

Renaissance Commons  
Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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**PROPOSED BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	197,462
Debt Assessments	562,368
Other Revenues	0
Interest Income	1,200
<b>TOTAL REVENUES</b>	<b>\$ 761,030</b>
<b>EXPENDITURES</b>	
Supervisor Fees	3,000
Payroll Taxes - Employer	240
Engineering/Inspections	7,000
Management	35,424
Secretarial	4,200
Legal	9,500
Assessment Roll	5,500
Audit Fees	3,600
Arbitrage Rebate Fee	650
Insurance	7,300
Legal Advertisements	1,200
Miscellaneous	800
Postage	725
Office Supplies	400
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	2,000
Maintenance Reserve	100,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 186,814</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 574,216</b>
Bond Payments	(528,626)
<b>BALANCE</b>	<b>\$ 45,590</b>
County Appraiser & Tax Collector Fee	(15,197)
Discounts For Early Payments	(30,393)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	131,602	197,487	197,462	Expenditures Less Interest & Carryover Balance/.94
Debt Assessments	568,364	562,368	562,368	Bond Payment/.94
Other Revenues	0	0	0	
Interest Income	9,616	480	1,200	Projected At \$100 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 709,582</b>	<b>\$ 760,335</b>	<b>\$ 761,030</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	1,800	3,000	3,000	No Change From 2024/2025 Budget
Payroll Taxes - Employer	138	240	240	Projected At 8% Of Supervisor Fees
Engineering/Inspections	1,320	7,500	7,000	\$500 Decrease From 2024/2025 Budget
Management	33,432	34,428	35,424	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2024/2025 Budget
Legal	7,497	9,500	9,500	No Change From 2024/2025 Budget
Assessment Roll	5,500	5,500	5,500	No Change From 2024/2025 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	6,594	7,200	7,300	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	837	1,200	1,200	No Change From 2024/2025 Budget
Miscellaneous	852	800	800	No Change From 2024/2025 Budget
Postage	705	725	725	No Change From 2024/2025 Budget
Office Supplies	518	400	400	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,784	5,100	5,100	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Maintenance Reserve	0	100,000	100,000	Maintenance Reserve
<b>TOTAL EXPENDITURES</b>	<b>\$ 74,402</b>	<b>\$ 186,118</b>	<b>\$ 186,814</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 635,180</b>	<b>\$ 574,217</b>	<b>\$ 574,216</b>	
Bond Payments	(542,739)	(528,626)	(528,626)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 92,441</b>	<b>\$ 45,591</b>	<b>\$ 45,590</b>	
County Appraiser & Tax Collector Fee	(3,779)	(15,197)	(15,197)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(25,173)	(30,394)	(30,393)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 63,489</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 63,489</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ANNUAL	BUDGET	BUDGET	COMMENTS
Interest Income	89,544	500	1,500	Projected Interest For 2025/2026
NAV Tax Collection	542,739	528,626	528,626	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
<b>Total Revenues</b>	<b>\$ 632,283</b>	<b>\$ 529,126</b>	<b>\$ 530,126</b>	
<b>EXPENDITURES</b>				
Principal Payments - A-1	347,000	354,000	372,000	Principal Payment Due In 2026
Interest Payments - A-1	180,765	162,110	150,313	Interest Payments Due In 2026
Bond Redemption	100,000	13,016	7,813	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 627,765</b>	<b>\$ 529,126</b>	<b>\$ 530,126</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 4,518</b>	<b>\$ -</b>	<b>\$ -</b>	

**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		
Par Amount As Of 1/1/25 =	\$5,165,000		

**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 1/1/25 =	\$0	Series 2017A-2 Bond Paid Off In November 2018	

**Renaissance Commons Community Development District  
Assessment Comparison**

Lot Type		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
		2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
		Assessment	Assessment	Assessment	Assessment	Projected Assessment
		Before Discount*	Before Discount*	Before Discount*	Before Discount*	Before Discount*
Townhome	O & M	\$ 88.30	\$ 88.86	\$ 88.85	\$ 134.06	\$ 134.04
	Debt	\$ 793.82	\$ 791.77	\$ 791.77	\$ 783.84	\$ 783.84
	Sub-Total For Townhomes	\$ 882.12	\$ 880.63	\$ 880.62	\$ 917.90	\$ 917.88
3 Bedroom Condo	O & M	\$ 78.23	\$ 78.73	\$ 78.72	\$ 118.78	\$ 118.76
	Debt	\$ 703.42	\$ 701.60	\$ 701.60	\$ 694.58	\$ 694.58
	Sub-Total For 3 Bedroom Condos	\$ 781.65	\$ 780.33	\$ 780.32	\$ 813.36	\$ 813.34
2 Bedroom Condo	O & M	\$ 67.02	\$ 67.45	\$ 67.44	\$ 101.75	\$ 101.73
	Debt	\$ 602.50	\$ 600.94	\$ 600.94	\$ 594.93	\$ 594.93
	Sub-Total For 2 Bedroom Condos	\$ 669.52	\$ 668.39	\$ 668.38	\$ 696.68	\$ 696.66
1 Bedroom Condo	O & M	\$ 61.45	\$ 61.85	\$ 61.84	\$ 93.31	\$ 93.29
	Debt	\$ 552.50	\$ 551.07	\$ 551.07	\$ 545.56	\$ 545.56
	Sub-Total For 1 Bedroom Condos	\$ 613.95	\$ 612.92	\$ 612.91	\$ 638.87	\$ 638.85
Commercial	O & M	\$ 5,388.72	\$ 5,423.37	\$ 5,423.37	\$ 8,181.89	\$ 8,180.84
	Debt	\$ 48,445.18	\$ 48,319.58	\$ 48,319.58	\$ 47,836.38	\$ 47,836.38
	Sub-Total For Commercial	\$ 53,833.90	\$ 53,742.95	\$ 53,742.95	\$ 56,018.27	\$ 56,017.22
Retail	O & M	\$ 5,546.71	\$ 5,582.37	\$ 5,581.55	\$ 8,421.77	\$ 8,420.69
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total For Retail	\$ 5,546.71	\$ 5,582.37	\$ 5,581.55	\$ 8,421.77	\$ 8,420.69

\* Assessments Include the Following :

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

Community Information:

Note: 908 Bond Prepayments As Of March 2024:

1 Bedroom Condos (233), 2 Bedroom Condos (530), 3 Bedroom Condos (145)

<u>Residential Units</u>		<u>Assessed For Debt</u>
Townhomes	310	310
3 Bedroom Condos	203	58
2 Bedroom Condos	805	275
1 Bedroom Condos	357	124
Total Residential Units	1,675	767

Commercial/Retail Square Footage

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