

STATEMENT 1
RENAISSANCE CDD
PROPOSED BUDGET FY 2019
GENERAL FUND (O&M)

I. REVENUE

SPECIAL ASSESSMENTS - ON-ROLL (Net)
INTEREST
UNASSIGNED FUND BAL-PERIMETER BERM LANDSCAPE IMPROVE.
ASSESSMENT DISCOUNT (4%)
TOTAL REVENUE

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ACTUAL	FY2017 ACTUAL	FY2018 ADOPTED	FY 2018 YTD - MARCH	FY2019 PROPOSED	VARIANCE 2018 TO 2019
SPECIAL ASSESSMENTS - ON-ROLL (Net)	\$ 262,358	\$ 265,022	\$ 265,757	\$ 265,598	\$ 274,347	\$ 250,560	\$ 274,347	-
INTEREST	-	1,872	2,560	2,558	-	907	-	-
UNASSIGNED FUND BAL-PERIMETER BERM LANDSCAPE IMPROVE.	-	-	-	-	150,000	-	150,000	-
ASSESSMENT DISCOUNT (4%)	-	-	-	-	-	-	-	-
TOTAL REVENUE	262,358	266,894	268,317	268,156	424,347	251,467	424,347	-

II. EXPENDITURES

ADMINISTRATIVE:
MANAGEMENT CONSULTING SERVICES
GENERAL ADMINISTRATIVE
MISCELLANEOUS
AUDITING
ASSESSMENT ADMINISTRATION
COUNTY-ASSESSMENT COLLECTION FEES
LEGAL ADVERTISEMENTS
REGULATORY AND PERMIT FEES
ENGINEERING SERVICES
LEGAL SERVICES
WEBSITE DEVELOPMENT AND MONTHLY MAINT.
ADMINISTRATIVE CONTINGENCY
TOTAL ADMINISTRATION

MANAGEMENT CONSULTING SERVICES	48,825	48,825	48,825	48,825	48,825	24,412	48,825	-
GENERAL ADMINISTRATIVE	3,600	3,600	3,600	3,600	3,600	1,800	3,600	-
MISCELLANEOUS	62	424	135	-	500	389	500	-
AUDITING	3,550	3,550	3,700	3,923	5,500	4,123	4,300	(1,200)
ASSESSMENT ADMINISTRATION	13,388	13,388	13,388	13,388	13,388	13,388	13,388	-
COUNTY-ASSESSMENT COLLECTION FEES	-	390	-	390	552	-	552	-
LEGAL ADVERTISEMENTS	1,192	1,206	1,152	497	1,500	64	1,500	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
ENGINEERING SERVICES	-	4,715	-	-	3,500	-	3,500	-
LEGAL SERVICES	12,000	12,000	12,000	12,000	12,000	6,000	12,000	-
WEBSITE DEVELOPMENT AND MONTHLY MAINT.	-	-	1,200	997	960	480	960	-
ADMINISTRATIVE CONTINGENCY	2,911	-	390	-	1,000	-	1,000	-
TOTAL ADMINISTRATION	85,703	88,273	84,565	83,795	91,500	50,831	90,300	(1,200)

INSURANCE:
INSURANCE (GENERAL LIABILITY AND D.O.)
TOTAL INSURANCE

INSURANCE (GENERAL LIABILITY AND D.O.)	6,233	6,288	6,388	6,508	7,159	6,508	7,159	-
TOTAL INSURANCE	6,233	6,288	6,388	6,508	7,159	6,508	7,159	-

DEBT SERVICE ADMINISTRATION:
ARBITRAGE REPORTING
DISSEMINATION AGENT
TRUSTEE FEES
TRUST FUND ACCOUNTING
TOTAL DEBT SERVICE ADMINISTRATION

ARBITRAGE REPORTING	1,500	500	500	500	500	-	500	-
DISSEMINATION AGENT	5,000	-	5,000	5,000	5,000	5,000	5,000	-
TRUSTEE FEES	1,886	3,771	3,771	3,771	3,771	3,771	4,149	378
TRUST FUND ACCOUNTING	3,675	3,675	3,675	3,675	3,675	1,838	3,675	-
TOTAL DEBT SERVICE ADMINISTRATION	12,061	7,946	12,946	12,946	12,946	10,609	13,324	378

FIELD OPERATIONS:
ELECTRICITY-UTILITY
WATER QUALITY & WETLAND MONITORING
LANDSCAPE - LAKE AND FLOW WAY MAINTENANCE
LAKE AERATION & WELL MAINTENANCE
FOUNTAIN REPAIRS & MAINTENANCE
WETLAND MAINTENANCE
LANDSCAPE-PERIMETER BERM MOWING
MULCH
PERIMETER BERM LANDSCAPE IMPROVEMENTS
ENTRY AND WALLS MAINTENANCE
FIELD CONTINGENCY (FENCE IN FY 2016)
TOTAL FIELD OPERATIONS

ELECTRICITY-UTILITY	13,929	13,759	14,116	15,005	16,500	7,234	16,500	-
WATER QUALITY & WETLAND MONITORING	12,000	12,000	12,000	12,000	12,000	6,675	12,000	-
LANDSCAPE - LAKE AND FLOW WAY MAINTENANCE	31,500	33,286	34,720	39,228	39,228	20,938	39,228	-
LAKE AERATION & WELL MAINTENANCE	6,850	9,496	-	652	5,000	-	5,000	-
FOUNTAIN REPAIRS & MAINTENANCE	-	5,750	6,578	3,205	10,000	4,362	10,000	-
WETLAND MAINTENANCE	11,900	15,700	11,900	-	15,700	-	15,700	-
LANDSCAPE-PERIMETER BERM MOWING	24,000	24,000	32,000	36,000	36,000	12,000	36,000	-
MULCH	-	6,038	7,904	600	6,000	5,000	6,000	-
PERIMETER BERM LANDSCAPE IMPROVEMENTS	-	-	-	-	150,000	-	150,000	-
ENTRY AND WALLS MAINTENANCE	-	-	-	255	-	7,275	-	-
FIELD CONTINGENCY (FENCE IN FY 2016)	2,332	15,438	5,182	1,850	11,176	24,132	11,107	(69)
TOTAL FIELD OPERATIONS	102,511	135,467	124,400	108,795	301,604	87,616	301,535	(69)

INCREASE IN RENEWAL & REPLACEMENT

INCREASE IN RENEWAL & REPLACEMENT	-	-	-	-	11,138	-	12,029	891
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TOTAL EXPENDITURES

TOTAL EXPENDITURES	206,508	237,974	228,299	212,044	424,347	155,564	424,347	-
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EXCESS OF REVENUE OVER (UNDER) EXPENDITURES

EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	55,850	28,920	40,018	56,112	-	95,903	-	-
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FUND BALANCE - BEGINNING
INCREASE IN CAPITAL RESERVES
LESS FUND BALANCE FORWARD - PERIMETER BERM LANDSCAPE
FUND BALANCE - ENDING

FUND BALANCE - BEGINNING	468,882	524,732	553,652	593,670	649,782	649,782	638,644	-
INCREASE IN CAPITAL RESERVES	-	-	-	-	11,138	-	12,029	-
LESS FUND BALANCE FORWARD - PERIMETER BERM LANDSCAPE	-	-	-	-	(150,000)	-	(150,000)	-
FUND BALANCE - ENDING	\$ 524,732	\$ 553,652	\$ 593,670	\$ 649,782	\$ 510,920	\$ 745,685	\$ 500,673	\$ -

FUND BALANCE APPROPRIATION:

ONE QUARTER OPERATING CAPITAL	\$ 106,087
RENEWAL & REPLACEMENT - FY 2014	\$ 107,309
RENEWAL & REPLACEMENT - FY 2015	\$ 10,680
RENEWAL & REPLACEMENT - FY 2016	\$ 10,680
RENEWAL & REPLACEMENT - FY 2017	\$ 10,920
RENEWAL & REPLACEMENT - FY 2018	\$ 11,138
RENEWAL & REPLACEMENT - FY 2019	\$ 12,029
FUTURE POTENTIAL DEBT SERVICE PAYMENT	\$ 150,000
UNASSIGNED FUND BALANCE	\$ 81,830
FUND BALANCE	\$ 500,673

NOTE: FUND BALANCE ASSUMES THAT THE BERM WORK WILL NOT BE COMPLETED IN FY 2018 AND WILL CARRY FORWARD INTO FY 2019

Statement 2

Summary of Contract Expenditures

CATEGORY	VENDOR	EXPIRATION DATE OF CONTRACT	ANNUAL AMOUNT OF CONTRACT	(SCOPE OF SERVICE)
ADMINISTRATIVE:				
MANAGEMENT CONSULTING SERVICES	DPFG	PRESENT	\$ 48,825.00	Agreement 19; Includes: DM, Recording & General Accounting (not Trust Accounting).
GENERAL ADMINISTRATIVE	DPFG	PRESENT	\$ 3,000.00	Agreement 19
MISCELLANEOUS			\$ 500.00	Estimated
AUDITING	GRAY & ASSOCIATES	9/30/2019	\$ 4,300.00	\$4,500 for FY 2019.
ASSESSMENT ADMINISTRATION	DPFG	PRESENT	\$ 13,388.00	Agreement 19
COUNTY ASSESSMENT COLLECTION FEES	LEE COUNTY	PRESENT	\$ 551.00	Estimated; agreement 12 with Lee County Property Appraiser, 588 units at \$1.47 per parcel.
LEGAL ADVERTISEMENTS	THE NEWS - PRESS MEDIA	N/A	\$ 1,500.00	Estimated; variable/discretionary - Workshops and public hearings.
REGULATORY AND PERMIT FEES	FL DEPT OF ECONOMIC OPPORTUNITY	N/A	\$ 175.00	Fixed
ENGINEERING SERVICES	COMMUNITY ENGINEERING	PRESENT	\$ 3,500.00	Estimated; agreement 7; No engineering expenses since 2012.
LEGAL SERVICES	KNOTT, EBELING, HART	PRESENT	\$ 12,000.00	Agreement 3 ("Humbrey & Knott" changed name to Knott, Ebeling, Hart).
WEBSITE DEVELOPMENT AND MONTHLY MAINT.	ATLAS	30 DAYS	\$ 960.00	Website is \$80 monthly.
ADMINISTRATIVE CONTINGENCY		N/A	\$ 1,000.00	Estimated; variable/discretionary.
TOTAL ADMINISTRATIVE			\$ 910,300.00	
INSURANCE (GENERAL LIABILITY AND D.O.)	EGIS INSURANCE	10/1/2016	\$ 7,159.00	For Public Officials, Property, and General Liability.
DEBT SERVICE ADMINISTRATION:				
ARBITRAGE REPORTING	GNP	PRESENT	\$ 500.00	Agreement 28
DISSEMINATION AGENT	DPFG	PRESENT	\$ 5,000.00	Agreement 8
TRUSTEE FEES	US BANK	PRESENT	\$ 4,149.00	Per confirmation with trustee.
TRUST FUND ACCOUNTING	DPFG	PRESENT	\$ 3,975.00	Agreement 19
TOTAL DEBT SERVICE ADMINISTRATION			\$ 13,624.00	
FIELD OPERATIONS EXPENDITURES:				
ELECTRICITY - UTILITY	FLORIDA POWER & LIGHT	N/A	\$ 16,500.00	Estimated; variable.
WATER QUALITY MONITORING	COMMUNITY ENGINEERING	PRESENT	\$ 12,000.00	Agreement 27; collect samples monthly and provide quarterly reports, ongoing contract with no expiration.
LANDSCAPE - LAKE & FLOW WAY	THE CLUB @ RENAISSANCE	PRESENT	\$ 39,228.00	Agreement 15; auto renewal. Monthly is \$3,289.
LAKE AERATION & WELL MAINTENANCE	VARIABLE	N/A	\$ 5,000.00	Estimated FY 2014. Expenditures High because of replacement of motor at front entrance and aeration costs of \$8,851.
FOUNTAIN REPAIRS	VARIABLE		\$ 10,000.00	
WETLAND MAINTENANCE	AQUATIC WEED CONTROL	N/A	\$ 15,700.00	Annual Service \$11,900 and follow up service \$3,800; 138.75 acres offsite preserve and 69.8 acres onsite.
LANDSCAPE - PERIMETER BERM MAINTENANCE	THE CLUB @ RENAISSANCE	PRESENT	\$ 35,000.00	Agreement 15; auto renewal.
MULCH	INA	MULCHING SERVICES	\$ 5,000.00	Mulch services \$5,000 annual.
PERIMETER BERM LANDSCAPE IMPROVEMENTS	TO BE DETERMINED		\$ 150,000.00	
ENTRY WALLS MAINTENANCE	NOT UTILIZED		\$ -	
FIELD CONTINGENCY	N/A	N/A	\$ 11,107.00	Estimated; variable/discretionary.
TOTAL FIELD OPERATIONS			\$ 307,555.00	

**STATEMENT 3
RENAISSANCE CDD
PROPOSED BUDGET FY 2019
SERIES 2012 DEBT SERVICE**

	BUDGET
REVENUE	
MAX. SPECIAL ASSESSMENTS - ON-ROLL (GROSS)	\$ 603,209
REVENUE ACCOUNT (Interest)	-
DISCOUNT (ASSESSMENTS)	(24,128)
TOTAL REVENUE	579,081
EXPENDITURES	
INTEREST EXPENSE	
May 1, 2019	152,706
November 1, 2019	146,581
PRINCIPAL RETIREMENT	
May 1, 2019	250,000
PREPAYMENT	-
COLLECTION FEES	24,128
TOTAL EXPENDITURES	573,416
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	5,665
PROJECTED FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	-
PROJECTED FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 5,665

I. Assessment Roll

Unit Type	Cnt	ERU / Unit	Max. Assmt per Unit (Gross)	Max. Assmt On-Roll (GROSS)
Estate 120' - Via Lago	53	3.00	\$2,522	\$ 133,691
SF 140' - Terabella	38	3.50	\$2,943	111,830
SF 90' - Vittoria	50	2.00	\$1,682	84,083
Executive 75' - Monteverdi	51	1.60	\$1,345	68,612
Coach 4-plex - Triana	130	0.50	\$420	54,654
Villa 60' - Villagio	58	1.10	\$925	53,645
SF 140' X2 - Terabella	2	7.00	\$5,886	11,772
Estate 120' X2 - Via Lago	1	6.00	\$5,045	5,045
Executive 75' X1.5 - Monteverdi	2	2.40	\$2,018	4,036
SF 90' x2 - Vittoria	1	4.00	\$3,363	3,363
Golf Course	1	86.20	\$72,479	72,479
Total	387			\$ 603,209

STATEMENT 4
RENAISSANCE CDD
PROPOSED BUDGET FY 2019
\$6.92MM SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2012
DEBT SERVICE REQUIREMENT

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
11/01/12						
05/01/13	\$190,000	4.90%	\$219,125.60	\$219,125.60	\$219,125.60	\$6,920,000
11/01/13			\$184,311.25	\$374,311.25		\$6,730,000
05/01/14	\$200,000	4.90%	\$179,656.25	\$179,656.25	\$553,967.50	\$6,730,000
11/01/14			\$179,656.25	\$379,656.25		\$6,530,000
05/01/15	\$210,000	4.90%	\$174,756.25	\$174,756.25	\$554,412.50	\$6,530,000
11/01/15			\$174,756.25	\$384,756.25		\$6,320,000
05/01/16	\$220,000	4.90%	\$169,611.25	\$169,611.25	\$554,367.50	\$6,320,000
11/01/16			\$169,611.25	\$389,611.25		\$6,100,000
05/01/17	\$230,000	4.90%	\$164,221.25	\$164,221.25	\$553,832.50	\$6,100,000
11/01/17			\$164,221.25	\$394,221.25		\$5,870,000
05/01/18	\$240,000	4.90%	\$158,586.25	\$158,586.25	\$552,807.50	\$5,870,000
11/01/18			\$158,586.25	\$398,586.25		\$5,630,000
05/01/19	\$250,000	4.90%	\$152,706.25	\$152,706.25	\$551,292.50	\$5,630,000
11/01/19			\$152,706.25	\$402,706.25		\$5,380,000
05/01/20	\$265,000	4.90%	\$146,581.25	\$146,581.25	\$549,287.50	\$5,380,000
11/01/20			\$146,581.25	\$411,581.25		\$5,115,000
05/01/21	\$280,000	4.90%	\$140,088.75	\$140,088.75	\$551,670.00	\$5,115,000
11/01/21			\$140,088.75	\$420,088.75		\$4,835,000
05/01/22	\$290,000	4.90%	\$133,228.75	\$133,228.75	\$553,317.50	\$4,835,000
11/01/22			\$133,228.75	\$423,228.75		\$4,545,000
05/01/23	\$310,000	5.55%	\$126,123.75	\$126,123.75	\$549,352.50	\$4,545,000
11/01/23			\$126,123.75	\$436,123.75		\$4,235,000
05/01/24	\$325,000	5.55%	\$117,521.25	\$117,521.25	\$553,645.00	\$4,235,000
11/01/24			\$117,521.25	\$442,521.25		\$3,910,000
05/01/25	\$345,000	5.55%	\$108,502.50	\$108,502.50	\$551,023.75	\$3,910,000
11/01/25			\$108,502.50	\$453,502.50		\$3,565,000
05/01/26	\$365,000	5.55%	\$98,928.75	\$98,928.75	\$552,431.25	\$3,565,000
11/01/26			\$98,928.75	\$463,928.75		\$3,200,000
05/01/27	\$385,000	5.55%	\$88,800.00	\$88,800.00	\$552,728.75	\$3,200,000
11/01/27			\$88,800.00	\$473,800.00		\$2,815,000
05/01/28	\$405,000	5.55%	\$78,116.25	\$78,116.25	\$551,916.25	\$2,815,000
11/01/28			\$78,116.25	\$483,116.25		\$2,410,000
05/01/29	\$430,000	5.55%	\$66,877.50	\$66,877.50	\$549,993.75	\$2,410,000
11/01/29			\$66,877.50	\$496,877.50		\$1,980,000
05/01/30	\$455,000	5.55%	\$54,945.00	\$54,945.00	\$551,822.50	\$1,980,000
11/01/30			\$54,945.00	\$509,945.00		\$1,525,000
05/01/31	\$480,000	5.55%	\$42,318.75	\$42,318.75	\$552,263.75	\$1,525,000
11/01/31			\$42,318.75	\$522,318.75		\$1,045,000
05/01/32	\$510,000	5.55%	\$28,998.75	\$28,998.75	\$551,317.50	\$1,045,000
11/01/32			\$28,998.75	\$538,998.75		\$535,000
05/01/33	\$535,000	5.55%	\$14,846.25	\$14,846.25	\$553,845.00	\$535,000
11/01/33			\$14,846.25	\$549,846.25		\$0
			\$0.00	\$0.00	\$549,846.25	\$0
TOTAL	\$6,920,000		\$4,894,266.85	\$11,814,266.85	\$11,814,266.85	

Max. annual debt service (MADS): \$554,413
Total ERU: 717.40
MADS/ERU: \$772.81
Gross Assmt: \$805.01

Footnote:

(a) Data herein for budgetary process purposes only.