

Renaissance I Association, Inc.

Financial Statements

**For the Month and
Four
Month Period
Ended
April 30, 2022**

(Unaudited)

Renaissance I Association Inc

Balance Sheet
 As of 04/30/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1001	Enterprise Bk & Tr Op 9849	207,831.11			207,831.11
1010	Cadence: Operating; 0402	96,099.79			96,099.79
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1201	Enterprise Bk & Tr Res 1359		390,020.41		390,020.41
1202	Centennial ICS;0450; .35%		1,824,794.06		1,824,794.06
1205	Centennial:RSV CK;0468;.10%		28,560.68		28,560.68
1210	Centennial;RVSM;0450;.05%		100,008.22		100,008.22
1265	Cad:Escrow Dep;0485	23,500.00			23,500.00
1280	Interfund Transfer	175.00			175.00
1290	Interfund Transfer		(175.00)		(175.00)
1310	Assessments Receivable	41,591.80			41,591.80
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1320	AR- Other	6,054.38			6,054.38
1610	Prepaid Insurance	164,080.99			164,080.99
1620	Prepaid Expenses	1,672.51			1,672.51
1630	Prepaid Payroll	11,000.00			11,000.00
	TOTAL ASSETS	810,280.29	2,343,208.37	.00	3,153,488.66

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	57,404.28			57,404.28
3050	Deferred Revenue	284,886.98			284,886.98
3310	Prepaid Owner Assessments	111,828.14			111,828.14
3340	Sales Tax Payable	847.40			847.40
3345	Tourist Tax Payable	532.61			532.61
3350	Rental-Move In Deposits	22,500.00			22,500.00
3360	Contra	286.27			286.27
3400	Deferred Expenses	33,467.80			33,467.80
	Subtotal Current Liab.	511,753.48	.00	.00	511,753.48

Renaissance I Association Inc

Balance Sheet
 As of 04/30/22

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		2,502,992.93		2,502,992.93
5300	Building Restoration/Painting		(121,050.92)		(121,050.92)
5405	Ext. Building Elements		(569.67)		(569.67)
5410	Misc. Building Components		(23,847.54)		(23,847.54)
5430	Garage Elements		(15,000.00)		(15,000.00)
5490	Reserves Interest-Current		683.57		683.57
	Subtotal Reserves	<u>.00</u>	<u>2,343,208.37</u>	<u>.00</u>	<u>2,343,208.37</u>
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)
5520	Prior Year Adjustment (audit)	(478.00)			(478.00)
	Current Year Net Income/(Loss)	27,590.60	.00	.00	27,590.60
	Subtotal Equity	<u>298,526.81</u>	<u>.00</u>	<u>.00</u>	<u>298,526.81</u>
	TOTAL LIABILITIES & EQUITY	<u>810,280.29</u>	<u>2,343,208.37</u>	<u>.00</u>	<u>3,153,488.66</u>
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Renaissance I Association Inc

Reserve Statement

As of 4/30/2022

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
5350 Pooled Reserves	2,276,263.93	226,729.00	0.00	2,502,992.93
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	23,847.54 \$	(23,847.54)
5415 Bldg Services Elements	0.00	0.00	0.00 \$	-
5420 Site Improvements	0.00	0.00	0.00 \$	-
5430 Garage Elements	0.00	0.00	15,000.00 \$	(15,000.00)
5490 Reserves Interest-Current	0.00	683.57	0.00	683.57
Subtotal Reserves	2,276,263.93	227,412.57	160,468.13	2,343,208.37
TOTAL RESERVES	2,276,263.93	227,412.57	160,468.13	2,343,208.37
 Reserve Expenses:				
	<u>Description</u>		<u>Amount</u>	<u>Date</u>
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
Vics Paint/Reconstrucftion	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
Slider Eng	project management		175.00	30-Apr
5415 Bldg Services Elements				
5430 Garage Elements				
Crazy Horse Enterprises	1st deposit		15000.00	30-Apr
TOTAL			160,468.13	

Renaissance I Association Inc
Income/Expense Statement
Period: 04/01/22 to 04/30/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06200	Assessment Fees	142,443.49	142,576.67	(133.18)	569,739.28	570,306.68	(567.40)	1,710,920.00
06210	Reserve Fees	37,788.16	37,788.17	(.01)	151,152.64	151,152.68	(.04)	453,458.00
06340	Late Fee Income	15.00	291.67	(276.67)	888.48	1,166.68	(278.20)	3,500.00
06520	Guest Suite Income	2,779.50	1,666.67	1,112.83	13,230.50	6,666.68	6,563.82	20,000.00
06550	Parking Space Rental Fees	.00	500.00	(500.00)	1,491.30	2,000.00	(508.70)	6,000.00
06555	Garage Openers/FOBS	20.00	66.67	(46.67)	460.00	266.68	193.32	800.00
06580	Application Fees Purchase/Ren	250.00	183.33	66.67	910.00	733.32	176.68	2,200.00
06910	Interest Income	.00	25.00	(25.00)	.00	100.00	(100.00)	300.00
06920	Miscellaneous Income	.00	200.00	(200.00)	150.00	800.00	(650.00)	2,400.00
06940	FL Dept Rev-Coll Allowance	13.04	5.83	7.21	21.65	23.32	(1.67)	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	183,309.19	182,304.01	1,005.18	738,043.85	729,216.04	8,827.81	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	325.32	(650.68)	976.00
07045	Annual Corporate Report	.00	5.08	5.08	70.00	20.32	(49.68)	61.00
07100	Insurance	20,510.12	19,416.67	(1,093.45)	82,040.49	77,666.68	(4,373.81)	233,000.00
07140	Prof. Fees - Audit/Acctg	1,491.00	.00	(1,491.00)	5,491.00	6,735.00	1,244.00	6,735.00
07145	Professional Fees	.00	291.67	291.67	.00	1,166.68	1,166.68	3,500.00
07150	Prof. Fees - Legal	1,272.66	1,000.00	(272.66)	8,766.65	4,000.00	(4,766.65)	12,000.00
07200	Management Fees	1,716.00	1,716.00	.00	6,692.40	6,864.00	171.60	20,592.00
07240	Miscellaneous	87.21	37.50	(49.71)	539.09	150.00	(389.09)	450.00
07250	Office: Svc/Supplies/Misc	369.45	333.33	(36.12)	1,699.57	1,333.32	(366.25)	4,000.00
07255	Copies, Printing & Supplies	234.38	166.67	(67.71)	454.94	666.68	211.74	2,000.00
07256	Computer Expense	.00	108.33	108.33	163.75	433.32	269.57	1,300.00
07260	Postage & Printing	.00	75.00	75.00	119.13	300.00	180.87	900.00
07261	Office Equipment	85.00	416.67	331.67	2,138.19	1,666.68	(471.51)	5,000.00
07300	Federal Income Tax	.00	125.00	125.00	.00	500.00	500.00	1,500.00
07400	Communications-phone,fax inte	3,345.71	1,750.00	(1,595.71)	8,287.05	7,000.00	(1,287.05)	21,000.00
07420	Website	65.00	100.67	35.67	664.40	402.68	(261.72)	1,208.00
07462	Special Events	.00	11.67	11.67	110.13	46.68	(63.45)	140.00
	Administrative	29,176.53	25,635.59	(3,540.94)	118,212.79	109,427.36	(8,785.43)	314,512.00

Renaissance I Association Inc
Income/Expense Statement
Period: 04/01/22 to 04/30/22

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	116.68	116.68	350.00
07525	Electrical Repairs	.00	125.00	125.00	.00	500.00	500.00	1,500.00
07600	Landscape Contract	345.00	333.33	(11.67)	1,290.00	1,333.32	43.32	4,000.00
07605	Indoor Plants	314.92	338.75	23.83	1,259.68	1,355.00	95.32	4,065.00
07610	Additional Plants/Mulch,Repot	419.96	133.33	(286.63)	419.96	533.32	113.36	1,600.00
07800	Tree Trimming/Fertilization	.00	270.83	270.83	.00	1,083.32	1,083.32	3,250.00
	Grounds	1,079.88	1,230.41	150.53	2,969.64	4,921.64	1,952.00	14,765.00
Maintenance								
08011	Ext Building Repairs	.00	375.00	375.00	.00	1,500.00	1,500.00	4,500.00
08012	Interior Repairs	.00	500.00	500.00	6,410.76	2,000.00	(4,410.76)	6,000.00
08013	Hot Water Repairs	1,584.44	500.00	(1,084.44)	3,773.44	2,000.00	(1,773.44)	6,000.00
08014	Water Softener Treat/Repairs	.00	166.67	166.67	.00	666.68	666.68	2,000.00
08015	Electrical Repairs	.00	333.33	333.33	.00	1,333.32	1,333.32	4,000.00
08016	Locks & Keys	.00	125.00	125.00	69.55	500.00	430.45	1,500.00
08018	Misc Materials	273.65	75.00	(198.65)	1,324.37	300.00	(1,024.37)	900.00
08019	Misc Equipment Repair	.00	83.33	83.33	139.00	333.32	194.32	1,000.00
08060	Elevator Contract/Repairs	11,626.82	2,916.67	(8,710.15)	22,773.32	11,666.68	(11,106.64)	35,000.00
08065	Elevator Cabs Interior	.00	333.33	333.33	.00	1,333.32	1,333.32	4,000.00
08066	Elevator Permits	.00	25.00	25.00	.00	100.00	100.00	300.00
08085	Fire Pump & Sprinkler Repairs	176.55	625.00	448.45	903.11	2,500.00	1,596.89	7,500.00
08090	Fire Alarm Maintenance	(154.00)	500.00	654.00	684.05	2,000.00	1,315.95	6,000.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	2,500.00	2,500.00	7,500.00
08092	Burglar Alarm Monitoring	.00	37.50	37.50	.00	150.00	150.00	450.00
08100	HVAC Maintenance	693.00	659.33	(33.67)	1,295.45	2,637.32	1,341.87	7,912.00
08105	HVAC Repairs	.00	666.67	666.67	377.89	2,666.68	2,288.79	8,000.00
08110	Janitorial Service	1,030.33	441.67	(588.66)	2,045.87	1,766.68	(279.19)	5,300.00
08115	Overhead Doors	.00	29.17	29.17	495.50	116.68	(378.82)	350.00
08120	Generator Contract/Repairs	.00	166.67	166.67	.00	666.68	666.68	2,000.00
08125	Fuel-Generator	18.24	33.33	15.09	18.24	133.32	115.08	400.00
08130	Parking Garage Lights	.00	12.50	12.50	.00	50.00	50.00	150.00
08135	Parking Structure Maintenance	.00	291.67	291.67	170.00	1,166.68	996.68	3,500.00
08136	Light Bulbs & Fixtures	208.05	200.00	(8.05)	1,367.81	800.00	(567.81)	2,400.00
08137	Guest Room Expenses	.00	58.33	58.33	232.09	233.32	1.23	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	.00	500.00	500.00	3,236.69	2,000.00	(1,236.69)	6,000.00
08165	Compactor/Chutes Cleaning/R&M	900.17	1,166.67	266.50	3,600.68	4,666.68	1,066.00	14,000.00
08166	Tools, Supplies & Equip	.00	50.00	50.00	.00	200.00	200.00	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: 04/01/22 to 04/30/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08170	Mileage Reimbursement	.00	16.67	16.67	.00	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	.00	208.33	208.33	750.00	833.32	83.32	2,500.00
08210	Carpet Maintenance	.00	791.67	791.67	1,637.36	3,166.68	1,529.32	9,500.00
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	1,717.00	1,666.67	(50.33)	2,121.00	6,666.68	4,545.68	20,000.00
08241	Backflow Certification	928.73	1,305.76	377.03	1,017.73	1,741.00	723.27	1,741.00
08250	Roof PM,Repairs & Safety Insp	.00	375.00	375.00	1,132.00	1,500.00	368.00	4,500.00
08270	Security Cameras & Equip.	.00	291.67	291.67	123.05	1,166.68	1,043.63	3,500.00
08271	Security Access Door Repairs	.00	175.00	175.00	80.09	700.00	619.91	2,100.00
08290	Window Cleaning	.00	829.17	829.17	765.00	3,316.68	2,551.68	9,950.00
08295	Dryer Duct Cleaning	.00	916.67	916.67	.00	3,666.68	3,666.68	11,000.00
	Maintenance	20,426.98	19,641.28	(785.70)	60,998.05	75,083.08	14,085.03	221,767.00
Pool & Recreation								
08350	Equipment Repair - Fitness	.00	250.00	250.00	.00	1,000.00	1,000.00	3,000.00
08355	Recreation Expense	55.76	83.33	27.57	(98.79)	333.32	432.11	1,000.00
08400	Pool Contract	540.00	540.00	.00	2,160.00	2,160.00	.00	6,480.00
08410	Pool Permit	.00	56.25	56.25	.00	225.00	225.00	675.00
08420	Pool Equipment & Repairs	2,894.95	350.00	(2,544.95)	3,201.86	1,400.00	(1,801.86)	4,200.00
08435	Fitness Maintenance Contract	.00	48.33	48.33	145.00	193.32	48.32	580.00
	Pool & Recreation	3,490.71	1,327.91	(2,162.80)	5,408.07	5,311.64	(96.43)	15,935.00
Utilities								
08620	Electric Usage	10,125.97	9,166.67	(959.30)	39,242.84	36,666.68	(2,576.16)	110,000.00
08640	Gas-Hot Water	2,785.53	2,833.33	47.80	11,090.43	11,333.32	242.89	34,000.00
08645	Gas- Pool & Spa	1,269.16	958.33	(310.83)	5,729.88	3,833.32	(1,896.56)	11,500.00
08660	Cable Television	20,054.36	13,333.33	(6,721.03)	38,698.40	53,333.32	14,634.92	160,000.00
08680	Trash Removal	2,641.20	1,583.33	(1,057.87)	7,161.74	6,333.32	(828.42)	19,000.00
08700	Water & Sewer	19,494.65	18,750.00	(744.65)	76,408.18	75,000.00	(1,408.18)	225,000.00
	Utilities	56,370.87	46,624.99	(9,745.88)	178,331.47	186,499.96	8,168.49	559,500.00

Renaissance I Association Inc
 Income/Expense Statement
 Period: 04/01/22 to 04/30/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Other								
09110	Salaries & Wages	24,604.05	27,101.67	2,497.62	105,708.53	108,406.68	2,698.15	325,220.00
09115	Employee Uniforms	.00	133.33	133.33	195.50	533.32	337.82	1,600.00
09120	Group Insurance-Employees	1,943.34	2,472.92	529.58	7,773.36	9,891.68	2,118.32	29,675.00
09125	Staff Training	.00	8.33	8.33	.00	33.32	33.32	100.00
09310	Security Services	16,480.03	17,500.00	1,019.97	65,996.52	70,000.00	4,003.48	210,000.00
09760	Master Assoc Dues-Rosemary PL	3,426.67	3,426.33	(.34)	13,706.68	13,705.32	(1.36)	41,116.00
09970	Transfer to Reserves	37,788.16	37,788.17	.01	151,152.64	151,152.68	.04	453,458.00
	Other	84,242.25	88,430.75	4,188.50	344,533.23	353,723.00	9,189.77	1,061,169.00
	TOTAL EXPENSES	194,787.22	182,890.93	(11,896.29)	710,453.25	734,966.68	24,513.43	2,187,648.00
	Current Year Net Income/(loss)	(11,478.03)	(586.92)	(10,891.11)	27,590.60	(5,750.64)	33,341.24	.00
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