

# **Renaissance I Association, Inc.**

## **Financial Statements**

**For the Month and  
Six  
Month Period  
Ended  
June 30, 2021**

**(Unaudited)**

## Renaissance I Association Inc

Balance Sheet  
 As of 06/30/21

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1010	Cadence: Operating; 0402	247,776.55			247,776.55
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1202	Centennial ICS;0450;.35%		2,166,552.96		2,166,552.96
1205	Centennial:RSV CK;0468;.10%		28,896.60		28,896.60
1210	Centennial;RVSM;0450;.70%		97,808.09		97,808.09
1265	Cad:Escrow Dep;0485	21,500.00			21,500.00
1280	Interfund Transfer	(104,357.77)			(104,357.77)
1290	Interfund Transfer		104,357.77		104,357.77
1310	Assessments Receivable	1,847.49			1,847.49
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1610	Prepaid Insurance	94,948.13			94,948.13
1620	Prepaid Expenses	24,677.30			24,677.30
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
	<b>TOTAL ASSETS</b>	565,686.56	2,397,615.42	.00	2,963,301.98
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### LIABILITIES & EQUITY

**CURRENT LIABILITIES:**

3010	Accounts Payable	19,168.81			19,168.81
3310	Prepaid Owner Assessments	210,423.75			210,423.75
3340	Sales Tax Payable	479.05			479.05
3345	Tourist Tax Payable	144.34			144.34
3350	Rental-Move In Deposits	21,500.00			21,500.00
3400	Deferred Expenses	34,360.92			34,360.92
	<b>Subtotal Current Liab.</b>	286,076.87	.00	.00	286,076.87

**Renaissance I Association Inc**

Balance Sheet  
 As of 06/30/21

Account	Description	Operating	Reserves	Other	Totals
<b>RESERVES:</b>					
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		(9,591.06)		(9,591.06)
5420	Site Improvements		(11,954.11)		(11,954.11)
5490	Reserves Interest-Current		2,218.53		2,218.53
	Subtotal Reserves	.00	2,397,615.42	.00	2,397,615.42
<b>EQUITY:</b>					
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)	64,242.00	.00	.00	64,242.00
	Subtotal Equity	279,609.69	.00	.00	279,609.69
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>565,686.56</b>	<b>2,397,615.42</b>	<b>.00</b>	<b>2,963,301.98</b>
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# Renaissance I Association Inc

## Reserve Statement

As of 6/30/2021

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
<b>RESERVES:</b>				
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	9,591.06 \$	(9,591.06)
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	2,218.53	0.00	2,218.53
<b>Subtotal Reserves</b>	<u>2,208,414.39</u>	<u>220,935.03</u>	<u>31,734.00</u>	<u>2,397,615.42</u>
<b>TOTAL RESERVES</b>	<u>2,208,414.39</u>	<u>220,935.03</u>	<u>31,734.00</u>	<u>2,397,615.42</u>
<b>Reserve Expenses:</b>				
	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	
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	
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	
<b>TOTAL</b>		<u>31,734.00</u>		

### Renaissance I Association Inc

#### Income/Expense Statement

Period: 06/01/21 to 06/30/21

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	782,864.66	782,864.52	.14	1,565,729.00
06210	Reserve Fees	36,452.75	36,452.75	.00	218,716.50	218,716.50	.00	437,433.00
06340	Late Fee Income	.00	208.33	(208.33)	2,286.86	1,249.98	1,036.88	2,500.00
06520	Guest Suite Income	2,237.20	1,250.00	987.20	14,954.89	7,500.00	7,454.89	15,000.00
06550	Parking Space Rental Fees	260.00	333.33	(73.33)	3,950.00	1,999.98	1,950.02	4,000.00
06555	Garage Openers/FOBS	100.00	58.33	41.67	444.50	349.98	94.52	700.00
06580	Application Fees Purchase/Ren	445.00	183.33	261.67	1,120.00	1,099.98	20.02	2,200.00
06910	Interest Income	.00	58.33	(58.33)	150.00	349.98	(199.98)	700.00
06920	Miscellaneous Income	600.00	150.00	450.00	1,200.01	900.00	300.01	1,800.00
06940	FL Dept Rev-Coll Allowance	7.25	5.83	1.42	46.33	34.98	11.35	70.00
06990	Allowance for Bad Debt	.00	(1,000.00)	1,000.00	.00	(6,000.00)	6,000.00	(12,000.00)
	Subtotal Income	170,579.69	168,177.65	2,402.04	1,025,733.75	1,009,065.90	16,667.85	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	487.98	(488.02)	976.00
07045	Annual Corporate Report	.00	5.08	5.08	61.00	30.48	(30.52)	61.00
07100	Insurance	15,824.69	16,250.00	425.31	94,948.14	97,500.00	2,551.86	195,000.00
07140	Prof. Fees - Audit/Acctg	.00	550.00	550.00	5,199.00	3,300.00	(1,899.00)	6,600.00
07145	Professional Fees	.00	112.50	112.50	.00	675.00	675.00	1,350.00
07150	Prof. Fees - Legal	2,607.32	625.00	(1,982.32)	8,150.32	3,750.00	(4,400.32)	7,500.00
07200	Management Fees	1,683.00	1,683.00	.00	10,098.00	10,098.00	.00	20,196.00
07240	Miscellaneous	.00	37.50	37.50	110.79	225.00	114.21	450.00
07250	Office: Svc/Supplies/Misc	591.72	133.33	(458.39)	2,958.19	799.98	(2,158.21)	1,600.00
07255	Copies, Printing & Supplies	68.03	300.00	231.97	412.63	1,800.00	1,387.37	3,600.00
07256	Computer Expense	290.00	58.33	(231.67)	990.11	349.98	(640.13)	700.00
07260	Postage & Printing	88.50	75.00	(13.50)	363.80	450.00	86.20	900.00
07261	Office Equipment	341.35	416.67	75.32	2,180.13	2,500.02	319.89	5,000.00
07400	Communications-phone,fax inte	1,731.07	1,541.67	(189.40)	10,044.50	9,250.02	(794.48)	18,500.00
07420	Website	.00	79.17	79.17	.00	475.02	475.02	950.00
07462	Special Events	.00	11.67	11.67	(584.08)	70.02	654.10	140.00
	Administrative	23,225.68	21,960.25	(1,265.43)	135,908.53	131,911.50	(3,997.03)	263,673.00

### Renaissance I Association Inc

Income/Expense Statement

Period: 06/01/21 to 06/30/21

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	175.02	175.02	350.00
07525	Electrical Repairs	.00	125.00	125.00	2,106.56	750.00	(1,356.56)	1,500.00
07600	Landscape Contract	300.00	316.67	16.67	1,800.00	1,900.02	100.02	3,800.00
07605	Indoor Plants	302.81	316.67	13.86	1,816.86	1,900.02	83.16	3,800.00
07610	Additional Plants/Mulch,Repot	.00	133.33	133.33	.00	799.98	799.98	1,600.00
07800	Tree Trimming/Fertilization	.00	270.83	270.83	.00	1,624.98	1,624.98	3,250.00
	Grounds	602.81	1,191.67	588.86	5,723.42	7,150.02	1,426.60	14,300.00
Maintenance								
08011	Ext Building Repairs	.00	375.00	375.00	120.00	2,250.00	2,130.00	4,500.00
08012	Interior Repairs	925.00	500.00	(425.00)	1,575.00	3,000.00	1,425.00	6,000.00
08013	Hot Water Repairs	2,025.47	416.67	(1,608.80)	3,195.47	2,500.02	(695.45)	5,000.00
08014	Water Softener Treat/Repairs	280.41	166.67	(113.74)	894.68	1,000.02	105.34	2,000.00
08015	Electrical Repairs	.00	291.67	291.67	490.27	1,750.02	1,259.75	3,500.00
08016	Locks & Keys	195.65	166.67	(28.98)	380.65	1,000.02	619.37	2,000.00
08018	Misc Materials	21.93	50.00	28.07	536.45	300.00	(236.45)	600.00
08019	Misc Equipment Repair	21.35	166.67	145.32	552.84	1,000.02	447.18	2,000.00
08060	Elevator Contract/Repairs	2,523.83	2,833.33	309.50	14,868.14	16,999.98	2,131.84	34,000.00
08065	Elevator Cabs Interior	.00	41.67	41.67	.00	250.02	250.02	500.00
08066	Elevator Permits	.00	25.00	25.00	80.00	150.00	70.00	300.00
08085	Fire Pump & Sprinkler Repairs	220.00	541.67	321.67	911.91	3,250.02	2,338.11	6,500.00
08090	Fire Alarm Maintenance	.00	400.00	400.00	5,646.13	2,400.00	(3,246.13)	4,800.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	3,750.00	3,750.00	7,500.00
08092	Burglar Alarm Monitoring	80.09	33.33	(46.76)	433.03	199.98	(233.05)	400.00
08100	HVAC Maintenance	964.51	591.67	(372.84)	5,779.67	3,550.02	(2,229.65)	7,100.00
08105	HVAC Repairs	290.00	666.67	376.67	2,390.00	4,000.02	1,610.02	8,000.00
08110	Janitorial Service	349.90	358.33	8.43	3,086.63	2,149.98	(936.65)	4,300.00
08115	Overhead Doors	.00	29.17	29.17	233.00	175.02	(57.98)	350.00
08120	Generator Contract/Repairs	.00	166.67	166.67	1,004.98	1,000.02	(4.96)	2,000.00
08125	Fuel-Generator	14.61	33.33	18.72	36.90	199.98	163.08	400.00
08130	Parking Garage Lights	.00	12.50	12.50	.00	75.00	75.00	150.00
08135	Parking Structure Maintenance	.00	166.67	166.67	3,474.19	1,000.02	(2,474.17)	2,000.00
08136	Light Bulbs & Fixtures	.00	166.67	166.67	2,224.45	1,000.02	(1,224.43)	2,000.00
08137	Guest Room Expenses	.00	58.33	58.33	.00	349.98	349.98	700.00
08140	Water Treatment Contract-Towe	360.00	366.67	6.67	2,160.00	2,200.02	40.02	4,400.00
08160	Booster Pump Maint/Repair	.00	583.33	583.33	180.00	3,499.98	3,319.98	7,000.00
08165	Compactor/Chutes Cleaning/R&M	900.17	1,166.67	266.50	5,925.94	7,000.02	1,074.08	14,000.00
08166	Tools, Supplies & Equip	.00	50.00	50.00	544.84	300.00	(244.84)	600.00
08167	Equipment Rental	.00	8.33	8.33	.00	49.98	49.98	100.00

### Renaissance I Association Inc

Income/Expense Statement  
 Period: 06/01/21 to 06/30/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08170	Mileage Reimbursement	.00	16.67	16.67	.00	100.02	100.02	200.00
08175	Common Area Floor Maint	900.00	758.33	(141.67)	1,800.00	4,549.98	2,749.98	9,100.00
08200	Painting	132.86	116.67	(16.19)	3,004.59	700.02	(2,304.57)	1,400.00
08210	Carpet Maintenance	.00	833.33	833.33	4,747.36	4,999.98	252.62	10,000.00
08220	Pest Control: Int./Ext.	350.00	375.00	25.00	2,100.00	2,250.00	150.00	4,500.00
08225	Termite Protection	.00	59.50	59.50	714.00	357.00	(357.00)	714.00
08240	Plumbing Repairs	1,020.68	1,666.67	645.99	5,856.67	10,000.02	4,143.35	20,000.00
08241	Backflow Certification	.00	.00	.00	2,270.40	1,741.00	(529.40)	1,741.00
08243	Pressure Wash Building	.00	2,916.67	2,916.67	.00	17,500.02	17,500.02	35,000.00
08250	Roof PM,Repairs & Safety Insp	.00	416.67	416.67	.00	2,500.02	2,500.02	5,000.00
08270	Security Cameras & Equip.	375.94	208.33	(167.61)	5,264.81	1,249.98	(4,014.83)	2,500.00
08271	Security Access Door Repairs	302.28	175.00	(127.28)	1,702.87	1,050.00	(652.87)	2,100.00
08290	Window Cleaning	3,730.00	737.50	(2,992.50)	4,410.00	4,425.00	15.00	8,850.00
	Maintenance	15,984.68	19,338.70	3,354.02	88,595.87	117,773.20	29,177.33	233,805.00
Pool & Recreation								
08350	Equipment Repair - Fitness	360.12	250.00	(110.12)	577.19	1,500.00	922.81	3,000.00
08355	Recreation Expense	15.15	83.33	68.18	227.43	499.98	272.55	1,000.00
08400	Pool Contract	500.00	500.00	.00	3,000.00	3,000.00	.00	6,000.00
08410	Pool Permit	.00	56.25	56.25	675.00	337.50	(337.50)	675.00
08420	Pool Equipment & Repairs	.00	350.00	350.00	2,211.89	2,100.00	(111.89)	4,200.00
08435	Fitness Maintenance Contract	145.00	48.33	(96.67)	290.00	289.98	(.02)	580.00
	Pool & Recreation	1,020.27	1,287.91	267.64	6,981.51	7,727.46	745.95	15,455.00
Utilities								
08620	Electric Usage	10,730.27	9,166.67	(1,563.60)	50,967.29	55,000.02	4,032.73	110,000.00
08640	Gas-Hot Water	1,742.11	2,166.67	424.56	14,545.33	13,000.02	(1,545.31)	26,000.00
08645	Gas- Pool & Spa	331.72	708.33	376.61	5,997.11	4,249.98	(1,747.13)	8,500.00
08660	Cable Television	6,212.24	8,333.33	2,121.09	37,373.48	49,999.98	12,626.50	100,000.00
08680	Trash Removal	1,484.20	1,583.33	99.13	8,114.34	9,499.98	1,385.64	19,000.00
08700	Water & Sewer	17,633.34	18,750.00	1,116.66	114,886.80	112,500.00	(2,386.80)	225,000.00
	Utilities	38,133.88	40,708.33	2,574.45	231,884.35	244,249.98	12,365.63	488,500.00

### Renaissance I Association Inc

Income/Expense Statement

Period: 06/01/21 to 06/30/21

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Other								
09110	Salaries & Wages	24,024.03	24,666.67	642.64	144,336.74	148,000.02	3,663.28	296,000.00
09115	Employee Uniforms	.00	133.33	133.33	662.83	799.98	137.15	1,600.00
09120	Group Insurance-Employees	2,429.15	2,429.17	.02	12,145.75	14,575.02	2,429.27	29,150.00
09125	Staff Training	.00	8.33	8.33	.00	49.98	49.98	100.00
09310	Security Services	15,674.50	16,416.67	742.17	95,978.27	98,500.02	2,521.75	197,000.00
09760	Master Assoc Dues-Rosemary PL	3,426.33	3,426.33	.00	20,557.98	20,557.98	.00	41,116.00
09970	Transfer to Reserves	36,452.75	36,452.75	.00	218,716.50	218,716.50	.00	437,433.00
	Other	82,006.76	83,533.25	1,526.49	492,398.07	501,199.50	8,801.43	1,002,399.00
	TOTAL EXPENSES	160,974.08	168,020.11	7,046.03	961,491.75	1,010,011.66	48,519.91	2,018,132.00
	Current Year Net Income/(loss)	9,605.61	157.54	9,448.07	64,242.00	(945.76)	65,187.76	.00