

# **RENAISSANCE**

*Community Development District*

## **Annual Operating and Debt Service Budget**

### **Fiscal Year 2022**

Adopted  
August 9, 2021

**Renaissance Community Development District**  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
**Fiscal Year 2022 Annual Budget**

<i>General Fund</i>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
<u>Revenues</u>							
001.361001.0000 Interest Income	2,221	4,840	5,000	1,448	2,896	4,344	4,500
001.361006.0000 Interest - Tax Collector	226	-	-	-	-	-	-
001.363010.0000 Assessments - Tax Collector	264,431	296,597	273,454	230,002	43,452	273,454	273,454
001.363015.0000 Excess Fees - Tax Collector	76	-	-	-	-	-	-
001.363050.0000 Special Assessments - Penalties	-	345	-	-	-	-	-
001.363090.0000 Assessments - Discounts	-	(10,052)	(10,938)	(8,861)	-	(8,861)	(10,938)
001.369900.0000 Miscellaneous Revenue	-	-	-	202	-	202	202
001.381550.0000 Use of Unassigned Fund Balance	-	-	150,000	-	127,983	127,983	178,600
<b>Total Revenues</b>	<b>266,954</b>	<b>291,730</b>	<b>417,516</b>	<b>222,791</b>	<b>174,331</b>	<b>397,122</b>	<b>445,818</b>
<u>Expenditures</u>							
<u>Administrative</u>							
001.531002.0000 Arbitrage Reporting	500	500	500	-	500	500	500
001.531012.0000 Dissemination Agent	5,000	-	5,000	-	1,000	1,000	2,500
001.531013.0000 Engineering	3,000	18,288	15,000	5,000	10,000	15,000	15,000
001.531023.0000 Legal Services	11,000	11,124	12,000	4,500	7,500	12,000	18,000
001.531027.0000 District Management Services	50,627	49,800	51,294	21,373	29,922	51,295	52,833
001.531035.0000 Assessment Roll Processing	-	388	-	388	-	388	388
001.531038.0000 Assessment Administration	15,213	7,300	7,519	3,133	4,386	7,519	7,745
001.531042.0000 Tax Collector Fees	-	-	552	29	350	379	550
001.531045.0000 Trustee Fees	4,148	4,148	4,000	4,148	-	4,148	4,000
001.531049.0000 Regulatory & Compliance Fees	-	1,200	-	-	-	-	-
001.532001.0000 Trust Accounting Services	3,381	2,500	2,575	1,073	1,502	2,575	2,652
001.532002.0000 Auditing	4,323	1,500	4,500	3,000	1,500	4,500	4,500
001.541006.0000 Postage And Freight	-	22	-	22	50	72	100
001.545002.0000 Insurance - General Liability	7,706	7,909	8,477	3,503	4,974	8,477	8,500
001.548002.0000 Legal Advertising	1,572	1,729	1,000	223	777	1,000	1,000
001.549001.0000 Miscellaneous Services	2,973	-	1,000	-	500	500	500
001.549009.0000 Bank Charge	35	20	-	-	-	-	-
001.549070.0000 Assessments - Collection Fees	388	196	196	181	-	181	200
001.549915.0000 Website Hosting & Maintenance	1,435	2,061	1,200	500	700	1,200	1,200

**Renaissance Community Development District**  
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**Fiscal Year 2022 Annual Budget**

<i>General Fund</i>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
001.554007.0000 Annual District Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>111,476</b>	<b>108,860</b>	<b>114,988</b>	<b>47,248</b>	<b>63,661</b>	<b>110,909</b>	<b>120,343</b>
<u>Conservation &amp; Resource Mgmt</u>							
001.534075.0000 Wetland Monitoring	8,000	1,000	-	-	-	-	-
001.534076.0000 Contracts - Preserves	4,510	29,500	29,500	21,600	7,900	29,500	56,100
001.546123.0000 R&M - Preserves	3,496	-	3,000	-	6,000	6,000	3,000
<b>Total Conservation &amp; Resource Mgmt</b>	<b>16,006</b>	<b>30,500</b>	<b>32,500</b>	<b>21,600</b>	<b>13,900</b>	<b>35,500</b>	<b>59,100</b>
<u>Operations &amp; Maintenance</u>							
001.531016.0000 Field Management	2,125	11,150	10,815	5,176	5,639	10,815	11,139
001.534050.0000 Contracts - Berm Mowing	30,000	37,364	37,819	20,258	17,561	37,819	37,819
001.534053.0000 Contracts - Landscape	6,000	-	-	-	-	-	-
001.543006.0000 Electricity - General	9,650	-	-	-	-	-	-
001.546036.0000 R&M - Landscape	-	-	5,000	-	1,000	1,000	5,000
001.546038.0000 R&M - Berm	31,100	-	2,000	-	2,000	2,000	2,000
001.546070.0000 R&M - Renewal & Replacement	-	7,779	20,000	-	5,000	5,000	20,000
001.546074.0000 R&M - Grounds	25,590	27,183	10,000	72	2,000	2,072	10,000
001.546150.0000 R&M - Outside Maintenance	-	1,339	13,000	2,471	5,000	7,471	10,000
001.549900.0000 Misc - Contingency	960	313	10,967	-	500	500	500
<b>Total Operations &amp; Maintenance</b>	<b>105,425</b>	<b>85,128</b>	<b>109,601</b>	<b>27,977</b>	<b>38,700</b>	<b>66,677</b>	<b>96,458</b>
<u>Irrigation Services</u>							
001.543050.0000 Electricity - Irrigation	1,004	5,904	5,600	2,532	3,068	5,600	6,000
001.546052.0000 R&M - Irrigation	-	-	-	-	-	-	2,000
<b>Total Irrigation Services</b>	<b>1,004</b>	<b>5,904</b>	<b>5,600</b>	<b>2,532</b>	<b>3,068</b>	<b>5,600</b>	<b>8,000</b>
<u>Lakes &amp; Ponds</u>							
001.534084.0000 Contracts - Lakes	40,913	37,152	35,000	13,750	21,250	35,000	35,000
001.534129.0000 Contracts - Aerators	875	3,670	2,500	960	1,540	2,500	2,500
001.543020.0000 Electricity - Aerators	1,231	4,048	5,200	1,343	3,857	5,200	5,200
001.543043.0000 Electricity - Fountains	544	5,364	5,400	2,738	2,662	5,400	5,400
001.546003.0000 R&M - Aeration	26,037	4,590	5,000	860	4,140	5,000	5,000
001.546032.0000 R&M - Fountains	10,852	2,938	10,000	5,175	8,000	13,175	10,000
001.546042.0000 R&M - Lake	1,201	18,659	5,000	7,161	-	7,161	7,161

**Renaissance Community Development District**  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
**Fiscal Year 2022 Annual Budget**

<i>General Fund</i>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual YTD</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
001.546132.0000 R&M - Lake Erosion Repair			81,727		80,000	80,000	75,000
<b>Total Lakes &amp; Ponds</b>	<b>81,653</b>	<b>76,421</b>	<b>149,827</b>	<b>31,987</b>	<b>121,449</b>	<b>153,436</b>	<b>145,261</b>
<u>Roads &amp; Streets</u>							
001.546019.0000 R&M - Drainage	-	203	5,000	25,000	-	25,000	16,656
<b>Total Roads &amp; Streets</b>	<b>-</b>	<b>203</b>	<b>5,000</b>	<b>25,000</b>	<b>-</b>	<b>25,000</b>	<b>16,656</b>
<u>Capital Expenditures &amp; Projects</u>						-	-
<b>Total Capital Expenditures &amp; Projects</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Expenditures</b>	<b>315,564</b>	<b>307,016</b>	<b>417,516</b>	<b>156,344</b>	<b>240,778</b>	<b>397,122</b>	<b>445,818</b>
<b>Excess Revenue Over (Under) Expenditures</b>	<b>(48,610)</b>	<b>(15,286)</b>	<b>-</b>	<b>66,447</b>	<b>(66,447)</b>	<b>-</b>	<b>-</b>
<u>Other Sources/Uses</u>							
Contribution to (Use of) Fund Balance	-	-	-	-	(127,983)	(127,983)	(178,600)
<b>Total Other Sources/Uses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(127,983)</b>	<b>(127,983)</b>	<b>(178,600)</b>
<i>Fund Balance Beginning</i>	619,577	570,966	543,132			543,132	415,149
<i>Fund Balance Ending</i>	570,966	543,132	543,132			415,149	236,549

**Renaissance Community Development District**  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
**Fiscal Year 2022 Annual Budget**

<i>Debt Fund</i>	<u>Actual</u> <u>FY 2019</u>	<u>Actual</u> <u>FY 2020</u>	<u>Budget</u> <u>FY 2021</u>	<u>Actual</u> <u>OCT-FEB</u>	<u>Projected</u> <u>MAR-SEP</u>	<u>Total</u> <u>Projected</u> <u>FY 2021</u>	<u>Proposed</u> <u>Budget</u> <u>FY 2022</u>
<u>Revenues</u>							
202.361001.0000 Interest Income	9,236	2,747	-	8	-	8	-
202.361006.0000 Interest - Tax Collector	423	-	-	-	-	-	-
202.363010.0000 Assessments - Tax Collector	557,280	554,960	578,103	486,244	91,859	578,103	578,103
202.363015.0000 Excess Fees - Tax Collector	141	-	-	-	-	-	-
202.363050.0000 Special Assessments - Penalties	-	646	-	-	-	-	-
202.363090.0000 Assessments - Discounts	-	(18,808)	(23,124)	(18,733)	-	(18,733)	(23,124)
202.369900.0000 Other Miscellaneous Revenue	150	-	-	-	-	-	-
<b>Total Revenues</b>	<b>567,230</b>	<b>539,545</b>	<b>554,979</b>	<b>467,519</b>	<b>91,859</b>	<b>559,378</b>	<b>554,979</b>
<u>Expenditures</u>							
<u>Administrative</u>							
202.549070.0000 Assessments - Collection Fees	-	367	367	382	-	382	382
<b>Total Administrative</b>	<b>-</b>	<b>367</b>	<b>367</b>	<b>382</b>	<b>-</b>	<b>382</b>	<b>382</b>
<u>Debt Service</u>							
202.571001.0000 Principal Debt Retirement	250,000	265,000	265,000	-	280,000	280,000	290,000
202.572001.0000 Interest Expense	305,412	293,163	280,178	140,089	140,089	280,178	266,458
<b>Total Debt Service</b>	<b>555,412</b>	<b>558,163</b>	<b>545,178</b>	<b>140,089</b>	<b>420,089</b>	<b>560,178</b>	<b>556,458</b>
<b>Total Expenditures</b>	<b>555,412</b>	<b>558,530</b>	<b>545,545</b>	<b>140,471</b>	<b>420,089</b>	<b>560,560</b>	<b>556,840</b>
<b>Excess Revenue Over (Under) Expenditures</b>	<b>11,818</b>	<b>(18,985)</b>	<b>9,434</b>	<b>327,048</b>	<b>(328,230)</b>	<b>(1,182)</b>	<b>(1,861)</b>

**Renaissance Community Development District**  
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**Fiscal Year 2022 Annual Budget**

**ALLOCATION OF FUND BALANCES**

**AVAILABLE FUNDS**

Beginning Fund Balance	415,149
Net Change in Fund Balance	-
Reserves - Budgeted Additions	-
Budgeted Use of Fund Balance	(178,600)

<b>Total Funds Available (Estimated) - 09/30/2022</b>	<b>236,549</b>
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**ALLOCATION OF AVAILABLE FUNDS**

Nonspendable Fund Balance			
Deposits	1,288		
		Subtotal	1,288

<b>Assigned Fund Balance</b>	<b>FY 2021 Balance</b>	<b>FY 2022 Changes</b>	<b>Total</b>
Reserves - Operating	200,000	(100,000)	100,000
Reserves - Capital Outlay	100,000	(100,000)	-
Reserves - Future Debt Payments	150,000	(150,000)	-

<b>Total Allocation of Available Funds</b>	<b>100,000</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 135,261</b>
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**Renaissance Community Development District**  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
**Fiscal Year 2022 Annual Budget**

**ASSESSMENTS**

<b>Unit Type</b>	<b>Subdivision Name</b>	<b>Operations &amp; Maintenance</b>	<b>Series 2012 Debt Service</b>	<b>Total Fiscal Year 2022</b>	<b>Total Fiscal Year 2021</b>	<b>Difference</b>	<b>Percent Change</b>
Coach 4-plex	Triana	708	403	1,111	1,111	-	0%
Villa 60'	Villagio	708	886	1,595	1,595	-	0%
Executive 75'	Monteverdi	708	1,289	1,998	1,998	-	0%
SF 90'	Vittoria	708	1,612	2,320	2,320	-	0%
Executive 75' X1.5	Monteverdi	708	1,934	2,642	2,642	-	0%
Executive 75' X1.5	Monteverdi	708	2,579	3,287	3,287	-	0%
Estate 120'	Via Lago	708	2,417	3,126	3,126	-	0%
SF 140'	Terabella	708	2,820	3,529	3,529	-	0%
Estate 120' X2	Via Lago	708	4,835	5,543	5,543	-	0%
SF 90' X2	Vittoria	708	3,223	3,932	3,932	-	0%
SF 140' X2	Terabella	708	5,641	6,349	6,349	-	0%

**Renaissance Community Development District**  
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**DEBT SERVICE**

Debt Service Date	Principal Due	Interest Due	Call Premium / Discount	Paydown / Redemption	Total Payment	Ending Balance
11/01/2021	-	133,229	-	-	133,229	4,835,000
05/01/2022	290,000	133,229	-	-	423,229	4,545,000
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	-