

# Renaissance 1 Association

October 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: 10/31/2023

### Assets

Account	Operating	Reserves	Total
<b>Assets</b>			
01010 Cadence Checking	\$1,041,109.11	\$0.00	\$1,041,109.11
01011 Cadence Escrow	\$27,500.00	\$0.00	\$27,500.00
01013 Cadence ICS	\$265,243.05	\$0.00	\$265,243.05
01014 Centennial **0468	\$0.00	\$7,720.51	\$7,720.51
01015 Centennial **0450	\$0.00	(\$90,561.93)	(\$90,561.93)
01016 Centennial ICS	\$0.00	\$1,661,776.91	\$1,661,776.91
01035 Due to/from Reserves	(\$554,702.54)	\$0.00	(\$554,702.54)
01036 Due to/from Operating	\$0.00	\$554,702.54	\$554,702.54
01140 Accounts Receivable-owners	\$136,141.94	\$0.00	\$136,141.94
01250 Prepaid Insurance	\$90,897.89	\$0.00	\$90,897.89
01265 Prepaid Expenses	\$10,082.00	\$0.00	\$10,082.00
01270 Prepaid Payroll	\$11,000.00	\$0.00	\$11,000.00
<b>Assets Total</b>	<b>\$1,027,271.45</b>	<b>\$2,133,638.03</b>	<b>\$3,160,909.48</b>
<b>Total Assets:</b>	<b>\$1,027,271.45</b>	<b>\$2,133,638.03</b>	<b>\$3,160,909.48</b>

### Liabilities

Account	Operating	Reserves	Total
<b>Liabilities</b>			
02000 Accounts Payable	\$2,887.58	\$0.00	\$2,887.58
02030 Prepaid Assessments	\$39,028.64	\$0.00	\$39,028.64
02031 Deferred Revenue	\$397,536.48	\$0.00	\$397,536.48
02045 Accrued Income Tax	(\$338.88)	\$0.00	(\$338.88)
02075 Escrow Refund	\$5,000.00	\$0.00	\$5,000.00
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	(\$447.62)	\$0.00	(\$447.62)
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>\$486,713.94</b>	<b>\$0.00</b>	<b>\$486,713.94</b>
<b>Total Liabilities:</b>	<b>\$486,713.94</b>	<b>\$0.00</b>	<b>\$486,713.94</b>

### Equity

Account	Operating	Reserves	Total
<b>Reserves</b>			
03600 Pooled Reserves	\$0.00	\$2,718,382.69	\$2,718,382.69
03607 Reserve Interest	\$0.00	\$38,730.99	\$38,730.99
03630 Roof Reserve	\$0.00	(\$579,666.42)	(\$579,666.42)
03645 Exterior Build Elements	\$0.00	(\$16,800.00)	(\$16,800.00)
03700 Mechanical & Electrical	\$0.00	(\$23,514.23)	(\$23,514.23)

<b>Account</b>	<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
03900 Garage Elements	\$0.00	(\$3,495.00)	(\$3,495.00)
<b>Reserves Total</b>	<b>\$0.00</b>	<b>\$2,133,638.03</b>	<b>\$2,133,638.03</b>
<b>Members Equity</b>			
04990 Operating Fund	\$350,743.44	\$0.00	\$350,743.44
04995 EV Charging Station	\$22,300.42	\$0.00	\$22,300.42
<b>Members Equity Total</b>	<b>\$373,043.86</b>	<b>\$0.00</b>	<b>\$373,043.86</b>
Current Year Net Income/(Loss)	\$167,513.65	\$0.00	\$167,513.65
<b>Total Equity:</b>	<b>\$540,557.51</b>	<b>\$2,133,638.03</b>	<b>\$2,674,195.54</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$1,027,271.45</b>	<b>\$2,133,638.03</b>	<b>\$3,160,909.48</b>

# Renaissance I Association

## INCOME STATEMENT

Start: 10/01/2023 | End: 10/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010 Maintenance	154,035.49	198,768.17	(44,732.68)	1,796,765.94	1,987,681.70	(190,915.76)	2,385,218.00
05030 Application Fees Purchase/Rental	840.00	175.00	665.00	2,675.00	1,750.00	925.00	2,100.00
05040 Miscellaneous Income	0.00	100.00	(100.00)	465.00	1,000.00	(535.00)	1,200.00
05045 Late Fees	0.00	208.33	(208.33)	(96.51)	2,083.30	(2,179.81)	2,500.00
05070 Entry FOBS	160.00	83.33	76.67	210.42	833.30	(622.88)	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	1,560.00	2,250.00	(690.00)	25,787.70	22,500.00	3,287.70	27,000.00
05350 Parking Space Rental Fees	330.65	416.67	(86.02)	4,342.22	4,166.70	175.52	5,000.00
05360 Fla Dept Rev - Collection Allownac...	0.00	6.25	(6.25)	0.00	62.50	(62.50)	75.00
05370 EV Income	0.00	0.00	0.00	300.00	0.00	300.00	0.00
<b>Income Total</b>	<b>156,926.14</b>	<b>202,007.75</b>	<b>(45,081.61)</b>	<b>1,830,621.62</b>	<b>2,020,077.50</b>	<b>(189,455.88)</b>	<b>2,424,093.00</b>
<b>Total Income</b>	<b>156,926.14</b>	<b>202,007.75</b>	<b>(45,081.61)</b>	<b>1,830,621.62</b>	<b>2,020,077.50</b>	<b>(189,455.88)</b>	<b>2,424,093.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Utilities</b>							
08000 Electricity	12,680.71	11,666.67	(1,014.04)	100,908.02	116,666.70	15,758.68	140,000.00
08020 Water & Sewer	19,656.12	20,916.67	1,260.55	144,914.99	209,166.70	64,251.71	251,000.00
08040 Trash Removal	1,483.02	1,654.17	171.15	30,821.40	16,541.70	(14,279.70)	19,850.00
08070 Cable	10,308.07	10,333.33	25.26	90,420.14	103,333.30	12,913.16	124,000.00
08085 Gas - Hot Water	3,640.16	2,666.67	(973.49)	17,272.64	26,666.70	9,394.06	32,000.00
08086 Gas - Pool & Spa	217.23	1,041.67	824.44	8,199.78	10,416.70	2,216.92	12,500.00
08090 EV Charging-Utilities	0.00	0.00	0.00	(236.80)	0.00	236.80	0.00
<b>Utilities Total</b>	<b>47,985.31</b>	<b>48,279.18</b>	<b>293.87</b>	<b>392,300.17</b>	<b>482,791.80</b>	<b>90,491.63</b>	<b>579,350.00</b>
<b>Grounds</b>							
08100 Landscaping Contract	630.00	400.00	(230.00)	4,505.00	4,000.00	(505.00)	4,800.00
08110 Additional Plantings, Mulch, Repot...	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
08112 Indoor Plants	325.97	350.67	24.70	3,259.70	3,506.70	247.00	4,208.00
08120 Irrigation Repairs	0.00	12.50	12.50	279.60	125.00	(154.60)	150.00
08125 Grounds-Electrical Repair	0.00	41.67	41.67	0.00	416.70	416.70	500.00
08140 Tree Trimming	0.00	316.67	316.67	0.00	3,166.70	3,166.70	3,800.00
<b>Grounds Total</b>	<b>955.97</b>	<b>1,288.18</b>	<b>332.21</b>	<b>8,044.30</b>	<b>12,881.80</b>	<b>4,837.50</b>	<b>15,458.00</b>
<b>Pools &amp; Recreation</b>							
08200 Pool Maintenance Contract	600.00	625.00	25.00	6,680.04	6,250.00	(430.04)	7,500.00
08210 Pool Equipment & Repairs	939.07	458.33	(480.74)	3,734.33	4,583.30	848.97	5,500.00
08220 Pool Permit	0.00	56.25	56.25	675.70	562.50	(113.20)	675.00
08290 Recreation Expense	0.00	33.33	33.33	178.22	333.30	155.08	400.00
08292 Fitness Maintenance Contract	145.00	48.33	(96.67)	435.00	483.30	48.30	580.00
08295 Fitness-Equipment Repair	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
<b>Pools &amp; Recreation Total</b>	<b>1,684.07</b>	<b>1,387.91</b>	<b>(296.16)</b>	<b>11,703.29</b>	<b>13,879.10</b>	<b>2,175.81</b>	<b>16,655.00</b>
<b>Maintenance</b>							
08310 Plumbing Repairs	1,553.42	1,000.00	(553.42)	7,812.86	10,000.00	2,187.14	12,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08320 Backflow Certification & Repairs	0.00	108.33	108.33	4,191.66	1,083.30	(3,108.36)	1,300.00
08330 Janitorial Supplies	0.00	416.67	416.67	4,426.95	4,166.70	(260.25)	5,000.00
08331 Tools, Supplies & Equipment	103.86	58.33	(45.53)	103.86	583.30	479.44	700.00
08332 Light Bubs & Fixtures	178.10	291.67	113.57	1,198.05	2,916.70	1,718.65	3,500.00
08350 Exterior Building Repairs/Maintena...	0.00	125.00	125.00	1,955.36	1,250.00	(705.36)	1,500.00
08351 Miscellaneous Materials	0.00	233.33	233.33	643.63	2,333.30	1,689.67	2,800.00
08352 Interior Building Repairs	1,700.00	708.33	(991.67)	3,725.00	7,083.30	3,358.30	8,500.00
08353 Hot Water Repairs	0.00	375.00	375.00	345.00	3,750.00	3,405.00	4,500.00
08354 Electrical Repairs	0.00	166.67	166.67	354.00	1,666.70	1,312.70	2,000.00
08370 Pest Control Interior/Exterior	350.00	375.00	25.00	3,500.00	3,750.00	250.00	4,500.00
08375 Termite Protection	0.00	71.67	71.67	1,428.00	716.70	(711.30)	860.00
08380 Fire Alarm Maintenance	983.20	266.67	(716.53)	1,712.51	2,666.70	954.19	3,200.00
08382 Fire System Inspection	4,044.60	600.00	(3,444.60)	4,044.60	6,000.00	1,955.40	7,200.00
08383 Fire Pump & Sprinkler Systems	0.00	375.00	375.00	1,453.03	3,750.00	2,296.97	4,500.00
08384 Burglar Alarm Monitoring	0.00	37.50	37.50	160.18	375.00	214.82	450.00
08395 Misc Equipment Repair	0.00	45.83	45.83	774.11	458.30	(315.81)	550.00
08396 HVAC Maintenance Contract	918.00	658.33	(259.67)	8,505.00	6,583.30	(1,921.70)	7,900.00
08397 HVAC Repairs	1,134.00	333.33	(800.67)	10,005.87	3,333.30	(6,672.57)	4,000.00
08400 Elevator Contract	1,125.00	3,333.33	2,208.33	62,559.72	33,333.30	(29,226.42)	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	333.30	333.30	400.00
08412 Elevator Cabs Interior	0.00	250.00	250.00	1,320.00	2,500.00	1,180.00	3,000.00
08416 Lock & Keys	23.69	37.50	13.81	220.05	375.00	154.95	450.00
08440 Compactor/Chutes Cleaning, R&M	1,225.44	1,250.00	24.56	10,086.00	12,500.00	2,414.00	15,000.00
08445 Overhead Doors	0.00	100.00	100.00	0.00	1,000.00	1,000.00	1,200.00
08450 Water Treatment - Contract	389.00	391.67	2.67	3,835.00	3,916.70	81.70	4,700.00
08451 Water Softener Treatment & Repairs	0.00	183.33	183.33	1,681.00	1,833.30	152.30	2,200.00
08452 Pumps Maintenance/Repairs	650.00	500.00	(150.00)	2,551.00	5,000.00	2,449.00	6,000.00
08490 Common Area - Floor Maintenance	0.00	833.33	833.33	3,150.00	8,333.30	5,183.30	10,000.00
08500 Roof PM Repairs & Safety Inspectio...	0.00	375.00	375.00	1,312.00	3,750.00	2,438.00	4,500.00
08510 Generator Contract/Repairs	861.35	166.67	(694.68)	1,642.85	1,666.70	23.85	2,000.00
08511 Fuel - Generator	0.00	37.50	37.50	789.89	375.00	(414.89)	450.00
08520 Parking Garage Lights	0.00	8.33	8.33	0.00	83.30	83.30	100.00
08522 Parking Structure Maintenance	0.00	150.00	150.00	460.00	1,500.00	1,040.00	1,800.00
08530 Painting	0.00	208.33	208.33	875.00	2,083.30	1,208.30	2,500.00
08560 Carpet Maintenance	209.00	833.33	624.33	6,756.51	8,333.30	1,576.79	10,000.00
08590 Guest Room Expenses	0.00	41.67	41.67	20.98	416.70	395.72	500.00
08595 Window Washing	0.00	952.50	952.50	6,595.00	9,525.00	2,930.00	11,430.00
08596 EV Charging Expense	0.00	0.00	0.00	30,000.00	0.00	(30,000.00)	0.00
<b>Maintenance Total</b>	<b>15,448.66</b>	<b>15,932.48</b>	<b>483.82</b>	<b>190,353.77</b>	<b>159,324.80</b>	<b>(31,028.97)</b>	<b>191,190.00</b>
<b>Administrative</b>							
08600 Professional Association/Dues	0.00	33.33	33.33	165.00	333.30	168.30	400.00
08605 Communications-phones, fax, intern...	1,936.14	1,916.67	(19.47)	31,177.36	19,166.70	(12,010.66)	23,000.00
08610 Annual Corporate Report	0.00	5.83	5.83	70.00	58.30	(11.70)	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	813.30	813.30	976.00
08650 Insurance	45,448.95	27,083.33	(18,365.62)	444,313.81	270,833.30	(173,480.51)	325,000.00
08660 Legal Fees	0.00	1,000.00	1,000.00	1,318.43	10,000.00	8,681.57	12,000.00
08670 CPA Services & Audit	0.00	583.33	583.33	5,880.00	5,833.30	(46.70)	7,000.00
08675 Income Taxes	(3,054.91)	41.67	3,096.58	2,338.09	416.70	(1,921.39)	500.00
08680 Management	1,630.00	1,887.58	257.58	17,587.90	18,875.80	1,287.90	22,651.00
08690 Postage, Printing, Record Storage,...	194.79	183.33	(11.46)	5,095.14	1,833.30	(3,261.84)	2,200.00
08691 Office Equipment	294.46	458.33	163.87	2,686.73	4,583.30	1,896.57	5,500.00
08692 Computer Expense	525.28	83.33	(441.95)	1,957.05	833.30	(1,123.75)	1,000.00
08693 Office Supplies	46.99	375.00	328.01	734.70	3,750.00	3,015.30	4,500.00
08695 Website	0.00	125.00	125.00	2,379.60	1,250.00	(1,129.60)	1,500.00
08699 Admin - Miscellaneous	0.00	66.67	66.67	43,360.52	666.70	(42,693.82)	800.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative Total</b>	<b>47,021.70</b>	<b>33,924.73</b>	<b>(13,096.97)</b>	<b>560,040.33</b>	<b>339,247.30</b>	<b>(220,793.03)</b>	<b>407,097.00</b>
<b>Payroll</b>							
08700 Salaries & Wages	43,579.83	30,077.00	(13,502.83)	255,392.76	300,770.00	45,377.24	360,924.00
08710 Group Insurance	1,380.00	1,500.00	120.00	13,717.10	15,000.00	1,282.90	18,000.00
08760 Staff Training	0.00	4.17	4.17	75.00	41.70	(33.30)	50.00
08762 Employee Uniforms	0.00	41.67	41.67	0.00	416.70	416.70	500.00
<b>Payroll Total</b>	<b>44,959.83</b>	<b>31,622.84</b>	<b>(13,336.99)</b>	<b>269,184.86</b>	<b>316,228.40</b>	<b>47,043.54</b>	<b>379,474.00</b>
<b>Miscellaneous</b>							
08900 Allowance for Doubtful Accounts	0.00	500.00	500.00	0.00	5,000.00	5,000.00	6,000.00
08910 Special Events	0.00	16.67	16.67	95.07	166.70	71.63	200.00
08920 Rosemary Pl - Master Assoc Dues	3,539.00	3,573.00	34.00	35,390.00	35,730.00	340.00	42,876.00
08930 Reserve Study & Insurance Appraisa...	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
08990 Security Services	27,495.16	20,250.00	(7,245.16)	195,039.84	202,500.00	7,460.16	243,000.00
08991 Security Cameras & Equipment	0.00	250.00	250.00	574.64	2,500.00	1,925.36	3,000.00
08992 Security Access & Door Repairs	0.00	83.33	83.33	381.70	833.30	451.60	1,000.00
<b>Miscellaneous Total</b>	<b>31,034.16</b>	<b>24,839.67</b>	<b>(6,194.49)</b>	<b>231,481.25</b>	<b>248,396.70</b>	<b>16,915.45</b>	<b>298,076.00</b>
<b>Total Expense</b>	<b>189,089.70</b>	<b>157,274.99</b>	<b>(31,814.71)</b>	<b>1,663,107.97</b>	<b>1,572,749.90</b>	<b>(90,358.07)</b>	<b>1,887,300.00</b>
<b>Net Income</b>	<b>(32,163.56)</b>	<b>44,732.76</b>	<b>(76,896.32)</b>	<b>167,513.65</b>	<b>447,327.60</b>	<b>(279,813.95)</b>	<b>536,793.00</b>

# Renaissance I Association

## RESERVE STATEMENT

Start: 10/01/2023 | End: 10/31/2023

<b>Account</b>	<b>Beginning Balance</b>	<b>Allocations</b>	<b>Disbursements</b>	<b>Closing Balance</b>
03600 Pooled Reserves	\$2,673,649.94	\$44,732.75	\$0.00	\$2,718,382.69
03607 Reserve Interest	\$33,719.69	\$5,011.30	\$0.00	\$38,730.99
03630 Roof Reserve	\$0.00	\$0.00	\$579,666.42	(\$579,666.42)
03645 Exterior Build Elements	(\$16,800.00)	\$0.00	\$0.00	(\$16,800.00)
03700 Mechanical & Electrical	(\$13,194.23)	\$0.00	\$10,320.00	(\$23,514.23)
03900 Garage Elements	\$0.00	\$0.00	\$3,495.00	(\$3,495.00)
	<b>\$2,677,375.40</b>	<b>\$49,744.05</b>	<b>\$593,481.42</b>	<b>\$2,133,638.03</b>

**Report Summary**

<b>Code</b>	<b>Account#</b>	<b>Current</b>	<b>Over 30</b>	<b>Over 60</b>	<b>Over 90</b>	<b>Total</b>
02 - NSF charges	01140	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
03 - Admin. Fees	01140	\$15.70	\$0.00	\$0.00	\$0.00	\$15.70
A1 - ASSESSMENT	01140	\$83,989.43	\$0.00	\$0.00	\$36,132.65	\$120,122.08
SA-PM - Prior Mgmt SA	01140	\$0.00	\$0.00	\$0.00	\$15,979.16	\$15,979.16
<b>Grand Total:</b>		<b>\$84,005.13</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$52,136.81</b>	<b>\$136,141.94</b>

<b>Account#</b>	<b>Account Description</b>	<b>Delinquency Amount</b>
01140	Accounts Receivable-owners	\$136,141.94
Total:		\$136,141.94

**Total Number of Homes: 51**