

BALANCE SHEET - Ballantrae Condominium
AS OF 08/31/23

08/31/23

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	34,622.23
Social Committee/TRUIST	1,349.34

TOTAL OPERATING FUNDS 35,971.57

RESERVE FUNDS

Reserve-TRUIST M/M	130,175.68
Reserve-SCHWAB M/M	405,280.80
TRUIST CD - 1/13/2024	100,000.00
Reserve-CD 09/23/23 3.5%	149,022.73
Reserve-InvestmntBankDep	497.04
Due to Reserve M/M	75,636.40

TOTAL RESERVE FUNDS 860,612.65

OTHER ASSETS

Accounts Receivable	19,843.20
Prepaid Insurance	87,580.00

TOTAL OTHER ASSETS 107,423.20

TOTAL ASSETS 1,004,007.42

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LIABILITIES

Payroll Taxes - P/B	154.81
Social Committee Funds	1,349.34
Deferred Maintenance Fee	41,326.25
Pre-paid Assessments	13,225.24
Due to Reserve M/M	75,636.40

TOTAL LIABILITIES 131,692.04

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	7,319.07
Operating Fund Balance	4,383.66

TOTAL OPER. FUND BALANCES 11,702.73

RESERVE FUND BALANCES

Reserve-Pooled Accounts	820,136.46
Prior Year Reserve int.	27,742.68
Reserve-Current Year Int	12,733.51

TOTAL RESERVE FUND BAL. 860,612.65

TOTAL FUND BALANCES 872,315.38

TOTAL LIAB/FUND BALANCES 1,004,007.42

INCOME STATEMENT - Ballantrae Condominium
AS OF 08/31/23

08/31/23

PREPARED FOR :
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	41,301.75		330,463.00	
Reserve Fees			130,662.75	
Late Fees	310.77		310.77	
Interest	.39		.40	
Application Fees	100.00		600.00	
Gate Openers			150.00	
TOTAL REVENUE	41,712.91		462,186.92	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,358.00		10,864.00	
Postage & Office Supply	99.05		1,170.74	
Legal & Accounting	592.00		6,689.00	
Division/State Fees			469.25	
Misc/Bad Debt/Website	350.00		1,080.16	
Social & Caring			159.65	
Subtotal-General/Admin.	2,399.05		20,432.80	
Landscaping				
Payroll	5,281.65		35,875.73	
Payroll-Simple Ira 3%	158.45		1,076.34	
Payroll-Taxes/HRA	848.24		6,645.70	
Grounds Maintenance	7,140.00		58,252.50	
Equipmt Maint/Gas/Supply	1,133.25		2,540.07	
Storm Clean Up			7,630.48	
Tree Trimming/Replcmnts			2,200.00	
Irrigation Maintenance	70.41		70.41	
Plant/Shrub/Sod Replcmnt			1,671.02	
Lake Maintenance	400.00		4,200.00	
Subtotal-Landscaping	15,032.00		120,162.25	
Maintenance & Repairs				
Building/Sidewalk Repair	787.50		3,171.12	
Roof Repairs/Chimney Cap			1,947.52	
Other/Gate/Misc.			197.30	
Subtotal-Maint & Repairs	787.50		5,315.94	
Utilities				
Electric	975.59		7,871.03	

	Month to Date	%	Year to Date	%
Cable T.V.	4,521.66		36,184.37	
Telephone	264.57		1,508.56	
Subtotal-Utilities	5,761.82		45,563.96	
Insurance				
Insurance Premiums	17,516.00		135,665.56	
Subtotal-Insurance	17,516.00		135,665.56	
Reserve Transfers				
Reserve-Pooled			130,662.75	
Subtotal-Reserves			130,662.75	
TOTAL EXPENSES	41,496.37		457,803.26	
EXCESS REVENUE	216.54		4,383.66	
BEGINNING BALANCE	57,365.64			
ENDING BALANCE	34,622.23			

BUDGET COMPARISON - Ballantrae Condominium
August, 2023

08/31/23

PREPARED FOR :
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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			330,463	330,414	49		495,621
Reserve Fees					130,663	130,663			174,217
Late Fees	311		311		311		311		
Interest									
Application Fees	100	33	67		600	267	333		400
Gate Openers		13	-13		150	100	50		150
TOTAL REVENUE	41,713	41,348	365		462,187	461,443	744		670,388
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,358	1,358			10,864	10,864			16,296
Postage & Office Supply	99	308	209		1,171	2,467	1,296		3,700
Legal & Accounting	592	1,667	1,075		6,689	13,333	6,644		20,000
Division/State Fees		39	39		469	313	-157		469
Misc/Bad Debt/Website	350	158	-192		1,080	1,267	187		1,900
Social & Caring		17	17		160	133	-26		200
Subtotal-General/Admin.	2,399	3,547	1,148		20,433	28,377	7,944		42,565
Landscaping									
Payroll	5,282	4,500	-782		35,876	36,000	124		54,000
Payroll-Simple Ira 3%	158	135	-23		1,076	1,080	4		1,620
Payroll-Taxes/HRA	848	842	-7		6,646	6,733	88		10,100
Grounds Maintenance	7,140	7,582	442		58,253	60,659	2,406		90,988
Equipmt Maint/Gas/Supply	1,133	200	-933		2,540	1,600	-940		2,400
Storm Clean Up					7,630		-7,630		
Tree Trimming/Replcmts		708	708		2,200	5,667	3,467		8,500
Irrigation Maintenance	70	167	96		70	1,333	1,263		2,000
Fertilize/Mulch		1,250	1,250			10,000	10,000		15,000
Plant/Shrub/Sod Replcmt		200	200		1,671	1,600	-71		2,400
Lake Maintenance	400	417	17		4,200	3,333	-867		5,000
Subtotal-Landscaping	15,032	16,001	969		120,162	128,005	7,843		192,008
Maintenance & Repairs									
Building/Sidewalk Repair	788	333	-454		3,171	2,667	-504		4,000
Roof Repairs/Chimney Cap		450	450		1,948	3,600	1,652		5,400
Other/Gate/Misc.		63	63		197	500	303		750
Subtotal-Maint & Repairs	788	846	58		5,316	6,767	1,451		10,150
Utilities									
Electric	976	800	-176		7,871	6,400	-1,471		9,600

General Ledger -- Ballantrae Condominium
2023 Reserves to 08/31/23

08/31/23

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/GEFC	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
1	07/11/23 Albritton's Nurs	CD-42027		223.05		777,610.18	plantings after painting
1	07/11/23 Love's	CD-42028		373.49		777,236.69	6/16,6/27plants post pain
1	07/11/23 Home Depot/GEFC	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	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 Invstnt 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 INVSTNT int
1	04/30/23	GJ-41753			495.06	6,964.30	April TRUIST INVSTNT 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

