

**Renaissance I
Association, Inc.**

Financial Statements

For the Month and
Ten
Month Period
Ended
October 31, 2022

(Unaudited)

Renaissance I Association Inc

Balance Sheet
 As of 10/31/22

| Account | Description | Operating | Reserves | Other | Totals |
|---------|-----------------------------|------------|--------------|-------|--------------|
| ASSETS | | | | | |
| 1001 | Enterprise Bk & Tr Op 9849 | 346,336.84 | | | 346,336.84 |
| 1010 | Cadence: Operating; 0402 | 81,949.55 | | | 81,949.55 |
| 1030 | Cadence Bank: ICS;.00% | 265,243.05 | | | 265,243.05 |
| 1201 | Enterprise Bk & Tr Res 1359 | | 616,782.54 | | 616,782.54 |
| 1202 | Centennial ICS;0450; .55% | | 1,599,376.45 | | 1,599,376.45 |
| 1205 | Centennial:RSV CK;0468;.10% | | 18,582.98 | | 18,582.98 |
| 1210 | Centennial;RVSM;0450;.05% | | 127,506.17 | | 127,506.17 |
| 1265 | Cad:Escrow Dep;0485 | 23,500.00 | | | 23,500.00 |
| 1280 | Interfund Transfer | 485.06 | | | 485.06 |
| 1290 | Interfund Transfer | | (485.06) | | (485.06) |
| 1310 | Assessments Receivable | 31,607.02 | | | 31,607.02 |
| 1315 | Allowance for Bad Debt | (6,968.34) | | | (6,968.34) |
| 1610 | Prepaid Insurance | 41,020.25 | | | 41,020.25 |
| 1620 | Prepaid Expenses | 10,318.33 | | | 10,318.33 |
| 1630 | Prepaid Payroll | 11,000.00 | | | 11,000.00 |
| | TOTAL ASSETS | 804,491.76 | 2,361,763.08 | .00 | 3,166,254.84 |
| | | ===== | ===== | ===== | ===== |

LIABILITIES & EQUITY

| | | | | | |
|----------------------|-------------------------------|------------|-----|-----|------------|
| CURRENT LIABILITIES: | | | | | |
| 3010 | Accounts Payable | 70,722.77 | | | 70,722.77 |
| 3050 | Deferred Revenue | 284,886.98 | | | 284,886.98 |
| 3310 | Prepaid Owner Assessments | 37,228.79 | | | 37,228.79 |
| 3340 | Sales Tax Payable | 766.15 | | | 766.15 |
| 3345 | Tourist Tax Payable | 292.22 | | | 292.22 |
| 3350 | Rental-Move In Deposits | 22,500.00 | | | 22,500.00 |
| 3360 | Contra | (500.00) | | | (500.00) |
| 3400 | Deferred Expenses | 12,000.00 | | | 12,000.00 |
| | Subtotal Current Liab. | 427,896.91 | .00 | .00 | 427,896.91 |

Renaissance I Association Inc

Balance Sheet
 As of 10/31/22

| Account | Description | Operating | Reserves | Other | Totals |
|------------------|---------------------------------------|-------------------|---------------------|------------|---------------------|
| RESERVES: | | | | | |
| 5350 | Pooled Reserves | | 2,729,721.93 | | 2,729,721.93 |
| 5130 | Furniture, Fixtures & Equipmen | | (4,197.17) | | (4,197.17) |
| 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 | | (71,691.83) | | (71,691.83) |
| 5420 | Site Improvements | | (4,419.55) | | (4,419.55) |
| 5430 | Garage Elements | | (158,799.39) | | (158,799.39) |
| 5490 | Reserves Interest-Current | | 2,932.18 | | 2,932.18 |
| | Subtotal Reserves | .00 | 2,361,763.08 | .00 | 2,361,763.08 |
| 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) | 105,658.64 | .00 | .00 | 105,658.64 |
| | Subtotal Equity | 376,594.85 | .00 | .00 | 376,594.85 |
| | TOTAL LIABILITIES & EQUITY | 804,491.76 | 2,361,763.08 | .00 | 3,166,254.84 |
| | | ===== | ===== | ===== | ===== |

Renaissance I Association Inc
 Reserve Statement
 As of 10/31/22

| | | BEGINNING | YTD | YTD | AVAILABLE |
|-------------------|--------------------------------|--------------|------------|--------------|--------------|
| | | OF YEAR | ALLOCATION | DISBURSEMENT | BALANCE |
| RESERVES: | | | | | |
| 5130 | Furniture, Fixtures & Equipmen | 0.00 | 0.00 | 4,197.17 | (4,197.17) |
| 5150 | Mechanical & Electrical | 0.00 | 18,384.19 | 28,546.69 | (10,162.50) |
| 5300 | Building Restoration/Painting | 0.00 | 0.00 | 121,050.92 | (121,050.92) |
| 5350 | Pooled Reserves | 2,276,263.93 | 453,458.00 | 0.00 | 2,729,721.93 |
| 5405 | Ext. Building Elements | 0.00 | 0.00 | 569.67 | (569.67) |
| 5410 | Misc. Building Components | 0.00 | 479.57 | 72,171.40 | (71,691.83) |
| 5420 | Site Improvements | 0.00 | 0.00 | 4,419.55 | (4,419.55) |
| 5430 | Garage Elements | 0.00 | 16,134.93 | 174,934.32 | (158,799.39) |
| 5490 | Reserves Interest-Current | 0.00 | 2,996.72 | 64.54 | 2,932.18 |
| Subtotal Reserves | | 2,276,263.93 | 491,453.41 | 405,954.26 | 2,361,763.08 |
| TOTAL RESERVES | | 2,276,263.93 | 491,453.41 | 405,954.26 | 2,361,763.08 |

Renaissance I Association Inc

Income/Expense Statement
Period: 10/01/22 to 10/31/22

| Account | Description | Current Period | | | Year-To-Date | | | Yearly |
|----------------|-------------------------------|----------------|------------|------------|--------------|--------------|-------------|--------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| INCOME: | | | | | | | | |
| 06200 | Assessment Fees | 142,443.49 | 142,576.67 | (133.18) | 1,424,400.22 | 1,425,766.70 | (1,366.48) | 1,710,920.00 |
| 06210 | Reserve Fees | 37,788.16 | 37,788.17 | (.01) | 377,881.60 | 377,881.70 | (.10) | 453,458.00 |
| 06340 | Late Fee Income | 1,633.07 | 291.67 | 1,341.40 | 3,777.49 | 2,916.70 | 860.79 | 3,500.00 |
| 06520 | Guest Suite Income | 1,748.00 | 1,666.67 | 81.33 | 25,545.30 | 16,666.70 | 8,878.60 | 20,000.00 |
| 06550 | Parking Space Rental Fees | 945.00 | 500.00 | 445.00 | 2,991.30 | 5,000.00 | (2,008.70) | 6,000.00 |
| 06555 | Garage Openers/FOBS | 60.00 | 66.67 | (6.67) | 1,260.00 | 666.70 | 593.30 | 800.00 |
| 06580 | Application Fees Purchase/Ren | 35.00 | 183.33 | (148.33) | 1,265.00 | 1,833.30 | (568.30) | 2,200.00 |
| 06910 | Interest Income | .00 | 25.00 | (25.00) | .00 | 250.00 | (250.00) | 300.00 |
| 06920 | Miscellaneous Income | .01 | 200.00 | (199.99) | 1,036.28 | 2,000.00 | (963.72) | 2,400.00 |
| 06940 | FL Dept Rev-Coll Allowance | 3.06 | 5.83 | (2.77) | 37.38 | 58.30 | (20.92) | 70.00 |
| 06990 | Allowance for Bad Debt | .00 | (1,000.00) | 1,000.00 | .00 | (10,000.00) | 10,000.00 | (12,000.00) |
| | Subtotal Income | 184,655.79 | 182,304.01 | 2,351.78 | 1,838,194.57 | 1,823,040.10 | 15,154.47 | 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 | 813.30 | (162.70) | 976.00 |
| 07045 | Annual Corporate Report | .00 | 5.08 | 5.08 | 70.00 | 50.80 | (19.20) | 61.00 |
| 07100 | Insurance | 20,510.12 | 19,416.67 | (1,093.45) | 205,101.23 | 194,166.70 | (10,934.53) | 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 | 1,125.00 | 291.67 | (833.33) | 2,875.00 | 2,916.70 | 41.70 | 3,500.00 |
| 07150 | Prof. Fees - Legal | .00 | 1,000.00 | 1,000.00 | 8,766.65 | 10,000.00 | 1,233.35 | 12,000.00 |
| 07200 | Management Fees | 1,716.00 | 1,716.00 | .00 | 16,988.40 | 17,160.00 | 171.60 | 20,592.00 |
| 07240 | Miscellaneous | 255.95 | 37.50 | (218.45) | 1,365.50 | 375.00 | (990.50) | 450.00 |
| 07250 | Office: Svc/Supplies/Misc | 226.03 | 333.33 | 107.30 | 2,935.66 | 3,333.30 | 397.64 | 4,000.00 |
| 07255 | Copies, Printing & Supplies | 130.52 | 166.67 | 36.15 | 1,031.61 | 1,666.70 | 635.09 | 2,000.00 |
| 07256 | Computer Expense | .00 | 108.33 | 108.33 | 238.75 | 1,083.30 | 844.55 | 1,300.00 |
| 07260 | Postage & Printing | .00 | 75.00 | 75.00 | 135.94 | 750.00 | 614.06 | 900.00 |
| 07261 | Office Equipment | 431.16 | 416.67 | (14.49) | 4,729.14 | 4,166.70 | (562.44) | 5,000.00 |
| 07300 | Federal Income Tax | .00 | 125.00 | 125.00 | 185.99 | 1,250.00 | 1,064.01 | 1,500.00 |
| 07400 | Communications-phone,fax inte | 2,148.37 | 1,750.00 | (398.37) | 21,614.88 | 17,500.00 | (4,114.88) | 21,000.00 |
| 07420 | Website | .00 | 100.67 | 100.67 | 1,467.33 | 1,006.70 | (460.63) | 1,208.00 |
| 07462 | Special Events | .00 | 11.67 | 11.67 | 145.21 | 116.70 | (28.51) | 140.00 |
| | Administrative | 26,543.15 | 25,635.59 | (907.56) | 274,118.29 | 263,240.90 | (10,877.39) | 314,512.00 |

Renaissance I Association Inc

Income/Expense Statement
Period: 10/01/22 to 10/31/22

| 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 | 291.70 | 291.70 | 350.00 |
| 07525 | Electrical Repairs | .00 | 125.00 | 125.00 | .00 | 1,250.00 | 1,250.00 | 1,500.00 |
| 07600 | Landscape Contract | 345.00 | 333.33 | (11.67) | 1,965.40 | 3,333.30 | 1,367.90 | 4,000.00 |
| 07605 | Indoor Plants | 314.92 | 338.75 | 23.83 | 3,149.20 | 3,387.50 | 238.30 | 4,065.00 |
| 07610 | Additional Plants/Mulch.Repot | .00 | 133.33 | 133.33 | 1,454.56 | 1,333.30 | (121.26) | 1,600.00 |
| 07800 | Tree Trimming/Fertilization | .00 | 270.83 | 270.83 | 3,658.00 | 2,708.30 | (949.70) | 3,250.00 |
| Grounds | | 659.92 | 1,230.41 | 570.49 | 10,227.16 | 12,304.10 | 2,076.94 | 14,765.00 |
| Maintenance | | | | | | | | |
| 08011 | Ext Building Repairs | .00 | 375.00 | 375.00 | 475.00 | 3,750.00 | 3,275.00 | 4,500.00 |
| 08012 | Interior Repairs | 757.34 | 500.00 | (257.34) | 8,628.84 | 5,000.00 | (3,628.84) | 6,000.00 |
| 08013 | Hot Water Repairs | .00 | 500.00 | 500.00 | 3,773.44 | 5,000.00 | 1,226.56 | 6,000.00 |
| 08014 | Water Softener Treat/Repairs | .00 | 166.67 | 166.67 | 1,148.17 | 1,666.70 | 518.53 | 2,000.00 |
| 08015 | Electrical Repairs | .00 | 333.33 | 333.33 | .00 | 3,333.30 | 3,333.30 | 4,000.00 |
| 08016 | Locks & Keys | 78.97 | 125.00 | 46.03 | 232.52 | 1,250.00 | 1,017.48 | 1,500.00 |
| 08018 | Misc Materials | 124.46 | 75.00 | (49.46) | 2,344.48 | 750.00 | (1,594.48) | 900.00 |
| 08019 | Misc Equipment Repair | .00 | 83.33 | 83.33 | 139.00 | 833.30 | 694.30 | 1,000.00 |
| 08060 | Elevator Contract/Repairs | 3,450.00 | 2,916.67 | (533.33) | 23,699.50 | 29,166.70 | 5,467.20 | 35,000.00 |
| 08065 | Elevator Cabs Interior | .00 | 333.33 | 333.33 | .00 | 3,333.30 | 3,333.30 | 4,000.00 |
| 08066 | Elevator Permits | .00 | 25.00 | 25.00 | 225.00 | 250.00 | 25.00 | 300.00 |
| 08085 | Fire Pump & Sprinkler Repairs | .00 | 625.00 | 625.00 | 2,447.22 | 6,250.00 | 3,802.78 | 7,500.00 |
| 08090 | Fire Alarm Maintenance | 45.00 | 500.00 | 455.00 | 738.52 | 5,000.00 | 4,261.48 | 6,000.00 |
| 08091 | Fire Alarm Inspection | 8,270.11 | 625.00 | (7,645.11) | 8,270.11 | 6,250.00 | (2,020.11) | 7,500.00 |
| 08092 | Burglar Alarm Monitoring | 538.99 | 37.50 | (501.49) | 699.17 | 375.00 | (324.17) | 450.00 |
| 08100 | HVAC Maintenance | 693.00 | 659.33 | (33.67) | 5,453.43 | 6,593.30 | 1,139.87 | 7,912.00 |
| 08105 | HVAC Repairs | .00 | 666.67 | 666.67 | 816.55 | 6,666.70 | 5,850.15 | 8,000.00 |
| 08110 | Janitorial Service | 649.42 | 441.67 | (207.75) | 4,218.95 | 4,416.70 | 197.75 | 5,300.00 |
| 08115 | Overhead Doors | .00 | 29.17 | 29.17 | 1,195.10 | 291.70 | (903.40) | 350.00 |
| 08120 | Generator Contract/Repairs | .00 | 166.67 | 166.67 | 3,033.54 | 1,666.70 | (1,366.84) | 2,000.00 |
| 08125 | Fuel-Generator | .00 | 33.33 | 33.33 | 18.24 | 333.30 | 315.06 | 400.00 |
| 08130 | Parking Garage Lights | .00 | 12.50 | 12.50 | .00 | 125.00 | 125.00 | 150.00 |
| 08135 | Parking Structure Maintenance | .00 | 291.67 | 291.67 | 470.00 | 2,916.70 | 2,446.70 | 3,500.00 |
| 08136 | Light Bulbs & Fixtures | 194.07 | 200.00 | 5.93 | 2,512.65 | 2,000.00 | (512.65) | 2,400.00 |
| 08137 | Guest Room Expenses | .00 | 58.33 | 58.33 | 232.09 | 583.30 | 351.21 | 700.00 |
| 08140 | Water Treatment Contract-Towe | .00 | 366.67 | 366.67 | 3,312.00 | 3,666.70 | 354.70 | 4,400.00 |
| 08160 | Booster Pump Maint/Repair | 450.00 | 500.00 | 50.00 | 6,991.36 | 5,000.00 | (1,991.36) | 6,000.00 |
| 08165 | Compactor/Chutes Cleaning/R&M | 900.17 | 1,166.67 | 266.50 | 9,904.75 | 11,666.70 | 1,761.95 | 14,000.00 |
| 08166 | Tools, Supplies & Equip | .00 | 50.00 | 50.00 | .00 | 500.00 | 500.00 | 600.00 |
| 08167 | Equipment Rental | .00 | 8.33 | 8.33 | .00 | 83.30 | 83.30 | 100.00 |
| 08170 | Mileage Reimbursement | .00 | 16.67 | 16.67 | .00 | 166.70 | 166.70 | 200.00 |
| 08175 | Common Area Floor Maint | .00 | 758.33 | 758.33 | 3,181.50 | 7,583.30 | 4,401.80 | 9,100.00 |

Renaissance I Association Inc

Income/Expense Statement
Period: 10/01/22 to 10/31/22

| 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 | 2,083.30 | 583.30 | 2,500.00 |
| 08210 | Carpet Maintenance | .00 | 791.67 | 791.67 | 6,384.72 | 7,916.70 | 1,531.98 | 9,500.00 |
| 08220 | Pest Control: Int./Ext. | 350.00 | 375.00 | 25.00 | 3,556.70 | 3,750.00 | 193.30 | 4,500.00 |
| 08225 | Termite Protection | .00 | 59.50 | 59.50 | 714.00 | 595.00 | (119.00) | 714.00 |
| 08240 | Plumbing Repairs | 525.00 | 1,666.67 | 1,141.67 | 4,669.00 | 16,666.70 | 11,997.70 | 20,000.00 |
| 08241 | Backflow Certification | .00 | .00 | .00 | 1,192.73 | 1,741.00 | 548.27 | 1,741.00 |
| 08250 | Roof PM,Repairs & Safety Insp | 1,500.00 | 375.00 | (1,125.00) | 2,632.00 | 3,750.00 | 1,118.00 | 4,500.00 |
| 08270 | Security Cameras & Equip. | .00 | 291.67 | 291.67 | 486.13 | 2,916.70 | 2,430.57 | 3,500.00 |
| 08271 | Security Access Door Repairs | .00 | 175.00 | 175.00 | 80.09 | 1,750.00 | 1,669.91 | 2,100.00 |
| 08290 | Window Cleaning | .00 | 829.17 | 829.17 | 7,237.50 | 8,291.70 | 1,054.20 | 9,950.00 |
| 08295 | Dryer Duct Cleaning | .00 | 916.67 | 916.67 | .00 | 9,166.70 | 9,166.70 | 11,000.00 |
| | Maintenance | 18,526.53 | 18,335.52 | (191.01) | 122,614.00 | 185,096.20 | 62,482.20 | 221,767.00 |
| Pool & Recreation | | | | | | | | |
| 08350 | Equipment Repair - Fitness | 517.62 | 250.00 | (267.62) | 720.98 | 2,500.00 | 1,779.02 | 3,000.00 |
| 08355 | Recreation Expense | 191.77 | 83.33 | (108.44) | 297.99 | 833.30 | 535.31 | 1,000.00 |
| 08400 | Pool Contract | 890.00 | 540.00 | (350.00) | 5,750.00 | 5,400.00 | (350.00) | 6,480.00 |
| 08410 | Pool Permit | .00 | 56.25 | 56.25 | 675.00 | 562.50 | (112.50) | 675.00 |
| 08420 | Pool Equipment & Repairs | 855.42 | 350.00 | (505.42) | 5,242.84 | 3,500.00 | (1,742.84) | 4,200.00 |
| 08435 | Fitness Maintenance Contract | .00 | 48.33 | 48.33 | 290.00 | 483.30 | 193.30 | 580.00 |
| | Pool & Recreation | 2,454.81 | 1,327.91 | (1,126.90) | 12,976.81 | 13,279.10 | 302.29 | 15,935.00 |
| Utilities | | | | | | | | |
| 08620 | Electric Usage | 11,028.39 | 9,166.67 | (1,861.72) | 114,846.76 | 91,666.70 | (23,180.06) | 110,000.00 |
| 08640 | Gas-Hot Water | 3,715.67 | 2,833.33 | (882.34) | 24,305.91 | 28,333.30 | 4,027.39 | 34,000.00 |
| 08645 | Gas- Pool & Spa | 368.05 | 958.33 | 590.28 | 7,673.59 | 9,583.30 | 1,909.71 | 11,500.00 |
| 08660 | Cable Television | 9,779.52 | 13,333.33 | 3,553.81 | 97,375.52 | 133,333.30 | 35,957.78 | 160,000.00 |
| 08680 | Trash Removal | 1,493.28 | 1,583.33 | 90.05 | 15,271.27 | 15,833.30 | 562.03 | 19,000.00 |
| 08700 | Water & Sewer | 16,979.37 | 18,750.00 | 1,770.63 | 190,103.90 | 187,500.00 | (2,603.90) | 225,000.00 |
| | Utilities | 43,364.28 | 46,624.99 | 3,260.71 | 449,576.95 | 466,249.90 | 16,672.95 | 559,500.00 |

Renaissance I Association Inc

Income/Expense Statement
 Period: 10/01/22 to 10/31/22

| Account | Description | Current Period | | | Year-To-Date | | | Yearly |
|---------|--------------------------------|----------------|------------|------------|--------------|--------------|------------|--------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Other | | | | | | | | |
| 09110 | Salaries & Wages | 24,280.32 | 27,101.67 | 2,821.35 | 254,012.92 | 271,016.70 | 17,003.78 | 325,220.00 |
| 09115 | Employee Uniforms | .00 | 133.33 | 133.33 | 195.50 | 1,333.30 | 1,137.80 | 1,600.00 |
| 09120 | Group Insurance-Employees | 2,915.01 | 2,472.92 | (442.09) | 19,433.40 | 24,729.20 | 5,295.80 | 29,675.00 |
| 09125 | Staff Training | .00 | 8.33 | 8.33 | 10.00 | 83.30 | 73.30 | 100.00 |
| 09310 | Security Services | 25,234.41 | 17,500.00 | (7,734.41) | 177,222.60 | 175,000.00 | (2,222.60) | 210,000.00 |
| 09760 | Master Assoc Dues-Rosemary PL | 3,426.67 | 3,426.33 | (.34) | 34,266.70 | 34,263.30 | (3.40) | 41,116.00 |
| 09970 | Transfer to Reserves | 37,788.16 | 37,788.17 | .01 | 377,881.60 | 377,881.70 | .10 | 453,458.00 |
| | Other | 93,644.57 | 88,430.75 | (5,213.82) | 863,022.72 | 884,307.50 | 21,284.78 | 1,061,169.00 |
| | TOTAL EXPENSES | 185,193.26 | 181,585.17 | (3,608.09) | 1,732,535.93 | 1,824,477.70 | 91,941.77 | 2,187,648.00 |
| | Current Year Net Income/(loss) | (537.47) | 718.84 | (1,256.31) | 105,658.64 | (1,437.60) | 107,096.24 | .00 |
| | | ===== | | | | | | |