

**Renaissance I
Association, Inc.**

Financial Statements

For the Month and
Eleven
Month Period
Ended
November 30, 2022

(Unaudited)

Renaissance I Association Inc
 Balance Sheet
 As of 11/30/22

| Account | Description | Operating | Reserves | Other | Totals |
|---------------|-----------------------------|-------------------|---------------------|------------|---------------------|
| ASSETS | | | | | |
| 1001 | Enterprise Bk & Tr Op 9849 | 248,287.57 | | | 248,287.57 |
| 1010 | Cadence: Operating; 0402 | 83,904.26 | | | 83,904.26 |
| 1030 | Cadence Bank: ICS;.00% | 265,243.05 | | | 265,243.05 |
| 1202 | Centennial ICS;0450; .55% | | 1,987,271.20 | | 1,987,271.20 |
| 1205 | Centennial:RSV CK;0468;.10% | | 18,584.51 | | 18,584.51 |
| 1210 | Centennial;RVSM;0450;.05% | | 351,899.90 | | 351,899.90 |
| 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 | 18,802.51 | | | 18,802.51 |
| 1315 | Allowance for Bad Debt | (6,968.34) | | | (6,968.34) |
| 1610 | Prepaid Insurance | 20,510.13 | | | 20,510.13 |
| 1620 | Prepaid Expenses | 6,198.67 | | | 6,198.67 |
| 1630 | Prepaid Payroll | 11,000.00 | | | 11,000.00 |
| | TOTAL ASSETS | <u>670,962.91</u> | <u>2,357,270.55</u> | <u>.00</u> | <u>3,028,233.46</u> |
| | | ===== | ===== | ===== | ===== |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

| | | | | | |
|------|-------------------------------|-------------------|------------|------------|-------------------|
| 3010 | Accounts Payable | 30,095.66 | | | 30,095.66 |
| 3050 | Deferred Revenue | 142,442.89 | | | 142,442.89 |
| 3310 | Prepaid Owner Assessments | 38,650.79 | | | 38,650.79 |
| 3340 | Sales Tax Payable | 819.70 | | | 819.70 |
| 3345 | Tourist Tax Payable | 244.23 | | | 244.23 |
| 3350 | Rental-Move In Deposits | 24,500.00 | | | 24,500.00 |
| 3360 | Contra | (500.00) | | | (500.00) |
| 3400 | Deferred Expenses | 41,928.89 | | | 41,928.89 |
| | Subtotal Current Liab. | <u>278,182.16</u> | <u>.00</u> | <u>.00</u> | <u>278,182.16</u> |

Renaissance I Association Inc
 Balance Sheet
 As of 11/30/22

| 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 | | (78,681.83) | | (78,681.83) |
| 5420 | Site Improvements | | (4,419.55) | | (4,419.55) |
| 5430 | Garage Elements | | (158,799.39) | | (158,799.39) |
| 5490 | Reserves Interest-Current | | 5,429.65 | | 5,429.65 |
| | Subtotal Reserves | .00 | 2,357,270.55 | .00 | 2,357,270.55 |
| 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) | 121,844.54 | .00 | .00 | 121,844.54 |
| | Subtotal Equity | 392,780.75 | .00 | .00 | 392,780.75 |
| | TOTAL LIABILITIES & EQUITY | 670,962.91 | 2,357,270.55 | .00 | 3,028,233.46 |

Renaissance I Association Inc

Income/Expense Statement
Period: 11/01/22 to 11/30/22

| 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) | 1,566,843.71 | 1,568,343.37 | (1,499.66) | 1,710,920.00 |
| 06210 | Reserve Fees | 37,788.16 | 37,788.17 | (.01) | 415,669.76 | 415,669.87 | (.11) | 453,458.00 |
| 06340 | Late Fee Income | (326.47) | 291.67 | (618.14) | 3,451.02 | 3,208.37 | 242.65 | 3,500.00 |
| 06520 | Guest Suite Income | 2,760.00 | 1,666.67 | 1,093.33 | 28,305.30 | 18,333.37 | 9,971.93 | 20,000.00 |
| 06550 | Parking Space Rental Fees | 765.00 | 500.00 | 265.00 | 3,756.30 | 5,500.00 | (1,743.70) | 6,000.00 |
| 06555 | Garage Openers/FOBS | 20.00 | 66.67 | (46.67) | 1,280.00 | 733.37 | 546.63 | 800.00 |
| 06580 | Application Fees Purchase/Ren | 550.00 | 183.33 | 366.67 | 1,815.00 | 2,016.63 | (201.63) | 2,200.00 |
| 06910 | Interest Income | .00 | 25.00 | (25.00) | .00 | 275.00 | (275.00) | 300.00 |
| 06920 | Miscellaneous Income | .00 | 200.00 | (200.00) | 1,036.28 | 2,200.00 | (1,163.72) | 2,400.00 |
| 06940 | FL Dept Rev-Coll Allowance | 4.83 | 5.83 | (1.00) | 42.21 | 64.13 | (21.92) | 70.00 |
| 06990 | Allowance for Bad Debt | .00 | (1,000.00) | 1,000.00 | .00 | (11,000.00) | 11,000.00 | (12,000.00) |
| | Subtotal Income | 184,005.01 | 182,304.01 | 1,701.00 | 2,022,199.58 | 2,005,344.11 | 16,855.47 | 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 | 894.63 | (81.37) | 976.00 |
| 07045 | Annual Corporate Report | .00 | 5.08 | 5.08 | 70.00 | 55.88 | (14.12) | 61.00 |
| 07100 | Insurance | 20,510.12 | 19,416.67 | (1,093.45) | 225,611.35 | 213,583.37 | (12,027.98) | 233,000.00 |
| 07140 | Prof. Fees - Audit/Acctg | 1,500.00 | .00 | (1,500.00) | 6,991.00 | 6,735.00 | (256.00) | 6,735.00 |
| 07145 | Professional Fees | 750.00 | 291.67 | (458.33) | 3,625.00 | 3,208.37 | (416.63) | 3,500.00 |
| 07150 | Prof. Fees - Legal | 880.00 | 1,000.00 | 120.00 | 9,646.65 | 11,000.00 | 1,353.35 | 12,000.00 |
| 07200 | Management Fees | 1,716.00 | 1,716.00 | .00 | 18,704.40 | 18,876.00 | 171.60 | 20,592.00 |
| 07240 | Miscellaneous | .00 | 37.50 | 37.50 | 1,365.50 | 412.50 | (953.00) | 450.00 |
| 07250 | Office: Svc/Supplies/Misc | 272.74 | 333.33 | 60.59 | 3,208.40 | 3,666.63 | 458.23 | 4,000.00 |
| 07255 | Copies, Printing & Supplies | 152.94 | 166.67 | 13.73 | 1,184.55 | 1,833.37 | 648.82 | 2,000.00 |
| 07256 | Computer Expense | 289.00 | 108.33 | (180.67) | 527.75 | 1,191.63 | 663.88 | 1,300.00 |
| 07260 | Postage & Printing | 120.00 | 75.00 | (45.00) | 255.94 | 825.00 | 569.06 | 900.00 |
| 07261 | Office Equipment | 366.99 | 416.67 | 49.68 | 5,096.13 | 4,583.37 | (512.76) | 5,000.00 |
| 07300 | Federal Income Tax | (185.99) | 125.00 | 310.99 | .00 | 1,375.00 | 1,375.00 | 1,500.00 |
| 07400 | Communications-phone,fax inte | 2,884.65 | 1,750.00 | (1,134.65) | 24,499.53 | 19,250.00 | (5,249.53) | 21,000.00 |
| 07420 | Website | .00 | 100.67 | 100.67 | 1,467.33 | 1,107.37 | (359.96) | 1,208.00 |
| 07462 | Special Events | .00 | 11.67 | 11.67 | 145.21 | 128.37 | (16.84) | 140.00 |
| | Administrative | 29,256.45 | 25,635.59 | (3,620.86) | 303,374.74 | 288,876.49 | (14,498.25) | 314,512.00 |

Renaissance I Association Inc

Income/Expense Statement
Period: 11/01/22 to 11/30/22

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|-------------|-------------------------------|----------------|----------|------------|--------------|-----------|------------|---------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| Grounds | | | | | | | | |
| 07520 | Irrigation: Maint/Repr/Svc/Su | 137.12 | 29.17 | (107.95) | 137.12 | 320.87 | 183.75 | 350.00 |
| 07525 | Electrical Repairs | .00 | 125.00 | 125.00 | .00 | 1,375.00 | 1,375.00 | 1,500.00 |
| 07600 | Landscape Contract | 315.00 | 333.33 | 18.33 | 2,280.40 | 3,666.63 | 1,386.23 | 4,000.00 |
| 07605 | Indoor Plants | 314.92 | 338.75 | 23.83 | 3,464.12 | 3,726.25 | 262.13 | 4,065.00 |
| 07610 | Additional Plants/Mulch,Repot | .00 | 133.33 | 133.33 | 1,454.56 | 1,466.63 | 12.07 | 1,600.00 |
| 07800 | Tree Trimming/Fertilization | .00 | 270.83 | 270.83 | 3,658.00 | 2,979.13 | (678.87) | 3,250.00 |
| Grounds | | 767.04 | 1,230.41 | 463.37 | 10,994.20 | 13,534.51 | 2,540.31 | 14,765.00 |
| Maintenance | | | | | | | | |
| 08011 | Ext Building Repairs | .00 | 375.00 | 375.00 | 475.00 | 4,125.00 | 3,650.00 | 4,500.00 |
| 08012 | Interior Repairs | 450.00 | 500.00 | 50.00 | 9,078.84 | 5,500.00 | (3,578.84) | 6,000.00 |
| 08013 | Hot Water Repairs | .00 | 500.00 | 500.00 | 3,773.44 | 5,500.00 | 1,726.56 | 6,000.00 |
| 08014 | Water Softener Treat/Repairs | 540.00 | 166.67 | (373.33) | 1,688.17 | 1,833.37 | 145.20 | 2,000.00 |
| 08015 | Electrical Repairs | .00 | 333.33 | 333.33 | .00 | 3,666.63 | 3,666.63 | 4,000.00 |
| 08016 | Locks & Keys | .00 | 125.00 | 125.00 | 232.52 | 1,375.00 | 1,142.48 | 1,500.00 |
| 08018 | Misc Materials | 170.72 | 75.00 | (95.72) | 2,515.20 | 825.00 | (1,690.20) | 900.00 |
| 08019 | Misc Equipment Repair | .00 | 83.33 | 83.33 | 139.00 | 916.63 | 777.63 | 1,000.00 |
| 08060 | Elevator Contract/Repairs | 3,200.00 | 2,916.67 | (283.33) | 26,899.50 | 32,083.37 | 5,183.87 | 35,000.00 |
| 08065 | Elevator Cabs Interior | .00 | 333.33 | 333.33 | .00 | 3,666.63 | 3,666.63 | 4,000.00 |
| 08066 | Elevator Permits | .00 | 25.00 | 25.00 | 225.00 | 275.00 | 50.00 | 300.00 |
| 08085 | Fire Pump & Sprinkler Repairs | .00 | 625.00 | 625.00 | 2,447.22 | 6,875.00 | 4,427.78 | 7,500.00 |
| 08090 | Fire Alarm Maintenance | .00 | 500.00 | 500.00 | 738.52 | 5,500.00 | 4,761.48 | 6,000.00 |
| 08091 | Fire Alarm Inspection | .00 | 625.00 | 625.00 | 8,270.11 | 6,875.00 | (1,395.11) | 7,500.00 |
| 08092 | Burglar Alarm Monitoring | .00 | 37.50 | 37.50 | 699.17 | 412.50 | (286.67) | 450.00 |
| 08100 | HVAC Maintenance | 692.99 | 659.33 | (33.66) | 6,146.42 | 7,252.63 | 1,106.21 | 7,912.00 |
| 08105 | HVAC Repairs | .00 | 666.67 | 666.67 | 816.55 | 7,333.37 | 6,516.82 | 8,000.00 |
| 08110 | Janitorial Service | 490.90 | 441.67 | (49.23) | 4,709.85 | 4,858.37 | 148.52 | 5,300.00 |
| 08115 | Overhead Doors | .00 | 29.17 | 29.17 | 1,195.10 | 320.87 | (874.23) | 350.00 |
| 08120 | Generator Contract/Repairs | .00 | 166.67 | 166.67 | 3,033.54 | 1,833.37 | (1,200.17) | 2,000.00 |
| 08125 | Fuel-Generator | .00 | 33.33 | 33.33 | 18.24 | 366.63 | 348.39 | 400.00 |
| 08130 | Parking Garage Lights | .00 | 12.50 | 12.50 | .00 | 137.50 | 137.50 | 150.00 |
| 08135 | Parking Structure Maintenance | .00 | 291.67 | 291.67 | 470.00 | 3,208.37 | 2,738.37 | 3,500.00 |
| 08136 | Light Bulbs & Fixtures | .00 | 200.00 | 200.00 | 2,512.65 | 2,200.00 | (312.65) | 2,400.00 |
| 08137 | Guest Room Expenses | 208.47 | 58.33 | (150.14) | 440.56 | 641.63 | 201.07 | 700.00 |
| 08140 | Water Treatment Contract-Towe | 756.00 | 366.67 | (389.33) | 4,068.00 | 4,033.37 | (34.63) | 4,400.00 |
| 08160 | Booster Pump Maint/Repair | .00 | 500.00 | 500.00 | 6,991.36 | 5,500.00 | (1,491.36) | 6,000.00 |
| 08165 | Compactor/Chutes Cleaning/R&M | 900.17 | 1,166.67 | 266.50 | 10,804.92 | 12,833.37 | 2,028.45 | 14,000.00 |
| 08166 | Tools, Supplies & Equip | .00 | 50.00 | 50.00 | .00 | 550.00 | 550.00 | 600.00 |
| 08167 | Equipment Rental | .00 | 8.33 | 8.33 | .00 | 91.63 | 91.63 | 100.00 |
| 08170 | Mileage Reimbursement | .00 | 16.67 | 16.67 | .00 | 183.37 | 183.37 | 200.00 |
| 08175 | Common Area Floor Maint | 1,800.00 | 758.33 | (1,041.67) | 4,981.50 | 8,341.63 | 3,360.13 | 9,100.00 |

Renaissance I Association Inc

Income/Expense Statement
Period: 11/01/22 to 11/30/22

| 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 | 2,291.63 | 791.63 | 2,500.00 |
| 08210 | Carpet Maintenance | 3,259.00 | 791.67 | (2,467.33) | 9,643.72 | 8,708.37 | (935.35) | 9,500.00 |
| 08220 | Pest Control: Int./Ext. | 350.00 | 375.00 | 25.00 | 3,906.70 | 4,125.00 | 218.30 | 4,500.00 |
| 08225 | Termite Protection | .00 | 59.50 | 59.50 | 714.00 | 654.50 | (59.50) | 714.00 |
| 08240 | Plumbing Repairs | .00 | 1,666.67 | 1,666.67 | 4,669.00 | 18,333.37 | 13,664.37 | 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 | 575.00 | 375.00 | (200.00) | 3,207.00 | 4,125.00 | 918.00 | 4,500.00 |
| 08270 | Security Cameras & Equip. | .00 | 291.67 | 291.67 | 486.13 | 3,208.37 | 2,722.24 | 3,500.00 |
| 08271 | Security Access Door Repairs | .00 | 175.00 | 175.00 | 80.09 | 1,925.00 | 1,844.91 | 2,100.00 |
| 08290 | Window Cleaning | .00 | 829.17 | 829.17 | 7,237.50 | 9,120.87 | 1,883.37 | 9,950.00 |
| 08295 | Dryer Duct Cleaning | .00 | 916.67 | 916.67 | .00 | 10,083.37 | 10,083.37 | 11,000.00 |
| | Maintenance | 13,393.25 | 18,335.52 | 4,942.27 | 136,007.25 | 203,431.72 | 67,424.47 | 221,767.00 |
| Pool & Recreation | | | | | | | | |
| 08350 | Equipment Repair - Fitness | .00 | 250.00 | 250.00 | 720.98 | 2,750.00 | 2,029.02 | 3,000.00 |
| 08355 | Recreation Expense | 161.77 | 83.33 | (78.44) | 459.76 | 916.63 | 456.87 | 1,000.00 |
| 08400 | Pool Contract | 540.00 | 540.00 | .00 | 6,290.00 | 5,940.00 | (350.00) | 6,480.00 |
| 08410 | Pool Permit | .00 | 56.25 | 56.25 | 675.00 | 618.75 | (56.25) | 675.00 |
| 08420 | Pool Equipment & Repairs | .00 | 350.00 | 350.00 | 5,242.84 | 3,850.00 | (1,392.84) | 4,200.00 |
| 08435 | Fitness Maintenance Contract | .00 | 48.33 | 48.33 | 290.00 | 531.63 | 241.63 | 580.00 |
| | Pool & Recreation | 701.77 | 1,327.91 | 626.14 | 13,678.58 | 14,607.01 | 928.43 | 15,935.00 |
| Utilities | | | | | | | | |
| 08620 | Electric Usage | 11,449.88 | 9,166.67 | (2,283.21) | 126,296.64 | 100,833.37 | (25,463.27) | 110,000.00 |
| 08640 | Gas-Hot Water | 924.06 | 2,833.33 | 1,909.27 | 25,229.97 | 31,166.63 | 5,936.66 | 34,000.00 |
| 08645 | Gas- Pool & Spa | 420.19 | 958.33 | 538.14 | 8,093.78 | 10,541.63 | 2,447.85 | 11,500.00 |
| 08660 | Cable Television | 9,779.52 | 13,333.33 | 3,553.81 | 107,155.04 | 146,666.63 | 39,511.59 | 160,000.00 |
| 08680 | Trash Removal | 669.52 | 1,583.33 | 913.81 | 15,940.79 | 17,416.63 | 1,475.84 | 19,000.00 |
| 08700 | Water & Sewer | 15,992.53 | 18,750.00 | 2,757.47 | 206,096.43 | 206,250.00 | 153.57 | 225,000.00 |
| | Utilities | 39,235.70 | 46,624.99 | 7,389.29 | 488,812.65 | 512,874.89 | 24,062.24 | 559,500.00 |

