

Renaissance I Association, Inc.

Financial Statements

For the Month and
One
Month Period
Ended
January 31, 2021

(Unaudited)

Renaissance I Association Inc

Balance Sheet
 As of 01/31/21

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence: Operating; 0402	492,374.49			492,374.49
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1202	Centennial ICS;0450;.35%		1,884,986.73		1,884,986.73
1205	Centennial:RSV CK;0468;.10%		30,636.56		30,636.56
1210	Centennial;RVSM;0450;.70%		100,036.58		100,036.58
1265	Cad:Escrow Dep;0485	22,500.00			22,500.00
1280	Interfund Transfer	(298,831.43)			(298,831.43)
1290	Interfund Transfer		298,831.43		298,831.43
1310	Assessments Receivable	31,591.37			31,591.37
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1320	AR- Other	397.47			397.47
1610	Prepaid Insurance	174,071.58			174,071.58
1620	Prepaid Expenses	11,717.08			11,717.08
1630	Prepaid Payroll	11,000.00			11,000.00
1640	Prepaid Income Tax	7,591.00			7,591.00
	TOTAL ASSETS	710,686.27	2,314,491.30	.00	3,025,177.57
		710,686.27	2,314,491.30	.00	3,025,177.57

LIABILITIES & EQUITY

CURRENT LIABILITIES:					
3010	Accounts Payable	37,443.23			37,443.23
3050	Deferred Revenue	260,954.91			260,954.91
3310	Prepaid Owner Assessments	137,152.80			137,152.80
3340	Sales Tax Payable	232.12			232.12
3345	Tourist Tax Payable	70.80			70.80
3350	Rental-Move In Deposits	22,500.00			22,500.00
3400	Deferred Expenses	30,528.39			30,528.39
	Subtotal Current Liab.	488,882.25	.00	.00	488,882.25
		488,882.25	.00	.00	488,882.25

Renaissance I Association Inc

Balance Sheet
 As of 01/31/21

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		2,317,772.64		2,317,772.64
5420	Site Improvements		(3,850.00)		(3,850.00)
5490	Reserves Interest-Current		568.66		568.66
	Subtotal Reserves	.00	2,314,491.30	.00	2,314,491.30
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)	6,436.33	.00	.00	6,436.33
	Subtotal Equity	221,804.02	.00	.00	221,804.02
	TOTAL LIABILITIES & EQUITY	710,686.27	2,314,491.30	.00	3,025,177.57
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Renaissance I Association Inc

Reserve Statement

As of 1/31/2021

	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	0.00 \$	-
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	568.66	0.00	568.66
Subtotal Reserves	2,208,414.39	109,926.91	3,850.00	2,314,491.30
TOTAL RESERVES	2,208,414.39	109,926.91	3,850.00	2,314,491.30

Reserve Expenses:

	Description	Amount	Date
5125 Elevators			
5130 Furniture, Fixtures & Equipment			
5150 Mechanical & Electrical			
5300 Building Restoration/Painting			
5400 Roofing			
5410 Misc. Building Components			
5415 Bldg Services Elements			
5420 Site Improvements			
Gettle Pools	spa heater	3850.00	1/31/2021
	TOTAL	<u>3,850.00</u>	

Renaissance I Association Inc
 Income/Expense Statement
 Period: 01/01/21 to 01/31/21

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	130,477.42	130,477.42	.00	1,565,729.00
06210	Reserve Fees	36,452.75	36,452.75	.00	36,452.75	36,452.75	.00	437,433.00
06340	Late Fee Income	30.00	208.33	(178.33)	30.00	208.33	(178.33)	2,500.00
06520	Guest Suite Income	1,415.60	1,250.00	165.60	1,415.60	1,250.00	165.60	15,000.00
06550	Parking Space Rental Fees	1,900.00	333.33	1,566.67	1,900.00	333.33	1,566.67	4,000.00
06555	Garage Openers/FOBS	100.00	58.33	41.67	100.00	58.33	41.67	700.00
06580	Application Fees Purchase/Ren	50.00	183.33	(133.33)	50.00	183.33	(133.33)	2,200.00
06910	Interest Income	150.00	58.33	91.67	150.00	58.33	91.67	700.00
06920	Miscellaneous Income	.00	150.00	(150.00)	.00	150.00	(150.00)	1,800.00
06940	FL Dept Rev-Coll Allowance	4.32	5.83	(1.51)	4.32	5.83	(1.51)	70.00
06990	Allowance for Bad Debt	.00	(1,000.00)	1,000.00	.00	(1,000.00)	1,000.00	(12,000.00)
	Subtotal Income	170,580.09	168,177.65	2,402.44	170,580.09	168,177.65	2,402.44	2,018,132.00
EXPENSES								
Administrative								
07020	Dues/Licenses/Permits	.00	150.00	150.00	.00	150.00	150.00	150.00
07040	Fees Payable to Division	976.00	81.33	(894.67)	976.00	81.33	(894.67)	976.00
07045	Annual Corporate Report	.00	5.08	5.08	.00	5.08	5.08	61.00
07100	Insurance	15,824.69	16,250.00	425.31	15,824.69	16,250.00	425.31	195,000.00
07140	Prof. Fees - Audit/Acctg	174.00	550.00	376.00	174.00	550.00	376.00	6,600.00
07145	Professional Fees	.00	112.50	112.50	.00	112.50	112.50	1,350.00
07150	Prof. Fees - Legal	1,228.00	625.00	(603.00)	1,228.00	625.00	(603.00)	7,500.00
07200	Management Fees	1,683.00	1,683.00	.00	1,683.00	1,683.00	.00	20,196.00
07240	Miscellaneous	65.79	37.50	(28.29)	65.79	37.50	(28.29)	450.00
07250	Office: Svc/Supplies/Misc	1,070.31	133.33	(936.98)	1,070.31	133.33	(936.98)	1,600.00
07255	Copies, Printing & Supplies	89.84	300.00	210.16	89.84	300.00	210.16	3,600.00
07256	Computer Expense	.00	58.33	58.33	.00	58.33	58.33	700.00
07260	Postage & Printing	.00	75.00	75.00	.00	75.00	75.00	900.00
07261	Office Equipment	417.19	416.67	(.52)	417.19	416.67	(.52)	5,000.00
07400	Communications-phone,fax inte	1,693.90	1,541.67	(152.23)	1,693.90	1,541.67	(152.23)	18,500.00
07420	Website	.00	79.17	79.17	.00	79.17	79.17	950.00
07462	Special Events	(584.08)	11.67	595.75	(584.08)	11.67	595.75	140.00
	Administrative	22,638.64	22,110.25	(528.39)	22,638.64	22,110.25	(528.39)	263,673.00

Renaissance I Association Inc

Income/Expense Statement
 Period: 01/01/21 to 01/31/21

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Grounds								
07520	Irrigation: Maint/Repr/Svc/Su	.00	29.17	29.17	.00	29.17	29.17	350.00
07525	Electrical Repairs	.00	125.00	125.00	.00	125.00	125.00	1,500.00
07600	Landscape Contract	300.00	316.67	16.67	300.00	316.67	16.67	3,800.00
07605	Indoor Plants	302.81	316.67	13.86	302.81	316.67	13.86	3,800.00
07610	Additional Plants/Mulch,Repot	.00	133.33	133.33	.00	133.33	133.33	1,600.00
07800	Tree Trimming/Fertilization	.00	270.83	270.83	.00	270.83	270.83	3,250.00
	Grounds	602.81	1,191.67	588.86	602.81	1,191.67	588.86	14,300.00
Maintenance								
08011	Ext Building Repairs	.00	375.00	375.00	.00	375.00	375.00	4,500.00
08012	Interior Repairs	375.00	500.00	125.00	375.00	500.00	125.00	6,000.00
08013	Hot Water Repairs	.00	416.67	416.67	.00	416.67	416.67	5,000.00
08014	Water Softener Treat/Repairs	472.82	166.67	(306.15)	472.82	166.67	(306.15)	2,000.00
08015	Electrical Repairs	.00	291.67	291.67	.00	291.67	291.67	3,500.00
08016	Locks & Keys	105.00	166.67	61.67	105.00	166.67	61.67	2,000.00
08018	Misc Materials	22.19	50.00	27.81	22.19	50.00	27.81	600.00
08019	Misc Equipment Repair	.00	166.67	166.67	.00	166.67	166.67	2,000.00
08060	Elevator Contract/Repairs	2,432.20	2,833.33	401.13	2,432.20	2,833.33	401.13	34,000.00
08065	Elevator Cabs Interior	.00	41.67	41.67	.00	41.67	41.67	500.00
08066	Elevator Permits	.00	25.00	25.00	.00	25.00	25.00	300.00
08085	Fire Pump & Sprinkler Repairs	.00	541.67	541.67	.00	541.67	541.67	6,500.00
08090	Fire Alarm Maintenance	2,090.60	400.00	(1,690.60)	2,090.60	400.00	(1,690.60)	4,800.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	625.00	625.00	7,500.00
08092	Burglar Alarm Monitoring	.00	33.33	33.33	.00	33.33	33.33	400.00
08100	HVAC Maintenance	957.17	591.67	(365.50)	957.17	591.67	(365.50)	7,100.00
08105	HVAC Repairs	518.00	666.67	148.67	518.00	666.67	148.67	8,000.00
08110	Janitorial Service	97.42	358.33	260.91	97.42	358.33	260.91	4,300.00
08115	Overhead Doors	.00	29.17	29.17	.00	29.17	29.17	350.00
08120	Generator Contract/Repairs	.00	166.67	166.67	.00	166.67	166.67	2,000.00
08125	Fuel-Generator	.00	33.33	33.33	.00	33.33	33.33	400.00
08130	Parking Garage Lights	.00	12.50	12.50	.00	12.50	12.50	150.00
08135	Parking Structure Maintenance	835.25	166.67	(668.58)	835.25	166.67	(668.58)	2,000.00
08136	Light Bulbs & Fixtures	317.20	166.67	(150.53)	317.20	166.67	(150.53)	2,000.00
08137	Guest Room Expenses	.00	58.33	58.33	.00	58.33	58.33	700.00
08140	Water Treatment Contract-Towe	360.00	366.67	6.67	360.00	366.67	6.67	4,400.00
08160	Booster Pump Maint/Repair	.00	583.33	583.33	.00	583.33	583.33	7,000.00
08165	Compactor/Chutes Cleaning/R&M	.00	1,166.67	1,166.67	.00	1,166.67	1,166.67	14,000.00
08166	Tools, Supplies & Equip	.00	50.00	50.00	.00	50.00	50.00	600.00
08167	Equipment Rental	.00	8.33	8.33	.00	8.33	8.33	100.00

Renaissance I Association Inc

Income/Expense Statement

Period: 01/01/21 to 01/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08170	Mileage Reimbursement	.00	16.67	16.67	.00	16.67	16.67	200.00
08175	Common Area Floor Maint	.00	758.33	758.33	.00	758.33	758.33	9,100.00
08200	Painting	2,650.00	116.67	(2,533.33)	2,650.00	116.67	(2,533.33)	1,400.00
08210	Carpet Maintenance	744.18	833.33	89.15	744.18	833.33	89.15	10,000.00
08220	Pest Control: Int./Ext.	350.00	375.00	25.00	350.00	375.00	25.00	4,500.00
08225	Termite Protection	.00	59.50	59.50	.00	59.50	59.50	714.00
08240	Plumbing Repairs	1,575.99	1,666.67	90.68	1,575.99	1,666.67	90.68	20,000.00
08241	Backflow Certification	.00	145.08	145.08	.00	145.08	145.08	1,741.00
08243	Pressure Wash Building	.00	2,916.67	2,916.67	.00	2,916.67	2,916.67	35,000.00
08250	Roof PM,Repairs & Safety Insp	.00	416.67	416.67	.00	416.67	416.67	5,000.00
08270	Security Cameras & Equip.	1,037.90	208.33	(829.57)	1,037.90	208.33	(829.57)	2,500.00
08271	Security Access Door Repairs	580.48	175.00	(405.48)	580.48	175.00	(405.48)	2,100.00
08290	Window Cleaning	.00	737.50	737.50	.00	737.50	737.50	8,850.00
	Maintenance	15,521.40	19,483.78	3,962.38	15,521.40	19,483.78	3,962.38	233,805.00
Pool & Recreation								
08350	Equipment Repair - Fitness	.00	250.00	250.00	.00	250.00	250.00	3,000.00
08355	Recreation Expense	14.07	83.33	69.26	14.07	83.33	69.26	1,000.00
08400	Pool Contract	500.00	500.00	.00	500.00	500.00	.00	6,000.00
08410	Pool Permit	.00	56.25	56.25	.00	56.25	56.25	675.00
08420	Pool Equipment & Repairs	184.69	350.00	165.31	184.69	350.00	165.31	4,200.00
08435	Fitness Maintenance Contract	.00	48.33	48.33	.00	48.33	48.33	580.00
	Pool & Recreation	698.76	1,287.91	589.15	698.76	1,287.91	589.15	15,455.00
Utilities								
08620	Electric Usage	7,550.04	9,166.67	1,616.63	7,550.04	9,166.67	1,616.63	110,000.00
08640	Gas-Hot Water	5,162.75	2,166.67	(2,996.08)	5,162.75	2,166.67	(2,996.08)	26,000.00
08645	Gas- Pool & Spa	2,142.45	708.33	(1,434.12)	2,142.45	708.33	(1,434.12)	8,500.00
08660	Cable Television	6,309.84	8,333.33	2,023.49	6,309.84	8,333.33	2,023.49	100,000.00
08680	Trash Removal	1,494.72	1,583.33	88.61	1,494.72	1,583.33	88.61	19,000.00
08700	Water & Sewer	19,513.82	18,750.00	(763.82)	19,513.82	18,750.00	(763.82)	225,000.00
	Utilities	42,173.62	40,708.33	(1,465.29)	42,173.62	40,708.33	(1,465.29)	488,500.00

Renaissance I Association Inc
 Income/Expense Statement
 Period: 01/01/21 to 01/31/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Other								
09110	Salaries & Wages	23,046.05	24,666.67	1,620.62	23,046.05	24,666.67	1,620.62	296,000.00
09115	Employee Uniforms	662.83	133.33	(529.50)	662.83	133.33	(529.50)	1,600.00
09120	Group Insurance-Employees	2,429.15	2,429.17	.02	2,429.15	2,429.17	.02	29,150.00
09125	Staff Training	.00	8.33	8.33	.00	8.33	8.33	100.00
09310	Security Services	16,491.42	16,416.67	(74.75)	16,491.42	16,416.67	(74.75)	197,000.00
09760	Master Assoc Dues-Rosemary PL	3,426.33	3,426.33	.00	3,426.33	3,426.33	.00	41,116.00
09970	Transfer to Reserves	36,452.75	36,452.75	.00	36,452.75	36,452.75	.00	437,433.00
	Other	82,508.53	83,533.25	1,024.72	82,508.53	83,533.25	1,024.72	1,002,399.00
	TOTAL EXPENSES	164,143.76	168,315.19	4,171.43	164,143.76	168,315.19	4,171.43	2,018,132.00
	Current Year Net Income/(loss)	6,436.33	(137.54)	6,573.87	6,436.33	(137.54)	6,573.87	.00
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