

RENAISSANCE

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Adopted
August 12, 2024

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2021</u>	<u>Actual</u> <u>FY 2022</u>	<u>Actual</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>	<u>Actual</u> <u>YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>
<u>Revenues</u>								
001.361001.0000 Interest Income	2,406	3,674	18,704	6,587	14,030	5,000	19,030	18,000
001.361006.0000 Interest - Tax Collector	-	67	80	-	2,740	-	2,740	2,000
001.363010.0000 Assessments - Tax Collector	273,454	273,454	442,980	571,367	527,892	43,475	571,367	548,512 *
001.363015.0000 Collection Fees - Tax Collector	-	185	-	-	-	-	-	-
001.363050.0000 Assessments - Penalties	318	229	466	-	-	-	-	-
001.363090.0000 Assessments - Discounts	(9,141)	(9,248)	(15,741)	(22,878)	(20,604)	(200)	(20,804)	-
001.369900.0000 Other Misc Revenue	202	-	148	148	137	11	148	100
001.369910.0000 Misc Revenue - Res Fountain Pmts	-	13,890	30,956	-	-	-	-	-
001.369920.0000 Insurance Proceeds	-	-	69,675	-	-	-	-	-
Total Revenues	267,239	282,251	547,268	555,224	524,195	48,286	572,481	568,612
<u>Expenses</u>								
<u>Administrative</u>								
001.531002.0000 Arbitrage Reporting	-	1,000	500	540	-	540	540	540
001.531013.0000 Engineering	12,000	14,150	17,150	20,000	7,835	9,000	16,835	20,000
001.531023.0000 Legal Services	15,050	18,690	83,952	25,001	25,767	25,000	50,767	60,000
001.531027.0000 District Management Services	51,294	52,833	57,060	59,343	24,726	34,617	59,343	61,123
001.531035.0000 Profserv-Property Appraiser	388	388	388	420	388	32	420	420
001.531038.0000 Assessment Administration	7,519	7,745	8,365	8,783	3,660	5,124	8,784	9,046
001.531042.0000 Tax Collector Fees	29	-	-	-	-	-	-	-
001.531045.0000 Trustee Fees	4,148	4,148	4,246	4,148	-	4,148	4,148	4,300
001.532001.0000 Trust Accounting Services	2,575	2,652	2,864	3,007	1,253	1,754	3,007	3,097
001.532002.0000 Auditing	7,700	4,900	5,200	4,901	-	4,475	4,475	4,600
001.541006.0000 Postage And Freight	22	61	-	101	160	100	260	300
001.545002.0000 Insurance - General Liability	8,408	8,702	9,414	10,964	4,461	6,503	10,964	11,293
001.545007.0000 Insurance - Worker's Compensation	-	-	850	850	850	-	850	850
001.548002.0000 Legal Advertising	1,465	3,158	4,303	1,646	499	1,500	1,999	2,000
001.549001.0000 Misc-Other Services	-	663	7,500	665	-	500	500	500
001.549070.0000 Assessments - Collection Fees	181	184	245	200	358	-	358	-
001.549915.0000 Misc-Website Hosting & Maintenance	1,200	1,200	2,458	1,260	525	735	1,260	1,298
001.554007.0000 Annual District Fee	175	175	175	175	175	-	175	175

Renaissance Community Development District
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Fiscal Year 2025 Annual Budget

<i>General Fund</i>	<u>Actual</u> <u>FY 2021</u>	<u>Actual</u> <u>FY 2022</u>	<u>Actual</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>	<u>Actual</u> <u>YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>
Total Administrative	112,154	120,649	204,670	142,004	70,657	94,028	164,685	179,543
<u>Conservation & Resource Mgmt</u>								
001.534076.0000 Contracts - Preserves	56,100	56,100	45,700	56,100	23,800	32,300	56,100	36,800
001.546123.0000 R&M - Preserves	3,000	-	11,564	3,240	-	2,000	2,000	5,000
Total Conservation & Resource Mgmt	59,100	56,100	57,264	59,340	23,800	34,300	58,100	41,800
<u>Operations & Maintenance</u>								
001.531016.0000 Field Management	12,422	12,794	18,000	18,900	7,875	11,025	18,900	19,467
001.534050.0000 Contracts - Berm Mowing	48,619	40,630	49,453	53,742	19,500	34,242	53,742	53,742
001.546036.0000 R&M - Landscape	4,535	5,284	-	2,000	-	1,000	1,000	2,000
001.546038.0000 R&M - Berm	-	300	3,500	2,000	2,900	1,000	3,900	4,000
001.546070.0000 R&M - Renewal & Replacement	-	-	-	2,000	-	-	-	-
001.546071.0000 R&M-Pest Control	-	-	-	10,000	-	2,000	2,000	3,000
001.546074.0000 R&M - Grounds	2,454	1,746	-	5,000	-	1,000	1,000	1,000
001.546150.0000 R&M - Outside Maintenance	4,634	2,720	372	2,000	5,900	3,000	8,900	9,000
001.549069.0000 Misc-Hurricane	-	-	129,298	500	76	424	500	500
001.549900.0000 Misc-Contingency	-	-	-	-	-	-	-	1,361
Total Operations & Maintenance	72,664	63,474	200,623	96,142	36,251	53,691	89,942	94,070
<u>Irrigation Services</u>								
001.543050.0000 Electricity - Irrigation	6,051	7,122	9,507	6,480	3,656	3,600	7,256	7,500
001.546052.0000 R&M - Irrigation	-	-	-	2,160	-	-	-	-
Total Irrigation Services	6,051	7,122	9,507	8,640	3,656	3,600	7,256	7,500
<u>Lakes & Ponds</u>								
001.534032.0000 Contracts - Fountains	900	900	1,575	1,700	1,575	1,575	3,150	3,200
001.534084.0000 Contracts - Lakes	33,000	33,000	37,030	39,060	15,000	20,000	35,000	36,000
001.534129.0000 Contracts - Aerators	3,840	3,840	2,830	3,500	910	1,100	2,010	2,000
001.543020.0000 Electricity - Aerators	3,189	4,052	4,947	4,320	2,789	3,000	5,789	6,000
001.543043.0000 Electricity - Fountains	7,129	8,853	17,898	6,480	6,593	6,500	13,093	13,500
001.546003.0000 R&M - Aeration	4,915	6,122	550	5,400	9,012	5,000	14,012	15,000
001.546032.0000 R&M - Fountains	16,415	6,380	21,650	7,067	11,690	10,000	21,690	22,000
001.546042.0000 R&M - Lake	7,526	16,926	11,884	17,560	-	5,000	5,000	5,000
001.546132.0000 R&M - Lake Erosion Repair	-	-	6,000	158,483	11,850	146,633	158,483	5,000

Renaissance Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2025 Annual Budget

<i>General Fund</i>	<u>Actual FY 2021</u>	<u>Actual FY 2022</u>	<u>Actual FY 2023</u>	<u>Budget FY 2024</u>	<u>Actual YTD OCT-FEB</u>	<u>Projected MAR-SEP</u>	<u>Total Projected FY 2024</u>	<u>Budget FY 2025</u>
Total Lakes & Ponds	76,914	80,073	104,364	243,570	59,419	198,808	258,227	107,700
<u>Roads & Streets</u>								
001.546019.0000 R&M - Drainage	25,000	2,800	-	5,528	1,180	1,200	2,380	3,000
Total Roads & Streets	25,000	2,800	-	5,528	1,180	1,200	2,380	3,000
<u>Capital Expenditures & Projects</u>								
001.564043.0000 Capital Outlay - Lakes	78,500	22,555	40,954	-	-	-	-	-
Total Capital Expenditures & Projects	78,500	22,555	40,954	-	-	-	-	-
<u>Reserves</u>								
001.546900.0000 Reserves-Infrastructure	-	-	-	-	-	-	-	135,000
Total Reserves	-	-	-	-	-	-	-	135,000
Total Expenses	430,383	352,773	617,382	555,224	194,963	385,627	580,590	568,613
Excess Revenue Over (Under) Expenditures	(163,144)	(70,522)	(70,114)	-	329,232	(337,341)	(8,109)	-
<i>Fund Balance Beginning</i>	543,132	379,989	309,466	239,350			239,350	231,241
<i>Fund Balance Ending</i>	379,989	309,466	239,350	239,350			231,241	366,241

* Assessment revenue reflects gross amount assessed less projected discounts and commissions.

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Annual Budget

<i>Series 2022 Debt Service Fund</i>	<u>Actual</u> <u>FY 2022</u>	<u>Actual</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>
<u>Revenues</u>							
203.361001.0000 Interest Income	128	6,059	1,000	2,855	2,000	4,855	2,500
203.363010.0000 Assessments - Tax Collector	-	572,708	568,533	525,364	43,169	568,533	545,792 *
203.363050.0000 Assessments - Penalties	-	603	-	-	-	-	-
203.363090.0000 Assessments - Discounts	-	(20,351)	(22,741)	(20,505)	-	(20,505)	-
203.369900.0000 Other Misc Revenue	-	-	-	-	-	-	-
Total Revenues	<u>128</u>	<u>559,019</u>	<u>546,792</u>	<u>507,714</u>	<u>45,169</u>	<u>552,883</u>	<u>548,292</u>
<u>Expenses</u>							
<u>Administrative</u>							
203.549070.0000 Assessments - Collection Fees	-	317	382	356	-	356	382
Total Administrative	<u>-</u>	<u>317</u>	<u>382</u>	<u>356</u>	<u>-</u>	<u>356</u>	<u>-</u>
<u>Other Sources/Uses</u>							
<u>Debt Service</u>							
203.571001.0000 Principal Debt Retirement	-	317,757	324,509	-	324,509	324,509	331,405
203.572001.0000 Interest Expense	-	187,221	222,158	111,079	111,079	222,158	208,366
Total Debt Service	<u>-</u>	<u>504,978</u>	<u>546,667</u>	<u>111,079</u>	<u>435,588</u>	<u>546,667</u>	<u>539,771</u>
Total Expenses	<u>-</u>	<u>505,295</u>	<u>547,049</u>	<u>111,435</u>	<u>435,588</u>	<u>547,023</u>	<u>539,771</u>
Excess Revenue Over (Under) Expenditures	<u>128</u>	<u>53,724</u>	<u>(257)</u>	<u>396,279</u>	<u>(390,419)</u>	<u>5,860</u>	<u>8,521</u>

* Assessment revenue reflects gross amount assessed less projected discounts and commissions.

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Annual Budget

<i>Construction Fund</i>	<u>Actual</u> <u>FY 2021</u>	<u>Actual</u> <u>FY 2022</u>	<u>Actual</u> <u>FY 2023</u>	<u>Budget</u> <u>FY 2024</u>	<u>Actual</u> <u>YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2024</u>	<u>Budget</u> <u>FY 2025</u>
<u>Revenues</u>								
301.361001.0000 Interest Income	-	2,028	41,777	10,000	19,963	15,000	34,963	25,000
301.369900.0000 Other Misc Revenue	-	-	1	-	-	-	-	-
Total Revenues	-	2,028	41,778	10,000	19,963	15,000	34,963	25,000
<u>Expenses</u>								
<u>Infrastructure Projects</u>								
301.538310.0000 Storm Drain Remediation	-	-	-	75,000	-	75,000	75,000	75,000
301.538350.0000 Lake Bank Restoration	-	-	10,395	150,000	1,855	44,142	45,997	228,436
301.539310.0000 Wall Analysis & Repair	-	-	87,445	20,638	-	4,500	4,500	20,638
301.539390.0000 Improvements-Other	-	-	1,750	-	-	-	-	-
Total Infrastructure Projects	-	-	99,590	245,638	41,781	153,642	195,423	374,074
<u>Capital Expenditures & Projects</u>								
301.538610.0000 Capital Outlay - Wells	-	-	-	5,000	-	5,000	5,000	5,000
301.538640.0000 Capital Outlay - Aerators	-	-	157,888	-	-	-	-	-
Total Capital Expenditures & Projects	-	-	157,888	5,000	-	5,000	5,000	5,000
Total Expenses	-	-	257,478	250,638	41,781	158,642	200,423	379,074
Excess Revenue Over (Under) Expenditures	-	2,028	(215,700)	(240,638)	(21,818)	(143,642)	(165,460)	(354,074)
<u>Other Sources/Uses</u>								
<u>Other Sources</u>								
301.380100.0000 Fund Balance / Carryforward	-	-	-	240,638	-	165,460	165,460	354,074
301.381000.0000 Interfund - Transfer In	-	102	-	-	-	-	-	-
301.385000.0000 Proceeds from Refunding Bonds	-	1,130,970	-	-	-	-	-	-
Total Other Sources	-	1,131,072	-	240,638	-	165,460	165,460	354,074
Net Change in Fund Balance	-	1,133,100	(215,700)	-	(21,818)	21,818	-	-
<i>Fund Balance Beginning</i>	-	-	1,133,100	917,400			917,400	751,941
<i>Fund Balance Ending</i>	-	1,133,100	917,400	676,762			751,941	397,867

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Annual Budget

ALLOCATION OF FUND BALANCES

GENERAL FUND

AVAILABLE FUNDS

Beginning Fund Balance	231,241
Net Change in Fund Balance	-
Reserves - Budgeted Additions	135,000
Budgeted Use of Fund Balance	-

Total Funds Available (Estimated) - 09/30/2025	366,241
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ALLOCATION OF AVAILABLE FUNDS

Nonspendable			
Deposits	1,288		
		Subtotal	1,288

<u>Assigned Fund Balance</u>	<u>Beginning Balance</u>	<u>Adjustments</u>	<u>Ending Balance</u>
Reserves - Operating	100,000	-	100,000
Reserves - Capital Outlay	-	-	-
Reserves - Infrastructure	-	135,000	135,000

Total Allocation of Available Funds	236,288
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Total Unassigned (undesignated) Cash	\$ 128,665
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CONSTRUCTION FUND

AVAILABLE FUNDS

Beginning Fund Balance	751,941
Net Change in Fund Balance	-
Reserves - Budgeted Additions	-
Budgeted Use of Fund Balance	(354,074)

Total Funds Available (Estimated) - 09/30/2025	397,867
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ALLOCATION OF AVAILABLE FUNDS

<u>Assigned Fund Balance</u>	<u>Beginning Balance</u>	<u>Adjustments</u>	<u>Ending Balance</u>
Improvement Projects	751,941	(354,074)	397,867

Total Allocation of Available Funds	397,867
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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 2025 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
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Annual Budget

ASSESSMENT SCHEDULE

FISCAL YEAR 2024

FISCAL YEAR 2025

Unit Type	Subdivision	FISCAL YEAR 2024			FISCAL YEAR 2025		
		Operations & Maintenance	Debt Service	Total Assessment	Operations & Maintenance	Debt Service	Total Assessment
Villa 60' *	Villagio	1,158.43	155.67	1,314.10	1,158.43	155.67	1,314.10
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	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
Villa 60'	Villagio	1,158.43	870.16	2,028.59	1,158.43	870.16	2,028.59
Executive 75'	Monteverdi	1,158.43	1,265.69	2,424.12	1,158.43	1,265.69	2,424.12
SF 90'	Vittoria	1,158.43	1,582.12	2,740.55	1,158.43	1,582.12	2,740.55
Executive 75' X 1.5	Monteverdi	1,158.43	1,898.54	3,056.97	1,158.43	1,898.54	3,056.97
Estate 120'	Via Lago	1,158.43	2,373.18	3,531.61	1,158.43	2,373.18	3,531.61
Executive 75' X 2	Monteverdi	1,158.43	2,531.39	3,689.82	1,158.43	2,531.39	3,689.82
SF 140'	Terabella	1,158.43	2,768.70	3,927.13	1,158.43	2,768.70	3,927.13
SF 90' X2	Vittoria	1,158.43	3,164.23	4,322.66	1,158.43	3,164.23	4,322.66
Estate 120' X 2	Via Lago	1,158.43	4,746.35	5,904.78	1,158.43	4,746.35	5,904.78
SF 140' X 2	Terabella	1,158.43	5,537.41	6,695.84	1,158.43	5,537.41	6,695.84
Golf Course	Golf Course Clubhouse	16,434.34	30,337.09	46,771.43	16,434.34	30,337.09	46,771.43
Golf Course 2	Golf Course Play Area	107,778.55	37,875.88	145,654.43	107,778.55	37,875.88	145,654.43

* Prepaid Series 2012 Debt Service