

BALANCE SHEET - Ballantrae Condominium  
AS OF 05/31/22

05/31/22

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/SUNTRUST 20,183.28

TOTAL OPERATING FUNDS 20,183.28

RESERVE FUNDS

Reserve-SUNTRUST M/M 92,628.85

Reserve-InvestmntBankDep 547,408.93

Due to Reserve M/M 90,000.00

TOTAL RESERVE FUNDS 730,037.78

OTHER ASSETS

Accounts Receivable 17,397.96

Prepaid Insurance 102,112.00

TOTAL OTHER ASSETS 119,509.96

TOTAL ASSETS 869,731.02

LIABILITIES

Deferred Maintenance Fee 37,706.25

Pre-paid Assessments 8,920.50

PrePaid-Dryer Vent Clean 75.00

Due to Reserve M/M 90,000.00

TOTAL LIABILITIES 136,701.75

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances -9,038.34

Operating Fund Balance 13,264.83

TOTAL OPER. FUND BALANCES 4,226.49

RESERVE FUND BALANCES

Reserve-Pooled Accounts 702,115.74

Prior Year Reserve int. 26,660.06

Reserve-Current Year Int 26.98

TOTAL RESERVE FUND BAL. 728,802.78

TOTAL FUND BALANCES 733,029.27

TOTAL LIAB/FUND BALANCES 869,731.02

INCOME STATEMENT - Ballantrae Condominium  
AS OF 05/31/22

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	Month to Date	%	Year to Date	%
<b>REVENUE</b>				
Maintenance Fee	37,745.00		188,686.25	
Reserve Fees			67,367.50	
Application Fees	100.00		500.00	
Gate Openers	90.00		240.00	
	37,935.00		256,793.75	
<b>OPERATING EXPENSES</b>				
General/Administrative				
Management Fee	1,325.00		6,625.00	
Postage & Office Supply	61.43		549.35	
Legal & Accounting			13,808.00	
Division/State Fees			469.25	
Misc/Bad Debt/Website			680.16	
	1,386.43		22,131.76	
Landscaping				
Payroll	3,967.48		19,476.72	
Payroll-Simple Ira 3%	119.04		584.31	
Payroll-Taxes/HRA	778.51		3,896.96	
Grounds Maintenance	7,250.00		35,797.00	
Equipt Maint/Gas/Supply			248.72	
Irrigation Maintenance			730.90	
Plant/Shrub/Sod Replcmnt			120.38	
Lake Maintenance	390.00		1,950.00	
	12,505.03		62,804.99	
Maintenance & Repairs				
Building/Sidewalk Repair	32.70		1,936.63	
	32.70		1,936.63	
Utilities				
Electric	942.67		4,124.47	
Cable T.V.	4,347.31		21,756.55	
Telephone	138.45		683.41	
	5,428.43		26,564.43	
Insurance				
Insurance Premiums	12,764.00		62,723.61	

	Month to Date	%	Year to Date	%
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Subtotal-Insurance	12,764.00		62,723.61	
Reserve Transfers Reserve-Pooled			67,367.50	
Subtotal-Reserves			67,367.50	
TOTAL EXPENSES	32,116.59		243,528.92	
EXCESS REVENUE	5,818.41		13,264.83	
BEGINNING BALANCE	34,640.87			
ENDING BALANCE	20,183.28			

BUDGET COMPARISON - Ballantrae Condominium  
AS OF 05/31/22

05/31/22

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Sarasota, FL 34231

	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
<b>REVENUE</b>									
Maintenance Fee	37,745	37,745			188,686	188,725	-38		452,939
Reserve Fees					67,368	67,368			134,735
Application Fees	100	150	-50		500	750	-250		1,800
Gate Openers	90	13	78		240	63	178		150
<b>TOTAL REVENUE</b>	<b>37,935</b>	<b>37,907</b>	<b>28</b>		<b>256,794</b>	<b>256,905</b>	<b>-111</b>		<b>589,624</b>
<b>OPERATING EXPENSES</b>									
<b>General/Administrative</b>									
Management Fee	1,325	1,325			6,625	6,625			15,900
Postage & Office Supply	61	375	314		549	1,875	1,326		4,500
Legal & Accounting		1,833	1,833		13,808	9,167	-4,641		22,000
Income Taxes		125	125			625	625		1,500
Division/State Fees		39	39		469	195	-274		469
Misc/Bad Debt/Website		150	150		680	750	70		1,800
Social & Caring		17	17			83	83		200
<b>Subtotal-General/Admin.</b>	<b>1,386</b>	<b>3,864</b>	<b>2,478</b>		<b>22,132</b>	<b>19,320</b>	<b>-2,811</b>		<b>46,369</b>
<b>Landscaping</b>									
Payroll	3,967	4,150	183		19,477	20,750	1,273		49,800
Payroll-Simple Ira 3%	119	125	6		584	625	41		1,500
Payroll-Taxes/HRA	779	850	71		3,897	4,250	353		10,200
Grounds Maintenance	7,250	7,150	-100		35,797	35,750	-47		85,800
Equipt Maint/Gas/Supply		200	200		249	1,000	751		2,400
Tree Trimming/Replcmnts		500	500			2,500	2,500		6,000
Irrigation Maintenance		125	125		731	625	-106		1,500
Fertilize/Mulch		917	917			4,583	4,583		11,000
Plant/Shrub/Sod Replcmnt		300	300		120	1,500	1,380		3,600
Lake Maintenance	390	500	110		1,950	2,500	550		6,000
<b>Subtotal-Landscaping</b>	<b>12,505</b>	<b>14,817</b>	<b>2,312</b>		<b>62,805</b>	<b>74,083</b>	<b>11,278</b>		<b>177,800</b>
<b>Maintenance &amp; Repairs</b>									
Building/Sidewalk Repair	33	500	467		1,937	2,500	563		6,000
Roof Repairs/Chimney Cap		450	450			2,250	2,250		5,400
Other/Gate/Misc.		125	125			625	625		1,500
<b>Subtotal-Maint &amp; Repairs</b>	<b>33</b>	<b>1,075</b>	<b>1,042</b>		<b>1,937</b>	<b>5,375</b>	<b>3,438</b>		<b>12,900</b>
<b>Utilities</b>									
Electric	943	660	-283		4,124	3,300	-824		7,920



General Ledger -- Ballantrae Condominium  
 2022 Reserves to 05/31/22

05/31/22

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	Questar Construc CD-39193		672.00		696,124.99	1/6-2/10 reroof consultin
1	03/09/22	Karins Engineeri CD-39239		1,750.00		694,374.99	7451 Carn. settlemnt surv
1	03/29/22	JacobsCo. LLC CD-39304		690.00		693,684.99	3790 cedar entry beams
1	04/12/22	GJ-39407			33,683.75	727,368.74	2nd Qtr. POOLED Reserve
1	05/04/22	Adam's Painting CD-39545		21,000.00		706,368.74	4 bldgs.exterior painting
1	05/05/22	Ram Jack Foundat CD-39551		768.00		705,600.74	#06-B permitting
1	05/05/22	Ram Jack Foundat CD-39552		500.00		705,100.74	#06-B engineering
1	05/12/22	Karins Engineeri CD-39554		1,750.00		703,350.74	7451 Carn. settlmnt surve
1	05/18/22	JacobsCo. LLC CD-39595		1,235.00		702,115.74	7341/49/3750/18 cedarbeam
						702,115.74	
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 INVSNT 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 invstmnt
1	03/31/22	GJ-39372			.38	11.71	March TRUIST M/M int
1	03/31/22	GJ-39373			4.64	16.35	March TRUIST INVSTNNT int
1	04/30/22	GJ-39535			4.48	20.83	April TRUIST INVSNT int
1	04/30/22	GJ-39537			.72	21.55	April A/R Reconcile
1	05/31/22	GJ-39650			4.64	26.19	May TRUIST Invstmnt int
1	05/31/22	GJ-39651			.79	26.98	May TRUIST M/M int
						26.98	
	TOTAL DEBITS=			198,306.66			
	TOTAL CREDITS=				72,632.70		