

Renaissance I Association, Inc.

Financial Statements

**For the Month and
Eight
Month Period
Ended
August 31, 2022**

(Unaudited)

Renaissance I Association Inc

Balance Sheet
 As of 08/31/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1001	Enterprise Bk & Tr Op 9849	205,886.24			205,886.24
1010	Cadence: Operating; 0402	72,185.40			72,185.40
1030	Cadence Bank: ICS;.00%	265,243.05			265,243.05
1201	Enterprise Bk & Tr Res 1359		503,418.04		503,418.04
1202	Centennial ICS;0450;.20%		1,600,417.22		1,600,417.22
1205	Centennial:RSV CK;0468;.10%		19,147.33		19,147.33
1210	Centennial;RVSM;0450;.05%		125,417.23		125,417.23
1265	Cad:Escrow Dep;0485	23,500.00			23,500.00
1280	Interfund Transfer	1,619.99			1,619.99
1290	Interfund Transfer		(1,619.99)		(1,619.99)
1310	Assessments Receivable	14,213.65			14,213.65
1315	Allowance for Bad Debt	(6,968.34)			(6,968.34)
1320	AR- Other	6,054.38			6,054.38
1610	Prepaid Insurance	82,040.49			82,040.49
1620	Prepaid Expenses	8,277.67			8,277.67
1630	Prepaid Payroll	11,000.00			11,000.00
	TOTAL ASSETS	683,052.53	2,246,779.83	.00	2,929,832.36
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	59,802.10			59,802.10
3050	Deferred Revenue	142,443.49			142,443.49
3310	Prepaid Owner Assessments	81,270.23			81,270.23
3340	Sales Tax Payable	677.95			677.95
3345	Tourist Tax Payable	302.22			302.22
3350	Rental-Move In Deposits	23,500.00			23,500.00
3400	Deferred Expenses	19,000.00			19,000.00
	Subtotal Current Liab.	326,995.99	.00	.00	326,995.99

Renaissance I Association Inc

Balance Sheet
 As of 08/31/22

Account	Description	Operating	Reserves	Other	Totals
RESERVES:					
5350	Pooled Reserves		2,616,357.43		2,616,357.43
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		(159,366.82)		(159,366.82)
5490	Reserves Interest-Current		1,880.86		1,880.86
	Subtotal Reserves	.00	2,246,779.83	.00	2,246,779.83
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)	85,120.33	.00	.00	85,120.33
	Subtotal Equity	356,056.54	.00	.00	356,056.54
	TOTAL LIABILITIES & EQUITY	683,052.53	2,246,779.83	.00	2,929,832.36
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Renaissance I Association Inc

Reserve Statement

As of 8/31/2022

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:					
5350	Pooled Reserves	2,276,263.93	340,093.50	0.00	2,616,357.43
5125	Elevators	0.00	0.00	0.00	-
5130	Furniture, Fixtures & Equipment	0.00	0.00	4197.17	(4,197.17)
5150	Mechanical & Electrical	0.00	0.00	10162.50	(10,162.50)
5300	Building Restoration/Painting	0.00	0.00	121050.92	(121,050.92)
5405	Exterior Building Elements	0.00	0.00	569.67	(569.67)
5410	Misc. Building Components	0.00	0.00	71,691.83	(71,691.83)
5415	Bldg Services Elements	0.00	0.00	0.00	-
5420	Site Improvements	0.00	0.00	4,419.55	(4,419.55)
5430	Garage Elements	0.00	0.00	159,366.82	(159,366.82)
5490	Reserves Interest-Current	0.00	1,880.86	0.00	1,880.86
	Subtotal Reserves	2,276,263.93	341,974.36	371,458.46	2,246,779.83
	TOTAL RESERVES	2,276,263.93	341,974.36	371,458.46	2,246,779.83

Reserve Expenses:

		Amount	Date
5420	<u>Site Improvements</u>		
	Grants Gardens plant replacement	4,419.55	31-May
		<u>4419.55</u>	
5130	<u>Furniture, Fixtures & Equipment</u>		
	Sarasot aCarpet & Flooring Guest Suite Flooring	3,397.28	31-May
	Credit Card Table Lamp & 2 TV's	799.89	10-Aug
		<u>4,197.17</u>	
5150	<u>Mechanical & Electrical</u>		
	Slider Engineering CT Pillars Eng.	5,000.00	31-May
	Slider Engineering CT Pillars Eng.	5,162.50	30-Jun
		<u>10,162.50</u>	
5300	<u>Building Restoration/Painting</u>		
	L & T Brother Inc. painting	19,400.00	3-Jan
	Crazy Horse Enterprices bldg repairs	16,261.92	1-Feb
	Vics Paint/Reconstruction painting	85,389.00	31-Mar
		<u>121,050.92</u>	
5405	<u>Ext. Building Elements</u>		
	Treasure Cove planter	569.67	31-Mar
		<u>569.67</u>	
5410	<u>Misc. Building Components</u>		
	LPM - Project Management project management	265.98	31-Jan
	Slider Eng void 1130 awning	-397.47	28-Feb
	LPM - Project Management project management	202.85	28-Feb
	Seacost awning project	23,540.00	28-Feb
	LPM - Project Management project management	61.18	31-Mar
	Slider Eng project management	175.00	30-Apr
	LPM - Project Management project management	186.12	31-May
	United States Awning awning	28,800.00	31-May
	LPM - Project Management project management	207.37	30-Jun
	LPM - Project Management project management	68.27	30-Jun
	LPM - Project Management project management	184.17	1-Jul
	Coastal Construction	18,384.19	31-Jul
	LPM - Project Management project management	14.17	10-Aug
		<u>71,691.83</u>	

5415 Bldg Services Elements

5430 Garage Elements

Crazy Horse Enterprises	1st deposit	15,000.00	30-Apr
Crazy Horse Enterprises	progressive pymt	50,000.00	31-May
Slider Engineering	garage coating eng	437.50	31-May
Coastal Construction	garage coating	56,247.01	31-May
Crazy Horse Enterprises		35,669.81	31-Jul
Slider Engineering	garage coating eng	2,012.50	1-Aug
		<hr/>	
		159,366.82	

TOTAL 371,458.46

Renaissance I Association Inc

Income/Expense Statement
Period: 08/01/22 to 08/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06200	Assessment Fees	142,443.49	142,576.67	(133.18)	1,139,513.24	1,140,613.36	(1,100.12)	1,710,920.00
06210	Reserve Fees	37,788.16	37,788.17	(.01)	302,305.28	302,305.36	(.08)	453,458.00
06340	Late Fee Income	776.86	291.67	485.19	1,629.61	2,333.36	(703.75)	3,500.00
06520	Guest Suite Income	396.00	1,666.67	(1,270.67)	21,814.30	13,333.36	8,480.94	20,000.00
06550	Parking Space Rental Fees	90.00	500.00	(410.00)	1,731.30	4,000.00	(2,268.70)	6,000.00
06555	Garage Openers/FOBS	40.00	66.67	(26.67)	960.00	533.36	426.64	800.00
06580	Application Fees Purchase/Ren	(110.00)	183.33	(293.33)	930.00	1,466.64	(536.64)	2,200.00
06910	Interest Income	.00	25.00	(25.00)	.00	200.00	(200.00)	300.00
06920	Miscellaneous Income	436.27	200.00	236.27	1,036.27	1,600.00	(563.73)	2,400.00
06940	FL Dept Rev-Coll Allowance	.00	5.83	(5.83)	34.32	46.64	(12.32)	70.00
06990	Allowance for Bad Debt	.00	(1,000.00)	1,000.00	.00	(8,000.00)	8,000.00	(12,000.00)
	Subtotal Income	181,860.78	182,304.01	(443.23)	1,469,954.32	1,458,432.08	11,522.24	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	650.64	(325.36)	976.00
07045	Annual Corporate Report	.00	5.08	5.08	70.00	40.64	(29.36)	61.00
07100	Insurance	20,510.13	19,416.67	(1,093.46)	164,080.99	155,333.36	(8,747.63)	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	.00	291.67	291.67	.00	2,333.36	2,333.36	3,500.00
07150	Prof. Fees - Legal	.00	1,000.00	1,000.00	8,766.65	8,000.00	(766.65)	12,000.00
07200	Management Fees	1,716.00	1,716.00	.00	13,556.40	13,728.00	171.60	20,592.00
07240	Miscellaneous	456.51	37.50	(419.01)	1,109.55	300.00	(809.55)	450.00
07250	Office: Svc/Supplies/Misc	65.16	333.33	268.17	2,482.21	2,666.64	184.43	4,000.00
07255	Copies, Printing & Supplies	192.90	166.67	(26.23)	877.69	1,333.36	455.67	2,000.00
07256	Computer Expense	.00	108.33	108.33	238.75	866.64	627.89	1,300.00
07260	Postage & Printing	.00	75.00	75.00	122.14	600.00	477.86	900.00
07261	Office Equipment	582.28	416.67	(165.61)	3,880.00	3,333.36	(546.64)	5,000.00
07300	Federal Income Tax	185.99	125.00	(60.99)	185.99	1,000.00	814.01	1,500.00
07400	Communications-phone,fax inte	2,296.26	1,750.00	(546.26)	17,103.12	14,000.00	(3,103.12)	21,000.00
07420	Website	.00	100.67	100.67	664.40	805.36	140.96	1,208.00
07462	Special Events	.00	11.67	11.67	145.21	93.36	(51.85)	140.00
	Administrative	26,005.23	25,635.59	(369.64)	219,750.10	211,969.72	(7,780.38)	314,512.00

Renaissance I Association Inc

Income/Expense Statement
Period: 08/01/22 to 08/31/22

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	233.36	233.36	350.00
07525	Electrical Repairs	.00	125.00	125.00	.00	1,000.00	1,000.00	1,500.00
07600	Landscape Contract	345.00	333.33	(11.67)	1,275.40	2,666.64	1,391.24	4,000.00
07605	Indoor Plants	314.92	338.75	23.83	2,519.36	2,710.00	190.64	4,065.00
07610	Additional Plants/Mulch, Repot	1,034.60	133.33	(901.27)	1,454.56	1,066.64	(387.92)	1,600.00
07800	Tree Trimming/Fertilization	1,285.50	270.83	(1,014.67)	1,285.50	2,166.64	881.14	3,250.00
Grounds		2,980.02	1,230.41	(1,749.61)	6,534.82	9,843.28	3,308.46	14,765.00
Maintenance								
08011	Ext Building Repairs	475.00	375.00	(100.00)	475.00	3,000.00	2,525.00	4,500.00
08012	Interior Repairs	.00	500.00	500.00	7,871.50	4,000.00	(3,871.50)	6,000.00
08013	Hot Water Repairs	.00	500.00	500.00	3,773.44	4,000.00	226.56	6,000.00
08014	Water Softener Treat/Repairs	.00	166.67	166.67	1,498.17	1,333.36	(164.81)	2,000.00
08015	Electrical Repairs	.00	333.33	333.33	.00	2,666.64	2,666.64	4,000.00
08016	Locks & Keys	.00	125.00	125.00	153.55	1,000.00	846.45	1,500.00
08018	Misc Materials	289.57	75.00	(214.57)	2,220.02	600.00	(1,620.02)	900.00
08019	Misc Equipment Repair	.00	83.33	83.33	139.00	666.64	527.64	1,000.00
08060	Elevator Contract/Repairs	.00	2,916.67	2,916.67	20,249.50	23,333.36	3,083.86	35,000.00
08065	Elevator Cabs Interior	.00	333.33	333.33	.00	2,666.64	2,666.64	4,000.00
08066	Elevator Permits	.00	25.00	25.00	225.00	200.00	(25.00)	300.00
08085	Fire Pump & Sprinkler Repairs	.00	625.00	625.00	2,447.22	5,000.00	2,552.78	7,500.00
08090	Fire Alarm Maintenance	.00	500.00	500.00	713.52	4,000.00	3,286.48	6,000.00
08091	Fire Alarm Inspection	.00	625.00	625.00	.00	5,000.00	5,000.00	7,500.00
08092	Burglar Alarm Monitoring	.00	37.50	37.50	160.18	300.00	139.82	450.00
08100	HVAC Maintenance	692.98	659.33	(33.65)	4,067.43	5,274.64	1,207.21	7,912.00
08105	HVAC Repairs	238.66	666.67	428.01	816.55	5,333.36	4,516.81	8,000.00
08110	Janitorial Service	598.21	441.67	(156.54)	3,542.73	3,533.36	(9.37)	5,300.00
08115	Overhead Doors	.00	29.17	29.17	1,195.10	233.36	(961.74)	350.00
08120	Generator Contract/Repairs	3,033.54	166.67	(2,866.87)	3,033.54	1,333.36	(1,700.18)	2,000.00
08125	Fuel-Generator	.00	33.33	33.33	18.24	266.64	248.40	400.00
08130	Parking Garage Lights	.00	12.50	12.50	.00	100.00	100.00	150.00
08135	Parking Structure Maintenance	.00	291.67	291.67	470.00	2,333.36	1,863.36	3,500.00
08136	Light Bulbs & Fixtures	203.25	200.00	(3.25)	2,138.81	1,600.00	(538.81)	2,400.00
08137	Guest Room Expenses	.00	58.33	58.33	232.09	466.64	234.55	700.00
08140	Water Treatment Contract-Towe	378.00	366.67	(11.33)	2,934.00	2,933.36	(.64)	4,400.00
08160	Booster Pump Maint/Repair	2,554.67	500.00	(2,054.67)	6,541.36	4,000.00	(2,541.36)	6,000.00
08165	Compactor/Chutes Cleaning/R&M	1,185.44	1,166.67	(18.77)	8,104.41	9,333.36	1,228.95	14,000.00
08166	Tools, Supplies & Equip	.00	50.00	50.00	.00	400.00	400.00	600.00
08167	Equipment Rental	.00	8.33	8.33	.00	66.64	66.64	100.00
08170	Mileage Reimbursement	.00	16.67	16.67	.00	133.36	133.36	200.00
08175	Common Area Floor Maint	900.00	758.33	(141.67)	3,181.50	6,066.64	2,885.14	9,100.00

Renaissance I Association Inc

Income/Expense Statement
Period: 08/01/22 to 08/31/22

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	1,666.64	166.64	2,500.00
08210	Carpet Maintenance	.00	791.67	791.67	5,640.54	6,333.36	692.82	9,500.00
08220	Pest Control: Int./Ext.	350.00	375.00	25.00	2,856.70	3,000.00	143.30	4,500.00
08225	Termite Protection	.00	59.50	59.50	714.00	476.00	(238.00)	714.00
08240	Plumbing Repairs	405.00	1,666.67	1,261.67	3,637.00	13,333.36	9,696.36	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	1,132.00	3,000.00	1,868.00	4,500.00
08270	Security Cameras & Equip.	.00	291.67	291.67	486.13	2,333.36	1,847.23	3,500.00
08271	Security Access Door Repairs	.00	175.00	175.00	80.09	1,400.00	1,319.91	2,100.00
08290	Window Cleaning	.00	829.17	829.17	6,472.50	6,633.36	160.86	9,950.00
08295	Dryer Duct Cleaning	.00	916.67	916.67	.00	7,333.36	7,333.36	11,000.00
	Maintenance	11,304.32	18,335.52	7,031.20	99,913.55	148,425.16	48,511.61	221,767.00
Pool & Recreation								
08350	Equipment Repair - Fitness	.00	250.00	250.00	203.36	2,000.00	1,796.64	3,000.00
08355	Recreation Expense	154.70	83.33	(71.37)	89.45	666.64	577.19	1,000.00
08400	Pool Contract	540.00	540.00	.00	4,320.00	4,320.00	.00	6,480.00
08410	Pool Permit	.00	56.25	56.25	675.00	450.00	(225.00)	675.00
08420	Pool Equipment & Repairs	.00	350.00	350.00	4,387.42	2,800.00	(1,587.42)	4,200.00
08435	Fitness Maintenance Contract	.00	48.33	48.33	290.00	386.64	96.64	580.00
	Pool & Recreation	694.70	1,327.91	633.21	9,965.23	10,623.28	658.05	15,935.00
Utilities								
08620	Electric Usage	13,889.87	9,166.67	(4,723.20)	91,760.22	73,333.36	(18,426.86)	110,000.00
08640	Gas-Hot Water	893.43	2,833.33	1,939.90	18,352.61	22,666.64	4,314.03	34,000.00
08645	Gas- Pool & Spa	125.40	958.33	832.93	6,893.95	7,666.64	772.69	11,500.00
08660	Cable Television	9,779.52	13,333.33	3,553.81	77,816.48	106,666.64	28,850.16	160,000.00
08680	Trash Removal	1,383.89	1,583.33	199.44	13,031.35	12,666.64	(364.71)	19,000.00
08700	Water & Sewer	20,457.06	18,750.00	(1,707.06)	160,326.40	150,000.00	(10,326.40)	225,000.00
	Utilities	46,529.17	46,624.99	95.82	368,181.01	372,999.92	4,818.91	559,500.00

