

STATEMENT 1  
RENAISSANCE CDD  
ADOPTED BUDGET FY 2019  
GENERAL FUND (O&M)

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ACTUAL	FY2017 ACTUAL	FY2018 ADOPTED	FY 2018 YTD - MARCH	FY2019 ADOPTED	VARIANCE 2018 TO 2019
<b>I. REVENUE</b>								
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 262,358	\$ 265,022	\$ 265,757	\$ 265,598	\$ 274,347	\$ 250,560	\$ 274,347	-
INTEREST	-	1,872	2,560	2,558	-	907	-	-
UNASSIGNED FUND BAL-PERIMETER BERM LANDSCAPE IMPROVE.	-	-	-	-	150,000	-	150,000	-
ASSESSMENT DISCOUNT (4%)	-	-	-	-	-	-	-	-
<b>TOTAL REVENUE</b>	<b>262,358</b>	<b>266,894</b>	<b>268,317</b>	<b>268,156</b>	<b>424,347</b>	<b>251,467</b>	<b>424,347</b>	<b>-</b>
<b>II. EXPENDITURES</b>								
<b>ADMINISTRATIVE:</b>								
MANAGEMENT CONSULTING SERVICES	48,825	48,825	48,825	48,825	48,825	24,412	48,825	-
GENERAL ADMINISTRATIVE	3,600	3,600	3,600	3,600	3,600	1,800	3,600	-
MISCELLANEOUS	62	424	135	-	500	389	500	-
AUDITING	3,550	3,550	3,700	3,923	5,500	4,123	4,300	(1,200)
ASSESSMENT ADMINISTRATION	13,388	13,388	13,388	13,388	13,388	13,388	13,388	-
COUNTY-ASSESSMENT COLLECTION FEES	-	390	-	390	552	-	552	-
LEGAL ADVERTISEMENTS	1,192	1,206	1,152	497	1,500	64	1,500	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
ENGINEERING SERVICES	-	4,715	-	-	3,500	-	3,500	-
LEGAL SERVICES	12,000	12,000	12,000	12,000	12,000	6,000	12,000	-
WEBSITE DEVELOPMENT AND MONTHLY MAINT.	-	-	1,200	997	960	480	960	-
ADMINISTRATIVE CONTINGENCY	2,911	-	390	-	1,000	-	1,000	-
<b>TOTAL ADMINISTRATION</b>	<b>85,703</b>	<b>88,273</b>	<b>84,565</b>	<b>83,795</b>	<b>91,500</b>	<b>50,831</b>	<b>90,300</b>	<b>(1,200)</b>
<b>INSURANCE:</b>								
INSURANCE (GENERAL LIABILITY AND D.O.)	6,233	6,288	6,388	6,508	7,159	6,508	7,159	-
<b>TOTAL INSURANCE</b>	<b>6,233</b>	<b>6,288</b>	<b>6,388</b>	<b>6,508</b>	<b>7,159</b>	<b>6,508</b>	<b>7,159</b>	<b>-</b>
<b>DEBT SERVICE ADMINISTRATION:</b>								
ARBITRAGE REPORTING	1,500	500	500	500	500	-	500	-
DISSEMINATION AGENT	5,000	-	5,000	5,000	5,000	5,000	5,000	-
TRUSTEE FEES	1,886	3,771	3,771	3,771	3,771	3,771	4,149	378
TRUST FUND ACCOUNTING	3,675	3,675	3,675	3,675	3,675	1,838	3,675	-
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>12,061</b>	<b>7,946</b>	<b>12,946</b>	<b>12,946</b>	<b>12,946</b>	<b>10,609</b>	<b>13,324</b>	<b>378</b>
<b>FIELD OPERATIONS:</b>								
ELECTRICITY-UTILITY	13,929	13,759	14,116	15,005	16,500	7,234	16,500	-
WATER QUALITY & WETLAND MONITORING	12,000	12,000	12,000	12,000	12,000	6,675	12,000	-
LANDSCAPE - LAKE AND FLOW WAY MAINTENANCE	31,500	33,286	34,720	39,228	39,228	20,938	39,228	-
LAKE AERATION & WELL MAINTENANCE	6,850	9,496	-	652	5,000	-	5,000	-
FOUNTAIN REPAIRS & MAINTENANCE	-	5,750	6,578	3,205	10,000	4,362	10,000	-
WETLAND MAINTENANCE	11,900	15,700	11,900	-	15,700	-	15,700	-
LANDSCAPE-PERIMETER BERM MOWING	24,000	24,000	32,000	36,000	36,000	12,000	36,000	-
MULCH	-	6,038	7,904	600	6,000	5,000	6,000	-
PERIMETER BERM LANDSCAPE IMPROVEMENTS	-	-	-	-	150,000	-	150,000	-
ENTRY AND WALLS MAINTENANCE	-	-	-	255	-	7,275	-	-
FIELD CONTINGENCY (FENCE IN FY 2016)	2,332	15,438	5,182	1,850	11,176	24,132	11,107	(69)
<b>TOTAL FIELD OPERATIONS</b>	<b>102,511</b>	<b>135,467</b>	<b>124,400</b>	<b>108,795</b>	<b>301,604</b>	<b>87,616</b>	<b>301,535</b>	<b>(69)</b>
<b>INCREASE IN RENEWAL &amp; REPLACEMENT</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,138</b>	<b>-</b>	<b>12,029</b>	<b>891</b>
<b>TOTAL EXPENDITURES</b>	<b>206,508</b>	<b>237,974</b>	<b>228,299</b>	<b>212,044</b>	<b>424,347</b>	<b>155,564</b>	<b>424,347</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>55,850</b>	<b>28,920</b>	<b>40,018</b>	<b>56,112</b>	<b>-</b>	<b>95,903</b>	<b>-</b>	<b>-</b>
FUND BALANCE - BEGINNING	468,882	524,732	553,652	593,670	649,782	649,782	638,644	-
INCREASE IN CAPITAL RESERVES	-	-	-	-	11,138	-	12,029	-
LESS FUND BALANCE FORWARD - PERIMTER BERM LANDSCAPE	-	-	-	-	(150,000)	-	(150,000)	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 524,732</b>	<b>\$ 553,652</b>	<b>\$ 593,670</b>	<b>\$ 649,782</b>	<b>\$ 510,920</b>	<b>\$ 745,685</b>	<b>\$ 500,673</b>	<b>\$ -</b>

**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
FUTURE POTENTIAL DEBT SERVICE PAYMENT	\$ 150,000
UNASSIGNED FUND BALANCE	\$ 81,830
<b>FUND BALANCE</b>	<b>\$ 500,673</b>

NOTE: FUND BALANCE ASSUMES THAT THE BERM WORK WILL NOT BE COMPLETED IN FY 2018 AND WILL CARRY FORWARD INTO FY 2019

**RENAISSANCE CDD  
ADOPTED BUDGET FY 2019 - STATEMENT 2  
GENERAL FUND (O&M)ASSESSMENT ALLOCATION**

**1. Land Uses and EAU Assignment**

<b>Unit Type</b>	<b>Unit Count</b>	<b>Assigned EAU</b>	<b>Total EAU</b>
All units	388	1.00	388.00

**2. Expenditure Budget**

	<u>Total</u>	<u>Per EAU</u>
Budget	\$ 424,347	
Less: Fund balance forward	\$ (150,000)	
Expenditures - net	<u>\$ 274,347</u>	<u>\$ 707.08</u>
Expenditures - gross	4% <u>\$ 285,778</u>	<u>\$ 736.54</u>

Statement 3  
Summary of Contract Expenditures

CATEGORY	VENDOR	EXPIRATION DATE OF CONTRACT	ANNUAL AMOUNT OF CONTRACT	(SCOPE OF SERVICE)
<b>ADMINISTRATIVE:</b>				
MANAGEMENT CONSULTING SERVICES	DPFG	PRESENT	\$ 48,825.00	Agreement 19; Includes: DM, Recording & General Accounting (not Trust Accounting).
GENERAL ADMINISTRATIVE	DPFG	PRESENT	\$ 3,600.00	Agreement 19
MISCELLANEOUS		N/A	\$ 500.00	Estimated
AUDITING	GRAU & ASSOCIATES	9/30/2019	\$ 4,300.00	\$4,500 for FY 2019.
ASSESSMENT ADMINISTRATION	DPFG	PRESENT	\$ 13,388.00	Agreement 19
COUNTY ASSESSMENT COLLECTION FEES	LEE COUNTY	PRESENT	\$ 552.00	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	Estimated; variable/discretionary - Workshops and public hearings.
REGULATORY AND PERMIT FEES	FL DEPART. OF ECONOMIC OPPORTUNITY	N/A	\$ 175.00	Fixed
ENGINEERING SERVICES	COMMUNITY ENGINEERING	PRESENT	\$ 3,500.00	Estimated; agreement 7; No engineering expenses since 2012.
LEGAL SERVICES	KNOTT, EBELINI, HART	PRESENT	\$ 12,000.00	Agreement 3 ("Humphrey & Knott" changed name to "Knott, Ebelini, Hart").
WEBSITE DEVELOPMENT AND MONTHLY MAINT.	ATLAS	30 DAYS	\$ 960.00	Website is \$80 monthly.
ADMINISTRATIVE CONTINGENCY		N/A	\$ 1,000.00	Estimated; variable/discretionary.
<b>TOTAL ADMINISTRATIVE</b>			<b>\$ 90,300.00</b>	
<b>INSURANCE (GENERAL LIABILITY AND D.O.)</b>	<b>EGIS INSURANCE</b>	<b>10/1/2016</b>	<b>\$ 7,159.00</b>	<b>For Public Officials, Property, and General Liability.</b>
<b>DEBT SERVICE ADMINISTRATION:</b>				
ARBITRAGE REPORTING	GNP	PRESENT	\$ 500.00	Agreement 28
DISSEMINATION AGENT	DPFG	PRESENT	\$ 5,000.00	Agreement 8
TRUSTEE FEES	US BANK	PRESENT	\$ 4,149.00	Per confirmation with trustee.
TRUST FUND ACCOUNTING	DPFG	PRESENT	\$ 3,675.00	Agreement 19
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>			<b>\$ 13,324.00</b>	
<b>FIELD OPERATIONS EXPENDITURES:</b>				
ELECTRICITY - UTILITY	FLORIDA POWER & LIGHT	N/A	\$ 16,500.00	Estimated; variable.
WATER QUALITY MONITORING	COMMUNITY ENGINEERING	PRESENT	\$ 12,000.00	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	Agreement 15; auto renewal. Monthly is \$3,269.
LAKE AERATION & WELL MAINTENANCE	VARIABLE	N/A	\$ 5,000.00	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	Annual Service \$11,900 and follow up service \$3,800; 138.75 acres offsite preserve and 69.8 acres onsite.
LANDSCAPE - PERIMETER BERM MOWING	THE CLUB @ RENAISSANCE	PRESENT	\$ 36,000.00	Agreement 15; auto renewal.
MULCH	NA	MULCHING SERVICES	\$ 6,000.00	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	\$ 11,107.00	Estimated; variable/discretionary.
<b>TOTAL FIELD OPERATIONS</b>			<b>\$ 301,535.00</b>	

**STATEMENT 4  
RENAISSANCE CDD  
BUDGET FY 2019  
SERIES 2012 DEBT SERVICE**

	<b>BUDGET</b>
<b>REVENUE</b>	
MAX. SPECIAL ASSESSMENTS - ON-ROLL (GROSS)	\$ 603,209
REVENUE ACCOUNT (Interest)	-
DISCOUNT (ASSESSMENTS)	(24,128)
<b>TOTAL REVENUE</b>	<b>579,081</b>
<b>EXPENDITURES</b>	
INTEREST EXPENSE	
May 1, 2019	152,706
November 1, 2019	146,581
PRINCIPAL RETIREMENT	
May 1, 2019	250,000
PREPAYMENT	-
COLLECTION FEES	24,128
<b>TOTAL EXPENDITURES</b>	<b>573,416</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>5,665</b>
<b>PROJECTED FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)</b>	<b>-</b>
<b>PROJECTED FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)</b>	<b>\$ 5,665</b>

**I. Assessment Roll**

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

**STATEMENT 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 Srvc	Principal Balance
11/01/12			\$219,125.60	\$219,125.60	\$219,125.60	\$6,920,000
05/01/13	\$190,000	4.90%	\$184,311.25	\$374,311.25		\$6,730,000
11/01/13			\$179,656.25	\$179,656.25	\$553,967.50	\$6,730,000
05/01/14	\$200,000	4.90%	\$179,656.25	\$379,656.25		\$6,530,000
11/01/14			\$174,756.25	\$174,756.25	\$554,412.50	\$6,530,000
05/01/15	\$210,000	4.90%	\$174,756.25	\$384,756.25		\$6,320,000
11/01/15			\$169,611.25	\$169,611.25	\$554,367.50	\$6,320,000
05/01/16	\$220,000	4.90%	\$169,611.25	\$389,611.25		\$6,100,000
11/01/16			\$164,221.25	\$164,221.25	\$553,832.50	\$6,100,000
05/01/17	\$230,000	4.90%	\$164,221.25	\$394,221.25		\$5,870,000
11/01/17			\$158,586.25	\$158,586.25	\$552,807.50	\$5,870,000
05/01/18	\$240,000	4.90%	\$158,586.25	\$398,586.25		\$5,630,000
11/01/18			\$152,706.25	\$152,706.25	\$551,292.50	\$5,630,000
05/01/19	\$250,000	4.90%	\$152,706.25	\$402,706.25		\$5,380,000
11/01/19			\$146,581.25	\$146,581.25	\$549,287.50	\$5,380,000
05/01/20	\$265,000	4.90%	\$146,581.25	\$411,581.25		\$5,115,000
11/01/20			\$140,088.75	\$140,088.75	\$551,670.00	\$5,115,000
05/01/21	\$280,000	4.90%	\$140,088.75	\$420,088.75		\$4,835,000
11/01/21			\$133,228.75	\$133,228.75	\$553,317.50	\$4,835,000
05/01/22	\$290,000	4.90%	\$133,228.75	\$423,228.75		\$4,545,000
11/01/22			\$126,123.75	\$126,123.75	\$549,352.50	\$4,545,000
05/01/23	\$310,000	5.55%	\$126,123.75	\$436,123.75		\$4,235,000
11/01/23			\$117,521.25	\$117,521.25	\$553,645.00	\$4,235,000
05/01/24	\$325,000	5.55%	\$117,521.25	\$442,521.25		\$3,910,000
11/01/24			\$108,502.50	\$108,502.50	\$551,023.75	\$3,910,000
05/01/25	\$345,000	5.55%	\$108,502.50	\$453,502.50		\$3,565,000
11/01/25			\$98,928.75	\$98,928.75	\$552,431.25	\$3,565,000
05/01/26	\$365,000	5.55%	\$98,928.75	\$463,928.75		\$3,200,000
11/01/26			\$88,800.00	\$88,800.00	\$552,728.75	\$3,200,000
05/01/27	\$385,000	5.55%	\$88,800.00	\$473,800.00		\$2,815,000
11/01/27			\$78,116.25	\$78,116.25	\$551,916.25	\$2,815,000
05/01/28	\$405,000	5.55%	\$78,116.25	\$483,116.25		\$2,410,000
11/01/28			\$66,877.50	\$66,877.50	\$549,993.75	\$2,410,000
05/01/29	\$430,000	5.55%	\$66,877.50	\$496,877.50		\$1,980,000
11/01/29			\$54,945.00	\$54,945.00	\$551,822.50	\$1,980,000
05/01/30	\$455,000	5.55%	\$54,945.00	\$509,945.00		\$1,525,000
11/01/30			\$42,318.75	\$42,318.75	\$552,263.75	\$1,525,000
05/01/31	\$480,000	5.55%	\$42,318.75	\$522,318.75		\$1,045,000
11/01/31			\$28,998.75	\$28,998.75	\$551,317.50	\$1,045,000
05/01/32	\$510,000	5.55%	\$28,998.75	\$538,998.75		\$535,000
11/01/32			\$14,846.25	\$14,846.25	\$553,845.00	\$535,000
05/01/33	\$535,000	5.55%	\$14,846.25	\$549,846.25		\$0
11/01/33			\$0.00	\$0.00	\$549,846.25	\$0
<b>TOTAL</b>	<b>\$6,920,000</b>		<b>\$4,894,266.85</b>	<b>\$11,814,266.85</b>	<b>\$11,814,266.85</b>	

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.