

BALANCE SHEET - Ballantrae Condominium
AS OF 09/30/23

09/30/23

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 50,770.22
Social Committee/TRUIST 1,349.34

TOTAL OPERATING FUNDS 52,119.56

RESERVE FUNDS

Reserve-TRUIST M/M 149,085.91
Reserve-SHWAB M/M 406,957.64
TRUIST CD - 1/13/2024 100,000.00
Reserve-CD 09/30/23 3.5% 149,022.73
Reserve-InvestmntBankDep 497.54
Due to Reserve M/M 56,727.30

TOTAL RESERVE FUNDS 862,291.12

OTHER ASSETS

Accounts Receivable 8,924.45
Prepaid Insurance 70,064.00

TOTAL OTHER ASSETS 78,988.45

TOTAL ASSETS 993,399.13

LIABILITIES

Accounts Payable 59.44
Payroll Taxes - P/B
Social Committee Funds 1,349.34
Deferred Maintenance Fee
Pre-paid Assessments 59,175.28
Due to Reserve M/M 56,727.30

TOTAL LIABILITIES 117,311.36

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 7,319.07
Operating Fund Balance 6,477.58

TOTAL OPER. FUND BALANCES 13,796.65

RESERVE FUND BALANCES

Reserve-Pooled Accounts 820,136.46
Prior Year Reserve int. 27,742.68
Reserve-Current Year Int 14,411.98

TOTAL RESERVE FUND BAL. 862,291.12

TOTAL FUND BALANCES 876,087.77

TOTAL LIAB/FUND BALANCES 993,399.13

INCOME STATEMENT - Ballantrae Condominium
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	41,326.25		371,789.25	
Reserve Fees			130,662.75	
Late Fees			310.77	
Interest	.29		.69	
Application Fees			600.00	
Gate Openera	30.00		180.00	
TOTAL REVENUE	41,356.54		503,543.46	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,358.00		12,222.00	
Postage & Office Supply	21.50		1,192.24	
Legal & Accounting	1,500.00		8,189.00	
Division/State Fees			469.25	
Misc/Bad Debt/Website	119.88		1,200.04	
Social & Caring	186.40		346.05	
Subtotal-General/Admin.	3,185.78		23,618.58	
Landscaping				
Payroll	4,225.32		40,101.05	
Payroll-Simple Ira 3%	126.76		1,203.10	
Payroll-Taxes/HRA	904.05		7,549.75	
Grounds Maintenance	7,140.00		65,392.50	
Equipmt Maint/Gas/Supply			2,540.07	
Storm Clean Up			7,630.48	
Tree Trimming/Replcmnts			2,200.00	
Irrigation Maintenance	53.69		124.10	
Plant/Shrub/Sod Replcmnt			1,671.02	
Lake Maintenance	650.00		4,850.00	
Subtotal-Landscaping	13,099.82		133,262.07	
Maintenance & Repairs				
Building/Sidewalk Repair			3,171.12	
Roof Repairs/Chimney Cap			1,947.52	
Other/Gate/Misc.			197.30	
Subtotal-Maint & Repairs			5,315.94	
Utilities				
Electric	755.04		8,626.07	

	Month to Date	%	Year to Date	%
Cable T. V.	4,521.66		40,706.03	
Telephone	184.32		1,692.88	
Subtotal-Utilities	5,461.02		51,024.98	
Insurance				
Insurance Premiums	17,516.00		153,181.56	
Subtotal-Insurance	17,516.00		153,181.56	
Reserve Transfers				
Reserve-Pooled			130,662.75	
Subtotal-Reserves			130,662.75	
TOTAL EXPENSES	39,262.62		497,065.88	
EXCESS REVENUE	2,093.92		6,477.58	
BEGINNING BALANCE	34,622.23			
ENDING BALANCE	50,770.22			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 09/30/23

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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		371,789	371,716	74		495,621
Reserve Fees					130,663	130,663			174,217
Late Fees					311		311		
Interest					1		1		
Application Fees		33	-33		600	300	300		400
Gate Openers	30	13	18		180	113	68		150
TOTAL REVENUE	41,357	41,348	9		503,543	502,791	752		670,388
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,358	1,358			12,222	12,222			16,296
Postage & Office Supply	22	308	287		1,192	2,775	1,583		3,700
Legal & Accounting	1,500	1,667	167		8,189	15,000	6,811		20,000
Division/State Fees		39	39		469	352	-118		469
Misc/Bad Debt/Website	120	158	38		1,200	1,425	225		1,900
Social & Caring	186	17	-170		346	150	-196		200
Subtotal-General/Admin.	3,186	3,547	361		23,619	31,924	8,305		42,565
Landscaping									
Payroll	4,225	4,500	275		40,101	40,500	399		54,000
Payroll-Simple Ira 3%	127	135	8		1,203	1,215	12		1,620
Payroll-Taxes/HRA	904	842	-62		7,550	7,575	25		10,100
Grounds Maintenance	7,140	7,582	442		65,393	68,241	2,849		90,988
Eqipt Maint/Gas/Supply		200	200		2,540	1,800	-740		2,400
Storm Clean Up					7,630		-7,630		
Tree Trimming/Replcmts		708	708		2,200	6,375	4,175		8,500
Irrigation Maintenance	54	167	113		124	1,500	1,376		2,000
Fertilize/Mulch		1,250	1,250			11,250	11,250		15,000
Plant/Shrub/Sod Replcmt		200	200		1,671	1,800	129		2,400
Lake Maintenance	650	417	-233		4,850	3,750	-1,100		5,000
Subtotal-Landscaping	13,100	16,001	2,901		133,262	144,006	10,744		192,008
Maintenance & Repairs									
Building/Sidewalk Repair		333	333		3,171	3,000	-171		4,000
Roof Repairs/Chimney Cap		450	450		1,948	4,050	2,102		5,400
Other/Gate/Misc.		63	63		197	563	365		750
Subtotal-Maint & Repairs		846	846		5,316	7,613	2,297		10,150
Utilities									
Electric	755	800	45		8,626	7,200	-1,426		9,600

General Ledger -- Ballantrae Condominium
2023 Reserves to 09/30/23

09/30/23

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	Hader 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
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/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	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/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 INVSTMNT int
1	04/30/23	GJ-41753			495.06	6,964.30	April TRUIST INVSTMNT 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

