

Renaissance 1 Association

August 2023



Prepared by:
Pinnacle Community Association Management
PO Box 21058
Sarasota, FL 34276
The following statement has not been audited or reviewed.

Renaissance I Association

FUND BALANCE SHEET

As of: 08/31/2023

Assets

Account	Operating	Reserves	Total
Assets			
01010 Cadence Checking	\$968,899.64	\$0.00	\$968,899.64
01011 Cadence Escrow	\$24,500.00	\$0.00	\$24,500.00
01013 Cadence ICS	\$265,243.05	\$0.00	\$265,243.05
01014 Centennial **0468	\$0.00	\$18,035.99	\$18,035.99
01015 Centennial **0450	\$0.00	\$100,212.33	\$100,212.33
01016 Centennial ICS	\$0.00	\$1,825,810.08	\$1,825,810.08
01035 Due to/from Reserves	(\$683,116.43)	\$0.00	(\$683,116.43)
01036 Due to/from Operating	\$0.00	\$683,116.43	\$683,116.43
01140 Accounts Receivable-owners	\$119,227.30	\$0.00	\$119,227.30
01250 Prepaid Insurance	\$180,329.69	\$0.00	\$180,329.69
01265 Prepaid Expenses	\$8,379.00	\$0.00	\$8,379.00
01270 Prepaid Payroll	\$11,000.00	\$0.00	\$11,000.00
Assets Total	\$894,462.25	\$2,627,174.83	\$3,521,637.08
Total Assets:	\$894,462.25	\$2,627,174.83	\$3,521,637.08

Liabilities

Account	Operating	Reserves	Total
Liabilities			
02000 Accounts Payable	\$2,887.58	\$0.00	\$2,887.58
02030 Prepaid Assessments	\$55,002.35	\$0.00	\$55,002.35
02031 Deferred Revenue	\$198,768.24	\$0.00	\$198,768.24
02045 Accrued Income Tax	(\$320.19)	\$0.00	(\$320.19)
02075 Escrow Refund	\$2,000.00	\$0.00	\$2,000.00
02120 Other Current Liabilities	\$2,466.54	\$0.00	\$2,466.54
02125 Other Accrued Expense	\$8,000.00	\$0.00	\$8,000.00
02300 Sarasota County Tax	(\$462.02)	\$0.00	(\$462.02)
02310 Florida Department of Revenue	\$1,081.20	\$0.00	\$1,081.20
02400 Clubhouse Rental Liability	\$1,000.00	\$0.00	\$1,000.00
02500 Other Current Liabilities	\$30,500.00	\$0.00	\$30,500.00
Liabilities Total	\$300,923.70	\$0.00	\$300,923.70
Total Liabilities:	\$300,923.70	\$0.00	\$300,923.70

Equity

Account	Operating	Reserves	Total
Reserves			
03600 Pooled Reserves	\$0.00	\$2,628,917.19	\$2,628,917.19
03607 Reserve Interest	\$0.00	\$28,251.87	\$28,251.87
03645 Exterior Build Elements	\$0.00	(\$16,800.00)	(\$16,800.00)
03700 Mechanical & Electrical	\$0.00	(\$13,194.23)	(\$13,194.23)
Reserves Total	\$0.00	\$2,627,174.83	\$2,627,174.83

Account	Operating	Reserves	Total
Members Equity			
04990 Operating Fund	\$359,239.64	\$0.00	\$359,239.64
04995 EV Charging Station	\$22,300.42	\$0.00	\$22,300.42
Members Equity Total	\$381,540.06	\$0.00	\$381,540.06
Current Year Net Income/(Loss)	\$211,998.49	\$0.00	\$211,998.49
Total Equity:	\$593,538.55	\$2,627,174.83	\$3,220,713.38
Total Liabilities & Equity	\$894,462.25	\$2,627,174.83	\$3,521,637.08

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08330 Janitorial Supplies	320.97	416.67	95.70	3,931.44	3,333.36	(598.08)	5,000.00
08331 Tools, Supplies & Equipment	0.00	58.33	58.33	0.00	466.64	466.64	700.00
08332 Light Bubs & Fixtures	197.97	291.67	93.70	1,019.95	2,333.36	1,313.41	3,500.00
08350 Exterior Building Repairs/Maintena...	0.00	125.00	125.00	30,775.00	1,000.00	(29,775.00)	1,500.00
08351 Miscellaneous Materials	0.00	233.33	233.33	643.63	1,866.64	1,223.01	2,800.00
08352 Interior Building Repairs	0.00	708.33	708.33	2,025.00	5,666.64	3,641.64	8,500.00
08353 Hot Water Repairs	0.00	375.00	375.00	345.00	3,000.00	2,655.00	4,500.00
08354 Electrical Repairs	0.00	166.67	166.67	354.00	1,333.36	979.36	2,000.00
08370 Pest Control Interior/Exterior	350.00	375.00	25.00	2,800.00	3,000.00	200.00	4,500.00
08375 Termite Protection	0.00	71.67	71.67	1,428.00	573.36	(854.64)	860.00
08380 Fire Alarm Maintenance	(195.00)	266.67	461.67	819.31	2,133.36	1,314.05	3,200.00
08382 Fire System Inspection	0.00	600.00	600.00	0.00	4,800.00	4,800.00	7,200.00
08383 Fire Pump & Sprinkler Systems	0.00	375.00	375.00	1,453.03	3,000.00	1,546.97	4,500.00
08384 Burglar Alarm Monitoring	0.00	37.50	37.50	160.18	300.00	139.82	450.00
08395 Misc Equipment Repair	0.00	45.83	45.83	774.11	366.64	(407.47)	550.00
08396 HVAC Maintenance Contract	918.00	658.33	(259.67)	6,669.00	5,266.64	(1,402.36)	7,900.00
08397 HVAC Repairs	0.00	333.33	333.33	2,186.73	2,666.64	479.91	4,000.00
08400 Elevator Contract	900.00	3,333.33	2,433.33	60,759.72	26,666.64	(34,093.08)	40,000.00
08405 Parking Structure Maintenance	0.00	0.00	0.00	159.10	0.00	(159.10)	0.00
08410 Elevator Permits	0.00	33.33	33.33	0.00	266.64	266.64	400.00
08412 Elevator Cabs Interior	0.00	250.00	250.00	1,320.00	2,000.00	680.00	3,000.00
08416 Lock & Keys	0.00	37.50	37.50	196.36	300.00	103.64	450.00
08440 Compactor/Chutes Cleaning, R&M	932.26	1,250.00	317.74	7,960.39	10,000.00	2,039.61	15,000.00
08445 Overhead Doors	0.00	100.00	100.00	0.00	800.00	800.00	1,200.00
08450 Water Treatment - Contract	389.00	391.67	2.67	3,057.00	3,133.36	76.36	4,700.00
08451 Water Softener Treatment & Repairs	0.00	183.33	183.33	1,681.00	1,466.64	(214.36)	2,200.00
08452 Pumps Maintenance/Repairs	1,001.00	500.00	(501.00)	1,901.00	4,000.00	2,099.00	6,000.00
08490 Common Area - Floor Maintenance	900.00	833.33	(66.67)	6,121.95	6,666.64	544.69	10,000.00
08500 Roof PM Repairs & Safety Inspectio...	0.00	375.00	375.00	1,312.00	3,000.00	1,688.00	4,500.00
08510 Generator Contract/Repairs	481.50	166.67	(314.83)	781.50	1,333.36	551.86	2,000.00
08511 Fuel - Generator	789.89	37.50	(752.39)	789.89	300.00	(489.89)	450.00
08520 Parking Garage Lights	0.00	8.33	8.33	0.00	66.64	66.64	100.00
08522 Parking Structure Maintenance	460.00	150.00	(310.00)	460.00	1,200.00	740.00	1,800.00
08530 Painting	0.00	208.33	208.33	875.00	1,666.64	791.64	2,500.00
08560 Carpet Maintenance	0.00	833.33	833.33	2,344.17	6,666.64	4,322.47	10,000.00
08590 Guest Room Expenses	0.00	41.67	41.67	20.98	333.36	312.38	500.00
08595 Window Washing	5,715.00	952.50	(4,762.50)	6,595.00	7,620.00	1,025.00	11,430.00
Maintenance Total	16,174.59	15,932.48	(242.11)	161,250.54	127,459.84	(33,790.70)	191,190.00
Administrative							
08600 Professional Association/Dues	0.00	33.33	33.33	165.00	266.64	101.64	400.00
08605 Communications-phones, fax, intern...	1,982.78	1,916.67	(66.11)	27,701.18	15,333.36	(12,367.82)	23,000.00
08610 Annual Corporate Report	0.00	5.83	5.83	70.00	46.64	(23.36)	70.00
08612 Fees to the Division	0.00	0.00	0.00	976.00	0.00	(976.00)	0.00
08616 DBPR Fees State of Florida	0.00	81.33	81.33	0.00	650.64	650.64	976.00
08650 Insurance	45,448.95	27,083.33	(18,365.62)	354,882.01	216,666.64	(138,215.37)	325,000.00
08660 Legal Fees	(481.83)	1,000.00	1,481.83	1,318.43	8,000.00	6,681.57	12,000.00
08670 CPA Services & Audit	0.00	583.33	583.33	5,880.00	4,666.64	(1,213.36)	7,000.00
08675 Income Taxes	0.00	41.67	41.67	5,393.00	333.36	(5,059.64)	500.00
08680 Management	1,630.00	1,887.58	257.58	14,327.90	15,100.64	772.74	22,651.00
08690 Postage, Printing, Record Storage,...	702.99	183.33	(519.66)	4,420.65	1,466.64	(2,954.01)	2,200.00
08691 Office Equipment	294.46	458.33	163.87	2,097.81	3,666.64	1,568.83	5,500.00
08692 Computer Expense	825.28	83.33	(741.95)	1,431.77	666.64	(765.13)	1,000.00
08693 Office Supplies	25.57	375.00	349.43	634.97	3,000.00	2,365.03	4,500.00
08695 Website	0.00	125.00	125.00	1,538.15	1,000.00	(538.15)	1,500.00
08699 Admin - Miscellaneous	101.30	66.67	(34.63)	43,360.52	533.36	(42,827.16)	800.00
Administrative Total	50,529.50	33,924.73	(16,604.77)	464,197.39	271,397.84	(192,799.55)	407,097.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Payroll							
08700 Salaries & Wages	27,205.09	30,077.00	2,871.91	183,474.44	240,616.00	57,141.56	360,924.00
08710 Group Insurance	1,380.00	1,500.00	120.00	10,957.10	12,000.00	1,042.90	18,000.00
08760 Staff Training	0.00	4.17	4.17	75.00	33.36	(41.64)	50.00
08762 Employee Uniforms	0.00	41.67	41.67	0.00	333.36	333.36	500.00
Payroll Total	28,585.09	31,622.84	3,037.75	194,506.54	252,982.72	58,476.18	379,474.00
Miscellaneous							
08900 Allowance for Doubtful Accounts	0.00	500.00	500.00	0.00	4,000.00	4,000.00	6,000.00
08910 Special Events	0.00	16.67	16.67	95.07	133.36	38.29	200.00
08920 Rosemary PI - Master Assoc Dues	3,539.00	3,573.00	34.00	28,312.00	28,584.00	272.00	42,876.00
08930 Reserve Study & Insurance Apprais...	0.00	166.67	166.67	0.00	1,333.36	1,333.36	2,000.00
08990 Security Services	18,305.77	20,250.00	1,944.23	148,629.58	162,000.00	13,370.42	243,000.00
08991 Security Cameras & Equipment	0.00	250.00	250.00	574.64	2,000.00	1,425.36	3,000.00
08992 Security Access & Door Repairs	117.70	83.33	(34.37)	117.70	666.64	548.94	1,000.00
Miscellaneous Total	21,962.47	24,839.67	2,877.20	177,728.99	198,717.36	20,988.37	298,076.00
Total Expense	163,675.23	157,274.99	(6,400.24)	1,305,526.50	1,258,199.92	(47,326.58)	1,887,300.00
Net Income	(5,879.74)	44,732.76	(50,612.50)	211,998.49	357,862.08	(145,863.59)	536,793.00