

Renaissance I Association, Inc.

Financial Statements

For the Month and
Two
Month Period
Ended
February 28, 2019

(Unaudited)

Renaissance I Association Inc

Balance Sheet
As of 02/28/19

| Account | Description | Operating | Reserves | Other | Totals |
|---------|-----------------------------|------------|--------------|-------|--------------|
| ASSETS | | | | | |
| 1010 | Cadence: Operating; 0402 | 168,078.92 | | | 168,078.92 |
| 1030 | Cadence Bank: ICS;.70% | 163,272.60 | | | 163,272.60 |
| 1202 | Centennial ICS;0450;1.25% | | 1,640,597.00 | | 1,640,597.00 |
| 1205 | Centennial:RSV CK;0468;.10% | | 28,328.50 | | 28,328.50 |
| 1210 | Centennial;RVSM;0450;.1.40% | | 100,092.05 | | 100,092.05 |
| 1265 | Cad:Escrow Dep;0485 | 19,344.31 | | | 19,344.31 |
| 1280 | Interfund Transfer | (1,907.28) | | | (1,907.28) |
| 1290 | Interfund Transfer | | 1,907.28 | | 1,907.28 |
| 1310 | Assessments Receivable | 5,472.31 | | | 5,472.31 |
| 1315 | Allowance for Bad Debt | (3,770.12) | | | (3,770.12) |
| 1610 | Prepaid Insurance | 108,294.08 | | | 108,294.08 |
| 1620 | Prepaid Expenses | 7,876.47 | | | 7,876.47 |
| 1630 | Prepaid Payroll | 10,500.00 | | | 10,500.00 |
| | TOTAL ASSETS | 477,161.29 | 1,770,924.83 | .00 | 2,248,086.12 |
| | | ===== | ===== | ===== | ===== |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

| | | | | | |
|------|-------------------------------|------------|-----|-----|------------|
| 3010 | Accounts Payable | 29,328.23 | | | 29,328.23 |
| 3050 | Deferred Revenue | 120,091.68 | | | 120,091.68 |
| 3310 | Prepaid Owner Assessments | 122,423.53 | | | 122,423.53 |
| 3340 | Sales Tax Payable | 904.30 | | | 904.30 |
| 3345 | Tourist Tax Payable | 178.97 | | | 178.97 |
| 3350 | Rental-Move In Deposits | 19,344.31 | | | 19,344.31 |
| 3396 | Income Tax Payable | 2,358.00 | | | 2,358.00 |
| 3400 | Deferred Expenses | 14,972.88 | | | 14,972.88 |
| | Subtotal Current Liab. | 309,601.90 | .00 | .00 | 309,601.90 |

Renaissance I Association Inc

Balance Sheet
As of 02/28/19

| Account | Description | Operating | Reserves | Other | Totals |
|-----------|--------------------------------|------------|--------------|-------|--------------|
| RESERVES: | | | | | |
| 5350 | Pooled Reserves | | 1,772,935.01 | | 1,772,935.01 |
| 5130 | Furniture, Fixtures & Equipmen | | (6,163.33) | | (6,163.33) |
| 5490 | Reserves Interest-Current | | 4,153.15 | | 4,153.15 |
| | Subtotal Reserves | .00 | 1,770,924.83 | .00 | 1,770,924.83 |
| 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) | 29,982.93 | .00 | .00 | 29,982.93 |
| | Subtotal Equity | 167,559.39 | .00 | .00 | 167,559.39 |
| | TOTAL LIABILITIES & EQUITY | 477,161.29 | 1,770,924.83 | .00 | 2,248,086.12 |
| | | ===== | ===== | ===== | ===== |

Renaissance I Association Inc

Reserve Statement

As of 1/31/19

| | BEGINNING OF YEAR | YTD ALLOCATION | YTD DISBURSEMENTS | AVAILABLE BALANCE |
|--------------------------------------|----------------------|-------------------|----------------------|----------------------|
| RESERVES: | | | | |
| 5350 Pooled Reserves | 1,669,961.63 | 102,973.38 | 0.00 | 1,772,935.01 |
| 5125 Elevators | 0.00 | 0.00 | 0.00 \$ | - |
| 5130 Furniture, Fixtures & Equipment | 0.00 | 0.00 | 6163.33 \$ | (6,163.33) |
| 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 | 4153.15 | 0.00 | 4,153.15 |
| Subtotal Reserves | <u>1,669,961.63</u> | <u>107,126.53</u> | <u>6,163.33</u> | <u>1,770,924.83</u> |
| TOTAL RESERVES | <u>1,669,961.63</u> | <u>107,126.53</u> | <u>6,163.33</u> | <u>1,770,924.83</u> |

Reserve Expenses:

| | Description | Amount | Date |
|--------------------------------------|--------------|-----------------|-------|
| 5125 Elevators | | | |
| 5130 Furniture, Fixtures & Equipment | | | |
| Integrity Sound | media center | 6,163.33 | 6-Feb |
| 5150 Mechanical & Electrical | | | |
| 5300 Building Restoration/Painting | | | |
| 5400 Roofing | | | |
| 5410 Misc. Building Components | | | |
| 5415 Bldg Services Elements | | | |
| 5420 Site Improvements | | | |
| | TOTAL | <u>6,163.33</u> | |

Renaissance I Association Inc

Income/Expense Statement
Period: 02/01/19 to 02/28/19

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|-----------------------|-------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|-----------------|---------------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| INCOME: | | | | | | | | |
| 06200 | Assessment Fees | 120,091.67 | 120,091.75 | (.08) | 240,183.35 | 240,183.50 | (.15) | 1,441,101.00 |
| 06210 | Reserve Fees | 33,069.58 | 33,069.58 | .00 | 66,139.16 | 66,139.16 | .00 | 396,835.00 |
| 06340 | Late Fee Income | 437.69 | 500.00 | (62.31) | 564.94 | 1,000.00 | (435.06) | 6,000.00 |
| 06520 | Guest Suite Income | 3,360.00 | 2,083.33 | 1,276.67 | 5,736.00 | 4,166.66 | 1,569.34 | 25,000.00 |
| 06550 | Parking Space Rental Fees | 225.00 | 433.33 | (208.33) | 1,245.00 | 866.66 | 378.34 | 5,200.00 |
| 06555 | Garage Openers/FOBS | 100.00 | 75.00 | 25.00 | 200.00 | 150.00 | 50.00 | 900.00 |
| 06580 | Application Fees Purchase/Ren | 350.00 | 291.67 | 58.33 | 750.00 | 583.34 | 166.66 | 3,500.00 |
| 06910 | Interest Income | 87.65 | 20.83 | 66.82 | 184.63 | 41.66 | 142.97 | 250.00 |
| 06920 | Miscellaneous Income | 300.00 | 66.67 | 233.33 | 450.00 | 133.34 | 316.66 | 800.00 |
| 06940 | FL Dept Rev-Coll Allowance | 7.13 | 5.83 | 1.30 | 12.17 | 11.66 | .51 | 70.00 |
| 06990 | Allowance for Bad Debt | .00 | (1,000.00) | 1,000.00 | .00 | (2,000.00) | 2,000.00 | (12,000.00) |
| | Subtotal Income | 158,028.72 | 155,637.99 | 2,390.73 | 315,465.25 | 311,275.98 | 4,189.27 | 1,867,656.00 |
| EXPENSES | | | | | | | | |
| Administrative | | | | | | | | |
| 07020 | Dues/Licenses/Permits | .00 | 12.50 | 12.50 | 150.00 | 25.00 | (125.00) | 150.00 |
| 07040 | Fees Payable to Division | .00 | 81.33 | 81.33 | .00 | 162.66 | 162.66 | 976.00 |
| 07045 | Annual Corporate Report | .00 | 5.08 | 5.08 | 61.25 | 10.16 | (51.09) | 61.00 |
| 07100 | Insurance | 10,829.41 | 13,916.67 | 3,087.26 | 21,658.82 | 27,833.34 | 6,174.52 | 167,000.00 |
| 07140 | Prof. Fees - Audit/Acctg | 4,984.00 | 533.33 | (4,450.67) | 4,984.00 | 1,066.66 | (3,917.34) | 6,400.00 |
| 07145 | Professional Fees | .00 | 112.50 | 112.50 | .00 | 225.00 | 225.00 | 1,350.00 |
| 07150 | Prof. Fees - Legal | 650.00 | 625.00 | (25.00) | 397.68 | 1,250.00 | 852.32 | 7,500.00 |
| 07200 | Management Fees | 1,650.00 | 1,650.00 | .00 | 3,300.00 | 3,300.00 | .00 | 19,800.00 |
| 07210 | Annual Meeting Expense | .00 | 8.33 | 8.33 | .00 | 16.66 | 16.66 | 100.00 |
| 07240 | Miscellaneous | .00 | 37.50 | 37.50 | .00 | 75.00 | 75.00 | 450.00 |
| 07250 | Office: Svc/Supplies/Misc | 169.17 | 100.00 | (69.17) | 328.09 | 200.00 | (128.09) | 1,200.00 |
| 07255 | Copies, Printing & Supplies | 310.91 | 316.67 | 5.76 | 546.15 | 633.34 | 87.19 | 3,800.00 |
| 07256 | Computer Expense | .00 | 58.33 | 58.33 | .00 | 116.66 | 116.66 | 700.00 |
| 07260 | Postage & Printing | .00 | 91.67 | 91.67 | 128.60 | 183.34 | 54.74 | 1,100.00 |
| 07261 | Office Equipment | 259.53 | 333.33 | 73.80 | 471.39 | 666.66 | 195.27 | 4,000.00 |
| 07300 | Federal Income Tax | .00 | 125.00 | 125.00 | .00 | 250.00 | 250.00 | 1,500.00 |
| 07400 | Communications-phone,fax inte | 942.63 | 1,500.00 | 557.37 | 2,268.85 | 3,000.00 | 731.15 | 18,000.00 |
| 07420 | Website | .00 | 54.17 | 54.17 | .00 | 108.34 | 108.34 | 650.00 |
| 07462 | Special Events | .00 | 10.00 | 10.00 | 141.61 | 20.00 | (121.61) | 120.00 |
| | Administrative | 19,795.65 | 19,571.41 | (224.24) | 34,436.44 | 39,142.82 | 4,706.38 | 234,857.00 |

Renaissance I Association Inc

Income/Expense Statement
Period: 02/01/19 to 02/28/19

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|--------------------|-------------------------------|----------------|----------|------------|--------------|----------|------------|---------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| Grounds | | | | | | | | |
| 07520 | Irrigation: Maint/Repr/Svc/Su | .00 | 16.67 | 16.67 | .00 | 33.34 | 33.34 | 200.00 |
| 07525 | Electrical Repairs | .00 | 16.67 | 16.67 | .00 | 33.34 | 33.34 | 200.00 |
| 07600 | Landscape Contract | 300.00 | 300.00 | .00 | 600.00 | 600.00 | .00 | 3,600.00 |
| 07605 | Indoor Plants | 302.81 | 312.50 | 9.69 | 605.62 | 625.00 | 19.38 | 3,750.00 |
| 07610 | Additional Plants/Mulch,Repot | .00 | 258.33 | 258.33 | 75.02 | 516.66 | 441.64 | 3,100.00 |
| 07800 | Tree Trimming/Fertilization | .00 | 220.83 | 220.83 | .00 | 441.66 | 441.66 | 2,650.00 |
| Grounds | | 602.81 | 1,125.00 | 522.19 | 1,280.64 | 2,250.00 | 969.36 | 13,500.00 |
| Maintenance | | | | | | | | |
| 08011 | Ext Building Repairs | .00 | 250.00 | 250.00 | .00 | 500.00 | 500.00 | 3,000.00 |
| 08012 | Interior Repairs | .00 | 1,333.33 | 1,333.33 | 475.00 | 2,666.66 | 2,191.66 | 16,000.00 |
| 08013 | Hot Water Repairs | 266.00 | 666.67 | 400.67 | 266.00 | 1,333.34 | 1,067.34 | 8,000.00 |
| 08014 | Water Softener Treat/Repairs | 172.32 | 375.00 | 202.68 | 172.32 | 750.00 | 577.68 | 4,500.00 |
| 08015 | Electrical Repairs | .00 | 266.67 | 266.67 | 898.25 | 533.34 | (364.91) | 3,200.00 |
| 08016 | Locks & Keys | 158.13 | 208.33 | 50.20 | 300.48 | 416.66 | 116.18 | 2,500.00 |
| 08018 | Misc Materials | .00 | 33.33 | 33.33 | .00 | 66.66 | 66.66 | 400.00 |
| 08019 | Misc Equipment Repair | .00 | 83.33 | 83.33 | 374.00 | 166.66 | (207.34) | 1,000.00 |
| 08060 | Elevator Contract/Repairs | 2,289.58 | 2,500.00 | 210.42 | 4,579.16 | 5,000.00 | 420.84 | 30,000.00 |
| 08065 | Elevator Cabs Interior | .00 | 95.42 | 95.42 | .00 | 190.84 | 190.84 | 1,145.00 |
| 08066 | Elevator Permits | .00 | 25.00 | 25.00 | .00 | 50.00 | 50.00 | 300.00 |
| 08085 | Fire Pump & Sprinkler Repairs | .00 | 541.67 | 541.67 | .00 | 1,083.34 | 1,083.34 | 6,500.00 |
| 08090 | Fire Alarm Maintenance | 523.77 | 375.00 | (148.77) | 1,269.73 | 750.00 | (519.73) | 4,500.00 |
| 08091 | Fire Alarm Inspection | .00 | 625.00 | 625.00 | .00 | 1,250.00 | 1,250.00 | 7,500.00 |
| 08092 | Burglar Alarm Monitoring | .00 | 29.17 | 29.17 | 80.09 | 58.34 | (21.75) | 350.00 |
| 08100 | HVAC Maintenance | 366.50 | 808.33 | 441.83 | 5,711.24 | 1,616.66 | (4,094.58) | 9,700.00 |
| 08105 | HVAC Repairs | .00 | 666.67 | 666.67 | .00 | 1,333.34 | 1,333.34 | 8,000.00 |
| 08110 | Janitorial Service | 542.44 | 358.33 | (184.11) | 1,072.51 | 716.66 | (355.85) | 4,300.00 |
| 08115 | Overhead Doors | .00 | 29.17 | 29.17 | .00 | 58.34 | 58.34 | 350.00 |
| 08120 | Generator Contract/Repairs | .00 | 208.33 | 208.33 | .00 | 416.66 | 416.66 | 2,500.00 |
| 08125 | Fuel-Generator | .00 | 33.33 | 33.33 | .00 | 66.66 | 66.66 | 400.00 |
| 08130 | Parking Garage Lights | .00 | 83.33 | 83.33 | .00 | 166.66 | 166.66 | 1,000.00 |
| 08135 | Parking Structure Maintenance | 65.19 | 166.67 | 101.48 | 582.93 | 333.34 | (249.59) | 2,000.00 |
| 08136 | Light Bulbs & Fixtures | 81.07 | 125.00 | 43.93 | 103.68 | 250.00 | 146.32 | 1,500.00 |
| 08137 | Guest Room Expenses | .00 | 58.33 | 58.33 | .00 | 116.66 | 116.66 | 700.00 |
| 08140 | Water Treatment Contract-Towe | .00 | 350.00 | 350.00 | 350.00 | 700.00 | 350.00 | 4,200.00 |
| 08160 | Booster Pump Maint/Repair | 2,923.65 | 333.33 | (2,590.32) | 3,223.65 | 666.66 | (2,556.99) | 4,000.00 |
| 08165 | Compactor/Chutes Cleaning/R&M | 850.00 | 1,083.33 | 233.33 | 1,773.83 | 2,166.66 | 392.83 | 13,000.00 |
| 08166 | Tools, Supplies & Equip | 97.86 | 83.33 | (14.53) | 157.39 | 166.66 | 9.27 | 1,000.00 |
| 08167 | Equipment Rental | .00 | 8.33 | 8.33 | .00 | 16.66 | 16.66 | 100.00 |
| 08170 | Mileage Reimbursement | .00 | 20.83 | 20.83 | .00 | 41.66 | 41.66 | 250.00 |
| 08175 | Common Area Floor Maint | 750.00 | 1,070.83 | 320.83 | 750.00 | 2,141.66 | 1,391.66 | 12,850.00 |

Renaissance I Association Inc

Income/Expense Statement
Period: 02/01/19 to 02/28/19

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|-------------------|-------------------------------|----------------|-----------|----------|--------------|-----------|------------|---------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| 08200 | Painting | .00 | 41.67 | 41.67 | .00 | 83.34 | 83.34 | 500.00 |
| 08210 | Carpet Maintenance | .00 | 833.33 | 833.33 | 744.18 | 1,666.66 | 922.48 | 10,000.00 |
| 08220 | Pest Control: Int./Ext. | 350.00 | 375.00 | 25.00 | 700.00 | 750.00 | 50.00 | 4,500.00 |
| 08225 | Termite Protection | .00 | 59.50 | 59.50 | .00 | 119.00 | 119.00 | 714.00 |
| 08240 | Plumbing Repairs | 147.00 | 1,666.67 | 1,519.67 | 1,329.00 | 3,333.34 | 2,004.34 | 20,000.00 |
| 08241 | Backflow Certification | .00 | 208.33 | 208.33 | .00 | 416.66 | 416.66 | 2,500.00 |
| 08250 | Roof PM,Repairs & Safety Insp | 740.00 | 666.67 | (73.33) | 740.00 | 1,333.34 | 593.34 | 8,000.00 |
| 08270 | Security Cameras & Equip. | .00 | 108.33 | 108.33 | .00 | 216.66 | 216.66 | 1,300.00 |
| 08271 | Security Access Door Repairs | .00 | 250.00 | 250.00 | .00 | 500.00 | 500.00 | 3,000.00 |
| 08290 | Window Cleaning | 650.00 | 700.00 | 50.00 | 1,892.50 | 1,400.00 | (492.50) | 8,400.00 |
| 08295 | Dryer Duct Cleaning | .00 | 1,083.33 | 1,083.33 | .00 | 2,166.66 | 2,166.66 | 13,000.00 |
| | Maintenance | 10,973.51 | 18,888.22 | 7,914.71 | 27,545.94 | 37,776.44 | 10,230.50 | 226,659.00 |
| Pool & Recreation | | | | | | | | |
| 08350 | Equipment Repair - Fitness | .00 | 41.67 | 41.67 | .00 | 83.34 | 83.34 | 500.00 |
| 08355 | Recreation Expense | .00 | 58.33 | 58.33 | .00 | 116.66 | 116.66 | 700.00 |
| 08400 | Pool Contract | 500.00 | 500.00 | .00 | 1,000.00 | 1,000.00 | .00 | 6,000.00 |
| 08410 | Pool Permit | .00 | 56.25 | 56.25 | .00 | 112.50 | 112.50 | 675.00 |
| 08420 | Pool Equipment & Repairs | .00 | 316.67 | 316.67 | 86.80 | 633.34 | 546.54 | 3,800.00 |
| 08435 | Fitness Maintenance Contract | 145.00 | 48.33 | (96.67) | 145.00 | 96.66 | (48.34) | 580.00 |
| | Pool & Recreation | 645.00 | 1,021.25 | 376.25 | 1,231.80 | 2,042.50 | 810.70 | 12,255.00 |
| Utilities | | | | | | | | |
| 08620 | Electric Usage | 8,097.45 | 10,250.00 | 2,152.55 | 16,025.19 | 20,500.00 | 4,474.81 | 123,000.00 |
| 08640 | Gas-Hot Water | 2,277.77 | 2,250.00 | (27.77) | 4,237.98 | 4,500.00 | 262.02 | 27,000.00 |
| 08645 | Gas- Pool & Spa | 1,580.05 | 833.33 | (746.72) | 2,814.40 | 1,666.66 | (1,147.74) | 10,000.00 |
| 08660 | Cable Television | 5,726.68 | 6,016.67 | 289.99 | 11,442.45 | 12,033.34 | 590.89 | 72,200.00 |
| 08680 | Trash Removal | 1,498.24 | 1,500.00 | 1.76 | 2,924.30 | 3,000.00 | 75.70 | 18,000.00 |
| 08700 | Water & Sewer | 17,634.04 | 18,500.00 | 865.96 | 34,544.95 | 37,000.00 | 2,455.05 | 222,000.00 |
| | Utilities | 36,814.23 | 39,350.00 | 2,535.77 | 71,989.27 | 78,700.00 | 6,710.73 | 472,200.00 |

