

BALANCE SHEET - Ballantrae Condominium  
AS OF 02/28/23

02/28/23

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

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ASSETS

OPERATING FUNDS

Operating/TRUIST	66,188.25
Social Committee/TRUIST	1,259.00

TOTAL OPERATING FUNDS 67,447.25

RESERVE FUNDS

Reserve-TRUIST M/M	36,772.38
Reserve-CD 09/23/23 3.5%	149,022.73
Reserve-InvestmntBankDep	402,943.75
Due to Reserve M/M	198,568.00

TOTAL RESERVE FUNDS 787,306.86

OTHER ASSETS

Accounts Receivable	18,150.09
SpecAssmnt Receivable	13,362.00
Prepaid Insurance	192,676.00

TOTAL OTHER ASSETS 224,188.09

TOTAL ASSETS 1,078,942.20  
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LIABILITIES

Social Committee Funds	1,259.00
Deferred Maintenance Fee	41,326.25
Pre-paid Assessments	36,601.23
Due to Reserve M/M	198,568.00

TOTAL LIABILITIES 277,754.48

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	7,319.07
Operating Fund Balance	6,561.79

TOTAL OPER. FUND BALANCES 13,880.86

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	3,511.69

TOTAL RESERVE FUND BAL. 787,306.86  
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TOTAL FUND BALANCES 801,187.72

TOTAL LIAB/FUND BALANCES 1,078,942.20

INCOME STATEMENT - Ballantrae Condominium  
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	Month to Date	%	Year to Date	%
<b>REVENUE</b>				
Maintenance Fee	41,301.75		82,603.50	
Reserve Fees			43,554.25	
Application Fees	300.00		300.00	
<b>TOTAL REVENUE</b>	<b>41,601.75</b>		<b>126,457.75</b>	
<b>OPERATING EXPENSES</b>				
General/Administrative				
Management Fee	1,358.00		2,716.00	
Postage & Office Supply	211.08		270.86	
Division/State Fees			469.25	
<b>Subtotal-General/Admin.</b>	<b>1,569.08</b>		<b>3,456.11</b>	
Landscaping				
Payroll	3,967.48		7,934.96	
Payroll-Simple Ira 3%	119.04		238.08	
Payroll-Taxes/HRA	778.51		1,557.02	
Grounds Maintenance	7,364.50		14,514.50	
Equipt Maint/Gas/Supply			82.00	
Other Grounds-Lights	321.00		321.00	
Storm Clean Up	1,400.00		3,130.48	
Tree Trimming/Replcmnts	2,200.00		2,200.00	
Lake Maintenance	400.00		800.00	
<b>Subtotal-Landscaping</b>	<b>16,550.53</b>		<b>30,778.04</b>	
Maintenance & Repairs				
Roof Repairs/Chimney Cap			675.00	
<b>Subtotal-Maint &amp; Repairs</b>			<b>675.00</b>	
Utilities				
Electric	771.69		1,441.90	
Cable T.V.	4,530.58		9,051.16	
Telephone	184.97		369.94	
<b>Subtotal-Utilities</b>	<b>5,487.24</b>		<b>10,863.00</b>	
Insurance				
Insurance Premiums	17,805.56		30,569.56	
<b>Subtotal-Insurance</b>	<b>17,805.56</b>		<b>30,569.56</b>	

	Month to Date	%	Year to Date	%
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Reserve Transfers Reserve-Pooled			43,554.25	
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Subtotal-Reserves			43,554.25	
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TOTAL EXPENSES	41,412.41		119,895.96	
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EXCESS REVENUE	189.34		6,561.79	
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BEGINNING BALANCE	76,180.02			
ENDING BALANCE	66,188.25			

BUDGET COMPARISON - Ballantrae Condominium  
AS OF 02/28/23

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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			82,604	82,604			495,621
Reserve Fees					43,554	43,554			174,217
Application Fees	300	33	267		300	67	233		400
Gate Openers		13	-13			25	-25		150
<b>TOTAL REVENUE</b>	<b>41,602</b>	<b>41,348</b>	<b>254</b>		<b>126,458</b>	<b>126,249</b>	<b>208</b>		<b>670,388</b>
<b>OPERATING EXPENSES</b>									
<b>General/Administrative</b>									
Management Fee	1,358	1,358			2,716	2,716			16,296
Postage & Office Supply	211	308	97		271	617	346		3,700
Legal & Accounting		1,667	1,667			3,333	3,333		20,000
Division/State Fees		39	39		469	78	-391		469
Misc/Bad Debt/Website		158	158			317	317		1,900
Social & Caring		17	17			33	33		200
<b>Subtotal-General/Admin.</b>	<b>1,569</b>	<b>3,547</b>	<b>1,978</b>		<b>3,456</b>	<b>7,094</b>	<b>3,638</b>		<b>42,565</b>
<b>Landscaping</b>									
Payroll	3,967	4,500	533		7,935	9,000	1,065		54,000
Payroll-Simple Ira 3%	119	135	16		238	270	32		1,620
Payroll-Taxes/HRA	779	842	63		1,557	1,683	126		10,100
Grounds Maintenance	7,365	7,582	218		14,515	15,165	650		90,988
Equipt Maint/Gas/Supply		200	200		82	400	318		2,400
Other Grounds-Lights	321		-321		321		-321		
Storm Clean Up	1,400		-1,400		3,130		-3,130		
Tree Trimming/Replcmnts	2,200	708	-1,492		2,200	1,417	-783		8,500
Irrigation Maintenance		167	167			333	333		2,000
Fertilize/Mulch		1,250	1,250			2,500	2,500		15,000
Plant/Shrub/Sod Replcmnt		200	200			400	400		2,400
Lake Maintenance	400	417	17		800	833	33		5,000
<b>Subtotal-Landscaping</b>	<b>16,551</b>	<b>16,001</b>	<b>-550</b>		<b>30,778</b>	<b>32,001</b>	<b>1,223</b>		<b>192,008</b>
<b>Maintenance &amp; Repairs</b>									
Building/Sidewalk Repair		333	333			667	667		4,000
Roof Repairs/Chimney Cap		450	450		675	900	225		5,400
Other/Gate/Misc.		63	63			125	125		750
<b>Subtotal-Maint &amp; Repairs</b>		<b>846</b>	<b>846</b>		<b>675</b>	<b>1,692</b>	<b>1,017</b>		<b>10,150</b>
<b>Utilities</b>									
Electric	772	800	28		1,442	1,600	158		9,600



General Ledger -- Ballantrae Condominium  
2023 Reserves to 02/28/23

02/28/23

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 dvnpyrn
1	03/01/23 Parrish Well Dri	CD-41286		2,350.00		728,037.49	South lake irrigation pum
	-- out of balance --					730,387.49	
3302	Reserve-Dep. RoofContract	CREDIT					
1	01/01/23	GJ-41107			25,665.00	25,665.00	CPA AJE#2 roofing dvnpyrn
						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
1	02/28/23	GJ-41344			.17	2,835.91	February TRUIST M/M int
1	02/28/23	GJ-41346			675.78	3,511.69	February TRUIST INVST int
						3,511.69	
	TOTAL DEBITS=			31,094.16			
	TOTAL CREDITS=				74,790.83		