

BALANCE SHEET - Ballantrae Condominium
AS OF 6/30/23

06/30/23

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 55,047.95
Social Committee/TRUIST 1,313.66

TOTAL OPERATING FUNDS 56,361.61

RESERVE FUNDS

Reserve -TRUIST M/M 49,829.97
Reserve-SHWAB M/M 402,383.17
TRUIST CD - 1/13/2024 100,000.00
Reserve-CD 09/23/23 3.5% 149,022.73
Reserve-InvestmntBankDep 496.02
Due to Reserve M/M 113,454.60

TOTAL RESERVE FUNDS 815,186.49

OTHER ASSETS

Accounts Receivable 9,548.87
Prepaid Insurance 122,612.00

TOTAL OTHER ASSETS 132,160.87

TOTAL ASSETS 1,003,708.97

LIABILITIES

Social Committee Funds 1,313.66
Deferred Maintenance Fee
Pre-paid Assessments 65,774.79
Due to Reserve M/M 113,454.60

TOTAL LIABILITIES 180,543.05

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 7,319.07
Operating Fund Balance 660.36

TOTAL OPER. FUND BALANCES 7,979.43

RESERVE FUND BALANCES

Reserve-Pooled Accounts 777,833.23
Prior Year Reserve int. 27,742.68
Reserve-Current Year Int 9,610.58

TOTAL RESERVE FUND BAL. 815,186.49

TOTAL FUND BALANCES 823,165.92

TOTAL LIAB/FUND BALANCES 1,003,708.97

INCOME STATEMENT - Ballantrae Condominium
AS OF 06/30/23

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	41,326.25		247,859.50	
Reserve Fees			87,108.50	
Application Fees			500.00	
Gate Openers			150.00	
TOTAL REVENUE	41,326.25		335,618.00	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,358.00		8,148.00	
Postage & Office Supply	269.51		1,004.51	
Legal & Accounting	555.00		6,097.00	
Division/State Fees			469.25	
Misc/Bad Debt/Website	350.00		730.16	
Social & Caring	159.65		159.65	
Subtotal-General/Admin.	2,692.16		16,608.57	
Landscaping				
Payroll	5,281.65		26,368.76	
Payroll-Simple Ira 3%	158.45		791.13	
Payroll-Taxes/HRA	904.05		4,974.22	
Grounds Maintenance	7,364.50		43,972.50	
Equipt Maint/Gas/Supply	962.81		1,406.82	
Storm Clean Up			7,630.48	
Tree Trimming/Replcmnts			2,200.00	
Plant/Shrub/Sod Replcmnt	534.97		1,671.02	
Lake Maintenance	400.00		2,900.00	
Subtotal-Landscaping	15,606.43		91,914.93	
Maintenance & Repairs				
Building/Sidewalk Repair			2,383.62	
Roof Repairs/Chimney Cap	1,272.52		1,947.52	
Other/Gate/Misc.	171.90		197.30	
Subtotal-Maint & Repairs	1,444.42		4,528.44	
Utilities				
Electric	1,083.88		5,963.43	
Cable T.V.	4,521.66		27,141.05	
Telephone	121.90		1,059.16	

	Month to Date	%	Year to Date	%
Subtotal-Utilities	5,727.44		34,163.64	
Insurance				
Insurance Premiums	17,516.00		100,633.56	
Subtotal-Insurance	17,516.00		100,633.56	
Reserve Transfers				
Reserve-Pooled			87,108.50	
Subtotal-Reserves			87,108.50	
TOTAL EXPENSES	42,986.45		334,957.64	
EXCESS REVENUE	-1,660.20		660.36	
BEGINNING BALANCE	47,172.53			
ENDING BALANCE	55,047.95			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 06/30/23

06/30/23

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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		247,860	247,811	49		495,621
Reserve Fees					87,109	87,109			174,217
Application Fees		33	-33		500	200	300		400
Gate Openers		13	-13		150	75	75		150
TOTAL REVENUE	41,326	41,348	-21		335,618	335,194	424		670,388
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,358	1,358			8,148	8,148			16,296
Postage & Office Supply	270	308	39		1,005	1,850	845		3,700
Legal & Accounting	555	1,667	1,112		6,097	10,000	3,903		20,000
Division/State Fees		39	39		469	235	-235		469
Misc/Bad Debt/Website	350	158	-192		730	950	220		1,900
Social & Caring	160	17	-143		160	100	-60		200
Subtotal-General/Admin.	2,692	3,547	855		16,609	21,283	4,674		42,565
Landscaping									
Payroll	5,282	4,500	-782		26,369	27,000	631		54,000
Payroll-Simple Ira 3%	158	135	-23		791	810	19		1,620
Payroll-Taxes/HRA	904	842	-62		4,974	5,050	76		10,100
Grounds Maintenance	7,365	7,582	218		43,973	45,494	1,522		90,988
Equipt Maint/Gas/Supply	963	200	-763		1,407	1,200	-207		2,400
Storm Clean Up					7,630		-7,630		
Tree Trimming/Replcmnts		708	708		2,200	4,250	2,050		8,500
Irrigation Maintenance		167	167			1000	1000		2,000
Fertilize/Mulch		1,250	1,250			7,500	7,500		15,000
Plant/Shrub/Sod Replcmnt	535	200	-335		1,671	1,200	-471		2,400
Lake Maintenance	400	417	17		2,900	2,500	-400		5,000
Subtotal-Landscaping	15,606	16,001	394		91,915	96,004	4,089		192,008
Maintenance & Repairs									
Building/Sidewalk Repair		333	333		2,384	2,000	-384		4,000
Roof Repairs/Chimney Cap	1,273	450	-823		1,948	2,700	752		5,400
Other/Gate/Misc.	172	63	-109		197	375	178		750
Subtotal-Maint & Repairs	1,444	846	-599		4,528	5,075	547		10,150
Utilities									
Electric	1,084	800	-284		5,963	4,800	-1,163		9,600

General Ledger -- Ballantrae Condominium
2023 Reserves to 06/30/23

06/30/23

ACCT PTY #	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 pun
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 Tomorrow 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
1	06/14/23	Love's CD-41901		299.87		778,708.23	5/30 plants/top soil
1	06/28/23	Rockhopper Servi CD-41948		875.00		777,833.23	irrigation suppl/chemical
						777,833.23	
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 INVSTNMT int
1	04/30/23	GJ-41753			495.06	6,964.30	April TRUIST INVSTNMT int
1	04/30/23	GJ-41754			.39	6,964.69	April TRUIST M/M int
1	05/31/23	GJ-41877			122.04	7,086.73	May TRUIST M/M 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 INVSTNMT int
1	06/30/23	GJ-41993			1,625.17	9,637.36	June SCHWAB M/M int
1	06/02/23	GJ-41994		167.00		9,470.36	SCHWAB Advisor Fee
1	06/30/23	GJ-41995			.50	9,470.86	June TRUIST INVSTNMT int

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
1	06/30/23	GJ-41996			139.72	9,610.58 9,610.58	June TRUIST M/N int
	TOTAL DEBITS=			102,014.67			
	TOTAL CREDITS=				175,940.97		