

**Renaissance I
Association, Inc.**

Financial Statements

**For the Month and
Two
Month Period
Ended
February 28, 2023**

(Unaudited)

Renaissance I Association Inc

Balance Sheet

As of 02/28/23

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1001	Enterprise Bk & Tr Op 9849	590,323.51			590,323.51
1010	Cadence: Operating; 0402	61,413.71			61,413.71
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1202	Centennial ICS;0450;.55%		1,682,571.00		1,682,571.00
1205	Centennial:RSV CK;0468;.10%		18,024.06		18,024.06
1210	Centennial;RVSMM;0450;.05%		125,142.68		125,142.68
1265	Cad.Escrow Dep;0485	23,500.00			23,500.00
1275	Interfund Transfer: Insurance	(534,559.70)			(534,559.70)
1277	Interfund Transfer: Insurance		534,559.70		534,559.70
1280	Interfund Transfer	(134,293.19)			(134,293.19)
1290	Interfund Transfer		134,293.19		134,293.19
1310	Assessments Receivable	22,270.49			22,270.49
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1610	Prepaid Insurance	445,937.25			445,937.25
1620	Prepaid Expenses	4,232.00			4,232.00
1630	Prepaid Payroll	11,000.00			11,000.00
	TOTAL ASSETS	748,098.78	2,494,590.63	.00	3,242,689.41

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	63,680.24			63,680.24
3050	Deferred Revenue	154,035.49			154,035.49
3310	Prepaid Owner Assessments	98,745.35			98,745.35
3340	Sales Tax Payable	882.21			882.21
3345	Tourist Tax Payable	773.52			773.52
3350	Rental-Move In Deposits	29,500.00			29,500.00
3360	Contra	(500.00)			(500.00)
3400	Deferred Expenses	18,617.00			18,617.00
	Subtotal Current Liab.	365,733.81	.00	.00	365,733.81

Renaissance I Association Inc
 Balance Sheet
 As of 02/28/23

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		2,495,137.95		2,495,137.95
5150	Mechanical & Electrical		(8,575.66)		(8,575.66)
5490	Reserves Interest-Current		8,028.34		8,028.34
	Subtotal Reserves	.00	2,494,590.63	.00	2,494,590.63
EQUITY:					
5510	Prior Years Fund Balance	357,023.38			357,023.38
5512	EV Charging Station	22,500.00			22,500.00
5516	Prior Period Adjustment	(992.00)			(992.00)
	Current Year Net Income/(Loss)	3,833.59	.00	.00	3,833.59
	Subtotal Equity	382,364.97	.00	.00	382,364.97
	TOTAL LIABILITIES & EQUITY	748,098.78	2,494,590.63	.00	3,242,689.41
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Renaissance I Association Inc
 Reserve Statement
 As of 02/28/23

		BEGINNING OF YEAR	YTD NET INCR/(DECR)	AVAILABLE BALANCE
RESERVES:				
5150	Mechanical & Electrical	0.00	(8,575.66)	(8,575.66)
5350	Pooled Reserves	2,360,939.70	134,198.25	2,495,137.95
5490	Reserves Interest-Current	0.00	8,028.34	8,028.34
	Subtotal Reserves	2,360,939.70	133,650.93	2,494,590.63
	TOTAL RESERVES	2,360,939.70	133,650.93	2,494,590.63
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Renaissance I Association Inc

Income/Expense Statement
 Period: 02/01/23 to 02/28/23

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06200	Assessment Fees	154,035.49	154,035.42	.07	308,070.98	308,070.84	.14	1,848,425.00
06210	Reserve Fees	44,732.75	44,732.75	.00	89,465.50	89,465.50	.00	536,793.00
06340	Late Fee Income	.00	208.33	(208.33)	(96.51)	416.66	(513.17)	2,500.00
06520	Guest Suite Income	8,565.00	2,250.00	6,315.00	8,715.00	4,500.00	4,215.00	27,000.00
06550	Parking Space Rental Fees	447.50	416.67	30.83	807.50	833.34	(25.84)	5,000.00
06555	Garage Openers/FOBS	180.00	83.33	96.67	280.00	166.66	113.34	1,000.00
06580	Application Fees Purchase/Ren	635.00	175.00	460.00	635.00	350.00	285.00	2,100.00
06920	Miscellaneous Income	.00	100.00	(100.00)	150.00	200.00	(50.00)	1,200.00
06940	FL Dept Rev-Coll Allowance	.00	6.25	(6.25)	.00	12.50	(12.50)	75.00
06990	Allowance for Bad Debt	.00	(500.00)	500.00	.00	(1,000.00)	1,000.00	(6,000.00)
	Subtotal Income	208,595.74	201,507.75	7,087.99	408,027.47	403,015.50	5,011.97	2,418,093.00

EXPENSES

Administrative

07020	Dues/Licenses/Permits	.00	33.33	33.33	.00	66.66	66.66	400.00
07040	Fees Payable to Division	.00	.00	.00	976.00	976.00	.00	976.00
07045	Annual Corporate Report	.00	5.83	5.83	70.00	11.66	(58.34)	70.00
07100	Insurance	44,640.81	27,083.33	(17,557.48)	89,274.45	54,166.66	(35,107.79)	325,000.00
07140	Prof. Fees - Audit/Acctg	.00	583.33	583.33	.00	1,166.66	1,166.66	7,000.00
07145	Professional Fees	.00	166.67	166.67	.00	333.34	333.34	2,000.00
07150	Prof. Fees - Legal	.00	1,000.00	1,000.00	284.90	2,000.00	1,715.10	12,000.00
07200	Management Fees	1,887.58	1,887.58	.00	3,775.16	3,775.16	.00	22,651.00
07240	Miscellaneous	187.25	66.67	(120.58)	337.25	133.34	(203.91)	800.00
07250	Office: Svc/Supplies/Misc	351.49	375.00	23.51	1,575.55	750.00	(825.55)	4,500.00
07255	Copies, Printing & Supplies	73.30	125.00	51.70	208.40	250.00	41.60	1,500.00
07256	Computer Expense	43.85	83.33	39.48	43.85	166.66	122.81	1,000.00
07260	Postage & Printing	.00	58.33	58.33	.00	116.66	116.66	700.00
07261	Office Equipment	248.16	458.33	210.17	935.46	916.66	(18.80)	5,500.00
07300	Federal Income Tax	.00	41.67	41.67	.00	83.34	83.34	500.00
07400	Communications-phone,fax,inte	2,707.63	1,916.67	(790.96)	4,693.03	3,833.34	(859.69)	23,000.00
07420	Website	.00	125.00	125.00	1,248.15	250.00	(998.15)	1,500.00
07462	Special Events	.00	16.67	16.67	95.07	33.34	(61.73)	200.00
	Administrative	50,140.07	34,026.74	(16,113.33)	103,517.27	69,029.48	(34,487.79)	409,297.00

Renaissance I Association Inc

Income/Expense Statement

Period: 02/01/23 to 02/28/23

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Grounds								
07520	Irrigation: Maint/Repr/Svc/Su	.00	12.50	12.50	.00	25.00	25.00	150.00
07525	Electrical Repairs	.00	41.67	41.67	.00	83.34	83.34	500.00
07600	Landscape Contract	315.00	400.00	85.00	630.00	800.00	170.00	4,800.00
07605	Indoor Plants	325.97	350.67	24.70	651.94	701.34	49.40	4,208.00
07610	Additional Plants/Mulch,Repot	.00	166.67	166.67	.00	333.34	333.34	2,000.00
07800	Tree Trimming/Fertilization	.00	316.67	316.67	.00	633.34	633.34	3,800.00
Grounds		640.97	1,288.18	647.21	1,281.94	2,576.36	1,294.42	15,458.00
Maintenance								
08011	Ext Building Repairs	.00	125.00	125.00	.00	250.00	250.00	1,500.00
08012	Interior Repairs	.00	708.33	708.33	.00	1,416.66	1,416.66	8,500.00
08013	Hot Water Repairs	.00	375.00	375.00	.00	750.00	750.00	4,500.00
08014	Water Softener Treat/Repairs	585.00	183.33	(401.67)	585.00	366.66	(218.34)	2,200.00
08015	Electrical Repairs	.00	166.67	166.67	.00	333.34	333.34	2,000.00
08016	Locks & Keys	.00	37.50	37.50	52.97	75.00	22.03	450.00
08018	Misc Materials	.00	233.33	233.33	161.67	466.66	304.99	2,800.00
08019	Misc Equipment Repair	.00	45.83	45.83	.00	91.66	91.66	550.00
08060	Elevator Contract/Repairs	.00	3,333.33	3,333.33	.00	6,666.66	6,666.66	40,000.00
08065	Elevator Cabs Interior	.00	250.00	250.00	.00	500.00	500.00	3,000.00
08066	Elevator Permits	.00	33.33	33.33	.00	66.66	66.66	400.00
08085	Fire Pump & Sprinkler Repairs	.00	375.00	375.00	.00	750.00	750.00	4,500.00
08090	Fire Alarm Maintenance	.00	266.67	266.67	(176.55)	533.34	709.89	3,200.00
08091	Fire Alarm Inspection	250.00	600.00	350.00	250.00	1,200.00	950.00	7,200.00
08092	Burglar Alarm Monitoring	.00	37.50	37.50	80.09	75.00	(5.09)	450.00
08100	HVAC Maintenance	9,873.00	658.33	(9,214.67)	10,566.00	1,316.66	(9,249.34)	7,900.00
08105	HVAC Repairs	.00	333.33	333.33	.00	666.66	666.66	4,000.00
08110	Janitorial Service	1,012.13	416.67	(595.46)	1,299.57	833.34	(466.23)	5,000.00
08115	Overhead Doors	.00	100.00	100.00	.00	200.00	200.00	1,200.00
08120	Generator Contract/Repairs	.00	166.67	166.67	.00	333.34	333.34	2,000.00
08125	Fuel-Generator	.00	37.50	37.50	.00	75.00	75.00	450.00
08130	Parking Garage Lights	.00	8.33	8.33	.00	16.66	16.66	100.00
08135	Parking Structure Maintenance	.00	150.00	150.00	.00	300.00	300.00	1,800.00
08136	Light Bulbs & Fixtures	(150.00)	291.67	441.67	298.81	583.34	284.53	3,500.00
08137	Guest Room Expenses	20.98	41.67	20.69	20.98	83.34	62.36	500.00
08140	Water Treatment Contract-Towe	378.00	391.67	13.67	758.00	783.34	27.34	4,700.00
08160	Booster Pump Maint/Repair	.00	500.00	500.00	450.00	1,000.00	550.00	6,000.00
08165	Compactor/Chutes Cleaning/R&M	900.17	1,250.00	349.83	1,800.34	2,500.00	699.66	15,000.00
08166	Tools, Supplies & Equip	.00	58.33	58.33	.00	116.66	116.66	700.00
08175	Common Area Floor Maint	.00	833.33	833.33	.00	1,666.66	1,666.66	10,000.00
08200	Painting	.00	208.33	208.33	.00	416.66	416.66	2,500.00
08210	Carpet Maintenance	.00	833.33	833.33	781.39	1,666.66	885.27	10,000.00

Renaissance I Association Inc

Income/Expense Statement

Period: 02/01/23 to 02/28/23

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08220	Pest Control: Int/Ext.	350.00	375.00	25.00	700.00	750.00	50.00	4,500.00
08225	Termite Protection	.00	71.67	71.67	.00	143.34	143.34	860.00
08240	Plumbing Repairs	.00	1,000.00	1,000.00	.00	2,000.00	2,000.00	12,000.00
08241	Backflow Certification	190.00	108.33	(81.67)	190.00	216.66	26.66	1,300.00
08250	Roof PM,Repairs & Safety Insp	.00	375.00	375.00	.00	750.00	750.00	4,500.00
08270	Security Cameras & Equip.	.00	250.00	250.00	66.55	500.00	433.45	3,000.00
08271	Security Access Door Repairs	.00	83.33	83.33	.00	166.66	166.66	1,000.00
08290	Window Cleaning	880.00	952.50	72.50	880.00	1,905.00	1,025.00	11,430.00
	Maintenance	14,289.28	16,265.81	1,976.53	18,762.82	32,531.62	13,768.80	195,190.00
Pool & Recreation								
08350	Equipment Repair - Fitness	2,050.97	166.67	(1,884.30)	2,050.97	333.34	(1,717.63)	2,000.00
08355	Recreation Expense	16.77	33.33	16.56	33.54	66.66	33.12	400.00
08400	Pool Contract	600.00	625.00	25.00	1,280.04	1,250.00	(30.04)	7,500.00
08410	Pool Permit	.00	56.25	56.25	.00	112.50	112.50	675.00
08420	Pool Equipment & Repairs	.00	458.33	458.33	309.54	916.66	607.12	5,500.00
08435	Fitness Maintenance Contract	.00	48.33	48.33	.00	96.66	96.66	580.00
	Pool & Recreation	2,667.74	1,387.91	(1,279.83)	3,674.09	2,775.82	(898.27)	16,655.00
Utilities								
08620	Electric Usage	11,038.65	11,666.67	628.02	21,551.22	23,333.34	1,782.12	140,000.00
08640	Gas-Hot Water	2,475.57	2,666.67	191.10	5,358.71	5,333.34	(25.37)	32,000.00
08645	Gas- Pool & Spa	1,291.90	1,041.67	(250.23)	2,708.28	2,083.34	(624.94)	12,500.00
08660	Cable Television	9,779.52	10,333.33	553.81	19,559.04	20,666.66	1,107.62	124,000.00
08680	Trash Removal	1,477.89	1,654.17	176.28	3,315.09	3,308.34	(6.75)	19,850.00
08700	Water & Sewer	19,545.92	20,916.67	1,370.75	39,622.44	41,833.34	2,210.90	251,000.00
	Utilities	45,609.45	48,279.18	2,669.73	92,114.78	96,558.36	4,443.58	579,350.00

Renaissance I Association Inc

Income/Expense Statement

Period: 02/01/23 to 02/28/23

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Other								
09110	Salaries & Wages	29,190.96	30,077.00	886.04	56,151.96	60,154.00	4,002.04	360,924.00
09115	Employee Uniforms	.00	41.67	41.67	.00	83.34	83.34	500.00
09120	Group Insurance-Employees	1,586.48	1,500.00	(86.48)	3,894.14	3,000.00	(894.14)	18,000.00
09125	Staff Training	.00	4.17	4.17	.00	8.34	8.34	50.00
09310	Security Services	8,439.60	20,250.00	11,810.40	28,253.38	40,500.00	12,246.62	243,000.00
09760	Master Assoc Dues-Rosemary PL	3,539.00	3,573.00	34.00	7,078.00	7,146.00	68.00	42,876.00
09970	Transfer to Reserves	44,732.75	44,732.75	.00	89,465.50	89,465.50	.00	536,793.00
	Other	87,488.79	100,178.59	12,689.80	184,842.98	200,357.18	15,514.20	1,202,143.00
	TOTAL EXPENSES	200,836.30	201,426.41	590.11	404,193.88	403,828.82	(365.06)	2,418,093.00
	Current Year Net Income/(loss)	7,759.44	81.34	7,678.10	3,833.59	(813.32)	4,646.91	.00
		7,759.44	81.34	7,678.10	3,833.59	(813.32)	4,646.91	.00