

Renaissance I Association, Inc.

Financial Statements

For the Month and
Two
Month Period
Ended
February 28, 2021

(Unaudited)

Renaissance I Association Inc

Balance Sheet
 As of 02/28/21

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence: Operating; 0402	116,014.58			116,014.58
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1202	Centennial ICS;0450; .35%		1,885,383.89		1,885,383.89
1205	Centennial:RSV CK;0468;.10%		26,610.65		26,610.65
1210	Centennial;RVSM;0450;.70%		398,857.05		398,857.05
1265	Cad:Escrow Dep;0485	22,500.00			22,500.00
1310	Assessments Receivable	23,712.69			23,712.69
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1320	AR- Other	397.47			397.47
1610	Prepaid Insurance	158,246.89			158,246.89
1620	Prepaid Expenses	8,909.05			8,909.05
1630	Prepaid Payroll	11,000.00			11,000.00
1640	Prepaid Income Tax	7,591.00			7,591.00
	TOTAL ASSETS	606,646.39	2,310,851.59	.00	2,917,497.98
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	28,812.72			28,812.72
3050	Deferred Revenue	130,477.49			130,477.49
3310	Prepaid Owner Assessments	145,273.47			145,273.47
3340	Sales Tax Payable	367.17			367.17
3345	Tourist Tax Payable	144.02			144.02
3350	Rental-Move In Deposits	23,500.00			23,500.00
3400	Deferred Expenses	36,423.36			36,423.36
	Subtotal Current Liab.	364,998.23	.00	.00	364,998.23

Renaissance I Association Inc

Balance Sheet
 As of 02/28/21

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		2,317,772.64		2,317,772.64
5410	Misc. Building Components		(4,027.83)		(4,027.83)
5420	Site Improvements		(3,850.00)		(3,850.00)
5490	Reserves Interest-Current		956.78		956.78
	Subtotal Reserves	.00	2,310,851.59	.00	2,310,851.59
EQUITY:					
5510	Prior Years Fund Balance	192,867.69			192,867.69
5512	EV Charging Station	22,500.00			22,500.00
	Current Year Net Income/(Loss)	26,280.47	.00	.00	26,280.47
	Subtotal Equity	241,648.16	.00	.00	241,648.16
	TOTAL LIABILITIES & EQUITY	606,646.39	2,310,851.59	.00	2,917,497.98
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Renaissance I Association Inc

Reserve Statement

As of 02/28/2021

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
5350 Pooled Reserves	2,208,414.39	109,358.25	0.00	2,317,772.64
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	4,027.83 \$	(4,027.83)
5415 Bldg Services Elements	0.00	0.00	0.00 \$	-
5420 Site Improvements	0.00	0.00	3,850.00 \$	(3,850.00)
5490 Reserves Interest-Current	0.00	956.78	0.00	956.78
Subtotal Reserves	2,208,414.39	110,315.03	7,877.83	2,310,851.59
TOTAL RESERVES	2,208,414.39	110,315.03	7,877.83	2,310,851.59
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Reserve Expenses:

	Description	Amount	Date
5125 Elevators			
5130 Furniture, Fixtures & Equipment			
5150 Mechanical & Electrical			
5300 Building Restoration/Painting			
5400 Roofing			
5410 Misc. Building Components			
Slider Engineering	Awning Engineering	456.25	28-Feb
LPM - Project Engineering	Awning Project Mgmt	134.58	28-Feb
Vill-Fuerte Construction	Garage Drain	3437.00	28-Feb
5415 Bldg Services Elements			
5420 Site Improvements			
Gettle Pools	spa heater	3850.00	1/31/2021
	TOTAL	<u>7,877.83</u>	

Renaissance I Association Inc

Income/Expense Statement
Period: 02/01/21 to 02/28/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06200	Assessment Fees	130,477.42	130,477.42	.00	260,954.84	260,954.84	.00	1,565,729.00
06210	Reserve Fees	36,452.75	36,452.75	.00	72,905.50	72,905.50	.00	437,433.00
06340	Late Fee Income	798.11	208.33	589.78	828.11	416.66	411.45	2,500.00
06520	Guest Suite Income	2,880.00	1,250.00	1,630.00	4,295.60	2,500.00	1,795.60	15,000.00
06550	Parking Space Rental Fees	465.00	333.33	131.67	2,365.00	666.66	1,698.34	4,000.00
06555	Garage Openers/FOBS	140.00	58.33	81.67	240.00	116.66	123.34	700.00
06580	Application Fees Purchase/Ren	100.00	183.33	(83.33)	150.00	366.66	(216.66)	2,200.00
06910	Interest Income	.00	58.33	(58.33)	150.00	116.66	33.34	700.00
06920	Miscellaneous Income	300.00	150.00	150.00	300.00	300.00	.00	1,800.00
06940	FL Dept Rev-Coll Allowance	4.25	5.83	(1.58)	8.57	11.66	(3.09)	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	171,617.53	168,177.65	3,439.88	342,197.62	336,355.30	5,842.32	2,018,132.00
EXPENSES								
Administrative								
07020	Dues/Licenses/Permits	.00	.00	.00	.00	150.00	150.00	150.00
07040	Fees Payable to Division	.00	81.33	81.33	976.00	162.66	(813.34)	976.00
07045	Annual Corporate Report	61.00	5.08	(55.92)	61.00	10.16	(50.84)	61.00
07100	Insurance	15,824.69	16,250.00	425.31	31,649.38	32,500.00	850.62	195,000.00
07140	Prof. Fees - Audit/Acctg	4,000.00	550.00	(3,450.00)	4,174.00	1,100.00	(3,074.00)	6,600.00
07145	Professional Fees	.00	112.50	112.50	.00	225.00	225.00	1,350.00
07150	Prof. Fees - Legal	2,525.00	625.00	(1,900.00)	3,753.00	1,250.00	(2,503.00)	7,500.00
07200	Management Fees	1,683.00	1,683.00	.00	3,366.00	3,366.00	.00	20,196.00
07240	Miscellaneous	.00	37.50	37.50	65.79	75.00	9.21	450.00
07250	Office: Svc/Supplies/Misc	418.88	133.33	(285.55)	1,489.19	266.66	(1,222.53)	1,600.00
07255	Copies, Printing & Supplies	.00	300.00	300.00	89.84	600.00	510.16	3,600.00
07256	Computer Expense	.00	58.33	58.33	.00	116.66	116.66	700.00
07260	Postage & Printing	119.05	75.00	(44.05)	119.05	150.00	30.95	900.00
07261	Office Equipment	85.00	416.67	331.67	502.19	833.34	331.15	5,000.00
07400	Communications-phone,fax inte	1,225.94	1,541.67	315.73	2,919.84	3,083.34	163.50	18,500.00
07420	Website	.00	79.17	79.17	.00	158.34	158.34	950.00
07462	Special Events	.00	11.67	11.67	(584.08)	23.34	607.42	140.00
	Administrative	25,942.56	21,960.25	(3,982.31)	48,581.20	44,070.50	(4,510.70)	263,673.00

Renaissance I Association Inc

Income/Expense Statement
Period: 02/01/21 to 02/28/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Grounds								
07520	Irrigation: Maint/Repr/Svc/Su	.00	29.17	29.17	.00	58.34	58.34	350.00
07525	Electrical Repairs	.00	125.00	125.00	.00	250.00	250.00	1,500.00
07600	Landscape Contract	300.00	316.67	16.67	600.00	633.34	33.34	3,800.00
07605	Indoor Plants	302.81	316.67	13.86	605.62	633.34	27.72	3,800.00
07610	Additional Plants/Mulch,Repot	.00	133.33	133.33	.00	266.66	266.66	1,600.00
07800	Tree Trimming/Fertilization	.00	270.83	270.83	.00	541.66	541.66	3,250.00
Grounds		602.81	1,191.67	588.86	1,205.62	2,383.34	1,177.72	14,300.00
Maintenance								
08011	Ext Building Repairs	.00	375.00	375.00	.00	750.00	750.00	4,500.00
08012	Interior Repairs	275.00	500.00	225.00	650.00	1,000.00	350.00	6,000.00
08013	Hot Water Repairs	.00	416.67	416.67	.00	833.34	833.34	5,000.00
08014	Water Softener Treat/Repairs	.00	166.67	166.67	472.82	333.34	(139.48)	2,000.00
08015	Electrical Repairs	.00	291.67	291.67	.00	583.34	583.34	3,500.00
08016	Locks & Keys	.00	166.67	166.67	105.00	333.34	228.34	2,000.00
08018	Misc Materials	219.22	50.00	(169.22)	241.41	100.00	(141.41)	600.00
08019	Misc Equipment Repair	.00	166.67	166.67	.00	333.34	333.34	2,000.00
08060	Elevator Contract/Repairs	2,432.20	2,833.33	401.13	4,864.40	5,666.66	802.26	34,000.00
08065	Elevator Cabs Interior	.00	41.67	41.67	.00	83.34	83.34	500.00
08066	Elevator Permits	30.00	25.00	(5.00)	30.00	50.00	20.00	300.00
08085	Fire Pump & Sprinkler Repairs	436.50	541.67	105.17	436.50	1,083.34	646.84	6,500.00
08090	Fire Alarm Maintenance	1,250.00	400.00	(850.00)	3,340.60	800.00	(2,540.60)	4,800.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	1,250.00	1,250.00	7,500.00
08092	Burglar Alarm Monitoring	.00	33.33	33.33	.00	66.66	66.66	400.00
08100	HVAC Maintenance	964.50	591.67	(372.83)	1,921.67	1,183.34	(738.33)	7,100.00
08105	HVAC Repairs	1,582.00	666.67	(915.33)	2,100.00	1,333.34	(766.66)	8,000.00
08110	Janitorial Service	550.29	358.33	(191.96)	647.71	716.66	68.95	4,300.00
08115	Overhead Doors	.00	29.17	29.17	.00	58.34	58.34	350.00
08120	Generator Contract/Repairs	376.05	166.67	(209.38)	376.05	333.34	(42.71)	2,000.00
08125	Fuel-Generator	.00	33.33	33.33	.00	66.66	66.66	400.00
08130	Parking Garage Lights	.00	12.50	12.50	.00	25.00	25.00	150.00
08135	Parking Structure Maintenance	.00	166.67	166.67	835.25	333.34	(501.91)	2,000.00
08136	Light Bulbs & Fixtures	397.75	166.67	(231.08)	714.95	333.34	(381.61)	2,000.00
08137	Guest Room Expenses	.00	58.33	58.33	.00	116.66	116.66	700.00
08140	Water Treatment Contract-Towe	360.00	366.67	6.67	720.00	733.34	13.34	4,400.00
08160	Booster Pump Maint/Repair	.00	583.33	583.33	.00	1,166.66	1,166.66	7,000.00
08165	Compactor/Chutes Cleaning/R&M	900.17	1,166.67	266.50	900.17	2,333.34	1,433.17	14,000.00
08166	Tools, Supplies & Equip	.00	50.00	50.00	.00	100.00	100.00	600.00
08167	Equipment Rental	.00	8.33	8.33	.00	16.66	16.66	100.00
08170	Mileage Reimbursement	.00	16.67	16.67	.00	33.34	33.34	200.00
08175	Common Area Floor Maint	.00	758.33	758.33	.00	1,516.66	1,516.66	9,100.00

Renaissance I Association Inc

Income/Expense Statement

Period: 02/01/21 to 02/28/21

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
08200	Painting	63.60	116.67	53.07	2,713.60	233.34	(2,480.26)	1,400.00
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	161.00	1,666.67	1,505.67	1,736.99	3,333.34	1,596.35	20,000.00
08241	Backflow Certification	105.00	145.08	40.08	105.00	290.16	185.16	1,741.00
08243	Pressure Wash Building	.00	2,916.67	2,916.67	.00	5,833.34	5,833.34	35,000.00
08250	Roof PM,Repairs & Safety Insp	.00	416.67	416.67	.00	833.34	833.34	5,000.00
08270	Security Cameras & Equip.	.00	208.33	208.33	1,037.90	416.66	(621.24)	2,500.00
08271	Security Access Door Repairs	.00	175.00	175.00	580.48	350.00	(230.48)	2,100.00
08290	Window Cleaning	680.00	737.50	57.50	680.00	1,475.00	795.00	8,850.00
	Maintenance	11,133.28	19,483.78	8,350.50	26,654.68	38,967.56	12,312.88	233,805.00
Pool & Recreation								
08350	Equipment Repair - Fitness	.00	250.00	250.00	.00	500.00	500.00	3,000.00
08355	Recreation Expense	.00	83.33	83.33	14.07	166.66	152.59	1,000.00
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	239.14	350.00	110.86	423.83	700.00	276.17	4,200.00
08435	Fitness Maintenance Contract	.00	48.33	48.33	.00	96.66	96.66	580.00
	Pool & Recreation	739.14	1,287.91	548.77	1,437.90	2,575.82	1,137.92	15,455.00
Utilities								
08620	Electric Usage	6,321.79	9,166.67	2,844.88	13,871.83	18,333.34	4,461.51	110,000.00
08640	Gas-Hot Water	1,110.81	2,166.67	1,055.86	6,273.56	4,333.34	(1,940.22)	26,000.00
08645	Gas- Pool & Spa	619.15	708.33	89.18	2,761.60	1,416.66	(1,344.94)	8,500.00
08660	Cable Television	6,214.68	8,333.33	2,118.65	12,524.52	16,666.66	4,142.14	100,000.00
08680	Trash Removal	722.09	1,583.33	861.24	2,216.81	3,166.66	949.85	19,000.00
08700	Water & Sewer	17,820.50	18,750.00	929.50	37,334.32	37,500.00	165.68	225,000.00
	Utilities	32,809.02	40,708.33	7,899.31	74,982.64	81,416.66	6,434.02	488,500.00

