

RENAISSANCE TOWER HORIZONTAL PROPERTY REGIME

07/31/2025

Monthly Financial Reports



0423 RENAISSANCE TOWER HORIZONTAL PROPERTY REGIME
Balance Sheet
07/31/2025

c/o FirstService Residential
11822 Highway 17 Bypass South
Murrells Inlet SC 29576

FirstService Residential SC

Account #	Description	Operating	Reserves	Special Project	Totals
ASSETS					
Cash					
100	Alliance Operating	\$ 365,435	\$ 0	\$ 0	\$ 365,435
10091	Truist Operating	33,012	0	0	33,012
107.1	Alliance Ins. Escrow	5,400	0	0	5,400
1180	Operating Funds Prior Mgmt	1,490	0	0	1,490
1335	Alliance Reserve Money Market	0	368,621	0	368,621
1335.1	Alliance Reserve Steel Repairs	0	110,506	0	110,506
	Total Cash	\$ 405,337	\$ 479,127	\$ 0	\$ 884,464
Accounts Receivable					
1100	A/R - Owner Assessment	\$ 398,208	\$ 0	\$ 0	\$ 398,208
1104	A/R - Insurance Assess	41,636	0	0	41,636
1105	A/R - Int./Late Charges	(24,125)	0	0	(24,125)
1115	A/R - Other Due from Owners	15	0	0	15
1400	A/R - Reserve Spec Assess.	0	248,512	0	248,512
1401	A/R Other Recv Rsvs	0	6,690	0	6,690
	Accounts Receivable	\$ 415,734	\$ 255,201	\$ 0	\$ 670,935
1120	Allowance for Uncollectible Accts	\$ (60,102)	\$ 0	\$ 0	\$ (60,102)
1423	Allowance for Uncollectible Reserve	0	(19,817)	0	(19,817)
	Total Accounts Receivable	\$ 355,632	\$ 235,384	\$ 0	\$ 591,015
Other Assets					
1129	Due from Reserves	\$ 1,141,603	\$ 0	\$ 0	\$ 1,141,603
11292	Due from Reserves to Insurance	353,000	0	0	353,000
1134	Prepaid Insurance	845,204	0	0	845,204
1135	Prepaid Expenses	5,730	0	0	5,730
11350	Due from Oper to Insurance	742,733	0	0	742,733
1136	Prepaid Taxes	9,658	0	0	9,658
1171	Utility Deposits	570	0	0	570
	Total Other Assets	\$ 3,098,497	\$ 0	\$ 0	\$ 3,098,497
	TOTAL ASSETS	\$ 3,859,467	\$ 714,510	\$ 0	\$ 4,573,977
LIABILITIES & EQUITY					
2000	Prepaid Owners	\$ 42,381	\$ 0	\$ 0	\$ 42,381
2050	Accrued Expenses	117,125	0	0	117,125
2110	Insurance Payable	582,416	0	0	582,416
2118	Due to Insurance Escrow	742,733	0	0	742,733
2260	Due to Operating	0	1,141,603	0	1,141,603
22602	Due to Insurance From Reserves	0	353,000	0	353,000
	Total Liabilities	\$ 1,484,655	\$ 1,494,603	\$ 0	\$ 2,979,258
EQUITY					
3600	Owners Equity - Operating	\$ 2,294,030	\$ 0	\$ 0	\$ 2,294,030
3700	Owners Equity - Reserves	0	894,645	0	894,645
	Net Income/(Loss)	80,782	(1,674,738)	0	(1,593,956)
	TOTAL EQUITY	\$ 2,374,812	\$ (780,093)	\$ 0	\$ 1,594,719
	TOTAL LIABILITIES & EQUITY	\$ 3,859,467	\$ 714,510	\$ 0	\$ 4,573,977



0423 RENAISSANCE TOWER HORIZONTAL PROPERTY REGIME
 Comparative Balance Sheet-Operating
 07/31/2025

c/o FirstService Residential
 11822 Highway 17 Bypass South
 Murrells Inlet SC 29576

FirstService Residential SC

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
ASSETS				
100	Alliance Operating	\$ 365,435	\$ 385,413	\$ (19,978)
10091	Truist Operating	33,012	33,012	0
107.1	Alliance Ins. Escrow	5,400	269,067	(263,667)
1100	A/R - Owner Assessment	398,208	376,951	21,257
1104	A/R - Insurance Assess	41,636	41,636	0
1105	A/R - Int./Late Charges	(24,125)	(21,753)	(2,373)
1115	A/R - Other Due from Owners	15	100	(85)
1120	Allowance for Uncollectible Accts	(60,102)	(60,102)	0
1129	Due from Reserves	1,141,603	1,093,109	48,494
11292	Due from Reserves to Insurance	353,000	353,000	0
1134	Prepaid Insurance	845,204	20,046	825,158
1135	Prepaid Expenses	5,730	6,960	(1,230)
11350	Due from Oper to Insurance	742,733	302,733	440,000
1136	Prepaid Taxes	9,658	9,658	0
1171	Utility Deposits	570	0	570
1180	Operating Funds Prior Mgmt	1,490	0	1,490
	TOTAL ASSETS	\$ 3,859,467	\$ 2,809,831	\$ 1,049,636
LIABILITIES & EQUITY				
2000	Prepaid Owners	\$ 42,381	\$ 31,145	\$ 11,236
2030	Accounts Payable	0	1,785	(1,785)
2050	Accrued Expenses	117,125	101,919	15,206
2110	Insurance Payable	582,416	0	582,416
2118	Due to Insurance Escrow	742,733	302,733	440,000
	TOTAL LIABILITIES	\$ 1,484,655	\$ 437,581	\$ 1,047,073
EQUITY				
3600	Owners Equity - Operating	\$ 2,294,030	\$ 2,294,030	\$ 0
	Net Income/(Loss)	80,782	78,219	2,563
	TOTAL EQUITY	\$ 2,374,812	\$ 2,372,249	\$ 2,563
	TOTAL LIABILITIES AND EQUITY	\$ 3,859,467	\$ 2,809,831	\$ 1,049,636



0423 RENAISSANCE TOWER HORIZONTAL PROPERTY REGIME
 Comparative Balance Sheet-Reserves
 07/31/2025

c/o FirstService Residential
 11822 Highway 17 Bypass South
 Murrells Inlet SC 29576

FirstService Residential SC

		CURRENT MONTH	PREVIOUS MONTH	NET CHANGE
ASSETS				
1335	Alliance Reserve Money Market	\$ 368,621	\$ 280,070	\$ 88,551
1335.1	Alliance Reserve Money Market	110,506	110,482	23
1400	A/R - Reserve Spec Assess.	248,512	257,393	(8,882)
1401	A/R Other Recv Rsvs	6,690	6,690	0
1423	Allowance for Uncollectible Reserve	(19,817)	(19,817)	0
	TOTAL ASSETS	\$ 714,510	\$ 634,818	\$ 79,692
LIABILITIES & EQUITY				
2050-R	Accrued Expenses Reserves	\$ 0	\$ 9,850	\$ (9,850)
2231	Accounts Payable- Reserve	0	60,070	(60,070)
2260	Due to Operating	1,141,603	1,093,109	48,494
22602	Due to Insurance From Reserves	353,000	353,000	0
	TOTAL LIABILITIES	\$ 1,494,603	\$ 1,516,028	\$ (21,425)
EQUITY				
3700	Owners Equity-Rsrv	\$ 894,645	\$ 894,645	\$ 0
	Net Income/(Loss)	(1,674,738)	(1,775,856)	101,118
	TOTAL EQUITY	\$ (780,093)	\$ (881,210)	\$ 101,118
	TOTAL LIABILITIES AND EQUITY	\$ 714,510	\$ 634,818	\$ 79,692



0423 RENAISSANCE TOWER HORIZONTAL PROPERTY REGIME
Operating Income Statement
07/31/2025

c/o FirstService Residential
 11822 Highway 17 Bypass South
 Murrells Inlet SC 29576

FirstService Residential SC

Description	Current Period			Year To Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
4001 Regular Assessments	\$ 412,977	\$ 412,988	\$ (11)	\$ 2,890,839	\$ 2,890,916	\$ (77)	\$ 4,955,854
4002 Reserve Funding	(88,417)	(88,417)	0	(618,917)	(618,919)	2	(1,061,000)
4027 Late Fees/NSF Fees	25	0	25	10,379	0	10,379	0
4029 Fines/Violations	0	0	0	100	0	100	0
4041 Storage Space Rental Income	0	4,447	(4,447)	47,483	31,129	16,354	53,361
4052 Laundry & Vending Income	1,430	1,333	97	20,256	9,331	10,925	16,000
4053 Telephone Income	9,690	9,322	368	57,242	65,254	(8,013)	111,861
4120 Interest Income-Operating	53	0	53	4,648	0	4,648	0
4134 Owner Repair Charge	0	0	0	(149)	0	(149)	0
4199 Miscellaneous Income	0	0	0	1,562	0	1,562	0
Total Income	\$ 335,758	\$ 339,673	\$ (3,915)	\$ 2,413,444	\$ 2,377,711	\$ 35,733	\$ 4,076,076
EXPENSES							
General & Administrative							
5001 Office Supplies & Expenses	\$ (213)	\$ 292	\$ 505	\$ 4,115	\$ 2,044	\$ (2,071)	\$ 3,500
5002 Printing Expense	0	458	458	2,127	3,206	1,079	5,500
5003 Postage	0	0	0	782	0	(782)	0
5008 Annual Meeting Expense	33	167	134	2,247	1,169	(1,078)	2,000
5017 Management Services	4,812	5,494	682	43,381	38,458	(4,923)	65,923
5021 Audit/Tax Preparation Services	0	417	417	0	2,919	2,919	5,000
5023 Insurance Expense	178,026	203,856	25,830	1,250,942	1,426,995	176,053	2,446,275
5036 Bank Charges	25	0	(25)	25	0	(25)	0
5037 Taxes	0	296	296	5,000	2,072	(2,928)	3,548
5038 State Income Tax	0	0	0	1,250	0	(1,250)	0
5056 Professional Services	0	834	834	0	5,835	5,835	10,000
5059 Administrative Expenses	0	2,083	2,083	2,570	14,581	12,011	25,000
5015 Legal Services	0	1,250	1,250	6,652	8,750	2,098	15,000
Total General & Administrative	\$ 182,683	\$ 215,147	\$ 32,464	\$ 1,319,092	\$ 1,506,029	\$ 186,937	\$ 2,581,746
Repairs & Maintenance							
6000 General Maintenance	\$ 3,716	\$ 6,250	\$ 2,534	\$ 39,555	\$ 43,750	\$ 4,195	\$ 75,000
6001 Maintenance Staff	55,737	28,583	(27,154)	301,912	200,081	(101,831)	343,000
6007 Maintenance Uniforms	0	167	167	0	1,169	1,169	2,000
6016 Elevator Maintenance	1,219	1,147	(72)	9,158	8,029	(1,129)	13,765
6017 Elevator Repairs & Maintenance	270	833	563	13,384	5,831	(7,553)	10,000
6030 Fire Alarm & Sprinkler Maint	595	2,500	1,905	18,225	17,500	(725)	30,000
6031 Cooling Tower Contract	1,238	0	(1,238)	10,654	0	(10,654)	0
6037 Pest & Nuisance Control	780	1,039	259	7,280	7,273	(7)	12,468
6038 Termite Treatment	0	122	122	1,467	854	(613)	1,467
6041 Janitorial Supplies	780	833	53	5,620	5,831	211	10,000
6071 Vending Machine	0	583	583	1,142	4,081	2,939	7,000
6127 Generator	0	133	133	1,371	931	(440)	1,600
6151 Contract Landscape Maintenance	1,850	1,850	0	12,950	12,950	0	22,200
6152 Landscape Maint	0	417	417	2,945	2,919	(26)	5,000
6241 Watchmen Services	0	0	0	4,375	0	(4,375)	0
6265 Vent Maintenance	0	0	0	548	0	(548)	0
Total Repairs & Maintenance	\$ 66,185	\$ 44,457	\$ (21,728)	\$ 430,585	\$ 311,199	\$ (119,386)	\$ 533,500
Pool Expenses							
6400 Pool Contract	\$ 324	\$ 1,033	\$ 709	\$ 1,296	\$ 7,231	\$ 5,935	\$ 12,400
6403 Pool Supplies	3,114	1,083	(2,031)	6,656	7,581	925	13,000
6405 Pool Repairs & Maintenance	346	0	(346)	52,461	0	(52,461)	0
Total Pool Expenses	\$ 3,784	\$ 2,116	\$ (1,668)	\$ 60,413	\$ 14,812	\$ (45,601)	\$ 25,400
Utilities							
7951 Electric	\$ 13,162	\$ 9,833	\$ (3,329)	\$ 59,231	\$ 68,831	\$ 9,600	\$ 118,000
7953 Water & Sewer	11,293	10,417	(876)	65,350	72,919	7,569	125,000
7957 Trash Removal	4,763	3,625	(1,138)	32,430	25,375	(7,055)	43,500
7963 Cable TV	380	0	(380)	765	0	(765)	0
7969 Fuel	259	600	341	1,042	4,200	3,158	7,200
7972 Telephone	(326)	267	593	2,200	1,869	(331)	3,204
Total Utilities	\$ 29,531	\$ 24,742	\$ (4,789)	\$ 161,018	\$ 173,194	\$ 12,176	\$ 296,904



0423 RENAISSANCE TOWER HORIZONTAL PROPERTY REGIME
 Operating Income Statement
 07/31/2025

c/o FirstService Residential
 11822 Highway 17 Bypass South
 Murrells Inlet SC 29576

FirstService Residential SC

Description	Current Period			Year To Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

Other Expenses							
8002 MPOA Assessments	\$ 51,012	\$ 51,012	\$ 0	\$ 357,082	\$ 357,084	\$ 2	\$ 612,141
8019 Owned Unit Assessments	0	2,199	2,199	4,472	15,393	10,921	26,385

Total Other Expenses	\$ 51,012	\$ 53,211	\$ 2,199	\$ 361,554	\$ 372,477	\$ 10,923	\$ 638,526

Total Expenses	\$ 333,195	\$ 339,673	\$ 6,478	\$ 2,332,662	\$ 2,377,711	\$ 45,049	\$ 4,076,076

NET INCOME/(LOSS)	\$ 2,563	\$ 0	\$ 2,563	\$ 80,782	\$ 0	\$ 80,782	\$ 0
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0423 RENAISSANCE TOWER HORIZONTAL PROPERTY REGIME
Reserve Income Statement - Accrual
07/31/2025

c/o FirstService Residential
 11822 Highway 17 Bypass South
 Murrells Inlet SC 29576

FirstService Residential SC

Description	Current Period			Year To Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
4202 Reserve Funding	\$ 88,417	\$ 0	\$ 88,417	\$ 618,917	\$ 0	\$ 618,917	\$ 0
4215 Special Assessment Steel Repai	14,177	0	14,177	332,953	0	332,953	0
4320 Interest Income Reserves	158	0	158	793	0	793	0
Total Income	\$ 102,752	\$ 0	\$ 102,752	\$ 952,662	\$ 0	\$ 952,662	\$ 0
EXPENSES							
9001 Building Repairs - Reserve	\$ 0	\$ 0	\$ 0	\$ 1,114,939	\$ 0	\$ (1,114,939)	\$ 0
9029 Deck Repairs/Repl.	0	0	0	113,250	0	(113,250)	0
9040 Landscaping Reserves	0	0	0	2,910	0	(2,910)	0
9048 Major Structural Repairs	0	0	0	100,515	0	(100,515)	0
90480 Water Intrusion Phase 2	0	0	0	8,885	0	(8,885)	0
90481 Under Bldg Steel Phase 1	0	0	0	1,244,870	0	(1,244,870)	0
9049 Elevators Expense	0	0	0	5,610	0	(5,610)	0
9086 Loan Fee & Interest Expenses	0	0	0	2,500	0	(2,500)	0
9098 Water Pump	1,634	0	(1,634)	8,028	0	(8,028)	0
9469 Pool Resurfacing	0	0	0	25,892	0	(25,892)	0
Total Expenses	\$ 1,634	\$ 0	\$ (1,634)	\$ 2,627,400	\$ 0	\$ (2,627,400)	\$ 0
NET INCOME/ (LOSS)	\$ 101,118	\$ 0	\$ 101,118	\$ (1,674,738)	\$ 0	\$ (1,674,738)	\$ 0

