

BALANCE SHEET - Ballantrae Condominium
AS OF 07/31/23

07/31/23

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 57,365.64
Social Committee/TRUIST 1,349.34

TOTAL OPERATING FUNDS 58,714.98

RESERVE FUNDS

Reserve-TRUIST M/M 111,265.56
Reserve-SCHWAB M/M 403,853.75
TRUIST CD - 1/13/2024 100,000.00
Reserve-CD 09/23/23 3.5% 149,022.73
Reserve-InvestmntBankDep 496.53
Due to Reserve M/M 94,545.50

TOTAL RESERVE FUNDS 859,184.07

OTHER ASSETS

Accounts Receivable 39,010.49
Prepaid Insurance 105,096.00

TOTAL OTHER ASSETS 144,106.49

TOTAL ASSETS 1,062,005.54

LIABILITIES

Social Committee Funds 1,349.34
Deferred Maintenance Fee 82,628.00
Pre-paid Assessments 12,812.44
Due to Reserve M/M 94,545.50

TOTAL LIABILITIES 191,335.28

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 7,319.07
Operating Fund Balance 4,167.12

TOTAL OPER. FUND BALANCES 11,486.19

RESERVE FUND BALANCES

Reserve-Pooled Accounts 820,136.46
Prior Year Reserve int. 27,742.68
Reserve-Current Year Int 11,304.93

TOTAL RESERVE FUND BAL. 859,184.07

TOTAL FUND BALANCES 870,670.26

TOTAL LIAB/FUND BALANCES 1,062,005.54

INCOME STATEMENT - Ballantrae Condominium
AS OF 07/31/23

07/31/23

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	41,301.75		289,161.25	
Reserve Fees	43,554.25		130,662.75	
Interest	.01		.01	
Application Fees			500.00	
Gate Openers			150.00	
TOTAL REVENUE	84,856.01		420,474.01	
 OPERATING EXPENSES				
General/Administrative				
Management Fee	1,358.00		9,506.00	
Postage & Office Supply	67.18		1,071.69	
Legal & Accounting			6,097.00	
Division/State Fees			469.25	
Misc/Bad Debt/Website			730.16	
Social & Caring			159.65	
Subtotal-General/Admin.	1,425.18		18,033.75	
 Landscaping				
Payroll	4,225.32		30,594.08	
Payroll-Simple Ira 3%	126.76		917.89	
Payroll-Taxes/HRA	823.24		5,797.46	
Grounds Maintenance	7,140.00		51,112.50	
Equipmt Maint/Gas/Supply			1,406.82	
Storm Clean Up			7,630.48	
Tree Trimming/Replcmnts			2,200.00	
Plant/Shrub/Sod Replcmnt			1,671.02	
Lake Maintenance	900.00		3,800.00	
Subtotal-Landscaping	13,215.32		105,130.25	
 Maintenance & Repairs				
Building/Sidewalk Repair			2,383.62	
Roof Repairs/Chimney Cap			1,947.52	
Other/Gate/Misc.			197.30	
Subtotal-Maint & Repairs			4,528.44	
 Utilities				
Electric	932.01		6,895.44	
Cable T.V.	4,521.66		31,662.71	

	Month to Date	%	Year to Date	%
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Telephone	184.83		1,243.99	
Subtotal-Utilities	5,638.50		39,802.14	
Insurance				
Insurance Premiums	17,516.00		118,149.56	
Subtotal-Insurance	17,516.00		118,149.56	
Reserve Transfers				
Reserve-Pooled	43,554.25		130,662.75	
Subtotal-Reserves	43,554.25		130,662.75	
TOTAL EXPENSES	81,349.25		416,306.89	
EXCESS REVENUE	3,506.76		4,167.12	
BEGINNING BALANCE	55,047.95			
ENDING BALANCE	57,365.64			

BUDGET COMPARISON - Ballantrae Condominium
July, 2023

07/31/23

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

PREPARED BY :
Miller Management Services
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			289,161	289,112	49		495,621
Reserve Fees	43,554	43,554			130,663	130,663			174,217
Interest									
Application Fees		33	-33		500	233	267		400
Gate Openers		13	-13		150	88	63		150
TOTAL REVENUE	84,856	84,902	-46		420,474	420,096	378		670,388
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,358	1,358			9,506	9,506			16,296
Postage & Office Supply	67	308	241		1,072	2,150	1,087		3,700
Legal & Accounting		1,667	1,667		6,097	11,667	5,570		20,000
Division/State Fees		39	39		469	274	-196		469
Misc/Bad Debt/Website		158	158		730	1,108	378		1,900
Social & Caring		17	17		160	117	-43		200
Subtotal-General/Admin.	1,425	3,547	2,122		18,034	24,830	6,796		42,565
Landscaping									
Payroll	4,225	4,500	275		30,594	31,500	906		54,000
Payroll-Simple Ira 3%	127	135	8		918	945	27		1,620
Payroll-Taxes/HRA	823	842	18		5,797	5,892	94		10,100
Grounds Maintenance	7,140	7,582	442		51,113	53,076	1,964		90,988
Equipt Maint/Gas/Supply		200	200		1,407	1,400	-7		2,400
Storm Clean Up					7,630		-7,630		
Tree Trimming/Replcmnts		708	708		2,200	4,958	2,758		8,500
Irrigation Maintenance		167	167			1,167	1,167		2,000
Fertilize/Mulch		1,250	1,250			8,750	8,750		15,000
Plant/Shrub/Sod Replcmnt		200	200		1,671	1,400	-271		2,400
Lake Maintenance	900	417	-483		3,800	2,917	-883		5,000
Subtotal-Landscaping	13,215	16,001	2,785		105,130	112,005	6,874		192,008
Maintenance & Repairs									
Building/Sidewalk Repair		333	333		2,384	2,333	-50		4,000
Roof Repairs/Chimney Cap		450	450		1,948	3,150	1,202		5,400
Other/Gate/Misc.		63	63		197	438	240		750
Subtotal-Maint & Repairs		846	846		4,528	5,921	1,392		10,150
Utilities									
Electric	932	800	-132		6,895	5,600	-1,295		9,600

General Ledger -- Ballantrae Condominium
2023 Reserves to 07/31/23

07/31/23

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	CPR AJE#2 roofing dwnpyan
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		1,204.00		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	Lowe'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	Lowe's	CD-41901		299.87		778,708.23	5/30 plants/top soil
1	06/28/23	Rockhopper Servi	CD-41940		875.00		777,833.23	irrigation suppl/chemical
1	07/11/23	Albritton's Nurs	CD-42027		223.05		777,610.18	plantings after painting
1	07/11/23	Lowe's	CD-42028		373.49		777,236.69	6/16,6/27plants post pain
1	07/11/23	Home Depot/GECF	CD-42032		456.53		776,780.16	6/22 plants post painting
1	07/14/23	Truist Bank	CD-42033		197.95		776,582.21	6/1 TROYS plants
1	07/01/23		GJ-42049			43,554.25	820,136.46	3rd Qtr. POOLED Reserve
							820,136.46	
3302		Reserve-Dep. RoofContract	CREDIT					
1	01/01/23		GJ-41107			25,665.00	25,665.00	CPR AJE#2 roofing dwnpyan
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	CPR 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
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 INVSTMT int
1	04/30/23		GJ-41753			495.06	6,964.30	April TRUIST INVSTMT 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

