

Renaissance Commons  
Community Development District

**Final Budget For  
Fiscal Year 2021/2022  
October 1, 2021 - September 30, 2022**

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**FINAL BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	<b>FISCAL YEAR 2021/2022 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	130,068
Debt Assessments	576,003
Other Revenues	0
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 706,311</b>
<b>EXPENDITURES</b>	
Supervisor Fees	3,000
Payroll Taxes - Employer	240
Engineering/Inspections	7,500
Management	31,524
Secretarial	4,200
Legal	9,500
Assessment Roll	5,500
Audit Fees	3,650
Arbitrage Rebate Fee	650
Insurance	6,065
Legal Advertisements	1,300
Miscellaneous	900
Postage	325
Office Supplies	475
Dues & Subscriptions	175
Trustee Fee	5,500
Website Management	2,000
Maintenance Reserve	40,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 122,504</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 583,807</b>
Bond Payments	(541,442)
<b>BALANCE</b>	<b>\$ 42,365</b>
County Appraiser & Tax Collector Fee	(14,122)
Discounts For Early Payments	(28,243)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

Note: 2022 Principal & Interest Payments Could Be Lower Than Budget Due To Bond Prepayments

**DETAILED FINAL BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	82,159	81,922	130,068	Expenditures Less Interest & Carryover Balance/.94
Debt Assessments	831,901	808,479	576,003	Bond Payment/.94
Other Revenues	0	0	0	
Interest Income	209	240	240	Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 914,269</b>	<b>\$ 890,641</b>	<b>\$ 706,311</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	2,600	3,000	3,000	No Change From 2020/2021 Budget
Payroll Taxes - Employer	199	240	240	Projected At 8% Of Supervisor Fees
Engineering/Inspections	4,140	7,500	7,500	No Change From 2020/2021 Budget
Management	30,396	31,092	31,524	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2020/2021 Budget
Legal	7,628	9,500	9,500	No Change From 2020/2021 Budget
Assessment Roll	5,500	5,500	5,500	No Change From 2020/2021 Budget
Audit Fees	3,500	3,500	3,650	Accepted Amount For 2020/2021 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2020/2021 Budget
Insurance	5,251	6,065	6,065	Insurance Estimate
Legal Advertisements	1,778	1,100	1,300	\$200 Increase From 2020/2021 Budget
Miscellaneous	766	900	900	No Change From 2020/2021 Budget
Postage	125	325	325	No Change From 2020/2021 Budget
Office Supplies	255	500	475	\$25 Decrease From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fee	4,784	6,000	5,500	\$500 Decrease From 2020/2021 Budget
Website Management	2,000	2,000	2,000	No Change From 2020/2021 Budget
Maintenance Reserve	0	0	40,000	Maintenance Reserve
<b>TOTAL EXPENDITURES</b>	<b>\$ 73,947</b>	<b>\$ 82,247</b>	<b>\$ 122,504</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 840,322</b>	<b>\$ 808,394</b>	<b>\$ 583,807</b>	
Bond Payments	(794,191)	(759,970)	(541,442)	2022 Principal & Interest Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 46,131</b>	<b>\$ 48,424</b>	<b>\$ 42,365</b>	
County Appraiser & Tax Collector Fee	(4,872)	(17,808)	(14,122)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(32,847)	(35,616)	(28,243)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 8,412</b>	<b>\$ (5,000)</b>	<b>\$ -</b>	
Carryover From Prior Year	0	5,000	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 8,412</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: 2022 Principal & Interest Payments Could Be Lower Than Budget Due To Bond Prepayments

**DETAILED FINAL DEBT SERVICE BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2019/2020 ANNUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
Interest Income	1,373	300	25	Projected Interest For 2021/2022
NAV Tax Collection	794,191	759,970	541,442	Yearly Maximum Debt Assessment
Prepaid Bond Collection	177,966	0	0	
<b>Total Revenues</b>	<b>\$ 973,530</b>	<b>\$ 760,270</b>	<b>\$ 541,467</b>	
<b>EXPENDITURES</b>				
Principal Payments - A-1	557,000	456,000	336,000	Principal Payment Due In 2022
Interest Payments - A-1	320,076	295,720	199,663	Interest Payments Due In 2022
Bond Redemption	0	8,550	5,804	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 877,076</b>	<b>\$ 760,270</b>	<b>\$ 541,467</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 96,454</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: 2022 Principal & Interest Payments Could Be Lower Than Budget Due To Bond Prepayments

**Series 2017A-1 Bond Refunding Information**

Original Par Amount =	\$12,499,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2017		
Maturity Date =	May 2036	Note: \$2,300,000 Extraordinary Principal Payment To Be Made In November 2020	
Par Amount As Of 6/1/21 =	\$8,683,000		

**Series 2017A-2 Bond Refunding Information**

Original Par Amount =	\$2,978,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2017		
Maturity Date =	May 2036		
Par Amount As Of 6/1/21 =	\$0	Series 2017A-2 Bond Paid Off In November 2018	

**Renaissance Commons Community Development District  
Assessment Comparison**

Lot Type		Original Projected Assessment Before Discount*	Fiscal Year 2018/2019 Projected Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Projected Assessment Before Discount*
Townhome	O & M	\$ -	\$ 55.09	\$ 55.61	\$ 55.61	\$ 88.30
	Debt	\$ 987.50	\$ 852.29	\$ 818.20	\$ 801.84	\$ 793.82
	Sub-Total For Townhomes	\$ 987.50	\$ 907.38	\$ 873.81	\$ 857.45	\$ 882.12
3 Bedroom Condo	O & M	\$ -	\$ 48.81	\$ 49.27	\$ 49.27	\$ 78.23
	Debt	\$ 874.93	\$ 755.13	\$ 724.93	\$ 710.53	\$ 703.42
	Sub-Total For 3 Bedroom Condos	\$ 874.93	\$ 803.94	\$ 774.20	\$ 759.80	\$ 781.65
2 Bedroom Condo	O & M	\$ -	\$ 41.82	\$ 42.21	\$ 42.21	\$ 67.02
	Debt	\$ 749.51	\$ 646.89	\$ 621.02	\$ 608.59	\$ 602.50
	Sub-Total For 2 Bedroom Condos	\$ 749.51	\$ 688.71	\$ 663.23	\$ 650.80	\$ 669.52
1 Bedroom Condo	O & M	\$ -	\$ 38.35	\$ 38.70	\$ 38.70	\$ 61.45
	Debt	\$ 687.30	\$ 593.20	\$ 569.48	\$ 558.08	\$ 552.50
	Sub-Total For 1 Bedroom Condos	\$ 687.30	\$ 631.55	\$ 608.18	\$ 596.78	\$ 613.95
Commercial	O & M	\$ -	\$ 3,362.58	\$ 3,394.04	\$ 3,394.04	\$ 5,388.72
	Debt	\$ 61,648.94	\$ 52,018.95	\$ 49,938.20	\$ 48,934.52	\$ 48,445.18
	Sub-Total For Commercial	\$ 61,648.94	\$ 55,381.53	\$ 53,332.24	\$ 52,328.56	\$ 53,833.90
Retail	O & M	\$ -	\$ 3,461.16	\$ 3,493.55	\$ 3,493.55	\$ 5,546.71
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total For Retail	\$ -	\$ 3,461.16	\$ 3,493.55	\$ 3,493.55	\$ 5,546.71

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Note: 897 Bond Prepayments As Of May 2021:

1 Bedroom Condos (230), 2 Bedroom Condos (522), 3 Bedroom Condos (145)

Residential Units

		Assessed For Debt
Townhomes	310	310
3 Bedroom Condos	203	58
2 Bedroom Condos	805	283
1 Bedroom Condos	357	127
Total Residential Units	1,675	778

Commercial/Retail Square Footage

Commercial	175,385	175,385
Retail	180,527	0
Total Commercial/Retail Square Footage	355,912	175,385