

Renaissance I Association Inc

Balance Sheet
As of 06/30/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence: Operating; 0402	196,054.36			196,054.36
1030	Cadence Bank: ICS;.70%	163,655.03			163,655.03
1202	Centennial ICS;0450;1.25%		1,684,063.68		1,684,063.68
1205	Centennial:RSV CK;0468;.10%		28,337.98		28,337.98
1210	Centennial;RVSM;0450;.1.40%		98,750.08		98,750.08
1265	Cad:Escrow Dep;0485	17,344.31			17,344.31
1280	Interfund Transfer	(29,481.71)			(29,481.71)
1290	Interfund Transfer		29,481.71		29,481.71
1310	Assessments Receivable	727.30			727.30
1315	Allowance for Bad Debt	(3,770.12)			(3,770.12)
1610	Prepaid Insurance	64,976.45			64,976.45
1620	Prepaid Expenses	23,378.07			23,378.07
1630	Prepaid Payroll	10,500.00			10,500.00
1640	Prepaid Income Tax	1,350.00			1,350.00
	TOTAL ASSETS	444,733.69	1,840,633.45	.00	2,285,367.14
		=====	=====	=====	=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	24,153.17			24,153.17
3310	Prepaid Owner Assessments	172,385.74			172,385.74
3340	Sales Tax Payable	885.47			885.47
3345	Tourist Tax Payable	55.52			55.52
3350	Rental-Move In Deposits	17,344.31			17,344.31
3400	Deferred Expenses	22,408.20			22,408.20
	Subtotal Current Liab.	237,232.41	.00	.00	237,232.41

Renaissance I Association Inc

Balance Sheet As of 06/30/19

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		1,900,304.74		1,900,304.74
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		(53,214.88)		(53,214.88)
5490	Reserves Interest-Current		14,494.47		14,494.47
	Subtotal Reserves	.00	1,840,633.45	.00	1,840,633.45
EQUITY:					
5510	Prior Years Fund Balance	114,576.46			114,576.46
5512	EV Charging Station	22,500.00			22,500.00
	Current Year Net Income/(Loss)	70,424.82	.00	.00	70,424.82
	Subtotal Equity	207,501.28	.00	.00	207,501.28
	TOTAL LIABILITIES & EQUITY	444,733.69	1,840,633.45	.00	2,285,367.14
		=====	=====	=====	=====

Renaissance I Association Inc

Reserve Statement

As of 6/30/19

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
5350 Pooled Reserves	1,669,961.63	230,343.11	0.00	1,900,304.74
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	5515.00 \$	(5,515.00)
5410 Misc. Building Components	0.00	0.00	586.55 \$	(586.55)
5415 Bldg Services Elements	0.00	0.00	0.00 \$	-
5420 Site Improvements	0.00	0.00	53,214.88 \$	(53,214.88)
5490 Reserves Interest-Current	0.00	14494.47	0.00	14,494.47
Subtotal Reserves	1,669,961.63	244,837.58	74,165.76	1,840,633.45
TOTAL RESERVES	1,669,961.63	244,837.58	74,165.76	1,840,633.45
	=====	=====	=====	=====

Reserve Expenses:

	Description	Amount	Date
5125 Elevators			
5130 Furniture, Fixtures & Equipment			
Integrity Sound	media center	6,163.33	6-Feb
Integrity Sound	media center	1,690.00	15-Mar
5150 Mechanical & Electrical			
Hill York AC Services	cooling tower shock springs	6,996.00	30-Apr
5300 Building Restoration/Painting			
5400 Roofing			
FL Southern Roofing	roof repairs	4,265.00	1-May
FL Southern Roofing	vents related to roof repairs	1,250.00	10-May
5410 Misc. Building Components			
Synergy Electric	pool house flood lights	586.55	8-May
5415 Bldg Services Elements			
5420 Site Improvements			
Slider Engineering	retainer awning project	1,000.00	12-Apr
United States Awning	awning fabric deposit	29,000.00	12-Apr
Synergy Lighting Supplies	Retrofit wall fixtures to LED	1,977.38	8-May
Slider Engineering	Awning construction documents	600.00	22-May
Synergy Lighting Supplies	garage lights	7,411.93	5-Jun
Synergy Lighting Supplies	garage lights	5,174.82	5-Jun
Grants Gardens	landscaping	6,685.75	13-Jun
Slider Engineering	awning eng. Service	1,365.00	24-Jun

TOTAL 74,165.76

Renaissance I Association Inc

Income/Expense Statement
Period: 06/01/19 to 06/30/19

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)	720,550.39	720,550.50	(.11)	1,441,101.00
06210	Reserve Fees	33,069.58	33,069.58	.00	198,417.48	198,417.48	.00	396,835.00
06340	Late Fee Income	.00	500.00	(500.00)	970.90	3,000.00	(2,029.10)	6,000.00
06520	Guest Suite Income	891.00	2,083.33	(1,192.33)	16,026.00	12,499.98	3,526.02	25,000.00
06550	Parking Space Rental Fees	980.00	433.33	546.67	3,445.00	2,599.98	845.02	5,200.00
06555	Garage Openers/FOBS	.00	75.00	(75.00)	600.00	450.00	150.00	900.00
06580	Application Fees Purchase/Ren	150.00	291.67	(141.67)	2,000.00	1,750.02	249.98	3,500.00
06910	Interest Income	94.12	20.83	73.29	567.06	124.98	442.08	250.00
06920	Miscellaneous Income	.00	66.67	(66.67)	765.00	400.02	364.98	800.00
06940	FL Dept Rev-Coll Allowance	8.10	5.83	2.27	50.46	34.98	15.48	70.00
06990	Allowance for Bad Debt	.00	(1,000.00)	1,000.00	.00	(6,000.00)	6,000.00	(12,000.00)
	Subtotal Income	155,284.48	155,637.99	(353.51)	943,392.29	933,827.94	9,564.35	1,867,656.00
EXPENSES								
Administrative								
07020	Dues/Licenses/Permits	.00	12.50	12.50	150.00	75.00	(75.00)	150.00
07040	Fees Payable to Division	.00	81.33	81.33	.00	487.98	487.98	976.00
07045	Annual Corporate Report	.00	5.08	5.08	61.25	30.48	(30.77)	61.00
07100	Insurance	10,829.41	13,916.67	3,087.26	65,055.45	83,500.02	18,444.57	167,000.00
07140	Prof. Fees - Audit/Acctg	.00	533.33	533.33	4,984.00	3,199.98	(1,784.02)	6,400.00
07145	Professional Fees	.00	112.50	112.50	.00	675.00	675.00	1,350.00
07150	Prof. Fees - Legal	7,450.29	625.00	(6,825.29)	10,180.27	3,750.00	(6,430.27)	7,500.00
07200	Management Fees	1,650.00	1,650.00	.00	9,900.00	9,900.00	.00	19,800.00
07210	Annual Meeting Expense	.00	8.33	8.33	.00	49.98	49.98	100.00
07240	Miscellaneous	.00	37.50	37.50	45.00	225.00	180.00	450.00
07250	Office: Svc/Supplies/Misc	165.71	100.00	(65.71)	669.61	600.00	(69.61)	1,200.00
07255	Copies, Printing & Supplies	311.23	316.67	5.44	1,797.55	1,900.02	102.47	3,800.00
07256	Computer Expense	222.75	58.33	(164.42)	222.75	349.98	127.23	700.00
07260	Postage & Printing	5.50	91.67	86.17	183.10	550.02	366.92	1,100.00
07261	Office Equipment	221.76	333.33	111.57	1,364.73	1,999.98	635.25	4,000.00
07300	Federal Income Tax	.00	125.00	125.00	7.00	750.00	743.00	1,500.00
07400	Communications-phone, fax inte	1,455.64	1,500.00	44.36	8,293.46	9,000.00	706.54	18,000.00
07420	Website	.00	54.17	54.17	.00	325.02	325.02	650.00
07462	Special Events	.00	10.00	10.00	141.61	60.00	(81.61)	120.00
	Administrative	22,312.29	19,571.41	(2,740.88)	103,055.78	117,428.46	14,372.68	234,857.00

Renaissance I Association Inc

Income/Expense Statement
Period: 06/01/19 to 06/30/19

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	170.00	100.02	(69.98)	200.00
07525	Electrical Repairs	639.52	16.67	(622.85)	639.52	100.02	(539.50)	200.00
07600	Landscape Contract	300.00	300.00	.00	1,800.00	1,800.00	.00	3,600.00
07605	Indoor Plants	302.81	312.50	9.69	1,816.86	1,875.00	58.14	3,750.00
07610	Additional Plants/Mulch_Repot	.00	258.33	258.33	75.02	1,549.98	1,474.96	3,100.00
07800	Tree Trimming/Fertilization	500.00	220.83	(279.17)	500.00	1,324.98	824.98	2,650.00
Grounds		1,742.33	1,125.00	(617.33)	5,001.40	6,750.00	1,748.60	13,500.00
Maintenance								
08011	Ext Building Repairs	.00	250.00	250.00	.00	1,500.00	1,500.00	3,000.00
08012	Interior Repairs	.00	1,333.33	1,333.33	6,695.91	7,999.98	1,304.07	16,000.00
08013	Hot Water Repairs	.00	666.67	666.67	3,165.70	4,000.02	834.32	8,000.00
08014	Water Softener Treat/Repairs	280.41	375.00	94.59	787.38	2,250.00	1,462.62	4,500.00
08015	Electrical Repairs	.00	266.67	266.67	2,559.92	1,600.02	(959.90)	3,200.00
08016	Locks & Keys	.00	208.33	208.33	673.31	1,249.98	576.67	2,500.00
08018	Misc Materials	.00	33.33	33.33	76.34	199.98	123.64	400.00
08019	Misc Equipment Repair	379.44	83.33	(296.11)	1,549.73	499.98	(1,049.75)	1,000.00
08060	Elevator Contract/Repairs	2,366.78	2,500.00	133.22	15,669.08	15,000.00	(669.08)	30,000.00
08065	Elevator Cabs Interior	.00	95.42	95.42	.00	572.52	572.52	1,145.00
08066	Elevator Permits	.00	25.00	25.00	300.00	150.00	(150.00)	300.00
08085	Fire Pump & Sprinkler Repairs	242.50	541.67	299.17	1,619.75	3,250.02	1,630.27	6,500.00
08090	Fire Alarm Maintenance	.00	375.00	375.00	2,093.73	2,250.00	156.27	4,500.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	3,750.00	3,750.00	7,500.00
08092	Burglar Alarm Monitoring	.00	29.17	29.17	160.18	175.02	14.84	350.00
08100	HVAC Maintenance	958.29	808.33	(149.96)	4,483.32	4,849.98	366.66	9,700.00
08105	HVAC Repairs	286.00	666.67	380.67	7,499.00	4,000.02	(3,498.98)	8,000.00
08110	Janitorial Service	340.72	358.33	17.61	2,630.17	2,149.98	(480.19)	4,300.00
08115	Overhead Doors	.00	29.17	29.17	.00	175.02	175.02	350.00
08120	Generator Contract/Repairs	.00	208.33	208.33	376.05	1,249.98	873.93	2,500.00
08125	Fuel-Generator	.00	33.33	33.33	.00	199.98	199.98	400.00
08130	Parking Garage Lights	.00	83.33	83.33	.00	499.98	499.98	1,000.00
08135	Parking Structure Maintenance	.00	166.67	166.67	959.48	1,000.02	40.54	2,000.00
08136	Light Bulbs & Fixtures	1,395.66	125.00	(1,270.66)	1,520.11	750.00	(770.11)	1,500.00
08137	Guest Room Expenses	.00	58.33	58.33	281.86	349.98	68.12	700.00
08140	Water Treatment Contract-Towe	350.00	350.00	.00	2,100.00	2,100.00	.00	4,200.00
08160	Booster Pump Maint/Repair	.00	333.33	333.33	5,256.33	1,999.98	(3,256.35)	4,000.00
08165	Compactor/Chutes Cleaning/R&M	850.65	1,083.33	232.68	6,210.09	6,499.98	289.89	13,000.00
08166	Tools, Supplies & Equip	63.00	83.33	20.33	349.26	499.98	150.72	1,000.00
08167	Equipment Rental	.00	8.33	8.33	.00	49.98	49.98	100.00
08170	Mileage Reimbursement	.00	20.83	20.83	.00	124.98	124.98	250.00
08175	Common Area Floor Maint	450.00	1,070.83	620.83	4,550.00	6,424.98	1,874.98	12,850.00

Renaissance I Association Inc

Income/Expense Statement
Period: 06/01/19 to 06/30/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08200	Painting	.00	41.67	41.67	58.68	250.02	191.34	500.00
08210	Carpet Maintenance	.00	833.33	833.33	4,747.36	4,999.98	252.62	10,000.00
08220	Pest Control: Int./Ext.	350.00	375.00	25.00	2,100.00	2,250.00	150.00	4,500.00
08225	Termite Protection	.00	59.50	59.50	714.00	357.00	(357.00)	714.00
08240	Plumbing Repairs	942.00	1,666.67	724.67	6,402.00	10,000.02	3,598.02	20,000.00
08241	Backflow Certification	.00	208.33	208.33	1,628.00	1,249.98	(378.02)	2,500.00
08250	Roof PM,Repairs & Safety Insp	.00	666.67	666.67	740.00	4,000.02	3,260.02	8,000.00
08270	Security Cameras & Equip.	.00	108.33	108.33	.00	649.98	649.98	1,300.00
08271	Security Access Door Repairs	.00	250.00	250.00	.00	1,500.00	1,500.00	3,000.00
08290	Window Cleaning	.00	700.00	700.00	5,442.50	4,200.00	(1,242.50)	8,400.00
08295	Dryer Duct Cleaning	.00	1,083.33	1,083.33	.00	6,499.98	6,499.98	13,000.00
	Maintenance	9,255.45	18,888.22	9,632.77	93,399.24	113,329.32	19,930.08	226,659.00
Pool & Recreation								
08350	Equipment Repair - Fitness	72.22	41.67	(30.55)	530.86	250.02	(280.84)	500.00
08355	Recreation Expense	.00	58.33	58.33	182.95	349.98	167.03	700.00
08400	Pool Contract	500.00	500.00	.00	3,000.00	3,000.00	.00	6,000.00
08410	Pool Permit	.00	56.25	56.25	675.00	337.50	(337.50)	675.00
08420	Pool Equipment & Repairs	1,294.08	316.67	(977.41)	2,727.97	1,900.02	(827.95)	3,800.00
08435	Fitness Maintenance Contract	145.00	48.33	(96.67)	290.00	289.98	(.02)	580.00
	Pool & Recreation	2,011.30	1,021.25	(990.05)	7,406.78	6,127.50	(1,279.28)	12,255.00
Utilities								
08620	Electric Usage	10,103.11	10,250.00	146.89	52,665.54	61,500.00	8,834.46	123,000.00
08640	Gas-Hot Water	1,700.07	2,250.00	549.93	12,096.19	13,500.00	1,403.81	27,000.00
08645	Gas- Pool & Spa	401.36	833.33	431.97	6,068.62	4,999.98	(1,068.64)	10,000.00
08660	Cable Television	6,304.96	6,016.67	(288.29)	34,920.13	36,100.02	1,179.89	72,200.00
08680	Trash Removal	1,442.81	1,500.00	57.19	9,113.78	9,000.00	(113.78)	18,000.00
08700	Water & Sewer	17,789.20	18,500.00	710.80	103,413.78	111,000.00	7,586.22	222,000.00
	Utilities	37,741.51	39,350.00	1,608.49	218,278.04	236,100.00	17,821.96	472,200.00

