

BALANCE SHEET - Ballantrae Condominium
AS OF 03/31/23

03/31/23

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 58,184.11
Social Committee/TRUIST 1,313.66

TOTAL OPERATING FUNDS 59,497.77

RESERVE FUNDS

Reserve-TRUIST M/M 65,158.85
Reserve-CD 09/23/23 3.5% 149,022.73
Reserve-InvestmntBankDep 405,900.93
Due to Reserve M/M 170,181.90
Deposit/Roofing Contract 25,665.00

TOTAL RESERVE FUNDS 815,929.41

OTHER ASSETS

Accounts Receivable 9,572.76
SpecAssmnt Receivable
Prepaid Insurance 175,160.00

TOTAL OTHER ASSETS 184,732.76

TOTAL ASSETS 1,060,159.94

LIABILITIES

Accounts Payable 3,982.85
Social Committee Funds 1,313.66
Deferred Maintenance Fee
Pre-paid Assessments 70,048.59
Due to Reserve M/M 170,181.90

TOTAL LIABILITIES 245,527.00

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 7,319.07
Operating Fund Balance -4,012.63

TOTAL OPER. FUND BALANCES 3,306.44

RESERVE FUND BALANCES

Reserve-Pooled Accounts 777,114.58
Reserve-Dep. RoofContract
Prior Year Reserve int. 27,742.68
Reserve-Current Year Int 6,469.24

TOTAL RESERVE FUND BAL. 811,326.50

TOTAL FUND BALANCES 814,632.94

TOTAL LIAB/FUND BALANCES

1,060,159.94
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INCOME STATEMENT - Ballantrae Condominium
AS OF 03/31/23

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	41,326.25		123,929.75	
Reserve Fees			43,554.25	
Application Fees			300.00	
TOTAL REVENUE	41,326.25		167,784.00	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,358.00		4,074.00	
Postage & Office Supply	231.65		502.51	
Legal & Accounting	5,100.00		5,100.00	
Division/State Fees			469.25	
Misc/Bad Debt/Website	380.16		380.16	
Subtotal-General/Admin.	7,069.81		10,525.92	
Landscaping				
Payroll	4,959.35		12,894.31	
Payroll-Simple Ira 3%	148.80		386.88	
Payroll-Taxes/HRA	879.40		2,436.42	
Grounds Maintenance	7,364.50		21,879.00	
Equipt Maint/Gas/Supply	362.01		444.01	
Other Grounds	321.00			
Storm Clean Up	4,500.00		7,630.48	
Tree Trimming/Replcmnts			2,200.00	
Irrigation Maintenance	620.60		620.60	
Plant/Shrub/Sod Replcmnt	425.77		425.77	
Lake Maintenance	900.00		1,700.00	
Subtotal-Landscaping	19,839.43		50,617.47	
Maintenance & Repairs				
Building/Sidewalk Repair	1,636.76		1,636.76	
Roof Repairs/Chimney Cap			675.00	
Subtotal-Maint & Repairs	1,636.76		2,311.76	
Utilities				
Electric	1,128.79		2,570.69	
Cable T.V.	4,524.91		13,576.07	
Telephone	184.97		554.91	
Subtotal-Utilities	5,838.67		16,701.67	

	Month to Date	%	Year to Date	%
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Insurance				
Insurance Premiums	17,516.00		48,085.56	
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Subtotal-Insurance	17,516.00		48,085.56	
Reserve Transfers				
Reserve-Pooled			43,554.25	
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Subtotal-Reserves			43,554.25	
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TOTAL EXPENSES	51,900.67		171,796.63	
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EXCESS REVENUE	-10,574.42		-4,012.63	
BEGINNING BALANCE	66,188.25			
ENDING BALANCE	58,184.11			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 03/31/23

03/31/23

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ASSOCIATION, INC.

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	41,326	41,302	25		123,930	123,905	25		495,621
Reserve Fees					43,554	43,554			174,217
Application Fees		33	-33		300	100	200		400
Gate Openers		13	-13			38	-38		150
TOTAL REVENUE	41,326	41,348	-21		167,784	167,597	187		670,388
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,358	1,358			4,074	4,074			16,296
Postage & Office Supply	232	308	77		503	925	422		3,700
Legal & Accounting	5,100	1,667	-3,433		5,100	5,000	-100		20,000
Division/State Fees		39	39		469	117	-352		469
Misc/Bad Debt/Website	380	158	-222		380	475	95		1,900
Social & Caring		17	17			50	50		200
Subtotal-General/Admin.	7,070	3,547	-3,523		10,526	10,641	115		42,565
Landscaping									
Payroll	4,959	4,500	459		12,894	13,500	606		54,000
Payroll-Simple Ira 3%	149	135	-14		387	405	18		1,620
Payroll-Taxes/HRA	879	842	-38		2,436	2,525	89		10,100
Grounds Maintenance	7,365	7,582	218		21,879	22,747	868		90,988
Equipmt Maint/Gas/Supply	362	200	-162		444	600	156		2,400
Other Grounds	-321		321						
Storm Clean Up	4,500		-4,500		7,630		-7,630		
Tree Trimming/Replcmnts		708	708		2,200	2,125	-75		8,500
Irrigation Maintenance	621	167	454		621	500	-121		2,000
Fertilize/Mulch		1,250	1,250			3,750	3,750		15,000
Plant/Shrub/Sod Replcmnt	426	200	-226		426	600	174		2,400
Lake Maintenance	900	417	-483		1,700	1,250	-450		5,000
Subtotal-Landscaping	19,839	16,001	-3,839		50,617	48,002	-2,615		192,008
Maintenance & Repairs									
Building/Sidewalk Repair	1,637	333	-1,303		1,637	1,000	-637		4,000
Roof Repairs/Chimney Cap		450	450		675	1,350	675		5,400
Other/Gate/Misc.		63	63			188	188		750
Subtotal-Maint & Repairs	1,637	846	-791		2,312	2,538	226		10,150
Utilities									
Electric	1,129	800	-329		2,571	2,400	-171		9,600

General Ledger -- Ballantrae Condominium
 2023 Reserves to 03/31/23

03/31/23

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
1	03/01/23 Parrish Well Dri	CD-41349		2,350.00		728,037.49	South lake irrigation pum
1	03/15/23	GJ-41494			25,665.00	753,702.49	corr. 1/1 JE#41107
1	03/15/23	GJ-41494			25,665.00	779,367.49	corr. 1/1 JE#41107
1	03/28/23 Mader Electric,	CD-41510		2,252.91		777,114.58	irrigation pump/S. lake
						777,114.58	
3302	Reserve-Dep.RoofContract	CREDIT					
1	01/01/23	GJ-41107			25,665.00	25,665.00	CPA AJE#2 roofing dwnpymn
1	03/15/23	GJ-41494		25,665.00			corr. 1/1 JE#41107
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 Invstant 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
1	03/31/23	GJ-41573			.37	3,512.06	March TRUIST M/M int
1	03/31/23	GJ-41575			2,957.18	6,469.24	March TRUIST INVSTMNT int
						6,469.24	
	TOTAL DEBITS=			59,012.07			
	TOTAL CREDITS=				129,078.38		