

BALANCE SHEET - Ballantrae Condominium  
AS OF 10/31/23

10/31/23

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	54,694.86
Social Committee/TRUIST	1,295.40

TOTAL OPERATING FUNDS	55,990.26
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RESERVE FUNDS

Reserve-TRUIST M/M	210,526.16
Reserve-SCHWAB M/M	408,421.69
TRUIST CD - 1/13/2024	100,000.00
Reserve-CD 12/04/23 5.50	150,000.00
Reserve-CD 09/30/23 3.5%	
Reserve-InvestmntBankDep	1,691.16
Due to Reserve M/M	37,818.20

TOTAL RESERVE FUNDS	908,457.21
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OTHER ASSETS

Accounts Receivable	34,774.28
Prepaid Insurance	52,548.00

TOTAL OTHER ASSETS	87,322.28
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TOTAL ASSETS	1,051,769.75
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LIABILITIES

Accounts Payable	
Social Committee Funds	1,295.40
Deferred Maintenance Fee	82,628.00
Pre-paid Assessments	6,999.16
Due to Reserve M/M	37,818.20

TOTAL LIABILITIES	128,740.76
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FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	7,319.07
Operating Fund Balance	7,252.71

TOTAL OPER. FUND BALANCES	14,571.78
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RESERVE FUND BALANCES

Reserve-Pooled Accounts	862,666.23
Prior Year Reserve int.	27,742.68
Reserve-Current Year Int	18,048.30

TOTAL RESERVE FUND BAL.	908,457.21
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TOTAL FUND BALANCES	923,028.99
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TOTAL LIAB/FUND BALANCES	1,051,769.75
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	Month to Date	%	Year to Date	%
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<b>REVENUE</b>				
Maintenance Fee	41,301.75		413,091.00	
Reserve Fees	43,554.25		174,217.00	
Late Fees			310.77	
Interest	.72		1.41	
Application Fees	100.00		700.00	
Gate Openers			180.00	
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<b>TOTAL REVENUE</b>	<b>84,956.72</b>		<b>588,500.18</b>	
<b>OPERATING EXPENSES</b>				
General/Administrative				
Management Fee	1,358.00		13,580.00	
Postage & Office Supply	780.50		1,972.74	
Legal & Accounting			8,189.00	
Division/State Fees			469.25	
Misc/Bad Debt/Website			1,200.04	
Social & Caring			346.05	
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Subtotal-General/Admin.	2,138.50		25,757.08	
Landscaping				
Payroll	4,225.32		44,326.37	
Payroll-Simple Ira 3%	126.76		1,329.86	
Payroll-Taxes/HRA	823.24		8,372.99	
Grounds Maintenance	7,140.00		72,532.50	
Equipmt Maint/Gas/Supply			2,540.07	
Storm Clean Up			7,630.48	
Tree Trimming/Replcmnts			2,200.00	
Irrigation Maintenance			124.10	
Plant/Shrub/Sod Replcmnt	192.80		1,863.82	
Lake Maintenance	400.00		5,250.00	
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Subtotal-Landscaping	12,908.12		146,170.19	
Maintenance & Repairs				
Building/Sidewalk Repair			3,171.12	
Roof Repairs/Chimney Cap	2,323.71		4,271.23	
Other/Gate/Misc.			197.30	
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Subtotal-Maint & Repairs	2,323.71		7,639.65	
Utilities				
Electric	1,047.15		9,673.22	

	Month to Date	%	Year to Date	%
Cable T. V.	4,521.66		45,227.69	
Telephone	193.20		1,886.08	
<b>Subtotal-Utilities</b>	<b>5,762.01</b>		<b>56,786.99</b>	
<b>Insurance</b>				
Insurance Premiums	17,495.00		170,676.56	
<b>Subtotal-Insurance</b>	<b>17,495.00</b>		<b>170,676.56</b>	
<b>Reserve Transfers</b>				
Reserve-Pooled	43,554.25		174,217.00	
<b>Subtotal-Reserves</b>	<b>43,554.25</b>		<b>174,217.00</b>	
<b>TOTAL EXPENSES</b>	<b>84,181.59</b>		<b>581,247.47</b>	
<b>EXCESS REVENUE</b>	<b>775.13</b>		<b>7,252.71</b>	
<b>BEGINNING BALANCE</b>	<b>50,770.22</b>			
<b>ENDING BALANCE</b>	<b>54,694.86</b>			

BUDGET COMPARISON - Ballantrae Condominium  
AS OF 10/31/23

10/31/23

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

PREPARED BY :  
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2848 Proctor Road  
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			413,091	413,018	74		495,621
Reserve Fees	43,554	43,554			174,217	174,217			174,217
Late Fees					311		311		
Interest	1		1		1		1		
Application Fees	100	33	67		700	333	367		400
Gate Openers		13	-13		180	125	55		150
<b>TOTAL REVENUE</b>	<b>84,957</b>	<b>84,902</b>	<b>55</b>		<b>588,500</b>	<b>587,693</b>	<b>807</b>		<b>670,388</b>
<b>OPERATING EXPENSES</b>									
<b>General/Administrative</b>									
Management Fee	1,358	1,358			13,580	13,580			16,296
Postage & Office Supply	781	308	-472		1,973	3,083	1,111		3,700
Legal & Accounting		1,667	1,667		8,189	16,667	8,478		20,000
Division/State Fees		39	39		469	391	-78		469
Misc/Bad Debt/Website		158	158		1,200	1,583	383		1,900
Social & Caring		17	17		346	167	-179		200
<b>Subtotal-General/Admin.</b>	<b>2,139</b>	<b>3,547</b>	<b>1,409</b>		<b>25,757</b>	<b>35,471</b>	<b>9,714</b>		<b>42,565</b>
<b>Landscaping</b>									
Payroll	4,225	4,500	275		44,326	45,000	674		54,000
Payroll-Simple Ira 3X	127	135	8		1,330	1,350	20		1,620
Payroll-Taxes/HRA	823	842	18		8,373	8,417	44		10,100
Grounds Maintenance	7,140	7,582	442		72,533	75,823	3,291		90,988
Equipt Maint/Gas/Supply		200	200		2,540	2,000	-540		2,400
Storm Clean Up					7,630		-7,630		
Tree Trimming/Replcmnts		708	708		2,200	7,083	4,883		8,500
Irrigation Maintenance		167	167		124	1,667	1,543		2,000
Fertilize/Mulch		1,250	1,250			12,500	12,500		15,000
Plant/Shrub/Sod Replcmnt	193	200	7		1,864	2,000	136		2,400
Lake Maintenance	400	417	17		5,250	4,167	-1,083		5,000
<b>Subtotal-Landscaping</b>	<b>12,908</b>	<b>16,001</b>	<b>3,093</b>		<b>146,170</b>	<b>160,007</b>	<b>13,836</b>		<b>192,008</b>
<b>Maintenance &amp; Repairs</b>									
Building/Sidewalk Repair		333	333		3,171	3,333	162		4,000
Roof Repairs/Chimney Cap	2,324	450	-1,874		4,271	4,500	229		5,400
Other/Gate/Misc.		63	63		197	625	428		750
<b>Subtotal-Maint &amp; Repairs</b>	<b>2,324</b>	<b>846</b>	<b>-1,478</b>		<b>7,640</b>	<b>8,458</b>	<b>819</b>		<b>10,150</b>
<b>Utilities</b>									
Electric	1,047	800	-247		9,673	8,000	-1,673		9,600



General Ledger -- Ballantrae Condominium  
2023 Reserves to 10/31/23

10/31/23

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-41800		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
1	10/01/23	GJ-42425			43,554.25	863,690.71	4th Qtr. POOLED Reserve
1	10/18/23	Truist Bank CD-42498		414.58		863,276.13	Misc.SiteImprvmt-eqpmnt
1	10/18/23	Big Earth Landsc CD-42502		406.60		862,869.53	10/4 entry sod Inv#183262
1	10/18/23	Big Earth Landsc CD-42503		203.30		862,666.23	10/4 entry sod Inv#183276
						862,666.23	
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 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

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
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
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 INVSTMNT 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 INVSTMNT int
1	06/30/23	GJ-41996			139.72	9,610.58	June TRUIST M/M int
1	07/31/23	GJ-42160			1,638.24	11,248.82	July SCHWAB M/M int
1	07/31/23	GJ-42161		167.66		11,081.16	July SCHWAB AdvisorMgmtFe
1	07/31/23	GJ-42162			.51	11,081.67	July TRUIST INVST int
1	07/31/23	GJ-42163			.03	11,081.70	July TRUIST M/M int
1	07/31/23	GJ-42163			223.23	11,304.93	July TRUIST M/M int
1	08/31/23	GJ-42270			1,595.32	12,900.25	August SCHWAB M/M int
1	08/31/23	GJ-42271		168.27		12,731.98	August SCHWAB Brokerage F
1	08/31/23	GJ-42273			.51	12,732.49	August INVSTMNT Acct int
1	08/31/23	GJ-42274			1.02	12,733.51	August M/M interest
1	09/30/23	GJ-42405			.50	12,734.01	September TRUIST INVST in
1	09/30/23	GJ-42406			1,845.71	14,579.72	September SCHWAB int
1	09/30/23	GJ-42407			1.13	14,580.85	September TRUIST M/M int
1	09/30/23	GJ-42408		168.87		14,411.98	September SCHWAB brokerfe
1	10/31/23	GJ-42568			1.38	14,413.36	October TRUIST M/M int
1	10/01/23	GJ-42573			2,156.25	16,569.61	CD int at 10/01 redemptio
1	10/31/23	GJ-42574			14.64	16,584.25	TRUIST Invstmnt Oct. int
1	10/31/23	GJ-42598			1,633.50	18,217.75	October SCHWAB int
1	10/31/23	GJ-42599		169.45		18,048.30	October SCHWAB brokeragef
						18,048.30	
TOTAL DEBITS=				104,964.42			
TOTAL CREDITS=					272,161.44		