

Renaissance I Association, Inc.

Financial Statements

**For the Month and
Four
Month Period
Ended
April 30, 2020**

(Unaudited)

Renaissance I Association Inc

Balance Sheet
 As of 04/30/21

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence: Operating; 0402	344,400.46			344,400.46
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1202	Centennial ICS;0450;.35%		2,170,212.84		2,170,212.84
1205	Centennial:RSV CK;0468;.10%		29,054.65		29,054.65
1210	Centennial;RVSM;0450;.70%		100,012.33		100,012.33
1265	Cad:Escrow Dep;0485	22,500.00			22,500.00
1280	Interfund Transfer	(104,755.24)			(104,755.24)
1290	Interfund Transfer		104,755.24		104,755.24
1310	Assessments Receivable	16,642.08			16,642.08
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1320	AR- Other	397.47			397.47
1610	Prepaid Insurance	126,597.51			126,597.51
1620	Prepaid Expenses	36,232.92			36,232.92
1630	Prepaid Payroll	11,000.00			11,000.00
1640	Prepaid Income Tax	7,591.00			7,591.00
1645	Prepaid Health Insurance	2,429.15			2,429.15
	TOTAL ASSETS	721,310.06	2,404,035.06	.00	3,125,345.12

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	25,039.79			25,039.79
3050	Deferred Revenue	260,954.91			260,954.91
3310	Prepaid Owner Assessments	112,291.46			112,291.46
3340	Sales Tax Payable	466.97			466.97
3345	Tourist Tax Payable	153.21			153.21
3350	Rental-Move In Deposits	22,500.00			22,500.00
3360	Contra	(1,616.85)			(1,616.85)
3400	Deferred Expenses	37,430.15			37,430.15
	Subtotal Current Liab.	457,219.64	.00	.00	457,219.64

Renaissance I Association Inc

Balance Sheet
 As of 04/30/21

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		2,427,130.89		2,427,130.89
5125	Elevators		(5,650.00)		(5,650.00)
5130	Furniture, Fixtures & Equipmen		(1,021.83)		(1,021.83)
5150	Mechanical & Electrical		(3,517.00)		(3,517.00)
5410	Misc. Building Components		(3,162.44)		(3,162.44)
5420	Site Improvements		(11,443.76)		(11,443.76)
5490	Reserves Interest-Current		1,699.20		1,699.20
	Subtotal Reserves	.00	2,404,035.06	.00	2,404,035.06
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)	48,722.73	.00	.00	48,722.73
	Subtotal Equity	264,090.42	.00	.00	264,090.42
	TOTAL LIABILITIES & EQUITY	721,310.06	2,404,035.06	.00	3,125,345.12

Renaissance I Association Inc

Reserve Statement

As of 4/30/2021

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
5350 Pooled Reserves	2,208,414.39	218,716.50	0.00	2,427,130.89
5125 Elevators	0.00	0.00	5650.00 \$	(5,650.00)
5130 Furniture, Fixtures & Equipment	0.00	0.00	1021.83 \$	(1,021.83)
5150 Mechanical & Electrical	0.00	0.00	3517.00 \$	(3,517.00)
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	3,162.44 \$	(3,162.44)
5415 Bldg Services Elements	0.00	0.00	0.00 \$	-
5420 Site Improvements	0.00	0.00	11,443.76 \$	(11,443.76)
5490 Reserves Interest-Current	0.00	1,699.20	0.00	1,699.20
Subtotal Reserves	2,208,414.39	220,415.70	24,795.03	2,404,035.06
TOTAL RESERVES	2,208,414.39	220,415.70	24,795.03	2,404,035.06
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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
5150 Mechanical & Electrical			
Terrys Plumbing	PRV - parts/labor	3517.00	30-Apr
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
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

TOTAL

24,795.03

Renaissance I Association Inc
 Income/Expense Statement
 Period: 04/01/21 to 04/30/21

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	521,909.75	521,909.68	.07	1,565,729.00
06210	Reserve Fees	36,452.75	36,452.75	.00	145,811.00	145,811.00	.00	437,433.00
06340	Late Fee Income	1,059.27	208.33	850.94	2,231.52	833.32	1,398.20	2,500.00
06520	Guest Suite Income	3,063.29	1,250.00	1,813.29	10,305.69	5,000.00	5,305.69	15,000.00
06550	Parking Space Rental Fees	295.00	333.33	(38.33)	3,600.00	1,333.32	2,266.68	4,000.00
06555	Garage Openers/FOBS	60.00	58.33	1.67	380.00	233.32	146.68	700.00
06580	Application Fees Purchase/Ren	800.00	183.33	616.67	1,090.00	733.32	356.68	2,200.00
06910	Interest Income	.00	58.33	(58.33)	150.00	233.32	(83.32)	700.00
06920	Miscellaneous Income	300.00	150.00	150.00	600.01	600.00	.01	1,800.00
06940	FL Dept Rev-Coll Allowance	8.85	5.83	3.02	26.06	23.32	2.74	70.00
06990	Allowance for Bad Debt	.00	(1,000.00)	1,000.00	.00	(4,000.00)	4,000.00	(12,000.00)
	Subtotal Income	172,516.58	168,177.65	4,338.93	686,104.03	672,710.60	13,393.43	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	325.32	(650.68)	976.00
07045	Annual Corporate Report	.00	5.08	5.08	61.00	20.32	(40.68)	61.00
07100	Insurance	15,824.69	16,250.00	425.31	63,298.76	65,000.00	1,701.24	195,000.00
07140	Prof. Fees - Audit/Acctg	.00	550.00	550.00	5,199.00	2,200.00	(2,999.00)	6,600.00
07145	Professional Fees	.00	112.50	112.50	.00	450.00	450.00	1,350.00
07150	Prof. Fees - Legal	.00	625.00	625.00	4,643.00	2,500.00	(2,143.00)	7,500.00
07200	Management Fees	1,683.00	1,683.00	.00	6,732.00	6,732.00	.00	20,196.00
07240	Miscellaneous	.00	37.50	37.50	100.79	150.00	49.21	450.00
07250	Office: Svc/Supplies/Misc	92.48	133.33	40.85	2,075.82	533.32	(1,542.50)	1,600.00
07255	Copies, Printing & Supplies	89.84	300.00	210.16	344.60	1,200.00	855.40	3,600.00
07256	Computer Expense	80.00	58.33	(21.67)	280.00	233.32	(46.68)	700.00
07260	Postage & Printing	55.00	75.00	20.00	268.70	300.00	31.30	900.00
07261	Office Equipment	359.92	416.67	56.75	1,497.43	1,666.68	169.25	5,000.00
07400	Communications-phone,fax inte	1,728.98	1,541.67	(187.31)	6,432.46	6,166.68	(265.78)	18,500.00
07420	Website	.00	79.17	79.17	.00	316.68	316.68	950.00
07462	Special Events	.00	11.67	11.67	(584.08)	46.68	630.76	140.00
	Administrative	19,913.91	21,960.25	2,046.34	91,325.48	87,991.00	(3,334.48)	263,673.00

Renaissance I Association Inc
 Income/Expense Statement
 Period: 04/01/21 to 04/30/21

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	116.68	116.68	350.00
07525	Electrical Repairs	909.65	125.00	(784.65)	909.65	500.00	(409.65)	1,500.00
07600	Landscape Contract	300.00	316.67	16.67	1,200.00	1,266.68	66.68	3,800.00
07605	Indoor Plants	302.81	316.67	13.86	1,211.24	1,266.68	55.44	3,800.00
07610	Additional Plants/Mulch,Repot	.00	133.33	133.33	.00	533.32	533.32	1,600.00
07800	Tree Trimming/Fertilization	.00	270.83	270.83	.00	1,083.32	1,083.32	3,250.00
	Grounds	1,512.46	1,191.67	(320.79)	3,320.89	4,766.68	1,445.79	14,300.00
Maintenance								
08011	Ext Building Repairs	.00	375.00	375.00	120.00	1,500.00	1,380.00	4,500.00
08012	Interior Repairs	.00	500.00	500.00	650.00	2,000.00	1,350.00	6,000.00
08013	Hot Water Repairs	.00	416.67	416.67	.00	1,666.68	1,666.68	5,000.00
08014	Water Softener Treat/Repairs	.00	166.67	166.67	472.82	666.68	193.86	2,000.00
08015	Electrical Repairs	.00	291.67	291.67	490.27	1,166.68	676.41	3,500.00
08016	Locks & Keys	.00	166.67	166.67	185.00	666.68	481.68	2,000.00
08018	Misc Materials	53.40	50.00	(3.40)	395.94	200.00	(195.94)	600.00
08019	Misc Equipment Repair	.00	166.67	166.67	414.90	666.68	251.78	2,000.00
08060	Elevator Contract/Repairs	2,523.84	2,833.33	309.49	9,820.44	11,333.32	1,512.88	34,000.00
08065	Elevator Cabs Interior	.00	41.67	41.67	.00	166.68	166.68	500.00
08066	Elevator Permits	.00	25.00	25.00	80.00	100.00	20.00	300.00
08085	Fire Pump & Sprinkler Repairs	187.50	541.67	354.17	691.91	2,166.68	1,474.77	6,500.00
08090	Fire Alarm Maintenance	176.55	400.00	223.45	5,030.88	1,600.00	(3,430.88)	4,800.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	2,500.00	2,500.00	7,500.00
08092	Burglar Alarm Monitoring	229.89	33.33	(196.56)	229.89	133.32	(96.57)	400.00
08100	HVAC Maintenance	964.50	591.67	(372.83)	3,850.67	2,366.68	(1,483.99)	7,100.00
08105	HVAC Repairs	.00	666.67	666.67	2,100.00	2,666.68	566.68	8,000.00
08110	Janitorial Service	585.78	358.33	(227.45)	2,166.83	1,433.32	(733.51)	4,300.00
08115	Overhead Doors	.00	29.17	29.17	233.00	116.68	(116.32)	350.00
08120	Generator Contract/Repairs	.00	166.67	166.67	1,004.98	666.68	(338.30)	2,000.00
08125	Fuel-Generator	8.00	33.33	25.33	8.00	133.32	125.32	400.00
08130	Parking Garage Lights	.00	12.50	12.50	.00	50.00	50.00	150.00
08135	Parking Structure Maintenance	398.94	166.67	(232.27)	2,804.19	666.68	(2,137.51)	2,000.00
08136	Light Bulbs & Fixtures	762.32	166.67	(595.65)	1,524.77	666.68	(858.09)	2,000.00
08137	Guest Room Expenses	.00	58.33	58.33	.00	233.32	233.32	700.00
08140	Water Treatment Contract-Towe	360.00	366.67	6.67	1,440.00	1,466.68	26.68	4,400.00
08160	Booster Pump Maint/Repair	180.00	583.33	403.33	180.00	2,333.32	2,153.32	7,000.00
08165	Compactor/Chutes Cleaning/R&M	1,175.61	1,166.67	(8.94)	3,773.10	4,666.68	893.58	14,000.00
08166	Tools, Supplies & Equip	.00	50.00	50.00	559.84	200.00	(359.84)	600.00
08167	Equipment Rental	.00	8.33	8.33	.00	33.32	33.32	100.00

Renaissance I Association Inc
 Income/Expense Statement
 Period: 04/01/21 to 04/30/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08170	Mileage Reimbursement	.00	16.67	16.67	.00	66.68	66.68	200.00
08175	Common Area Floor Maint	.00	758.33	758.33	900.00	3,033.32	2,133.32	9,100.00
08200	Painting	59.65	116.67	57.02	2,871.73	466.68	(2,405.05)	1,400.00
08210	Carpet Maintenance	.00	833.33	833.33	1,488.36	3,333.32	1,844.96	10,000.00
08220	Pest Control: Int./Ext.	350.00	375.00	25.00	1,400.00	1,500.00	100.00	4,500.00
08225	Termite Protection	714.00	59.50	(654.50)	714.00	238.00	(476.00)	714.00
08240	Plumbing Repairs	2,291.00	1,666.67	(624.33)	4,445.99	6,666.68	2,220.69	20,000.00
08241	Backflow Certification	.00	.00	.00	2,095.40	1,741.00	(354.40)	1,741.00
08243	Pressure Wash Building	.00	2,916.67	2,916.67	.00	11,666.68	11,666.68	35,000.00
08250	Roof PM,Repairs & Safety Insp	.00	416.67	416.67	.00	1,666.68	1,666.68	5,000.00
08270	Security Cameras & Equip.	2,553.08	208.33	(2,344.75)	4,888.87	833.32	(4,055.55)	2,500.00
08271	Security Access Door Repairs	.00	175.00	175.00	580.48	700.00	119.52	2,100.00
08290	Window Cleaning	.00	737.50	737.50	680.00	2,950.00	2,270.00	8,850.00
	Maintenance	13,574.06	19,338.70	5,764.64	58,292.26	79,095.80	20,803.54	233,805.00
Pool & Recreation								
08350	Equipment Repair - Fitness	.00	250.00	250.00	.00	1,000.00	1,000.00	3,000.00
08355	Recreation Expense	15.15	83.33	68.18	197.13	333.32	136.19	1,000.00
08400	Pool Contract	500.00	500.00	.00	2,000.00	2,000.00	.00	6,000.00
08410	Pool Permit	.00	56.25	56.25	.00	225.00	225.00	675.00
08420	Pool Equipment & Repairs	128.80	350.00	221.20	655.63	1,400.00	744.37	4,200.00
08435	Fitness Maintenance Contract	.00	48.33	48.33	145.00	193.32	48.32	580.00
	Pool & Recreation	643.95	1,287.91	643.96	2,997.76	5,151.64	2,153.88	15,455.00
Utilities								
08620	Electric Usage	8,130.93	9,166.67	1,035.74	30,560.52	36,666.68	6,106.16	110,000.00
08640	Gas-Hot Water	2,744.93	2,166.67	(578.26)	11,168.71	8,666.68	(2,502.03)	26,000.00
08645	Gas- Pool & Spa	1,253.97	708.33	(545.64)	5,181.92	2,833.32	(2,348.60)	8,500.00
08660	Cable Television	6,212.24	8,333.33	2,121.09	24,949.00	33,333.32	8,384.32	100,000.00
08680	Trash Removal	1,522.78	1,583.33	60.55	5,883.50	6,333.32	449.82	19,000.00
08700	Water & Sewer	21,326.07	18,750.00	(2,576.07)	76,929.50	75,000.00	(1,929.50)	225,000.00
	Utilities	41,190.92	40,708.33	(482.59)	154,673.15	162,833.32	8,160.17	488,500.00

Renaissance I Association Inc

Income/Expense Statement
 Period: 04/01/21 to 04/30/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Other								
09110	Salaries & Wages	24,537.78	24,666.67	128.89	95,797.67	98,666.68	2,869.01	296,000.00
09115	Employee Uniforms	.00	133.33	133.33	662.83	533.32	(129.51)	1,600.00
09120	Group Insurance-Employees	.00	2,429.17	2,429.17	7,287.45	9,716.68	2,429.23	29,150.00
09125	Staff Training	.00	8.33	8.33	.00	33.32	33.32	100.00
09310	Security Services	15,662.30	16,416.67	754.37	63,507.49	65,666.68	2,159.19	197,000.00
09760	Master Assoc Dues-Rosemary PL	3,426.33	3,426.33	.00	13,705.32	13,705.32	.00	41,116.00
09970	Transfer to Reserves	36,452.75	36,452.75	.00	145,811.00	145,811.00	.00	437,433.00
	Other	80,079.16	83,533.25	3,454.09	326,771.76	334,133.00	7,361.24	1,002,399.00
	TOTAL EXPENSES	156,914.46	168,020.11	11,105.65	637,381.30	673,971.44	36,590.14	2,018,132.00
	Current Year Net Income/(loss)	15,602.12	157.54	15,444.58	48,722.73	(1,260.84)	49,983.57	.00
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