

BALANCE SHEET - Ballantrae Condominium
AS OF 06/30/22

06/30/22

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/SUNTRUST 45,366.76

TOTAL OPERATING FUNDS 45,366.76

RESERVE FUNDS

Reserve-SUNTRUST M/M 99,989.64

Reserve-InvestmntBankDep 547,408.93

Due to Reserve M/M 75,000.00

TOTAL RESERVE FUNDS 722,398.57

OTHER ASSETS

Accounts Receivable 5,027.96

Prepaid Insurance 89,348.00

TOTAL OTHER ASSETS 94,375.96

TOTAL ASSETS 862,141.29
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LIABILITIES

Payroll Taxes - P/B 879.03

Deferred Maintenance Fee

Pre-paid Assessments 60,290.50

PrePaid-Dryer Vent Clean 75.00

Due to Reserve M/M 75,000.00

TOTAL LIABILITIES 136,244.53

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances -9,038.34

Operating Fund Balance 12,536.53

TOTAL OPER. FUND BALANCES 3,498.19

RESERVE FUND BALANCES

Reserve-Pooled Accounts 695,710.74

Prior Year Reserve int. 26,660.06

Reserve-Current Year Int 27.77

TOTAL RESERVE FUND BAL. 722,398.57

TOTAL FUND BALANCES 725,896.76

TOTAL LIAB/FUND BALANCES 862,141.29
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INCOME STATEMENT - Ballantrae Condominium
AS OF 06/30/22

07/12/22

PREPARED FOR :
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	37,706.25		226,392.50	
Reserve Fees			67,367.50	
Application Fees			500.00	
Gate Openers			240.00	
TOTAL REVENUE	37,706.25		294,500.00	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,325.00		7,950.00	
Postage & Office Supply	174.02		723.37	
Legal & Accounting	4,442.00		18,250.00	
Division/State Fees			469.25	
Misc/Bad Debt/Website	350.00		1,030.16	
Subtotal-General/Admin.	6,291.02		28,422.78	
Landscaping				
Payroll	3,967.48		23,444.20	
Payroll-Simple Ira 3%	119.04		703.35	
Payroll-Taxes/HRA	803.51		4,700.47	
Grounds Maintenance	7,250.00		43,047.00	
Equipt Maint/Gas/Supply	195.18		443.90	
Irrigation Maintenance			730.90	
Plant/Shrub/Sod Replcmnt			120.38	
Lake Maintenance	640.00		2,590.00	
Subtotal-Landscaping	12,975.21		75,780.20	
Maintenance & Repairs				
Building/Sidewalk Repair			1,936.63	
Roof Repairs/Chimney Cap	766.16		766.16	
Other/Gate/Misc.	151.00		151.00	
Subtotal-Maint & Repairs	917.16		2,853.79	
Utilities				
Electric	973.19		5,097.66	
Cable T.V.	4,347.31		26,103.86	
Telephone	166.66		850.07	
Subtotal-Utilities	5,487.16		32,051.59	

	Month to Date	%	Year to Date	%
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Insurance				
Insurance Premiums	12,764.00		75,487.61	
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Subtotal-Insurance	12,764.00		75,487.61	
Reserve Transfers				
Reserve-Pooled			67,367.50	
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Subtotal-Reserves			67,367.50	
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TOTAL EXPENSES	38,434.55		281,963.47	
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EXCESS REVENUE	-728.30		12,536.53	
BEGINNING BALANCE	20,183.28			
ENDING BALANCE	45,366.76			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 06/30/22

07/12/22

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	MTD Actual	MTD Budget	MTD \$Var.	X	YTD Actual	YTD Budget	YTD \$Var.	X	Annual
REVENUE									
Maintenance Fee	37,706	37,745	-39		226,393	226,469	-77		452,939
Reserve Fees					67,368	67,368			134,735
Application Fees		150	-150		500	900	-400		1,800
Gate Openers		13	-13		240	75	165		150
TOTAL REVENUE	37,706	37,907	-201		294,500	294,812	-312		589,624
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,325	1,325			7,950	7,950			15,900
Postage & Office Supply	174	375	201		723	2,250	1,527		4,500
Legal & Accounting	4,442	1,833	-2,609		18,250	11,000	-7,250		22,000
Income Taxes		125	125			750	750		1,500
Division/State Fees		39	39		469	235	-235		469
Misc/Bad Debt/Website	350	150	-200		1,030	900	-130		1,800
Social & Caring		17	17			100	100		200
Subtotal-General/Admin.	6,291	3,864	-2,427		28,423	23,185	-5,238		46,369
Landscaping									
Payroll	3,967	4,150	183		23,444	24,900	1,456		49,800
Payroll-Simple Ira 3%	119	125	6		703	750	47		1,500
Payroll-Taxes/HRA	804	850	46		4,700	5,100	400		10,200
Grounds Maintenance	7,250	7,150	-100		43,047	42,900	-147		85,800
Equipt Maint/Gas/Supply	195	200	5		444	1,200	756		2,400
Tree Trimming/Replcmnts		500	500			3,000	3,000		6,000
Irrigation Maintenance		125	125		731	750	19		1,500
Fertilize/Mulch		917	917			5,500	5,500		11,000
Plant/Shrub/Sod Replcmnt		300	300		120	1,800	1,680		3,600
Lake Maintenance	640	500	-140		2,590	3,000	410		6,000
Subtotal-Landscaping	12,975	14,817	1,841		75,780	88,900	13,120		177,800
Maintenance & Repairs									
Building/Sidewalk Repair		500	500		1,937	3,000	1,063		6,000
Roof Repairs/Chimney Cap	766	450	-316		766	2,700	1,934		5,400
Other/Gate/Misc.	151	125	-26		151	750	599		1,500
Subtotal-Maint & Repairs	917	1,075	158		2,854	6,450	3,596		12,900
Utilities									
Electric	973	660	-313		5,098	3,960	-1,138		7,920

General Ledger -- Ballantrae Condominium
2022 Reserves to 06/30/22

06/30/22

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
1	06/22/22	Ram Jack Foundat CD-39712			1,268.00	703,383.74	void check issued 5/5
1	06/22/22	Ram Jack Foundat CD-39713		500.00		702,883.74	#06-B poly. mobilization
1	06/22/22	Ram Jack Foundat CD-39714		768.00		702,115.74	#06-B engineering/permit
1	06/30/22	JacobsCo. LLC CD-39762		1,805.00		700,310.74	Guard Shack renovation
1	06/29/22	Jacobs Concrete CD-39778		2,150.00		698,160.74	rem/repl sewer drain lid
1	06/29/22	Jacobs Concrete CD-39779		850.00		697,310.74	3606 GlnEagle concrete rep
1	06/29/22	Jacobs Concrete CD-39780		1,600.00		695,710.74	3615 Mrfield concrete rep
						695,710.74	
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 INVSMNT 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 INVSTMNT int
1	04/30/22	GJ-39535			4.48	20.83	April TRUIST INVSMNT 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 Invstamt int
1	05/31/22	GJ-39651			.79	26.98	May TRUIST M/M int
1	06/30/22	GJ-39810			.79	27.77	June TRUIST M/M int
						27.77	
	TOTAL DEBITS=			205,979.66			
	TOTAL CREDITS=				73,901.49		