

BALANCE SHEET - Ballantrae Condominium
AS OF 04/30/23

04/30/23

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	147,964.66
Social Committee/TRUIST	1,313.66
Operating due to M/M	-83,618.66

TOTAL OPERATING FUNDS 65,659.66

RESERVE FUNDS

Reserve-TRUIST M/M	23,909.49
Reserve-SCHWAB M/M	400,000.00
Reserve-CD 09/23/23 3.5%	149,022.73
Reserve-InvestmntBankDep	495.06
Due to Reserve M/M	234,891.46
Deposit/Roofing Contract	25,665.00

TOTAL RESERVE FUNDS 833,983.74

OTHER ASSETS

Accounts Receivable	31,243.51
Prepaid Insurance	157,644.00

TOTAL OTHER ASSETS 188,887.51

TOTAL ASSETS 1,088,530.91

LIABILITIES

Accounts Payable	
Social Committee Funds	1,313.66
Deferred Maintenance Fee	82,628.00
Pre-paid Assessments	16,552.36
Due to Reserve M/M	151,272.80

TOTAL LIABILITIES 251,766.82

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	7,319.07
Operating Fund Balance	-4,538.72

TOTAL OPER. FUND BALANCES 2,780.35

RESERVE FUND BALANCES

Reserve-Pooled Accounts	799,276.37
Prior Year Reserve int.	27,742.68
Reserve-Current Year Int	6,964.69

TOTAL RESERVE FUND BAL. 833,983.74

TOTAL FUND BALANCES 836,764.09

TOTAL LIAB/FUND BALANCES

1,088,530.91
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INCOME STATEMENT - Ballantrae Condominium
AS OF 04/30/23

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	41,301.75		165,231.50	
Reserve Fees	43,554.25		87,108.50	
Application Fees	200.00		500.00	
Gate Openers	50.00		50.00	
TOTAL REVENUE	85,106.00		252,890.00	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,358.00		5,432.00	
Postage & Office Supply	95.00		597.51	
Legal & Accounting	292.00		5,392.00	
Division/State Fees			469.25	
Misc/Bad Debt/Website			380.16	
Subtotal-General/Admin.	1,745.00		12,270.92	
Landscaping				
Payroll	3,967.48		16,861.79	
Payroll-Simple Ira 3%	119.04		505.92	
Payroll-Taxes/HRA	785.51		3,221.93	
Grounds Maintenance	7,364.50		29,243.50	
Equipt Maint/Gas/Supply			444.01	
Storm Clean Up			7,630.48	
Tree Trimming/Replcmnts			2,200.00	
Irrigation Maintenance	397.08		1,017.68	
Plant/Shrub/Sod Replcmnt	710.28		1,136.05	
Lake Maintenance	400.00		2,100.00	
Subtotal-Landscaping	13,743.89		64,361.36	
Maintenance & Repairs				
Building/Sidewalk Repair	3,371.86		5,008.62	
Roof Repairs/Chimney Cap			675.00	
Other/Gate/Misc.	25.40		25.40	
Subtotal-Maint & Repairs	3,397.26		5,709.02	
Utilities				
Electric	1,033.30		3,603.99	
Cable T.V.	4,521.66		18,097.73	
Telephone	120.73		675.64	

	Month to Date	%	Year to Date	%
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Subtotal Utilities	5,675.69		22,377.36	
Insurance				
Insurance Premiums	17,516.00		65,601.56	
Subtotal-Insurance	17,516.00		65,601.56	
Reserve Transfers				
Reserve Pooled	43,554.25		87,108.50	
Subtotal-Reserves	43,554.25		87,108.50	
TOTAL EXPENSES	85,632.09		257,428.72	
EXCESS REVENUE	-526.09		-4,538.72	
BEGINNING BALANCE	58,184.11			
ENDING BALANCE	147,964.66			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 04/30/23

04/30/23

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ASSOCIATION, INC.

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2848 Proctor Road
Sarasota, FL 34231

	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	41,302	41,302			165,232	165,207	25		495,621
Reserve Fees	43,554	43,554			87,109	87,109			174,217
Application Fees	200	33	167		500	133	367		400
Gate Openers	50	13	38		50	50			150
TOTAL REVENUE	85,106	84,902	204		252,890	252,499	391		670,388
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,358	1,358			5,432	5,432			16,296
Postage & Office Supply	95	308	213		598	1,233	636		3,700
Legal & Accounting	292	1,667	1,375		5,392	6,667	1,275		20,000
Division/State Fees		39	39		469	156	-313		469
Misc/Bad Debt/Website		158	158		380	633	253		1,900
Social & Caring		17	17			67	67		200
Subtotal-General/Admin.	1,745	3,547	1,802		12,271	14,188	1,917		42,565
Landscaping									
Payroll	3,967	4,500	533		16,862	18,000	1,138		54,000
Payroll-Simple Ira 3%	119	135	16		506	540	34		1,620
Payroll-Taxes/HRA	786	842	56		3,222	3,367	145		10,100
Grounds Maintenance	7,365	7,582	218		29,244	30,329	1,086		90,988
Equip Maint/Gas/Supply		200	200		444	800	356		2,400
Storm Clean Up					7,630		-7,630		
Tree Trimming/Replcmts		708	708		2,200	2,833	633		8,500
Irrigation Maintenance	397	167	-230		1,018	667	-351		2,000
Fertilize/Mulch		1,250	1,250			5,000	5,000		15,000
Plant/Shrub/Sod Replcmt	710	200	-510		1,136	800	-336		2,400
Lake Maintenance	400	417	17		2,100	1,667	-433		5,000
Subtotal-Landscaping	13,744	16,001	2,257		64,361	64,003	-359		192,008
Maintenance & Repairs									
Building/Sidewalk Repair	3,372	333	-3,039		5,009	1,333	-3,675		4,000
Roof Repairs/Chimney Cap		450	450		675	1,800	1,125		5,400
Other/Gate/Misc.	25	63	37		25	250	225		750
Subtotal-Maint & Repairs	3,397	846	-2,551		5,709	3,383	-2,326		10,150
Utilities									
Electric	1,033	800	-233		3,604	3,200	-404		9,600

General Ledger -- Ballantrae Condominium
2023 Reserves to 04/30/23

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
1	04/01/23	GJ-41592			43,554.25	820,668.83	2nd Qtr. POOLED Reserves
1	04/12/23 Adam's Painting	CD-41650		21,000.00		799,668.83	19,20,21,22 exterior pain
1	04/12/23 Sarasota Pump, L	CD-41656		392.46		799,276.37	irr.pump motor-central lk
						799,276.37	
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 Invstmnt inte
1	01/31/23	GJ-41112			1.13	2,835.74	January TRUIST M/N int
1	02/28/23	GJ-41344			.17	2,835.91	February TRUIST M/N 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/N int
1	03/31/23	GJ-41575			2,957.18	6,469.24	March TRUIST INVSTHNT int
1	04/30/23	GJ-41753			495.06	6,964.30	April TRUIST INVSTHNT int
1	04/30/23	GJ-41754			.39	6,964.69	April TRUIST M/N int
						6,964.69	
	TOTAL DEBITS=			80,404.53			
	TOTAL CREDITS=				173,128.08		