular phones and pagers must be turned off during the meeting.

The District Agenda is comprised of six different sections:

The first section which is called **Audience Questions and Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Administrative Matters** and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Matters**. The business matters section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The fifth section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 the appeal is to be based.

RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Monday, April 8, 2019
Time: 11:30 a.m.
Location: The Club at Renaissance
12801 Renaissance Way
Fort Myers, Fl.
Conference Call No: 515-603-4904
Code: 434537#

Business Meeting Agenda

Exhibits

I. Roll Call

II. Audience Comments

III. Consent Agenda

- | | | |
|----|---|---|
| A. | Approval of the Minutes of the November 12, 2018 Meeting | 1 |
| B. | Approval of the Minutes of the February 11, 2019 Meeting | 2 |
| C. | Acceptance of the February 2019 Financial Statements Statements | 3 |

IV. Business Matters

- | | | |
|----|--|---|
| A. | Grau & Associates - 2018 Audited Financial Report | 4 |
| B. | Approval and Adoption of Resolution 2019-04 Remaining Fiscal Year 2019 Meeting Dates | 5 |

V. Reports

- | | | |
|----|--|---|
| A. | District Manager | |
| | ➤ Review of Request for Proposal | 6 |
| | ➤ Landscape Bid Review | |
| | ➤ Aerator Review | 7 |
| | ➤ Budget Review by Line Item
(under separate cover) | 8 |
| B. | District Attorney | |
| C. | District Engineer | |
| | ➤ Pond/Wetland Review | |

VI. Public Comments

VII. Supervisor Requests

A. List for Discussion by Supervisor Richard Plat

9

IV. Adjournment

EXHIBIT 1.

**MINUTES OF MEETING
RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Renaissance Community Development District was held on Monday, November 12, 2018 at 11:30 a.m. at The Club at Renaissance, 12801 Renaissance Way, Fort Myers, Florida 33912.

FIRST ORDER OF BUSINESS – Roll Call

Mr. Cusmano called the meeting to order and conducted roll call.

Present and constituting a quorum were:

John Gnagey	Board Supervisor, Chairman
John Bartz	Board Supervisor, Vice Chairman
Glen Hammer	Board Supervisor, Assistant Secretary
Doug Dickey	Board Supervisor, Assistant Secretary
Richard Platt	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager, DPGF Management & Consulting LLC.
Tom Hart	District Counsel
Mark McCleary	District Engineer

The following is a summary of the discussions and actions taken at the November 12, 2018 Renaissance CDD Board of Supervisors meeting.

SECOND ORDER OF BUSINESS – Audience Comments

As there are no members present that are associated with the audience, next item followed.

THIRD ORDER OF BUSINESS – Organizational Matters

A. Newly Elected Board Members

1. **Exhibit 1:** Oath of Office of New Board Members

Mr. Cusmano distributed the Oath of Office for Supervisors to the newly elected Board Supervisors to sign.

2. Review of the Sunshine Law and Supervisor Duties

Mr. Cusmano reviewed the Sunshine Law and Supervisor Duties.

3. Acceptance or Waiver of Compensation of Newly Elected Supervisor

Mr. Cusmano advised the newly elected supervisors that they are entitled to compensation of \$200.00 per meeting and asked whether they would like to receive or waive compensation. Mr. Dickey and Mr. Platt accepted compensation.

4. **Exhibit 2:** Form 1

Mr. Cusmano stated that Form 1 was filled out by the new Board members.

5. **Exhibit 3:** Supervisor Information Sheet

Mr. Cusmano stated that the Supervisor Information Sheet was filled out by the new Board members.

B. **Exhibit 4:** Consideration and Adoption of 2019-01; Re-Designation of Officers

On a MOTION by Mr. Dickey, SECONDED by Mr. Bartz, WITH ALL IN FAVOR, the Board approved the motion to adopt Resolution **2019-01**; re-designating the Officers of the District as follows: Mr. John Gnagey to serve as Chairman, Mr. John Bartz to serve as Vice Chairman, and Mr. Glen Hammer, Mr. Doug Dickey, and Mr. Richard Platt to serve as Assistant Secretaries; District staffing as follows: Mr. Paul Cusmano as Secretary, Ms. Patricia Comings-Thibault as Treasurer, Mr. Maik Aagaard as Assistant Treasurer; and Ms. Janet Johns as Assistant Secretary for the Renaissance Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 5: Approval of the Minutes of the May 14, 2018 Meeting

On a MOTION by Mr. Gnagey, SECONDED by Mr. Hammer, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors regular meeting held on **May 14, 2018** for the Palms of Terra Ceia Bay Community Development District.

B. Exhibit 6: Approval of the Minutes of the August 13, 2018 Meeting

On a MOTION by Mr. Gnagey, SECONDED by Mr. Hammer, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors regular meeting held on **August 13, 2018** for the Palms of Terra Ceia Bay Community Development District.

C. Exhibit 7: Acceptance of the 2018 Financial Statements

➤ April, May, June, July

On a MOTION by Mr. Gnagey, SECONDED by Mr. Hammer, WITH ALL IN FAVOR, the Board accepted the **2018** Financial Statements for the Palms of Terra Ceia Bay Community Development District.

FIFTH ORDER OF BUSINESS – Business Matters

A. Exhibit 8: Consideration and Adoption of Resolution 2018-04; General Election

On a MOTION by Mr. Hammer, SECONDED by Mr. Gnagey, WITH ALL IN FAVOR, the Board approved the motion to adopt Resolution **2018-04**; General Election for the Palms of Terra Ceia Bay Community Development District.

B. Exhibit 9: Ratification of Resolution 2018-05; FY (“Fiscal Year”) 2017-2018 Proposed Budget & Setting the Public Hearing

On a MOTION by Mr. Gnagey, SECONDED by Mr. Dickey, WITH ALL IN FAVOR, the Board approved the motion to adopt Resolution **2018-05**; FY 2017-2018 Proposed Budget & Setting the Public Hearing for the Palms of Terra Ceia Bay Community Development District.

C. Exhibit 10: Consideration and Adoption of Resolution 2018-07; Electronics Records Policy

On a MOTION by Mr. Dickey, SECONDED by Mr. Bartz, WITH ALL IN FAVOR, the Board approved the motion to adopt Resolution **2018-07**; Electronics Records Policy for the Palms of Terra Ceia Bay Community Development District.

D. Exhibit 11: Consideration and Adoption of Resolution 2019-02; FY 2019 Meeting Dates

On a MOTION by Mr. Bartz, SECONDED by Mr. Platt, WITH ALL IN FAVOR, the Board approved the motion to adopt Resolution **2019-02**; FY 2019 Meeting Dates for the Palms of Terra Ceia Bay Community Development District.

District Counsel, Tom Hart, discussed the approval of Resolution 2018- to tie in all previously approved budget.

SIXTH ORDER OF BUSINESS – Staff Reports

A. District Manager

1. **Exhibit 12:** CGA Landscape Architecture/Design & Proposal

Mr. Cusmano distributed the proposal for the Board to review. The Board requested an RFI for additional forms.

2. Contracts for Ratification

➤ **Exhibit 13:** Florida Fountain

On a MOTION by Mr. Hammer, SECONDED by Mr. Dickey, WITH ALL IN FAVOR, the Board approved the Florida Fountain for the Palms of Terra Ceia Bay Community Development District.

➤ **Exhibit 14:** Aquatic Weed Control

On a MOTION by Mr. Bartz, SECONDED by Mr. Hammer, WITH ALL IN FAVOR, the Board approved the Aquatic Weed Control for the Palms of Terra Ceia Bay Community Development District.

3. **Exhibit 15:** GNP Services Arbitrage Report

B. District Counsel

There being none, next item followed.

C. District Engineer

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Public Comments

As there are no members present that are associated with the audience, next item followed.

EIGHTH ORDER OF BUSINESS – Supervisors Requests

There being none, next item followed.

NINTH ORDER OF BUSINESS – Adjournment

Mr. Cusmano asked for final questions, comments, or corrections before adjourning the meeting. There being no new additional items, and upon a motion duly made, seconded and unanimously carried, Mr. Cusmano declared the meeting adjourned.

On a MOTION by Mr. Ackert, SECONDED by Mr. Gnagey, WITH ALL IN FAVOR, the Board adjourned the meeting for the Renaissance Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

122 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
123 meeting held on _____.
124

Signature

Signature

125

Printed Name

Printed Name

126

127 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 2.

**MINUTES OF MEETING
RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Renaissance Community Development District was held on Monday, February 11, 2019 at 11:30 a.m. at The Club at Renaissance, 12801 Renaissance Way, Fort Myers, Florida 33912.

FIRST ORDER OF BUSINESS – Roll Call

Mr. Cusmano called the meeting to order and conducted roll call.

Present and constituting a quorum were:

John Gnagey	Board Supervisor, Chairman
John Bartz	Board Supervisor, Vice Chairman
Doug Dickey	Board Supervisor, Assistant Secretary
Glenn Hammer	Board Supervisor, Assistant Secretary
Richard Platt	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager
Mark McCleary	District Engineer
Tom Hart	District Counsel

The following is a summary of the discussions and actions taken at the February 11, 2019 Renaissance CDD Board of Supervisors meeting.

SECOND ORDER OF BUSINESS – Audience Comments

There being none, next item followed.

THIRD ORDER OF BUSINESS – Consent Agenda

A. **Exhibit 1:** Approval of the Minutes of the November 12, 2018 Meeting

The approval of the minutes will be postponed until the next meeting as they are not yet available.

B. **Exhibit 2:** Acceptance of the November, December & January Financial Statements

- October 2018
- November 2018
- December 2018

On a MOTION by Mr. Dickey, SECONDED by Mr. Hammer, WITH ALL IN FAVOR, the Board tabled the acceptance of the financials until a thorough review of the financials can be completed by the Board for the Renaissance Community Development District.

FOURTH ORDER OF BUSINESS – Business Matters

A. **Exhibit 3:** Consideration of Calvin, Giordano & Associates, Inc. Landscape Proposal and RFI

Mr. Cusmano stated that the company expressed their disinterest in working on the proposal because they are too busy. He also stated that he will coordinate with Mr. McCleary to get a new list of businesses to contact for the proposal. Discussion ensued.

B. Exhibit 4: Consideration of Quote for New Supervisor Email Addresses

On a MOTION by Mr. Bartz, SECONDED by Mr. Hammer, WITH ALL IN FAVOR, the Board approved the quote from VenturesIn.com, Inc. for creating the new supervisor email addresses for the Renaissance Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Manager

➤ **Exhibit 5:** Discussion of Pond/Aerator

Mr. Cusmano updated the Board on the status of the pond aerators. He informed the Board that he reviewed the history of the pond aerators. He continued to say that a lot of the aerators were originally installed on the other side of the tee boxes and sidewalks and there have been some breaks in the line. Discussion ensued.

➤ **Exhibit 6:** Review of RFP's for District Manager

Mr. Platt brought up concerns about the specificity of the RFP. Discussion ensued.

B. District Attorney

There being none, next item followed.

C. District Engineer

There being none, next item followed.

SIXTH ORDER OF BUSINESS – Public Comments

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

There being none, next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

Mr. Cusmano asked for final questions, comments, or corrections before adjourning the meeting. There being no new additional items, and upon a motion duly made, seconded and unanimously carried, Mr. Cusmano declared the meeting adjourned.

On a MOTION by Mr. Gnagey, SECONDED by Mr. Dickey, WITH ALL IN FAVOR, the Board adjourned the meeting for the Renaissance Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

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

Signature

Signature

Printed Name

83

84 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Printed Name

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 3.

Renaissance CDD
Financial Report Summary - General Fund
2/28/2019

For The Period Ending :	GENERAL FUND 2/28/2019
CASH BALANCE	\$ 800,433
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	22,229
PLUS: ACCOUNTS RECEIVABLE - OTHER	-
LESS: ACCOUNTS PAYABLE	(69,228)
NET CASH BALANCE	\$ 753,434

GENERAL FUND REVENUE AND EXPENDITURES (FY 2019 YTD):

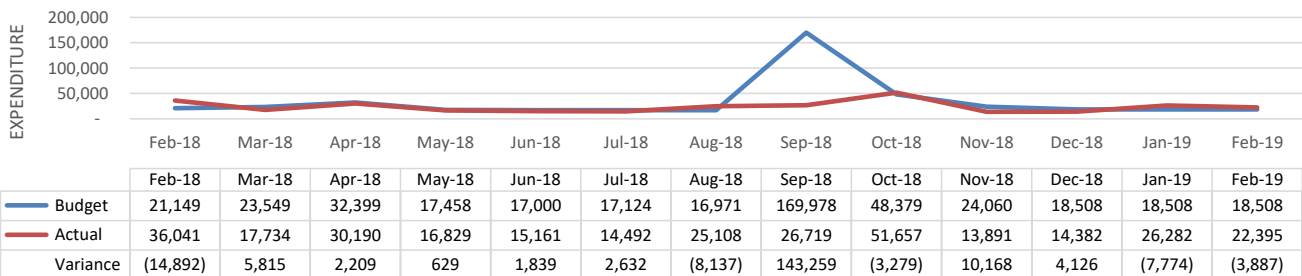
	2/28/2019 ACTUAL YEAR-TO-DATE	2/28/2019 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 241,522	\$ 233,195	\$ 8,327
EXPENDITURES (YTD)	(128,608)	(139,102)	10,494
NET OPERATING CHANGE	\$ 112,914	\$ 94,093	\$ 18,821

PROJECTED EOY (ACTUAL BASED ON AVERAGE) \$ 308,660 \$ 424,347 \$ 115,687

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:

	2/28/2019 ACTUAL YEAR-TO-DATE	2/28/2019 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS-ON-ROLL (NET)	\$ 240,287	\$ 233,195	\$ 7,092
MISCELLANEOUS REVENUE	1,235	-	1,235
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	64,537	66,043	1,506
FIELD SERVICE EXPENDITURES - LANDSCAPE	31,345	31,345	-
FIELD SERVICE EXPENDITURES - ELECTRICITY	5,709	6,875	1,166
FIELD SERVICE EXPENDITURES - POND MAINTENENACE	11,220	16,542	5,322
FIELD SERVICE EXPENDITURES - PERIMETER BERM LANDSCAPE IMP	-	-	-
FIELD SERVICE EXPENDITURES - OTHER	15,797.00	18,297.00	2,500
TOTAL EXPENDITURES	\$ 128,608	\$ 139,102	\$ 10,494

**HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES
COMPARISON**



Renaissance Community Development District

Financial Statements
(Unaudited)

Period Ending

February 28, 2019

RENAISSANCE CDD
COMBINED BALANCE SHEET
February 28, 2019

	GENERAL FUND	SERIES 2012 FUND	TOTAL
ASSETS:			
CASH	\$ 22,155	\$ -	\$ 22,155
MMK ACCOUNT	778,278	-	778,278
DEPOSIT-UTILITY	291	-	291
ADVANCED DEPOSITS	299	-	299
INVESTMENTS:			
REVENUE FUND	-	664,905	664,905
RESERVE FUND	-	166,324	166,324
INTEREST FUND	-	-	-
ASSESSMENTS RECEIVABLE	22,229	46,994	69,223
DUE FROM OTHER FUNDS	-	-	-
PREPAID ITEMS	-	-	-
TOTAL ASSETS	\$ 823,252	\$ 878,223	\$ 1,701,475

LIABILITIES & FUND BALANCE

LIABILITIES:

ACCOUNTS PAYABLE	\$ 69,228	\$ -	\$ 69,228
DEFERRED REVENUE (On Roll)	22,229	46,994	69,223
DUE TO OTHER FUNDS	-	-	-

FUND BALANCES:

NONSPENDABLE - PREPAID AND DEPOSITS	590	-	590
RESTRICTED FOR DEBT SERVICE	-	465,572	465,572
ASSIGNED: ONE QUARTER OPERATING CAPITAL	106,087	-	106,087
ASSIGNED: RENEWAL & REPLACEMENT - FY 2014	107,309	-	107,309
ASSIGNED: RENEWAL & REPLACEMENT - FY 2015	10,680	-	10,680
ASSIGNED: RENEWAL & REPLACEMENT - FY 2016	10,680	-	10,680
ASSIGNED: RENEWAL & REPLACEMENT - FY 2017	10,920	-	10,920
ASSIGNED: RENEWAL & REPLACEMENT - FY 2018	11,138	-	11,138
ASSIGNED: RENEWAL & REPLACEMENT - FY 2019	12,029	-	12,029
ASSIGNED: FUTURE DEBT SERVICE PAYMENT	150,000	-	150,000
UNASSIGNED:	312,362	365,657	678,019
TOTAL LIABILITIES & FUND BALANCE	\$ 823,252	\$ 878,223	\$ 1,701,475

RENAISSANCE CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2018 Ending February 28, 2019

	FY2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 274,347	\$ 233,195	\$ 240,287	\$ 7,092
INTEREST	-	-	1,235	1,235
UNASSIGNED FUND BAL-PERIMETER BERM LANDSCAPE IMPROVE.	150,000	-	-	-
ASSESSMENT DISCOUNT (4%)	-	-	-	8,327
TOTAL REVENUE	424,347	233,195	241,522	16,654
EXPENDITURES				
ADMINISTRATIVE:				
MANAGEMENT CONSULTING SERVICES	48,825	20,344	20,344	(0)
GENERAL ADMINISTRATIVE	3,600	1,500	1,500	-
MISCELLANEOUS	500	208	35	173
AUDITING	4,300	4,300	4,300	-
ASSESSMENT ADMINISTRATION	13,388	13,388	13,388	-
COUNTY-ASSESSMENT COLLECTION FEES	552	389	389	-
LEGAL ADVERTISEMENTS	1,500	625	368	257
REGULATORY AND PERMIT FEES	175	175	175	-
ENGINEERING SERVICES	3,500	1,458	-	1,458
LEGAL SERVICES	12,000	5,000	5,000	-
WEBSITE DEVELOPMENT AND MONTHLY MAINT.	960	400	400	-
ADMINISTRATIVE CONTINGENCY	1,000	417	253	164
TOTAL ADMINISTRATION	90,300	48,204	46,152	2,052
INSURANCE:				
INSURANCE (GENERAL LIABILITY AND D.O.)	7,159	7,159	7,706	(547)
TOTAL INSURANCE	7,159	7,159	7,706	(547)
DEBT SERVICE ADMINISTRATION:				
ARBITRAGE REPORTING	500	-	-	-
DISSEMINATION AGENT	5,000	5,000	5,000	-
TRUSTEE FEES	4,149	4,149	4,148	1
TRUST FUND ACCOUNTING	3,675	1,531	1,531	-
TOTAL DEBT SERVICE ADMINISTRATION	13,324	10,680	10,679	1
FIELD OPERATIONS:				
ELECTRICITY-UTILITY	16,500	6,875	5,709	1,166
WATER QUALITY & WETLAND MONITORING	12,000	5,000	5,000	-
LANDSCAPE - LAKE AND FLOW WAY MAINTENANCE	39,228	16,345	16,345	-
LAKE AERATION & WELL MAINTENANCE	5,000	5,000	6,220	(1,220)
FOUNTAIN REPAIRS & MAINTENANCE	10,000	6,157	6,157	-
WETLAND MAINTENANCE	15,700	6,542	-	6,542
LANDSCAPE-PERIMETER BERM MOWING	36,000	15,000	15,000	-
MULCH	6,000	2,500	-	2,500
PERIMETER BERM LANDSCAPE IMPROVEMENTS	150,000	-	-	-
ENTRY AND WALLS MAINTENANCE	-	-	-	-
FIELD CONTINGENCY	11,107	9,640	9,640	-
TOTAL FIELD OPERATIONS	301,535	73,059	64,071	8,988
INCREASE IN RENEWAL & REPLACEMENT	12,029	-	-	-
TOTAL EXPENDITURES	424,347	139,102	128,608	10,494
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	94,093	112,914	27,148
FUND BALANCE - BEGINNING	638,644	638,644	618,879	618,879
INCREASE IN CAPITAL RESERVES	12,029	-	-	-
LESS FUND BALANCE FORWARD - PERIMTER BERM LANDSCAPE	(150,000)	-	-	-
FUND BALANCE - ENDING	\$ 500,673	\$ 732,737	\$ 731,793	\$ 646,027

RENAISSANCE CDD
DS SERIES 2012
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2018 Ending February 28, 2019

	ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 603,209	\$ 505,007	\$ 507,985 a)	\$ 2,978
SPECIAL ASSESSMENTS - ON-ROLL Excess Fees	-	-	150	150
FUND BALANCE FORWARD	-	-	-	-
INTEREST REVENUE	-	-	2,808	2,808
FUND BALANCE FORWARD (Revenue Acct)	-	-	-	-
MISCELLANEOUS REVENUE	(24,128)	-	-	-
TOTAL REVENUE	579,081	505,007	510,943	5,935
EXPENDITURES				
INTEREST EXPENSE	299,287	152,706	152,706	-
PRINCIPAL RETIREMENT May 1, 2019	250,000	-	-	-
PREPAYMENT	24,128	-	-	-
TOTAL EXPENDITURES	573,415	152,706	152,706	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	5,666	352,301	358,237	5,935
OTHER FINANCING SOURCES (USES)				
BOND PROCEEDS	-	-	-	-
BOND REDEMPTION	-	-	-	-
TRANSFER-IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
NET CHANGE IN FUND BALANCE	5,666	352,301	358,237	5,935
FUND BALANCE - BEGINNING	-	-	472,991	472,991
FUND BALANCE - ENDING	\$ 5,666	\$ 352,301	\$ 831,228	\$ 478,927

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
February 28, 2019

	CenterState Bank
	Acct
Balance Per Bank Statement	<u>\$ 39,553.38</u>
Less: Outstanding Checks - GF & PR	(17,398.77)
<i>Adjusted Bank Balance</i>	<u><u>\$ 22,154.61</u></u>
Beginning Bank Balance Per Books	\$ 50,767.31
Cash Receipts	21.64
Cash Disbursements	(28,634.34)
<i>Balance Per Books</i>	<u><u>\$ 22,154.61</u></u>

**RENAISSANCE CDD
FY2019
CHECK REGISTER**

Date	Num	Name	Memo	Debit	Credit	BU Balance
EOM Balance				8.03	35,808.62	8,384.66
10/01/2018	2390	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - October		4,675.00	3,709.66
10/09/2018		Center State Bank	Transfer to Operating	50,000.00		53,709.66
10/09/2018	2391	ESTATE LANDSCAPING & LAWN MANAGEMENT	Remova Debris & Fence Cleanup		10,251.77	43,457.89
10/09/2018	2392	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring - October		1,000.00	42,457.89
10/09/2018	2393	FLORIDA FOUNTAIN & EQUIPMENT, LLC	Pressure Wash Fountains		1,500.00	40,957.89
10/09/2018	2395	THE CLUB AT RENAISSANCE	Landscape Maint - August		3,000.00	37,957.89
10/09/2018	2396	Solitude Lake Management	Lake & Pond Maint - October		3,269.00	34,688.89
10/09/2018	2397	Venturesin.com, Inc	Web Site Hosting - October		80.00	34,608.89
10/11/2018	10112018	Renaissance CDD GF.	Transfer to Operating	50,000.00		84,608.89
10/12/2018	2398	DPFG MANAGEMENT & CONSULTING, LLC	Dissemination Svs, Special Assessment - FY 2019		18,388.00	66,220.89
10/18/2018	2399	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing FY 2019		175.00	66,045.89
10/18/2018	2400	KNOTT EBELINI HART	Legal Svcs - October		1,000.00	65,045.89
10/18/2018	2402	THE CLUB AT RENAISSANCE	Landscape Maint - September		3,000.00	62,045.89
10/22/2018	2403	FLORIDA FOUNTAIN & EQUIPMENT, LLC	50% Deposit on Lake Aeration		3,109.84	58,936.05
10/23/2018	FL10001	FLORIDA POWER & LIGHT	9/12-10/11 - 12531 Renaissance Way Aerator		11.65	58,924.40
10/23/2018	ACHFL10002	FLORIDA POWER & LIGHT	9/12-10/11 - 12551 Renaissance Way Aerator		25.73	58,898.67
10/23/2018	ACHFL10003	FLORIDA POWER & LIGHT	9/12-10/11 - 12621 Renaissance Way Aerator		11.65	58,887.02
10/23/2018	ACHFL1004	FLORIDA POWER & LIGHT	9/12-10/11 - 12650 Palomino Ln Aerator		11.65	58,875.37
10/23/2018	ACHFL10005	FLORIDA POWER & LIGHT	9/12-10/11 - 12751 Renaissance Way Aerator		11.65	58,863.72
10/23/2018	ACHFL10006	FLORIDA POWER & LIGHT	9/12-10/11 - 12981 Renaissance Way Aerator		81.46	58,782.26
10/23/2018	ACHFL10007	FLORIDA POWER & LIGHT	9/12-10/11 - 12990 Renaissance Way Pump		11.65	58,770.61
10/23/2018	AACHFL10008	FLORIDA POWER & LIGHT	9/12-10/11 - 9402 Penzance Blvd Pump		41.91	58,728.70
10/23/2018	ACHFL10009	FLORIDA POWER & LIGHT	9/12-10/11 - 9540 Via Lago Way Fntn 4		296.96	58,431.74
10/23/2018	ACHFL10010	FLORIDA POWER & LIGHT	9/12-10/11 - 9551 Via Lago Way Lk Fntn		242.44	58,189.30
10/23/2018	ACHFL10011	FLORIDA POWER & LIGHT	9/12-10/11 - 9613 Via Lago Way Irr		153.38	58,035.92
10/23/2018	ACHFL10012	FLORIDA POWER & LIGHT	9/12-10/11 - 9637 Via Lago Way Irr		275.88	57,760.04
10/31/2018	2414	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - November		4,675.00	53,085.04
10/31/2018		Center State Bank	Interest	12.67		53,097.71
EOM Balance				100,012.67	55,299.62	53,097.71
11/20/2018	2404	EGIS INSURANCE & RISK ADVISTORS, LLC	Insurance - FY 2019		7,706.00	45,391.71
11/30/2018	ACH113018-1	FLORIDA POWER & LIGHT	10/11-11/09 - 12531 Renaissance Way Aerator		11.66	45,380.05
11/30/2018	ACH113018-2	FLORIDA POWER & LIGHT	10/11-11/09 - 12551 Renaissance Way Aerator		15.35	45,364.70
11/30/2018	ACH113018-3	FLORIDA POWER & LIGHT	10/11-11/9 - 12621 Renaissance Way Aerator		11.66	45,353.04
11/30/2018	ACH113018-4	FLORIDA POWER & LIGHT	10/11-11/9 - 12650 Palomino Ln Aerator		11.66	45,341.38
11/30/2018	ACH113018-5	FLORIDA POWER & LIGHT	10/11-11/9 - 12751 Renaissance Way Aerator		11.66	45,329.72
11/30/2018	ACH113018-6	FLORIDA POWER & LIGHT	10/11-11/9 - 12981 Renaissance Way Aerator		91.77	45,237.95
11/30/2018	ACH113018-7	FLORIDA POWER & LIGHT	10/11-11/9 - 12990 Renaissance Way Pump		11.66	45,226.29
11/30/2018	ACH113018-8	FLORIDA POWER & LIGHT	10/11-11/9 - 9402 Penzance Blvd Pump		43.15	45,183.14
11/30/2018	ACH1130-8	FLORIDA POWER & LIGHT	10/11-11/9 - 9540 Via Lago Way Fntn 4		303.77	44,879.37
11/30/2018	ACH113018-9	FLORIDA POWER & LIGHT	10/11-11/9 - 9551 Via Lago Way Lk Fntn		247.45	44,631.92
11/30/2018	ACH113018	FLORIDA POWER & LIGHT	10/11-11/9 - 9613 Via Lago Way Irr		155.09	44,476.83
11/30/2018	ACH113018.	FLORIDA POWER & LIGHT	10/11-11/9 - 9637 Via Lago Way Irr		272.90	44,203.93
11/30/2018		Center State Bank	Interest	12.35		44,216.28
EOM Balance				12.35	8,893.78	44,216.28
12/04/2018	2405	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - December		4,675.00	39,541.28
12/07/2018	2406	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring - November		1,000.00	38,541.28
12/07/2018	2407	FLORIDA FOUNTAIN & EQUIPMENT, LLC	Service Call Fntns 11/16, 50% Final Pmt for Aeration		3,731.22	34,810.06
12/07/2018	2408	KNOTT EBELINI HART	Legal Svcs - November		1,000.00	33,810.06
12/07/2018	2409	LEE COUNTY PROPERTY APPRAISER	Non Ad Valorem		389.00	33,421.06
12/07/2018	2410	Solitude Lake Management	Lake & Pond Maint - Nov - Dec		6,538.00	26,883.06
12/07/2018	2411	THE CLUB AT RENAISSANCE	Landscape Maint - October		3,000.00	23,883.06
12/07/2018	2412	US BANK	Trustee Fees		4,148.38	19,734.68
12/07/2018	2413	Venturesin.com, Inc	Web Site Hosting - November		80.00	19,654.68
12/13/2018	2415	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring - December		1,000.00	18,654.68
12/13/2018	2416	KNOTT EBELINI HART	Legal Svcs - December		1,000.00	17,654.68
12/13/2018	2417	THE CLUB AT RENAISSANCE	Landscape Maint - November		3,000.00	14,654.68
12/20/2018	2418	THE NEWS- PRESS MEDIA GROUP	Legal Ad		234.47	14,420.21
12/27/2018	ACH010218.1	FLORIDA POWER & LIGHT	11/09-12/11 - 12531 Renaissance Way Aerator		11.66	14,408.55
12/27/2018	ACH010219.2	FLORIDA POWER & LIGHT	11/09-12/11 - 12551 Renaissance Way Aerator		12.16	14,396.39
12/27/2018	ACH010219.3	FLORIDA POWER & LIGHT	11/09-12/11 - 12621 Renaissance Way Aerator		23.41	14,372.98
12/27/2018	ACH010219.4	FLORIDA POWER & LIGHT	11/09-12/11 - 12650 Palomino Ln Aerator		11.66	14,361.32
12/27/2018	ACH010219.5	FLORIDA POWER & LIGHT	11/09-12/11 - 12751 Renaissance Way Aerator		11.66	14,349.66
12/27/2018	ACH010219.6	FLORIDA POWER & LIGHT	11/09-12/11 - 12981 Renaissance Way Aerator		126.25	14,223.41
12/27/2018	ACH010219.7	FLORIDA POWER & LIGHT	11/09-12/11 - 12990 Renaissance Way Pump		11.66	14,211.75
12/27/2018	ACH010219.8	FLORIDA POWER & LIGHT	11/09-12/11 - 9402 Penzance Blvd Pump		55.70	14,156.05
12/27/2018	ACH010219.9	FLORIDA POWER & LIGHT	11/09-12/11 - 9540 Via Lago Way Fntn 4		336.62	13,819.43
12/27/2018	ACH01219.10	FLORIDA POWER & LIGHT	11/09-12/11 - 9551 Via Lago Way Lk Fntn		273.10	13,546.33

**RENAISSANCE CDD
FY2019
CHECK REGISTER**

Date	Num	Name	Memo	Debit	Credit	BU Balance
12/27/2018	ACH01219.11	FLORIDA POWER & LIGHT	11/09-12/11 - 9613 Via Lago Way Irr		170.12	13,376.21
12/27/2018	ACH01219.12	FLORIDA POWER & LIGHT	11/09-12/11 - 9637 Via Lago Way Irr		314.00	13,062.21
12/28/2018	2419	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - January		4,675.00	8,387.21
12/31/2018		Center State Bank	Interest	7.40		8,394.61
EOM Balance				7.40	35,829.07	8,394.61
01/03/2019	2420	Venturesin.com, Inc	Web Site Hosting - Dec-Jan		160.00	8,234.61
01/22/2019	ACH020119.1	FLORIDA POWER & LIGHT	12/11-1/11 - 12531 Renaissance Way Aerator		11.71	8,222.90
01/22/2019	ACH020119.2	FLORIDA POWER & LIGHT	12/11-1/11 - 12551 Renaissance Way Aerator		11.71	8,211.19
01/22/2019	ACH020119.3	FLORIDA POWER & LIGHT	12/11-1/11 - 12621 Renaissance Way Aerator		19.73	8,191.46
01/22/2019	ACH020119.4	FLORIDA POWER & LIGHT	12/11-1/11 - 12650 Palomino Ln Aerator		33.60	8,157.86
01/22/2019	ACH020119.5	FLORIDA POWER & LIGHT	12/11-1/11 - 12751 Renaissance Way Aerator		11.71	8,146.15
01/22/2019	ACH020119.6	FLORIDA POWER & LIGHT	12/11-1/11 - 12981 Renaissance Way Aerator		125.44	8,020.71
01/22/2019	ACH020119.7	FLORIDA POWER & LIGHT	12/11-1/11 - 9402 Penzance Blvd Pump		47.54	7,973.17
01/22/2019	ACH020119.8	FLORIDA POWER & LIGHT	12/11-1/11 - 9540 Via Lago Way Fntn 4		335.93	7,637.24
01/22/2019	ACH020119.9	FLORIDA POWER & LIGHT	12/11-1/11 - 9551 Via Lago Way Lk Fntn		270.93	7,366.31
01/22/2019	ACH020119-1	FLORIDA POWER & LIGHT	12/11-1/11 - 9613 Via Lago Way Irr		169.33	7,196.98
01/22/2019	ACH020119-2	FLORIDA POWER & LIGHT	12/11-1/11 - 9637 Via Lago Way Irr		324.00	6,872.98
01/22/2019	ACH20119.10	FLORIDA POWER & LIGHT	12/11-1/11 - 12990 Renaissance Way Pump		11.71	6,861.27
01/29/2019		BANK UNITED	Funds Transfer	500,000.00		506,861.27
01/29/2019	2421	RENAISSANCE CDD	Tax Collection Distribution c/o US Bank		447,670.13	59,191.14
01/29/2019	2422	RENAISSANCE CDD	Tax Collection Distribution c/o US Bank		7,518.29	51,672.85
01/29/2019	2423	BUSINESS OBSERVER	Legal Ad		133.44	51,539.41
01/29/2019	2424	COMMUNITY ENGINEERING SERVICES, INC	Water Monitoring - January		1,000.00	50,539.41
01/29/2019	2425	KNOTT EBELINI HART	Legal Svcs - January		1,000.00	49,539.41
01/29/2019	2426	Solitude Lake Management	Lake & Pond Maint - January		3,269.00	46,270.41
01/29/2019	2427	THE CLUB AT RENAISSANCE	Landscape Maint - December		3,000.00	43,270.41
01/29/2019	12192	US BANK	Stp Pmt on Ch. 2382 - reissued tax coll via ch. 2422	7,518.29		50,788.70
01/31/2019		Center State Bank	Service Charge		35.00	50,753.70
01/31/2019		Center State Bank	Interest	13.61		50,767.31
EOM Balance				507,531.90	465,159.20	50,767.31
02/01/2019	2428	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - February		4,675.00	46,092.31
02/06/2019	ACH262019	Harland Clarke	Check Order 2019		253.36	45,838.95
02/21/2019	2430	FLORIDA FOUNTAIN & EQUIPMENT, LLC	Relocate service, Install GFI		600.00	45,238.95
02/21/2019	2431	GRAU & ASSOCIATES	Audit FY 2018		4,300.00	40,938.95
02/21/2019	2432	KNOTT EBELINI HART	Legal Svcs - February		1,000.00	39,938.95
02/21/2019	2433	Solitude Lake Management	Lake & Pond Maint - February		3,269.00	36,669.95
02/21/2019	2434	Venturesin.com, Inc	Web Site Hosting - February		80.00	36,589.95
02/28/2019	2436	FLORIDA FOUNTAIN & EQUIPMENT, LLC	Golf Course Aeration System		13,098.77	23,491.18
02/28/2019	ACH030419.1	FLORIDA POWER & LIGHT	1/11-2/11 - 12531 Renaissance Way Aerator		11.80	23,479.38
02/28/2019	ACH030419.2	FLORIDA POWER & LIGHT	1/11-2/11 - 12551 Renaissance Way Aerator		11.80	23,467.58
02/28/2019	ACH030419.3	FLORIDA POWER & LIGHT	1/11-2/11 - 12621 Renaissance Way Aerator		11.80	23,455.78
02/28/2019	ACH030419.4	FLORIDA POWER & LIGHT	1/11-2/11 - 12650 Palomino Ln Aerator		43.93	23,411.85
02/28/2019	ACH030419.5	FLORIDA POWER & LIGHT	1/11-2/11 - 12751 Renaissance Way Aerator		11.80	23,400.05
02/28/2019	ACH030419.6	FLORIDA POWER & LIGHT	1/11-2/11 - 12981 Renaissance Way Aerator		123.38	23,276.67
02/28/2019	ACH030419.7	FLORIDA POWER & LIGHT	1/11-2/11 - 12990 Renaissance Way Pump		11.80	23,264.87
02/28/2019	ACH030419	FLORIDA POWER & LIGHT	1/11-2/11 - 9402 Penzance Blvd Pump		33.22	23,231.65
02/28/2019	ACH030419.8	FLORIDA POWER & LIGHT	1/11-2/11 - 9540 Via Lago Way Fntn 4		337.18	22,894.47
02/28/2019	ACH030419.9	FLORIDA POWER & LIGHT	1/11-2/11 - 9551 Via Lago Way Lk Fntn		269.23	22,625.24
02/28/2019	ACH030419.10	FLORIDA POWER & LIGHT	1/11-2/11 - 9613 Via Lago Way Irr		168.23	22,457.01
02/28/2019	ACH030419.11	FLORIDA POWER & LIGHT	1/11-2/11 - 9637 Via Lago Way Irr		324.04	22,132.97
02/28/2019		Center State Bank	Interest	21.64		22,154.61
EOM Balance				21.64	28,634.34	22,154.61

EXHIBIT 4.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
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www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Renaissance Community Development District
Lee County, Florida

We have examined Renaissance Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Renaissance Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

February 24, 2019



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Renaissance Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Renaissance Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated February 24, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 24, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Renaissance Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Renaissance Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

February 24, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

EXHIBIT 5.

RESOLUTION 2019-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING MEETING DATE REVISIONS FOR THE REMAINDER
OF FISCAL YEAR 2019 FOR THE REGULAR MEETINGS OF THE
BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, 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 the Lee County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

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

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2018/2019 attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2018/2019 annual public meeting schedule to Lee County.

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

PASSED AND ADOPTED THIS 8TH DAY OF APRIL, 2019.

ATTEST:

**RENAISSANCE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: Paul Cusmano

Chair/ Vice Chair
Print Name: John Gnagey

EXHIBIT A

**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 2019 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 remaining meeting dates for FY 2019 are as follows (exceptions noted below):

Remainder of FY 2019:

April 8, 2019

June 10, 2019

August 12, 2019

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) 418-7473 X-4302, 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 813-418-7473 X-4302. 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

The News-Press media group

news-press.com A GANNETT COMPANY

Please contact us with changes or cancellations as soon as possible, otherwise no further action needed.

TOLL-FREE
888-516-9220

Local #
239-335-0258

Email
FNPLegals@gannett.com

Customer: RENAISSANCE CDD

Ad No.: 0003411926

Address: 1060 MAITLAND CENTER COMMONS
MAITLAND FL 32751
USA

Net Amt: \$282.44

Run Times: 1

No. of Affidavits: 1

Run Dates: 03/01/19

Text of Ad:

**NOTICE OF MEETINGS RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT**

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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
AD# 3411926 Mar. 1, 2019

EXHIBIT 6.

DPFG is excited to continue to work for you. The quality and character of your District makes you a desirable client. As described in this Proposal, the scope and complexity of your District provide an opportunity for DPFG to contribute significant value to the Board's strong stewardship of your community.

Renaissance Community Development District

Response to Request for Proposal for District Management Services

Paul Cusmano & Maik Aagaard
DPFG Management & Consulting LLC

Proposal Table of Contents

1. Cover Letter	4
2. Summary of proposed fees	6
3. Proposer Information	7
(a) Name of company	7
(b) Company locations.....	7
(c) History of DPFG	7
(d) Details of entity business structure and date founded	7
(e) Organization chart of DPFG Florida	8
(f) Outstanding Litigation.....	8
(g) Applicable insurance	8
(h) Samples of deliverables	8
4. Experience and Expertise	9
(a) Qualifications	9
(b) Business plan and management system.....	10
Communication.....	10
Knowledge.....	11
Cost control.....	11
Strategic Vision	11
Core Capabilities	12
(c) Description of our methodology.....	12
(d) Specific experience and qualifications in CDD management.....	13
5. Staffing and Competency	15
(a) District Manager	15

On-site visits.....	15
(b) Management consistency and training.....	15
(c) Profiles of DPFPG’s key team members.....	16
Subcontractors.....	17
6. References.....	19
7. Proposed Scope of Services.....	20
8. Transition Plan.....	24
9. Biography of Designated District Managers.....	25
10. Exhibit A: Organizational chart of the Florida operations.....	26
11. Exhibit B: Field Service Report.....	27

1. Cover Letter

Renaissance Community Development District
C/O Knott – Ebelini – Hart
1625 Hendry Street
Suite 301
Fort Myers, Fl. 33901
Attention: Thomas B. Hart

Subject: District Manager Services

Board of Supervisors:

We are pleased to submit a proposal describing the services that DPFG Management and Consulting, LLC (DPFG) can provide to the Renaissance Community Development District (District or CDD). We are excited to continue our work for you. The quality and character of your development makes you a desirable client. The scope and complexity of your District provide an opportunity for DPFG to contribute significant value to the Board's strong stewardship of your community. We want to work with you. DPFG will continue to professionally administer, manage and provide high quality service for all of the services described in the Scope of Services for District Manager included in the Request for Proposals.

We are experienced experts. Since 1991, DPFG consultants have provided management consulting services with expert analysis and innovative solutions that creates value for clients. Our Tampa and Lake Mary offices are two of our 11 national offices. Our northeast Tampa office is reasonably close to your community. Our local consultants have 140 years of combined experience in management, audit, accounting, records compliance, assessments, financial consulting and development planning.

We provide management services to 41 CDDs in Florida with combined operations and maintenance budgets of over \$23 million. These include Anthem Park, Solterra Resort, Lakeshore Ranch, Heritage Harbor, and Tampa Palms. We advise Boards, master state mandated regulatory requirements, preserve and enhance infrastructure, oversee activity centers, landscapes and storm water systems. In the last two years, we have acted as assessment consultants and municipal advisors for 36 CDD bond sales and refunding with a bond volume in excess of \$240 million. We are experts in the CDD field.

We are excellent communicators with our Boards of Supervisors. You continue to be our valued client, and we will treat you with respect and professionalism. We are here to understand your priorities, policies and wishes for your community. We will work with you to meet your goals and plans. We are here to help you and your community to succeed.

We will meet all state mandated document requirements. Accordingly, we will provide you with standard complex monthly meeting packets. In addition, we will provide you with professional

executive summaries, including a management report, user friendly financial summary and field maintenance reports. We respect that you are busy and lead complicated lives. Thus, we will go the extra mile to communicate the critical facts, options, pros and cons, and recommendations to facilitate decision-making. Also, we will track and handle all projects and keep you briefed on progress between meetings. We are willing to confer with each Supervisor in preparation for each meeting. In sum, we will fully confer with you so that the Board can easily accomplish all of its important work.

We welcome any suggestions to modify specific services to ensure that we meet your vision, goals and expectations for the District. We are available to further discuss our proposal and respond to any additional questions about it.

We look forward to serving your Board. Your consideration of this proposal is greatly appreciated.

Offered By:

DPFG Management and Consulting, LLC



Maik Aagaard
President and CEO
321-263-0132
ext.4201(office)
maik.aagaard@dpfg.com

2. Summary of proposed fees

DPFG's proposed fee for the services provided in the Scope of Services is **\$72,223** as per Original contract. The following table provides a cost breakdown and a comparison with current budgeted amounts.

SERVICE DESCRIPTION	Current Budgeted Amount /(4)	PROPOSED ANNUAL FEES /(1)
Management, Recording & Financial Accounting /(2)	\$48,825	\$56,123
Administrative fees and support /(3)	\$3,600	\$3,600
Disclosure report preparation and dissemination	N/A	N/A
Special assessment (roll & revenue collection)	\$13,388	\$12,500
Website Maintenance	\$960	\$0
Total Proposed Annual Costs /(4)	\$66,773	\$72,223

Note:

- (1) Manner of payment: Automatic withdraws from District operating account.
- (2) Meetings will include as many agenda items as the Board or Committee can realistically cover in the time allocated. Time allocation for specific issues may vary – some topics can be completed quickly, other will need extra time for discussion. As a general guideline, DPFG will bill for meeting time based on \$150 per hour for meetings in excess of 3.0 hours.
- (3) Fixed miscellaneous fees to cover all supplies or services to support Manager Services. General District office expenditures for mass mailings, notices, overnight delivery, and reproduction costs in excess of \$50.00 will be billed to the District at cost. Agenda packages (production, printing, binding, delivery) will be billed to District at cost (approx. \$60 per meeting).

3. Proposer Information

(a) Name of company

DPFG Management and Consulting, LLC, a Florida limited liability company (DPFG)

No "Doing Business As" or prior names.

(b) Company locations

DPFG Management and Consulting, LLC
15310 Amberly Drive, Suite 175
Tampa, Florida 33647

and

DPFG Management and Consulting, LLC
250 International Parkway, Suite 280
Lake Mary, Florida 32746

No "Doing Business As" or prior names.

(c) History of DPFG

DPFG is owned by Maik Aagaard and DPFG, Inc. DPFG, Inc. (www.dpfg.com) is a national real estate consulting firm with 12 offices in nine states (California, Arizona, Nevada, Idaho, Texas, Florida, North Carolina, South Carolina and Colorado). Since inception in 1991, DPFG has provided real estate and financial consulting services to residential and commercial real estate developers as well as lenders, public agencies and other institutional investors. A key emphasis in Florida is the management of Community Development Districts (CDD).

Currently, DPFG manages 41 CDDs in various stages of development serving an excess of 14,000 residential dwellings. Total operational budgets under management exceed \$23 million. The DPFG Team possesses specialized expertise in government accounting, assessment methodologies and collection, records administration, land development, and CDD Board advisory. DPFG is registered as municipal advisor with the Municipal Securities Rulemaking Board (MSRB).

(d) Details of entity business structure and date founded

DPFG Management and Consulting is a Florida limited liability company. Its minority owner and managing member is Maik Aagaard responsible for day-to-day operations. Its majority owner is DPFG, Inc. a Delaware corporation, and authorized to do business in the State of Florida. DPFG, Inc. was founded in 1991, and incorporated on January 1, 2007.

(e) Organization chart of DPFG Florida

Please refer to **Exhibit A** for an organizational chart of the Florida operations of the company. Local office contact information and total number of employees

DPFG Management and Consulting, LLC

Lake Mary

250 Internation Parkway
Suite 280
Lake Mary, FL 32746
(321) 263-0136
7 employees

Tampa

15310 Amberly Drive
Suite 175
Tampa, FL 33647
(813) 418-7473
5 employees

(f) Outstanding Litigation

There is no outstanding litigation that would threaten the viability of the firm or the performance of district management services.

(g) Applicable insurance

DPFG will supply the necessary insurance coverage.

(h) Samples of deliverables

Please refer to **Exhibit B** for sample field service report prepared by DPFG.

4. Experience and Expertise

(a) Qualifications

We are prepared and qualified to deliver all services as described in the Scope of Services. The principal challenge is to advance management and policies so that the District can function proficiently. This will entail integrating planning and organization of board activity, accounting, public records, risk management, financing, and property management issues along with resident perceptions and stakeholder expectations. Our team will work with an awareness of other clients facing similar opportunities and constraints as the District. Likewise, we will demonstrate our commitment to place-making that is creative and inspirational, that integrates seamlessly with existing conditions, and that is sensitive and responsive to community circumstances.

The following is a summary of our main qualifications:

- ✓ Recipient of Government Finance Officers Association awards for Annual Budgets and Popular Annual Financial Reports;
- ✓ Graduate degrees in management, business administration, accounting, public administration;
- ✓ Planned and organized board activity for 41 CDDs this year;
- ✓ Hands-on knowledge of governmental standards for accounting systems, internal controls and financial reporting, currently managing operational budgets in excess of \$23 million serving in excess of 14,000 parcels in various Counties;
- ✓ Planned long term public improvement projects and structured in excess of 100 new municipal bond issues and refunding transactions totaling in excess of \$2 billion;
- ✓ Tested and proven experts in all required fields of expertise including
 - Community development district establishment and management, public administration
 - Government auditing, Government accounting and Budgeting
 - Special assessment administration and revenue collection
 - Bond financing
 - Amenity and field operations management
 - Commercial construction management, community amenity construction, and land development
 - Capital program administration and general accounting

- ✓ The public-private partnership spirit and track record necessary to forge partnerships, leverage and combine individual community assets for the greater good;
- ✓ DPGF is Municipal Advisor firm registered with the Municipal Securities Rulemaking Board (MSRB);
- ✓ As evidence of the team's competency individuals of our team hold/held following licenses:
 - Municipal Advisor, Series 50; Investment Banking representative, Series 79
 - Certified Public Accountant, State of California
 - General Contractor, inactive
 - Certification and continuing education in National Pollutant Discharge Elimination System (NPDES), Department of Environmental Resources Management (DERM), Southwest Florida Water Management District (SWFWMD)
- ✓ Attributes of our individual team members include:
 - Strong verbal and personal communication skills
 - Decision making, critical thinking
 - Self-motivated, initiative, maintaining a high level of energy
 - Accuracy and attention to details
 - Tolerant and flexible, adjusts to different situations
 - Organization and prioritization skills
 - Problem analysis, use of judgment and ability to solve problems efficiently

(b) Business plan and management system

We will professionally manage the District's organization, records, financial, accounting, risk management and assessment functions utilizing best management practices and ensure employee and vendor performance standards are met. This section describes successful management approaches.

Communication

Our approach in providing services is to work very closely with you and follow your direction, while at the same time, provide you with our recommendations as to the appropriate course of action to accomplish your goals and objectives. We will fully communicate and collaborate with the Board and administer Board policies. We have the experience, expertise, intelligence, financial acumen and creativity to manage a seamless transition, work with the Board to preserve and enhance

infrastructure, refine the budget, cut costs, manage funds and implement Board policies for the long-term wellbeing and prestige of your community.

Knowledge

We have a highly trained and educated professional staff to perform the engagement. We are most proud of the fact that the personnel designated for your engagement are some of the most experienced in the field of district management, finance, accounting, risk management, assessment advisory services, and public records administration. This translates to a high-level of knowledge exchange and efficiency in operations. It allows us to deliver the highest quality level of service and professional management at reasonable rates. We possess the resources required to complete the work outlined in the Scope of Services, and are financially stable.

Cost control

In our experience effective cost control is exercised during the planning phase not when the service or process have already been engaged or committed. During the active service engagement most of the service costs have already been earmarked in the budget and the focus is on cost containment. This understanding of the pattern of costs has led to our interest in controlling costs during the planning phase, during bidding and prior to engagement. Above all, this approach is a tool that promotes and facilitates communication among the stakeholders. It is resident-oriented; it begins with price, quality and practical requirements defined by the Board, committees, and residents. We recognize that the Manager/District must meet cost, time and quality goals. There are three general elements to our approach; (i) identify true/competitive costs of each project task and activities, (ii) develop a working budget schedule, which gives a framework for time and cost control, (iii) manage the baseline to be constant in controlling factors that change or affect the budget; pinpoint the factor which changed and implement a corrective activity to be back on line and in budget.

Strategic Vision

The following points are part of our management approach:

- **Product:** Bringing a variety of services to clients that anticipate and satisfy their needs and goals.
- **Problems:** Solve problems to make a difference for our clients and their business and operational activities.
- **Partners:** Nurture a winning stakeholder relationship; building mutual loyalty as well as trust in order to be able to work together today and in the future.
- **Return:** Maximizing assessments by providing services without waste to owners and residents while being mindful of our overall responsibilities to the District and ethical standards.
- **Productivity:** Managing our people, time, and money for greatest effectiveness.

Core Capabilities

The following are core capabilities that link to our vision and District management approach:

- District management: budgeting, accounting and assessment administration
- Commercial building and infrastructure construction, land development
- Transaction: planning, organization, support and leadership
- Financial analysis: real estate and land-secured bonds, risk and return, capital budgeting
- Government accounting based on GAAP and GASB principles
- Communication: quick response, transparent, simple, practical and un-bureaucratic delivery of service

(c) Description of our methodology

We use various approaches to deliver the work described in the scope of services. We strive to find the best way to initiate, plan and execute tasks and projects. Our team attempts to eliminate uncertainty by outlining all steps in a project and defining the scope, budget and schedule upfront. The main idea is that by investing time in early stage of the task at hand to ensure that the proper requirements have been met ultimately saves significant time and effort correcting problems later. However, thru our team experience, we have the agility for faster turnaround and the dynamic ability to quickly adapt to needed changes or course corrections. The key of our management methodologies is the integration and enabling communication flow between different styles.

In connection with the tasks generally described in the Scope of Services under MEETINGS, HEARINGS, WORKSHOPS, RECORDS, and DISTRICT OPERATIONS, we use standard project, time, document management tools on a regular basis including, but not limited to, the following

- Meeting planner checklists to plan, organize and conduct all Board meetings, workshops, other CDD meetings
- ShareFile that allows users to store and manage Board packages and District records
- Meeting and task calendar
- Create to-do-lists for intake and delegation in a given time period , for example time between meetings, organized by breaking it into categories and priority

In connection with the tasks generally described in the Scope of Services under ACCOUNTING AND REPORTING, AUDITS, BUDGETING, CAPITAL PROGRAM ADMINISTRATION, ASSESSMENTS & REVENUE COLLECTION, we use various tools that include, but are not limited to, the following:

- Financial dashboard; provide an easy to understand overview of income statement, fund balance, and/or cash flow items, usually centered around three to five indicators. Heads-up information can be further utilized to reveal trends over time.
- QuickBooks Enterprise Solution accounting and reporting system converted to meet government accounting standards
- Maintain contract administration database linked to budget

- Assessment administration database based on property appraiser data and plat map records
- Standard spreadsheet software for organizing, analyzing and storing financial data connected to accounting software
- Budgeting tools, fund balances and actuals
- Require that auditors conduct early testing of District records to ensure that audits are completed on time and audit work doesn't interfere with CDD's budget cycle.

(d) Specific experience and qualifications in CDD management

All key management services will be directly performed by DPFG. The following provides specific experience and qualifications related to each of the subsections listed in the Scope of Services.

MEETINGS, HEARINGS, WORKSHOPS, ETC.

- Plan, organize, lead and conduct approximately 280 meetings, hearings and workshops annually
- Conduct regular site visits to inspect District property together with vendors
- Report field inspections, including photos, maps or other visual aids, and track progress on to-do lists

RECORDS

- Administer public records for 341 CDDs
- Collect and maintain documents that record important actions by the District, and make them available to the public

DISTRICT OPERATIONS

- Plan, organize and lead operations of 41 CDDs with operational budget in excess of \$23 million
- Oversee performance of personnel, vendors, and related contracts, including design/revamp of scope of work.
- Executive level experience in all aspects of land development and infrastructure maintenance, for example
 - Plan and organize land development activity of golf course (clearing, grading, ready for final installation)
 - Manage construction and remodel of golf club facilities (including clubhouse, maintenance buildings, restaurant, pro shop, restrooms) and transfer to HOA.
- Additional education as General contractor, in public works infrastructure improvements and inspections (for example, storm drainage systems and outfalls, lift stations, roads, etc.)

ACCOUNTING AND REPORTING, AUDITS, BUDGETING, CAPITAL PROGRAM ADMINISTRATION,
ASSESSMENTS & REVENUE COLLECTION

- Plan, organize and lead operations of 41 CDDs with operational budget in excess of \$23 million
- Recipient of Government Finance Officers Association (GFOA) Awards for Annual Budgets and Popular Annual Financial Reports
- 7 years of experience as external Governmental Auditor for Local Governments, Enterprise Funds, Community Redevelopment Agencies and Non-Profit Organizations
- Certified Public Accountant – Licensed from the State of California. Passed exam on 1st sitting
- Municipal Advisor, Series 50, and Investment Banking Representative, Series 79
- Currently enroll special assessments on County tax bill, an/or collect directly, for over 13,000 parcels in various Counties
- Construction accounting for capital improvement programs in excess of \$80 million over past 2 years
- Acted as assessment consultant on 40 CDD bond deals; issuing, refunding or restructuring in excess of \$315 million over past 5 years.

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5. Staffing and Competency

This section introduces the DPFG team with a description of in-house capabilities, and devoted resources, including brief profile of the designated District manager.

(a) District Manager

The manager to the District is Paul Cusmano has had 30 years of Executive Management of Construction, Special Districts and Board activities. He will organize and conduct meetings in a highly professional manner making sure all Board Members are fully informed of the current activities. He will coordinate the efforts of the additional work team and District vendors. Over his career he has overseen the activities of numerous Districts, special projects and full Master Plan Developments

During his career, Paul has managed more than 20 Districts with operation budgets in excess of \$13 million serving approximately 15,000 parcels. While he was working for land developers, Paul was responsible for managing CDD functions from the developer's perspective, and served as Chairman of the Board of Supervisors for six developer-controlled Districts.

On-site visits

During our on-site visits our objective is resident satisfaction and quality control. We target to maintain clean and attractive District facilities. As District Manager, we hire, supervise and pay vendors to take care of jobs around the property such as cleaning, landscaping, maintenance and repair. We keep up-to-date on all the happenings involving landscape and building, including expenses and upcoming repairs. The District Manager communicates findings on a regular basis using site visit reports. For example, here are elements of a typical operations plan for on-site visits:

- Inspect site on a monthly basis (for example, incorporate use of inspections checklists for clubhouse, guard house and other District assets; review landscape and hardscape reports prepared by others)
- Report maintenance and repair items on monthly basis (list items greater than \$1,000)
- Order repairs & maintenance up to \$1,000 same day
- Schedule and follow up with vendors on repairs and maintenance issues

Based on our experience site visits should be scheduled together with supervisor of vendor actually performing the work to ensure quality control and resident satisfaction.

(b) Management consistency and training

Although it is envisioned that Paul manages the District without change in personnel, DPFG ensures consistency in the management of District operations by having multiple individuals that are knowledgeable and experienced with the operation and management of the District. We train our staff on a regular basis so they know how to apply DPFG's management approach, tools and templates. It goes a long way to ensuring that employees know how to manage Districts, projects

and how to use the project management tools we have provided for them. The District reaps the benefits of reduce turnover risk and higher project success rate that ultimately leads to increased management consistency. For any unforeseen circumstances, Patricia can rely on various team members as backup, assisting in management duties and also attending meetings as needed. Refer to the organizational chart in **Exhibit A** to review how staff is organized and departmentalized.

(c) Profiles of DPGF's key team members

Brief profiles of senior team members are provided below.



Patricia Comings-Thibault, CPA, MACC

Patricia has extensive district management experience along with managing accurate operations and debt service accounting, assessment billing/collection, preparing accurate and comprehensive financial statements, CDD budgets, managing the audit process and bond compliance. She has 15 years of experience in municipal finance, government accounting and operations and has received GFOA Awards for Distinguished Budget, the Certificate of Achievement for Excellence in Financial Reporting and the Popular Annual Financial Reporting Award for her work. Patricia has over 15 years as an external auditor for governmental entities and was a partner in a Sacramento, CA accounting firm. She provides leadership and oversight over a staff of accountants, field service operators and records administrators.

Patricia holds a Masters in Accounting from Stetson University and is a licensed CPA from the State of California.



Paul Cusmano

Paul is an accomplished senior level professional with demonstrated expertise in the areas of operations, and staff management within the commercial, industrial, residential, retail, land development and construction sectors. He is results oriented with the ability to coordinate multiple projects and teams simultaneously, coupled with the skills to effectively manage staff of all levels and diverse backgrounds. Innovative and results dedicated leader focused on achieving exceptional results for its clients.

Paul has 20 years of experience in senior level position, including Vice President of Land Development Transeastern Proprieties, Trans Florida Development Corp., and Arvida/St. Joes. His many accomplishments include the following:

- Completed design, engineering, permitting and platting of Miami-Dade County's first true Traditional Neighborhood Development (TND). Project is 160 acres, with 1,265 units encompassing 200,000 square feet of retail space.

- Oversaw and managed from conception through final sale: Weston Town Center within the master community of the City of Weston. First “old town setting” with 250,000 square feet of mixed use, and 150 unit high end town homes.
- Construction and certification of land development for 8,500 homes, including all amenities.
- Completed over 2 million square feet of tenant build outs.
- Completed 1.3 million square feet of warehouse / office / distribution centers.
- Served as chairman of the Board of Supervisors for six CDDs.

Paul holds a license or is certified in:

- 1- General Contractor - Unlimited
- 2- Management of Traffic – MOT -45 states
- 3- OSHA Certified in 30 and 60 Class

Maik Aagaard, MBA



Maik has provided consulting services for private and public sector clients relating to special district formation, implementation, financing and management. He has worked on 99 district projects with one billion dollars in financing of public infrastructure in Florida and in California. He has provided assessment administration services for districts with land holdings totaling over 115,000 parcels, including financial advisory and analysis services related to new issuances, bond splits, refunding, foreclosure, forbearance and other workout approaches.

Maik holds a university degree in economics after completing related coursework at the University of Wales, Great Britain, and Christian-Albrechts-University at Kiel, Germany, and a MBA from the Crummer Graduate School of Business at Rollins College with concentrations in both entrepreneurship and finance. He holds Series 50, Municipal Advisor, and Series 79 Investment Banking Representative licenses.

Rebecca Rivas

Rebecca’s focus is on preparing accurate and comprehensive financial statements for 17 Districts. Rebecca graduated from the University of Central Florida where she earned a Bachelor’s degree in Accounting. During the course of seeking her degree she worked as an associate in the accounting department for a public university.

Subcontractors

We envision that DPFG acts as prime District manager and is responsible for the supervision of District employees, vendors and contractors. DPFG uses independent contractors to perform regular site inspections alongside District Manager staff. Certain District functions are directly performed by District employees or vendors (for example, clubhouse operations) or by subcontractors with unique capabilities (for example, security, chemical testing of ponds).

Our firm will review the records and confer with the Supervisors and consultants including the outgoing manager, to familiarize ourselves with all material facts and outstanding issues pertaining to the District. We will thoroughly review recent minutes and perform due diligence on all critical issues. Based upon this review, we will confer with Supervisors, refine the transition, define adequate objectives and scope, evaluate staffing, and implement the desired management plan.

[Remainder of page intentionally left blank]

6. References

Anthem Park CDD

<http://anthemparkcdd.org>

Miguel Camacho, Chairman PH: 407-334-3482

Stonebrier CDD

<http://stonebriercdd.org>

Analina Medina, Chairman PH: 813-997-5276

Lakeshore Ranch CDD

<http://www.lakeshoreranch.net>

John Rose, Chairman PH: 717-344-1319

Heritage Harbor CDD

<http://www.heritageharborcdd.org/>

David Penzer, Chairman PH: 813-205-8144

Palms of Terra Ceia Bay

<http://palmsoterraceiabaycdd.org>

Judi O'Conner Chairman PH 941-721-9196

7. Proposed Scope of Services

This proposal will encompass all the duties customarily required of a District Manager of a Community Development District in Florida. In addition to any services required of a District Manager pursuant to Chapter 190, Florida Statutes, as may be amended, DPGF (MANAGER) will provide to the DISTRICT, at a minimum, the following services.

A. Management Services

MANAGER will perform all required management functions of the Renaissance Community Development District, which will include but not be limited to the following:

1. Prepare agenda, provide required notice, and attend all meetings of the Board of Supervisors and provide the Board with meaningful dialogue and recommendations on the issues before the Board for action.
2. Preparation of District's budget as more fully outlined in this proposal.
3. Implementation of budget directives.
4. Review specifications and make recommendations for the meeting of insurance requirements of the District.
5. Provide all required annual disclosure information to the local government in the County in which the District resides.
6. Tabulate and report voter roll in compliance with Florida Statutes.
7. Insure compliance with the Florida Statutes as it relates to financial reporting requirements for the District and State and Federal tax and financial forms.
8. Record all meetings of the Board of Supervisors.
9. Provide Oath of Office and Notary Public for all newly elected members of the Board of Supervisors.
10. Provide coordination and information for Board of Supervisors Election Process.
11. Coordinate and provide contract administration and oversight for any services provided to the District by outside vendors including, but not limited to, district engineer, legal, landscaping, and facilities management services.
12. Coordinate with the Board to determine the services and levels of service to be provided as part of the District's budget preparation.
13. Manage projects and oversee contract procurement for third-party services.
14. Respond to resident requests and inquiries.
15. Generate and distribute custom reports as may be requested in addition to monthly status reports.
16. Monitor and maintain entry access database, equipment and gate cards.
17. Monitor and maintain security equipment.
18. Coordinate and respond to public records requests.
19. Maintain the District's documents in compliance with Florida's public records laws and retention requirements.

B. Recording Services.

MANAGER will perform all required Recording Secretary Functions, which will include but not be limited to the following:

1. Prepare Board Agendas and coordinate receipt of sufficient material for Board of Supervisors to make informed policy decisions.
2. Prepare and advertise all notices of meetings in an authorized newspaper of circulation in the County in which the District is located.
3. Record and transcribe meeting minutes for all meetings of the Board of Supervisors including regular meetings, special meetings, workshops and public hearing(s).
4. Acquire and Maintain District Seal.

C. Financial Accounting Services.

MANAGER will perform all required financial accounting functions for the District, which will include but not be limited to the following:

1. Maintenance of checking accounts with qualified public depositories.
2. The preparation of year-end adjusting journal entries for the annual audit by Independent CPA firm.
3. Prepare a budget that achieves the District's objectives in coordination with the District Board of Supervisors, Engineer and Attorney.
4. Submit a preliminary budget to Board of Supervisors in accordance with Chapter 190, Florida Statutes.
5. Modify Preliminary Budget for consideration by Board of Supervisors at the District's advertised Public Hearing.
6. Prepare budget and assessment resolutions as required by Chapter 190, Florida Statutes.
7. Establish budget public hearing(s) and dates.
8. Establish Board of Supervisors workshop dates (if required).
9. Prepare budget resolution approving the District Manager's budget and authorization to set public hearing.
10. Attend workshop(s) and public hearing(s) and be available to answer questions by the Board and the public.
11. Apply for or keep current the following:
 - Federal I.D. Number.
 - Tax Exemption Certificate.
 - Other permits, licenses, certificates, which are required under Local and State Law.
12. Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).

13. Prepare required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes.
14. Preparation of Annual Financial Report for Units of Local Government and distribution to the State Comptroller.
15. Preparation of Public Depositor's Report and distribution to State Treasurer.
16. Coordination and distribution of Annual Public Facilities Report to appropriate agencies.
17. Administer purchase order system, and timely payment of invoices.
18. Coordination of tax collection and miscellaneous receivables.
19. Preparation of bid specifications for the purchase of services and commodities pursuant to Florida Statutes.
20. Preparation of all required schedules for year-end audit.
21. Provide accounts payable and accounts receivable services for all District's holdings on a timely basis.
22. Prepare monthly financial statements.
23. Compile, consolidate and maintain adopted rules, procedures, contracts and other documents of the District.

D. Field Services.

MANAGER shall manage the works of the DISTRICT as required by the DISTRICT'S charter in Section 190.007(1), Florida Statutes. This work includes but is not limited to ensuring that the following field services are properly performed, some of which will be in coordination and in conjunction with an outside facilities management vendor:

1. Complaint response to concerns with the conditions of ponds and other common areas.
2. Assistance in the preparation of bid packages for required work in the DISTRICT.
3. Responding to resident complaints regarding DISTRICT areas of responsibilities and provide monthly field reports to the Board of the DISTRICT.
4. Assistance with all Capital Projects of the District.
5. Maintenance of the District's Website
6. Onsite project and maintenance management to include but not limited to the following:
 - General inspection of District property.
 - Natural disaster inspections.
 - Follow-up on Board identified concerns such as wildlife issues and exotic plant intrusion.
 - Checking preserves for invasive plants and inspect ponds on a monthly basis.
 - Inspecting storm water drainage structures.
 - Perform contract management services for contractors conducting work in the District.
 - Inspection and maintenance of the Activity Center campus assets.
 - Inspection and maintenance of the District's alleyways, sidewalks, gates, security camera system and amenities.
 - Soliciting vendor proposals for maintenance work. Oversight of vendor maintenance projects.

E. Special Assessment Services.

Manager will perform all required special assessment billing functions of the District, which will include but are not limited to the following:

1. Prepare Assessment Resolution levying the assessments on the property in the District and prepare assessment rolls.
2. Prepare and maintain a property database by using information obtained by local Property Appraisers secured roll.
3. Review and compare information received from the Property Appraiser to prior years' rolls, to ensure that the CECDD rolls are in compliance with the law and that the Manager has obtained all the pertinent information to prepare accurate assessments.
4. Coordinate and communicate with bondholder's trustee as needed.
5. Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
6. Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. Provide payoff information upon request to property owner.
7. Upon adoption of the Budget and Assessments, coordinate with the office of the Property Appraiser and Tax collector to ensure correct application of assessments and receipt of District funds.
8. Act as primary contact to answer property owners' questions regarding the Capital and O&M Assessments.
9. Act as District's Dissemination Agent to facilitate the District's compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) relating to the District's Continuing Disclosure obligations.

8. Transition Plan

Our team has experience working with the current partners that have been hired by the District to perform tasks within the community, and our firm can provide a seamless transition within two weeks after authorized to commence. The CDD Board should give notice of termination to the current management company and instruct them to:

- a) Complete the financial accounting and budget process through the final days of service
- b) Prepare year-end financial statements, if needed
- c) Prepare audit ready financial statements, including a reconciled trial balance
- d) Have all financial statements in order and ready for turnover
- e) Complete all records retention and regulatory filings
- f) Pay all outstanding bills
- g) Bring all accounting, regulatory and operational matters current
- h) Cooperate fully with the incoming managing company
- i) Deliver timely all records, both hard copies and electronic records, in an organized, labeled and indexed manner, to the incoming management company.

Our firm will review the records and confer with the Supervisors and consultants including the outgoing manager, to familiarize ourselves with all material facts and outstanding issues pertaining to the District. We will thoroughly review recent minutes and perform due diligence on all critical issues. Based upon this review, we will confer with Supervisors, refine the transition, define adequate objectives, and implement the desired management plan.

At the commencement of our contract date, we will step in and professionally manage the District's organization, records, accounting and assessment functions utilizing best management practices. We will fully communicate and collaborate with the Board and administer Board policies.

9. Biography of Designated District Managers



Paul Cusmano
District Manager
paul.cusmano@dpfg.com



DPFG
DEVELOPMENT PLANNING & FINANCING GROUP, INC.

EDUCATION

Broward Community College
Fort Lauderdale, FL
Business/Construction management

Contractors School of Business
Fort Lauderdale, FL
Building Construction Technology
General Contractor License

Florida Department of Environmental Protection
Continuing Education Classes

- NPDES - Storm Water system
- Land Development Theories and Practice

PROFESSIONAL PROFILE

Professional in Commercial/ Residential land development with Commercial and Amenity construction.

Specific expertise includes:

- District management
- Full site Design and Development
- Operations and Staff Management
- Environmental Compliance
- Due Diligence/Entitlement
- Asset Management
- Short and Long ranch project forecast
- Coordination of multiple projects
- Full Owner Rep responsibilities
- Project management

PROFESSIONAL EXPERIENCE

2016 - Present
Development Planning and Financing Group, Inc. (DPFG), Inc. - Maitland, FL
District Manager, Owner Rep., Construction Manger

2012-2016
Governmental Management Services (GMS) - Tampa, FL
District Manger

2002-2012
Transeastern Properties - Boca Raton, FL
Director of Commercial Construction, Special Projects and Land Development
Developer CDD manager

SELECTED ACHEIEVMENTS AND HIGHLIGHTS

- Completed platting, approval and permitting of Miami-Dade County first true TND. Project is 160 acres with 1,265 units and 200,000 sq.ft. of retail space
- Conception thru sale of Weston Town Center master commercial/multi-use center, called "Old Town". Retail space of 250,000 sq.ft. with 150 units townhome

HONORS

- Best Development Landscape – Miromar Lakes CDD, Fort Meyers. 2013 -2016

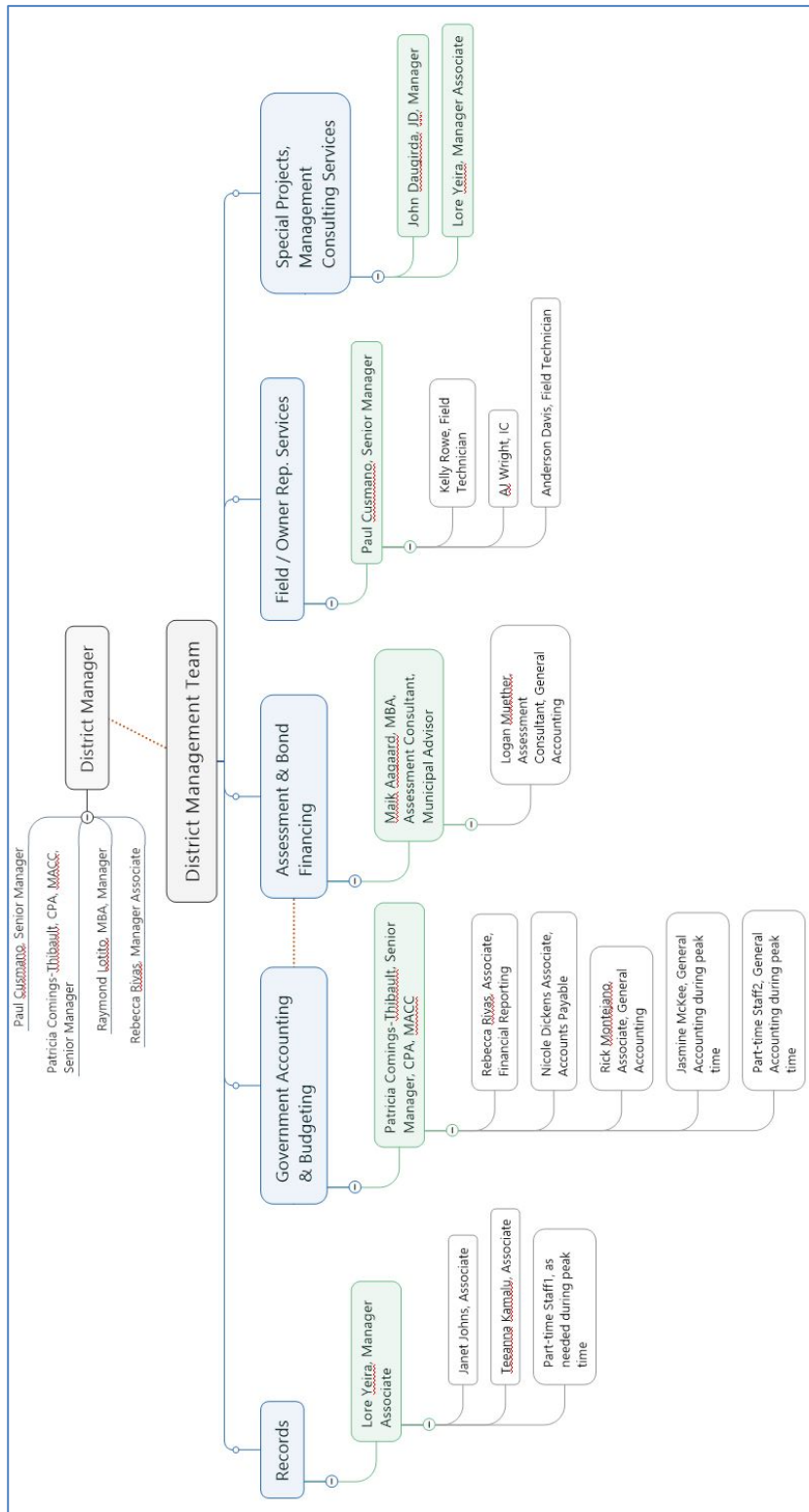
CERTIFICATES / LICENSES

- General Contractors License (inactive)
- MOT- Licensed in 38 states
- NPDES monitoring

ORANGE COUNTY, CA	SACRAMENTO, CA	LAS VEGAS, NV	BOISE, ID	PHOENIX, AZ
AUSTIN, TX	TAMPA, FL	ORANGE COUNTY, FL	RESEARCH TRIANGLE, NC	CHARLESTON, SC



10.Exhibit A: Organizational chart of the Florida operations



11.Exhibit B: Field Service Report

In addition, we typically present operation reports along with financial statements for the largest expenditure items in the general fund (or enterprise funds). For example, the effect of purchase orders, repairs, one-time outlays, payroll, and other expenditures reported as fund balance and budgetary fund balance arising during the fiscal year should be clarified, understood and documented. By considering the operation report and financial statements at the same time, the Board is able to provide broad guidance in the policy for how resources will be directed to replenish fund balance should the balance fall below the level prescribed, and assess the perceived exposure to significant one-time capital outlays.

As a sample, we included a field operation report prepared for one of our CDD clients. For this particular client, the field expenditures (landscape, hardscape, irrigation, ponds, etc.) represent the largest portion of operating expenditures.

EXHIBIT 7.

SRC SERIES

Rocking Piston Compressor



Models:

**SRC25, SRC252,
SRC50, SRC502,
SRC75, SRC752**



The EasyPro Stratus SRC Series rocking piston compressors are specifically designed for the demanding job of 24 hour operation. The oil-less design makes them ideal for pond aeration systems. Available in 1/4, 1/2 and 3/4 hp, 115v and 230v.

Units include:

- Air inlet filter
- Rubber feet
- 5' power cord

Features:

- Quieter operation than similar compressors
- Universal dual voltage motor
- Oil-less operation
- Includes Stratus Smart-Start technology to start under load
- Superior quality, flexible cup material for increased reliability
- Permanently lubricated bearings
- Diecast body components for overall strength
- Single or double cylinder design
- 2 year warranty
- Maximum psi 30

Specifications:

Model	SRC25 — SRC252	SRC50 — SRC502	SRC75 — SRC752
HP	1/4	1/2	3/4
Volt/Hz	115v/60Hz — 230v/60Hz	115v/60Hz — 230v/60Hz	115v/60Hz — 230v/60Hz
Motor Type	4 Pole	4 Pole	4 Pole
Air Flow @ PSI	CFM	CFM	CFM
0	2.30	4.50	6.50
5	2.17	4.35	6.00
10	2.00	4.10	5.40
15	1.89	3.90	5.20
20	1.80	3.69	5.00
25	1.75	3.50	4.80
30	1.70	3.30	4.50
Inlet/Outlet Size	1/4" fpt	1/4" fpt	1/4" fpt
RPM	1725 60Hz	1725 60Hz	1725 60Hz
Amps* (115—230)	3.0 — 1.5	6.2 — 3.1	7.9 — 4.0
Watts* (output)	190w - 290w	340w - 586w	398w - 620w
Noise Level	<60 dB	<65 dB	<70 dB
Weight	15 lbs.	19 lbs.	26 lbs.

*Varies based on operating conditions

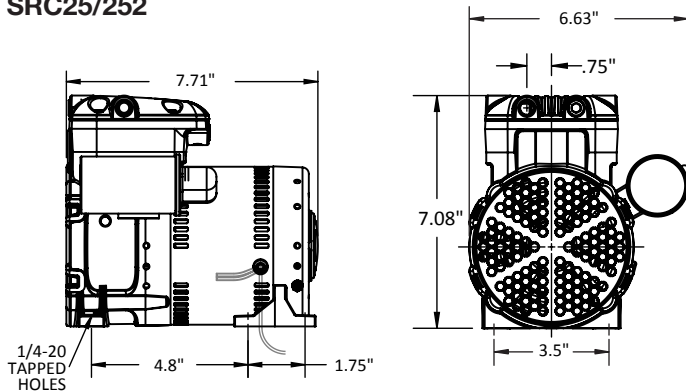
SRC SERIES

Rocking Piston Compressor



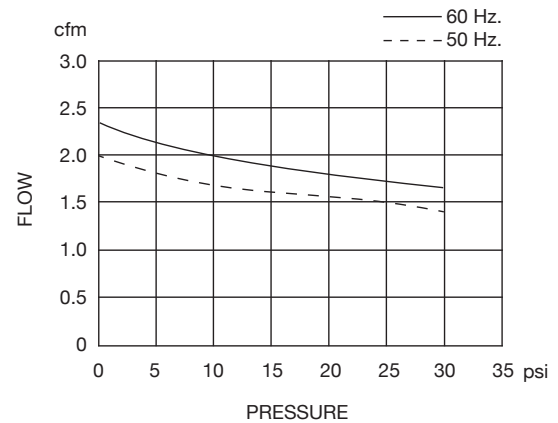
Dimensions:

SRC25/252

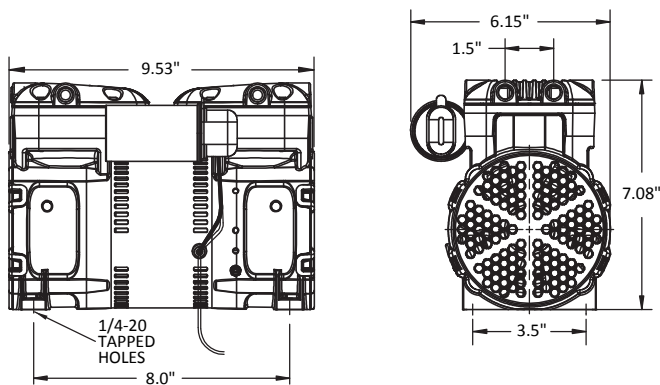


Performance Curves:

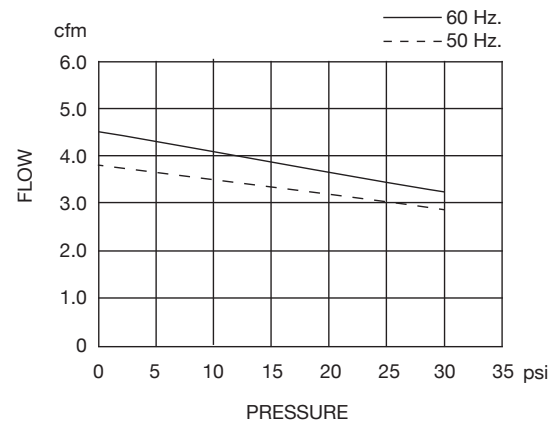
SRC25/252



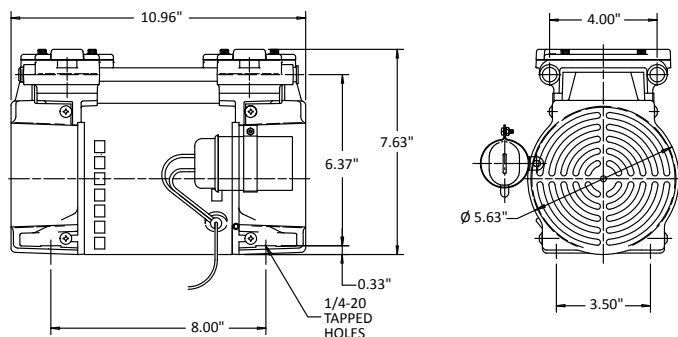
SRC50/502



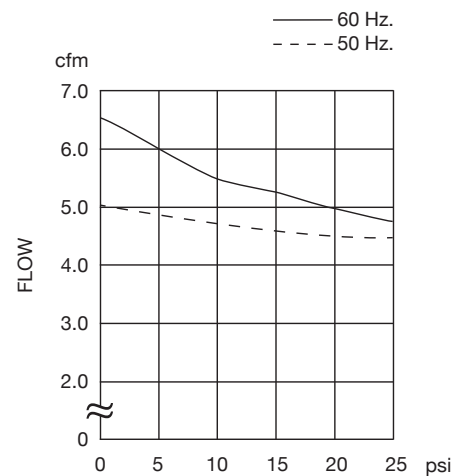
SRC50/502



SRC75/752



SRC75/752



Quick Sink Self Weighted Diffusers

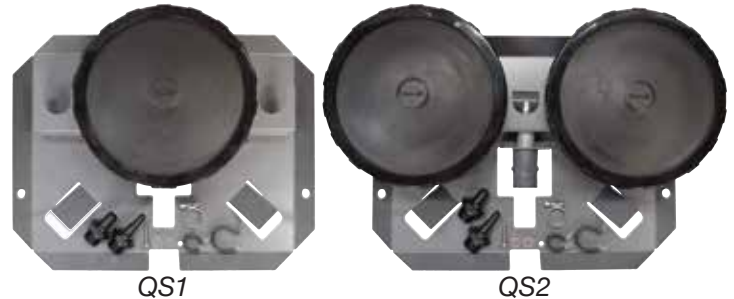


EasyPro Quick Sink Self Weighted Diffuser Assemblies are designed to be placed at the bottom of a pond or lake. The self weighted design eliminates need for gravel and reduces installation time.

The Quick Sink diffuser assembly features round rubber (EPDM) membrane diffusers with thousands of holes which produce small air bubbles when supplied with air from an on shore compressor. These bubbles rise to the surface and create circulation that helps destratify and aerate the water body.

Features:

- Low maintenance 10" rubber membrane diffusers in single or double configuration
- Self weighted, powder coated steel base
- Strain relief hardware for fast and secure installation
- Fine bubble diffusers for maximum lift and oxygen transfer efficiency
- Low, head pressure loss
- Includes inlet air fittings for $\frac{3}{8}$ ", $\frac{1}{2}$ " or $\frac{5}{8}$ " ID tubing
- Unique barbed fittings with built in check valves to keep water out of tubing
- Designed for fresh water applications
- Five year warranty

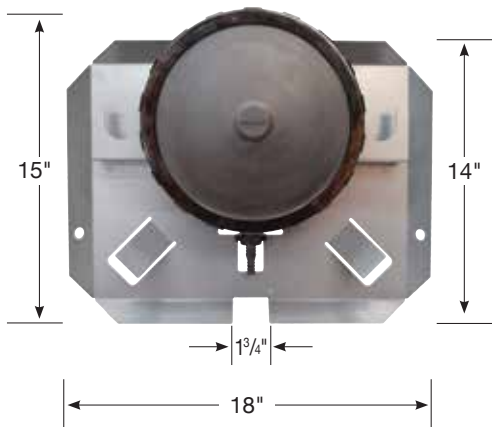


Units include:

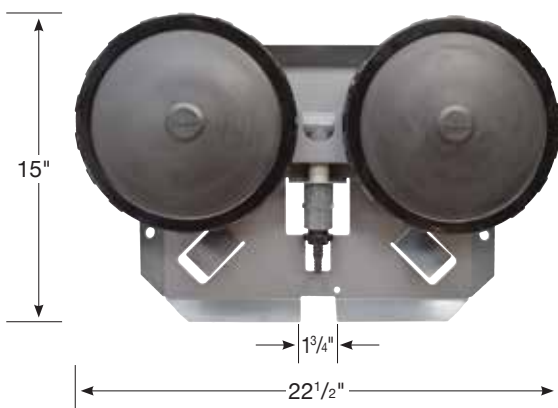
- Self-weighted base with installed Schedule 80 plumbing
- 10" rubber membrane diffuser disk(s) with $\frac{3}{4}$ " mpt inlet
- Unique barbed check valve fittings
- Stainless steel hose clamps and strain relief hardware

Dimensions:

QS1



QS2



Applications:

- Recreation and Fishing Ponds
- Lakes
- Lagoons
- Golf Course Ponds
- Irrigation Ponds

Specifications:

- **QS1** - Recommended air flow .8-3 cfm
- **QS2** - Recommended air flow 1.6 - 6 cfm

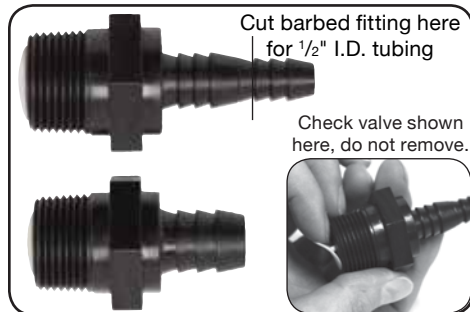
Overall Height:

QS1 & QS2





Quick Sink Self Weighted Diffuser Assembly Instructions



1. 3/4" MPT barbed check valve is designed to be used with 1/2" or 3/8" I.D. tubing. Use larger barbed fitting for 5/8" ID tubing



2. Screw in correct barbed fitting until snug. **Do not over tighten**, hand tighten only.



3. Screw diffuser(s) onto 3/4" FPT on top of unit. Snug fitting by hand. **Do not over tighten.**



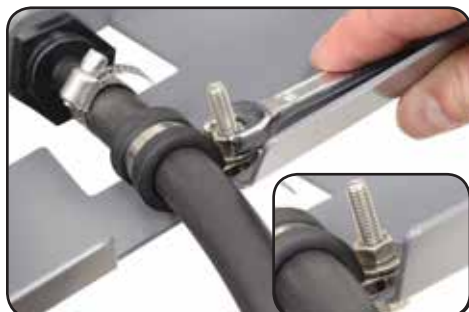
4. Use supplied hose clamp, slip loosely over end of tubing and push tubing tightly onto the fitting.



5. Slide hose clamp over fitting and fasten with regular screwdriver or nut driver.



6. Fit padded hose clamp over tubing. (Use 17.5mm clamp for 3/8" tubing or 25.5mm clamp for 1/2" and 5/8" tubing)

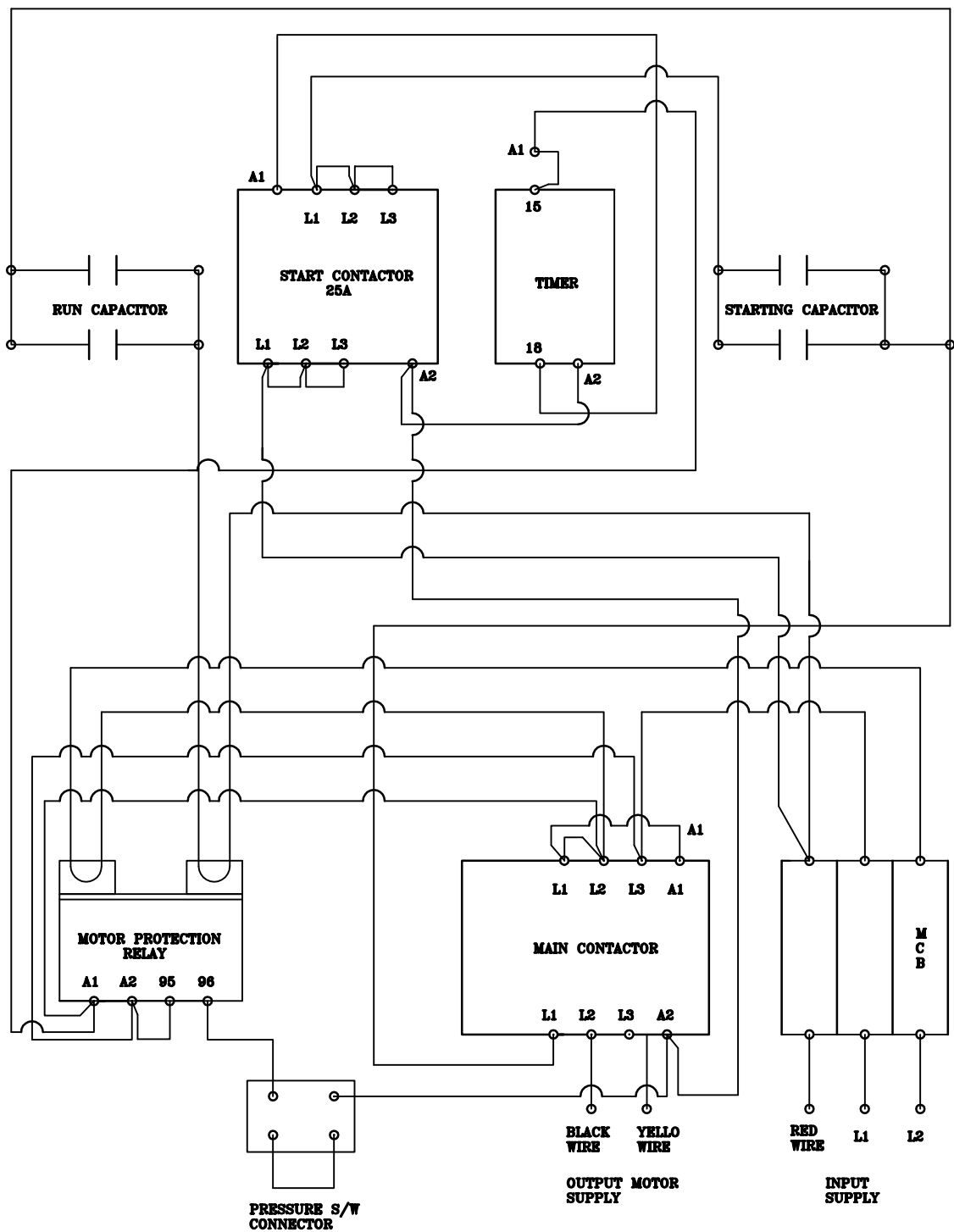


7. Use washer on both sides of base. Insert 10mm bolt from bottom side and tighten nut to clamp down tubing and provide strain relief.



8. Use rope looped through holes in base to assist lowering assembly to pond bottom. Carry only by base, do not lift by diffusers.





- 1) REMOVE SHARP EDGES.
- 2) DRAWING NOT TO BE SCALE

REV.- R0

DESCRIPTION:-

ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE SPECIFIED

TITLE:-CONTROL PANEL DIAGRAM 7.5 HP

DRAWN

NAME

DATE

ANAND

21.09.18

REVISION

APPROVED

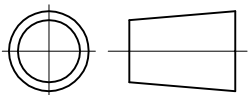
SHEET

1 OF 1

DRG.NO.

4800000000

R0



SCALE

MATERIAL

NTS

N/A



SHAKTI PUMPS (INDIA) LTD. PITHAMPUR

4 INCH ENCAPSULATED PREMIUM MOTOR



MOTOR PERFORMANCE DATA SINGLE PHASE 60HZ

SUBMERSIBLE MOTORS			
Material	Stainless Steel 304/316	Rating	0.37 kW - 7.5 kW
Type	Encapsulated	Thrust Rating	1500 - 6500 N

SINGLE PHASE MOTOR SPECIFICATION (60 HZ) 3450 RPM

RATING														FULL LOAD		MAXIMUM LOAD		WINDING (1) RES. IN OHMS		EFFICIENCY %		POWER FACTOR %		LOCKED ROTOR AMPS
[HP]	[KW]	VOLTS	HZ	S.F.	(2) AMPS	WATTS	(2) AMPS	WATTS	M= MAIN RES. S=START RES.	S.F.	F.L.	S.F.	F.L.											
0.5	0.37	230	60	1.6	Y=3.5 B=4.0 R=2.1	720	Y=3.85 B=4.10 R=2.31	960	M4.75.7 S9.4-11.6	62	52	73	0.89	23										
0.75	0.55	230	60	1.5	Y=6.7 B=5.8 R=2.6	1110	Y=7.37 B=6.38 R=2.86	1310	M2.7-3.3 S7.2-8.8	64	51	74	0.78	34.2										
1.0	0.75	230	60	1.4	Y=7.3 B=4.9 R=2.3	1200	Y=8.03 B=5.39 R=2.53	1600	M2.8-3.5 S5.9-7.26	65	63	74	0.77	41.8										
1.5	1.1	230	60	1.3 ¹	Y=8.7 B=8.4 R=1.8	1740	Y=9.57 B=9.24 R=1.98	2080	M1.9-2.4 S3.6-4.4	70	65	85	0.87	51.4										
2.0	1.5	230	60	1.25	Y=10.0 B=9.3 R=2.6	2025	Y=11.0 B=10.23 R=2.86	2555	M1.8-2.3 S5.5-7.2	73	68	95	0.99	53.1										
3.0	2.2	230	60	1.15	Y=16.5 B=15.3 R=5.4	3560	Y=18.15 B=16.83 R=5.94	3400	M1.1-1.4 S2.2-2.7	75	63	99	0.94	83.4										
5.0	3.7	230	60	1.15	Y=23.0 B=15.9 R=11.0	4830	Y=25.3 B=17.49 R=12.1	5500	M0.71-0.82 S1.8-2.2	78	77	100	0.98	129										

(1) Main winding - yellow to black
Start winding - yellow to red
(2) Y= Yellow lead - line amps
B= Black lead - main winding amps
R= Red lead - start or auxiliary winding amps.

4 INCH ENCAPSULATED PREMIUM MOTOR

MOTOR PERFORMANCE DATA THREE PHASE 60HZ

SUBMERSIBLE MOTORS			
Material	Stainless Steel 304/316	Rating	0.37 kW - 7.5 kW
Type	Encapsulated	Thrust Rating	1500 - 6500 N

THREE PHASE MOTOR SPECIFICATION (60 HZ) 3450 RPM

RATING				FULL LOAD				MAXIMUM LOAD		LINE TO LINE RESISTANCE IN OHMS		EFFICIENCY %		LOCKED ROTOR AMPS
[HP]	[KW]	VOLTS	HZ	S.F.	AMPS	WATTS	AMPS	WATTS	S.F.	F.L.				
0.5	0.37	230		1.6	2.4	585	2.9	860	9.5-10.9	70	64	15.2		
		380	60		1.4	585	2.1	860	23.2-28.6	70	64	9.2		
		460			1.1	644	1.5	860	38.4-44.1	70	58	7.2		
0.75	0.55	230		1.5	3.1	810	3.8	1150	6.8-7.8	73	69	21.4		
		380	60		1.9	810	2.5	1150	16.6-20.3	73	69	13.0		
		460			1.1	810	1.9	1150	27.2-30.9	73	66	10.7		
1	0.75	230		1.4	3.9	1070	4.7	1440	4.9-5.6	72	70	26.9		
		380	60		2.3	1070	2.8	1440	12.2-14.9	72	70	16.3		
		460			2	1212	2.4	1440	19.8-23.0	72	63	13.5		
1.5	1.1	230		1.3	5	1460	5.9	1890	3.2-4.0	76	76	33.2		
		380	60		3	1460	3.6	1890	8.5-10.4	76	76	20.1		
		460			3	1660	3.1	1890	13.45	76	65	16.6		
2	1.5	230		1.25	6.7	1960	8.1	2430	2.3-3	76	76	45		
		380	60		4.1	1960	4.9	2430	6.6-8.2	76	76	26.6		
		460			4.1	2304	4.1	2430	9.2-12	76	67	22.5		
3	2.2	230		1.15	9.5	2920	10.9	3360	1.8-2.2	77	77	60.3		
		380	60		5.8	2920	6.6	3360	4.7-6	77	77	37.5		
		460			5.3	3120	5.5	3360	7.2-8.8	77	71	31		
5	3.7	230		1.15	15.9	4800	17.8	5500	0.9-1.1	78	78	102		
		380	60		9.6	4800	10.8	5500	2.6-3.2	78	78	60.2		
		460			8.5	5240	8.9	5500	3.6-4.4	78	71	53.7		
7.5	5.5	230		1.15	23	7150	26.4	8200	0.60-0.70	78	78	152		
		380	60		13.9	7150	16	8200	1.6-2.0	78	78	92.7		
		460			12.2	7540	13.2	8200	2.3-2.8	78	73	83.8		
10	7.5	230		1.15	31.2	10500	34.6	11400	0.50-0.60	75	75	234		
		380	60		19.3	10000	21	11400	1.2-1.6	75	75	140		
		460			17	10120	17.3	11400	1.8-2.3	75	74	116		

EXHIBIT 8.

(Under Separate Cover)

EXHIBIT 9.

Requested List from Supervisor Richard Platt for Board Discussions

*this list was created by Supervisor Richard Platt and request for open discussion at the meeting.

Following items are all subjects that require discussion by the CDD Board (Board):

- 1. CDD Board By Laws – need and requirement to adopt**
- 2. Responsibilities and scope of authority of the CDD Board Chair – Board approval**
- 3. CDD office location**
- 4. Clarification of access to District Counsel by Board members**
- 5. Relationship between the District Manager (DM) and Board members**
- 6. Relationship between the DM and the CDD Board Chair**
- 7. Clarification of Board member status**
- 8. Verification of acceptable electronic communication between Board members**
- 9. CDD Management Services RFP process to date and potential conflict of interest**
- 10. Selection process going forward for CDD Management Service provider**
- 11. Map of CDD property boundaries**
- 12. Progress of request for cleanup of lakeshores behind Triana buildings**
- 13. Continuous maintenance programs for landscaping of lakeshores and wetlands within CDD boundaries**
- 14. Accounting of all CDD contracts – how many, for what, with whom?**
- 15. How does the CDD determine contract compliance and document it?**
- 16. Contracts for Landscape of lake and flow-way maintenance as well as landscape of perimeter berm – review and renewal procedures**
- 17. Status of the perimeter berm landscape improvement project**
- 18. CDD Management Services and District Manager performance review and feedback process**