

Renaissance I Association, Inc.

Financial Statements

For the Month and
Two
Month Period
Ended
February 28, 2022

(Unaudited)

Renaissance I Association Inc
 Balance Sheet
 As of 02/28/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1001	Enterprise Bk & Tr Op 9849	309,421.72			309,421.72
1010	Cadence: Operating; 0402	92,496.08			92,496.08
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1201	Enterprise Bk & Tr Res 1359		115,513.30		115,513.30
1202	Centennial ICS;0450; .35%		1,839,471.05		1,839,471.05
1205	Centennial:RSV CK;0468;.10%		28,842.97		28,842.97
1210	Centennial;RVSMM;0450;.05%		100,007.67		100,007.67
1265	Cad:Escrow Dep;0485	23,500.00			23,500.00
1280	Interfund Transfer	(246,846.53)			(246,846.53)
1290	Interfund Transfer		246,846.53		246,846.53
1310	Assessments Receivable	20,817.98			20,817.98
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1610	Prepaid Insurance	205,101.23			205,101.23
1620	Prepaid Expenses	5,950.49			5,950.49
1630	Prepaid Payroll	11,000.00			11,000.00
	TOTAL ASSETS	679,715.68	2,330,681.52	.00	3,010,397.20

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	59,506.92			59,506.92
3050	Deferred Revenue	142,177.15			142,177.15
3310	Prepaid Owner Assessments	108,801.02			108,801.02
3340	Sales Tax Payable	797.73			797.73
3345	Tourist Tax Payable	128.17			128.17
3350	Rental-Move In Deposits	23,500.00			23,500.00
3360	Contra	2,566.27			2,566.27
3400	Deferred Expenses	39,426.50			39,426.50
	Subtotal Current Liab.	376,903.76	.00	.00	376,903.76

Renaissance I Association Inc
 Balance Sheet
 As of 02/28/22

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		2,389,628.43		2,389,628.43
5300	Building Restoration/Painting		(35,661.92)		(35,661.92)
5410	Misc. Building Components		(23,611.36)		(23,611.36)
5490	Reserves Interest-Current		326.37		326.37
	Subtotal Reserves	.00	2,330,681.52	.00	2,330,681.52
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)	31,397.71	.00	.00	31,397.71
	Subtotal Equity	302,811.92	.00	.00	302,811.92
	TOTAL LIABILITIES & EQUITY	679,715.68	2,330,681.52	.00	3,010,397.20
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Renaissance I Association Inc
Reserve Statement

As of 2/28/2022

	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	35661.92 \$	(35,661.92)
5400 Roofing	0.00	0.00	0.00 \$	-
5410 Misc. Building Components	0.00	0.00	23,611.36 \$	(23,611.36)
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	326.37	0.00	326.37
Subtotal Reserves	2,276,263.93	113,690.87	59,273.28	2,330,681.52
TOTAL RESERVES	2,276,263.93	113,690.87	59,273.28	2,330,681.52

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
Crazy Horse Enterprises	bldg repairs	16261.92	1-Feb
5400 Roofing			
5410 Misc. Building Components			
LPM - Project Management	project management	265.98	31-Jan
Slider Eng void 1130	awning	-397.47	28-Feb
LPM - Project Management	project management	202.85	28-Feb
Seacost	awning project	23540.00	28-Feb
5415 Bldg Services Elements			
5420 Site Improvements			
	TOTAL	59,273.28	

Renaissance I Association Inc
Income/Expense Statement
Period: 02/01/22 to 02/28/22

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)	285,153.32	285,153.34	(.02)	1,710,920.00
06210	Reserve Fees	37,788.16	37,788.17	(.01)	75,576.32	75,576.34	(.02)	453,458.00
06340	Late Fee Income	.00	291.67	(291.67)	45.00	583.34	(538.34)	3,500.00
06520	Guest Suite Income	2,160.00	1,666.67	493.33	3,000.00	3,333.34	(333.34)	20,000.00
06550	Parking Space Rental Fees	180.00	500.00	(320.00)	1,401.30	1,000.00	401.30	6,000.00
06555	Garage Openers/FOBS	240.00	66.67	173.33	340.00	133.34	206.66	800.00
06580	Application Fees Purchase/Ren	(20.00)	183.33	(203.33)	370.00	366.66	3.34	2,200.00
06910	Interest Income	.00	25.00	(25.00)	.00	50.00	(50.00)	300.00
06920	Miscellaneous Income	150.00	200.00	(50.00)	150.00	400.00	(250.00)	2,400.00
06940	FL Dept Rev-Coll Allowance	1.47	5.83	(4.36)	4.83	11.66	(6.83)	70.00
06990	Allowance for Bad Debt	.00	(1,000.00)	1,000.00	.00	(2,000.00)	2,000.00	(12,000.00)
	Subtotal Income	183,076.29	182,304.01	772.28	366,040.77	364,608.02	1,432.75	2,187,648.00
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	162.66	(813.34)	976.00
07045	Annual Corporate Report	70.00	5.08	(64.92)	70.00	10.16	(59.84)	61.00
07100	Insurance	20,510.13	19,416.67	(1,093.46)	41,020.25	38,833.34	(2,186.91)	233,000.00
07140	Prof. Fees - Audit/Acctg	4,000.00	4,000.00	.00	4,000.00	4,000.00	.00	6,735.00
07145	Professional Fees	.00	291.67	291.67	.00	583.34	583.34	3,500.00
07150	Prof. Fees - Legal	.00	1,000.00	1,000.00	240.32	2,000.00	1,759.68	12,000.00
07200	Management Fees	1,716.00	1,716.00	.00	3,432.00	3,432.00	.00	20,592.00
07240	Miscellaneous	136.43	37.50	(98.93)	243.38	75.00	(168.38)	450.00
07250	Office: Svc/Supplies/Misc	712.92	333.33	(379.59)	1,021.91	666.66	(355.25)	4,000.00
07255	Copies, Printing & Supplies	52.77	166.67	113.90	121.13	333.34	212.21	2,000.00
07256	Computer Expense	83.75	108.33	24.58	83.75	216.66	132.91	1,300.00
07260	Postage & Printing	.58	75.00	74.42	1.13	150.00	148.87	900.00
07261	Office Equipment	784.88	416.67	(368.21)	869.88	833.34	(36.54)	5,000.00
07300	Federal Income Tax	.00	125.00	125.00	.00	250.00	250.00	1,500.00
07400	Communications-phone,fax inte	1,643.53	1,750.00	106.47	3,295.80	3,500.00	204.20	21,000.00
07420	Website	.00	100.67	100.67	599.40	201.34	(398.06)	1,208.00
07462	Special Events	.00	11.67	11.67	110.13	23.34	(86.79)	140.00
	Administrative	29,710.99	29,635.59	(75.40)	56,085.08	55,421.18	(663.90)	314,512.00

Renaissance I Association Inc

Income/Expense Statement

Period: 02/01/22 to 02/28/22

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	58.34	58.34	350.00
07525	Electrical Repairs	.00	125.00	125.00	.00	250.00	250.00	1,500.00
07600	Landscape Contract	315.00	333.33	18.33	630.00	666.66	36.66	4,000.00
07605	Indoor Plants	314.92	338.75	23.83	629.84	677.50	47.66	4,065.00
07610	Additional Plants/Mulch,Repot	.00	133.33	133.33	.00	266.66	266.66	1,600.00
07800	Tree Trimming/Fertilization	.00	270.83	270.83	.00	541.66	541.66	3,250.00
	Grounds	629.92	1,230.41	600.49	1,259.84	2,460.82	1,200.98	14,765.00
Maintenance								
08011	Ext Building Repairs	.00	375.00	375.00	.00	750.00	750.00	4,500.00
08012	Interior Repairs	5,935.76	500.00	(5,435.76)	6,410.76	1,000.00	(5,410.76)	6,000.00
08013	Hot Water Repairs	.00	500.00	500.00	.00	1,000.00	1,000.00	6,000.00
08014	Water Softener Treat/Repairs	.00	166.67	166.67	.00	333.34	333.34	2,000.00
08015	Electrical Repairs	.00	333.33	333.33	.00	666.66	666.66	4,000.00
08016	Locks & Keys	.00	125.00	125.00	.00	250.00	250.00	1,500.00
08018	Misc Materials	343.54	75.00	(268.54)	951.80	150.00	(801.80)	900.00
08019	Misc Equipment Repair	.00	83.33	83.33	139.00	166.66	27.66	1,000.00
08060	Elevator Contract/Repairs	2,523.84	2,916.67	392.83	5,047.68	5,833.34	785.66	35,000.00
08065	Elevator Cabs Interior	.00	333.33	333.33	.00	666.66	666.66	4,000.00
08066	Elevator Permits	.00	25.00	25.00	.00	50.00	50.00	300.00
08085	Fire Pump & Sprinkler Repairs	.00	625.00	625.00	.00	1,250.00	1,250.00	7,500.00
08090	Fire Alarm Maintenance	(16.00)	500.00	516.00	465.50	1,000.00	534.50	6,000.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	1,250.00	1,250.00	7,500.00
08092	Burglar Alarm Monitoring	.00	37.50	37.50	.00	75.00	75.00	450.00
08100	HVAC Maintenance	.00	659.33	659.33	602.45	1,318.66	716.21	7,912.00
08105	HVAC Repairs	.00	666.67	666.67	377.89	1,333.34	955.45	8,000.00
08110	Janitorial Service	.00	441.67	441.67	523.45	883.34	359.89	5,300.00
08115	Overhead Doors	.00	29.17	29.17	495.50	58.34	(437.16)	350.00
08120	Generator Contract/Repairs	.00	166.67	166.67	.00	333.34	333.34	2,000.00
08125	Fuel-Generator	.00	33.33	33.33	.00	66.66	66.66	400.00
08130	Parking Garage Lights	.00	12.50	12.50	.00	25.00	25.00	150.00
08135	Parking Structure Maintenance	.00	291.67	291.67	170.00	583.34	413.34	3,500.00
08136	Light Bulbs & Fixtures	531.79	200.00	(331.79)	1,309.76	400.00	(909.76)	2,400.00
08137	Guest Room Expenses	27.46	58.33	30.87	119.12	116.66	(2.46)	700.00
08140	Water Treatment Contract-Towe	360.00	366.67	6.67	720.00	733.34	13.34	4,400.00
08160	Booster Pump Maint/Repair	2,412.86	500.00	(1,912.86)	3,236.69	1,000.00	(2,236.69)	6,000.00
08165	Compactor/Chutes Cleaning/R&M	900.17	1,166.67	266.50	1,800.34	2,333.34	533.00	14,000.00
08166	Tools, Supplies & Equip	.00	50.00	50.00	.00	100.00	100.00	600.00
08167	Equipment Rental	.00	8.33	8.33	.00	16.66	16.66	100.00

Renaissance I Association Inc
Income/Expense Statement
Period: 02/01/22 to 02/28/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08170	Mileage Reimbursement	.00	16.67	16.67	.00	33.34	33.34	200.00
08175	Common Area Floor Maint	900.00	758.33	(141.67)	900.00	1,516.66	616.66	9,100.00
08200	Painting	.00	208.33	208.33	.00	416.66	416.66	2,500.00
08210	Carpet Maintenance	.00	791.67	791.67	744.18	1,583.34	839.16	9,500.00
08220	Pest Control: Int./Ext.	350.00	375.00	25.00	700.00	750.00	50.00	4,500.00
08225	Termite Protection	.00	59.50	59.50	.00	119.00	119.00	714.00
08240	Plumbing Repairs	.00	1,666.67	1,666.67	299.00	3,333.34	3,034.34	20,000.00
08241	Backflow Certification	89.00	145.08	56.08	89.00	290.16	201.16	1,741.00
08250	Roof PM,Repairs & Safety Insp	.00	375.00	375.00	1,132.00	750.00	(382.00)	4,500.00
08270	Security Cameras & Equip.	123.05	291.67	168.62	123.05	583.34	460.29	3,500.00
08271	Security Access Door Repairs	.00	175.00	175.00	80.09	350.00	269.91	2,100.00
08290	Window Cleaning	765.00	829.17	64.17	765.00	1,658.34	893.34	9,950.00
08295	Dryer Duct Cleaning	.00	916.67	916.67	.00	1,833.34	1,833.34	11,000.00
	Maintenance	15,246.47	18,480.60	3,234.13	27,202.26	36,961.20	9,758.94	221,767.00
Pool & Recreation								
08350	Equipment Repair - Fitness	.00	250.00	250.00	.00	500.00	500.00	3,000.00
08355	Recreation Expense	15.15	83.33	68.18	30.30	166.66	136.36	1,000.00
08400	Pool Contract	540.00	540.00	.00	1,080.00	1,080.00	.00	6,480.00
08410	Pool Permit	.00	56.25	56.25	.00	112.50	112.50	675.00
08420	Pool Equipment & Repairs	130.86	350.00	219.14	130.86	700.00	569.14	4,200.00
08435	Fitness Maintenance Contract	145.00	48.33	(96.67)	145.00	96.66	(48.34)	580.00
	Pool & Recreation	831.01	1,327.91	496.90	1,386.16	2,655.82	1,269.66	15,935.00
Utilities								
08620	Electric Usage	9,902.48	9,166.67	(735.81)	19,184.52	18,333.34	(851.18)	110,000.00
08640	Gas-Hot Water	1,253.51	2,833.33	1,579.82	3,740.89	5,666.66	1,925.77	34,000.00
08645	Gas- Pool & Spa	702.79	958.33	255.54	2,408.03	1,916.66	(491.37)	11,500.00
08660	Cable Television	6,214.68	13,333.33	7,118.65	12,429.36	26,666.66	14,237.30	160,000.00
08680	Trash Removal	1,503.84	1,583.33	79.49	3,039.84	3,166.66	126.82	19,000.00
08700	Water & Sewer	18,744.02	18,750.00	5.98	37,143.90	37,500.00	356.10	225,000.00
	Utilities	38,321.32	46,624.99	8,303.67	77,946.54	93,249.98	15,303.44	559,500.00

Renaissance I Association Inc
 Income/Expense Statement
 Period: 02/01/22 to 02/28/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Other								
09110	Salaries & Wages	25,881.15	27,101.67	1,220.52	52,506.84	54,203.34	1,696.50	325,220.00
09115	Employee Uniforms	195.50	133.33	(62.17)	195.50	266.66	71.16	1,600.00
09120	Group Insurance-Employees	1,943.34	2,472.92	529.58	3,886.68	4,945.84	1,059.16	29,675.00
09125	Staff Training	.00	8.33	8.33	.00	16.66	16.66	100.00
09310	Security Services	14,078.78	17,500.00	3,421.22	31,744.50	35,000.00	3,255.50	210,000.00
09760	Master Assoc Dues-Rosemary PL	3,426.67	3,426.33	(.34)	6,853.34	6,852.66	(.68)	41,116.00
09970	Transfer to Reserves	37,788.16	37,788.17	.01	75,576.32	75,576.34	.02	453,458.00
	Other	83,313.60	88,430.75	5,117.15	170,763.18	176,861.50	6,098.32	1,061,169.00
	TOTAL EXPENSES	168,053.31	185,730.25	17,676.94	334,643.06	367,610.50	32,967.44	2,187,648.00
	Current Year Net Income/(loss)	15,022.98	(3,426.24)	18,449.22	31,397.71	(3,002.48)	34,400.19	.00
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