

***RENAISSANCE  
COMMUNITY DEVELOPMENT DISTRICT***

***Agenda Package***

***Regular Board Meeting***

***Monday  
August 13, 2018***

***11:30 a.m.***

***The Club at Renaissance  
12801 Renaissance Way  
Fort Myers, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Renaissance Community Development District

---

Board of Supervisors  
**Renaissance Community  
Development District**

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Renaissance Community Development District is scheduled for **Monday, August 13, 2018 at 11:30 a.m.** at the Club at Renaissance, 12801 Renaissance Way, Fort Myers, Florida.

*The advanced copy of the agenda for this meeting is attached along with associated documentation for your consideration. Any additional material will be provided to you under separate cover or distributed at the meeting.*

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Paul Cusmano  
District Manager

Cc: Attorney  
Engineer  
District Records

# RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Monday, August 13 , 2018  
Time: 11:30 a.m.  
Location: The Club at Renaissance  
12801 Renaissance Way  
Fort Myers, Fl.  
Conference Call No: 515-603-4904  
Code: 434537#

## ***Business Meeting Agenda***

**I. Roll Call**

**II. Audience Comments**

**III. Business Matters**

A. Fiscal Year 2018-2019 Budget Public Hearing

1. Open Public Hearing
2. Review of 2018-2019 Budget
3. Audience Comments
4. Close Public Hearing

B. Consideration and Adoption of Resolution 2018-06  
Approving the Fiscal Year 2018-2019 Budget

**Exhibit(s)**

**Exhibit 1**

C. Consideration and Adoption of Resolution 2018-07  
Imposing Assessments

**Exhibit 2**

**V. Staff Reports**

- A. District Manager
- B. District Counsel
- C. District Engineer

**VI Public Comments**

**VII. Supervisor Requests**

**VIII. Adjournment**

**EXHIBIT 1.**

**RESOLUTION 2018-06**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (“**Proposed Budget**”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 13, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2017/2018 and/or revised projections for fiscal year 2018/2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Budget for the Renaissance Community Development District for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019,” as adopted by the Board of Supervisors on August 14, 2018.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

|                          |           |
|--------------------------|-----------|
| TOTAL GENERAL FUND       | \$ _____  |
| TOTAL DEBT SERVICE FUNDS | \$ _____  |
| TOTAL ALL FUNDS          | \$ _____* |

\*Not inclusive of any collection costs.

**Section 3. Budget Amendments**

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not

increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption.

**Section 4. Effective Date.**

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Renaissance Community Development District.

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF AUGUST, 2018.**

**ATTEST:**

**RENAISSANCE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Paul Cusmano  
Secretary

By: \_\_\_\_\_  
John Gnagey  
Chair of the Board of Supervisors

**Exhibit A:** 2018/2019 Budget

**EXHIBIT A**



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

|   | FY 2014<br>ACTUAL | FY 2015<br>ACTUAL | FY 2016<br>ACTUAL | FY2017<br>ACTUAL  | FY2018<br>ADOPTED | FY 2018<br>YTD - MARCH | FY2019<br>PROPOSED | VARIANCE<br>2018 TO 2019 |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|------------------------|--------------------|--------------------------|
| <b>I. REVENUE</b>                                     |                   |                   |                   |                   |                   |                        |                    |                          |
| 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%)                              | -                 | -                 | -                 | -                 | -                 | -                      | -                  | -                        |
| <b>TOTAL REVENUE</b>                                  | <b>262,358</b>    | <b>266,894</b>    | <b>268,317</b>    | <b>268,156</b>    | <b>424,347</b>    | <b>251,467</b>         | <b>424,347</b>     | -                        |
| <b>II. EXPENDITURES</b>                               |                   |                   |                   |                   |                   |                        |                    |                          |
| <b>ADMINISTRATIVE:</b>                                |                   |                   |                   |                   |                   |                        |                    |                          |
| 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              | -                        |
| <b>TOTAL ADMINISTRATION</b>                           | <b>85,703</b>     | <b>88,273</b>     | <b>84,565</b>     | <b>83,795</b>     | <b>91,500</b>     | <b>50,831</b>          | <b>90,300</b>      | (1,200)                  |
| <b>INSURANCE:</b>                                     |                   |                   |                   |                   |                   |                        |                    |                          |
| INSURANCE (GENERAL LIABILITY AND D.O.)                | 6,233             | 6,288             | 6,388             | 6,508             | 7,159             | 6,508                  | 7,159              | -                        |
| <b>TOTAL INSURANCE</b>                                | <b>6,233</b>      | <b>6,288</b>      | <b>6,388</b>      | <b>6,508</b>      | <b>7,159</b>      | <b>6,508</b>           | <b>7,159</b>       | -                        |
| <b>DEBT SERVICE ADMINISTRATION:</b>                   |                   |                   |                   |                   |                   |                        |                    |                          |
| 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              | -                        |
| <b>TOTAL DEBT SERVICE ADMINISTRATION</b>              | <b>12,061</b>     | <b>7,946</b>      | <b>12,946</b>     | <b>12,946</b>     | <b>12,946</b>     | <b>10,609</b>          | <b>13,324</b>      | 378                      |
| <b>FIELD OPERATIONS:</b>                              |                   |                   |                   |                   |                   |                        |                    |                          |
| 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)                     |
| <b>TOTAL FIELD OPERATIONS</b>                         | <b>102,511</b>    | <b>135,467</b>    | <b>124,400</b>    | <b>108,795</b>    | <b>301,604</b>    | <b>87,616</b>          | <b>301,535</b>     | (69)                     |
| <b>INCREASE IN RENEWAL &amp; REPLACEMENT</b>          | -                 | -                 | -                 | -                 | <b>11,138</b>     | -                      | <b>12,029</b>      | <b>891</b>               |
| <b>TOTAL EXPENDITURES</b>                             | <b>206,508</b>    | <b>237,974</b>    | <b>228,299</b>    | <b>212,044</b>    | <b>424,347</b>    | <b>155,564</b>         | <b>424,347</b>     | -                        |
| <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>    | <b>55,850</b>     | <b>28,920</b>     | <b>40,018</b>     | <b>56,112</b>     | -                 | <b>95,903</b>          | -                  | -                        |
| 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 - PERIMTER BERM LANDSCAPE   | -                 | -                 | -                 | -                 | (150,000)         | -                      | (150,000)          | -                        |
| <b>FUND BALANCE - ENDING</b>                          | <b>\$ 524,732</b> | <b>\$ 553,652</b> | <b>\$ 593,670</b> | <b>\$ 649,782</b> | <b>\$ 510,920</b> | <b>\$ 745,685</b>      | <b>\$ 500,673</b>  | <b>\$ -</b>              |

**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         |
| <b>FUND BALANCE</b>                   | <b>\$ 500,673</b> |

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<br>OF CONTRACT | ANNUAL AMOUNT<br>OF CONTRACT | (SCOPE OF<br>SERVICE)  |
|---|------------------------------------|--------------------------------|------------------------------|--|
| <b>ADMINISTRATIVE:</b>                        |                                    |                                |                              |  |
| MANAGEMENT CONSULTING SERVICES                | DPFG                               | PRESENT                        | \$ 48,825.00                 | Agreement 19; Includes: DM, Recording & General Accounting (not Trust Accounting).                                   |
| GENERAL ADMINISTRATIVE                        | DPFG                               | PRESENT                        | \$ 3,600.00                  | Agreement 19   |
| MISCELLANEOUS                                 |                                    | N/A                            | \$ 500.00                    | Estimated  |
| AUDITING                                      | GRAU & 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                        | \$ 552.00                    | Estimated; agreement 12 with Lee County Property Appraiser. 388 units at \$1.42 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 DEPART. 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, EBELINI, HART               | PRESENT                        | \$ 12,000.00                 | Agreement 3 ("Humphrey & Knott" changed name to "Knott, Ebelini, 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.   |
| <b>TOTAL ADMINISTRATIVE</b>                   |                                    |                                | <b>\$ 90,300.00</b>          |  |
| <b>INSURANCE (GENERAL LIABILITY AND D.O.)</b> | <b>EGIS INSURANCE</b>              | <b>10/1/2016</b>               | <b>\$ 7,159.00</b>           | <b>For Public Officials, Property, and General Liability.</b>  |
| <b>DEBT SERVICE ADMINISTRATION:</b>           |                                    |                                |                              |  |
| 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                        | \$ 3,675.00                  | Agreement 19   |
| <b>TOTAL DEBT SERVICE ADMINISTRATION</b>      |                                    |                                | <b>\$ 13,324.00</b>          |  |
| <b>FIELD OPERATIONS EXPENDITURES:</b>         |                                    |                                |                              |  |
| 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 \$3,269.  |
| 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 \$8,951. |
| 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 MOWING             | THE CLUB @ RENAISSANCE             | PRESENT                        | \$ 36,000.00                 | Agreement 15; auto renewal.  |
| MULCH   | NA                                 | MULCHING SERVICES              | \$ 6,000.00                  | Mulch services \$6,000 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.   |
| <b>TOTAL FIELD OPERATIONS</b>                 |                                    |                                | <b>\$ 301,535.00</b>         |  |

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

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

**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                     |
| <b>Total</b>                    | <b>387</b> |            |                             | <b>\$ 603,209</b>          |

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

|                                  |           |
|----------------------------------|-----------|
| 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.

**EXHIBIT 2.**

**RESOLUTION 2018-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Renaissance Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Manatee County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budgets (“**Budget**”) for Fiscal Year 2018/2019, attached hereto as **Exhibit “A;**” and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

(“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and

according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2017/2018, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the District’s Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Renaissance Community Development District.

**PASSED AND ADOPTED** this 13th day of August, 2018.



ATTEST:

**RENAISSANCE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Paul Cusmano  
Secretary / Assistant Secretary

By:\_\_\_\_\_  
John Gnagey  
Chairman

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

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

|   | FY 2014<br>ACTUAL | FY 2015<br>ACTUAL | FY 2016<br>ACTUAL | FY2017<br>ACTUAL  | FY2018<br>ADOPTED | FY 2018<br>YTD - MARCH | FY2019<br>PROPOSED | VARIANCE<br>2018 TO 2019 |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|------------------------|--------------------|--------------------------|
| <b>I. REVENUE</b>                                     |                   |                   |                   |                   |                   |                        |                    |                          |
| 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%)                              | -                 | -                 | -                 | -                 | -                 | -                      | -                  | -                        |
| <b>TOTAL REVENUE</b>                                  | <b>262,358</b>    | <b>266,894</b>    | <b>268,317</b>    | <b>268,156</b>    | <b>424,347</b>    | <b>251,467</b>         | <b>424,347</b>     | -                        |
| <b>II. EXPENDITURES</b>                               |                   |                   |                   |                   |                   |                        |                    |                          |
| <b>ADMINISTRATIVE:</b>                                |                   |                   |                   |                   |                   |                        |                    |                          |
| 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              | -                        |
| <b>TOTAL ADMINISTRATION</b>                           | <b>85,703</b>     | <b>88,273</b>     | <b>84,565</b>     | <b>83,795</b>     | <b>91,500</b>     | <b>50,831</b>          | <b>90,300</b>      | (1,200)                  |
| <b>INSURANCE:</b>                                     |                   |                   |                   |                   |                   |                        |                    |                          |
| INSURANCE (GENERAL LIABILITY AND D.O.)                | 6,233             | 6,288             | 6,388             | 6,508             | 7,159             | 6,508                  | 7,159              | -                        |
| <b>TOTAL INSURANCE</b>                                | <b>6,233</b>      | <b>6,288</b>      | <b>6,388</b>      | <b>6,508</b>      | <b>7,159</b>      | <b>6,508</b>           | <b>7,159</b>       | -                        |
| <b>DEBT SERVICE ADMINISTRATION:</b>                   |                   |                   |                   |                   |                   |                        |                    |                          |
| 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              | -                        |
| <b>TOTAL DEBT SERVICE ADMINISTRATION</b>              | <b>12,061</b>     | <b>7,946</b>      | <b>12,946</b>     | <b>12,946</b>     | <b>12,946</b>     | <b>10,609</b>          | <b>13,324</b>      | 378                      |
| <b>FIELD OPERATIONS:</b>                              |                   |                   |                   |                   |                   |                        |                    |                          |
| 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)                     |
| <b>TOTAL FIELD OPERATIONS</b>                         | <b>102,511</b>    | <b>135,467</b>    | <b>124,400</b>    | <b>108,795</b>    | <b>301,604</b>    | <b>87,616</b>          | <b>301,535</b>     | (69)                     |
| <b>INCREASE IN RENEWAL &amp; REPLACEMENT</b>          |                   |                   |                   |                   |                   |                        |                    |                          |
|   | -                 | -                 | -                 | -                 | 11,138            | -                      | 12,029             | 891                      |
| <b>TOTAL EXPENDITURES</b>                             | <b>206,508</b>    | <b>237,974</b>    | <b>228,299</b>    | <b>212,044</b>    | <b>424,347</b>    | <b>155,564</b>         | <b>424,347</b>     | -                        |
| <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>    | <b>55,850</b>     | <b>28,920</b>     | <b>40,018</b>     | <b>56,112</b>     | <b>-</b>          | <b>95,903</b>          | <b>-</b>           | <b>-</b>                 |
| 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 - PERIMTER BERM LANDSCAPE   | -                 | -                 | -                 | -                 | (150,000)         | -                      | (150,000)          | -                        |
| <b>FUND BALANCE - ENDING</b>                          | <b>\$ 524,732</b> | <b>\$ 553,652</b> | <b>\$ 593,670</b> | <b>\$ 649,782</b> | <b>\$ 510,920</b> | <b>\$ 745,685</b>      | <b>\$ 500,673</b>  | <b>\$ -</b>              |

**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         |
| <b>FUND BALANCE</b>                   | <b>\$ 500,673</b> |

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<br>OF CONTRACT | ANNUAL AMOUNT<br>OF CONTRACT | (SCOPE OF<br>SERVICE)  |
|---|------------------------------------|--------------------------------|------------------------------|--|
| <b>ADMINISTRATIVE:</b>                        |                                    |                                |                              |  |
| MANAGEMENT CONSULTING SERVICES                | DPFG                               | PRESENT                        | \$ 48,825.00                 | Agreement 19; Includes: DM, Recording & General Accounting (not Trust Accounting).                                   |
| GENERAL ADMINISTRATIVE                        | DPFG                               | PRESENT                        | \$ 3,600.00                  | Agreement 19   |
| MISCELLANEOUS                                 |                                    | N/A                            | \$ 500.00                    | Estimated  |
| AUDITING                                      | GRAU & 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                        | \$ 552.00                    | Estimated; agreement 12 with Lee County Property Appraiser. 388 units at \$1.42 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 DEPART. 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, EBELINI, HART               | PRESENT                        | \$ 12,000.00                 | Agreement 3 ("Humphrey & Knott" changed name to "Knott, Ebelini, 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.   |
| <b>TOTAL ADMINISTRATIVE</b>                   |                                    |                                | <b>\$ 90,300.00</b>          |  |
| <b>INSURANCE (GENERAL LIABILITY AND D.O.)</b> | <b>EGIS INSURANCE</b>              | <b>10/1/2016</b>               | <b>\$ 7,159.00</b>           | <b>For Public Officials, Property, and General Liability.</b>  |
| <b>DEBT SERVICE ADMINISTRATION:</b>           |                                    |                                |                              |  |
| 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                        | \$ 3,675.00                  | Agreement 19   |
| <b>TOTAL DEBT SERVICE ADMINISTRATION</b>      |                                    |                                | <b>\$ 13,324.00</b>          |  |
| <b>FIELD OPERATIONS EXPENDITURES:</b>         |                                    |                                |                              |  |
| 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 \$3,269.  |
| 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 \$8,951. |
| 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 MOWING             | THE CLUB @ RENAISSANCE             | PRESENT                        | \$ 36,000.00                 | Agreement 15; auto renewal.  |
| MULCH   | NA                                 | MULCHING SERVICES              | \$ 6,000.00                  | Mulch services \$6,000 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.   |
| <b>TOTAL FIELD OPERATIONS</b>                 |                                    |                                | <b>\$ 301,535.00</b>         |  |

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

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

**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                     |
| <b>Total</b>                    | <b>387</b> |            |                             | <b>\$ 603,209</b>          |

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

|                                  |           |
|----------------------------------|-----------|
| 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.