

BALANCE SHEET - Ballantrae Condominium
AS OF 02/28/22

02/28/22

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/SUNTRUST 14,444.76

TOTAL OPERATING FUNDS 14,444.76

RESERVE FUNDS

Reserve-SUNTRUST M/M 41,073.21

Reserve-InvestmntBankDep 547,395.17

Due to Reserve M/M 135,000.00

TOTAL RESERVE FUNDS 723,468.38

OTHER ASSETS

Accounts Receivable 13,127.96

Prepaid Insurance 140,404.00

TOTAL OTHER ASSETS 153,531.96

TOTAL ASSETS 891,445.10

LIABILITIES

Accounts Payable

Deferred Maintenance Fee 37,706.25

Pre-paid Assessments 4,330.50

PrePaid-Dryer Vent Clean 75.00

Due to Reserve M/M 135,000.00

Federal Income Tax Liab.

TOTAL LIABILITIES 177,111.75

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances -9,038.34

Operating Fund Balance 575.31

TOTAL OPER. FUND BALANCES -8,463.03

RESERVE FUND BALANCES

Reserve-Pooled Accounts 696,124.99

Prior Year Reserve int. 26,660.06

Reserve-Current Year Int 11.33

TOTAL RESERVE FUND BAL. 722,796.38

TOTAL FUND BALANCES 714,333.35

TOTAL LIAB/FUND BALANCES 891,445.10

INCOME STATEMENT - Ballantrae Condominium
AS OF 02/28/22

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	37,745.00		75,490.00	
Reserve Fees			33,683.75	
Application Fees	200.00		200.00	
Gate Openers			90.00	
TOTAL REVENUE	37,945.00		109,463.75	
 OPERATING EXPENSES				
General/Administrative				
Management Fee	1,325.00		2,650.00	
Postage & Office Supply	230.88		230.88	
Legal & Accounting	9,902.00		12,754.00	
Division/State Fees			469.25	
Misc/Bad Debt/Website			300.00	
Subtotal-General/Admin.	11,457.88		16,404.13	
 Landscaping				
Payroll	3,606.80		7,213.60	
Payroll-Simple Ira 3%	108.20		216.40	
Payroll-Taxes/HRA	750.92		1,501.84	
Grounds Maintenance	7,150.00		14,147.00	
Equipt Maint/Gas/Supply	56.14		56.14	
Lake Maintenance	390.00		780.00	
Subtotal-Landscaping	12,062.06		23,914.98	
 Maintenance & Repairs				
Subtotal-Maint & Repairs				
 Utilities				
Electric	824.87		1,467.41	
Cable T.V.	4,357.31		8,714.62	
Telephone	137.37		271.94	
Subtotal-Utilities	5,319.55		10,453.97	
 Insurance				
Insurance Premiums	12,946.61		24,431.61	
Subtotal-Insurance	12,946.61		24,431.61	

	Month to Date	%	Year to Date	%
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Reserve Transfers Reserve-Pooled			33,683.75	
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Subtotal-Reserves			33,683.75	
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TOTAL EXPENSES	41,786.10		108,888.44	
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EXCESS REVENUE	-3,841.10		575.31	
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BEGINNING BALANCE	50,174.75			
ENDING BALANCE	14,444.76			

BUDGET COMPARISON - Ballantrae Condominium
February, 2022

02/28/22

PREPARED FOR :
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ASSOCIATION, INC.

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

	MTD Actual	MTD Budget	MTD %Var.	X	YTD Actual	YTD Budget	YTD %Var.	Y	Annual
REVENUE									
Maintenance Fee	37,745	37,745			75,490	75,490			452,939
Reserve Fees					33,684	33,684			134,735
Application Fees	200	150	50		200	300	-100		1,800
Gate Openers		13	-13		90	25	65		150
TOTAL REVENUE	37,945	37,907	38		109,464	109,499	-35		589,624
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,325	1,325			2,650	2,650			15,900
Postage & Office Supply	231	375	144		231	750	519		4,500
Legal & Accounting	9,902	1,833	-8,069		12,754	3,667	-9,087		22,000
Income Taxes		125	125			250	250		1,500
Division/State Fees		39	39		469	78	-391		469
Misc/Bad Debt/Website		150	150		300	300			1,800
Social & Caring		17	17			33	33		200
Subtotal-General/Admin.	11,458	3,864	-7,594		16,404	7,728	-8,676		46,369
Landscaping									
Payroll	3,607	4,150	543		7,214	8,300	1,086		49,800
Payroll-Simple Ira 3%	108	125	17		216	250	34		1,500
Payroll-Taxes/HRA	751	850	99		1,502	1,700	198		10,200
Grounds Maintenance	7,150	7,150			14,147	14,300	153		85,800
Equlpt Maint/Gas/Supply	56	200	144		56	400	344		2,400
Tree Trimming/Replcmnts		500	500			1,000	1,000		6,000
Irrigation Maintenance		125	125			250	250		1,500
Fertilize/Mulch		917	917			1,833	1,833		11,000
Plant/Shrub/Sod Replcmnt		300	300			600	600		3,600
Lake Maintenance	390	500	110		780	1,000	220		6,000
Subtotal-Landscaping	12,062	14,817	2,755		23,915	29,633	5,718		177,800
Maintenance & Repairs									
Building/Sidevalk Repair		500	500			1,000	1,000		6,000
Roof Repairs/Chimney Cap		450	450			900	900		5,400
Other/Gate/Misc.		125	125			250	250		1,500
Subtotal-Maint & Repairs		1,075	1,075			2,150	2,150		12,900
Utilities									
Electric	825	660	-165		1,467	1,320	-147		7,920

General Ledger -- Ballantrae Condominium
 2022 Reserves to 02/28/22

02/28/22

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301	Reserve-Pooled Accounts	CREDIT	827,816.68				
1	01/01/22	GJ-38977			33,683.75	861,500.43	1st Qtr. POOLED Reserve
1	02/03/22 Florida Southern	CD-39111		82,104.00		779,396.43	3638-3662 reroof
1	02/03/22 Florida Southern	CD-39112		82,104.00		697,292.43	3641-3665 reroof
1	02/03/22 Florida Southern	CD-39113		495.44		696,796.99	carpentry-wood replacemnt
1	02/28/22 Guestar Construc	CD-39193		672.00		696,124.99	1/6-2/10 reroof consultin
						696,124.99	
3335	Prior Year Reserve int.	CREDIT	21,421.84				
1	01/01/22	GJ-38972			5,238.22	26,660.06	transfer 2021 reserve int
						26,660.06	
3340	Reserve-Current Year Int	CREDIT	5,238.22				
1	01/01/22	GJ-38972		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
1	02/28/22	GJ-39220			.08	6.89	February TRUIST M/M int
1	02/28/22	GJ-39220			.26	7.15	February TRUIST M/M int
1	02/28/22	GJ-39224			4.18	11.33	February TRUIST investmnt
						11.33	
	TOTAL DEBITS=			170,613.66			
	TOTAL CREDITS=				38,933.30		