

# **Renaissance I Association, Inc.**

## **Financial Statements**

For the Month and  
Three  
Month Period  
Ended  
March 31, 2022

(Unaudited)

**Renaissance I Association Inc**  
 Balance Sheet  
 As of 03/31/22

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1001	Enterprise Bk & Tr Op 9849	347,446.54			347,446.54
1010	Cadence: Operating; 0402	96,508.01			96,508.01
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1201	Enterprise Bk & Tr Res 1359		115,523.11		115,523.11
1202	Centennial ICS;0450;.35%		1,839,634.92		1,839,634.92
1205	Centennial:RSV CK;0468;.10%		28,559.51		28,559.51
1210	Centennial;RVSM;0450;.05%		100,008.49		100,008.49
1265	Cad:Escrow Dep;0485	23,500.00			23,500.00
1280	Interfund Transfer	(161,111.35)			(161,111.35)
1290	Interfund Transfer		161,111.35		161,111.35
1310	Assessments Receivable	18,406.55			18,406.55
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1320	AR- Other	6,054.38			6,054.38
1610	Prepaid Insurance	184,591.11			184,591.11
1620	Prepaid Expenses	8,316.00			8,316.00
1630	Prepaid Payroll	11,000.00			11,000.00
	<b>TOTAL ASSETS</b>	792,985.95	2,244,837.38	.00	3,037,823.33
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
3010	Accounts Payable	140,272.56			140,272.56
3310	Prepaid Owner Assessments	287,147.24			287,147.24
3340	Sales Tax Payable	1,174.41			1,174.41
3345	Tourist Tax Payable	501.51			501.51
3350	Rental-Move In Deposits	23,500.00			23,500.00
3360	Contra	3,066.27			3,066.27
3400	Deferred Expenses	26,841.12			26,841.12
	<b>Subtotal Current Liab.</b>	482,503.11	.00	.00	482,503.11

**Renaissance I Association Inc**  
 Balance Sheet  
 As of 03/31/22

Account	Description	Operating	Reserves	Other	Totals
<b>RESERVES:</b>					
5350	Pooled Reserves		2,389,628.43		2,389,628.43
5300	Building Restoration/Painting		(121,050.92)		(121,050.92)
5405	Ext. Building Elements		(569.67)		(569.67)
5410	Misc. Building Components		(23,672.54)		(23,672.54)
5490	Reserves Interest-Current		502.08		502.08
	Subtotal Reserves	.00	2,244,837.38	.00	2,244,837.38
<b>EQUITY:</b>					
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)	39,068.63	.00	.00	39,068.63
	Subtotal Equity	310,482.84	.00	.00	310,482.84
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	792,985.95	2,244,837.38	.00	3,037,823.33

# Renaissance I Association Inc

## Reserve Statement

As of 3/31/2022

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
<b>RESERVES:</b>				
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	121050.92 \$	(121,050.92)
5405 Exterior Building Elements	0.00	0.00	569.67 \$	(569.67)
5410 Misc. Building Components	0.00	0.00	23,672.54 \$	(23,672.54)
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	502.08	0.00	502.08
Subtotal Reserves	2,276,263.93	113,866.58	145,293.13	2,244,837.38
TOTAL RESERVES	2,276,263.93	113,866.58	145,293.13	2,244,837.38
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### Reserve Expenses:

	Description	Amount	Date
5125 Elevators			
5130 Furniture, Fixtures & Equipment			
5150 Mechanical & Electrical			
5300 Building Restoration/Painting			
L & T Brothor Inc.	painting	19400.00	3-Jan
Crazy Horse Enterprices	bldg repairs	16261.92	1-Feb
Vics Paint/Reconstruption	painting	85389.00	31-Mar
5405 Ext. Building Elements			
Treasure Cove	planter	569.67	31-Mar
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
LPM - Project Management	project management	61.18	31-Mar
5415 Bldg Services Elements			
5420 Site Improvements			

TOTAL

145,293.13

**Renaissance I Association Inc**  
 Income/Expense Statement  
 Period: 03/01/22 to 03/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06200	Assessment Fees	142,142.47	142,576.67	(434.20)	427,295.79	427,730.01	(434.22)	1,710,920.00
06210	Reserve Fees	37,788.16	37,788.17	(.01)	113,364.48	113,364.51	(.03)	453,458.00
06340	Late Fee Income	828.48	291.67	536.81	873.48	875.01	(1.53)	3,500.00
06520	Guest Suite Income	7,451.00	1,666.67	5,784.33	10,451.00	5,000.01	5,450.99	20,000.00
06550	Parking Space Rental Fees	90.00	500.00	(410.00)	1,491.30	1,500.00	(8.70)	6,000.00
06555	Garage Openers/FOBS	100.00	66.67	33.33	440.00	200.01	239.99	800.00
06580	Application Fees Purchase/Ren	290.00	183.33	106.67	660.00	549.99	110.01	2,200.00
06910	Interest Income	.00	25.00	(25.00)	.00	75.00	(75.00)	300.00
06920	Miscellaneous Income	.00	200.00	(200.00)	150.00	600.00	(450.00)	2,400.00
06940	FL Dept Rev-Coll Allowance	3.78	5.83	(2.05)	8.61	17.49	(8.88)	70.00
06990	Allowance for Bad Debt	.00	(1,000.00)	1,000.00	.00	(3,000.00)	3,000.00	(12,000.00)
	<b>Subtotal Income</b>	<b>188,693.89</b>	<b>182,304.01</b>	<b>6,389.88</b>	<b>554,734.66</b>	<b>546,912.03</b>	<b>7,822.63</b>	<b>2,187,648.00</b>
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	70.00	15.24	(54.76)	61.00
07100	Insurance	20,510.12	19,416.67	(1,093.45)	61,530.37	58,250.01	(3,280.36)	233,000.00
07140	Prof. Fees - Audit/Acctg	.00	2,735.00	2,735.00	4,000.00	6,735.00	2,735.00	6,735.00
07145	Professional Fees	.00	291.67	291.67	.00	875.01	875.01	3,500.00
07150	Prof. Fees - Legal	7,253.67	1,000.00	(6,253.67)	7,493.99	3,000.00	(4,493.99)	12,000.00
07200	Management Fees	1,544.40	1,716.00	171.60	4,976.40	5,148.00	171.60	20,592.00
07240	Miscellaneous	208.50	37.50	(171.00)	451.88	112.50	(339.38)	450.00
07250	Office: Svc/Supplies/Misc	308.21	333.33	25.12	1,330.12	999.99	(330.13)	4,000.00
07255	Copies, Printing & Supplies	99.43	166.67	67.24	220.56	500.01	279.45	2,000.00
07256	Computer Expense	80.00	108.33	28.33	163.75	324.99	161.24	1,300.00
07260	Postage & Printing	118.00	75.00	(43.00)	119.13	225.00	105.87	900.00
07261	Office Equipment	1,183.31	416.67	(766.64)	2,053.19	1,250.01	(803.18)	5,000.00
07300	Federal Income Tax	.00	125.00	125.00	.00	375.00	375.00	1,500.00
07400	Communications-phone,fax inte	1,645.54	1,750.00	104.46	4,941.34	5,250.00	308.66	21,000.00
07420	Website	.00	100.67	100.67	599.40	302.01	(297.39)	1,208.00
07462	Special Events	.00	11.67	11.67	110.13	35.01	(75.12)	140.00
	<b>Administrative</b>	<b>32,951.18</b>	<b>28,370.59</b>	<b>(4,580.59)</b>	<b>89,036.26</b>	<b>83,791.77</b>	<b>(5,244.49)</b>	<b>314,512.00</b>

**Renaissance I Association Inc**  
 Income/Expense Statement  
 Period: 03/01/22 to 03/31/22

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	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	315.00	333.33	18.33	945.00	999.99	54.99	4,000.00
07605	Indoor Plants	314.92	338.75	23.83	944.76	1,016.25	71.49	4,065.00
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
	<b>Grounds</b>	<b>629.92</b>	<b>1,230.41</b>	<b>600.49</b>	<b>1,889.76</b>	<b>3,691.23</b>	<b>1,801.47</b>	<b>14,765.00</b>
Maintenance								
08011	Ext Building Repairs	.00	375.00	375.00	.00	1,125.00	1,125.00	4,500.00
08012	Interior Repairs	.00	500.00	500.00	6,410.76	1,500.00	(4,910.76)	6,000.00
08013	Hot Water Repairs	2,189.00	500.00	(1,689.00)	2,189.00	1,500.00	(689.00)	6,000.00
08014	Water Softener Treat/Repairs	.00	166.67	166.67	.00	500.01	500.01	2,000.00
08015	Electrical Repairs	.00	333.33	333.33	.00	999.99	999.99	4,000.00
08016	Locks & Keys	69.55	125.00	55.45	69.55	375.00	305.45	1,500.00
08018	Misc Materials	98.92	75.00	(23.92)	1,050.72	225.00	(825.72)	900.00
08019	Misc Equipment Repair	.00	83.33	83.33	139.00	249.99	110.99	1,000.00
08060	Elevator Contract/Repairs	6,098.82	2,916.67	(3,182.15)	11,146.50	8,750.01	(2,396.49)	35,000.00
08065	Elevator Cabs Interior	.00	333.33	333.33	.00	999.99	999.99	4,000.00
08066	Elevator Permits	.00	25.00	25.00	.00	75.00	75.00	300.00
08085	Fire Pump & Sprinkler Repairs	726.56	625.00	(101.56)	726.56	1,875.00	1,148.44	7,500.00
08090	Fire Alarm Maintenance	372.55	500.00	127.45	838.05	1,500.00	661.95	6,000.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	1,875.00	1,875.00	7,500.00
08092	Burglar Alarm Monitoring	.00	37.50	37.50	.00	112.50	112.50	450.00
08100	HVAC Maintenance	.00	659.33	659.33	602.45	1,977.99	1,375.54	7,912.00
08105	HVAC Repairs	.00	666.67	666.67	377.89	2,000.01	1,622.12	8,000.00
08110	Janitorial Service	492.09	441.67	(50.42)	1,015.54	1,325.01	309.47	5,300.00
08115	Overhead Doors	.00	29.17	29.17	495.50	87.51	(407.99)	350.00
08120	Generator Contract/Repairs	.00	166.67	166.67	.00	500.01	500.01	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	.00	291.67	291.67	170.00	875.01	705.01	3,500.00
08136	Light Bulbs & Fixtures	(150.00)	200.00	350.00	1,159.76	600.00	(559.76)	2,400.00
08137	Guest Room Expenses	112.97	58.33	(54.64)	232.09	174.99	(57.10)	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	500.00	500.00	3,236.69	1,500.00	(1,736.69)	6,000.00
08165	Compactor/Chutes Cleaning/R&M	900.17	1,166.67	266.50	2,700.51	3,500.01	799.50	14,000.00
08166	Tools, Supplies & Equip	.00	50.00	50.00	.00	150.00	150.00	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: 03/01/22 to 03/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08170	Mileage Reimbursement	.00	16.67	16.67	.00	50.01	50.01	200.00
08175	Common Area Floor Maint	.00	758.33	758.33	900.00	2,274.99	1,374.99	9,100.00
08200	Painting	750.00	208.33	(541.67)	750.00	624.99	(125.01)	2,500.00
08210	Carpet Maintenance	893.18	791.67	(101.51)	1,637.36	2,375.01	737.65	9,500.00
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	105.00	1,666.67	1,561.67	404.00	5,000.01	4,596.01	20,000.00
08241	Backflow Certification	.00	145.08	145.08	89.00	435.24	346.24	1,741.00
08250	Roof.PM,Repairs & Safety Insp	.00	375.00	375.00	1,132.00	1,125.00	(7.00)	4,500.00
08270	Security Cameras & Equip.	.00	291.67	291.67	123.05	875.01	751.96	3,500.00
08271	Security Access Door Repairs	.00	175.00	175.00	80.09	525.00	444.91	2,100.00
08290	Window Cleaning	.00	829.17	829.17	765.00	2,487.51	1,722.51	9,950.00
08295	Dryer Duct Cleaning	.00	916.67	916.67	.00	2,750.01	2,750.01	11,000.00
	<b>Maintenance</b>	<b>13,368.81</b>	<b>18,480.60</b>	<b>5,111.79</b>	<b>40,571.07</b>	<b>55,441.80</b>	<b>14,870.73</b>	<b>221,767.00</b>
<b>Pool &amp; Recreation</b>								
08350	Equipment Repair - Fitness	.00	250.00	250.00	.00	750.00	750.00	3,000.00
08355	Recreation Expense	(184.85)	83.33	268.18	(154.55)	249.99	404.54	1,000.00
08400	Pool Contract	540.00	540.00	.00	1,620.00	1,620.00	.00	6,480.00
08410	Pool Permit	.00	56.25	56.25	.00	168.75	168.75	675.00
08420	Pool Equipment & Repairs	176.05	350.00	173.95	306.91	1,050.00	743.09	4,200.00
08435	Fitness Maintenance Contract	.00	48.33	48.33	145.00	144.99	(.01)	580.00
	<b>Pool &amp; Recreation</b>	<b>531.20</b>	<b>1,327.91</b>	<b>796.71</b>	<b>1,917.36</b>	<b>3,983.73</b>	<b>2,066.37</b>	<b>15,935.00</b>
<b>Utilities</b>								
08620	Electric Usage	9,932.35	9,166.67	(765.68)	29,116.87	27,500.01	(1,616.86)	110,000.00
08640	Gas-Hot Water	4,564.01	2,833.33	(1,730.68)	8,304.90	8,499.99	195.09	34,000.00
08645	Gas- Pool & Spa	2,052.69	958.33	(1,094.36)	4,460.72	2,874.99	(1,585.73)	11,500.00
08660	Cable Television	6,214.68	13,333.33	7,118.65	18,644.04	39,999.99	21,355.95	160,000.00
08680	Trash Removal	1,480.70	1,583.33	102.63	4,520.54	4,749.99	229.45	19,000.00
08700	Water & Sewer	19,769.63	18,750.00	(1,019.63)	56,913.53	56,250.00	(663.53)	225,000.00
	<b>Utilities</b>	<b>44,014.06</b>	<b>46,624.99</b>	<b>2,610.93</b>	<b>121,960.60</b>	<b>139,874.97</b>	<b>17,914.37</b>	<b>559,500.00</b>

**Renaissance I Association Inc**  
 Income/Expense Statement  
 Period: 03/01/22 to 03/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Other								
09110	Salaries & Wages	28,597.64	27,101.67	(1,495.97)	81,104.48	81,305.01	200.53	325,220.00
09115	Employee Uniforms	.00	133.33	133.33	195.50	399.99	204.49	1,600.00
09120	Group Insurance-Employees	1,943.34	2,472.92	529.58	5,830.02	7,418.76	1,588.74	29,675.00
09125	Staff Training	.00	8.33	8.33	.00	24.99	24.99	100.00
09310	Security Services	17,771.99	17,500.00	(271.99)	49,516.49	52,500.00	2,983.51	210,000.00
09760	Master Assoc Dues-Rosemary PL	3,426.67	3,426.33	(.34)	10,280.01	10,278.99	(1.02)	41,116.00
09970	Transfer to Reserves	37,788.16	37,788.17	.01	113,364.48	113,364.51	.03	453,458.00
	Other	89,527.80	88,430.75	(1,097.05)	260,290.98	265,292.25	5,001.27	1,061,169.00
	<b>TOTAL EXPENSES</b>	<b>181,022.97</b>	<b>184,465.25</b>	<b>3,442.28</b>	<b>515,666.03</b>	<b>552,075.75</b>	<b>36,409.72</b>	<b>2,187,648.00</b>
	Current Year Net Income/(loss)	7,670.92	(2,161.24)	9,832.16	39,068.63	(5,163.72)	44,232.35	.00
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