

**Renaissance I  
Association, Inc.**

**Financial Statements**

For the Month and  
One  
Month Period  
Ended  
January 31, 2023

(Unaudited)

**Renaissance I Association Inc**  
 Balance Sheet  
 As of 01/31/23

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1001	Enterprise Bk & Tr Op 9849	667,764.47			667,764.47
1010	Cadence: Operating; 0402	73,515.64			73,515.64
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1202	Centennial ICS;0450;.55%		1,678,876.78		1,678,876.78
1205	Centennial:RSV CK;0468;.10%		18,587.67		18,587.67
1210	Centennial;RVSM;0450;.05%		125,156.39		125,156.39
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	(133,728.19)			(133,728.19)
1290	Interfund Transfer		133,728.19		133,728.19
1310	Assessments Receivable	37,281.59			37,281.59
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1610	Prepaid Insurance	490,013.06			490,013.06
1620	Prepaid Expenses	8,464.00			8,464.00
1630	Prepaid Payroll	11,000.00			11,000.00
	<b>TOTAL ASSETS</b>	<u>901,525.58</u>	<u>2,490,908.73</u>	<u>.00</u>	<u>3,392,434.31</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES:					
3010	Accounts Payable	80,331.00			80,331.00
3050	Deferred Revenue	308,070.98			308,070.98
3310	Prepaid Owner Assessments	94,146.77			94,146.77
3340	Sales Tax Payable	924.54			924.54
3345	Tourist Tax Payable	343.77			343.77
3350	Rental-Move In Deposits	26,500.00			26,500.00
3360	Contra	(500.00)			(500.00)
3400	Deferred Expenses	17,102.99			17,102.99
	<b>Subtotal Current Liab.</b>	<u>526,920.05</u>	<u>.00</u>	<u>.00</u>	<u>526,920.05</u>

**Renaissance I Association Inc**  
 Balance Sheet  
 As of 01/31/23

Account	Description	Operating	Reserves	Other	Totals
<b>RESERVES:</b>					
5350	Pooled Reserves		2,495,137.95		2,495,137.95
5150	Mechanical & Electrical		(8,575.66)		(8,575.66)
5490	Reserves Interest-Current		4,346.44		4,346.44
	Subtotal Reserves	.00	2,490,908.73	.00	2,490,908.73
<b>EQUITY:</b>					
5510	Prior Years Fund Balance	379,523.38			379,523.38
5516	Prior Period Adjustment	(992.00)			(992.00)
	Current Year Net Income/(Loss)	(3,925.85)	.00	.00	(3,925.85)
	Subtotal Equity	374,605.53	.00	.00	374,605.53
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	901,525.58	2,490,908.73	.00	3,392,434.31

**Renaissance I Association Inc**

Reserve Statement

As of 01/31/23

	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	4,346.44	4,346.44
Subtotal Reserves	<u>2,360,939.70</u>	<u>129,969.03</u>	<u>2,490,908.73</u>
TOTAL RESERVES	<u>2,360,939.70</u>	<u>129,969.03</u>	<u>2,490,908.73</u>
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# Renaissance I Association Inc

Income/Expense Statement  
Period: 01/01/23 to 01/31/23

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06200	Assessment Fees	154,035.49	154,035.42	.07	154,035.49	154,035.42	.07	1,848,425.00
06210	Reserve Fees	44,732.75	44,732.75	.00	44,732.75	44,732.75	.00	536,793.00
06340	Late Fee Income	(96.51)	208.33	(304.84)	(96.51)	208.33	(304.84)	2,500.00
06520	Guest Suite Income	150.00	2,250.00	(2,100.00)	150.00	2,250.00	(2,100.00)	27,000.00
06550	Parking Space Rental Fees	360.00	416.67	(56.67)	360.00	416.67	(56.67)	5,000.00
06555	Garage Openers/FOBS	100.00	83.33	16.67	100.00	83.33	16.67	1,000.00
06580	Application Fees Purchase/Ren	.00	175.00	(175.00)	.00	175.00	(175.00)	2,100.00
06920	Miscellaneous Income	150.00	100.00	50.00	150.00	100.00	50.00	1,200.00
06940	FL Dept Rev-Coll Allowance	.00	6.25	(6.25)	.00	6.25	(6.25)	75.00
06990	Allowance for Bad Debt	.00	(500.00)	500.00	.00	(500.00)	500.00	(6,000.00)
	Subtotal Income	199,431.73	201,507.75	(2,076.02)	199,431.73	201,507.75	(2,076.02)	2,418,093.00
EXPENSES								
Administrative								
07020	Dues/Licenses/Permits	.00	33.33	33.33	.00	33.33	33.33	400.00
07040	Fees Payable to Division	976.00	976.00	.00	976.00	976.00	.00	976.00
07045	Annual Corporate Report	70.00	5.83	(64.17)	70.00	5.83	(64.17)	70.00
07100	Insurance	44,633.64	27,083.33	(17,550.31)	44,633.64	27,083.33	(17,550.31)	325,000.00
07140	Prof. Fees - Audit/Acctg	.00	583.33	583.33	.00	583.33	583.33	7,000.00
07145	Professional Fees	.00	166.67	166.67	.00	166.67	166.67	2,000.00
07150	Prof. Fees - Legal	284.90	1,000.00	715.10	284.90	1,000.00	715.10	12,000.00
07200	Management Fees	1,887.58	1,887.58	.00	1,887.58	1,887.58	.00	22,651.00
07240	Miscellaneous	150.00	66.67	(83.33)	150.00	66.67	(83.33)	800.00
07250	Office: Svc/Supplies/Misc	1,224.06	375.00	(849.06)	1,224.06	375.00	(849.06)	4,500.00
07255	Copies, Printing & Supplies	135.10	125.00	(10.10)	135.10	125.00	(10.10)	1,500.00
07256	Computer Expense	.00	83.33	83.33	.00	83.33	83.33	1,000.00
07260	Postage & Printing	.00	58.33	58.33	.00	58.33	58.33	700.00
07261	Office Equipment	687.30	458.33	(228.97)	687.30	458.33	(228.97)	5,500.00
07300	Federal Income Tax	.00	41.67	41.67	.00	41.67	41.67	500.00
07400	Communications-phone,fax inte	1,985.40	1,916.67	(68.73)	1,985.40	1,916.67	(68.73)	23,000.00
07420	Website	1,248.15	125.00	(1,123.15)	1,248.15	125.00	(1,123.15)	1,500.00
07462	Special Events	95.07	16.67	(78.40)	95.07	16.67	(78.40)	200.00
	Administrative	53,377.20	35,002.74	(18,374.46)	53,377.20	35,002.74	(18,374.46)	409,297.00

# Renaissance I Association Inc

Income/Expense Statement  
Period: 01/01/23 to 01/31/23

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	12.50	12.50	150.00
07525	Electrical Repairs	.00	41.67	41.67	.00	41.67	41.67	500.00
07600	Landscape Contract	315.00	400.00	85.00	315.00	400.00	85.00	4,800.00
07605	Indoor Plants	325.97	350.67	24.70	325.97	350.67	24.70	4,208.00
07610	Additional Plants/Mulch,Repot	.00	166.67	166.67	.00	166.67	166.67	2,000.00
07800	Tree Trimming/Fertilization	.00	316.67	316.67	.00	316.67	316.67	3,800.00
Grounds		640.97	1,288.18	647.21	640.97	1,288.18	647.21	15,458.00
Maintenance								
08011	Ext Building Repairs	.00	125.00	125.00	.00	125.00	125.00	1,500.00
08012	Interior Repairs	.00	708.33	708.33	.00	708.33	708.33	8,500.00
08013	Hot Water Repairs	.00	375.00	375.00	.00	375.00	375.00	4,500.00
08014	Water Softener Treat/Repairs	.00	183.33	183.33	.00	183.33	183.33	2,200.00
08015	Electrical Repairs	.00	166.67	166.67	.00	166.67	166.67	2,000.00
08016	Locks & Keys	52.97	37.50	(15.47)	52.97	37.50	(15.47)	450.00
08018	Misc Materials	161.67	233.33	71.66	161.67	233.33	71.66	2,800.00
08019	Misc Equipment Repair	.00	45.83	45.83	.00	45.83	45.83	550.00
08060	Elevator Contract/Repairs	.00	3,333.33	3,333.33	.00	3,333.33	3,333.33	40,000.00
08065	Elevator Cabs Interior	.00	250.00	250.00	.00	250.00	250.00	3,000.00
08066	Elevator Permits	.00	33.33	33.33	.00	33.33	33.33	400.00
08085	Fire Pump & Sprinkler Repairs	.00	375.00	375.00	.00	375.00	375.00	4,500.00
08090	Fire Alarm Maintenance	(176.55)	266.67	443.22	(176.55)	266.67	443.22	3,200.00
08091	Fire Alarm Inspection	.00	600.00	600.00	.00	600.00	600.00	7,200.00
08092	Burglar Alarm Monitoring	80.09	37.50	(42.59)	80.09	37.50	(42.59)	450.00
08100	HVAC Maintenance	693.00	658.33	(34.67)	693.00	658.33	(34.67)	7,900.00
08105	HVAC Repairs	.00	333.33	333.33	.00	333.33	333.33	4,000.00
08110	Janitorial Service	287.44	416.67	129.23	287.44	416.67	129.23	5,000.00
08115	Overhead Doors	.00	100.00	100.00	.00	100.00	100.00	1,200.00
08120	Generator Contract/Repairs	.00	166.67	166.67	.00	166.67	166.67	2,000.00
08125	Fuel-Generator	.00	37.50	37.50	.00	37.50	37.50	450.00
08130	Parking Garage Lights	.00	8.33	8.33	.00	8.33	8.33	100.00
08135	Parking Structure Maintenance	.00	150.00	150.00	.00	150.00	150.00	1,800.00
08136	Light Bulbs & Fixtures	448.81	291.67	(157.14)	448.81	291.67	(157.14)	3,500.00
08137	Guest Room Expenses	.00	41.67	41.67	.00	41.67	41.67	500.00
08140	Water Treatment Contract-Towe	378.00	391.67	13.67	378.00	391.67	13.67	4,700.00
08160	Booster Pump Maint/Repair	450.00	500.00	50.00	450.00	500.00	50.00	6,000.00
08165	Compactor/Chutes Cleaning/R&M	900.17	1,250.00	349.83	900.17	1,250.00	349.83	15,000.00
08166	Tools, Supplies & Equip	.00	58.33	58.33	.00	58.33	58.33	700.00
08175	Common Area Floor Maint	.00	833.33	833.33	.00	833.33	833.33	10,000.00
08200	Painting	.00	208.33	208.33	.00	208.33	208.33	2,500.00
08210	Carpet Maintenance	781.39	833.33	51.94	781.39	833.33	51.94	10,000.00

# Renaissance I Association Inc

Income/Expense Statement  
 Period: 01/01/23 to 01/31/23

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
08220	Pest Control: Int./Ext.	350.00	375.00	25.00	350.00	375.00	25.00	4,500.00
08225	Termite Protection	.00	71.67	71.67	.00	71.67	71.67	860.00
08240	Plumbing Repairs	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	12,000.00
08241	Backflow Certification	.00	108.33	108.33	.00	108.33	108.33	1,300.00
08250	Roof PM,Repairs & Safety Insp	.00	375.00	375.00	.00	375.00	375.00	4,500.00
08270	Security Cameras & Equip.	66.55	250.00	183.45	66.55	250.00	183.45	3,000.00
08271	Security Access Door Repairs	.00	83.33	83.33	.00	83.33	83.33	1,000.00
08290	Window Cleaning	.00	952.50	952.50	.00	952.50	952.50	11,430.00
	Maintenance	4,473.54	16,265.81	11,792.27	4,473.54	16,265.81	11,792.27	195,190.00
Pool & Recreation								
08350	Equipment Repair - Fitness	.00	166.67	166.67	.00	166.67	166.67	2,000.00
08355	Recreation Expense	16.77	33.33	16.56	16.77	33.33	16.56	400.00
08400	Pool Contract	680.04	625.00	(55.04)	680.04	625.00	(55.04)	7,500.00
08410	Pool Permit	.00	56.25	56.25	.00	56.25	56.25	675.00
08420	Pool Equipment & Repairs	309.54	458.33	148.79	309.54	458.33	148.79	5,500.00
08435	Fitness Maintenance Contract	.00	48.33	48.33	.00	48.33	48.33	580.00
	Pool & Recreation	1,006.35	1,387.91	381.56	1,006.35	1,387.91	381.56	16,655.00
Utilities								
08620	Electric Usage	10,512.57	11,666.67	1,154.10	10,512.57	11,666.67	1,154.10	140,000.00
08640	Gas-Hot Water	2,883.14	2,666.67	(216.47)	2,883.14	2,666.67	(216.47)	32,000.00
08645	Gas- Pool & Spa	1,416.38	1,041.67	(374.71)	1,416.38	1,041.67	(374.71)	12,500.00
08660	Cable Television	9,779.52	10,333.33	553.81	9,779.52	10,333.33	553.81	124,000.00
08680	Trash Removal	1,837.20	1,654.17	(183.03)	1,837.20	1,654.17	(183.03)	19,850.00
08700	Water & Sewer	20,076.52	20,916.67	840.15	20,076.52	20,916.67	840.15	251,000.00
	Utilities	46,505.33	48,279.18	1,773.85	46,505.33	48,279.18	1,773.85	579,350.00

