

RENAISSANCE

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2024

August 14, 2023

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Actual</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>
<u>Revenues</u>								
001.361001.0000 Interest Income	4,840	2,406	3,674	1,400	8,025	11,000	19,025	6,587
001.361006.0000 Interest - Tax Collector	-	-	67	-	80	(80)	-	-
001.363010.0000 Assessments - Tax Collector	296,597	273,454	273,454	447,154	400,945	46,209	447,154	571,367
001.363050.0000 Assessments - Penalties	345	318	229	-	-	-	-	-
001.363090.0000 Assessments - Discounts	(10,052)	(9,141)	(9,248)	(17,886)	(15,574)	(2,312)	(17,886)	(22,878)
001.369900.0000 Miscellaneous Revenue	-	202	-	-	148	-	148	148
001.369910.0000 Misc Revenue - Res Fountain Pmts	-	-	13,890	-	13,554	(13,554)	-	-
Total Revenues	291,730	267,239	282,251	430,668	407,178	41,263	448,441	555,224
<u>Expenses</u>								
<u>Administrative</u>								
001.531002.0000 Arbitrage Reporting	500	-	1,000	540	-	540	540	540
001.531013.0000 Engineering	18,288	12,000	14,150	12,960	16,475	7,000	23,475	20,000
001.531023.0000 Legal Services	11,124	15,050	18,690	18,000	41,182	20,500	61,682	25,000
001.531027.0000 District Management Services	49,800	51,294	52,833	57,060	23,775	33,285	57,060	59,342
001.531035.0000 Profserv-Property Appraiser	388	388	388	419	388	32	420	420
001.531038.0000 Assessment Administration	7,300	7,519	7,745	8,365	3,485	4,880	8,365	8,783
001.531042.0000 Tax Collector Fees	-	29	-	-	-	-	-	-
001.531045.0000 Trustee Fees	4,148	4,148	4,148	4,148	-	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	2,864	1,193	1,671	2,864	3,007
001.532002.0000 Auditing	1,500	7,700	4,900	4,900	2,000	2,900	4,900	4,900
001.541006.0000 Postage And Freight	22	22	61	100	-	100	100	100
001.545002.0000 Insurance - General Liability	7,909	8,408	8,702	10,442	3,923	6,519	10,442	10,964
001.545007.0000 Insurance - Worker's Compensation	-	-	-	-	850	(850)	-	850
001.548002.0000 Legal Advertising	1,729	1,465	3,158	1,620	-	1,620	1,620	1,650
001.549001.0000 Misc-Other Services	-	-	663	499	-	499	499	665
001.549009.0000 Misc-Bank Charge	20	-	-	-	-	-	-	-
001.549070.0000 Assessments - Collection Fees	196	181	184	200	245	(45)	200	200
001.549915.0000 Misc-Website Hosting & Maintenance	2,061	1,200	1,200	1,200	500	700	1,200	1,260
001.554007.0000 Annual District Fee	175	175	175	175	175	-	175	175
Total Administrative	108,860	112,154	120,649	123,492	94,191	83,499	177,690	142,005

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Actual</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>
<u>Conservation & Resource Mgmt</u>								
001.534075.0000 Wetland Monitoring	1,000	-	-	-	-	-	-	-
001.534076.0000 Contracts - Preserves	39,400	56,100	56,100	56,100	11,700	44,400	56,100	56,100
001.546123.0000 R&M - Preserves	-	3,000	-	3,240	2,900	340	3,240	3,240
Total Conservation & Resource Mgmt	40,400	59,100	56,100	59,340	14,600	44,740	59,340	59,340
<u>Operations & Maintenance</u>								
001.531016.0000 Field Management	11,150	12,422	12,794	18,000	7,500	10,500	18,000	18,900
001.534050.0000 Contracts - Berm Mowing	37,364	48,619	40,630	53,741	20,926	32,815	53,741	53,741
001.546036.0000 R&M - Landscape	-	4,535	5,284	7,867	-	2,000	2,000	2,000
001.546038.0000 R&M - Berm	-	-	300	12,000	-	2,000	2,000	2,000
001.546070.0000 R&M - Renewal & Replacement	7,779	-	-	5,000	-	2,000	2,000	2,000
001.546071.0000 R&M-Pest Control	-	-	-	10,000	-	10,000	10,000	10,000
001.546074.0000 R&M - Grounds	27,183	2,454	1,746	5,000	-	5,000	5,000	5,000
001.546150.0000 R&M - Outside Maintenance	1,339	4,634	2,720	5,400	-	2,000	2,000	2,000
001.549069.0000 Misc-Hurricane	-	-	-	-	73,975	75,000	148,975	500
001.549900.0000 Misc-Contingency	313	-	-	-	-	-	-	-
Total Operations & Maintenance	85,128	72,664	63,474	117,008	102,401	141,315	243,716	96,141
<u>Irrigation Services</u>								
001.543050.0000 Electricity - Irrigation	5,904	6,051	7,122	6,480	3,656	2,824	6,480	6,480
001.546052.0000 R&M - Irrigation	-	-	-	2,160	-	2,160	2,160	2,160
Total Irrigation Services	5,904	6,051	7,122	8,640	3,656	4,984	8,640	8,640
<u>Lakes & Ponds</u>								
001.534032.0000 Contracts - Fountains	-	900	900	1,944	-	1,680	1,680	1,700
001.534084.0000 Contracts - Lakes	37,152	33,000	33,000	35,640	12,010	23,630	35,640	39,060
001.534129.0000 Contracts - Aerators	3,670	3,840	3,840	4,147	960	3,187	4,147	3,500
001.543020.0000 Electricity - Aerators	4,048	3,189	4,052	4,320	1,692	2,628	4,320	4,320
001.543043.0000 Electricity - Fountains	5,364	7,129	8,853	6,480	9,782	(3,302)	6,480	6,480
001.546003.0000 R&M - Aeration	5,450	4,915	6,122	5,400	-	5,400	5,400	5,400
001.546032.0000 R&M - Fountains	4,728	16,415	6,380	7,067	12,018	(4,951)	7,067	7,067
001.546042.0000 R&M - Lake	18,659	7,526	16,926	17,560	11,681	5,879	17,560	17,560
001.546132.0000 R&M - Lake Erosion Repair	-	-	-	39,630	19,553	20,077	39,630	158,483
Total Lakes & Ponds	79,071	76,914	80,073	122,188	67,696	54,228	121,924	243,570

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Actual</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>
<u>Roads & Streets</u>								
001.546019.0000 R&M - Drainage	203	25,000	2,800	-	-	-	-	5,528
Total Roads & Streets	203	25,000	2,800	-	-	-	-	5,528
<u>Capital Expenditures & Projects</u>								
001.564043.0000 Capital Outlay - Lakes	-	78,500	22,555	-	-	-	-	-
Total Capital Expenditures & Projects	-	78,500	22,555	-	-	-	-	-
Total Expenses	319,566	430,383	352,773	430,668	282,544	328,766	611,310	555,224
Excess Revenue Over (Under) Expenditures	(27,836)	(163,144)	(70,522)	-	124,634	(287,503)	(162,869)	-
<u>Other Sources/Uses</u>								
Total Other Sources/Uses	-	-	-	-	-	-	-	-
Net Change in Fund Balance	(27,836)	(163,144)	(70,522)	-	124,634	(287,503)	(162,869)	-
<i>Fund Balance Beginning</i>	570,966	543,132	379,989	309,466			309,466	146,597
<i>Fund Balance Ending</i>	543,132	379,989	309,466	309,466			146,597	146,597

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Annual Budget

<i>Debt Service Fund - Series 2022</i>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Actual</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>
<u>Revenues</u>								
203.361001.0000 Interest Income	-	-	128	-	1,169	200	1,369	1,000
203.363010.0000 Assessments - Tax Collector	-	-	-	578,103	518,362	59,741	578,103	568,534
203.363090.0000 Assessments - Discounts	-	-	-	(23,124)	(20,135)	-	(20,135)	(22,741)
203.369900.0000 Other Misc Revenue	-	-	-	-	-	-	-	-
Total Revenues	-	-	128	554,979	499,396	59,941	559,337	546,792
<u>Expenses</u>								
<u>Administrative</u>								
203.549070.0000 Assessments - Collection Fees	-	-	-	382	317	65	382	382
Total Administrative	-	-	-	382	317	65	382	382
<u>Other Sources/Uses</u>								
<u>Debt Service</u>								
203.571001.0000 Principal Debt Retirement	-	-	-	317,757	-	317,757	317,757	324,509
203.572001.0000 Interest Expense	-	-	-	235,663	69,390	117,831	187,221	222,158
Total Debt Service	-	-	-	553,420	69,390	435,588	504,978	546,667
Total Expenses	-	-	-	553,802	69,707	435,653	505,360	547,049
Excess Revenue Over (Under) Expenditures	-	-	128	1,177	429,689	(375,712)	53,977	(257)

Renaissance Community Development District
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<i>Construction Fund</i>	<u>Actual</u> <u>FY 2020</u>	<u>Actual</u> <u>FY 2021</u>	<u>Actual</u> <u>FY 2022</u>	<u>Budget</u> <u>FY 2023</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>
<u>Revenues</u>								
301.361001.0000 Interest Income	-	-	2,028	10,000	13,810	(3,810)	10,000	10,000
301.369900.0000 Other Misc Revenue	-	-	-	-	1	(1)	-	-
Total Revenues	<u>-</u>	<u>-</u>	<u>2,028</u>	<u>10,000</u>	<u>13,811</u>	<u>(3,811)</u>	<u>10,000</u>	<u>10,000</u>
<u>Expenses</u>								
<u>Infrastructure Projects</u>								
301.538310.0000 Storm Drain Remediation	-	-	-	100,000	-	100,000	100,000	75,000
301.538350.0000 Lake Bank Restoration	-	-	-	180,000	-	180,000	180,000	150,000
301.539310.0000 Wall Analysis & Repair	-	-	-	25,000	-	75,000	75,000	20,638
Total Infrastructure Projects	<u>-</u>	<u>-</u>	<u>-</u>	<u>305,000</u>	<u>-</u>	<u>355,000</u>	<u>355,000</u>	<u>245,638</u>
<u>Capital Expenditures & Projects</u>								
301.538610.0000 Capital Outlay - Wells	-	-	-	60,000	-	5,000	5,000	5,000
301.538640.0000 Capital Outlay - Aerators	-	-	-	50,000	12,462	125,000	137,462	-
Total Capital Expenditures & Projects	<u>-</u>	<u>-</u>	<u>-</u>	<u>110,000</u>	<u>12,462</u>	<u>130,000</u>	<u>142,462</u>	<u>5,000</u>
Total Expenses	<u>-</u>	<u>-</u>	<u>-</u>	<u>415,000</u>	<u>12,462</u>	<u>485,000</u>	<u>497,462</u>	<u>250,638</u>
Excess Revenue Over (Under) Expenditures	<u>-</u>	<u>-</u>	<u>2,028</u>	<u>(405,000)</u>	<u>1,349</u>	<u>(488,811)</u>	<u>(487,462)</u>	<u>(240,638)</u>
<u>Other Sources/Uses</u>								
<u>Other Financing Sources</u>								
301.380100.0000 Carry-forward	-	-	-	405,000	-	488,811	488,811	240,638
301.381000.0000 Interfund - Transfer In	-	-	102	-	-	-	-	-
301.385000.0000 Proceeds from Refunding Bonds	-	-	1,130,970	-	-	-	-	-
Total Other Financing Sources	<u>-</u>	<u>-</u>	<u>1,131,072</u>	<u>405,000</u>	<u>-</u>	<u>488,811</u>	<u>488,811</u>	<u>240,638</u>
Total Other Sources/Uses	<u>-</u>	<u>-</u>	<u>1,131,072</u>	<u>405,000</u>	<u>-</u>	<u>488,811</u>	<u>488,811</u>	<u>240,638</u>
Net Change in Fund Balance	<u>-</u>	<u>-</u>	<u>1,133,100</u>	<u>-</u>	<u>1,349</u>	<u>-</u>	<u>1,349</u>	<u>-</u>
<i>Fund Balance Beginning</i>	-	-	-	1,133,100			728,100	240,638
<i>Fund Balance Ending</i>	-	-	1,133,100	728,100			240,638	-

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Annual Budget

ALLOCATION OF FUND BALANCES

GENERAL FUND

AVAILABLE FUNDS

Beginning Fund Balance	146,597
Net Change in Fund Balance	-
Reserves - Budgeted Additions	-
Budgeted Use of Fund Balance	-

Total Funds Available (Estimated) - 09/30/2024	146,597
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ALLOCATION OF AVAILABLE FUNDS

Nonspendable			
Deposits	1,288		
		Subtotal	1,288

	Beginning Balance	Adjustments	Ending Balance
Assigned Fund Balance			
Reserves - Operating	100,000	-	100,000
Reserves - Capital Outlay	-	-	-

Total Allocation of Available Funds	101,288
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Total Unassigned (undesignated) Cash	\$ 44,021
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CONSTRUCTION FUND

AVAILABLE FUNDS

Beginning Fund Balance	240,638
Net Change in Fund Balance	-
Reserves - Budgeted Additions	-
Budgeted Use of Fund Balance	(240,638)

Total Funds Available (Estimated) - 09/30/2024	-
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ALLOCATION OF AVAILABLE FUNDS

	Beginning Balance	Adjustments	Ending Balance
Assigned Fund Balance			
Improvement Projects	240,638	(240,638)	-

Total Allocation of Available Funds	-
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Total Unassigned (undesignated) Cash	\$ -
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Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Annual Budget

Capital Improvement Revenue Refunding Bonds - Series 2022

Rate: 4.250 %

Date	Payment	Interest	Principal	Balance
05-02-2022				5,545,000
11-01-2022	117,831	117,831	-	5,545,000
05-01-2023	435,588	117,831	317,757	5,227,243
11-01-2023	111,079	111,079	-	5,227,243
05-01-2024	435,588	111,079	324,509	4,902,734
11-01-2024	104,183	104,183	-	4,902,734
05-01-2025	435,588	104,183	331,405	4,571,329
11-01-2025	97,141	97,141	-	4,571,329
05-01-2026	435,588	97,141	338,447	4,232,881
11-01-2026	89,949	89,949	-	4,232,881
05-01-2027	435,588	89,949	345,639	3,887,242
11-01-2027	82,604	82,604	-	3,887,242
05-01-2028	435,588	82,604	352,984	3,534,257
11-01-2028	75,103	75,103	-	3,534,257
05-01-2029	435,588	75,103	360,485	3,173,772
11-01-2029	67,443	67,443	-	3,173,772
05-01-2030	435,588	67,443	368,146	2,805,627
11-01-2030	59,620	59,620	-	2,805,627
05-01-2031	435,588	59,620	375,969	2,429,658
11-01-2031	51,630	51,630	-	2,429,658
05-01-2032	435,588	51,630	383,958	2,045,700
11-01-2032	43,471	43,471	-	2,045,700
05-01-2033	435,588	43,471	392,117	1,653,583
11-01-2033	35,139	35,139	-	1,653,583
05-01-2034	435,588	35,139	400,450	1,253,133
11-01-2034	26,629	26,629	-	1,253,133
05-01-2035	435,588	26,629	408,959	844,174
11-01-2035	17,939	17,939	-	844,174
05-01-2036	435,588	17,939	417,650	426,525
11-01-2036	9,064	9,064	-	426,525
05-01-2037	435,588	9,064	426,525	-
Grand Totals	\$ 7,522,646	\$ 1,977,646	\$ 5,545,000	

Renaissance Community Development District
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ASSESSMENT SCHEDULE

Unit Type	Subdivision	Operations & Maintenance	Debt Service	Total Assessment	Operations & Maintenance	Debt Service	Total Assessment
		FY 2023	FY 2023	FY 2023	FY 2024	FY 2024	FY 2024
Coach 4-plex	Triana	1,158.43	395.53	1,553.96	1,158.43	395.53	1,553.96
Estate 120'	Via Lago	1,158.43	2,373.18	3,531.61	1,158.43	2,373.18	3,531.61
Estate 120' X 2	Via Lago	1,158.43	4,746.35	5,904.78	1,158.43	4,746.35	5,904.78
Executive 75'	Monteverdi	1,158.43	1,265.69	2,424.12	1,158.43	1,265.69	2,424.12
Executive 75' X 1.5	Monteverdi	1,158.43	1,898.54	3,056.97	1,158.43	1,898.54	3,056.97
Executive 75' X 2	Monteverdi	1,158.43	2,531.39	3,689.82	1,158.43	2,531.39	3,689.82
Golf Course	Golf Course Clubhouse	-	30,337.09	30,337.09	16,434.34	30,337.09	46,771.43
Golf Course 2	Golf Course Play Area	-	37,875.88	37,875.88	107,778.55	37,875.88	145,654.43
Villa 60' *	Villagio	1,158.43	155.67	1,314.10	1,158.43	155.67	1,314.10
Estate 120' *	Via Lago	1,158.43	424.54	1,582.97	1,158.43	424.54	1,582.97
Estate 120' *	Via Lago	1,158.43	424.54	1,582.97	1,158.43	424.54	1,582.97
SF 140'	Terabella	1,158.43	2,768.70	3,927.13	1,158.43	2,768.70	3,927.13
SF 140' X 2	Terabella	1,158.43	5,537.41	6,695.84	1,158.43	5,537.41	6,695.84
SF 90'	Vittoria	1,158.43	1,582.12	2,740.55	1,158.43	1,582.12	2,740.55
SF 90' X2	Vittoria	1,158.43	3,164.23	4,322.66	1,158.43	3,164.23	4,322.66
Villa 60'	Villagio	1,158.43	870.16	2,028.59	1,158.43	870.16	2,028.59

* Prepaid Series 2012 Debt Service