RENAISSANCE

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2027

Adopted Budget
Approved
August 10, 2026

Premier District Management | 3820 Colonial Boulevard - Suite 101 | Fort Myers, FL 33966

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2027 Annual Budget

General Fund

	Actual FY 2024	Actual FY 2025	Budget FY 2026	Actual OCT-MAR	Projected APR-SEP	Total Projected FY 2026	Budget FY 2027
Revenues							
001.361001.0000 Interest Income	29,567	25,696	18,000	8,523	8,500	17,023	16,000
001.361006.0000 Interest - Tax Collector	2,740	3,115	2,000	2,308	-	2,308	2,000
001.363010.0000 Assessments - Tax Collector	571,366	551,104	429,268	393,137	36,131	429,268	463,608 *
001.363050.0000 Assessments - Penalties	568	-	-	-	-	-	-
001.363090.0000 Assessments - Discounts	(20,725)	-	-	-	-	-	-
001.369900.0000 Other Misc Revenue	137	2,615	100	194	-	194	100
001.369910.0000 Misc Revenue - Res Fountain Pmts	-	21,402	-		-	-	-
001.369920.0000 Insurance Proceeds	20,599	100,000	-	-	-	-	-
Total Revenues	**604,252**	**703,932**	**449,368**	**404,162**	**44,631**	**448,793**	**481,708**
Expenses							
Administrative							
001.511002.0000 Supervisor Expenses	-	158	500	-	200	200	500
001.531002.0000 Arbitrage Reporting	-	-	540	-	500	500	500
001.531013.0000 Engineering	18,330	13,090	15,000	2,000	8,000	10,000	15,450
001.531023.0000 Legal Services	116,928	252,785	25,000	21,065	21,000	42,065	35,000
001.531025.0000 Litigation Expenses	-	380,859	-	-	-	-	-
001.531027.0000 District Management Services	59,342	61,123	62,957	31,479	31,478	62,957	64,845
001.531035.0000 Profserv-Property Appraiser	388	387	420	387	-	387	420
001.531038.0000 Assessment Administration	8,783	9,046	9,317	4,659	4,659	9,318	9,596
001.531045.0000 Trustee Fees	4,246	4,246	4,300	-	4,300	4,300	4,400
001.531050.0000 General Administration	512	-	-	-	-	-	-
001.532001.0000 Trust Accounting Services	3,007	3,097	3,190	1,595	1,595	3,190	3,285
001.532002.0000 Auditing	4,475	4,750	4,600	-	4,400	4,400	4,500
001.541006.0000 Postage And Freight	304	540	300	351	350	701	500
001.545002.0000 Insurance - General Liability	10,707	14,536	15,263	7,692	7,571	15,263	15,875
001.545007.0000 Insurance - Worker's Compensation	850	850	850	850	-	850	850
001.548002.0000 Legal Advertising	4,803	4,463	4,000	627	500	1,127	1,000
001.549001.0000 Misc-Other Services	4,363	618	10,500	12,500	-	12,500	10,500
001.549070.0000 Assessments - Collection Fees	358	-	-	-	-	-	-
001.549915.0000 Misc-Website Hosting & Maintenance	1,375	1,298	1,500	750	750	1,500	1,500
001.554007.0000 Annual District Fee	175	175	175	175	-	175	175
Total Administrative	**238,946**	**752,021**	**158,412**	**84,130**	**85,303**	**169,433**	**168,896**
Conservation & Resource Mgmt							
001.534076.0000 Contracts - Preserves	36,800	36,800	36,800	23,800	13,000	36,800	36,800
001.546123.0000 R&M - Preserves	953	-	5,000	-	5,000	5,000	3,000
Total Conservation & Resource Mgmt	**37,753**	**36,800**	**41,800**	**23,800**	**18,000**	**41,800**	**39,800**
Operations & Maintenance							
001.531016.0000 Field Management	18,900	19,467	20,051	10,026	10,025	20,051	20,650
001.534050.0000 Contracts - Berm Mowing	46,800	46,800	48,204	23,400	23,400	46,800	48,200
001.546036.0000 R&M - Landscape	-	-	2,000	-	2,000	2,000	2,000

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2027 Annual Budget

General Fund

	Actual FY 2024	Actual FY 2025	Budget FY 2026	Actual OCT-MAR	Projected APR-SEP	Total Projected FY 2026	Budget FY 2027
001.546038.0000 R&M - Berm	8,580	5,000	4,000	-	2,000	2,000	4,000
001.546071.0000 R&M-Pest Control	9,960	-	3,000	-	2,000	2,000	3,000
001.546074.0000 R&M - Grounds	7,000	1,400	1,000	3,900	1,000	4,900	5,000
001.546150.0000 R&M - Outside Maintenance	5,900	11,100	9,000	500	4,000	4,500	9,000
001.549069.0000 Misc-Hurricane	1,524	12,960	500	-	500	500	500
001.549900.0000 Misc-Contingency	-	-	1,362	-	1,362	1,362	500
Total Operations & Maintenance	**98,664**	**96,727**	**89,117**	**37,826**	**46,287**	**84,113**	**92,850**
Irrigation Services							
001.543050.0000 Electricity - Irrigation	8,693	9,565	7,725	5,656	5,656	11,312	10,000
001.546052.0000 R&M - Irrigation	-	1,000	-	-	-	-	-
Total Irrigation Services	**8,693**	**10,565**	**7,725**	**5,656**	**5,656**	**11,312**	**10,000**
Lakes & Ponds							
001.534032.0000 Contracts - Fountains	4,725	6,300	3,200	2,475	725	3,200	3,600
001.534084.0000 Contracts - Lakes	36,000	36,000	36,000	18,000	21,000	39,000	36,000
001.534129.0000 Contracts - Aerators	2,730	2,730	2,000	1,685	315	2,000	3,100
001.543020.0000 Electricity - Aerators	6,301	6,460	6,180	2,973	3,821	6,794	6,375
001.543043.0000 Electricity - Fountains	15,571	18,810	13,905	10,507	5,215	15,722	14,300
001.546003.0000 R&M - Aerators	11,745	19,808	15,000	-	5,000	5,000	10,000
001.546032.0000 R&M - Fountains	34,018	13,141	1,000	2,300	900	3,200	3,000
001.546042.0000 R&M - Lake	-	17,030	1,000	1,350	1,000	2,350	1,000
001.546132.0000 R&M - Lake Erosion Repair	11,850	6,300	-	-	-	-	-
Total Lakes & Ponds	**122,940**	**126,579**	**78,285**	**39,290**	**37,976**	**77,266**	**77,375**
Roads & Streets							
001.546019.0000 R&M - Drainage	1,407	-	3,000	2,125	1,000	3,125	3,000
Total Roads & Streets	**1,407**	**-**	**3,000**	**2,125**	**1,000**	**3,125**	**3,000**
Capital Expenditures & Projects							
001.564043.0000 Capital Outlay - Lakes	-	41,800	-	-	-	-	-
Total Capital Expenditures & Projects	**-**	**41,800**	**-**	**-**	**-**	**-**	**-**
Reserves							
001.546900.0000 Reserves - Infrastructure	-	-	71,029	-		-	35,787
Total Reserves	**-**	**-**	**71,029**	**-**	**-**	**-**	**35,787**
Debt Service							
001.572001.0000 Interest Expense	-	-	-	952	3,360	4,312	4,000
Total Debt Service				**952**	**3,360**	**4,312**	**4,000**
Total Expenses	**508,403**	**1,064,492**	**449,368**	**193,779**	**197,582**	**391,361**	**431,708**
Excess Revenue Over (Under) Expenditures	**95,849**	**(360,560)**	**-**	**210,383**	**(152,951)**	**57,432**	**50,000**
Other Sources/Uses							
Other Sources							
001.384010.0000 Loan Proceeds	-	100,000	-	-	-	-	-
Total Other Sources	**-**	**100,000**	**-**	**-**	**-**	**-**	**-**

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2027 Annual Budget

General Fund	Actual FY 2024	Actual FY 2025	Budget FY 2026	Actual OCT-MAR	Projected APR-SEP	Total Projected FY 2026	Budget FY 2027
Other Uses							
001.571001 Principal Debt Retirement					50,000	50,000	50,000
Total Other Uses	**-**	**-**	**-**	**-**	**50,000**	**50,000**	**50,000**
Total Other Sources/Uses	**-**	**100,000**	**-**	**-**	**50,000**	**50,000**	**50,000**
Net Change in Fund Balance	**95,849**	**(260,560)**	**-**	**249,614**	**(249,614)**	**7,432**	**-**
Beginning Fund Balance	239,352	335,201	113,180			74,639	82,071
Ending Fund Balance	339,463	74,639	184,209			82,071	117,858

*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 2027 Annual Budget

Construction Fund

	Actual FY 2024	Actual FY 2025	Budget FY 2026	Actual YTD OCT-MAR	Projected APR-SEP	Total Projected FY 2026	Budget FY 2027
Revenues							
301.361001.0000 Interest Income	47,272	37,069	25,000	15,452	9,000	24,452	21,000
301.369900.0000 Other Misc Revenue	-	-	-	-	-	-	-
Total Revenues	**47,272**	**37,069**	**25,000**	**15,452**	**9,000**	**24,452**	**21,000**
Expenses							
Infrastructure Projects							
301.538310.0000 Storm Drain Remediation	-	-	75,000	-	-	-	30,000
301.538350.0000 Lake Bank Restoration	53,364	24,925	228,436	7,748	-	7,748	250,000
301.539310.0000 Wall Analysis & Repair	4,500	-	20,638	-	-	-	10,000
301.539390.0000 Improvements-Other	-	-	-	-	-	-	-
Total Infrastructure Projects	**57,864**	**24,925**	**324,074**	**7,748**	**-**	**7,748**	**290,000**
Capital Expenditures & Projects							
301.538610.0000 Capital Outlay - Wells	-	-	5,000	-	-	-	-
301.538640.0000 Capital Outlay - Aerators	-	7,950	-	-	20,700	20,700	20,000
Total Capital Expenditures & Projects	**-**	**7,950**	**5,000**	**-**	**20,700**	**20,700**	**20,000**
Total Expenses	**57,864**	**32,875**	**329,074**	**7,748**	**20,700**	**28,448**	**310,000**
Excess Revenue Over (Under) Expenditures	**(10,592)**	**4,194**	**(304,074)**	**7,704**	**(11,700)**	**(3,996)**	**(289,000)**
Other Sources/Uses							
Other Sources							
301.380100.0000 Fund Balance / Carryforward	-	-	304,074	-	3,996	3,996	289,000
Total Other Sources	**-**	**-**	**304,074**	**-**	**3,996**	**3,996**	**289,000**
Net Change in Fund Balance	**(10,592)**	**4,194**	**-**	**7,704**	**(7,704)**	**-**	**-**
Fund Balance Beginning	917,400	906,809	594,784			911,003	907,007
Fund Balance Ending	906,808	911,003	290,710			907,007	618,007

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2027 Annual Budget

Series 2022 Debt Service Fund	Actual FY 2023	Actual FY 2024	Actual FY 2025	Budget FY 2026	Actual OCT-MAR	Projected APR-SEP	Total Projected FY 2025	Budget FY 2027	
Revenues									
203.361001.0000 Interest Income	6,059	8,537	7,061	2,500	2,932	3,000	5,932	2,500	
203.363010.0000 Assessments - Tax Collector	572,708	568,534	548,465	545,792	501,169	44,623	545,792	545,792	*
203.363050.0000 Assessments - Penalties	603	566	-	-	-	-	-	-	
203.363090.0000 Assessments - Discounts	(20,351)	(20,626)	-	-	-	-	-	-	
Total Revenues	**559,019**	**557,011**	**555,526**	**548,292**	**504,101**	**47,623**	**551,724**	**548,292**	
Expenses									
Administrative									
203.549070.0000 Assessments - Collection Fees	317	356	-	-	-	-	-	-	
Total Administrative	**317**	**356**	**-**	**-**	**-**	**-**	**-**	**-**	
Other Sources/Uses									
Debt Service									
203.571001.0000 Principal Debt Retirement	317,757	324,509	331,405	338,447	-	338,447	338,447	345,639	
203.572001.0000 Interest Expense	187,221	222,158	208,366	194,281	97,141	97,140	194,281	179,898	
Total Debt Service	**504,978**	**546,667**	**539,771**	**532,728**	**97,141**	**435,587**	**532,728**	**525,537**	
Total Expenses	**505,295**	**547,023**	**539,771**	**532,728**	**97,141**	**435,587**	**532,728**	**525,537**	
Excess Revenue Over (Under) Expenditures	**53,724**	**9,988**	**15,755**	**15,564**	**406,960**	**(387,964)**	**18,996**	**22,755**	

* 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 2027 Annual Budget

ALLOCATION OF FUND BALANCES

GENERAL FUND

AVAILABLE FUNDS

Beginning Fund Balance (Estimated) - 10/1/2026	82,071
Net Change in Fund Balance	-
Reserves - Budgeted Additions	35,787
Budgeted Use of Fund Balance	-
Total Funds Available (Estimated) - 09/30/2027	**117,858**

ALLOCATION OF AVAILABLE FUNDS

Nonspendable			
Deposits	1,288		
		Subtotal	1,288

Assigned Fund Balance	**Beginning Balance (Estimated) 10/1/2026**	**Adjustments FY 2027 Budget**	**Ending Balance (Estimated) 9/30/2027**
Reserves - Operating	9,754	-	9,754
Reserves - Capital Outlay	-	-	-
Reserves - Infrastructure	71,029	35,787	106,816

Total Allocation of Available Funds	**117,858**
Total Unassigned (undesignated) Cash	**$ -**

CONSTRUCTION FUND

AVAILABLE FUNDS

Beginning Fund Balance (Estimated) - 10/1/2026	907,007
Net Change in Fund Balance	-
Reserves - Budgeted Additions	-
Budgeted Use of Fund Balance - Improvement Projects	(289,000)
Total Funds Available (Estimated) - 09/30/2027	**618,007**

Renaissance Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2027 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 2027 Annual Budget

ASSESSMENT SCHEDULE

		FISCAL YEAR 2026			FISCAL YEAR 2027		
Unit Type	**Subdivision**	**Operations & Maintenance**	**Debt Service**	**Total Assessment**	**Operations & Maintenance**	**Debt Service**	**Total Assessment**
Villa 60' *	Villagio	1,158.43	155.67	**1,314.10**	1,251.10	155.67	**1,406.77**
Coach 4-plex	Triana	1,158.43	395.53	**1,553.96**	1,251.10	395.53	**1,646.63**
Estate 120' *	Via Lago	1,158.43	424.54	**1,582.97**	1,251.10	424.54	**1,675.64**
Estate 120' *	Via Lago	1,158.43	424.54	**1,582.97**	1,251.10	424.54	**1,675.64**
Villa 60'	Villagio	1,158.43	870.16	**2,028.59**	1,251.10	870.16	**2,121.26**
Executive 75'	Monteverdi	1,158.43	1,265.69	**2,424.12**	1,251.10	1,265.69	**2,516.79**
SF 90'	Vittoria	1,158.43	1,582.12	**2,740.55**	1,251.10	1,582.12	**2,833.22**
Executive 75' X 1.5	Monteverdi	1,158.43	1,898.54	**3,056.97**	1,251.10	1,898.54	**3,149.64**
Estate 120'	Via Lago	1,158.43	2,373.18	**3,531.61**	1,251.10	2,373.18	**3,624.28**
Executive 75' X 2	Monteverdi	1,158.43	2,531.39	**3,689.82**	1,251.10	2,531.39	**3,782.49**
SF 140'	Terabella	1,158.43	2,768.70	**3,927.13**	1,251.10	2,768.70	**4,019.80**
SF 90' X2	Vittoria	1,158.43	3,164.23	**4,322.66**	1,251.10	3,164.23	**4,415.33**
Estate 120' X 2	Via Lago	1,158.43	4,746.35	**5,904.78**	1,251.10	4,746.35	**5,997.45**
SF 140' X 2	Terabella	1,158.43	5,537.41	**6,695.84**	1,251.10	5,537.41	**6,788.51**
Golf Course	Golf Course Clubhouse	-	30,337.09	**30,337.09**	-	30,337.09	**30,337.09**
Golf Course 2	Golf Course Play Area	-	37,875.88	**37,875.88**	-	37,875.88	**37,875.88**

* Prepaid Series 2012 Debt Service

Operations & Maintenance	
Gross Assessments:	482,925
Discounts and Collection Costs:	19,317
Net Assessments Budgeted:	**463,608**

Debt Service	
Gross Assessments:	568,534
Discounts and Collection Costs:	22,741
Net Assessments Budgeted:	**545,792**