

Renaissance I Association, Inc.

Financial Statements

For the Month and
Five
Month Period
Ended
May 31, 2022

(Unaudited)

Renaissance I Association Inc

Balance Sheet

As of 05/31/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1001	Enterprise Bk & Tr Op 9849	128,296.67			128,296.67
1010	Cadence: Operating; 0402	84,334.20			84,334.20
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1201	Enterprise Bk & Tr Res 1359		390,053.54		390,053.54
1202	Centennial ICS;0450; .35%		1,686,068.26		1,686,068.26
1205	Centennial:RSV CK;0468;.10%		19,142.50		19,142.50
1210	Centennial;RVSMM;0450;.05%		100,014.66		100,014.66
1265	Cad:Escrow Dep;0485	22,500.00			22,500.00
1280	Interfund Transfer	361.12			361.12
1290	Interfund Transfer		(361.12)		(361.12)
1310	Assessments Receivable	29,713.35			29,713.35
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1320	AR- Other	6,054.38			6,054.38
1610	Prepaid Insurance	143,570.86			143,570.86
1620	Prepaid Expenses	5,309.02			5,309.02
1630	Prepaid Payroll	11,000.00			11,000.00
	TOTAL ASSETS	689,414.31	2,194,917.84	.00	2,884,332.15
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	36,242.62			36,242.62
3050	Deferred Revenue	142,443.49			142,443.49
3310	Prepaid Owner Assessments	117,691.32			117,691.32
3340	Sales Tax Payable	861.15			861.15
3345	Tourist Tax Payable	170.44			170.44
3350	Rental-Move In Deposits	21,500.00			21,500.00
3360	Contra	286.27			286.27
3400	Deferred Expenses	61,876.70			61,876.70
	Subtotal Current Liab.	381,071.99	.00	.00	381,071.99

Renaissance I Association Inc
 Balance Sheet
 As of 05/31/22

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		2,502,992.93		2,502,992.93
5130	Furniture, Fixtures & Equipmen		(3,397.28)		(3,397.28)
5150	Mechanical & Electrical		(5,000.00)		(5,000.00)
5300	Building Restoration/Painting		(121,050.92)		(121,050.92)
5405	Ext. Building Elements		(569.67)		(569.67)
5410	Misc. Building Components		(52,833.66)		(52,833.66)
5420	Site Improvements		(4,419.55)		(4,419.55)
5430	Garage Elements		(121,684.51)		(121,684.51)
5490	Reserves Interest-Current		880.50		880.50
	Subtotal Reserves	.00	2,194,917.84	.00	2,194,917.84
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)	37,406.11	.00	.00	37,406.11
	Subtotal Equity	308,342.32	.00	.00	308,342.32
	TOTAL LIABILITIES & EQUITY	689,414.31	2,194,917.84	.00	2,884,332.15
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Renaissance I Association Inc
Reserve Statement

As of 5/31/2022

	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	3397.28 \$	(3,397.28)
5150 Mechanical & Electrical	0.00	0.00	5000.00 \$	(5,000.00)
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	52,833.66 \$	(52,833.66)
5415 Bldg Services Elements	0.00	0.00	0.00 \$	-
5420 Site Improvements	0.00	0.00	4,419.55 \$	(4,419.55)
5430 Garage Elements	0.00	0.00	121,684.51 \$	(121,684.51)
5490 Reserves Interest-Current	0.00	880.50	0.00	880.50
Subtotal Reserves	<u>2,276,263.93</u>	<u>227,609.50</u>	<u>308,955.59</u>	<u>2,194,917.84</u>
TOTAL RESERVES	<u>2,276,263.93</u>	<u>227,609.50</u>	<u>308,955.59</u>	<u>2,194,917.84</u>
Reserve Expenses:				
	Description		Amount	Date
5420 Site Improvements				
Grants Gardens	plant replacement		4,419.55	31-May
5130 Furniture, Fixtures & Equipment				
Sarasot aCarpet & Flooring	Guest Suite Flooring		3397.28	31-May
5150 Mechanical & Electrical				
Slider Engineering	CT Pillars Eng.		5000.00	31-May
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
LPM - Project Management	project management		186.12	31-May
United States Awning	awning		28800.00	31-May
5415 Bldg Services Elements				
5430 Garage Elements				
Crazy Horse Enterprises	1st deposit		15000.00	30-Apr

Crazy Horse Enterprises	progressive pymt	50000.00	31-May
Slider Engineering	garage coating eng	437.50	31-May
Coastal Construction	garage coating	56247.01	31-May
	TOTAL	<hr/> 308,955.59	

Renaissance I Association Inc
Income/Expense Statement
Period: 05/01/22 to 05/31/22

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)	712,182.77	712,883.35	(700.58)	1,710,920.00
06210	Reserve Fees	37,788.16	37,788.17	(.01)	188,940.80	188,940.85	(.05)	453,458.00
06340	Late Fee Income	(35.73)	291.67	(327.40)	852.75	1,458.35	(605.60)	3,500.00
06520	Guest Suite Income	2,976.00	1,666.67	1,309.33	16,206.50	8,333.35	7,873.15	20,000.00
06550	Parking Space Rental Fees	.00	500.00	(500.00)	1,491.30	2,500.00	(1,008.70)	6,000.00
06555	Garage Openers/FOBS	60.00	66.67	(6.67)	520.00	333.35	186.65	800.00
06580	Application Fees Purchase/Ren	(305.00)	183.33	(488.33)	605.00	916.65	(311.65)	2,200.00
06910	Interest Income	.00	25.00	(25.00)	.00	125.00	(125.00)	300.00
06920	Miscellaneous Income	300.00	200.00	100.00	450.00	1,000.00	(550.00)	2,400.00
06940	FL Dept Rev-Coll Allowance	4.86	5.83	(.97)	26.51	29.15	(2.64)	70.00
06990	Allowance for Bad Debt	.00	(1,000.00)	1,000.00	.00	(5,000.00)	5,000.00	(12,000.00)
	Subtotal Income	183,231.78	182,304.01	927.77	921,275.63	911,520.05	9,755.58	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	406.65	(569.35)	976.00
07045	Annual Corporate Report	.00	5.08	5.08	70.00	25.40	(44.60)	61.00
07100	Insurance	20,510.13	19,416.67	(1,093.46)	102,550.62	97,083.35	(5,467.27)	233,000.00
07140	Prof. Fees - Audit/Acctg	.00	.00	.00	5,491.00	6,735.00	1,244.00	6,735.00
07145	Professional Fees	.00	291.67	291.67	.00	1,458.35	1,458.35	3,500.00
07150	Prof. Fees - Legal	.00	1,000.00	1,000.00	8,766.65	5,000.00	(3,766.65)	12,000.00
07200	Management Fees	1,716.00	1,716.00	.00	8,408.40	8,580.00	171.60	20,592.00
07240	Miscellaneous	113.95	37.50	(76.45)	653.04	187.50	(465.54)	450.00
07250	Office: Svc/Supplies/Misc	213.89	333.33	119.44	1,913.46	1,666.65	(246.81)	4,000.00
07255	Copies, Printing & Supplies	89.28	166.67	77.39	544.22	833.35	289.13	2,000.00
07256	Computer Expense	75.00	108.33	33.33	238.75	541.65	302.90	1,300.00
07260	Postage & Printing	1.66	75.00	73.34	120.79	375.00	254.21	900.00
07261	Office Equipment	409.76	416.67	6.91	2,547.95	2,083.35	(464.60)	5,000.00
07300	Federal Income Tax	.00	125.00	125.00	.00	625.00	625.00	1,500.00
07400	Communications-phone,fax inte	2,003.01	1,750.00	(253.01)	10,290.06	8,750.00	(1,540.06)	21,000.00
07420	Website	.00	100.67	100.67	664.40	503.35	(161.05)	1,208.00
07462	Special Events	.00	11.67	11.67	110.13	58.35	(51.78)	140.00
	Administrative	25,132.68	25,635.59	502.91	143,345.47	135,062.95	(8,282.52)	314,512.00

Renaissance I Association Inc

Income/Expense Statement

Period: 05/01/22 to 05/31/22

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	145.85	145.85	350.00
07525	Electrical Repairs	.00	125.00	125.00	.00	625.00	625.00	1,500.00
07600	Landscape Contract	345.00	333.33	(11.67)	1,635.00	1,666.65	31.65	4,000.00
07605	Indoor Plants	314.92	338.75	23.83	1,574.60	1,693.75	119.15	4,065.00
07610	Additional Plants/Mulch,Repot	.00	133.33	133.33	419.96	666.65	246.69	1,600.00
07800	Tree Trimming/Fertilization	.00	270.83	270.83	.00	1,354.15	1,354.15	3,250.00
	Grounds	659.92	1,230.41	570.49	3,629.56	6,152.05	2,522.49	14,765.00
Maintenance								
08011	Ext Building Repairs	.00	375.00	375.00	.00	1,875.00	1,875.00	4,500.00
08012	Interior Repairs	610.74	500.00	(110.74)	7,021.50	2,500.00	(4,521.50)	6,000.00
08013	Hot Water Repairs	.00	500.00	500.00	3,773.44	2,500.00	(1,273.44)	6,000.00
08014	Water Softener Treat/Repairs	350.00	166.67	(183.33)	350.00	833.35	483.35	2,000.00
08015	Electrical Repairs	.00	333.33	333.33	.00	1,666.65	1,666.65	4,000.00
08016	Locks & Keys	.00	125.00	125.00	69.55	625.00	555.45	1,500.00
08018	Misc Materials	161.47	75.00	(86.47)	1,485.84	375.00	(1,110.84)	900.00
08019	Misc Equipment Repair	.00	83.33	83.33	139.00	416.65	277.65	1,000.00
08060	Elevator Contract/Repairs	2,523.82	2,916.67	392.85	25,297.14	14,583.35	(10,713.79)	35,000.00
08065	Elevator Cabs Interior	.00	333.33	333.33	.00	1,666.65	1,666.65	4,000.00
08066	Elevator Permits	.00	25.00	25.00	.00	125.00	125.00	300.00
08085	Fire Pump & Sprinkler Repairs	1,544.11	625.00	(919.11)	2,447.22	3,125.00	677.78	7,500.00
08090	Fire Alarm Maintenance	.00	500.00	500.00	684.05	2,500.00	1,815.95	6,000.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	3,125.00	3,125.00	7,500.00
08092	Burglar Alarm Monitoring	80.09	37.50	(42.59)	80.09	187.50	107.41	450.00
08100	HVAC Maintenance	693.00	659.33	(33.67)	1,988.45	3,296.65	1,308.20	7,912.00
08105	HVAC Repairs	.00	666.67	666.67	377.89	3,333.35	2,955.46	8,000.00
08110	Janitorial Service	330.45	441.67	111.22	2,376.32	2,208.35	(167.97)	5,300.00
08115	Overhead Doors	699.60	29.17	(670.43)	1,195.10	145.85	(1,049.25)	350.00
08120	Generator Contract/Repairs	.00	166.67	166.67	.00	833.35	833.35	2,000.00
08125	Fuel-Generator	.00	33.33	33.33	18.24	166.65	148.41	400.00
08130	Parking Garage Lights	.00	12.50	12.50	.00	62.50	62.50	150.00
08135	Parking Structure Maintenance	300.00	291.67	(8.33)	470.00	1,458.35	988.35	3,500.00
08136	Light Bulbs & Fixtures	(111.49)	200.00	311.49	1,256.32	1,000.00	(256.32)	2,400.00
08137	Guest Room Expenses	.00	58.33	58.33	232.09	291.65	59.56	700.00
08140	Water Treatment Contract-Towe	360.00	366.67	6.67	1,800.00	1,833.35	33.35	4,400.00
08160	Booster Pump Maint/Repair	450.00	500.00	50.00	3,686.69	2,500.00	(1,186.69)	6,000.00
08165	Compactor/Chutes Cleaning/R&M	900.17	1,166.67	266.50	4,500.85	5,833.35	1,332.50	14,000.00
08166	Tools, Supplies & Equip	.00	50.00	50.00	.00	250.00	250.00	600.00
08167	Equipment Rental	.00	8.33	8.33	.00	41.65	41.65	100.00

Renaissance I Association Inc
Income/Expense Statement
Period: 05/01/22 to 05/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08170	Mileage Reimbursement	.00	16.67	16.67	.00	83.35	83.35	200.00
08175	Common Area Floor Maint	.00	758.33	758.33	900.00	3,791.65	2,891.65	9,100.00
08200	Painting	750.00	208.33	(541.67)	1,500.00	1,041.65	(458.35)	2,500.00
08210	Carpet Maintenance	3,259.00	791.67	(2,467.33)	4,896.36	3,958.35	(938.01)	9,500.00
08220	Pest Control: Int./Ext.	350.00	375.00	25.00	1,750.00	1,875.00	125.00	4,500.00
08225	Termite Protection	.00	59.50	59.50	714.00	297.50	(416.50)	714.00
08240	Plumbing Repairs	.00	1,666.67	1,666.67	2,121.00	8,333.35	6,212.35	20,000.00
08241	Backflow Certification	.00	.00	.00	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	1,875.00	743.00	4,500.00
08270	Security Cameras & Equip.	.00	291.67	291.67	123.05	1,458.35	1,335.30	3,500.00
08271	Security Access Door Repairs	.00	175.00	175.00	80.09	875.00	794.91	2,100.00
08290	Window Cleaning	.00	829.17	829.17	765.00	4,145.85	3,380.85	9,950.00
08295	Dryer Duct Cleaning	.00	916.67	916.67	.00	4,583.35	4,583.35	11,000.00
	Maintenance	13,250.96	18,335.52	5,084.56	74,249.01	93,418.60	19,169.59	221,767.00
Pool & Recreation								
08350	Equipment Repair - Fitness	.00	250.00	250.00	.00	1,250.00	1,250.00	3,000.00
08355	Recreation Expense	16.77	83.33	66.56	(82.02)	416.65	498.67	1,000.00
08400	Pool Contract	540.00	540.00	.00	2,700.00	2,700.00	.00	6,480.00
08410	Pool Permit	.00	56.25	56.25	.00	281.25	281.25	675.00
08420	Pool Equipment & Repairs	862.24	350.00	(512.24)	4,064.10	1,750.00	(2,314.10)	4,200.00
08435	Fitness Maintenance Contract	145.00	48.33	(96.67)	290.00	241.65	(48.35)	580.00
	Pool & Recreation	1,564.01	1,327.91	(236.10)	6,972.08	6,639.55	(332.53)	15,935.00
Utilities								
08620	Electric Usage	11,000.00	9,166.67	(1,833.33)	50,242.84	45,833.35	(4,409.49)	110,000.00
08640	Gas-Hot Water	2,146.27	2,833.33	687.06	13,236.70	14,166.65	929.95	34,000.00
08645	Gas- Pool & Spa	546.41	958.33	411.92	6,276.29	4,791.65	(1,484.64)	11,500.00
08660	Cable Television	9,779.52	13,333.33	3,553.81	48,477.92	66,666.65	18,188.73	160,000.00
08680	Trash Removal	1,414.75	1,583.33	168.58	8,576.49	7,916.65	(659.84)	19,000.00
08700	Water & Sewer	19,827.54	18,750.00	(1,077.54)	96,235.72	93,750.00	(2,485.72)	225,000.00
	Utilities	44,714.49	46,624.99	1,910.50	223,045.96	233,124.95	10,078.99	559,500.00

