

Renaissance Commons
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	197,433
Debt Assessments	562,368
Other Revenues	0
Interest Income	1,500
TOTAL REVENUES	\$ 761,301
EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes - Employer	240
Engineering/Inspections	6,000
Management	36,372
Secretarial	4,200
Legal	9,500
Assessment Roll	5,500
Audit Fees	3,700
Arbitrage Rebate Fee	650
Insurance	7,800
Legal Advertisements	1,150
Miscellaneous	625
Postage	700
Office Supplies	375
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	2,000
Maintenance Reserve	100,000
TOTAL EXPENDITURES	\$ 187,087
REVENUES LESS EXPENDITURES	\$ 574,214
Bond Payments	(528,626)
BALANCE	\$ 45,588
County Appraiser & Tax Collector Fee	(15,196)
Discounts For Early Payments	(30,392)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

Notes

Fund Balance As Of 9-30-25: \$45,000 Plus Reserve/Contingency \$206,769

Estimated Fund Balance As Of 9-30-26: \$45,000 Plus Reserve/Contingency (Estimated At \$286,000)

DETAILED PROPOSED BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M Assessments	198,202	197,462	197,433	Expenditures Less Interest & Carryover Balance/.94
Debt Assessments	562,990	562,368	562,368	Bond Payment/.94
Other Revenues	0	0	0	
Interest Income	9,954	1,200	1,500	Projected At \$125 Per Month
TOTAL REVENUES	\$ 771,146	\$ 761,030	\$ 761,301	
EXPENDITURES				
Supervisor Fees	1,800	3,000	3,000	No Change From 2025/2026 Budget
Payroll Taxes - Employer	138	240	240	Projected At 8% Of Supervisor Fees
Engineering/Inspections	3,988	7,000	6,000	\$1,000 Decrease From 2025/2026 Budget
Management	34,428	35,424	36,372	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	9,050	9,500	9,500	No Change From 2025/2026 Budget
Assessment Roll	5,500	5,500	5,500	No Change From 2025/2026 Budget
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	6,858	7,300	7,800	Fiscal Year 2025/2026 Expenditure Was \$7,269
Legal Advertisements	604	1,200	1,150	\$50 Decrease From 2025/2026 Budget
Miscellaneous	442	800	625	\$175 Decrease From 2025/2026 Budget
Postage	58	725	700	\$25 Decrease From 2025/2026 Budget
Office Supplies	188	400	375	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	4,784	5,100	5,100	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Maintenance Reserve	20,269	100,000	100,000	Maintenance Reserve
TOTAL EXPENDITURES	\$ 98,632	\$ 186,814	\$ 187,087	
REVENUES LESS EXPENDITURES	\$ 672,514	\$ 574,216	\$ 574,214	
Bond Payments	(538,196)	(528,626)	(528,626)	2027 Principal & Interest Payments
BALANCE	\$ 134,318	\$ 45,590	\$ 45,588	
County Appraiser & Tax Collector Fee	(3,817)	(15,197)	(15,196)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,892)	(30,393)	(30,392)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 103,609	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 103,609	\$ -	\$ -	

Notes

Fund Balance As Of 9-30-25: \$45,000 Plus Reserve/Contingency \$206,769
Estimated Fund Balance As Of 9-30-26: \$45,000 Plus Reserve/Contingency (Estimated At \$286,000)

DETAILED PROPOSED DEBT SERVICE BUDGET
RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ANNUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
Interest Income	78,594	1,500	2,500	Projected Interest For 2026/2027
NAV Tax Collection	538,196	528,626	528,626	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 616,790	\$ 530,126	\$ 531,126	
EXPENDITURES				
Principal Payments - A-1	354,000	372,000	379,000	Principal Payment Due In 2027
Interest Payments - A-1	167,863	150,313	135,021	Interest Payments Due In 2027
Bond Redemption	-	7,813	17,105	Estimated Excess Debt Collections
Total Expenditures	\$ 521,863	\$ 530,126	\$ 531,126	
Excess/ (Shortfall)	\$ 94,927	\$ -	\$ -	

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 1/1/26 = \$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 1/1/26 = \$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
		2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
		Assessment	Assessment	Assessment	Assessment	Projected Assessment
		Before Discount*	Before Discount*	Before Discount*	Before Discount*	Before Discount*
Townhome	O & M	\$ 88.86	\$ 88.85	\$ 134.06	\$ 134.04	\$ 134.03
	Debt	\$ 791.77	\$ 791.77	\$ 783.84	\$ 783.84	\$ 783.84
	Sub-Total For Townhomes	\$ 880.63	\$ 880.62	\$ 917.90	\$ 917.88	\$ 917.87
3 Bedroom Condo	O & M	\$ 78.73	\$ 78.72	\$ 118.78	\$ 118.76	\$ 118.75
	Debt	\$ 701.60	\$ 701.60	\$ 694.58	\$ 694.58	\$ 694.58
	Sub-Total For 3 Bedroom Condos	\$ 780.33	\$ 780.32	\$ 813.36	\$ 813.34	\$ 813.33
2 Bedroom Condo	O & M	\$ 67.45	\$ 67.44	\$ 101.75	\$ 101.73	\$ 101.72
	Debt	\$ 600.94	\$ 600.94	\$ 594.93	\$ 594.93	\$ 594.93
	Sub-Total For 2 Bedroom Condos	\$ 668.39	\$ 668.38	\$ 696.68	\$ 696.66	\$ 696.65
1 Bedroom Condo	O & M	\$ 61.85	\$ 61.84	\$ 93.31	\$ 93.29	\$ 93.28
	Debt	\$ 551.07	\$ 551.07	\$ 545.56	\$ 545.56	\$ 545.56
	Sub-Total For 1 Bedroom Condos	\$ 612.92	\$ 612.91	\$ 638.87	\$ 638.85	\$ 638.84
Commercial	O & M	\$ 5,423.37	\$ 5,423.37	\$ 8,181.89	\$ 8,180.84	\$ 8,179.66
	Debt	\$ 48,319.58	\$ 48,319.58	\$ 47,836.38	\$ 47,836.38	\$ 47,836.38
	Sub-Total For Commercial	\$ 53,742.95	\$ 53,742.95	\$ 56,018.27	\$ 56,017.22	\$ 56,016.04
Retail	O & M	\$ 5,582.37	\$ 5,581.55	\$ 8,421.77	\$ 8,420.69	\$ 8,419.48
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total For Retail	\$ 5,582.37	\$ 5,581.55	\$ 8,421.77	\$ 8,420.69	\$ 8,419.48

* 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

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