

**RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT**



**AUGUST 29, 2019
BOARD OF SUPERVISORS MEETING
AGENDA PACKET**



RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

PREMIER DISTRICT MANAGEMENT, LLC

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Board of Supervisors
Renaissance CDD

August 23rd, 2019

Dear Supervisors,

The special meeting of the Renaissance Community Development District Board of Supervisors will be held on Thursday, August 29th, 2019 at 8:30 a.m. at The Club at Renaissance on 12801 Renaissance Way, Fort Myers, FL. The agenda is included in Section 3 and the points of interest are as follows:

- This meeting will include a Public Hearing for adoption of the FY 2020 budget, which will be submitted separately.
- Discussion will be held regarding Lake Bank Maintenance and Berm Maintenance.
- Two proposals for the refunding of the bonds will be presented at the meeting.
- Any other information or handouts will be distributed at the meeting.

Any supporting documents not enclosed will be distributed at the meeting. The **next meeting is scheduled for October 14, 2019**, if there are any questions or requests prior to the meeting, feel free to contact me.

Respectfully,



Calvin Teague
District Manager

Renaissance Community Development District Meeting Agenda

August 29, 2019 at 8:30 AM

1. Call to Order and Roll Call
2. Approval of the Agenda
3. Audience Comments on Agenda Items
4. Budget Hearing
 - A. Resolution 2019-09
 - B. Resolution 2019-10
5. Old Business
 - A. Banking Services
 - B. Refunding of Bonds
6. New Business
 - A. Ongoing Berm Maintenance
 - B. Lake Bank Maintenance
7. Supervisor's Requests/Comments
8. Audience comments
9. Adjournment

Next Meeting: October 14, 2019 at 11:30 AM

RESOLUTION 2019-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT LEVYING AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT AND CERTIFYING AN ASSESSMENT ROLL FOR FISCAL YEAR 2019-2020

Preamble

WHEREAS, Renaissance Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired certain public improvements within the District and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various operations and maintenance activities described in the District's general fund budget for Fiscal Year 2019/2020 attached hereto as Exhibit "A" and incorporated by reference herein ("Operations and Maintenance Budget"); and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Operations and Maintenance Budget for Fiscal Year 2019/2020; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously levied an assessment for operation and maintenance service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A"; and

WHEREAS, the District has previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the Board finds that the District's total Operations and Maintenance operation assessments, taking into consideration other revenue sources during Fiscal Year 2019/2020 (defined as October 1, 2019 through September 30, 2020), will amount to \$1,049,558; and

WHEREAS, the Board finds that the non-ad valorem special assessments it levies and imposes by this resolution for operation and maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the improvements, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology as adopted by the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Benefit. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the Assessments (as defined below). The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B".

Section 3. Assessment Imposition. A special assessment for operations and maintenance as provided for in Chapter 190, Florida Statutes is hereby imposed and levied on the benefitted lands within the District in accordance with Exhibits "A" and "B" (the "Assessments"). The lien of the Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 4. Collection. The collection of the Assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. Further, the collection of the Assessments will be together with the collection of all other debt service non-ad valorem assessments, if any, which have been levied and certified by the District.

Section 5. Assessment Roll. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to Renaissance Community Development District. The Chairman of the Board designates the District Manager to perform the certification duties. A copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

Section 6. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property tax roll by the Property Appraiser after the date of this

Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property tax roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the property tax roll in the District records.

Section 7. Conflict. All Resolutions, sections or parts of sections of any Resolutions or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of the District.

PASSED AND ADOPTED this 29th day of August 2019.

**RENAISSANCE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Secretary

Chairman

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A

EXHIBIT A
RENAISSANCE CDD

PROPOSED GENERAL FUND BUDGET FY 2020

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ACTUAL	FY2017 ACTUAL	FY2018 ACTUAL	FY2019 ADOPTED	FY 2019 YTD - MARCH	FY 2020 PROPOSED	VARIANCE 2019 TO 2020
I. REVENUE	262,358	265,022	265,757	265,598	265,237	274,347	243,780	274,347	-
SPECIAL ASSESSMENTS - ON-ROLL (Net)	-	-	-	-	-	-	-	-	-
SPECIAL ASSESSMENTS - ADJMT	-	1,872	2,560	2,558	2,611	-	1,235	-	-
INTEREST	-	-	-	-	-	150,000	-	150,000	-
UNASSIGNED FUND BAL-PERIMETER BERM LANDSCAPE IMPROVE	-	-	-	-	-	-	-	-	-
ASSESSMENT DISCOUNT (4%)	262,358	266,894	268,317	268,156	267,848	424,347	245,015	424,347	-
TOTAL REVENUE									
II. EXPENDITURES									
ADMINISTRATIVE:	48,825	48,825	48,825	48,825	48,825	48,825	24,413	48,825	-
MANAGEMENT CONSULTING SERVICES	3,600	3,600	3,600	3,600	3,600	3,600	1,800	3,600	-
GENERAL ADMINISTRATIVE	62	424	135	-	12	500	35	500	-
MISCELLANEOUS	3,550	3,550	3,700	3,923	4,123	4,300	4,300	4,500	200
AUDITING	13,388	13,388	13,388	13,388	13,388	13,388	13,388	13,388	-
ASSESSMENT ADMINISTRATION	-	390	-	390	389	552	388	552	-
COUNTY-ASSESSMENT COLLECTION FEES	1,192	1,206	1,152	497	275	1,500	576	1,500	-
LEGAL ADVERTISEMENTS	175	175	175	175	175	175	175	175	-
REGULATORY AND PERMIT FEES	-	4,715	-	-	-	3,500	-	3,500	-
ENGINEERING SERVICES	12,000	12,000	12,000	12,000	12,000	12,000	6,000	12,000	-
LEGAL SERVICES	-	-	-	-	-	-	-	2,000	2,000
ADA COMPLIANCE	-	-	1,200	997	980	960	505	2,265	1,305
WEBSITE DEVELOPMENT AND MONTHLY MAINT.	2,911	-	390	-	-	1,000	254	1,000	-
ADMINISTRATIVE CONTINGENCY	85,703	88,273	84,565	83,795	83,767	90,300	51,834	93,805	3,505
TOTAL ADMINISTRATION									
INSURANCE:									
INSURANCE (GENERAL LIABILITY AND D.O.)	6,233	6,288	6,388	6,508	6,508	7,159	7,706	8,477	1,318
TOTAL INSURANCE	6,233	6,288	6,388	6,508	6,508	7,159	7,706	8,477	1,318
DEBT SERVICE ADMINISTRATION:									
ARBITRAGE REPORTING	1,500	500	500	500	500	500	-	650	150
DISSEMINATION AGENT	5,000	-	5,000	5,000	5,000	5,000	5,000	5,000	-
TRUSTEE FEES	1,886	3,771	3,771	3,771	3,771	4,149	4,148	4,149	-
TRUST FUND ACCOUNTING	3,675	3,675	3,675	3,675	3,675	3,675	1,838	3,675	-
TOTAL DEBT SERVICE ADMINISTRATION	12,061	7,946	12,946	12,946	12,946	13,324	10,986	13,474	150
FIELD OPERATIONS:									
ELECTRICITY-UTILITY	13,929	13,759	14,116	15,005	17,528	16,500	6,658	16,500	-
WATER QUALITY & WETLAND MONITORING	12,000	12,000	12,000	12,000	12,000	12,000	5,000	12,000	-
LANDSCAPE - LAKE AND FLOW WAY MAINTENANCE	31,500	33,286	34,720	39,228	39,226	39,228	19,614	39,228	-
LAKE AERATION & WELL MAINTENANCE	6,850	9,496	-	652	-	5,000	6,219	5,000	-
FOUNTAIN REPAIRS & MAINTENANCE	-	5,750	6,578	3,205	5,861	10,000	8,675	10,000	-
WETLAND MAINTENANCE	11,900	15,700	11,900	-	2,650	15,700	-	15,700	-
LANDSCAPE-PERIMETER BERM MOWING	24,000	24,000	32,000	36,000	36,000	36,000	15,000	36,000	-
MULCH	-	6,038	7,904	600	5,000	6,000	-	6,000	-
PERIMETER BERM LANDSCAPE IMPROVEMENTS	-	-	-	-	28,375	150,000	-	150,000	-
ENTRY AND WALLS MAINTENANCE	-	-	-	255	-	-	-	-	-
FIELD CONTINGENCY (FENCE IN FY 2016)	2,332	15,438	5,182	1,850	48,193	11,107	9,639	5,163	(5,944)
TOTAL FIELD OPERATIONS	102,511	135,467	124,400	108,795	194,833	301,535	70,805	295,591	(5,944)
INCREASE IN RENEWAL & REPLACEMENT	-	-	-	-	-	12,029	-	13,000	971
TOTAL EXPENDITURES	206,508	237,974	228,299	212,044	298,054	424,347	141,331	424,347	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	55,850	28,920	40,018	56,112	(30,206)	-	103,684	-	-
FUND BALANCE - BEGINNING	468,882	524,732	553,652	593,670	649,783	619,577	481,606	631,606	-
INCREASE IN CAPITAL RESERVES	-	-	-	-	-	12,029	-	13,000	-
LESS FUND BALANCE FORWARD - PERIMETER BERM LANDSCAPE	-	-	-	-	-	(150,000)	-	(150,000)	-
FUND BALANCE - ENDING	\$ 524,732	\$ 553,652	\$ 593,670	\$ 649,783	\$ 619,577	\$ 481,606	\$ 585,290	\$ 494,606	\$ -

FUND BALANCE APPROPRIATION:

ONE QUARTER OPERATING CAPITAL	106,087
RENEWAL & REPLACEMENT - FY 2014	107,309
RENEWAL & REPLACEMENT - FY 2015	10,680
RENEWAL & REPLACEMENT - FY 2016	10,680
RENEWAL & REPLACEMENT - FY 2017	10,920
RENEWAL & REPLACEMENT - FY 2018	11,138
RENEWAL & REPLACEMENT - FY 2019	12,029
RENEWAL & REPLACEMENT - FY 2020	13,000
FUTURE POTENTIAL DEBT SERVICE PAYMENT	150,000

RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

Summary of Contract Expenditures

CATEGORY	VENDOR	EXPIRATION DATE OF CONTRACT	ANNUAL AMOUNT OF CONTRACT	PAYMENT SCHEDULE	SCOPE OF SERVICE
ADMINISTRATIVE:					
MANAGEMENT CONSULTING SERVICES	DPPG	PRESENT	\$ 48,828.00	MONTHLY	Agreement 19; includes: DM, Recording & General Accounting (not Trust Accounting).
GENERAL ADMINISTRATIVE	DPPG	PRESENT	\$ 3,400.00	MONTHLY	Agreement 19
MISCELLANEOUS		N/A	\$ 500.00	RANDOM	Estimated
AUDITING	GRAU & ASSOCIATES	8/30/2019	\$ 4,500.00	ANNUALLY	\$4,500 for FY 2019. Need new RFP for FY 2020
ASSESSMENT ADMINISTRATION	DPPG	PRESENT	\$ 13,388.00	ANNUALLY	Agreement 19
COUNTY ASSESSMENT COLLECTION FEES	LEE COUNTY	PRESENT	\$ 552.00	ANNUALLY	Estimated; agreement 12 with Lee County Property Appraiser. 388 units at \$1.42 per parcel.
LEGAL ADVERTISEMENTS	THE NEWS - PRESS MEDIA	N/A	\$ 1,500.00	RANDOM	Estimated; variable/discretionary - Workshops and public hearings.
REGULATORY AND PERMIT FEES	FL DEPART. OF ECONOMIC OPPORTUNITY	N/A	\$ 175.00	ANNUALLY	Fixed
ENGINEERING SERVICES	COMMUNITY ENGINEERING	PRESENT	\$ 3,500.00	VARIABLE	Estimated; agreement 7; No engineering expenses since 2012.
LEGAL SERVICES	KNOTT, EBELINI, HART	PRESENT	\$ 12,000.00	MONTHLY	Agreement 3 ("Humphrey & Knott" changed name to "Knott, Ebelini, Hart").
ADA COMPLIANCE	td		\$ 2,000.00		Monthly Quarterly Audit is \$120, additional estimated for doc conversion
WEBSITE DEVELOPMENT AND MONTHLY MAINT.	VENTURES	30 DAYS	\$ 2,265.00	MONTHLY	Campus Suite - \$1,518 Includes website compliance and remediation of 750 documents as well as DPPG remediation mitigation of \$500. Additional \$250 for any unknown remediation of documents
ADMINISTRATIVE CONTINGENCY		N/A	\$ 1,000.00	ANNUALLY	Estimated; variable/discretionary.
TOTAL ADMINISTRATIVE			\$ 13,502.00		
INSURANCE (GENERAL LIABILITY AND D.O.)					
			\$ 8,477.00		
DEBT SERVICE ADMINISTRATION:					
ARBITRAGE REPORTING	GNP	PRESENT	\$ 650.00	ANNUALLY	
DISSEMINATION AGENT	DPPG	PRESENT	\$ 5,000.00	ANNUALLY	Agreement 8
TRUSTEE FEES	US BANK	PRESENT	\$ 4,149.00	ANNUALLY	Per confirmation with trustee.
TRUST FUND ACCOUNTING	DPPG	PRESENT	\$ 3,675.00	MONTHLY	Agreement 19
TOTAL DEBT SERVICE ADMINISTRATION			\$ 13,474.00		
FIELD OPERATIONS EXPENDITURES:					
ELECTRICITY - UTILITY	FLORIDA POWER & LIGHT	N/A	\$ 16,500.00	MONTHLY	Estimated; variable.
WATER QUALITY MONITORING	COMMUNITY ENGINEERING	PRESENT	\$ 12,000.00	MONTHLY	Agreement 27; collect samples monthly and provide quarterly reports, ongoing contract with no expiration.
LANDSCAPE - LAKE & FLOW WAY	THE CLUB @ RENAISSANCE	PRESENT	\$ 39,228.00	MONTHLY	Agreement 15; auto renewal. Monthly is \$3,269.
LAKE AERATION & WELL MAINTENANCE	VARIABLE	N/A	\$ 5,000.00	VARIABLE	Estimated FY 2014 Expenditures high because of replacement of motor at front entrance and aeration costs of \$8,951.
FOUNTAIN REPAIRS	VARIABLE		\$ 10,000.00		
WETLAND MAINTENANCE	AQUATIC WEED CONTROL	N/A	\$ 15,700.00	ANNUALLY	Annual Service \$11,900 and follow up service \$3,800; 130.75 acres offsite preserve and 69.8 acres onsite.
LANDSCAPE - PERIMETER BERM MOWING	THE CLUB @ RENAISSANCE	PRESENT	\$ 36,000.00	MONTHLY	Agreement 16; auto renewal.
MULCH	NA	MULCHING SERV	\$ 6,000.00	ANNUALLY	Mulch services \$6,000 annual.
PERIMETER BERM LANDSCAPE IMPROVEMENTS	TO BE DETERMINED		\$ 150,000.00		
ENTRY WALLS MAINTENANCE	NOT UTILIZED		\$ -		
FIELD CONTINGENCY	N/A	N/A	\$ 5,163.00	ANNUALLY	Estimated; variable/discretionary.
TOTAL FIELD OPERATIONS			\$ 255,331.00		
INCREASE IN RENEWAL & REPLACEMENT			\$ 13,000.00		

Exhibit B

EXHIBIT B
RENAISSANCE CDD
\$6,920,000 SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2012

REVENUE	BUDGET
MAX. SPECIAL ASSESSMENTS - ON-ROLL (GROSS)	\$ 554,952
REVENUE ACCOUNT (Interest)	-
DISCOUNT (ASSESSMENTS)	-
TOTAL REVENUE	554,952
EXPENDITURES	
INTEREST EXPENSE	
May 1, 2020	146,581
November 1, 2020	140,089
PRINCIPAL RETIREMENT	
May 1, 2020	265,000
PREPAYMENT	-
COLLECTION FEES	-
TOTAL EXPENDITURES	551,670
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,282
PROJECTED FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	-
PROJECTED FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 3,282

I. Assessment Roll

Unit Type	Unit Count	ERU / Unit	MADS per Unit	Total MADS	Total ERU	Max. Assmt On Roll (GROSS)/ER
Estate 120' - Via Lago	53	3.00	\$2,321	\$ 122,996	159	\$ 773.5
SF 140' - Terabella	38	3.50	\$2,707	102,883	133	\$ 773.5
SF 90' - Vittoria	50	2.00	\$1,547	77,356	100	\$ 773.5
Executive 75' - Monteverdi	51	1.60	\$1,238	63,123	81.6	\$ 773.5
Coach 4-plex - Triana	130	0.50	\$387	50,281	65	\$ 773.5
Villa 60' - Villagio	58	1.10	\$851	49,353	63.8	\$ 773.5
SF 140' X2 - Terabella	2	7.00	\$5,415	10,830	14	\$ 773.5
Estate 120' X2 - Via Lago	1	6.00	\$4,641	4,641	6	\$ 773.5
Executive 75' X1.5 - Monteverdi	2	2.40	\$1,857	3,713	4.8	\$ 773.5
SF 90' x2 - Vittoria	1	4.00	\$3,094	3,094	4	\$ 773.5
Golf Course	1	86.20	\$66,681	66,681	86.2	\$ 773.5
Total	387			\$ 554,952	717.40	\$ 773.5

RENAISSANCE CDD
\$6.92MM SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2012
DEBT SERVICE REQUIREMENT

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Svc	Principal Balance
11/01/12			\$219,125.60	\$219,125.60	\$219,125.60	\$6,920,000.00
05/01/13	\$190,000	4.90%	\$184,311.25	\$374,311.25		\$6,730,000.00
11/01/13			\$179,656.25	\$179,656.25	\$553,967.50	\$6,730,000.00
05/01/14	\$200,000	4.90%	\$179,656.25	\$379,656.25		\$6,530,000.00
11/01/14			\$174,756.25	\$174,756.25	\$554,412.50	\$6,530,000.00
05/01/15	\$210,000	4.90%	\$174,756.25	\$384,756.25		\$6,320,000.00
11/01/15			\$169,611.25	\$169,611.25	\$554,367.50	\$6,320,000.00
05/01/16	\$220,000	4.90%	\$169,611.25	\$389,611.25		\$6,100,000.00
11/01/16			\$164,221.25	\$164,221.25	\$553,832.50	\$6,100,000.00
05/01/17	\$230,000	4.90%	\$164,221.25	\$394,221.25		\$5,870,000.00
11/01/17			\$158,586.25	\$158,586.25	\$552,807.50	\$5,870,000.00
05/01/18	\$240,000	4.90%	\$158,586.25	\$398,586.25		\$5,630,000.00
11/01/18			\$152,706.25	\$152,706.25	\$551,292.50	\$5,630,000.00
05/01/19	\$250,000	4.90%	\$152,706.25	\$402,706.25		\$5,380,000.00
11/01/19			\$146,581.25	\$146,581.25	\$549,287.50	\$5,380,000.00
05/01/20	\$265,000	4.90%	\$146,581.25	\$411,581.25		\$5,115,000.00
11/01/20			\$140,088.75	\$140,088.75	\$551,670.00	\$5,115,000.00
05/01/21	\$280,000	4.90%	\$140,088.75	\$420,088.75		\$4,835,000.00
11/01/21			\$133,228.75	\$133,228.75	\$553,317.50	\$4,835,000.00
05/01/22	\$290,000	4.90%	\$133,228.75	\$423,228.75		\$4,545,000.00
11/01/22			\$126,123.75	\$126,123.75	\$549,352.50	\$4,545,000.00
05/01/23	\$310,000	5.55%	\$126,123.75	\$436,123.75		\$4,235,000.00
11/01/23			\$117,521.25	\$117,521.25	\$553,645.00	\$4,235,000.00
05/01/24	\$325,000	5.55%	\$117,521.25	\$442,521.25		\$3,910,000.00
11/01/24			\$108,502.50	\$108,502.50	\$551,023.75	\$3,910,000.00
05/01/25	\$345,000	5.55%	\$108,502.50	\$453,502.50		\$3,565,000.00
11/01/25			\$98,928.75	\$98,928.75	\$552,431.25	\$3,565,000.00
05/01/26	\$365,000	5.55%	\$98,928.75	\$463,928.75		\$3,200,000.00
11/01/26			\$88,800.00	\$88,800.00	\$552,728.75	\$3,200,000.00
05/01/27	\$385,000	5.55%	\$88,800.00	\$473,800.00		\$2,815,000.00
11/01/27			\$78,116.25	\$78,116.25	\$551,916.25	\$2,815,000.00
05/01/28	\$405,000	5.55%	\$78,116.25	\$483,116.25		\$2,410,000.00
11/01/28			\$66,877.50	\$66,877.50	\$549,993.75	\$2,410,000.00
05/01/29	\$430,000	5.55%	\$66,877.50	\$496,877.50		\$1,980,000.00
11/01/29			\$54,945.00	\$54,945.00	\$551,822.50	\$1,980,000.00
05/01/30	\$455,000	5.55%	\$54,945.00	\$509,945.00		\$1,525,000.00
11/01/30			\$42,318.75	\$42,318.75	\$552,263.75	\$1,525,000.00
05/01/31	\$480,000	5.55%	\$42,318.75	\$522,318.75		\$1,045,000.00
11/01/31			\$28,998.75	\$28,998.75	\$551,317.50	\$1,045,000.00
05/01/32	\$510,000	5.55%	\$28,998.75	\$538,998.75		\$535,000.00
11/01/32			\$14,846.25	\$14,846.25	\$553,845.00	\$535,000.00
05/01/33	\$535,000	5.55%	\$14,846.25	\$549,846.25		
11/01/33			\$0.00	\$0.00	\$549,846.25	
TOTAL	\$6,920,000		\$4,894,266.85	\$11,814,266.85	\$11,814,266.85	

Max. annual debt service (MADS):	\$554,413
Total ERU:	717.40
MADS/ERU:	\$772.81
Gross Assmt:	\$805.01

Footnote:

(a) Data herein for budgetary process purposes only.

RESOLUTION 2019-10

A RESOLUTION OF THE RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR 2020, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2019, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 0(2)(b) Florida Statutes; and

WHEREAS, on June 10, 2019, the Board set August 29, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.08(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of Supervisors of the Renaissance Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Lee County political subdivision on compatible electronic medium tied to the property identification number no later than 15 September 2019 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Renaissance Community Development District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Fla. Stat., and Rule 12D-18, Florida Administrative Code.

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

Section 1. The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

Section 2. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and is hereby attached to this resolution, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2020 and/or revised projections for Fiscal Year 2019.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary in addition to being posted on the District's website and identified as "The Budget for the Renaissance Community Development District for the Fiscal Year Ending September 30, 2020, as Adopted by the Board of Supervisors on August 29, 2019.

Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the Renaissance Community Development District, for the Fiscal Year beginning October 1, 2019, and ending September 30, 2020 the sum of one million and forty nine thousand and five hundred and fifty eight dollars (\$1,049,558) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$494,606
DEBT SERVICE FUNDS	\$554,952
 TOTAL ALL FUNDS	 \$1,049,558

Section 4. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

- a. That the Fiscal Year 2019 Maintenance Special Assessment Levy (the "assessment levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached schedule, which levy represents the amount of three hundred dollars in District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment levy shall be distributed as follows:

General Fund O & M
Debt Service Fund

[See Assessment Levy Resolution 2019-09]
[See Assessment Levy Resolution 2019-09]

- b. The designee of the Chair of the Board of Supervisors of the Renaissance Community Development District shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Lee County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Fla. Stat.) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably, and adopted this 29th day of August 2019.

Renaissance Community Development District

Chairman

Attest:

Secretary