

# Renaissance 1 Association

June 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: 06/30/2023

### Assets

Account	Operating	Reserves	Total
<b>Assets</b>			
01010 Cadence Checking	\$806,203.82	\$0.00	\$806,203.82
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	\$18,031.39	\$18,031.39
01015 Centennial **0450	\$0.00	\$100,184.93	\$100,184.93
01016 Centennial ICS	\$0.00	\$1,848,324.02	\$1,848,324.02
01035 Due to/from Reserves	(\$595,701.90)	\$0.00	(\$595,701.90)
01036 Due to/from Operating	\$0.00	\$595,701.90	\$595,701.90
01140 Accounts Receivable-owners	\$78,338.57	\$0.00	\$78,338.57
01250 Prepaid Insurance	\$271,227.59	\$0.00	\$271,227.59
01265 Prepaid Expenses	\$6,676.00	\$0.00	\$6,676.00
01270 Prepaid Payroll	\$11,000.00	\$0.00	\$11,000.00
<b>Assets Total</b>	<b>\$867,487.13</b>	<b>\$2,562,242.24</b>	<b>\$3,429,729.37</b>
<b>Total Assets:</b>	<b>\$867,487.13</b>	<b>\$2,562,242.24</b>	<b>\$3,429,729.37</b>

### Liabilities

Account	Operating	Reserves	Total
<b>Liabilities</b>			
02000 Accounts Payable	\$2,887.58	\$0.00	\$2,887.58
02030 Prepaid Assessments	\$205,082.06	\$0.00	\$205,082.06
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	(\$353.94)	\$0.00	(\$353.94)
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
<b>Liabilities Total</b>	<b>\$250,663.44</b>	<b>\$0.00</b>	<b>\$250,663.44</b>
<b>Total Liabilities:</b>	<b>\$250,663.44</b>	<b>\$0.00</b>	<b>\$250,663.44</b>

### Equity

Account	Operating	Reserves	Total
<b>Reserves</b>			
03600 Pooled Reserves	\$0.00	\$2,553,242.66	\$2,553,242.66
03607 Reserve Interest	\$0.00	\$17,575.24	\$17,575.24
03700 Mechanical & Electrical	\$0.00	(\$8,575.66)	(\$8,575.66)
<b>Reserves Total</b>	<b>\$0.00</b>	<b>\$2,562,242.24</b>	<b>\$2,562,242.24</b>
<b>Members Equity</b>			
04990 Operating Fund	\$358,529.29	\$0.00	\$358,529.29
04995 EV Charging Station	\$22,300.42	\$0.00	\$22,300.42

<b>Account</b>	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
<b>Members Equity Total</b>	<b>\$380,829.71</b>	<b>\$0.00</b>	<b>\$380,829.71</b>
Current Year Net Income/(Loss)	\$235,993.98	\$0.00	\$235,993.98
<b>Total Equity:</b>	<b>\$616,823.69</b>	<b>\$2,562,242.24</b>	<b>\$3,179,065.93</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$867,487.13</b>	<b>\$2,562,242.24</b>	<b>\$3,429,729.37</b>

**Renaissance I Association**  
**INCOME STATEMENT**  
Start: 06/01/2023 | End: 06/30/2023  
**Income**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010 Maintenance	200,438.24	198,768.17	1,670.07	1,180,623.98	1,192,609.02	(11,985.04)	2,385,218.00
05030 Application Fees Purchase/Rental	195.00	175.00	20.00	1,620.00	1,050.00	570.00	2,100.00
05040 Miscellaneous Income	0.00	100.00	(100.00)	440.00	600.00	(160.00)	1,200.00
05045 Late Fees	0.00	208.33	(208.33)	(96.51)	1,249.98	(1,346.49)	2,500.00
05070 Entry FOBs	(422.54)	83.33	(505.87)	(89.58)	499.98	(589.56)	1,000.00
05200 Amenity Center Rental	0.00	0.00	0.00	171.85	0.00	171.85	0.00
05300 Guest Suite Income	840.00	2,250.00	(1,410.00)	18,659.70	13,500.00	5,159.70	27,000.00
05350 Parking Space Rental Fees	384.07	416.67	(32.60)	3,166.57	2,500.02	666.55	5,000.00
05360 Fla Dept Rev - Collection Allownac...	0.00	6.25	(6.25)	0.00	37.50	(37.50)	75.00
<b>Income Total</b>	<b>201,434.77</b>	<b>202,007.75</b>	<b>(572.98)</b>	<b>1,204,496.01</b>	<b>1,212,046.50</b>	<b>(7,550.49)</b>	<b>2,424,093.00</b>

**Total Income** 201,434.77 202,007.75 (572.98) 1,204,496.01 1,212,046.50 (7,550.49) 2,424,093.00

**Expense**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Utilities</b>							
08000 Electricity	13,014.89	11,666.67	(1,348.22)	46,238.98	70,000.02	23,761.04	140,000.00
08020 Water & Sewer	1,827.91	20,916.67	19,088.76	62,154.44	125,500.02	63,345.58	251,000.00
08040 Trash Removal	20,076.08	1,654.17	(18,421.91)	25,498.54	9,925.02	(15,573.52)	19,850.00
08070 Cable	10,023.52	10,333.33	309.81	49,141.60	61,999.98	12,858.38	124,000.00
08085 Gas - Hot Water	2,181.83	2,666.67	484.84	9,713.08	16,000.02	6,286.94	32,000.00
08086 Gas - Pool & Spa	601.14	1,041.67	440.53	4,754.41	6,250.02	1,495.61	12,500.00
08090 EV Charging	(150.00)	0.00	150.00	63.20	0.00	(63.20)	0.00
<b>Utilities Total</b>	<b>47,575.37</b>	<b>48,279.18</b>	<b>703.81</b>	<b>197,564.25</b>	<b>289,675.08</b>	<b>92,110.83</b>	<b>579,350.00</b>

**Grounds**

08100 Landscaping Contract	1,670.00	400.00	(1,270.00)	2,930.00	2,400.00	(530.00)	4,800.00
08110 Additional Plantings, Mulch, Repot...	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
08112 Indoor Plants	325.97	350.67	24.70	1,629.85	2,104.02	474.17	4,208.00
08120 Irrigation Repairs	0.00	12.50	12.50	66.88	75.00	8.12	150.00
08125 Grounds-Electrical Repair	0.00	41.67	41.67	0.00	250.02	250.02	500.00
08140 Tree Trimming	0.00	316.67	316.67	0.00	1,900.02	1,900.02	3,800.00
<b>Grounds Total</b>	<b>1,995.97</b>	<b>1,288.18</b>	<b>(707.79)</b>	<b>4,626.73</b>	<b>7,729.08</b>	<b>3,102.35</b>	<b>15,458.00</b>

**Pools & Recreation**

08200 Pool Maintenance Contract	1,200.00	625.00	(575.00)	3,680.04	3,750.00	69.96	7,500.00
08210 Pool Equipment & Repairs	1,022.75	458.33	(564.42)	1,719.74	2,749.98	1,030.24	5,500.00
08220 Pool Permit	675.70	56.25	(619.45)	675.70	337.50	(338.20)	675.00
08290 Recreation Expense	111.14	33.33	(77.81)	178.22	199.98	21.76	400.00
08292 Fitness Maintenance Contract	145.00	48.33	(96.67)	290.00	289.98	(0.02)	580.00
08295 Fitness-Equipment Repair	0.00	166.67	166.67	2,050.97	1,000.02	(1,050.95)	2,000.00
<b>Pools &amp; Recreation Total</b>	<b>3,154.59</b>	<b>1,387.91</b>	<b>(1,766.68)</b>	<b>8,594.67</b>	<b>8,327.46</b>	<b>(267.21)</b>	<b>16,655.00</b>

**Maintenance**

08310 Plumbing Repairs	610.44	1,000.00	389.56	845.44	6,000.00	5,154.56	12,000.00
08320 Backflow Certification & Repairs	0.00	108.33	108.33	2,119.00	649.98	(1,469.02)	1,300.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08330 Janitorial Supplies	502.49	416.67	(85.82)	2,894.60	2,500.02	(394.58)	5,000.00
08331 Tools, Supplies & Equipment	0.00	58.33	58.33	0.00	349.98	349.98	700.00
08332 Light Bubs & Fixtures	0.00	291.67	291.67	660.13	1,750.02	1,089.89	3,500.00
08350 Exterior Building Repairs/Maintena...	31,000.00	125.00	(30,875.00)	30,775.00	750.00	(30,025.00)	1,500.00
08351 Miscellaneous Materials	0.00	233.33	233.33	643.63	1,399.98	756.35	2,800.00
08352 Interior Building Repairs	0.00	708.33	708.33	800.00	4,249.98	3,449.98	8,500.00
08353 Hot Water Repairs	0.00	375.00	375.00	0.00	2,250.00	2,250.00	4,500.00
08354 Electrical Repairs	0.00	166.67	166.67	354.00	1,000.02	646.02	2,000.00
08370 Pest Control Interior/Exterior	700.00	375.00	(325.00)	2,100.00	2,250.00	150.00	4,500.00
08375 Termite Protection	714.00	71.67	(642.33)	1,428.00	430.02	(997.98)	860.00
08380 Fire Alarm Maintenance	0.00	266.67	266.67	(176.55)	1,600.02	1,776.57	3,200.00
08382 Fire System Inspection	0.00	600.00	600.00	0.00	3,600.00	3,600.00	7,200.00
08383 Fire Pump & Sprinkler Systems	0.00	375.00	375.00	1,453.03	2,250.00	796.97	4,500.00
08384 Burglar Alarm Monitoring	0.00	37.50	37.50	160.18	225.00	64.82	450.00
08395 Misc Equipment Repair	299.00	45.83	(253.17)	479.00	274.98	(204.02)	550.00
08396 HVAC Maintenance Contract	918.00	658.33	(259.67)	4,833.00	3,949.98	(883.02)	7,900.00
08397 HVAC Repairs	209.73	333.33	123.60	565.73	1,999.98	1,434.25	4,000.00
08400 Elevator Contract	600.00	3,333.33	2,733.33	57,159.72	19,999.98	(37,159.74)	40,000.00
08405 Parking Structure Maintenance	159.10	0.00	(159.10)	159.10	0.00	(159.10)	0.00
08410 Elevator Permits	0.00	33.33	33.33	0.00	199.98	199.98	400.00
08412 Elevator Cabs Interior	0.00	250.00	250.00	1,320.00	1,500.00	180.00	3,000.00
08416 Lock & Keys	65.34	37.50	(27.84)	196.36	225.00	28.64	450.00
08440 Compactor/Chutes Cleaning, R&M	1,789.99	1,250.00	(539.99)	6,127.96	7,500.00	1,372.04	15,000.00
08445 Overhead Doors	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00
08450 Water Treatment - Contract	767.00	391.67	(375.33)	2,279.00	2,350.02	71.02	4,700.00
08451 Water Softener Treatment & Repairs	988.00	183.33	(804.67)	1,681.00	1,099.98	(581.02)	2,200.00
08452 Pumps Maintenance/Repairs	0.00	500.00	500.00	450.00	3,000.00	2,550.00	6,000.00
08490 Common Area - Floor Maintenance	5,221.95	833.33	(4,388.62)	5,221.95	4,999.98	(221.97)	10,000.00
08500 Roof PM Repairs & Safety Inspectio...	1,312.00	375.00	(937.00)	1,312.00	2,250.00	938.00	4,500.00
08510 Generator Contract/Repairs	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
08511 Fuel - Generator	0.00	37.50	37.50	0.00	225.00	225.00	450.00
08520 Parking Garage Lights	0.00	8.33	8.33	0.00	49.98	49.98	100.00
08522 Parking Structure Maintenance	0.00	150.00	150.00	0.00	900.00	900.00	1,800.00
08530 Painting	0.00	208.33	208.33	875.00	1,249.98	374.98	2,500.00
08560 Carpet Maintenance	0.00	833.33	833.33	1,562.78	4,999.98	3,437.20	10,000.00
08590 Guest Room Expenses	0.00	41.67	41.67	20.98	250.02	229.04	500.00
08595 Window Washing	0.00	952.50	952.50	880.00	5,715.00	4,835.00	11,430.00
<b>Maintenance Total</b>	<b>45,857.04</b>	<b>15,932.48</b>	<b>(29,924.56)</b>	<b>129,180.04</b>	<b>95,594.88</b>	<b>(33,585.16)</b>	<b>191,190.00</b>
<b>Administrative</b>							
08600 Professional Association/Dues	165.00	33.33	(131.67)	165.00	199.98	34.98	400.00
08605 Communications-phones, fax, intern...	2,296.77	1,916.67	(380.10)	23,650.57	11,500.02	(12,150.55)	23,000.00
08610 Annual Corporate Report	0.00	5.83	5.83	70.00	34.98	(35.02)	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	487.98	487.98	976.00
08650 Insurance	43,982.85	27,083.33	(16,899.52)	263,984.11	162,499.98	(101,484.13)	325,000.00
08660 Legal Fees	1,515.36	1,000.00	(515.36)	1,800.26	6,000.00	4,199.74	12,000.00
08670 CPA Services & Audit	1,850.00	583.33	(1,266.67)	5,630.00	3,499.98	(2,130.02)	7,000.00
08675 Income Taxes	2,393.00	41.67	(2,351.33)	5,393.00	250.02	(5,142.98)	500.00
08680 Management	1,630.00	1,887.58	257.58	11,067.90	11,325.48	257.58	22,651.00
08690 Postage, Printing, Record Storage,...	149.78	183.33	33.55	2,707.53	1,099.98	(1,607.55)	2,200.00
08691 Office Equipment	403.43	458.33	54.90	1,508.89	2,749.98	1,241.09	5,500.00
08692 Computer Expense	262.64	83.33	(179.31)	606.49	499.98	(106.51)	1,000.00
08693 Office Supplies	365.92	375.00	9.08	365.92	2,250.00	1,884.08	4,500.00
08695 Website	0.00	125.00	125.00	1,248.15	750.00	(498.15)	1,500.00
08699 Admin - Miscellaneous	107.06	66.67	(40.39)	43,228.53	400.02	(42,828.51)	800.00
<b>Administrative Total</b>	<b>55,121.81</b>	<b>33,924.73</b>	<b>(21,197.08)</b>	<b>362,402.35</b>	<b>203,548.38</b>	<b>(158,853.97)</b>	<b>407,097.00</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Payroll</b>							
08700 Salaries & Wages	27,711.31	30,077.00	2,365.69	125,286.11	180,462.00	55,175.89	360,924.00
08710 Group Insurance	1,380.00	1,500.00	120.00	8,197.10	9,000.00	802.90	18,000.00
08760 Staff Training	75.00	4.17	(70.83)	75.00	25.02	(49.98)	50.00
08762 Employee Uniforms	0.00	41.67	41.67	0.00	250.02	250.02	500.00
<b>Payroll Total</b>	<b>29,166.31</b>	<b>31,622.84</b>	<b>2,456.53</b>	<b>133,558.21</b>	<b>189,737.04</b>	<b>56,178.83</b>	<b>379,474.00</b>
<b>Miscellaneous</b>							
08900 Allowance for Doubtful Accounts	0.00	500.00	500.00	0.00	3,000.00	3,000.00	6,000.00
08910 Special Events	0.00	16.67	16.67	95.07	100.02	4.95	200.00
08920 Rosemary Pl - Master Assoc Dues	3,539.00	3,573.00	34.00	21,234.00	21,438.00	204.00	42,876.00
08930 Reserve Study & Insurance Apprais...	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
08990 Security Services	46,503.71	20,250.00	(26,253.71)	110,752.16	121,500.00	10,747.84	243,000.00
08991 Security Cameras & Equipment	428.00	250.00	(178.00)	494.55	1,500.00	1,005.45	3,000.00
08992 Security Access & Door Repairs	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
<b>Miscellaneous Total</b>	<b>50,470.71</b>	<b>24,839.67</b>	<b>(25,631.04)</b>	<b>132,575.78</b>	<b>149,038.02</b>	<b>16,462.24</b>	<b>298,076.00</b>
<b>Total Expense</b>	<b>233,341.80</b>	<b>157,274.99</b>	<b>(76,066.81)</b>	<b>968,502.03</b>	<b>943,649.94</b>	<b>(24,852.09)</b>	<b>1,887,300.00</b>
<b>Net Income</b>	<b>(31,907.03)</b>	<b>44,732.76</b>	<b>(76,639.79)</b>	<b>235,993.98</b>	<b>268,396.56</b>	<b>(32,402.58)</b>	<b>536,793.00</b>