

Renaissance I Association, Inc.

Financial Statements

**For the Month and
Six
Month Period
Ended
June 30, 2022**

(Unaudited)

Renaissance I Association Inc

Balance Sheet
 As of 06/30/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1001	Enterprise Bk & Tr Op 9849	102,261.56			102,261.56
1010	Cadence: Operating; 0402	79,481.00			79,481.00
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%		1,681,142.64		1,681,142.64
1205	Centennial:RSV CK;0468;.10%		19,144.07		19,144.07
1210	Centennial;RVSMM;0450;.05%		100,028.77		100,028.77
1265	Cad:Escrow Dep;0485	23,500.00			23,500.00
1280	Interfund Transfer	636.76			636.76
1290	Interfund Transfer		(636.76)		(636.76)
1310	Assessments Receivable	29,569.79			29,569.79
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1320	AR- Other	6,054.38			6,054.38
1610	Prepaid Insurance	123,060.74			123,060.74
1620	Prepaid Expenses	8,945.53			8,945.53
1630	Prepaid Payroll	11,000.00			11,000.00
	TOTAL ASSETS	642,784.47	2,189,732.26	.00	2,832,516.73
		=====	=====	=====	=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	32,452.76			32,452.76
3310	Prepaid Owner Assessments	222,440.08			222,440.08
3340	Sales Tax Payable	913.49			913.49
3345	Tourist Tax Payable	356.65			356.65
3350	Rental-Move In Deposits	23,500.00			23,500.00
3360	Contra	286.27			286.27
3400	Deferred Expenses	42,512.10			42,512.10
	Subtotal Current Liab.	322,461.35	.00	.00	322,461.35

Renaissance I Association Inc
 Balance Sheet
 As of 06/30/22

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		(10,162.50)		(10,162.50)
5300	Building Restoration/Painting		(121,050.92)		(121,050.92)
5405	Ext. Building Elements		(569.67)		(569.67)
5410	Misc. Building Components		(53,109.30)		(53,109.30)
5420	Site Improvements		(4,419.55)		(4,419.55)
5430	Garage Elements		(121,684.51)		(121,684.51)
5490	Reserves Interest-Current		1,133.06		1,133.06
	Subtotal Reserves	.00	2,189,732.26	.00	2,189,732.26
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)	49,386.91	.00	.00	49,386.91
	Subtotal Equity	320,323.12	.00	.00	320,323.12
	TOTAL LIABILITIES & EQUITY	642,784.47	2,189,732.26	.00	2,832,516.73

Renaissance I Association Inc
Reserve Statement

As of 6/30/2022

	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	3397.28 \$	(3,397.28)
5150 Mechanical & Electrical	0.00	0.00	10162.50 \$	(10,162.50)
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	53,109.30 \$	(53,109.30)
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	1,133.06	0.00	1,133.06
Subtotal Reserves	2,276,263.93	227,862.06	314,393.73	2,189,732.26
TOTAL RESERVES	2,276,263.93	227,862.06	314,393.73	2,189,732.26

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
Slider Engineering	CT Pillars Eng.	5162.50	30-Jun
5300 Building Restoration/Painting			
L & T Brother Inc.	painting	19400.00	3-Jan
Crazy Horse Enterprices	bldg repairs	16261.92	1-Feb
Vics Paint/Reconstruction	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
LPM - Project Management	project management	207.37	30-Jun
LPM - Project Management	project management	68.27	30-Jun

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 314,393.73

Renaissance I Association Inc

Income/Expense Statement

Period: 06/01/22 to 06/30/22

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)	854,626.26	855,460.02	(833.76)	1,710,920.00
06210	Reserve Fees	37,788.16	37,788.17	(.01)	226,728.96	226,729.02	(.06)	453,458.00
06340	Late Fee Income	.00	291.67	(291.67)	852.75	1,750.02	(897.27)	3,500.00
06520	Guest Suite Income	3,723.80	1,666.67	2,057.13	19,930.30	10,000.02	9,930.28	20,000.00
06550	Parking Space Rental Fees	.00	500.00	(500.00)	1,491.30	3,000.00	(1,508.70)	6,000.00
06555	Garage Openers/FOBS	280.00	66.67	213.33	800.00	400.02	399.98	800.00
06580	Application Fees Purchase/Ren	340.00	183.33	156.67	945.00	1,099.98	(154.98)	2,200.00
06910	Interest Income	.00	25.00	(25.00)	.00	150.00	(150.00)	300.00
06920	Miscellaneous Income	150.00	200.00	(50.00)	600.00	1,200.00	(600.00)	2,400.00
06940	FL Dept Rev-Coll Allowance	5.21	5.83	(.62)	31.72	34.98	(3.26)	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	184,730.66	182,304.01	2,426.65	1,106,006.29	1,093,824.06	12,182.23	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	487.98	(488.02)	976.00
07045	Annual Corporate Report	.00	5.08	5.08	70.00	30.48	(39.52)	61.00
07100	Insurance	20,510.12	19,416.67	(1,093.45)	123,060.74	116,500.02	(6,560.72)	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	1,750.02	1,750.02	3,500.00
07150	Prof. Fees - Legal	.00	1,000.00	1,000.00	8,766.65	6,000.00	(2,766.65)	12,000.00
07200	Management Fees	1,716.00	1,716.00	.00	10,124.40	10,296.00	171.60	20,592.00
07240	Miscellaneous	.00	37.50	37.50	653.04	225.00	(428.04)	450.00
07250	Office: Svc/Supplies/Misc	244.62	333.33	88.71	2,158.08	1,999.98	(158.10)	4,000.00
07255	Copies, Printing & Supplies	99.97	166.67	66.70	644.19	1,000.02	355.83	2,000.00
07256	Computer Expense	.00	108.33	108.33	238.75	649.98	411.23	1,300.00
07260	Postage & Printing	1.35	75.00	73.65	122.14	450.00	327.86	900.00
07261	Office Equipment	337.79	416.67	78.88	2,885.74	2,500.02	(385.72)	5,000.00
07300	Federal Income Tax	.00	125.00	125.00	.00	750.00	750.00	1,500.00
07400	Communications-phone,fax inte	2,489.48	1,750.00	(739.48)	12,779.54	10,500.00	(2,279.54)	21,000.00
07420	Website	.00	100.67	100.67	664.40	604.02	(60.38)	1,208.00
07462	Special Events	35.08	11.67	(23.41)	145.21	70.02	(75.19)	140.00
	Administrative	25,434.41	25,635.59	201.18	168,779.88	160,698.54	(8,081.34)	314,512.00

Renaissance I Association Inc

Income/Expense Statement
Period: 06/01/22 to 06/30/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
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	.00	750.00	750.00	1,500.00
07600	Landscape Contract	345.00	333.33	(11.67)	1,980.00	1,999.98	19.98	4,000.00
07605	Indoor Plants	314.92	338.75	23.83	1,889.52	2,032.50	142.98	4,065.00
07610	Additional Plants/Mulch,Repot	.00	133.33	133.33	419.96	799.98	380.02	1,600.00
07800	Tree Trimming/Fertilization	.00	270.83	270.83	.00	1,624.98	1,624.98	3,250.00
Grounds		659.92	1,230.41	570.49	4,289.48	7,382.46	3,092.98	14,765.00
Maintenance								
08011	Ext Building Repairs	.00	375.00	375.00	.00	2,250.00	2,250.00	4,500.00
08012	Interior Repairs	850.00	500.00	(350.00)	7,871.50	3,000.00	(4,871.50)	6,000.00
08013	Hot Water Repairs	.00	500.00	500.00	3,773.44	3,000.00	(773.44)	6,000.00
08014	Water Softener Treat/Repairs	873.17	166.67	(706.50)	1,223.17	1,000.02	(223.15)	2,000.00
08015	Electrical Repairs	.00	333.33	333.33	.00	1,999.98	1,999.98	4,000.00
08016	Locks & Keys	84.00	125.00	41.00	153.55	750.00	596.45	1,500.00
08018	Misc Materials	444.61	75.00	(369.61)	1,930.45	450.00	(1,480.45)	900.00
08019	Misc Equipment Repair	.00	83.33	83.33	139.00	499.98	360.98	1,000.00
08060	Elevator Contract/Repairs	2,523.82	2,916.67	392.85	27,820.96	17,500.02	(10,320.94)	35,000.00
08065	Elevator Cabs Interior	.00	333.33	333.33	.00	1,999.98	1,999.98	4,000.00
08066	Elevator Permits	225.00	25.00	(200.00)	225.00	150.00	(75.00)	300.00
08085	Fire Pump & Sprinkler Repairs	.00	625.00	625.00	2,447.22	3,750.00	1,302.78	7,500.00
08090	Fire Alarm Maintenance	29.47	500.00	470.53	713.52	3,000.00	2,286.48	6,000.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	3,750.00	3,750.00	7,500.00
08092	Burglar Alarm Monitoring	.00	37.50	37.50	80.09	225.00	144.91	450.00
08100	HVAC Maintenance	693.00	659.33	(33.67)	2,681.45	3,955.98	1,274.53	7,912.00
08105	HVAC Repairs	200.00	666.67	466.67	577.89	4,000.02	3,422.13	8,000.00
08110	Janitorial Service	306.20	441.67	135.47	2,682.52	2,650.02	(32.50)	5,300.00
08115	Overhead Doors	.00	29.17	29.17	1,195.10	175.02	(1,020.08)	350.00
08120	Generator Contract/Repairs	.00	166.67	166.67	.00	1,000.02	1,000.02	2,000.00
08125	Fuel-Generator	.00	33.33	33.33	18.24	199.98	181.74	400.00
08130	Parking Garage Lights	.00	12.50	12.50	.00	75.00	75.00	150.00
08135	Parking Structure Maintenance	.00	291.67	291.67	470.00	1,750.02	1,280.02	3,500.00
08136	Light Bulbs & Fixtures	679.24	200.00	(479.24)	1,935.56	1,200.00	(735.56)	2,400.00
08137	Guest Room Expenses	.00	58.33	58.33	232.09	349.98	117.89	700.00
08140	Water Treatment Contract-Towe	378.00	366.67	(11.33)	2,178.00	2,200.02	22.02	4,400.00
08160	Booster Pump Maint/Repair	.00	500.00	500.00	3,686.69	3,000.00	(686.69)	6,000.00
08165	Compactor/Chutes Cleaning/R&M	1,487.80	1,166.67	(321.13)	5,988.65	7,000.02	1,011.37	14,000.00
08166	Tools, Supplies & Equip	.00	50.00	50.00	.00	300.00	300.00	600.00
08167	Equipment Rental	.00	8.33	8.33	.00	49.98	49.98	100.00
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

Renaissance I Association Inc

Income/Expense Statement
Period: 06/01/22 to 06/30/22

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
08200	Painting	.00	208.33	208.33	1,500.00	1,249.98	(250.02)	2,500.00
08210	Carpet Maintenance	.00	791.67	791.67	4,896.36	4,750.02	(146.34)	9,500.00
08220	Pest Control: Int./Ext.	406.70	375.00	(31.70)	2,156.70	2,250.00	93.30	4,500.00
08225	Termite Protection	.00	59.50	59.50	714.00	357.00	(357.00)	714.00
08240	Plumbing Repairs	855.00	1,666.67	811.67	2,976.00	10,000.02	7,024.02	20,000.00
08241	Backflow Certification	175.00	.00	(175.00)	1,192.73	1,741.00	548.27	1,741.00
08250	Roof PM,Repairs & Safety Insp	.00	375.00	375.00	1,132.00	2,250.00	1,118.00	4,500.00
08270	Security Cameras & Equip.	363.08	291.67	(71.41)	486.13	1,750.02	1,263.89	3,500.00
08271	Security Access Door Repairs	.00	175.00	175.00	80.09	1,050.00	969.91	2,100.00
08290	Window Cleaning	5,707.50	829.17	(4,878.33)	6,472.50	4,975.02	(1,497.48)	9,950.00
08295	Dryer Duct Cleaning	.00	916.67	916.67	.00	5,500.02	5,500.02	11,000.00
	Maintenance	17,181.59	18,335.52	1,153.93	91,430.60	111,754.12	20,323.52	221,767.00
Pool & Recreation								
08350	Equipment Repair - Fitness	203.36	250.00	46.64	203.36	1,500.00	1,296.64	3,000.00
08355	Recreation Expense	16.77	83.33	66.56	(65.25)	499.98	565.23	1,000.00
08400	Pool Contract	540.00	540.00	.00	3,240.00	3,240.00	.00	6,480.00
08410	Pool Permit	675.00	56.25	(618.75)	675.00	337.50	(337.50)	675.00
08420	Pool Equipment & Repairs	98.31	350.00	251.69	4,162.41	2,100.00	(2,062.41)	4,200.00
08435	Fitness Maintenance Contract	.00	48.33	48.33	290.00	289.98	(.02)	580.00
	Pool & Recreation	1,533.44	1,327.91	(205.53)	8,505.52	7,967.46	(538.06)	15,935.00
Utilities								
08620	Electric Usage	14,574.03	9,166.67	(5,407.36)	64,816.87	55,000.02	(9,816.85)	110,000.00
08640	Gas-Hot Water	2,097.01	2,833.33	736.32	15,333.71	16,999.98	1,666.27	34,000.00
08645	Gas- Pool & Spa	284.74	958.33	673.59	6,561.03	5,749.98	(811.05)	11,500.00
08660	Cable Television	9,779.52	13,333.33	3,553.81	58,257.44	79,999.98	21,742.54	160,000.00
08680	Trash Removal	1,493.28	1,583.33	90.05	10,069.77	9,499.98	(569.79)	19,000.00
08700	Water & Sewer	22,288.75	18,750.00	(3,538.75)	118,524.47	112,500.00	(6,024.47)	225,000.00
	Utilities	50,517.33	46,624.99	(3,892.34)	273,563.29	279,749.94	6,186.65	559,500.00

