

BALANCE SHEET - Ballantrae Condominium  
AS OF 05/31/23

05/31/23

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 47,172.53  
Social Committee/TRUIST 1,313.66  
Operating due to M/M

TOTAL OPERATING FUNDS 48,486.19

RESERVE FUNDS

Reserve-TRUIST M/M 135,532.67  
Reserve-SCHWAB M/M 400,925.00  
Reserve-CD 09/23/23 3.5% 149,022.73  
Reserve-InvestmntBankDep 495.52  
Due to Reserve M/M 132,363.70  
Deposit/Roofing Contract

TOTAL RESERVE FUNDS 818,339.62

OTHER ASSETS

Accounts Receivable 14,282.10  
Prepaid Insurance 140,128.00

TOTAL OTHER ASSETS 154,410.10

TOTAL ASSETS 1,021,235.91

LIABILITIES

Social Committee Funds 1,313.66  
Deferred Maintenance Fee 41,326.25  
Pre-paid Assessments 21,829.70  
Due to Reserve M/M 132,363.70

TOTAL LIABILITIES 196,833.31

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 7,319.07  
Operating Fund Balance 2,320.56

TOTAL OPER. FUND BALANCES 9,639.63

RESERVE FUND BALANCES

Reserve-Pooled Accounts 779,008.10  
Prior Year Reserve int. 27,742.68  
Reserve-Current Year Int 8,012.19

TOTAL RESERVE FUND BAL. 814,762.97

TOTAL FUND BALANCES 824,402.60

TOTAL LIAB/FUND BALANCES 1,021,235.91

INCOME STATEMENT - Ballantrae Condominium  
AS OF 05/31/23

05/31/23

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	Month to Date	%	Year to Date	%
<b>REVENUE</b>				
Maintenance Fee	41,301.75		206,533.25	
Reserve Fees			87,108.50	
Application Fees			500.00	
Gate Openers	100.00		150.00	
<b>TOTAL REVENUE</b>	<b>41,401.75</b>		<b>294,291.75</b>	
<b>OPERATING EXPENSES</b>				
<b>General/Administrative</b>				
Management Fee	1,358.00		6,790.00	
Postage & Office Supply	137.49		735.00	
Legal & Accounting	150.00		5,542.00	
Division/State Fees			469.25	
Misc/Bad Debt/Website			380.16	
<b>Subtotal-General/Admin.</b>	<b>1,645.49</b>		<b>13,916.41</b>	
<b>Landscaping</b>				
Payroll	4,225.32		21,087.11	
Payroll-Simple Ira 3%	126.76		632.68	
Payroll-Taxes/HRA	848.24		4,070.17	
Grounds Maintenance	7,364.50		36,608.00	
Equipt Maint/Gas/Supply			444.01	
Storm Clean Up			7,630.48	
Tree Trimming/Replcmnts			2,200.00	
Irrigation Maintenance	-1,017.68			
Plant/Shrub/Sod Replcmnt			1,136.05	
Lake Maintenance	400.00		2,500.00	
<b>Subtotal-Landscaping</b>	<b>11,947.14</b>		<b>76,308.50</b>	
<b>Maintenance &amp; Repairs</b>				
Building/Sidewalk Repair	-2,625.00		2,383.62	
Roof Repairs/Chimney Cap			675.00	
Other/Gate/Misc.			25.40	
<b>Subtotal-Maint &amp; Repairs</b>	<b>-2,625.00</b>		<b>3,084.02</b>	
<b>Utilities</b>				
Electric	1,275.56		4,879.55	
Cable T.V.	4,521.66		22,619.39	
Telephone	261.62		937.26	

	Month to Date	%	Year to Date	%
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Subtotal-Utilities	6,058.84		28,436.20	
Insurance				
Insurance Premiums	17,516.00		83,117.56	
Subtotal-Insurance	17,516.00		83,117.56	
Reserve Transfers				
Reserve-Pooled			87,108.50	
Subtotal-Reserves			87,108.50	
TOTAL EXPENSES	34,542.47		291,971.19	
EXCESS REVENUE	6,859.28		2,320.56	
BEGINNING BALANCE	147,964.66			
ENDING BALANCE	47,172.53			

BUDGET COMPARISON - Ballantrae Condominium  
May, 2023

05/31/23

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

PREPARED BY :  
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Sarasota, FL 34231

	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
<b>REVENUE</b>									
Maintenance Fee	41,302	41,302			206,533	206,509	25		495,621
Reserve Fees					87,109	87,109			174,217
Application Fees		33	-33		500	167	333		400
Gate Openers	100	13	88		150	63	88		150
<b>TOTAL REVENUE</b>	<b>41,402</b>	<b>41,348</b>	<b>54</b>		<b>294,292</b>	<b>293,846</b>	<b>445</b>		<b>670,388</b>
<b>OPERATING EXPENSES</b>									
<b>General/Administrative</b>									
Management Fee	1,358	1,358			6,790	6,790			16,296
Postage & Office Supply	137	308	171		735	1,542	807		3,700
Legal & Accounting	150	1,667	1,517		5,542	8,333	2,791		20,000
Division/State Fees		39	39		469	195	-274		469
Misc/Bad Debt/Website		158	158		380	792	412		1,900
Social & Caring		17	17			83	83		200
<b>Subtotal-General/Admin.</b>	<b>1,645</b>	<b>3,547</b>	<b>1,902</b>		<b>13,916</b>	<b>17,735</b>	<b>3,819</b>		<b>42,565</b>
<b>Landscaping</b>									
Payroll	4,225	4,500	275		21,087	22,500	1,413		54,000
Payroll-Simple Ira 3%	127	135	8		633	675	42		1,620
Payroll-Taxes/HRA	848	842	-7		4,070	4,208	138		10,100
Grounds Maintenance	7,365	7,582	218		36,608	37,912	1,304		90,988
Equipt Maint/Gas/Supply		200	200		444	1,000	556		2,400
Storm Clean Up					7,630		-7,630		
Tree Trimming/Replcmnts		708	708		2,200	3,542	1,342		8,500
Irrigation Maintenance	-1,018	167	1,184			833	833		2,000
Fertilize/Mulch		1,250	1,250			6,250	6,250		15,000
Plant/Shrub/Sod Replcmnt		200	200		1,136	1,000	-136		2,400
Lake Maintenance	400	417	17		2,500	2,083	-417		5,000
<b>Subtotal-Landscaping</b>	<b>11,947</b>	<b>16,001</b>	<b>4,054</b>		<b>76,309</b>	<b>80,003</b>	<b>3,695</b>		<b>192,008</b>
<b>Maintenance &amp; Repairs</b>									
Building/Sidewalk Repair	-2,625	333	2,958		2,384	1,667	-717		4,000
Roof Repairs/Chimney Cap		450	450		675	2,250	1,575		5,400
Other/Gate/Misc.		63	63		25	313	287		750
<b>Subtotal-Maint &amp; Repairs</b>	<b>-2,625</b>	<b>846</b>	<b>3,471</b>		<b>3,084</b>	<b>4,229</b>	<b>1,145</b>		<b>10,150</b>
<b>Utilities</b>									
Electric	1,276	800	-476		4,880	4,000	-880		9,600



General Ledger -- Ballantrae Condominium  
2023 Reserves to 05/31/23

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
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
1	05/11/23	GJ-41799		2,625.00		796,651.37	JACOBS 4/27 9 guard rails
1	05/12/23	Signs By Tomorro	CD-41800	1,284.00		795,367.37	street signs-IAN damage
1	05/17/23	Home Depot/GECF	CD-41804	167.81		795,199.56	4/25 irrigation supplies
1	05/17/23	Love's	CD-41805	485.81		794,713.75	4/11,13,20 irrigation sup
1	05/17/23	Ace Pump South,	CD-41806	1,905.35		792,808.40	4/5, 4/11 irrigation supp
1	05/31/23	Rockhopper Servi	CD-41832	400.00		792,408.40	irrigation system consult
1	05/31/23	Rockhopper Servi	CD-41833	11,382.62		781,025.78	install 2 irrigation pump
1	05/31/23	Rockhopper Servi	CD-41834	1,000.00		780,025.78	May wetland planting
1	05/31/23	GJ-41880		1,017.68		779,008.10	reclass irrigation suppli
						779,008.10	
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
1	05/31/23	GJ-41877			122.04	7,086.73	May TRUIST M/N int
1	05/31/23	GJ-41878			925.00	8,011.73	May SCHWAB int
1	05/31/23	GJ-41879			.46	8,012.19	May TRUIST INVSTHNT Int
						8,012.19	
	TOTAL DEBITS=			100,672.80			
	TOTAL CREDITS=				174,175.58		