

BALANCE SHEET - Ballantrae Condominium
AS OF 01/31/22

01/31/22

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

PREPARED BY :
Miller Management Services
2848 Proctor Road
Sarasota, FL 34231

ASSETS

OPERATING FUNDS
Operating/SUNTRUST 50,174.75

TOTAL OPERATING FUNDS 50,174.75

RESERVE FUNDS
Reserve-SUNTRUST M/M 190,776.31
Reserve-InvestmntBankDep 547,390.99
Due to Reserve M/M 150,000.00

TOTAL RESERVE FUNDS 888,167.30

OTHER ASSETS
Accounts Receivable 25,587.96
Prepaid Insurance 153,169.61

TOTAL OTHER ASSETS 178,757.57

TOTAL ASSETS 1,117,099.62
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LIABILITIES

Accounts Payable 4,486.50
Deferred Maintenance Fee 75,451.25
Pre-paid Assessments 2,840.50
Prepaid-Dryer Vent Clean 75.00
Due to Reserve M/M 150,000.00
Federal Income Tax Liab. 701.00

TOTAL LIABILITIES 233,554.25

FUND BALANCES

OPERATING FUND BALANCES
Accum. Oper. Fund Balances -9,038.34
Operating Fund Balance 4,416.41

TOTAL OPER. FUND BALANCES -4,621.93

RESERVE FUND BALANCES
Reserve-Pooled Accounts 861,500.43
Prior Year Reserve int. 26,660.06
Reserve-Current Year Int 6.81

TOTAL RESERVE FUND BAL. 888,167.30

TOTAL FUND BALANCES 883,545.37

TOTAL LIAB/FUND BALANCES 1,117,099.62
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INCOME STATEMENT - Ballantrae Condominium
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	37,745.00		37,745.00	
Reserve Fees	33,683.75		33,683.75	
Gate Openers	90.00		90.00	
TOTAL REVENUE	71,518.75		71,518.75	
 OPERATING EXPENSES				
General/Administrative				
Management Fee	1,325.00		1,325.00	
Legal & Accounting	2,852.00		2,852.00	
Division/State Fees	469.25		469.25	
Misc/Bad Debt/Website	300.00		300.00	
Subtotal-General/Admin.	4,946.25		4,946.25	
 Landscaping				
Payroll	3,606.80		3,606.80	
Payroll-Simple Ira 3%	108.20		108.20	
Payroll-Taxes/HRA	750.92		750.92	
Grounds Maintenance	6,997.00		6,997.00	
Lake Maintenance	390.00		390.00	
Subtotal-Landscaping	11,852.92		11,852.92	
 Maintenance & Repairs				
Subtotal-Maint & Repairs				
 Utilities				
Electric	642.54		642.54	
Cable T.V.	4,357.31		4,357.31	
Telephone	134.57		134.57	
Subtotal-Utilities	5,134.42		5,134.42	
 Insurance				
Insurance Premiums	11,485.00		11,485.00	
Subtotal-Insurance	11,485.00		11,485.00	
 Reserve Transfers				
Reserve-Pooled	33,683.75		33,683.75	

	Month to Date	%	Year to Date	%
Subtotal-Reserves	33,683.75		33,683.75	
TOTAL EXPENSES	67,102.34		67,102.34	
EXCESS REVENUE	4,416.41		4,416.41	
BEGINNING BALANCE	31,880.69			
ENDING BALANCE	50,174.75			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 01/31/22

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	37,745	37,745			37,745	37,745			452,939
Reserve Fees	33,684	33,684			33,684	33,684			134,735
Application Fees		150	-150			150	-150		1,800
Gate Openers	90	13	78		90	13	78		150
TOTAL REVENUE	71,519	71,591	72		71,519	71,591	-72		589,624
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,325	1,325			1,325	1,325			15,900
Postage & Office Supply		375	375			375	375		4,500
Legal & Accounting	2,852	1,833	-1,019		2,852	1,833	-1,019		22,000
Income Taxes		125	125			125	125		1,500
Division/State Fees	469	39	-430		469	39	-430		469
Misc/Bad Debt/Website	300	150	-150		300	150	-150		1,800
Social & Caring		17	17			17	17		200
Subtotal-General/Admin.	4,946	3,864	-1,082		4,946	3,864	-1,082		46,369
Landscaping									
Payroll	3,607	4,150	543		3,607	4,150	543		49,800
Payroll-Simple Ira 3%	108	125	17		108	125	17		1,500
Payroll-Taxes/HRA	751	850	99		751	850	99		10,200
Grounds Maintenance	6,997	7,150	153		6,997	7,150	153		85,800
Equipt Maint/Gas/Supply		200	200			200	200		2,400
Tree Trimming/Replcmts		500	500			500	500		6,000
Irrigation Maintenance		125	125			125	125		1,500
Fertilize/Mulch		917	917			917	917		11,000
Plant/Shrub/Sod Replcant		300	300			300	300		3,600
Lake Maintenance	390	500	110		390	500	110		6,000
Subtotal-Landscaping	11,853	14,817	2,964		11,853	14,817	2,964		177,800
Maintenance & Repairs									
Building/Sidewalk Repair		500	500			500	500		6,000
Roof Repairs/Chimney Cap		450	450			450	450		5,400
Other/Gate/Misc.		125	125			125	125		1,500
Subtotal-Maint & Repairs		1,075	1,075			1,075	1,075		12,900
Utilities									
Electric	643	660	17		643	660	17		7,920

General Ledger -- Ballantrae Condominium
 2022 Reserves to 01/31/22

01/31/22

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301	Reserve-Pooled Accounts 1 01/01/22	CREDIT GJ-38977	827,816.68		33,683.75	861,500.43 861,500.43	1st Qtr. POOLED Reserve
3335	Prior Year Reserve int. 1 01/01/22	CREDIT GJ-38972	21,421.84		5,238.22	26,660.06 26,660.06	transfer 2021 reserve int
3340	Reserve-Current Year Int 1 01/01/22	CREDIT GJ-38972	5,238.22	5,238.22			transfer 2021 reserve int
	1 01/31/22	GJ-39106			4.64	4.64	January TRUIST INVSMT in
	1 01/31/22	GJ-39107			2.17	6.81	January SUNTRUST M/M int
						6.81	
	TOTAL DEBITS=			5,238.22			
	TOTAL CREDITS=				38,928.78		