

RENAISSANCE

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2021

Adopted

August 10, 2020

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Budget</u> <u>FY 2020</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2020</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2021</u>
<u>Revenues</u>							
001.361001.0000 Interest Income	2,611	2,221	-	2,757	3,860	6,617	5,000
001.361006.0000 Interest - Tax Collector	-	226	-	-	-	-	-
001.363010.0000 Assessments - Tax Collector	265,237	257,238	274,347	274,286	9,280	283,566	273,454
001.363090.0000 Assessments - Discounts	-	-	-	(10,020)	(93)	(10,113)	(10,938)
001.369900.0000 Miscellaneous Revenue	-	397	-	-	-	-	-
001.381550.0000 Use of Unassigned Fund Balance	-	49,682	150,000	-	51,357	51,357	68,273
Total Revenues	267,848	309,764	424,347	267,023	64,404	331,427	335,789
<u>Expenses</u>							
<u>Administrative</u>							
001.531002.0000 Arbitrage Reporting	500	500	650	-	500	500	500
001.531012.0000 Dissemination Agent	5,000	5,000	5,000	-	5,000	5,000	5,000
001.531013.0000 Engineering	-	3,000	3,500	6,978	7,000	13,978	15,000
001.531023.0000 Legal Services	12,000	11,000	12,000	5,000	7,000	12,000	12,000
001.531027.0000 District Management Services	48,825	50,627	48,825	20,750	29,050	49,800	51,294
001.531035.0000 Assessment Roll Processing	-	-	-	388	-	388	-
001.531038.0000 Assessment Administration	13,388	15,213	13,388	3,042	4,258	7,300	7,519
001.531042.0000 Tax Collector Fees	389	388	552	-	552	552	552
001.531045.0000 Trustee Fees	3,771	4,148	4,149	4,148	-	4,148	4,000
001.531049.0000 Regulatory & Compliance Fees	175	-	-	1,200	-	1,200	-
001.532001.0000 Trust Accounting Services	3,675	3,381	3,675	1,042	2,634	3,675	2,575
001.532002.0000 Auditing	4,123	4,323	4,500	-	4,500	4,500	4,500
001.545002.0000 Insurance - General Liability	6,508	8,005	8,477	3,295	5,182	8,477	8,477
001.548002.0000 Legal Advertising	275	1,572	1,500	443	600	1,043	1,000
001.549001.0000 Miscellaneous Services	3,612	2,973	5,100	-	1,000	1,000	1,000
001.549009.0000 Bank Charge	-	35	-	-	-	-	-
001.549070.0000 Assessments - Collection Fees	-	(76)	-	196	-	196	196
001.549915.0000 Website Hosting & Maintenance	980	1,435	4,265	1,046	805	1,851	1,200
001.554007.0000 Fees & Permits	-	175	175	175	-	175	175
Total Administrative	103,221	111,699	115,756	47,703	68,081	115,783	114,988

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<i>General Fund</i>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Budget</u> <u>FY 2020</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2020</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2021</u>
<u>Conservation & Resource Mgmt</u>							
001.534075.0000 Wetland Monitoring	12,000	8,000	12,000	-	-	-	-
001.534076.0000 Contracts - Preserves	-	4,510	15,700	-	29,500	29,500	29,500
001.546123.0000 R&M - Preserves	2,650	2,990	-	506	1,000	1,506	3,000
Total Conservation & Resource Mgmt	14,650	15,500	27,700	506	30,500	31,006	32,500
<u>Operations & Maintenance</u>							
001.531016.0000 Field Management	-	2,125	-	4,375	6,125	10,500	10,815
001.534050.0000 Contracts - Berm Mowing	36,000	30,000	16,500	9,000	28,364	37,364	37,819
001.534053.0000 Contracts - Landscape	-	6,000	-	-	-	-	-
001.543006.0000 Electricity - General	17,528	9,650	-	-	-	-	-
001.546036.0000 R&M - Landscape	5,000	-	-	-	7,000	7,000	5,000
001.546038.0000 R&M - Berm	-	31,100	-	-	-	-	2,000
001.546070.0000 R&M - Renewal & Replacement	-	-	36,000	3,890	3,890	7,780	20,000
001.546074.0000 R&M - Grounds	-	24,614	-	14,695	2,000	16,695	10,000
001.546150.0000 R&M - Outside Maintenance	-	-	13,000	-	13,000	13,000	13,000
001.549900.0000 Misc - Contingency	48,193	960	11,163	-	11,163	11,163	10,967
Total Operations & Maintenance	106,721	104,449	76,663	31,960	71,542	103,502	109,601
<u>Irrigation Services</u>							
001.543050.0000 Electricity - Irrigation	-	1,313	-	2,320	3,248	5,568	5,600
Total Irrigation Services	-	1,313	-	2,320	3,248	5,568	5,600
<u>Lakes & Ponds</u>							
001.534084.0000 Contracts - Lakes	39,226	34,375	39,228	22,883	21,000	43,883	35,000
001.534129.0000 Contracts - Aerator Maintenance	-	875	-	875	5,100	5,975	2,500
001.543020.0000 Electricity - Aerators	-	1,573	-	2,106	2,948	5,054	5,200
001.543043.0000 Electricity - Fountains	-	723	-	2,185	3,059	5,244	5,400
001.546003.0000 R&M - Aeration	-	24,734	5,000	1,302	2,000	3,302	5,000
001.546032.0000 R&M - Fountains	5,861	5,550	10,000	5,689	2,000	7,689	10,000
001.546042.0000 R&M - Lake	-	850	-	2,218	2,000	4,218	5,000
Total Lakes & Ponds	45,087	68,680	54,228	37,258	38,107	75,365	68,100

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Fiscal Year 2021 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Budget</u> <u>FY 2020</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2020</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2021</u>
<u>Roads & Streets</u>							
001.546019.0000 R&M - Drainage	-	-	-	203	-	203	5,000
Total Roads & Streets	<u>-</u>	<u>-</u>	<u>-</u>	<u>203</u>	<u>-</u>	<u>203</u>	<u>5,000</u>
<u>Capital Expenditures & Projects</u>							
001.564042.0000 Capital Outlay - Landscape	28,375	-	150,000	-	-	-	-
Total Capital Expenditures & Projects	<u>28,375</u>	<u>-</u>	<u>150,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Other Sources/Uses</u>							
Total Other Sources/Uses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenses	<u>298,054</u>	<u>301,641</u>	<u>424,347</u>	<u>119,950</u>	<u>211,478</u>	<u>331,427</u>	<u>335,789</u>
Excess Revenue Over (Under) Expenditures	<u>(30,206)</u>	<u>8,123</u>	<u>-</u>	<u>147,074</u>	<u>(147,073)</u>	<u>0</u>	<u>0</u>
<i>Fund Balance Beginning</i>	649,783	619,577	578,018			578,018	526,661
<i>Fund Balance Ending</i>	619,577	578,018				526,661	458,388

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Annual Budget

<i>Series 2012 Debt Service Fund</i>	<u>Actual</u> <u>FY 2018</u>	<u>Actual</u> <u>FY 2019</u>	<u>Budget</u> <u>FY 2020</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2020</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2021</u>
<u>Revenues</u>							
202.361001.0000 Interest Income	-	7,534	-	2,266	-	2,266	-
202.361006.0000 Interest - Tax Collector	5,448	423	-	-	-	-	-
202.363010.0000 Assessments - Tax Collector	559,145	543,820	554,952	513,213	41,739	554,952	578,103
202.363090.0000 Assessments - Discounts	-	-	-	(18,747)	-	-	(23,124)
202.369900.0000 Other Miscellaneous Revenue	-	150	-	-	-	-	-
Total Revenues	564,593	551,927	554,952	496,732	41,739	557,218	554,979
<u>Expenses</u>							
<u>Administrative</u>							
202.549070.0000 Assessments - Collection Fees	-	(141)	-	367	-	367	367
Total Administrative	-	(141)	-	367	-	367	367
<u>Debt Service</u>							
202.571001.0000 Principal Debt Retirement	240,000	250,000	265,000	-	265,000	265,000	265,000
202.572001.0000 Interest Expense	317,173	305,412	293,162	146,581	146,581	293,162	280,178
Total Debt Service	557,173	555,412	558,162	146,581	411,581	558,162	558,162
Total Expenses	557,173	555,271	558,162	146,948	411,214	558,162	558,162
Excess Revenue Over (Under) Expenditures	7,420	(3,344)	(3,210)	349,784	(352,994)	(3,210)	(3,183)

RENAISSANCE
Community Development District

ALLOCATION OF FUND BALANCES
 Fiscal Year 2021

AVAILABLE FUNDS

Beginning Fund Balance	526,661
Net Change in Fund Balance	-
Reserves - Budgeted Additions	-
Reserves - Budgeted Use of Fund Balance	(68,273)

Total Funds Available (Estimated) - 09/30/2021	458,388
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ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	1,288	
		Subtotal
		1,288

Assigned Fund Balance	FY 2020 Balance	FY 2021 Additions	Total
Reserves - Operating	200,000		200,000
Reserves - Capital Outlay	100,000		100,000
Reserves - Future Debt Payments	150,000		150,000

Total Allocation of Available Funds	451,288
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Total Unassigned (undesignated) Cash	\$ 5,812
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RENAISSANCE
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ASSESSMENT RATES

Fiscal Year 2021

Unit Type	Subdivision Name	Total # of Units	O & M Assessment	Series 2012 Debt Service Assessment	FY 2020 Total Assessment	FY 2021 Total Assessment	Difference
Operations & Maintenance Only	Operations & Maintenance Only	3	708.43	-	708.43	708.43	0.0%
Coach 4-plex	Triana	130	708.43	402.90	1,111.33	1,111.33	0.0%
Villa 60'	Villagio	58	708.43	886.38	1,594.81	1,594.81	0.0%
Executive 75'	Monteverdi	49	708.43	1,289.28	1,997.71	1,997.71	0.0%
SF 90'	Vittoria	48	708.43	1,611.60	2,320.03	2,320.03	0.0%
Executive 75' X1.5	Monteverdi	2	708.43	1,933.92	2,642.35	2,642.35	0.0%
Executive 75' X1.5	Monteverdi	1	708.43	2,578.56	3,286.99	3,286.99	0.0%
Estate 120'	Via Lago	51	708.43	2,417.40	3,125.83	3,125.83	0.0%
SF 140'	Terabella	38	708.43	2,820.30	3,528.73	3,528.73	0.0%
Estate 120' X2	Via Lago	2	708.43	4,834.80	5,543.23	5,543.23	0.0%
SF 90' X2	Vittoria	2	708.43	3,223.20	3,931.63	3,931.63	0.0%
SF 140' X2	Terabella	2	708.43	5,640.60	6,349.03	6,349.03	0.0%

RENAISSANCE

Community Development District

\$6.92MM SPECIAL ASSESSMENT REFUNDING BONDS - SERIES 2012 DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
2012-11-01			219,125.60	219,125.60	219,125.60	6,920,000.00
2013-05-01	190,000.00	4.90%	184,311.25	374,311.25		6,730,000.00
2013-11-01			179,656.25	179,656.25	553,967.50	6,730,000.00
2014-05-01	200,000.00	4.90%	179,656.25	379,656.25		6,530,000.00
2014-11-01			174,756.25	174,756.25	554,412.50	6,530,000.00
2015-05-01	210,000.00	4.90%	174,756.25	384,756.25		6,320,000.00
2015-11-01			169,611.25	169,611.25	554,367.50	6,320,000.00
2016-05-01	220,000.00	4.90%	169,611.25	389,611.25		6,100,000.00
2016-11-01			164,221.25	164,221.25	553,832.50	6,100,000.00
2017-05-01	230,000.00	4.90%	164,221.25	394,221.25		5,870,000.00
2017-11-01			158,586.25	158,586.25	552,807.50	5,870,000.00
2018-05-01	240,000.00	4.90%	158,586.25	398,586.25		5,630,000.00
2018-11-01			152,706.25	152,706.25	551,292.50	5,630,000.00
2019-05-01	250,000.00	4.90%	152,706.25	402,706.25		5,380,000.00
2019-11-01			146,581.25	146,581.25	549,287.50	5,380,000.00
2020-05-01	265,000.00	4.90%	146,581.25	411,581.25		5,115,000.00
2020-11-01			140,088.75	140,088.75	551,670.00	5,115,000.00
2021-05-01	280,000.00	4.90%	140,088.75	420,088.75		4,835,000.00
2021-11-01			133,228.75	133,228.75	553,317.50	4,835,000.00
2022-05-01	290,000.00	4.90%	133,228.75	423,228.75		4,545,000.00
2022-11-01			126,123.75	126,123.75	549,352.50	4,545,000.00
2023-05-01	310,000.00	5.55%	126,123.75	436,123.75		4,235,000.00
2023-11-01			117,521.25	117,521.25	553,645.00	4,235,000.00
2024-05-01	325,000.00	5.55%	117,521.25	442,521.25		3,910,000.00
2024-11-01			108,502.50	108,502.50	551,023.75	3,910,000.00
2025-05-01	345,000.00	5.55%	108,502.50	453,502.50		3,565,000.00
2025-11-01			98,928.75	98,928.75	552,431.25	3,565,000.00
2026-05-01	365,000.00	5.55%	98,928.75	463,928.75		3,200,000.00
2026-11-01			88,800.00	88,800.00	552,728.75	3,200,000.00
2027-05-01	385,000.00	5.55%	88,800.00	473,800.00		2,815,000.00
2027-11-01			78,116.25	78,116.25	551,916.25	2,815,000.00
2028-05-01	405,000.00	5.55%	78,116.25	483,116.25		2,410,000.00
2028-11-01			66,877.50	66,877.50	549,993.75	2,410,000.00
2029-05-01	430,000.00	5.55%	66,877.50	496,877.50		1,980,000.00
2029-11-01			54,945.00	54,945.00	551,822.50	1,980,000.00
2030-05-01	455,000.00	5.55%	54,945.00	509,945.00		1,525,000.00
2030-11-01			42,318.75	42,318.75	552,263.75	1,525,000.00
2031-05-01	480,000.00	5.55%	42,318.75	522,318.75		1,045,000.00
2031-11-01			28,998.75	28,998.75	551,317.50	1,045,000.00
2032-05-01	510,000.00	5.55%	28,998.75	538,998.75		535,000.00
2032-11-01			14,846.25	14,846.25	553,845.00	535,000.00
2033-05-01	535,000.00	5.55%	14,846.25	549,846.25		-
2033-11-01			-	-	549,846.25	-
TOTAL	\$ 6,920,000.00		\$4,894,266.85	\$11,814,266.85	\$11,814,266.85	