

# **Renaissance I Association, Inc.**

## **Financial Statements**

**For the Month and  
One  
Month Period  
Ended  
January 31, 2019**

**(Unaudited)**

**Renaissance I Association Inc**

Balance Sheet  
 As of 01/31/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence: Operating; 0402	373,989.87			373,989.87
1030	Cadence Bank: ICS;.70%	163,184.95			163,184.95
1202	Centennial ICS;0450;1.25%		1,254,295.22		1,254,295.22
1205	Centennial:RSV CK;0468;.10%		28,326.33		28,326.33
1210	Centennial;RVSM;0450;.1.40%		100,103.58		100,103.58
1215	FCB;RSVCD;2/11/19;1.56%		255,366.00		255,366.00
1265	Cad:Escrow Dep;0485	19,000.00			19,000.00
1280	Interfund Transfer	(134,627.48)			(134,627.48)
1290	Interfund Transfer		134,627.48		134,627.48
1310	Assessments Receivable	14,850.47			14,850.47
1315	Allowance for Bad Debt	(3,805.12)			(3,805.12)
1610	Prepaid Insurance	119,123.49			119,123.49
1620	Prepaid Expenses	11,354.88			11,354.88
1630	Prepaid Payroll	10,500.00			10,500.00
	<b>TOTAL ASSETS</b>	<u>573,571.06</u>	<u>1,772,718.61</u>	<u>.00</u>	<u>2,346,289.67</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	26,866.74			26,866.74
3050	Deferred Revenue	240,183.36			240,183.36
3310	Prepaid Owner Assessments	116,790.28			116,790.28
3330	Accelerated Owned Assmts.	(.01)			(.01)
3340	Sales Tax Payable	819.67			819.67
3345	Tourist Tax Payable	129.77			129.77
3350	Rental-Move In Deposits	19,000.00			19,000.00
3396	Income Tax Payable	2,358.00			2,358.00
3400	Deferred Expenses	16,733.84			16,733.84
	<b>Subtotal Current Liab.</b>	<u>422,881.65</u>	<u>.00</u>	<u>.00</u>	<u>422,881.65</u>

**Renaissance I Association Inc**

Balance Sheet  
 As of 01/31/19

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		1,771,091.73		1,771,091.73
5490	Reserves Interest-Current		1,626.88		1,626.88
	Subtotal Reserves	.00	1,772,718.61	.00	1,772,718.61
EQUITY:					
5510	Prior Years Fund Balance	114,576.46			114,576.46
5512	EV Charging Station	23,000.00			23,000.00
	Current Year Net Income/(Loss)	13,112.95	.00	.00	13,112.95
	Subtotal Equity	150,689.41	.00	.00	150,689.41
	TOTAL LIABILITIES & EQUITY	573,571.06	1,772,718.61	.00	2,346,289.67
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**Renaissance I Association Inc**  
Reserve Statement

As of 1/31/19

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
<b>RESERVES:</b>				
5350 Pooled Reserves	1,669,961.63	101,130.10	0.00	1,771,091.73
5125 Elevators	0.00	0.00	0.00 \$	-
5130 Furniture, Fixtures & Equipment	0.00	0.00	0.00 \$	-
5150 Mechanical & Electrical	0.00	0.00	0.00 \$	-
5300 Building Restoration/Painting	0.00	0.00	0.00 \$	-
5400 Roofing	0.00	0.00	0.00 \$	-
5410 Misc. Building Components	0.00	0.00	0.00 \$	-
5415 Bldg Services Elements	0.00	0.00	0.00 \$	-
5420 Site Improvements	0.00	0.00	0.00 \$	-
5490 Reserves Interest-Current	0.00	1626.88	0.00	1,626.88
Subtotal Reserves	<u>1,669,961.63</u>	<u>102,756.98</u>	<u>0.00</u>	<u>1,772,718.61</u>
TOTAL RESERVES	<u>1,669,961.63</u>	<u>102,756.98</u>	<u>0.00</u>	<u>1,772,718.61</u>
	=====	=====	=====	=====

**Reserve Expenses:**

	Description	Amount	Date
5125 Elevators			
5130 Furniture, Fixtures & Equipment			
5150 Mechanical & Electrical			
5300 Building Restoration/Painting			
5400 Roofing			
5410 Misc. Building Components			
5415 Bldg Services Elements			
5420 Site Improvements			

**TOTAL** 0.00

# Renaissance I Association Inc

## Income/Expense Statement

Period: 01/01/19 to 01/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06200	Assessment Fees	120,091.68	120,091.75	(.07)	120,091.68	120,091.75	(.07)	1,441,101.00
06210	Reserve Fees	33,069.58	33,069.58	.00	33,069.58	33,069.58	.00	396,835.00
06340	Late Fee Income	127.25	500.00	(372.75)	127.25	500.00	(372.75)	6,000.00
06520	Guest Suite Income	2,376.00	2,083.33	292.67	2,376.00	2,083.33	292.67	25,000.00
06550	Parking Space Rental Fees	1,020.00	433.33	586.67	1,020.00	433.33	586.67	5,200.00
06555	Garage Openers/FOBS	100.00	75.00	25.00	100.00	75.00	25.00	900.00
06580	Application Fees Purchase/Ren	400.00	291.67	108.33	400.00	291.67	108.33	3,500.00
06910	Interest Income	96.98	20.83	76.15	96.98	20.83	76.15	250.00
06920	Miscellaneous Income	150.00	66.67	83.33	150.00	66.67	83.33	800.00
06940	FL Dept Rev-Coll Allowance	5.04	5.83	(.79)	5.04	5.83	(.79)	70.00
06990	Allowance for Bad Debt	.00	(1,000.00)	1,000.00	.00	(1,000.00)	1,000.00	(12,000.00)
	Subtotal Income	157,436.53	155,637.99	1,798.54	157,436.53	155,637.99	1,798.54	1,867,656.00

### EXPENSES

Administrative

07020	Dues/Licenses/Permits	150.00	12.50	(137.50)	150.00	12.50	(137.50)	150.00
07040	Fees Payable to Division	.00	81.33	81.33	.00	81.33	81.33	976.00
07045	Annual Corporate Report	61.25	5.08	(56.17)	61.25	5.08	(56.17)	61.00
07100	Insurance	10,829.41	13,916.67	3,087.26	10,829.41	13,916.67	3,087.26	167,000.00
07140	Prof. Fees - Audit/Acctg	.00	533.33	533.33	.00	533.33	533.33	6,400.00
07145	Professional Fees	.00	112.50	112.50	.00	112.50	112.50	1,350.00
07150	Prof. Fees - Legal	(252.32)	625.00	877.32	(252.32)	625.00	877.32	7,500.00
07200	Management Fees	1,650.00	1,650.00	.00	1,650.00	1,650.00	.00	19,800.00
07210	Annual Meeting Expense	.00	8.33	8.33	.00	8.33	8.33	100.00
07240	Miscellaneous	.00	37.50	37.50	.00	37.50	37.50	450.00
07250	Office: Svc/Supplies/Misc	158.92	100.00	(58.92)	158.92	100.00	(58.92)	1,200.00
07255	Copies, Printing & Supplies	235.24	316.67	81.43	235.24	316.67	81.43	3,800.00
07256	Computer Expense	.00	58.33	58.33	.00	58.33	58.33	700.00
07260	Postage & Printing	128.60	91.67	(36.93)	128.60	91.67	(36.93)	1,100.00
07261	Office Equipment	211.86	333.33	121.47	211.86	333.33	121.47	4,000.00
07300	Federal Income Tax	.00	125.00	125.00	.00	125.00	125.00	1,500.00
07400	Communications-phone,fax inte	1,326.22	1,500.00	173.78	1,326.22	1,500.00	173.78	18,000.00
07420	Website	.00	54.17	54.17	.00	54.17	54.17	650.00
07462	Special Events	141.61	10.00	(131.61)	141.61	10.00	(131.61)	120.00
	Administrative	14,640.79	19,571.41	4,930.62	14,640.79	19,571.41	4,930.62	234,857.00



# Renaissance I Association Inc

Income/Expense Statement  
Period: 01/01/19 to 01/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>Grounds</b>								
07520	Irrigation: Maint/Repr/Svc/Su	.00	16.67	16.67	.00	16.67	16.67	200.00
07525	Electrical Repairs	.00	16.67	16.67	.00	16.67	16.67	200.00
07600	Landscape Contract	300.00	300.00	.00	300.00	300.00	.00	3,600.00
07605	Indoor Plants	302.81	312.50	9.69	302.81	312.50	9.69	3,750.00
07610	Additional Plants/Mulch/Repot	75.02	258.33	183.31	75.02	258.33	183.31	3,100.00
07800	Tree Trimming/Fertilization	.00	220.83	220.83	.00	220.83	220.83	2,650.00
Grounds		677.83	1,125.00	447.17	677.83	1,125.00	447.17	13,500.00
<b>Maintenance</b>								
08011	Ext Building Repairs	.00	250.00	250.00	.00	250.00	250.00	3,000.00
08012	Interior Repairs	475.00	1,333.33	858.33	475.00	1,333.33	858.33	16,000.00
08013	Hot Water Repairs	.00	666.67	666.67	.00	666.67	666.67	8,000.00
08014	Water Softener Treat/Repairs	.00	375.00	375.00	.00	375.00	375.00	4,500.00
08015	Electrical Repairs	898.25	266.67	(631.58)	898.25	266.67	(631.58)	3,200.00
08016	Locks & Keys	142.35	208.33	65.98	142.35	208.33	65.98	2,500.00
08018	Misc Materials	.00	33.33	33.33	.00	33.33	33.33	400.00
08019	Misc Equipment Repair	374.00	83.33	(290.67)	374.00	83.33	(290.67)	1,000.00
08060	Elevator Contract/Repairs	2,289.58	2,500.00	210.42	2,289.58	2,500.00	210.42	30,000.00
08065	Elevator Cabs Interior	.00	95.42	95.42	.00	95.42	95.42	1,145.00
08066	Elevator Permits	.00	25.00	25.00	.00	25.00	25.00	300.00
08085	Fire Pump & Sprinkler Repairs	.00	541.67	541.67	.00	541.67	541.67	6,500.00
08090	Fire Alarm Maintenance	745.96	375.00	(370.96)	745.96	375.00	(370.96)	4,500.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	625.00	625.00	7,500.00
08092	Burglar Alarm Monitoring	80.09	29.17	(50.92)	80.09	29.17	(50.92)	350.00
08100	HVAC Maintenance	5,344.74	808.33	(4,536.41)	5,344.74	808.33	(4,536.41)	9,700.00
08105	HVAC Repairs	.00	666.67	666.67	.00	666.67	666.67	8,000.00
08110	Janitorial Service	530.07	358.33	(171.74)	530.07	358.33	(171.74)	4,300.00
08115	Overhead Doors	.00	29.17	29.17	.00	29.17	29.17	350.00
08120	Generator Contract/Repairs	.00	208.33	208.33	.00	208.33	208.33	2,500.00
08125	Fuel-Generator	.00	33.33	33.33	.00	33.33	33.33	400.00
08130	Parking Garage Lights	.00	83.33	83.33	.00	83.33	83.33	1,000.00
08135	Parking Structure Maintenance	517.74	166.67	(351.07)	517.74	166.67	(351.07)	2,000.00
08136	Light Bulbs & Fixtures	22.61	125.00	102.39	22.61	125.00	102.39	1,500.00
08137	Guest Room Expenses	.00	58.33	58.33	.00	58.33	58.33	700.00
08140	Water Treatment Contract-Towe	350.00	350.00	.00	350.00	350.00	.00	4,200.00
08160	Booster Pump Maint/Repair	300.00	333.33	33.33	300.00	333.33	33.33	4,000.00
08165	Compactor/Chutes Cleaning/R&M	923.83	1,083.33	159.50	923.83	1,083.33	159.50	13,000.00
08166	Tools, Supplies & Equip	59.53	83.33	23.80	59.53	83.33	23.80	1,000.00
08167	Equipment Rental	.00	8.33	8.33	.00	8.33	8.33	100.00
08170	Mileage Reimbursement	.00	20.83	20.83	.00	20.83	20.83	250.00
08175	Common Area Floor Maint	.00	1,070.83	1,070.83	.00	1,070.83	1,070.83	12,850.00

# Renaissance I Association Inc

Income/Expense Statement  
Period: 01/01/19 to 01/31/19

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
08200	Painting	.00	41.67	41.67	.00	41.67	41.67	500.00
08210	Carpet Maintenance	744.18	833.33	89.15	744.18	833.33	89.15	10,000.00
08220	Pest Control: Int./Ext.	350.00	375.00	25.00	350.00	375.00	25.00	4,500.00
08225	Termite Protection	.00	59.50	59.50	.00	59.50	59.50	714.00
08240	Plumbing Repairs	1,182.00	1,666.67	484.67	1,182.00	1,666.67	484.67	20,000.00
08241	Backflow Certification	.00	208.33	208.33	.00	208.33	208.33	2,500.00
08250	Roof PM,Repairs & Safety Insp	.00	666.67	666.67	.00	666.67	666.67	8,000.00
08270	Security Cameras & Equip.	.00	108.33	108.33	.00	108.33	108.33	1,300.00
08271	Security Access Door Repairs	.00	250.00	250.00	.00	250.00	250.00	3,000.00
08290	Window Cleaning	1,242.50	700.00	(542.50)	1,242.50	700.00	(542.50)	8,400.00
08295	Dryer Duct Leaning	.00	1,083.33	1,083.33	.00	1,083.33	1,083.33	13,000.00
	Maintenance	16,572.43	18,888.22	2,315.79	16,572.43	18,888.22	2,315.79	226,659.00
Pool & Recreation								
08350	Equipment Repair - Fitness	.00	41.67	41.67	.00	41.67	41.67	500.00
08355	Recreation Expense	.00	58.33	58.33	.00	58.33	58.33	700.00
08400	Pool Contract	500.00	500.00	.00	500.00	500.00	.00	6,000.00
08410	Pool Permit	.00	56.25	56.25	.00	56.25	56.25	675.00
08420	Pool Equipment & Repairs	86.80	316.67	229.87	86.80	316.67	229.87	3,800.00
08435	Fitness Maintenance Contract	.00	48.33	48.33	.00	48.33	48.33	580.00
	Pool & Recreation	586.80	1,021.25	434.45	586.80	1,021.25	434.45	12,255.00
Utilities								
08620	Electric Usage	7,927.74	10,250.00	2,322.26	7,927.74	10,250.00	2,322.26	123,000.00
08640	Gas-Hot Water	1,960.21	2,250.00	289.79	1,960.21	2,250.00	289.79	27,000.00
08645	Gas- Pool & Spa	1,234.35	833.33	(401.02)	1,234.35	833.33	(401.02)	10,000.00
08660	Cable Television	5,715.77	6,016.67	300.90	5,715.77	6,016.67	300.90	72,200.00
08680	Trash Removal	1,426.06	1,500.00	73.94	1,426.06	1,500.00	73.94	18,000.00
08700	Water & Sewer	16,910.91	18,500.00	1,589.09	16,910.91	18,500.00	1,589.09	222,000.00
	Utilities	35,175.04	39,350.00	4,174.96	35,175.04	39,350.00	4,174.96	472,200.00

