

Renaissance I Association, Inc.

Financial Statements

For the Month and
Five
Month Period
Ended
May 31, 2019

(Unaudited)

Renaissance I Association Inc

Balance Sheet
As of 05/31/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence: Operating; 0402	200,912.45			200,912.45
1030	Cadence Bank: ICS;.70%	163,560.91			163,560.91
1202	Centennial ICS;0450;1.25%		1,706,885.26		1,706,885.26
1205	Centennial:RSV CK;0468;.10%		28,335.65		28,335.65
1210	Centennial;RVSM;0450;.1.40%		94,003.90		94,003.90
1265	Cad:Escrow Dep;0485	17,344.31			17,344.31
1280	Interfund Transfer	(23,626.53)			(23,626.53)
1290	Interfund Transfer		23,626.53		23,626.53
1310	Assessments Receivable	5,347.19			5,347.19
1315	Allowance for Bad Debt	(3,770.12)			(3,770.12)
1610	Prepaid Insurance	75,805.86			75,805.86
1620	Prepaid Expenses	29,364.12			29,364.12
1630	Prepaid Payroll	10,500.00			10,500.00
1640	Prepaid Income Tax	675.00			675.00
	TOTAL ASSETS	476,113.19	1,852,851.34	.00	2,328,964.53
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	15,371.26			15,371.26
3050	Deferred Revenue	120,091.68			120,091.68
3310	Prepaid Owner Assessments	94,664.52			94,664.52
3340	Sales Tax Payable	943.50			943.50
3345	Tourist Tax Payable	145.97			145.97
3350	Rental-Move In Deposits	17,344.31			17,344.31
3360	Contra	2,120.85			2,120.85
3400	Deferred Expenses	26,562.55			26,562.55
	Subtotal Current Liab.	277,244.64	.00	.00	277,244.64

Renaissance I Association Inc

Balance Sheet
As of 05/31/19

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		1,894,449.56		1,894,449.56
5130	Furniture, Fixtures & Equipmen		(7,853.33)		(7,853.33)
5150	Mechanical & Electrical		(6,996.00)		(6,996.00)
5400	Roofing		(5,515.00)		(5,515.00)
5410	Misc. Building Components		(586.55)		(586.55)
5420	Site Improvements		(32,577.38)		(32,577.38)
5490	Reserves Interest-Current		11,930.04		11,930.04
	Subtotal Reserves	.00	1,852,851.34	.00	1,852,851.34
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)	61,292.09	.00	.00	61,292.09
	Subtotal Equity	198,868.55	.00	.00	198,868.55
	TOTAL LIABILITIES & EQUITY	476,113.19	1,852,851.34	.00	2,328,964.53
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Renaissance I Association Inc

Income/Expense Statement
Period: 05/01/19 to 05/31/19

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06200	Assessment Fees	120,091.68	120,091.75	(.07)	600,458.71	600,458.75	(.04)	1,441,101.00
06210	Reserve Fees	33,069.58	33,069.58	.00	165,347.90	165,347.90	.00	396,835.00
06340	Late Fee Income	(103.25)	500.00	(603.25)	970.90	2,500.00	(1,529.10)	6,000.00
06520	Guest Suite Income	2,700.00	2,083.33	616.67	15,135.00	10,416.65	4,718.35	25,000.00
06550	Parking Space Rental Fees	710.00	433.33	276.67	2,465.00	2,166.65	298.35	5,200.00
06555	Garage Openers/FOBS	60.00	75.00	(15.00)	600.00	375.00	225.00	900.00
06580	Application Fees Purchase/Ren	250.00	291.67	(41.67)	1,850.00	1,458.35	391.65	3,500.00
06910	Interest Income	97.21	20.83	76.38	472.94	104.15	368.79	250.00
06920	Miscellaneous Income	.00	66.67	(66.67)	765.00	333.35	431.65	800.00
06940	FL Dept Rev-Coll Allowance	3.84	5.83	(1.99)	42.36	29.15	13.21	70.00
06990	Allowance for Bad Debt	.00	(1,000.00)	1,000.00	.00	(5,000.00)	5,000.00	(12,000.00)
	Subtotal Income	156,879.06	155,637.99	1,241.07	788,107.81	778,189.95	9,917.86	1,867,656.00
EXPENSES								
Administrative								
07020	Dues/Licenses/Permits	.00	12.50	12.50	150.00	62.50	(87.50)	150.00
07040	Fees Payable to Division	.00	81.33	81.33	.00	406.65	406.65	976.00
07045	Annual Corporate Report	.00	5.08	5.08	61.25	25.40	(35.85)	61.00
07100	Insurance	10,908.41	13,916.67	3,008.26	54,226.04	69,583.35	15,357.31	167,000.00
07140	Prof. Fees - Audit/Acctg	.00	533.33	533.33	4,984.00	2,666.65	(2,317.35)	6,400.00
07145	Professional Fees	.00	112.50	112.50	.00	562.50	562.50	1,350.00
07150	Prof. Fees - Legal	2,032.30	625.00	(1,407.30)	2,729.98	3,125.00	395.02	7,500.00
07200	Management Fees	1,650.00	1,650.00	.00	8,250.00	8,250.00	.00	19,800.00
07210	Annual Meeting Expense	.00	8.33	8.33	.00	41.65	41.65	100.00
07240	Miscellaneous	10.00	37.50	27.50	45.00	187.50	142.50	450.00
07250	Office: Svc/Supplies/Misc	57.44	100.00	42.56	503.90	500.00	(3.90)	1,200.00
07255	Copies, Printing & Supplies	319.83	316.67	(3.16)	1,486.32	1,583.35	97.03	3,800.00
07256	Computer Expense	.00	58.33	58.33	.00	291.65	291.65	700.00
07260	Postage & Printing	.00	91.67	91.67	177.60	458.35	280.75	1,100.00
07261	Office Equipment	211.86	333.33	121.47	1,142.97	1,666.65	523.68	4,000.00
07300	Federal Income Tax	.00	125.00	125.00	7.00	625.00	618.00	1,500.00
07400	Communications-phone,fax inte	2,157.18	1,500.00	(657.18)	6,837.82	7,500.00	662.18	18,000.00
07420	Website	.00	54.17	54.17	.00	270.85	270.85	650.00
07462	Special Events	.00	10.00	10.00	141.61	50.00	(91.61)	120.00
	Administrative	17,347.02	19,571.41	2,224.39	80,743.49	97,857.05	17,113.56	234,857.00

Renaissance I Association Inc

Income/Expense Statement
Period: 05/01/19 to 05/31/19

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Grounds								
07520	Irrigation: Maint/Repr/Svc/Su	170.00	16.67	(153.33)	170.00	83.35	(86.65)	200.00
07525	Electrical Repairs	.00	16.67	16.67	.00	83.35	83.35	200.00
07600	Landscape Contract	300.00	300.00	.00	1,500.00	1,500.00	.00	3,600.00
07605	Indoor Plants	302.81	312.50	9.69	1,514.05	1,562.50	48.45	3,750.00
07610	Additional Plants/Mulch, Repot	.00	258.33	258.33	75.02	1,291.65	1,216.63	3,100.00
07800	Tree Trimming/Fertilization	.00	220.83	220.83	.00	1,104.15	1,104.15	2,650.00
	Grounds	772.81	1,125.00	352.19	3,259.07	5,625.00	2,365.93	13,500.00
Maintenance								
08011	Ext Building Repairs	.00	250.00	250.00	.00	1,250.00	1,250.00	3,000.00
08012	Interior Repairs	450.00	1,333.33	883.33	6,695.91	6,666.65	(29.26)	16,000.00
08013	Hot Water Repairs	.00	666.67	666.67	3,165.70	3,333.35	167.65	8,000.00
08014	Water Softener Treat/Repairs	162.33	375.00	212.67	506.97	1,875.00	1,368.03	4,500.00
08015	Electrical Repairs	1,661.67	266.67	(1,395.00)	2,559.92	1,333.35	(1,226.57)	3,200.00
08016	Locks & Keys	157.83	208.33	50.50	673.31	1,041.65	368.34	2,500.00
08018	Misc Materials	76.34	33.33	(43.01)	76.34	166.65	90.31	400.00
08019	Misc Equipment Repair	.00	83.33	83.33	1,170.29	416.65	(753.64)	1,000.00
08060	Elevator Contract/Repairs	3,366.78	2,500.00	(866.78)	13,302.30	12,500.00	(802.30)	30,000.00
08065	Elevator Cabs Interior	.00	95.42	95.42	.00	477.10	477.10	1,145.00
08066	Elevator Permits	300.00	25.00	(275.00)	300.00	125.00	(175.00)	300.00
08085	Fire Pump & Sprinkler Repairs	.00	541.67	541.67	1,377.25	2,708.35	1,331.10	6,500.00
08090	Fire Alarm Maintenance	824.00	375.00	(449.00)	2,093.73	1,875.00	(218.73)	4,500.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	3,125.00	3,125.00	7,500.00
08092	Burglar Alarm Monitoring	.00	29.17	29.17	160.18	145.85	(14.33)	350.00
08100	HVAC Maintenance	608.29	808.33	200.04	3,525.03	4,041.65	516.62	9,700.00
08105	HVAC Repairs	158.00	666.67	508.67	7,213.00	3,333.35	(3,879.65)	8,000.00
08110	Janitorial Service	197.97	358.33	160.36	2,289.45	1,791.65	(497.80)	4,300.00
08115	Overhead Doors	.00	29.17	29.17	.00	145.85	145.85	350.00
08120	Generator Contract/Repairs	.00	208.33	208.33	376.05	1,041.65	665.60	2,500.00
08125	Fuel-Generator	.00	33.33	33.33	.00	166.65	166.65	400.00
08130	Parking Garage Lights	.00	83.33	83.33	.00	416.65	416.65	1,000.00
08135	Parking Structure Maintenance	200.00	166.67	(33.33)	959.48	833.35	(126.13)	2,000.00
08136	Light Bulbs & Fixtures	.00	125.00	125.00	124.45	625.00	500.55	1,500.00
08137	Guest Room Expenses	174.00	58.33	(115.67)	281.86	291.65	9.79	700.00
08140	Water Treatment Contract-Towe	350.00	350.00	.00	1,750.00	1,750.00	.00	4,200.00
08160	Booster Pump Maint/Repair	1,732.68	333.33	(1,399.35)	5,256.33	1,666.65	(3,589.68)	4,000.00
08165	Compactor/Chutes Cleaning/R&M	1,801.23	1,083.33	(717.90)	5,359.44	5,416.65	57.21	13,000.00
08166	Tools, Supplies & Equip	.00	83.33	83.33	286.26	416.65	130.39	1,000.00
08167	Equipment Rental	.00	8.33	8.33	.00	41.65	41.65	100.00
08170	Mileage Reimbursement	.00	20.83	20.83	.00	104.15	104.15	250.00
08175	Common Area Floor Maint	450.00	1,070.83	620.83	4,100.00	5,354.15	1,254.15	12,850.00

Renaissance I Association Inc

Income/Expense Statement
Period: 05/01/19 to 05/31/19

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
08200	Painting	.00	41.67	41.67	58.68	208.35	149.67	500.00
08210	Carpet Maintenance	3,259.00	833.33	(2,425.67)	4,747.36	4,166.65	(580.71)	10,000.00
08220	Pest Control: Int./Ext.	350.00	375.00	25.00	1,750.00	1,875.00	125.00	4,500.00
08225	Termite Protection	.00	59.50	59.50	714.00	297.50	(416.50)	714.00
08240	Plumbing Repairs	861.00	1,666.67	805.67	5,460.00	8,333.35	2,873.35	20,000.00
08241	Backflow Certification	.00	208.33	208.33	1,628.00	1,041.65	(586.35)	2,500.00
08250	Roof PM,Repairs & Safety Insp	.00	666.67	666.67	740.00	3,333.35	2,593.35	8,000.00
08270	Security Cameras & Equip.	.00	108.33	108.33	.00	541.65	541.65	1,300.00
08271	Security Access Door Repairs	.00	250.00	250.00	.00	1,250.00	1,250.00	3,000.00
08290	Window Cleaning	3,550.00	700.00	(2,850.00)	5,442.50	3,500.00	(1,942.50)	8,400.00
08295	Dryer Duct Cleaning	.00	1,083.33	1,083.33	.00	5,416.65	5,416.65	13,000.00
	Maintenance	20,691.12	18,888.22	(1,802.90)	84,143.79	94,441.10	10,297.31	226,659.00
Pool & Recreation								
08350	Equipment Repair - Fitness	.00	41.67	41.67	458.64	208.35	(250.29)	500.00
08355	Recreation Expense	182.95	58.33	(124.62)	182.95	291.65	108.70	700.00
08400	Pool Contract	500.00	500.00	.00	2,500.00	2,500.00	.00	6,000.00
08410	Pool Permit	675.00	56.25	(618.75)	675.00	281.25	(393.75)	675.00
08420	Pool Equipment & Repairs	85.00	316.67	231.67	1,433.89	1,583.35	149.46	3,800.00
08435	Fitness Maintenance Contract	.00	48.33	48.33	145.00	241.65	96.65	580.00
	Pool & Recreation	1,442.95	1,021.25	(421.70)	5,395.48	5,106.25	(289.23)	12,255.00
Utilities								
08620	Electric Usage	10,595.50	10,250.00	(345.50)	42,562.43	51,250.00	8,687.57	123,000.00
08640	Gas-Hot Water	2,027.69	2,250.00	222.31	10,396.12	11,250.00	853.88	27,000.00
08645	Gas- Pool & Spa	860.39	833.33	(27.06)	5,667.26	4,166.65	(1,500.61)	10,000.00
08660	Cable Television	5,724.24	6,016.67	292.43	28,615.17	30,083.35	1,468.18	72,200.00
08680	Trash Removal	1,844.21	1,500.00	(344.21)	7,670.97	7,500.00	(170.97)	18,000.00
08700	Water & Sewer	17,154.94	18,500.00	1,345.06	85,624.58	92,500.00	6,875.42	222,000.00
	Utilities	38,206.97	39,350.00	1,143.03	180,536.53	196,750.00	16,213.47	472,200.00

