

Renaissance I Association, Inc.

Financial Statements

For the Month and
Ten
Month Period
Ended
October 31, 2021

(Unaudited)

Renaissance I Association Inc

Balance Sheet
 As of 10/31/21

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence: Operating; 0402	424,982.20			424,982.20
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1202	Centennial ICS;0450;.35%		2,290,166.89		2,290,166.89
1205	Centennial:RSV CK;0468;.10%		28,440.76		28,440.76
1210	Centennial;RVSMM;0450;.70%		100,008.49		100,008.49
1265	Cad:Escrow Dep;0485	22,500.00			22,500.00
1280	Interfund Transfer	(78,405.36)			(78,405.36)
1290	Interfund Transfer		78,405.36		78,405.36
1310	Assessments Receivable	21,375.24			21,375.24
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1610	Prepaid Insurance	31,649.38			31,649.38
1620	Prepaid Expenses	20,593.35			20,593.35
1630	Prepaid Payroll	11,000.00			11,000.00
	TOTAL ASSETS	711,969.52	2,497,021.50	.00	3,208,991.02
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	44,600.15			44,600.15
3050	Deferred Revenue	260,954.98			260,954.98
3310	Prepaid Owner Assessments	35,776.78			35,776.78
3340	Sales Tax Payable	596.61			596.61
3345	Tourist Tax Payable	(1.10)			(1.10)
3350	Rental-Move In Deposits	22,500.00			22,500.00
3360	Contra	4,698.96			4,698.96
3400	Deferred Expenses	22,155.37			22,155.37
	Subtotal Current Liab.	391,281.75	.00	.00	391,281.75

Renaissance I Association Inc

Balance Sheet
 As of 10/31/21

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		2,645,847.39		2,645,847.39
5125	Elevators		(5,650.00)		(5,650.00)
5130	Furniture, Fixtures & Equipmen		(2,925.99)		(2,925.99)
5150	Mechanical & Electrical		(24,388.67)		(24,388.67)
5410	Misc. Building Components		(106,907.98)		(106,907.98)
5420	Site Improvements		(11,954.11)		(11,954.11)
5490	Reserves Interest-Current		3,000.86		3,000.86
	Subtotal Reserves	.00	2,497,021.50	.00	2,497,021.50
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)	105,320.08	.00	.00	105,320.08
	Subtotal Equity	320,687.77	.00	.00	320,687.77
	TOTAL LIABILITIES & EQUITY	711,969.52	2,497,021.50	.00	3,208,991.02
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Renaissance I Association Inc

Reserve Statement

As of 10/31/2021

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
5350 Pooled Reserves	2,208,414.39	437,433.00	0.00	2,645,847.39
5125 Elevators	0.00	0.00	5650.00 \$	(5,650.00)
5130 Furniture, Fixtures & Equipment	0.00	0.00	2925.99 \$	(2,925.99)
5150 Mechanical & Electrical	0.00	0.00	24388.67 \$	(24,388.67)
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	106,907.98 \$	(106,907.98)
5415 Bldg Services Elements	0.00	0.00	0.00 \$	-
5420 Site Improvements	0.00	0.00	11,954.11 \$	(11,954.11)
5490 Reserves Interest-Current	0.00	3,000.86	0.00	3,000.86
Subtotal Reserves	2,208,414.39	440,433.86	151,826.75	2,497,021.50
TOTAL RESERVES	2,208,414.39	440,433.86	151,826.75	2,497,021.50
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Reserve Expenses:

	Description	Amount	Date
5125 Elevators			
Otis Elevator	new motor	5,650.00	1-Mar
5130 Furniture, Fixtures & Equipment			
Reimburse Kathy Grandt	computer	1021.83	30-Apr
Reimburse Kathy Grandt	computer	1904.16	30-Apr
5150 Mechanical & Electrical			
Terrys Plumbing	PRV - parts/labor	3517.00	30-Apr
Hill York	Boiler tube replacement	12840.00	31-Jul
4D Service Group	Plumbing - domestic water	8031.67	8-Oct
5300 Building Restoration/Painting			
5400 Roofing			
5410 Misc. Building Components			
Slider Engineering	awning eng	456.25	28-Feb
LPM - Project Eng	awning project mgmt	134.58	28-Feb
Rapid Security Solution	50% deposit on board	1128.29	31-Mar
Slider Engineering	awning eng	361.25	31-Mar
LPM - Project Eng	awning project mgmt	85.00	31-Mar
Slider Engineering	awning eng	488.75	30-Apr
LPM - Project Eng	awning project mgmt	508.32	30-Apr
Slider Engineering	awning eng	160.65	31-May
LPM - Project Eng	awning project mgmt	1114.12	31-May
Slider Engineering	awning eng	2953.72	30-Jun
Suncoast Comm Door	doors	2200.13	30-Jun
Slider Engineering	awnings eng	3975.00	31-Jul
Windemuller Tech Services	circuit entrance door	1268.14	31-Jul
LPM - Project Eng	awning project mgmt	400.72	31-Jul
Seacoast, Inc.	awning supports app1	70596.00	31-Jul

LPM - Project Eng	awning project mgmt	921.32	31-Aug
Suncoast Comm Door	lobby electric door	8651.00	31-Aug
Slider Engineering	awning eng	437.50	31-Aug
Slider Engineering	awning eng	367.50	31-Aug
All Surface Painting	3rd level garage work	10395.00	1-Oct
LPM - Project Eng	awning project mgmt	304.74	31-Oct
5415 Bldg Services Elements			
5420 Site Improvements			
Gettle Pools	spa heater	3850.00	28-Feb
Villa-Fuerte Construction	garage drain	3437.00	28-Feb
Mar Citrin	cast iron drain for garage	389.20	16-Mar
Pools Lowell	pool filter	2606.38	31-Mar
Villa-Fuerte Construction	tiles speed bumps/pergola	1161.18	31-Mar
LPM - Project Eng	Canopy/Pilar proj mgmt	510.35	30-Jun
TOTAL		151,826.75	

Renaissance I Association Inc

Income/Expense Statement

Period: 10/01/21 to 10/31/21

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06200	Assessment Fees	130,477.35	130,477.42	(.07)	1,304,774.34	1,304,774.20	.14	1,565,729.00
06210	Reserve Fees	36,452.75	36,452.75	.00	364,527.50	364,527.50	.00	437,433.00
06340	Late Fee Income	1,187.91	208.33	979.58	4,643.26	2,083.30	2,559.96	2,500.00
06520	Guest Suite Income	1,089.00	1,250.00	(161.00)	20,204.89	12,500.00	7,704.89	15,000.00
06550	Parking Space Rental Fees	840.00	333.33	506.67	6,608.74	3,333.30	3,275.44	4,000.00
06555	Garage Openers/FOBS	80.00	58.33	21.67	1,063.50	583.30	480.20	700.00
06580	Application Fees Purchase/Ren	(225.00)	183.33	(408.33)	1,150.00	1,833.30	(683.30)	2,200.00
06910	Interest Income	.00	58.33	(58.33)	177.08	583.30	(406.22)	700.00
06920	Miscellaneous Income	150.00	150.00	.00	1,951.84	1,500.00	451.84	1,800.00
06940	FL Dept Rev-Coll Allowance	1.98	5.83	(3.85)	61.88	58.30	3.58	70.00
06990	Allowance for Bad Debt	.00	(1,000.00)	1,000.00	.00	(10,000.00)	10,000.00	(12,000.00)
	Subtotal Income	170,053.99	168,177.65	1,876.34	1,705,163.03	1,681,776.50	23,386.53	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	813.30	(162.70)	976.00
07045	Annual Corporate Report	.00	5.08	5.08	61.00	50.80	(10.20)	61.00
07100	Insurance	15,824.69	16,250.00	425.31	158,246.89	162,500.00	4,253.11	195,000.00
07140	Prof. Fees - Audit/Acctg	.00	550.00	550.00	5,199.00	5,500.00	301.00	6,600.00
07145	Professional Fees	1,000.00	112.50	(887.50)	1,000.00	1,125.00	125.00	1,350.00
07150	Prof. Fees - Legal	.00	625.00	625.00	11,782.64	6,250.00	(5,532.64)	7,500.00
07200	Management Fees	1,683.00	1,683.00	.00	16,830.00	16,830.00	.00	20,196.00
07240	Miscellaneous	131.26	37.50	(93.76)	252.05	375.00	122.95	450.00
07250	Office: Svc/Supplies/Misc	215.69	133.33	(82.36)	4,098.29	1,333.30	(2,764.99)	1,600.00
07255	Copies, Printing & Supplies	37.44	300.00	262.56	637.80	3,000.00	2,362.20	3,600.00
07256	Computer Expense	.00	58.33	58.33	1,370.09	583.30	(786.79)	700.00
07260	Postage & Printing	.55	75.00	74.45	522.95	750.00	227.05	900.00
07261	Office Equipment	341.35	416.67	75.32	3,856.02	4,166.70	310.68	5,000.00
07300	Federal Income Tax	.00	.00	.00	256.79	.00	(256.79)	.00
07400	Communications-phone,fax inte	1,706.46	1,541.67	(164.79)	16,835.73	15,416.70	(1,419.03)	18,500.00
07420	Website	.00	79.17	79.17	1,089.37	791.70	(297.67)	950.00
07462	Special Events	.00	11.67	11.67	(584.08)	116.70	700.78	140.00
	Administrative	20,940.44	21,960.25	1,019.81	222,430.54	219,752.50	(2,678.04)	263,673.00

Renaissance I Association Inc

Income/Expense Statement
Period: 10/01/21 to 10/31/21

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	291.70	291.70	350.00
07525	Electrical Repairs	.00	125.00	125.00	.00	1,250.00	1,250.00	1,500.00
07600	Landscape Contract	300.00	316.67	16.67	2,700.00	3,166.70	466.70	3,800.00
07605	Indoor Plants	302.81	316.67	13.86	3,028.10	3,166.70	138.60	3,800.00
07610	Additional Plants/Mulch, Repot	.00	133.33	133.33	.00	1,333.30	1,333.30	1,600.00
07800	Tree Trimming/Fertilization	.00	270.83	270.83	1,826.25	2,708.30	882.05	3,250.00
Grounds		602.81	1,191.67	588.86	7,554.35	11,916.70	4,362.35	14,300.00
Maintenance								
08011	Ext Building Repairs	.00	375.00	375.00	120.00	3,750.00	3,630.00	4,500.00
08012	Interior Repairs	425.00	500.00	75.00	3,723.02	5,000.00	1,276.98	6,000.00
08013	Hot Water Repairs	1,783.00	416.67	(1,366.33)	6,622.98	4,166.70	(2,456.28)	5,000.00
08014	Water Softener Treat/Repairs	.00	166.67	166.67	894.68	1,666.70	772.02	2,000.00
08015	Electrical Repairs	.00	291.67	291.67	2,784.33	2,916.70	132.37	3,500.00
08016	Locks & Keys	.00	166.67	166.67	380.65	1,666.70	1,286.05	2,000.00
08018	Misc Materials	827.71	50.00	(777.71)	1,760.63	500.00	(1,260.63)	600.00
08019	Misc Equipment Repair	.00	166.67	166.67	552.84	1,666.70	1,113.86	2,000.00
08060	Elevator Contract/Repairs	2,523.84	2,833.33	309.49	25,817.24	28,333.30	2,516.06	34,000.00
08065	Elevator Cabs Interior	.00	41.67	41.67	.00	416.70	416.70	500.00
08066	Elevator Permits	500.00	25.00	(475.00)	580.00	250.00	(330.00)	300.00
08085	Fire Pump & Sprinkler Repairs	.00	541.67	541.67	1,076.91	5,416.70	4,339.79	6,500.00
08090	Fire Alarm Maintenance	448.90	400.00	(48.90)	6,095.03	4,000.00	(2,095.03)	4,800.00
08091	Fire Alarm Inspection	450.00	625.00	175.00	450.00	6,250.00	5,800.00	7,500.00
08092	Burglar Alarm Monitoring	.00	33.33	33.33	513.12	333.30	(179.82)	400.00
08100	HVAC Maintenance	602.45	591.67	(10.78)	6,315.87	5,916.70	(399.17)	7,100.00
08105	HVAC Repairs	.00	666.67	666.67	13,889.00	6,666.70	(7,222.30)	8,000.00
08110	Janitorial Service	586.74	358.33	(228.41)	4,806.85	3,583.30	(1,223.55)	4,300.00
08115	Overhead Doors	.00	29.17	29.17	233.00	291.70	58.70	350.00
08120	Generator Contract/Repairs	.00	166.67	166.67	1,004.98	1,666.70	661.72	2,000.00
08125	Fuel-Generator	16.54	33.33	16.79	53.44	333.30	279.86	400.00
08130	Parking Garage Lights	.00	12.50	12.50	.00	125.00	125.00	150.00
08135	Parking Structure Maintenance	220.00	166.67	(53.33)	4,599.19	1,666.70	(2,932.49)	2,000.00
08136	Light Bulbs & Fixtures	38.52	166.67	128.15	2,734.24	1,666.70	(1,067.54)	2,000.00
08137	Guest Room Expenses	.00	58.33	58.33	105.27	583.30	478.03	700.00
08140	Water Treatment Contract-Towe	360.00	366.67	6.67	3,600.00	3,666.70	66.70	4,400.00
08160	Booster Pump Maint/Repair	2,049.00	583.33	(1,465.67)	5,522.31	5,833.30	310.99	7,000.00
08165	Compactor/Chutes Cleaning/R&M	1,653.01	1,166.67	(486.34)	10,279.46	11,666.70	1,387.24	14,000.00
08166	Tools, Supplies & Equip	57.25	50.00	(7.25)	602.09	500.00	(102.09)	600.00
08167	Equipment Rental	.00	8.33	8.33	.00	83.30	83.30	100.00
08170	Mileage Reimbursement	.00	16.67	16.67	.00	166.70	166.70	200.00
08175	Common Area Floor Maint	.00	758.33	758.33	3,609.50	7,583.30	3,973.80	9,100.00

Renaissance I Association Inc

Income/Expense Statement
Period: 10/01/21 to 10/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08200	Painting	.00	116.67	116.67	3,004.59	1,166.70	(1,837.89)	1,400.00
08210	Carpet Maintenance	.00	833.33	833.33	6,235.72	8,333.30	2,097.58	10,000.00
08220	Pest Control: Int./Ext.	350.00	375.00	25.00	3,500.00	3,750.00	250.00	4,500.00
08225	Termite Protection	.00	59.50	59.50	714.00	595.00	(119.00)	714.00
08240	Plumbing Repairs	293.00	1,666.67	1,373.67	10,908.17	16,666.70	5,758.53	20,000.00
08241	Backflow Certification	1,839.50	.00	(1,839.50)	4,109.90	1,741.00	(2,368.90)	1,741.00
08243	Pressure Wash Building	.00	2,916.67	2,916.67	.00	29,166.70	29,166.70	35,000.00
08250	Roof PM,Repairs & Safety Insp	3,900.00	416.67	(3,483.33)	3,900.00	4,166.70	266.70	5,000.00
08270	Security Cameras & Equip.	326.35	208.33	(118.02)	5,765.04	2,083.30	(3,681.74)	2,500.00
08271	Security Access Door Repairs	.00	175.00	175.00	1,702.87	1,750.00	47.13	2,100.00
08290	Window Cleaning	.00	737.50	737.50	5,090.00	7,375.00	2,285.00	8,850.00
	Maintenance	19,250.81	19,338.70	87.89	153,656.92	195,128.00	41,471.08	233,805.00
Pool & Recreation								
08350	Equipment Repair - Fitness	.00	250.00	250.00	577.19	2,500.00	1,922.81	3,000.00
08355	Recreation Expense	15.15	83.33	68.18	288.03	833.30	545.27	1,000.00
08400	Pool Contract	500.00	500.00	.00	5,000.00	5,000.00	.00	6,000.00
08410	Pool Permit	.00	56.25	56.25	675.00	562.50	(112.50)	675.00
08420	Pool Equipment & Repairs	16.32	350.00	333.68	4,831.95	3,500.00	(1,331.95)	4,200.00
08435	Fitness Maintenance Contract	.00	48.33	48.33	435.00	483.30	48.30	580.00
	Pool & Recreation	531.47	1,287.91	756.44	11,807.17	12,879.10	1,071.93	15,455.00
Utilities								
08620	Electric Usage	8,904.59	9,166.67	262.08	90,923.57	91,666.70	743.13	110,000.00
08640	Gas-Hot Water	1,866.57	2,166.67	300.10	21,319.76	21,666.70	346.94	26,000.00
08645	Gas- Pool & Spa	406.42	708.33	301.91	6,995.41	7,083.30	87.89	8,500.00
08660	Cable Television	6,214.68	8,333.33	2,118.65	62,224.88	83,333.30	21,108.42	100,000.00
08680	Trash Removal	2,042.88	1,583.33	(459.55)	14,805.69	15,833.30	1,027.61	19,000.00
08700	Water & Sewer	18,124.60	18,750.00	625.40	189,417.09	187,500.00	(1,917.09)	225,000.00
	Utilities	37,559.74	40,708.33	3,148.59	385,686.40	407,083.30	21,396.90	488,500.00

