

Renaissance I Association, Inc.

Financial Statements

For the Month and
One
Month Period
Ended
January 31, 2022

(Unaudited)

Renaissance I Association Inc

Balance Sheet
 As of 01/31/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1001	Enterprise Bk & Tr Op 9849	390,067.33			390,067.33
1010	Cadence: Operating; 0402	101,229.93			101,229.93
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1201	Enterprise Bk & Tr Res 1359		115,504.44		115,504.44
1202	Centennial ICS;0450;.35%		1,855,868.05		1,855,868.05
1205	Centennial:RSV CK;0468;.10%		28,444.39		28,444.39
1210	Centennial;RVSM;0450;.05%		100,008.49		100,008.49
1265	Cad:Escrow Dep;0485	23,500.00			23,500.00
1280	Interfund Transfer	(270,304.38)			(270,304.38)
1290	Interfund Transfer		270,304.38		270,304.38
1310	Assessments Receivable	28,299.34			28,299.34
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1610	Prepaid Insurance	225,611.36			225,611.36
1620	Prepaid Expenses	11,901.00			11,901.00
1630	Prepaid Payroll	11,000.00			11,000.00
	TOTAL ASSETS	779,579.29	2,370,129.75	.00	3,149,709.04

LIABILITIES & EQUITY

CURRENT LIABILITIES:					
3010	Accounts Payable	38,265.66			38,265.66
3050	Deferred Revenue	284,753.81			284,753.81
3310	Prepaid Owner Assessments	110,922.02			110,922.02
3340	Sales Tax Payable	692.73			692.73
3345	Tourist Tax Payable	157.91			157.91
3350	Rental-Move In Deposits	23,500.00			23,500.00
3360	Contra	2,566.27			2,566.27
3400	Deferred Expenses	30,931.95			30,931.95
	Subtotal Current Liab.	491,790.35	.00	.00	491,790.35

Renaissance I Association Inc
 Balance Sheet
 As of 01/31/22

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		2,389,628.43		2,389,628.43
5300	Building Restoration/Painting		(19,400.00)		(19,400.00)
5410	Misc. Building Components		(265.98)		(265.98)
5490	Reserves Interest-Current		167.30		167.30
	Subtotal Reserves	.00	2,370,129.75	.00	2,370,129.75
EQUITY:					
5510	Prior Years Fund Balance	249,214.21			249,214.21
5512	EV Charging Station	22,500.00			22,500.00
5516	Prior Period Correction/Adjust	(300.00)			(300.00)
	Current Year Net Income/(Loss)	16,374.73	.00	.00	16,374.73
	Subtotal Equity	287,788.94	.00	.00	287,788.94
	TOTAL LIABILITIES & EQUITY	779,579.29	2,370,129.75	.00	3,149,709.04
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Renaissance I Association Inc
Reserve Statement

As of 1/31/2022

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
5350 Pooled Reserves	2,276,263.93	113,364.50	0.00	2,389,628.43
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	19400.00 \$	(19,400.00)
5400 Roofing	0.00	0.00	0.00 \$	-
5410 Misc. Building Components	0.00	0.00	265.98 \$	(265.98)
5415 Bldg Services Elements	0.00	0.00	0.00 \$	-
5420 Site Improvements	0.00	0.00	0.00 \$	-
5490 Reserves Interest-Current	0.00	167.30	0.00	167.30
 Subtotal Reserves	 2,276,263.93	 113,531.80	 19,665.98	 2,370,129.75
 TOTAL RESERVES	 2,276,263.93	 113,531.80	 19,665.98	 2,370,129.75

Reserve Expenses:

	Description	Amount	Date
5125 Elevators			
5130 Furniture, Fixtures & Equipment			
5150 Mechanical & Electrical			
5300 Building Restoration/Painting			
L & T Brother Inc.	painting	19400.00	3-Jan
5400 Roofing			
5410 Misc. Building Components			
LPM - Project Management	project management	265.98	31-Jan
5415 Bldg Services Elements			
5420 Site Improvements			
	TOTAL	<u>19,665.98</u>	

Renaissance I Association Inc
 Income/Expense Statement
 Period: 01/01/22 to 01/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06200	Assessment Fees	142,576.66	142,576.67	(.01)	142,576.66	142,576.67	(.01)	1,710,920.00
06210	Reserve Fees	37,788.16	37,788.17	(.01)	37,788.16	37,788.17	(.01)	453,458.00
06340	Late Fee Income	45.00	291.67	(246.67)	45.00	291.67	(246.67)	3,500.00
06520	Guest Suite Income	840.00	1,666.67	(826.67)	840.00	1,666.67	(826.67)	20,000.00
06550	Parking Space Rental Fees	1,221.30	500.00	721.30	1,221.30	500.00	721.30	6,000.00
06555	Garage Openers/FOBS	100.00	66.67	33.33	100.00	66.67	33.33	800.00
06580	Application Fees Purchase/Ren	390.00	183.33	206.67	390.00	183.33	206.67	2,200.00
06910	Interest Income	.00	25.00	(25.00)	.00	25.00	(25.00)	300.00
06920	Miscellaneous Income	.00	200.00	(200.00)	.00	200.00	(200.00)	2,400.00
06940	FL Dept Rev-Coll Allowance	3.36	5.83	(2.47)	3.36	5.83	(2.47)	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	182,964.48	182,304.01	660.47	182,964.48	182,304.01	660.47	2,187,648.00
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	20,510.12	19,416.67	(1,093.45)	20,510.12	19,416.67	(1,093.45)	233,000.00
07140	Prof. Fees - Audit/Acctg	.00	561.25	561.25	.00	561.25	561.25	6,735.00
07145	Professional Fees	.00	291.67	291.67	.00	291.67	291.67	3,500.00
07150	Prof. Fees - Legal	240.32	1,000.00	759.68	240.32	1,000.00	759.68	12,000.00
07200	Management Fees	1,716.00	1,716.00	.00	1,716.00	1,716.00	.00	20,592.00
07240	Miscellaneous	106.95	37.50	(69.45)	106.95	37.50	(69.45)	450.00
07250	Office: Svc/Supplies/Misc	308.99	333.33	24.34	308.99	333.33	24.34	4,000.00
07255	Copies, Printing & Supplies	68.36	166.67	98.31	68.36	166.67	98.31	2,000.00
07256	Computer Expense	.00	108.33	108.33	.00	108.33	108.33	1,300.00
07260	Postage & Printing	.55	75.00	74.45	.55	75.00	74.45	900.00
07261	Office Equipment	85.00	416.67	331.67	85.00	416.67	331.67	5,000.00
07300	Federal Income Tax	.00	125.00	125.00	.00	125.00	125.00	1,500.00
07400	Communications-phone,fax inte	1,652.27	1,750.00	97.73	1,652.27	1,750.00	97.73	21,000.00
07420	Website	599.40	100.67	(498.73)	599.40	100.67	(498.73)	1,208.00
07462	Special Events	110.13	11.67	(98.46)	110.13	11.67	(98.46)	140.00
	Administrative	26,374.09	26,346.84	(27.25)	26,374.09	26,346.84	(27.25)	314,512.00

Renaissance I Association Inc
 Income/Expense Statement
 Period: 01/01/22 to 01/31/22

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	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	315.00	333.33	18.33	315.00	333.33	18.33	4,000.00
07605	Indoor Plants	314.92	338.75	23.83	314.92	338.75	23.83	4,065.00
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	629.92	1,230.41	600.49	629.92	1,230.41	600.49	14,765.00
Maintenance								
08011	Ext Building Repairs	.00	375.00	375.00	.00	375.00	375.00	4,500.00
08012	Interior Repairs	475.00	500.00	25.00	475.00	500.00	25.00	6,000.00
08013	Hot Water Repairs	.00	500.00	500.00	.00	500.00	500.00	6,000.00
08014	Water Softener Treat/Repairs	.00	166.67	166.67	.00	166.67	166.67	2,000.00
08015	Electrical Repairs	.00	333.33	333.33	.00	333.33	333.33	4,000.00
08016	Locks & Keys	.00	125.00	125.00	.00	125.00	125.00	1,500.00
08018	Misc Materials	608.26	75.00	(533.26)	608.26	75.00	(533.26)	900.00
08019	Misc Equipment Repair	139.00	83.33	(55.67)	139.00	83.33	(55.67)	1,000.00
08060	Elevator Contract/Repairs	2,523.84	2,916.67	392.83	2,523.84	2,916.67	392.83	35,000.00
08065	Elevator Cabs Interior	.00	333.33	333.33	.00	333.33	333.33	4,000.00
08066	Elevator Permits	.00	25.00	25.00	.00	25.00	25.00	300.00
08085	Fire Pump & Sprinkler Repairs	.00	625.00	625.00	.00	625.00	625.00	7,500.00
08090	Fire Alarm Maintenance	481.50	500.00	18.50	481.50	500.00	18.50	6,000.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	625.00	625.00	7,500.00
08092	Burglar Alarm Monitoring	.00	37.50	37.50	.00	37.50	37.50	450.00
08100	HVAC Maintenance	602.45	659.33	56.88	602.45	659.33	56.88	7,912.00
08105	HVAC Repairs	377.89	666.67	288.78	377.89	666.67	288.78	8,000.00
08110	Janitorial Service	523.45	441.67	(81.78)	523.45	441.67	(81.78)	5,300.00
08115	Overhead Doors	495.50	29.17	(466.33)	495.50	29.17	(466.33)	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	170.00	291.67	121.67	170.00	291.67	121.67	3,500.00
08136	Light Bulbs & Fixtures	777.97	200.00	(577.97)	777.97	200.00	(577.97)	2,400.00
08137	Guest Room Expenses	91.66	58.33	(33.33)	91.66	58.33	(33.33)	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	823.83	500.00	(323.83)	823.83	500.00	(323.83)	6,000.00
08165	Compactor/Chutes Cleaning/R&M	900.17	1,166.67	266.50	900.17	1,166.67	266.50	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: 01/01/22 to 01/31/22

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	.00	208.33	208.33	.00	208.33	208.33	2,500.00
08210	Carpet Maintenance	744.18	791.67	47.49	744.18	791.67	47.49	9,500.00
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	299.00	1,666.67	1,367.67	299.00	1,666.67	1,367.67	20,000.00
08241	Backflow Certification	.00	145.08	145.08	.00	145.08	145.08	1,741.00
08250	Roof PM,Repairs & Safety Insp	1,132.00	375.00	(757.00)	1,132.00	375.00	(757.00)	4,500.00
08270	Security Cameras & Equip.	.00	291.67	291.67	.00	291.67	291.67	3,500.00
08271	Security Access Door Repairs	80.09	175.00	94.91	80.09	175.00	94.91	2,100.00
08290	Window Cleaning	.00	829.17	829.17	.00	829.17	829.17	9,950.00
08295	Dryer Duct Cleaning	.00	916.67	916.67	.00	916.67	916.67	11,000.00
	Maintenance	11,955.79	18,480.60	6,524.81	11,955.79	18,480.60	6,524.81	221,767.00
Pool & Recreation								
08350	Equipment Repair - Fitness	.00	250.00	250.00	.00	250.00	250.00	3,000.00
08355	Recreation Expense	15.15	83.33	68.18	15.15	83.33	68.18	1,000.00
08400	Pool Contract	540.00	540.00	.00	540.00	540.00	.00	6,480.00
08410	Pool Permit	.00	56.25	56.25	.00	56.25	56.25	675.00
08420	Pool Equipment & Repairs	.00	350.00	350.00	.00	350.00	350.00	4,200.00
08435	Fitness Maintenance Contract	.00	48.33	48.33	.00	48.33	48.33	580.00
	Pool & Recreation	555.15	1,327.91	772.76	555.15	1,327.91	772.76	15,935.00
Utilities								
08620	Electric Usage	9,282.04	9,166.67	(115.37)	9,282.04	9,166.67	(115.37)	110,000.00
08640	Gas-Hot Water	2,487.38	2,833.33	345.95	2,487.38	2,833.33	345.95	34,000.00
08645	Gas- Pool & Spa	1,705.24	958.33	(746.91)	1,705.24	958.33	(746.91)	11,500.00
08660	Cable Television	6,214.68	13,333.33	7,118.65	6,214.68	13,333.33	7,118.65	160,000.00
08680	Trash Removal	1,536.00	1,583.33	47.33	1,536.00	1,583.33	47.33	19,000.00
08700	Water & Sewer	18,399.88	18,750.00	350.12	18,399.88	18,750.00	350.12	225,000.00
	Utilities	39,625.22	46,624.99	6,999.77	39,625.22	46,624.99	6,999.77	559,500.00

Renaissance I Association Inc
 Income/Expense Statement
 Period: 01/01/22 to 01/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Other								
09110	Salaries & Wages	26,625.69	27,101.67	475.98	26,625.69	27,101.67	475.98	325,220.00
09115	Employee Uniforms	.00	133.33	133.33	.00	133.33	133.33	1,600.00
09120	Group Insurance-Employees	1,943.34	2,472.92	529.58	1,943.34	2,472.92	529.58	29,675.00
09125	Staff Training	.00	8.33	8.33	.00	8.33	8.33	100.00
09310	Security Services	17,665.72	17,500.00	(165.72)	17,665.72	17,500.00	(165.72)	210,000.00
09760	Master Assoc Dues-Rosemary PL	3,426.67	3,426.33	(.34)	3,426.67	3,426.33	(.34)	41,116.00
09970	Transfer to Reserves	37,788.16	37,788.17	.01	37,788.16	37,788.17	.01	453,458.00
	Other	87,449.58	88,430.75	981.17	87,449.58	88,430.75	981.17	1,061,169.00
	TOTAL EXPENSES	166,589.75	182,441.50	15,851.75	166,589.75	182,441.50	15,851.75	2,187,648.00
	Current Year Net Income/(loss)	16,374.73	(137.49)	16,512.22	16,374.73	(137.49)	16,512.22	.00