

**Renaissance I Association Inc**  
 Balance Sheet  
 As of 12/31/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1001	Enterprise Bk & Tr Op 9849	222,596.25			222,596.25
1010	Cadence: Operating; 0402	75,517.24			75,517.24
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1202	Centennial ICS;0450; .55%		2,217,687.22		2,217,687.22
1205	Centennial:RSV CK;0468;.10%		18,586.09		18,586.09
1210	Centennial;RVSM;0450;.05%		125,151.45		125,151.45
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	14,936.72			14,936.72
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1620	Prepaid Expenses	13,672.00			13,672.00
1630	Prepaid Payroll	11,000.00			11,000.00
1645	Prepaid Health Insurance	971.67			971.67
	<b>TOTAL ASSETS</b>	<u>620,953.65</u>	<u>2,360,939.70</u>	<u>.00</u>	<u>2,981,893.35</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES:					
3010	Accounts Payable	82,751.67			82,751.67
3310	Prepaid Owner Assessments	89,973.40			89,973.40
3340	Sales Tax Payable	888.84			888.84
3345	Tourist Tax Payable	336.27			336.27
3350	Rental-Move In Deposits	26,500.00			26,500.00
3360	Contra	(500.00)			(500.00)
3400	Deferred Expenses	42,184.23			42,184.23
	<b>Subtotal Current Liab.</b>	<u>242,134.41</u>	<u>.00</u>	<u>.00</u>	<u>242,134.41</u>

**Renaissance I Association Inc**  
 Balance Sheet  
 As of 12/31/22

Account	Description	Operating	Reserves	Other	Totals
<b>RESERVES:</b>					
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		9,098.80		9,098.80
	Subtotal Reserves	.00	2,360,939.70	.00	2,360,939.70
<b>EQUITY:</b>					
5510	Prior Years Fund Balance	249,214.21			249,214.21
5512	EV Charging Station	22,500.00			22,500.00
5516	Prior Period Adjustment	(300.00)			(300.00)
5520	Prior Year Adjustment (audit)	(478.00)			(478.00)
	Current Year Net Income/(Loss)	107,883.03	.00	.00	107,883.03
	Subtotal Equity	378,819.24	.00	.00	378,819.24
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	620,953.65	2,360,939.70	.00	2,981,893.35
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# Renaissance I Association Inc

Income/Expense Statement  
Period: 12/01/22 to 12/31/22

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME:</b>								
06200	Assessment Fees	142,442.89	142,576.63	(133.74)	1,709,286.60	1,710,920.00	(1,633.40)	1,710,920.00
06210	Reserve Fees	37,788.16	37,788.13	.03	453,457.92	453,458.00	(.08)	453,458.00
06340	Late Fee Income	216.37	291.63	(75.26)	3,667.39	3,500.00	167.39	3,500.00
06520	Guest Suite Income	1,763.91	1,666.63	97.28	30,069.21	20,000.00	10,069.21	20,000.00
06550	Parking Space Rental Fees	795.00	500.00	295.00	4,551.30	6,000.00	(1,448.70)	6,000.00
06555	Garage Openers/FOBS	120.00	66.63	53.37	1,400.00	800.00	600.00	800.00
06580	Application Fees Purchase/Ren	(400.00)	183.37	(583.37)	1,415.00	2,200.00	(785.00)	2,200.00
06910	Interest Income	.00	25.00	(25.00)	.00	300.00	(300.00)	300.00
06920	Miscellaneous Income	.00	200.00	(200.00)	1,036.28	2,400.00	(1,363.72)	2,400.00
06940	FL Dept Rev-Coll Allowance	2.88	5.87	(2.99)	45.09	70.00	(24.91)	70.00
06990	Allowance for Bad Debt	.00	(1,000.00)	1,000.00	.00	(12,000.00)	12,000.00	(12,000.00)
	<b>Subtotal Income</b>	<b>182,729.21</b>	<b>182,303.89</b>	<b>425.32</b>	<b>2,204,928.79</b>	<b>2,187,648.00</b>	<b>17,280.79</b>	<b>2,187,648.00</b>
<b>EXPENSES</b>								
<b>Administrative</b>								
07020	Dues/Licenses/Permits	200.00	.00	(200.00)	200.00	150.00	(50.00)	150.00
07040	Fees Payable to Division	.00	81.37	81.37	976.00	976.00	.00	976.00
07045	Annual Corporate Report	.00	5.12	5.12	70.00	61.00	(9.00)	61.00
07100	Insurance	20,510.13	19,416.63	(1,093.50)	246,121.48	233,000.00	(13,121.48)	233,000.00
07140	Prof. Fees - Audit/Acctg	.00	.00	.00	6,991.00	6,735.00	(256.00)	6,735.00
07145	Professional Fees	.00	291.63	291.63	3,625.00	3,500.00	(125.00)	3,500.00
07150	Prof. Fees - Legal	65.61	1,000.00	934.39	9,712.26	12,000.00	2,287.74	12,000.00
07200	Management Fees	1,716.00	1,716.00	.00	20,420.40	20,592.00	171.60	20,592.00
07240	Miscellaneous	67.44	37.50	(29.94)	1,432.94	450.00	(982.94)	450.00
07250	Office: Svc/Supplies/Misc	190.85	333.37	142.52	3,399.25	4,000.00	600.75	4,000.00
07255	Copies, Printing & Supplies	98.42	166.63	68.21	1,282.97	2,000.00	717.03	2,000.00
07256	Computer Expense	.00	108.37	108.37	527.75	1,300.00	772.25	1,300.00
07260	Postage & Printing	77.05	75.00	(2.05)	332.99	900.00	567.01	900.00
07261	Office Equipment	398.61	416.63	18.02	5,494.74	5,000.00	(494.74)	5,000.00
07300	Federal Income Tax	.00	125.00	125.00	.00	1,500.00	1,500.00	1,500.00
07400	Communications-phone,fax inte	2,406.92	1,750.00	(656.92)	26,906.45	21,000.00	(5,906.45)	21,000.00
07420	Website	.00	100.63	100.63	1,467.33	1,208.00	(259.33)	1,208.00
07462	Special Events	.00	11.63	11.63	145.21	140.00	(5.21)	140.00
	<b>Administrative</b>	<b>25,731.03</b>	<b>25,635.51</b>	<b>(95.52)</b>	<b>329,105.77</b>	<b>314,512.00</b>	<b>(14,593.77)</b>	<b>314,512.00</b>

# Renaissance I Association Inc

Income/Expense Statement  
Period: 12/01/22 to 12/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Grounds								
07520	Irrigation: Maint/Repr/Svc/Su	49.26	29.13	(20.13)	186.38	350.00	163.62	350.00
07525	Electrical Repairs	.00	125.00	125.00	.00	1,500.00	1,500.00	1,500.00
07600	Landscape Contract	315.00	333.37	18.37	2,595.40	4,000.00	1,404.60	4,000.00
07605	Indoor Plants	314.92	338.75	23.83	3,779.04	4,065.00	285.96	4,065.00
07610	Additional Plants/Mulch,Repot	.00	133.37	133.37	1,454.56	1,600.00	145.44	1,600.00
07800	Tree Trimming/Fertilization	.00	270.87	270.87	3,658.00	3,250.00	(408.00)	3,250.00
Grounds		679.18	1,230.49	551.31	11,673.38	14,765.00	3,091.62	14,765.00
Maintenance								
08011	Ext Building Repairs	.00	375.00	375.00	475.00	4,500.00	4,025.00	4,500.00
08012	Interior Repairs	500.00	500.00	.00	9,578.84	6,000.00	(3,578.84)	6,000.00
08013	Hot Water Repairs	.00	500.00	500.00	3,773.44	6,000.00	2,226.56	6,000.00
08014	Water Softener Treat/Repairs	468.00	166.63	(301.37)	2,156.17	2,000.00	(156.17)	2,000.00
08015	Electrical Repairs	.00	333.37	333.37	.00	4,000.00	4,000.00	4,000.00
08016	Locks & Keys	.00	125.00	125.00	232.52	1,500.00	1,267.48	1,500.00
08018	Misc Materials	.00	75.00	75.00	2,515.20	900.00	(1,615.20)	900.00
08019	Misc Equipment Repair	.00	83.37	83.37	139.00	1,000.00	861.00	1,000.00
08020	EV Charger Installation	27,635.07	.00	(27,635.07)	27,635.07	.00	(27,635.07)	.00
08060	Elevator Contract/Repairs	(9,103.00)	2,916.63	12,019.63	17,796.50	35,000.00	17,203.50	35,000.00
08065	Elevator Cabs Interior	.00	333.37	333.37	.00	4,000.00	4,000.00	4,000.00
08066	Elevator Permits	.00	25.00	25.00	225.00	300.00	75.00	300.00
08085	Fire Pump & Sprinkler Repairs	1,771.35	625.00	(1,146.35)	4,218.57	7,500.00	3,281.43	7,500.00
08090	Fire Alarm Maintenance	176.55	500.00	323.45	1,352.57	6,000.00	4,647.43	6,000.00
08091	Fire Alarm Inspection	.00	625.00	625.00	8,270.11	7,500.00	(770.11)	7,500.00
08092	Burglar Alarm Monitoring	.00	37.50	37.50	699.17	450.00	(249.17)	450.00
08100	HVAC Maintenance	693.00	659.37	(33.63)	6,839.42	7,912.00	1,072.58	7,912.00
08105	HVAC Repairs	.00	666.63	666.63	816.55	8,000.00	7,183.45	8,000.00
08110	Janitorial Service	704.87	441.63	(263.24)	5,414.72	5,300.00	(114.72)	5,300.00
08115	Overhead Doors	.00	29.13	29.13	1,195.10	350.00	(845.10)	350.00
08120	Generator Contract/Repairs	.00	166.63	166.63	3,033.54	2,000.00	(1,033.54)	2,000.00
08125	Fuel-Generator	.00	33.37	33.37	18.24	400.00	381.76	400.00
08130	Parking Garage Lights	.00	12.50	12.50	.00	150.00	150.00	150.00
08135	Parking Structure Maintenance	.00	291.63	291.63	470.00	3,500.00	3,030.00	3,500.00
08136	Light Bulbs & Fixtures	274.79	200.00	(74.79)	2,787.44	2,400.00	(387.44)	2,400.00
08137	Guest Room Expenses	.00	58.37	58.37	440.56	700.00	259.44	700.00
08140	Water Treatment Contract-Towe	378.00	366.63	(11.37)	4,446.00	4,400.00	(46.00)	4,400.00
08160	Booster Pump Maint/Repair	.00	500.00	500.00	6,991.36	6,000.00	(991.36)	6,000.00
08165	Compactor/Chutes Cleaning/R&M	2,275.66	1,166.63	(1,109.03)	13,080.58	14,000.00	919.42	14,000.00
08166	Tools, Supplies & Equip	.00	50.00	50.00	.00	600.00	600.00	600.00
08167	Equipment Rental	.00	8.37	8.37	.00	100.00	100.00	100.00
08170	Mileage Reimbursement	.00	16.63	16.63	.00	200.00	200.00	200.00

# Renaissance I Association Inc

Income/Expense Statement  
Period: 12/01/22 to 12/31/22

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
08175	Common Area Floor Maint	900.00	758.37	(141.63)	5,881.50	9,100.00	3,218.50	9,100.00
08200	Painting	.00	208.37	208.37	1,500.00	2,500.00	1,000.00	2,500.00
08210	Carpet Maintenance	.00	791.63	791.63	9,643.72	9,500.00	(143.72)	9,500.00
08220	Pest Control: Int./Ext.	350.00	375.00	25.00	4,256.70	4,500.00	243.30	4,500.00
08225	Termite Protection	.00	59.50	59.50	714.00	714.00	.00	714.00
08240	Plumbing Repairs	572.00	1,666.63	1,094.63	5,241.00	20,000.00	14,759.00	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	.00	375.00	375.00	3,207.00	4,500.00	1,293.00	4,500.00
08270	Security Cameras & Equip.	194.62	291.63	97.01	680.75	3,500.00	2,819.25	3,500.00
08271	Security Access Door Repairs	171.20	175.00	3.80	251.29	2,100.00	1,848.71	2,100.00
08290	Window Cleaning	.00	829.13	829.13	7,237.50	9,950.00	2,712.50	9,950.00
08295	Dryer Duct Cleaning	.00	916.63	916.63	.00	11,000.00	11,000.00	11,000.00
	Maintenance	27,962.11	18,335.28	(9,626.83)	164,406.86	221,767.00	57,360.14	221,767.00
Pool & Recreation								
08350	Equipment Repair - Fitness	.00	250.00	250.00	720.98	3,000.00	2,279.02	3,000.00
08355	Recreation Expense	16.77	83.37	66.60	476.53	1,000.00	523.47	1,000.00
08400	Pool Contract	540.00	540.00	.00	6,830.00	6,480.00	(350.00)	6,480.00
08410	Pool Permit	.00	56.25	56.25	675.00	675.00	.00	675.00
08420	Pool Equipment & Repairs	262.74	350.00	87.26	5,505.58	4,200.00	(1,305.58)	4,200.00
08435	Fitness Maintenance Contract	.00	48.37	48.37	290.00	580.00	290.00	580.00
	Pool & Recreation	819.51	1,327.99	508.48	14,498.09	15,935.00	1,436.91	15,935.00
Utilities								
08620	Electric Usage	10,181.63	9,166.63	(1,015.00)	136,478.27	110,000.00	(26,478.27)	110,000.00
08640	Gas-Hot Water	6,075.80	2,833.37	(3,242.43)	31,305.77	34,000.00	2,694.23	34,000.00
08645	Gas- Pool & Spa	1,651.96	958.37	(693.59)	9,745.74	11,500.00	1,754.26	11,500.00
08660	Cable Television	9,779.52	13,333.37	3,553.85	116,934.56	160,000.00	43,065.44	160,000.00
08680	Trash Removal	746.64	1,583.37	836.73	16,687.43	19,000.00	2,312.57	19,000.00
08700	Water & Sewer	18,522.59	18,750.00	227.41	224,619.02	225,000.00	380.98	225,000.00
	Utilities	46,958.14	46,625.11	(333.03)	535,770.79	559,500.00	23,729.21	559,500.00

