

Renaissance I Association, Inc.

Financial Statements

For the Month and
Four
Month Period
Ended
April 30, 2019

(Unaudited)

Renaissance I Association Inc

Balance Sheet
As of 04/30/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence: Operating; 0402	265,294.77			265,294.77
1030	Cadence Bank: ICS;.70%	163,463.70			163,463.70
1202	Centennial ICS;0450;1.25%		1,713,205.25		1,713,205.25
1205	Centennial:RSV CK;0468;.10%		28,333.24		28,333.24
1210	Centennial;RVSM;0450;.1.40%		93,115.24		93,115.24
1265	Cad:Escrow Dep;0485	16,344.31			16,344.31
1280	Interfund Transfer	(20,283.64)			(20,283.64)
1290	Interfund Transfer		20,283.64		20,283.64
1310	Assessments Receivable	12,046.95			12,046.95
1315	Allowance for Bad Debt	(3,770.12)			(3,770.12)
1610	Prepaid Insurance	86,635.27			86,635.27
1620	Prepaid Expenses	33,909.77			33,909.77
1630	Prepaid Payroll	10,500.00			10,500.00
1640	Prepaid Income Tax	675.00			675.00
	TOTAL ASSETS	564,816.01	1,854,937.37	.00	2,419,753.38
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	7,952.80			7,952.80
3050	Deferred Revenue	240,183.36			240,183.36
3310	Prepaid Owner Assessments	89,141.47			89,141.47
3340	Sales Tax Payable	794.32			794.32
3345	Tourist Tax Payable	74.92			74.92
3350	Rental-Move In Deposits	16,344.31			16,344.31
3360	Contra	2,120.85			2,120.85
3400	Deferred Expenses	12,055.21			12,055.21
	Subtotal Current Liab.	368,667.24	.00	.00	368,667.24

Renaissance I Association Inc

Balance Sheet As of 04/30/19

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		1,890,520.12		1,890,520.12
5130	Furniture, Fixtures & Equipmen		(7,853.33)		(7,853.33)
5150	Mechanical & Electrical		(6,996.00)		(6,996.00)
5420	Site Improvements		(30,000.00)		(30,000.00)
5490	Reserves Interest-Current		9,266.58		9,266.58
	Subtotal Reserves	.00	1,854,937.37	.00	1,854,937.37
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)	58,572.31	.00	.00	58,572.31
	Subtotal Equity	196,148.77	.00	.00	196,148.77
	TOTAL LIABILITIES & EQUITY	564,816.01	1,854,937.37	.00	2,419,753.38
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Renaissance I Association Inc

Reserve Statement

As of 4/30/19

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
5350 Pooled Reserves	1,669,961.63	220,558.49	0.00	1,890,520.12
5125 Elevators	0.00	0.00	0.00 \$	-
5130 Furniture, Fixtures & Equipment	0.00	0.00	7853.33 \$	(7,853.33)
5150 Mechanical & Electrical	0.00	0.00	6996.00 \$	(6,996.00)
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	30,000.00 \$	(30,000.00)
5490 Reserves Interest-Current	0.00	9266.58	0.00	9,266.58
Subtotal Reserves	<u>1,669,961.63</u>	<u>229,825.07</u>	<u>44,849.33</u>	<u>1,854,937.37</u>
TOTAL RESERVES	<u>1,669,961.63</u>	<u>229,825.07</u>	<u>44,849.33</u>	<u>1,854,937.37</u>
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Reserve Expenses:

	Description	Amount	Date
5125 Elevators			
5130 Furniture, Fixtures & Equipment			
	Integrity Sound	6,163.33	6-Feb
	Integrity Sound	1,690.00	15-Mar
5150 Mechanical & Electrical			
	Hill York AC Services	6,996.00	30-Apr
5300 Building Restoration/Painting			
5400 Roofing			
5410 Misc. Building Components			
5415 Bldg Services Elements			
5420 Site Improvements			
	Slider Engineering	1,000.00	12-Apr
	United States Awning	29,000.00	12-Apr
	TOTAL	<u>44,849.33</u>	

Renaissance I Association Inc

Income/Expense Statement
Period: 04/01/19 to 04/30/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06200	Assessment Fees	120,092.00	120,091.75	.25	480,367.03	480,367.00	.03	1,441,101.00
06210	Reserve Fees	33,069.58	33,069.58	.00	132,278.32	132,278.32	.00	396,835.00
06340	Late Fee Income	509.21	500.00	9.21	1,074.15	2,000.00	(925.85)	6,000.00
06520	Guest Suite Income	1,279.00	2,083.33	(804.33)	12,435.00	8,333.32	4,101.68	25,000.00
06550	Parking Space Rental Fees	420.00	433.33	(13.33)	1,755.00	1,733.32	21.68	5,200.00
06555	Garage Openers/FOBS	120.00	75.00	45.00	540.00	300.00	240.00	900.00
06580	Application Fees Purchase/Ren	350.00	291.67	58.33	1,600.00	1,166.68	433.32	3,500.00
06910	Interest Income	(90.62)	20.83	(111.45)	375.73	83.32	292.41	250.00
06920	Miscellaneous Income	315.00	66.67	248.33	765.00	266.68	498.32	800.00
06940	FL Dept Rev-Coll Allowance	16.27	5.83	10.44	38.52	23.32	15.20	70.00
06990	Allowance for Bad Debt	.00	(1,000.00)	1,000.00	.00	(4,000.00)	4,000.00	(12,000.00)
	Subtotal Income	156,080.44	155,637.99	442.45	631,228.75	622,551.96	8,676.79	1,867,656.00
EXPENSES								
Administrative								
07020	Dues/Licenses/Permits	.00	12.50	12.50	150.00	50.00	(100.00)	150.00
07040	Fees Payable to Division	.00	81.33	81.33	.00	325.32	325.32	976.00
07045	Annual Corporate Report	.00	5.08	5.08	61.25	20.32	(40.93)	61.00
07100	Insurance	10,829.41	13,916.67	3,087.26	43,317.63	55,666.68	12,349.05	167,000.00
07140	Prof. Fees - Audit/Acctg	.00	533.33	533.33	4,984.00	2,133.32	(2,850.68)	6,400.00
07145	Professional Fees	.00	112.50	112.50	.00	450.00	450.00	1,350.00
07150	Prof. Fees - Legal	.00	625.00	625.00	697.68	2,500.00	1,802.32	7,500.00
07200	Management Fees	1,650.00	1,650.00	.00	6,600.00	6,600.00	.00	19,800.00
07210	Annual Meeting Expense	.00	8.33	8.33	.00	33.32	33.32	100.00
07240	Miscellaneous	35.00	37.50	2.50	35.00	150.00	115.00	450.00
07250	Office: Svc/Supplies/Misc	48.68	100.00	51.32	446.46	400.00	(46.46)	1,200.00
07255	Copies, Printing & Supplies	336.03	316.67	(19.36)	1,166.49	1,266.68	100.19	3,800.00
07256	Computer Expense	.00	58.33	58.33	.00	233.32	233.32	700.00
07260	Postage & Printing	.00	91.67	91.67	177.60	366.68	189.08	1,100.00
07261	Office Equipment	211.86	333.33	121.47	931.11	1,333.32	402.21	4,000.00
07300	Federal Income Tax	.00	125.00	125.00	7.00	500.00	493.00	1,500.00
07400	Communications-phone,fax inte	1,469.25	1,500.00	30.75	4,680.64	6,000.00	1,319.36	18,000.00
07420	Website	.00	54.17	54.17	.00	216.68	216.68	650.00
07462	Special Events	.00	10.00	10.00	141.61	40.00	(101.61)	120.00
	Administrative	14,580.23	19,571.41	4,991.18	63,396.47	78,285.64	14,889.17	234,857.00

Renaissance I Association Inc

Income/Expense Statement
Period: 04/01/19 to 04/30/19

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	66.68	66.68	200.00
07525	Electrical Repairs	.00	16.67	16.67	.00	66.68	66.68	200.00
07600	Landscape Contract	300.00	300.00	.00	1,200.00	1,200.00	.00	3,600.00
07605	Indoor Plants	302.81	312.50	9.69	1,211.24	1,250.00	38.76	3,750.00
07610	Additional Plants/Mulch,Repot	.00	258.33	258.33	75.02	1,033.32	958.30	3,100.00
07800	Tree Trimming/Fertilization	.00	220.83	220.83	.00	883.32	883.32	2,650.00
	Grounds	602.81	1,125.00	522.19	2,486.26	4,500.00	2,013.74	13,500.00
Maintenance								
08011	Ext Building Repairs	.00	250.00	250.00	.00	1,000.00	1,000.00	3,000.00
08012	Interior Repairs	577.13	1,333.33	756.20	6,245.91	5,333.32	(912.59)	16,000.00
08013	Hot Water Repairs	2,899.70	666.67	(2,233.03)	3,165.70	2,666.68	(499.02)	8,000.00
08014	Water Softener Treat/Repairs	.00	375.00	375.00	344.64	1,500.00	1,155.36	4,500.00
08015	Electrical Repairs	.00	266.67	266.67	898.25	1,066.68	168.43	3,200.00
08016	Locks & Keys	215.00	208.33	(6.67)	515.48	833.32	317.84	2,500.00
08018	Misc Materials	.00	33.33	33.33	.00	133.32	133.32	400.00
08019	Misc Equipment Repair	730.52	83.33	(647.19)	1,170.29	333.32	(836.97)	1,000.00
08060	Elevator Contract/Repairs	3,066.78	2,500.00	(566.78)	9,935.52	10,000.00	64.48	30,000.00
08065	Elevator Cabs Interior	.00	95.42	95.42	.00	381.68	381.68	1,145.00
08066	Elevator Permits	.00	25.00	25.00	.00	100.00	100.00	300.00
08085	Fire Pump & Sprinkler Repairs	1,377.25	541.67	(835.58)	1,377.25	2,166.68	789.43	6,500.00
08090	Fire Alarm Maintenance	.00	375.00	375.00	1,269.73	1,500.00	230.27	4,500.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	2,500.00	2,500.00	7,500.00
08092	Burglar Alarm Monitoring	80.09	29.17	(50.92)	160.18	116.68	(43.50)	350.00
08100	HVAC Maintenance	366.50	808.33	441.83	2,916.74	3,233.32	316.58	9,700.00
08105	HVAC Repairs	.00	666.67	666.67	7,055.00	2,666.68	(4,388.32)	8,000.00
08110	Janitorial Service	429.13	358.33	(70.80)	2,091.48	1,433.32	(658.16)	4,300.00
08115	Overhead Doors	.00	29.17	29.17	.00	116.68	116.68	350.00
08120	Generator Contract/Repairs	.00	208.33	208.33	376.05	833.32	457.27	2,500.00
08125	Fuel-Generator	.00	33.33	33.33	.00	133.32	133.32	400.00
08130	Parking Garage Lights	.00	83.33	83.33	.00	333.32	333.32	1,000.00
08135	Parking Structure Maintenance	176.55	166.67	(9.88)	759.48	666.68	(92.80)	2,000.00
08136	Light Bulbs & Fixtures	(352.73)	125.00	477.73	124.45	500.00	375.55	1,500.00
08137	Guest Room Expenses	20.18	58.33	38.15	107.86	233.32	125.46	700.00
08140	Water Treatment Contract-Towe	1,050.00	350.00	(700.00)	1,400.00	1,400.00	.00	4,200.00
08160	Booster Pump Maint/Repair	300.00	333.33	33.33	3,523.65	1,333.32	(2,190.33)	4,000.00
08165	Compactor/Chutes Cleaning/R&M	850.00	1,083.33	233.33	3,558.21	4,333.32	775.11	13,000.00
08166	Tools, Supplies & Equip	71.15	83.33	12.18	286.26	333.32	47.06	1,000.00
08167	Equipment Rental	.00	8.33	8.33	.00	33.32	33.32	100.00
08170	Mileage Reimbursement	.00	20.83	20.83	.00	83.32	83.32	250.00
08175	Common Area Floor Maint	2,450.00	1,070.83	(1,379.17)	3,650.00	4,283.32	633.32	12,850.00

Renaissance I Association Inc

Income/Expense Statement
Period: 04/01/19 to 04/30/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08200	Painting	.00	41.67	41.67	58.68	166.68	108.00	500.00
08210	Carpet Maintenance	.00	833.33	833.33	1,488.36	3,333.32	1,844.96	10,000.00
08220	Pest Control: Int./Ext.	350.00	375.00	25.00	1,400.00	1,500.00	100.00	4,500.00
08225	Termite Protection	714.00	59.50	(654.50)	714.00	238.00	(476.00)	714.00
08240	Plumbing Repairs	298.00	1,666.67	1,368.67	4,599.00	6,666.68	2,067.68	20,000.00
08241	Backflow Certification	.00	208.33	208.33	1,628.00	833.32	(794.68)	2,500.00
08250	Roof PM,Repairs & Safety Insp	.00	666.67	666.67	740.00	2,666.68	1,926.68	8,000.00
08270	Security Cameras & Equip.	.00	108.33	108.33	.00	433.32	433.32	1,300.00
08271	Security Access Door Repairs	.00	250.00	250.00	.00	1,000.00	1,000.00	3,000.00
08290	Window Cleaning	.00	700.00	700.00	1,892.50	2,800.00	907.50	8,400.00
08295	Dryer Duct Cleaning	.00	1,083.33	1,083.33	.00	4,333.32	4,333.32	13,000.00
	Maintenance	15,669.25	18,888.22	3,218.97	63,452.67	75,552.88	12,100.21	226,659.00
Pool & Recreation								
08350	Equipment Repair - Fitness	458.64	41.67	(416.97)	458.64	166.68	(291.96)	500.00
08355	Recreation Expense	.00	58.33	58.33	.00	233.32	233.32	700.00
08400	Pool Contract	500.00	500.00	.00	2,000.00	2,000.00	.00	6,000.00
08410	Pool Permit	.00	56.25	56.25	.00	225.00	225.00	675.00
08420	Pool Equipment & Repairs	304.48	316.67	12.19	1,348.89	1,266.68	(82.21)	3,800.00
08435	Fitness Maintenance Contract	.00	48.33	48.33	145.00	193.32	48.32	580.00
	Pool & Recreation	1,263.12	1,021.25	(241.87)	3,952.53	4,085.00	132.47	12,255.00
Utilities								
08620	Electric Usage	7,761.26	10,250.00	2,488.74	31,966.93	41,000.00	9,033.07	123,000.00
08640	Gas-Hot Water	2,029.72	2,250.00	220.28	8,368.43	9,000.00	631.57	27,000.00
08645	Gas- Pool & Spa	879.23	833.33	(45.90)	4,806.87	3,333.32	(1,473.55)	10,000.00
08660	Cable Television	5,724.24	6,016.67	292.43	22,890.93	24,066.68	1,175.75	72,200.00
08680	Trash Removal	1,454.03	1,500.00	45.97	5,826.76	6,000.00	173.24	18,000.00
08700	Water & Sewer	16,578.83	18,500.00	1,921.17	68,469.64	74,000.00	5,530.36	222,000.00
	Utilities	34,427.31	39,350.00	4,922.69	142,329.56	157,400.00	15,070.44	472,200.00

