

BALANCE SHEET - Ballantrae Condominium
AS OF 10/31/22

10/31/22

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 43,998.93

TOTAL OPERATING FUNDS 43,998.93

RESERVE FUNDS

Reserve-TRUIST M/M 184,522.15

Reserve-CD 12/31/22 2.82 200,000.00

Reserve-CD 09/23/23 3.5% 150,000.00

Reserve-InvestmntBankDep 200,626.29

Due to Reserve M/M 45,000.00

TOTAL RESERVE FUNDS 780,148.44

OTHER ASSETS

Accounts Receivable 36,029.96

Prepaid Insurance 38,292.00

TOTAL OTHER ASSETS 74,321.96

TOTAL ASSETS 898,469.33

LIABILITIES

Accounts Payable

Payroll Taxes - P/B

Deferred Maintenance Fee 75,451.25

Pre-paid Assessments 10,590.50

Due to Reserve M/M 45,000.00

TOTAL LIABILITIES 131,041.75

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances -9,038.34

Operating Fund Balance -3,682.52

TOTAL OPER. FUND BALANCES -12,720.86

RESERVE FUND BALANCES

Reserve-Pooled Accounts 750,238.24

Prior Year Reserve int. 26,660.06

Reserve-Current Year Int 3,250.14

TOTAL RESERVE FUND BAL. 780,148.44

TOTAL FUND BALANCES 767,427.58

TOTAL LIAB/FUND BALANCES 898,469.33

INCOME STATEMENT - Ballantrae Condominium
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	37,745.00		377,333.75	
Reserve Fees	33,683.75		134,735.00	
Application Fees	100.00		900.00	
Gate Openers			270.00	
TOTAL REVENUE	71,528.75		513,238.75	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,325.00		13,250.00	
Postage & Office Supply	578.40		1,771.53	
Legal & Accounting	234.50		21,897.00	
Division/State Fees			469.25	
Misc/Bad Debt/Website			1,488.04	
Subtotal-General/Admin.	2,137.90		38,875.82	
Landscaping				
Payroll	3,967.48		41,297.86	
Payroll-Simple Ira 3%	119.04		1,239.03	
Payroll-Taxes/HRA	878.51		7,991.29	
Grounds Maintenance	7,250.00		72,047.00	
Equipt Maint/Gas/Supply	65.62		848.69	
Storm Clean Up	18,808.37		18,808.37	
Tree Trimming/Replcmnts			7,865.00	
Irrigation Maintenance			1,539.61	
Fertilize/Mulch			68.71	
Plant/Shrub/Sod Replcmnt	149.82		2,064.06	
Lake Maintenance	390.00		4,650.00	
Subtotal-Landscaping	31,628.84		158,419.62	
Maintenance & Repairs				
Building/Sidewalk Repair			2,011.63	
Roof Repairs/Chimney Cap			3,283.04	
Other/Gate/Misc.			151.00	
Subtotal-Maint & Repairs			5,445.67	
Utilities				
Electric	666.12		7,868.72	
Cable T.V.	4,347.31		43,493.10	

	Month to Date	%	Year to Date	%
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Telephone	236.96		1,539.73	
Subtotal-Utilities	5,250.39		52,901.55	
Insurance				
Insurance Premiums	12,764.00		126,543.61	
Subtotal-Insurance	12,764.00		126,543.61	
Reserve Transfers				
Reserve-Pooled	33,683.75		134,735.00	
Subtotal-Reserves	33,683.75		134,735.00	
TOTAL EXPENSES	85,464.88		516,921.27	
EXCESS REVENUE	-13,936.13		-3,682.52	
BEGINNING BALANCE	9,517.15			
ENDING BALANCE	43,998.93			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 10/31/22

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	37,745	37,745			377,334	377,449	-115		452,939
Reserve Fees	33,684	33,684			134,735	134,735			134,735
Application Fees	100	150	-50		900	1,500	-600		1,800
Gate Openers		13	-13		270	125	145		150
TOTAL REVENUE	71,529	71,591	-62		513,239	513,809	-570		589,624
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,325	1,325			13,250	13,250			15,900
Postage & Office Supply	578	375	-203		1,772	3,750	1,978		4,500
Legal & Accounting	235	1,833	1,599		21,897	18,333	-3,564		22,000
Income Taxes		125	125			1,250	1,250		1,500
Division/State Fees		39	39		469	391	-78		469
Misc/Bad Debt/Website		150	150		1,488	1,500	12		1,800
Social & Caring		17	17			167	167		200
Subtotal-General/Admin.	2,138	3,864	1,726		38,876	38,641	-235		46,369
Landscaping									
Payroll	3,967	4,150	183		41,298	41,500	202		49,800
Payroll-Simple Ira 3%	119	125	6		1,239	1,250	11		1,500
Payroll-Taxes/HRA	879	850	-29		7,991	8,500	509		10,200
Grounds Maintenance	7,250	7,150	-100		72,047	71,500	547		85,800
Equipmt Maint/Gas/Supply	66	200	134		849	2,000	1,151		2,400
Storm Clean Up	18,808		-18,808		18,808		-18,808		
Tree Trimming/Replcmts		500	500		7,865	5,000	-2,865		6,000
Irrigation Maintenance		125	125		1,540	1,250	-290		1,500
Fertilize/Mulch		917	917		69	9,167	9,098		11,000
Plant/Shrub/Sod Replcmt	150	300	150		2,064	3,000	936		3,600
Lake Maintenance	390	500	110		4,650	5,000	350		6,000
Subtotal-Landscaping	31,629	14,817	-16,812		158,420	148,167	-10,253	-6.92	177,800
Maintenance & Repairs									
Building/Sidewalk Repair		500	500		2,012	5,000	2,988		6,000
Roof Repairs/Chimney Cap		450	450		3,283	4,500	1,217		5,400
Other/Gate/Misc.		125	125		151	1,250	1,099		1,500
Subtotal-Maint & Repairs		1,075	1,075		5,446	10,750	5,304		12,900
Utilities									
Electric	666	660	-6		7,869	6,600	-1,269		7,920

General Ledger -- Ballantrae Condominium
2022 Reserves to 10/31/22

10/31/22

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. settlment 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. settlment 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	ren/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
1	07/12/22	GJ-39863			33,683.75	729,394.49	3rd Qtr. Reserve Fees
1	07/28/22	Jacobs Concrete CD-39922		1,650.00		727,744.49	driveway end repair
1	07/28/22	Jacobs Concrete CD-39923		2,750.00		724,994.49	7333 sidewalk repair
1	08/31/22	Ram Jack Foundat CD-40071		1,268.00		723,726.49	Check cleared 8/3/22
1	09/07/22	Ram Jack Foundat CD-40122		7,172.00		716,554.49	#06-B foundation support
1	10/01/22	GJ-40262			33,683.75	750,238.24	4th Qtr. POOLED Reserve
						750,238.24	
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
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 INVSMT 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 Investmnt 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
1	07/01/22	GJ-39916			43.62	71.39	TRUIST INVSTMNT in to 6/3
1	07/31/22	GJ-39967			167.95	239.34	July TRUIST INVSTMNT int
1	07/31/22	GJ-39968			1.04	240.38	July TRUIST M/M int
1	08/31/22	GJ-40097			388.56	628.94	August TRUIST INVSMT int

