

RENAISSANCE

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2023

Adopted Budget

Approved
August 8, 2022

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Budget</u> <u>FY 2022</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>
<u>Revenues</u>							
001.361001.0000 Interest Income	4,840	2,406	4,500	721	679	1,400	1,400
001.361006.0000 Interest - Tax Collector	-	-	-	67	-	67	-
001.363010.0000 Assessments - Tax Collector	296,597	273,454	273,454	230,273	43,181	273,454	447,154
001.363015.0000 Excess Fees - Tax Collector	-	-	-	-	-	-	-
001.363050.0000 Assessments - Penalties	345	318	-	-	-	-	-
001.363090.0000 Assessments - Discounts	(10,052)	(9,141)	(10,938)	(8,957)	-	(8,957)	(17,886)
001.369900.0000 Miscellaneous Revenue	-	202	202	-	-	-	-
001.381550.0000 Use of Unassigned Fund Balance	-	-	178,600	-	-	-	-
Total Revenues	291,730	267,239	445,818	222,104	43,860	265,964	430,668
<u>Expenditures</u>							
<u>Administrative</u>							
001.531002.0000 Arbitrage Reporting	500	-	500	500	-	500	540
001.531012.0000 Dissemination Agent	-	-	2,500	-	-	-	-
001.531013.0000 Engineering	18,288	12,000	15,000	5,950	6,000	11,950	12,960
001.531023.0000 Legal Services	11,124	15,050	18,000	6,000	12,000	18,000	18,000
001.531027.0000 District Management Services	49,800	51,294	52,833	22,014	30,819	52,833	57,060
001.531035.0000 Assessment Roll Processing	388	388	388	388	-	388	419
001.531038.0000 Assessment Administration	7,300	7,519	7,745	3,227	4,518	7,745	8,365
001.531042.0000 Tax Collector Fees	-	29	550	-	-	-	-
001.531045.0000 Trustee Fees	4,148	4,148	4,000	4,148	-	4,148	4,148
001.531049.0000 Regulatory & Compliance Fees	1,200	-	-	-	-	-	-
001.532001.0000 Trust Accounting Services	2,500	2,575	2,652	1,105	1,547	2,652	2,864
001.532002.0000 Auditing	1,500	7,700	4,500	-	4,900	4,900	4,900
001.541006.0000 Postage And Freight	22	22	100	-	100	100	100
001.545002.0000 Insurance - General Liability	7,909	8,408	8,500	3,625	5,077	8,702	10,442
001.548002.0000 Legal Advertising	1,729	1,465	1,000	-	1,500	1,500	1,620
001.549001.0000 Miscellaneous Services	-	-	500	-	500	500	500
001.549009.0000 Bank Charge	20	-	-	-	-	-	-
001.549070.0000 Assessments - Collection Fees	196	181	200	184	-	184	200
001.549915.0000 Website Hosting & Maintenance	2,061	1,200	1,200	500	700	1,200	1,200

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Fiscal Year 2023 Annual Budget

<i>General Fund</i>	<u>Actual FY 2020</u>	<u>Actual FY 2021</u>	<u>Budget FY 2022</u>	<u>Actual YTD OCT-FEB</u>	<u>Projected MAR-SEP</u>	<u>Total Projected FY 2022</u>	<u>Budget FY 2023</u>
001.554007.0000 Annual District Fee	175	175	175	175	-	175	175
Total Administrative	108,860	112,154	120,343	47,816	67,661	115,477	123,492
<u>Conservation & Resource Mgmt</u>							
001.534075.0000 Wetland Monitoring	1,000	-	-	-	-	-	-
001.534076.0000 Contracts - Preserves	39,400	56,100	56,100	11,700	44,400	56,100	56,100
001.546123.0000 R&M - Preserves	-	3,000	3,000	-	3,000	3,000	3,240
Total Conservation & Resource Mgmt	40,400	59,100	59,100	11,700	47,400	59,100	59,340
<u>Operations & Maintenance</u>							
001.531016.0000 Field Management	11,150	12,422	11,139	5,331	5,808	11,139	18,000
001.534050.0000 Contracts - Berm Mowing	37,364	48,619	37,819	17,946	31,814	49,760	53,741
001.546036.0000 R&M - Landscape	-	4,535	5,000	5,284	2,000	7,284	7,867
001.546038.0000 R&M - Berm	-	-	2,000	300	1,700	2,000	12,000
001.546070.0000 R&M - Renewal & Replacement	7,779	-	20,000	-	-	-	5,000
001.546074.0000 R&M - Grounds	27,183	2,454	10,000	-	2,500	2,500	5,000
001.546150.0000 R&M - Outside Maintenance	1,339	4,634	10,000	1,696	3,304	5,000	5,400
001.549900.0000 Misc - Contingency	313	-	500	-	500	500	-
Total Operations & Maintenance	85,128	72,664	96,458	30,557	47,626	78,183	107,008
<u>Irrigation Services</u>							
001.543050.0000 Electricity - Irrigation	5,904	6,051	6,000	2,918	3,082	6,000	6,480
001.546052.0000 R&M - Irrigation	-	-	2,000	-	2,000	2,000	2,160
Total Irrigation Services	5,904	6,051	8,000	2,918	5,082	8,000	8,640
<u>Lakes & Ponds</u>							
001.534032.0000 Contracts - Fountains	-	900	-	900	900	1,800	1,944
001.534084.0000 Contracts - Lakes	37,152	33,000	35,000	13,750	21,250	35,000	35,640
001.534129.0000 Contracts - Aerators	3,670	3,840	2,500	960	2,880	3,840	4,147
001.543020.0000 Electricity - Aerators	4,048	3,189	5,200	1,533	2,467	4,000	4,320
001.543043.0000 Electricity - Fountains	5,364	7,129	5,400	4,020	2,000	6,020	6,480
001.546003.0000 R&M - Aeration	5,450	4,915	5,000	4,029	971	5,000	5,400
001.546032.0000 R&M - Fountains	4,728	16,415	10,000	900	9,100	10,000	7,067
001.546042.0000 R&M - Lake	18,659	7,526	7,161	1,945	5,216	7,161	7,560
001.546071.0000 R&M-Pest Control	-	-	-	-	-	-	10,000

Renaissance Community Development District
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Fiscal Year 2023 Annual Budget

<i>General Fund</i>	<u>Actual FY 2020</u>	<u>Actual FY 2021</u>	<u>Budget FY 2022</u>	<u>Actual YTD OCT-FEB</u>	<u>Projected MAR-SEP</u>	<u>Total Projected FY 2022</u>	<u>Budget FY 2023</u>
001.546132.0000 R&M - Lake Erosion Repair	-	-	75,000	-	-	-	39,630
Total Lakes & Ponds	79,071	76,914	145,261	28,037	44,784	72,821	122,188
<u>Roads & Streets</u>							
001.546019.0000 R&M - Drainage	203	25,000	16,656	-	-	-	-
Total Roads & Streets	203	25,000	16,656	-	-	-	-
<u>Capital Expenditures & Projects</u>							
001.564043.0000 Capital Outlay - Lakes	-	78,500	-	-	-	-	10,000
Total Capital Expenditures & Projects	-	78,500	-	-	-	-	10,000
<u>Other Financing Sources / Uses</u>							
001.591000.0000 Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
Total Other Financing Sources / Uses	-	-	-	-	-	-	-
Total Expenditures	319,566	430,383	445,818	121,028	212,553	333,581	430,668
Excess Revenue Over (Under) Expenditures	(27,836)	(163,144)	-	101,076	(168,693)	(67,617)	-
<i>Fund Balance Beginning</i>	570,966	543,130	379,986			379,986	312,369
<i>Fund Balance Ending</i>	543,130	379,986	379,986			312,369	312,369

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Annual Budget

<i>Series 2012 Debt Service Fund</i>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Budget</u> <u>FY 2022</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>
<u>Revenues</u>							
202.361001.0000 Interest Income	2,747	23	-	9	10	19	-
202.363010.0000 Assessments - Tax Collector	554,960	578,103	578,103	486,815	91,288	578,103	578,103
202.363050.0000 Assessments - Penalties	646	673	-	-	-	-	-
202.363090.0000 Assessments - Discounts	(18,808)	(19,326)	(23,124)	(18,936)	(4,188)	(23,124)	(23,124)
202.369900.0000 Other Miscellaneous Revenue	-	-	-	1	-	1	-
Total Revenues	539,545	559,473	554,979	467,889	87,110	554,999	554,979
<u>Expenditures</u>							
<u>Administrative</u>							
202.549070.0000 Assessments - Collection Fees	367	382	382	382	-	382	382
Total Administrative	367	382	382	382	-	382	382
<u>Debt Service</u>							
202.571001.0000 Principal Debt Retirement	265,000	280,000	290,000	-	290,000	290,000	310,000
202.572001.0000 Interest Expense	293,163	280,178	266,458	133,229	133,229	266,458	252,248
Total Debt Service	558,163	560,178	556,458	133,229	423,229	556,458	562,248
Total Expenditures	558,530	560,560	556,840	133,611	423,229	556,840	562,630
Excess Revenue Over (Under) Expenditures	(18,985)	(1,087)	(1,861)	334,278	(336,119)	(1,841)	(7,651)

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
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ALLOCATION OF FUND BALANCES

AVAILABLE FUNDS

Beginning Fund Balance	312,369
Net Change in Fund Balance	-
Reserves - Budgeted Additions	-
Budgeted Use of Fund Balance	

Total Funds Available (Estimated) - 09/30/2022	312,369
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ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance			
Deposits	1,288		
		Subtotal	1,288

	FY 2022 Beginning Balance	FY 2023 Adjustments	FY 2023 Ending Balance
Assigned Fund Balance			
Reserves - Operating	100,000		100,000
Reserves - Capital Outlay			-
Reserves - Future Debt Payments			-

Total Allocation of Available Funds	101,288
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Total Unassigned (undesignated) Cash	\$ 209,793
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Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Annual Budget

ASSESSMENT SCHEDULE

Unit Type	Subdivision Name	Operations & Maintenance	Debt Service	Total Assessment	Operations & Maintenance	Debt Service	Total Assessment
		FY 2022	FY 2022	FY 2022	FY 2023	FY 2023	FY 2023
Coach 4-plex	Triana	708.43	402.90	1,111.33	1,158.43	395.53	1,553.96
Estate 120'	Via Lago	708.43	2,417.40	3,125.83	1,158.43	2,373.18	3,531.61
Estate 120' X 2	Via Lago	708.43	4,834.80	5,543.23	1,158.43	4,746.35	5,904.78
Executive 75'	Monteverdi	708.43	1,289.28	1,997.71	1,158.43	1,265.69	2,424.12
Executive 75' X 1.5	Monteverdi	708.43	1,933.92	2,642.35	1,158.43	1,898.54	3,056.97
Executive 75' X 2	Monteverdi	708.43	2,578.56	3,286.99	1,158.43	2,531.39	3,689.82
Golf Course	Golf Course	-	30,900.69	30,900.69	-	30,337.09	30,337.09
Golf Course 2	Golf Course 2	-	38,581.38	38,581.38	-	37,875.88	37,875.88
Villa 60' *	Villagio	708.43	-	708.43	1,158.43	155.67	1,314.10
Estate 120' *	Via Lago	708.43	-	708.43	1,158.43	424.54	1,582.97
Estate 120' *	Via Lago	708.43	-	708.43	1,158.43	424.54	1,582.97
SF 140'	Terabella	708.43	2,820.30	3,528.73	1,158.43	2,768.70	3,927.13
SF 140' X 2	Terabella	708.43	5,640.60	6,349.03	1,158.43	5,537.41	6,695.84
SF 90'	Vittoria	708.43	1,611.60	2,320.03	1,158.43	1,582.12	2,740.55
SF 90' X2	Vittoria	708.43	3,223.20	3,931.63	1,158.43	3,164.23	4,322.66
Villa 60'	Villagio	708.43	886.38	1,594.81	1,158.43	870.16	2,028.59

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SERIES 2012 DEBT SERVICE

Debt Service Date	Principal Due	Interest Due	Call Premium / Discount	Paydown / Redemption	Total Payment	Ending Balance
11/01/2022	-	126,124	-	-	126,124	4,545,000
05/01/2023	310,000	126,124	-	-	436,124	4,235,000
11/01/2023	-	117,521	-	-	117,521	4,235,000
05/01/2024	325,000	117,521	-	-	442,521	3,910,000
11/01/2024	-	108,503	-	-	108,503	3,910,000
05/01/2025	345,000	108,503	-	-	453,503	3,565,000
11/01/2025	-	98,929	-	-	98,929	3,565,000
05/01/2026	365,000	98,929	-	-	463,929	3,200,000
11/01/2026	-	88,800	-	-	88,800	3,200,000
05/01/2027	385,000	88,800	-	-	473,800	2,815,000
11/01/2027	-	78,116	-	-	78,116	2,815,000
05/01/2028	405,000	78,116	-	-	483,116	2,410,000
11/01/2028	-	66,878	-	-	66,878	2,410,000
05/01/2029	430,000	66,878	-	-	496,878	1,980,000
11/01/2029	-	54,945	-	-	54,945	1,980,000
05/01/2030	455,000	54,945	-	-	509,945	1,525,000
11/01/2030	-	42,319	-	-	42,319	1,525,000
05/01/2031	480,000	42,319	-	-	522,319	1,045,000
11/01/2031	-	28,999	-	-	28,999	1,045,000
05/01/2032	510,000	28,999	-	-	538,999	535,000
11/01/2032	-	14,846	-	-	14,846	535,000
05/01/2033	535,000	14,846	-	-	549,846	-
	4,545,000	1,651,958			6,196,958	