

BALANCE SHEET - Ballantrae Condominium  
AS OF 01/31/23

01/31/23

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 76,180.02

TOTAL OPERATING FUNDS 76,180.02

RESERVE FUNDS

Reserve-TRUIST M/M 17,863.21

Reserve-CD 12/31/22 2.82

Reserve-CD 09/23/23 3.5% 149,022.73

Reserve-InvestmntBankDep 402,267.97

Due to Reserve M/M 217,477.00

TOTAL RESERVE FUNDS 786,630.91

OTHER ASSETS

Accounts Receivable 34,588.98

SpecAssmnt Receivable 26,724.00

Prepaid Insurance 210,192.56

PrePaid Expenses

TOTAL OTHER ASSETS 271,505.54

TOTAL ASSETS 1,134,316.47

LIABILITIES

Accounts Payable

Payroll Taxes - P/B

Deferred Maintenance Fee 82,628.00

Pre-paid Assessments 33,889.04

Due to Reserve M/M 217,477.00

TOTAL LIABILITIES 333,994.04

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 7,319.07

Operating Fund Balance 6,372.45

TOTAL OPER. FUND BALANCES 13,691.52

RESERVE FUND BALANCES

Reserve-Pooled Accounts 730,387.49

Reserve-Dep. RoofContract 25,665.00

Prior Year Reserve int. 27,742.68

Reserve-Current Year Int 2,835.74

TOTAL RESERVE FUND BAL. 786,630.91

TOTAL FUND BALANCES 800,322.43

TOTAL LIAB/FUND BALANCES 1,134,316.47

INCOME STATEMENT - Ballantrae Condominium  
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	Month to Date	%	Year to Date	%
<b>REVENUE</b>				
Maintenance Fee	41,301.75		41,301.75	
Reserve Fees	43,554.25		43,554.25	
	84,856.00		84,856.00	
<b>OPERATING EXPENSES</b>				
General/Administrative				
Management Fee	1,358.00		1,358.00	
Postage & Office Supply	59.78		59.78	
Division/State Fees	469.25		469.25	
	1,887.03		1,887.03	
Landscaping				
Payroll	3,967.48		3,967.48	
Payroll-Simple Ira 3%	119.04		119.04	
Payroll-Taxes/HRA	778.51		778.51	
Grounds Maintenance	7,150.00		7,150.00	
Equipt Maint/Gas/Supply	82.00		82.00	
Storm Clean Up	1,730.48		1,730.48	
Lake Maintenance	400.00		400.00	
	14,227.51		14,227.51	
Maintenance & Repairs				
Roof Repairs/Chimney Cap	675.00		675.00	
	675.00		675.00	
Utilities				
Electric	670.21		670.21	
Cable T.V.	4,520.58		4,520.58	
Telephone	184.97		184.97	
	5,375.76		5,375.76	
Insurance				
Insurance Premiums	12,764.00		12,764.00	
	12,764.00		12,764.00	
Reserve Transfers				
Reserve-Pooled	43,554.25		43,554.25	

	Month to Date	%	Year to Date	%
Subtotal-Reserves	43,554.25		43,554.25	
TOTAL EXPENSES	78,483.55		78,483.55	
EXCESS REVENUE	6,372.45		6,372.45	
BEGINNING BALANCE	45,282.22			
ENDING BALANCE	76,180.02			

BUDGET COMPARISON - Ballantrae Condominium  
AS OF 01/31/23

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
<b>REVENUE</b>									
Maintenance Fee	41,302	41,302			41,302	41,302			495,621
Reserve Fees	43,554	43,554			43,554	43,554			174,217
Application Fees		33	-33			33	-33		400
Gate Openers		13	-13			13	-13		150
<b>TOTAL REVENUE</b>	<b>84,856</b>	<b>84,902</b>	<b>-46</b>		<b>84,856</b>	<b>84,902</b>	<b>-46</b>		<b>670,388</b>
<b>OPERATING EXPENSES</b>									
<b>General/Administrative</b>									
Management Fee	1,358	1,358			1,358	1,358			16,296
Postage & Office Supply	60	308	249		60	308	249		3,700
Legal & Accounting		1,667	1,667			1,667	1,667		20,000
Division/State Fees	469	39	-430		469	39	-430		469
Misc/Bad Debt/Website		158	158			158	158		1,900
Social & Caring		17	17			17	17		200
<b>Subtotal-General/Admin.</b>	<b>1,887</b>	<b>3,547</b>	<b>1,660</b>		<b>1,887</b>	<b>3,547</b>	<b>1,660</b>		<b>42,565</b>
<b>Landscaping</b>									
Payroll	3,967	4,500	533		3,967	4,500	533		54,000
Payroll-Simple Ira 3%	119	135	16		119	135	16		1,620
Payroll-Taxes/HRA	779	842	63		779	842	63		10,100
Grounds Maintenance	7,150	7,582	432		7,150	7,582	432		90,988
Equipmt Maint/Gas/Supply	82	200	118		82	200	118		2,400
Storm Clean Up	1,730		-1,730		1,730		-1,730		
Tree Trimming/Replcmnts		708	708			708	708		8,500
Irrigation Maintenance		167	167			167	167		2,000
Fertilize/Mulch		1,250	1,250			1,250	1,250		15,000
Plant/Shrub/Sod Replcmnt		200	200			200	200		2,400
Lake Maintenance	400	417	17		400	417	17		5,000
<b>Subtotal-Landscaping</b>	<b>14,228</b>	<b>16,001</b>	<b>1,773</b>		<b>14,228</b>	<b>16,001</b>	<b>1,773</b>		<b>192,008</b>
<b>Maintenance &amp; Repairs</b>									
Building/Sidevalk Repair		333	333			333	333		4,000
Roof Repairs/Chimney Cap	675	450	-225		675	450	-225		5,400
Other/Gate/Misc.		63	63			63	63		750
<b>Subtotal-Maint &amp; Repairs</b>	<b>675</b>	<b>846</b>	<b>171</b>		<b>675</b>	<b>846</b>	<b>171</b>		<b>10,150</b>
<b>Utilities</b>									
Electric	670	800	130		670	800	130		9,600



General Ledger -- Ballantrae Condominium  
 2023 Reserves to 01/31/23

01/31/23

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301	Reserve-Pooled Accounts	CREDIT	712,540.24				
1	01/03/23 Questar Construc	CD-40735		42.00		712,498.24	11/1-12/31 consulting
1	01/01/23	GJ-40761			43,554.25	756,052.49	1st Qtr. POOLED Reserve
1	01/01/23	GJ-41107		25,665.00		730,387.49	CPA AJE#2 roofing dwnpymn
						730,387.49	
3302	Reserve-Dep. RoofContract	CREDIT					
1	01/01/23	GJ-41107			25,665.00	25,665.00	CPA AJE#2 roofing dwnpymn
						25,665.00	
3335	Prior Year Reserve int.	CREDIT	26,660.06				
1	01/01/23	GJ-40762			2,059.89	28,719.95	transfer 2022 interest
1	01/01/23	GJ-41108		977.27		27,742.68	CPA AJE adjust note to co
						27,742.68	
3340	Reserve-Current Year Int	CREDIT	2,059.89				
1	01/01/23	GJ-40762		2,059.89			transfer 2022 interest
1	01/03/23	GJ-41095			2,125.00	2,125.00	CD interest at maturity
1	01/31/23	GJ-41097			709.61	2,834.61	January Invstmnt inte
1	01/31/23	GJ-41112			1.13	2,835.74	January TRUIST M/M int
						2,835.74	
	TOTAL DEBITS=			28,744.16			
	TOTAL CREDITS=				74,114.88		