

Renaissance I Association, Inc.

Financial Statements

**For the Month and
Three
Month Period
Ended
March 31, 2021**

(Unaudited)

Renaissance I Association Inc

Balance Sheet
 As of 03/31/21

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence: Operating; 0402	82,535.17			82,535.17
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1202	Centennial ICS;0450;.35%		2,174,382.28		2,174,382.28
1205	Centennial:RSV CK;0468;.10%		30,049.72		30,049.72
1210	Centennial;RVSM;0450;.70%		100,012.05		100,012.05
1265	Cad:Escrow Dep;0485	22,500.00			22,500.00
1280	Interfund Transfer	4,603.01			4,603.01
1290	Interfund Transfer		(4,603.01)		(4,603.01)
1310	Assessments Receivable	15,931.57			15,931.57
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1320	AR- Other	397.47			397.47
1610	Prepaid Insurance	142,422.20			142,422.20
1620	Prepaid Expenses	34,400.93			34,400.93
1630	Prepaid Payroll	11,000.00			11,000.00
1640	Prepaid Income Tax	7,591.00			7,591.00
	TOTAL ASSETS	<u>579,656.06</u>	<u>2,299,841.04</u>	<u>.00</u>	<u>2,879,497.10</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	25,268.89			25,268.89
3310	Prepaid Owner Assessments	244,773.30			244,773.30
3340	Sales Tax Payable	437.63			437.63
3345	Tourist Tax Payable	147.36			147.36
3350	Rental-Move In Deposits	23,500.00			23,500.00
3400	Deferred Expenses	33,275.15			33,275.15
	Subtotal Current Liab.	<u>327,402.33</u>	<u>.00</u>	<u>.00</u>	<u>327,402.33</u>

Renaissance I Association Inc

Balance Sheet
 As of 03/31/21

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		2,317,772.64		2,317,772.64
5125	Elevators		(5,650.00)		(5,650.00)
5410	Misc. Building Components		(2,165.37)		(2,165.37)
5420	Site Improvements		(11,443.76)		(11,443.76)
5490	Reserves Interest-Current		1,327.53		1,327.53
	Subtotal Reserves	.00	2,299,841.04	.00	2,299,841.04
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)	36,886.04	.00	.00	36,886.04
	Subtotal Equity	252,253.73	.00	.00	252,253.73
	TOTAL LIABILITIES & EQUITY	579,656.06	2,299,841.04	.00	2,879,497.10

Renaissance I Association Inc
 Income/Expense Statement
 Period: 03/01/21 to 03/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06200	Assessment Fees	130,477.49	130,477.42	.07	391,432.33	391,432.26	.07	1,565,729.00
06210	Reserve Fees	36,452.75	36,452.75	.00	109,358.25	109,358.25	.00	437,433.00
06340	Late Fee Income	344.14	208.33	135.81	1,172.25	624.99	547.26	2,500.00
06520	Guest Suite Income	2,946.80	1,250.00	1,696.80	7,242.40	3,750.00	3,492.40	15,000.00
06550	Parking Space Rental Fees	940.00	333.33	606.67	3,305.00	999.99	2,305.01	4,000.00
06555	Garage Openers/FOBS	80.00	58.33	21.67	320.00	174.99	145.01	700.00
06580	Application Fees Purchase/Ren	140.00	183.33	(43.33)	290.00	549.99	(259.99)	2,200.00
06910	Interest Income	.00	58.33	(58.33)	150.00	174.99	(24.99)	700.00
06920	Miscellaneous Income	.01	150.00	(149.99)	300.01	450.00	(149.99)	1,800.00
06940	FL Dept Rev-Coll Allowance	8.64	5.83	2.81	17.21	17.49	(.28)	70.00
06990	Allowance for Bad Debt	.00	(1,000.00)	1,000.00	.00	(3,000.00)	3,000.00	(12,000.00)
	Subtotal Income	171,389.83	168,177.65	3,212.18	513,587.45	504,532.95	9,054.50	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	243.99	(732.01)	976.00
07045	Annual Corporate Report	.00	5.08	5.08	61.00	15.24	(45.76)	61.00
07100	Insurance	15,824.69	16,250.00	425.31	47,474.07	48,750.00	1,275.93	195,000.00
07140	Prof. Fees - Audit/Acctg	.00	550.00	550.00	4,174.00	1,650.00	(2,524.00)	6,600.00
07145	Professional Fees	.00	112.50	112.50	.00	337.50	337.50	1,350.00
07150	Prof. Fees - Legal	(155.00)	625.00	780.00	3,598.00	1,875.00	(1,723.00)	7,500.00
07200	Management Fees	1,683.00	1,683.00	.00	5,049.00	5,049.00	.00	20,196.00
07240	Miscellaneous	.00	37.50	37.50	65.79	112.50	46.71	450.00
07250	Office: Svc/Supplies/Misc	201.75	133.33	(68.42)	1,690.94	399.99	(1,290.95)	1,600.00
07255	Copies, Printing & Supplies	164.92	300.00	135.08	254.76	900.00	645.24	3,600.00
07256	Computer Expense	200.00	58.33	(141.67)	200.00	174.99	(25.01)	700.00
07260	Postage & Printing	55.30	75.00	19.70	174.35	225.00	50.65	900.00
07261	Office Equipment	635.32	416.67	(218.65)	1,137.51	1,250.01	112.50	5,000.00
07400	Communications-phone,fax inte	1,783.64	1,541.67	(241.97)	4,703.48	4,625.01	(78.47)	18,500.00
07420	Website	.00	79.17	79.17	.00	237.51	237.51	950.00
07462	Special Events	.00	11.67	11.67	(584.08)	35.01	619.09	140.00
	Administrative	20,393.62	21,960.25	1,566.63	68,974.82	66,030.75	(2,944.07)	263,673.00

Renaissance I Association Inc
 Income/Expense Statement
 Period: 03/01/21 to 03/31/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Grounds								
07520	Irrigation: Maint/Repr/Svc/Su	.00	29.17	29.17	.00	87.51	87.51	350.00
07525	Electrical Repairs	.00	125.00	125.00	.00	375.00	375.00	1,500.00
07600	Landscape Contract	300.00	316.67	16.67	900.00	950.01	50.01	3,800.00
07605	Indoor Plants	302.81	316.67	13.86	908.43	950.01	41.58	3,800.00
07610	Additional Plants/Mulch,Repot	.00	133.33	133.33	.00	399.99	399.99	1,600.00
07800	Tree Trimming/Fertilization	.00	270.83	270.83	.00	812.49	812.49	3,250.00
	Grounds	602.81	1,191.67	588.86	1,808.43	3,575.01	1,766.58	14,300.00
Maintenance								
08011	Ext Building Repairs	120.00	375.00	255.00	120.00	1,125.00	1,005.00	4,500.00
08012	Interior Repairs	.00	500.00	500.00	650.00	1,500.00	850.00	6,000.00
08013	Hot Water Repairs	.00	416.67	416.67	.00	1,250.01	1,250.01	5,000.00
08014	Water Softener Treat/Repairs	.00	166.67	166.67	472.82	500.01	27.19	2,000.00
08015	Electrical Repairs	490.27	291.67	(198.60)	490.27	875.01	384.74	3,500.00
08016	Locks & Keys	80.00	166.67	86.67	185.00	500.01	315.01	2,000.00
08018	Misc Materials	101.13	50.00	(51.13)	342.54	150.00	(192.54)	600.00
08019	Misc Equipment Repair	414.90	166.67	(248.23)	414.90	500.01	85.11	2,000.00
08060	Elevator Contract/Repairs	2,432.20	2,833.33	401.13	7,296.60	8,499.99	1,203.39	34,000.00
08065	Elevator Cabs Interior	.00	41.67	41.67	.00	125.01	125.01	500.00
08066	Elevator Permits	50.00	25.00	(25.00)	80.00	75.00	(5.00)	300.00
08085	Fire Pump & Sprinkler Repairs	67.91	541.67	473.76	504.41	1,625.01	1,120.60	6,500.00
08090	Fire Alarm Maintenance	1,513.73	400.00	(1,113.73)	4,854.33	1,200.00	(3,654.33)	4,800.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	1,875.00	1,875.00	7,500.00
08092	Burglar Alarm Monitoring	.00	33.33	33.33	.00	99.99	99.99	400.00
08100	HVAC Maintenance	964.50	591.67	(372.83)	2,886.17	1,775.01	(1,111.16)	7,100.00
08105	HVAC Repairs	.00	666.67	666.67	2,100.00	2,000.01	(99.99)	8,000.00
08110	Janitorial Service	933.34	358.33	(575.01)	1,581.05	1,074.99	(506.06)	4,300.00
08115	Overhead Doors	233.00	29.17	(203.83)	233.00	87.51	(145.49)	350.00
08120	Generator Contract/Repairs	628.93	166.67	(462.26)	1,004.98	500.01	(504.97)	2,000.00
08125	Fuel-Generator	.00	33.33	33.33	.00	99.99	99.99	400.00
08130	Parking Garage Lights	.00	12.50	12.50	.00	37.50	37.50	150.00
08135	Parking Structure Maintenance	1,570.00	166.67	(1,403.33)	2,405.25	500.01	(1,905.24)	2,000.00
08136	Light Bulbs & Fixtures	47.50	166.67	119.17	762.45	500.01	(262.44)	2,000.00
08137	Guest Room Expenses	.00	58.33	58.33	.00	174.99	174.99	700.00
08140	Water Treatment Contract-Towe	360.00	366.67	6.67	1,080.00	1,100.01	20.01	4,400.00
08160	Booster Pump Maint/Repair	.00	583.33	583.33	.00	1,749.99	1,749.99	7,000.00
08165	Compactor/Chutes Cleaning/R&M	1,697.32	1,166.67	(530.65)	2,597.49	3,500.01	902.52	14,000.00
08166	Tools, Supplies & Equip	559.84	50.00	(509.84)	559.84	150.00	(409.84)	600.00
08167	Equipment Rental	.00	8.33	8.33	.00	24.99	24.99	100.00

Renaissance I Association Inc
 Income/Expense Statement
 Period: 03/01/21 to 03/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08170	Mileage Reimbursement	.00	16.67	16.67	.00	50.01	50.01	200.00
08175	Common Area Floor Maint	900.00	758.33	(141.67)	900.00	2,274.99	1,374.99	9,100.00
08200	Painting	98.48	116.67	18.19	2,812.08	350.01	(2,462.07)	1,400.00
08210	Carpet Maintenance	744.18	833.33	89.15	1,488.36	2,499.99	1,011.63	10,000.00
08220	Pest Control: Int./Ext.	350.00	375.00	25.00	1,050.00	1,125.00	75.00	4,500.00
08225	Termite Protection	.00	59.50	59.50	.00	178.50	178.50	714.00
08240	Plumbing Repairs	418.00	1,666.67	1,248.67	2,154.99	5,000.01	2,845.02	20,000.00
08241	Backflow Certification	1,990.40	1,741.00	(249.40)	2,095.40	1,741.00	(354.40)	1,741.00
08243	Pressure Wash Building	.00	2,916.67	2,916.67	.00	8,750.01	8,750.01	35,000.00
08250	Roof PM,Repairs & Safety Insp	.00	416.67	416.67	.00	1,250.01	1,250.01	5,000.00
08270	Security Cameras & Equip.	123.05	208.33	85.28	1,160.95	624.99	(535.96)	2,500.00
08271	Security Access Door Repairs	.00	175.00	175.00	580.48	525.00	(55.48)	2,100.00
08290	Window Cleaning	.00	737.50	737.50	680.00	2,212.50	1,532.50	8,850.00
	Maintenance	16,888.68	21,079.70	4,191.02	43,543.36	59,757.10	16,213.74	233,805.00
Pool & Recreation								
08350	Equipment Repair - Fitness	.00	250.00	250.00	.00	750.00	750.00	3,000.00
08355	Recreation Expense	14.07	83.33	69.26	28.14	249.99	221.85	1,000.00
08400	Pool Contract	500.00	500.00	.00	1,500.00	1,500.00	.00	6,000.00
08410	Pool Permit	.00	56.25	56.25	.00	168.75	168.75	675.00
08420	Pool Equipment & Repairs	103.00	350.00	247.00	526.83	1,050.00	523.17	4,200.00
08435	Fitness Maintenance Contract	145.00	48.33	(96.67)	145.00	144.99	(.01)	580.00
	Pool & Recreation	762.07	1,287.91	525.84	2,199.97	3,863.73	1,663.76	15,455.00
Utilities								
08620	Electric Usage	8,557.76	9,166.67	608.91	22,429.59	27,500.01	5,070.42	110,000.00
08640	Gas-Hot Water	2,150.22	2,166.67	16.45	8,423.78	6,500.01	(1,923.77)	26,000.00
08645	Gas- Pool & Spa	1,166.35	708.33	(458.02)	3,927.95	2,124.99	(1,802.96)	8,500.00
08660	Cable Television	6,212.24	8,333.33	2,121.09	18,736.76	24,999.99	6,263.23	100,000.00
08680	Trash Removal	2,143.91	1,583.33	(560.58)	4,360.72	4,749.99	389.27	19,000.00
08700	Water & Sewer	18,269.11	18,750.00	480.89	55,603.43	56,250.00	646.57	225,000.00
	Utilities	38,499.59	40,708.33	2,208.74	113,482.23	122,124.99	8,642.76	488,500.00

