

BALANCE SHEET - Ballantrae Condominium
AS OF 11/30/23

11/30/23

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 22,043.21
Social Committee/TRUIST 1,441.40

TOTAL OPERATING FUNDS 23,484.61

RESERVE FUNDS

Reserve-TRUIST M/M 229,436.99
Reserve-SCHWAB M/M 409,951.54
TRUIST CD - 1/13/2024 100,000.00
Reserve-CD 12/04/23 5.50 150,000.00
Reserve-InvestmntBankDep 1,693.85
Due to Reserve M/M 18,909.10

TOTAL RESERVE FUNDS 909,991.48

OTHER ASSETS

Accounts Receivable 26,430.67
Prepaid Insurance 35,032.00

TOTAL OTHER ASSETS 61,462.67

TOTAL ASSETS 994,938.76

LIABILITIES

Social Committee Funds 1,441.40
Deferred Maintenance Fee 41,326.25
Pre-paid Assessments 8,507.32
Due to Reserve M/M 18,909.10

TOTAL LIABILITIES 70,184.07

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 7,319.07
Operating Fund Balance 8,631.39

TOTAL OPER. FUND BALANCES 15,950.46

RESERVE FUND BALANCES

Reserve-Pooled Accounts 861,478.98
Prior Year Reserve int. 27,742.68
Reserve-Current Year Int 19,582.57

TOTAL RESERVE FUND BAL. 908,804.23

TOTAL FUND BALANCES 924,754.69

TOTAL LIAB/FUND BALANCES 994,938.76

INCOME STATEMENT - Ballantrae Condominium
AS OF 11/30/23

11/02/23

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	41,301.75		454,392.75	
Reserve Fees			174,217.00	
Late Fees			310.77	
Interest	.43		1.84	
Application Fees	100.00		800.00	
Gate Openers			180.00	
TOTAL REVENUE	41,402.18		629,902.36	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,358.00		14,938.00	
Postage & Office Supply	1,155.69		3,128.43	
Legal & Accounting			8,189.00	
Division/State Fees			469.25	
Misc/Bad Debt/Website	350.00		1,550.04	
Social & Caring			346.05	
Subtotal-General/Admin.	2,863.69		28,620.77	
Landscaping				
Payroll	4,548.56		48,874.93	
Payroll-Simple Ira 3%	126.76		1,456.62	
Payroll-Taxes/HRA	525.00		8,897.99	
Grounds Maintenance	7,140.00		79,672.50	
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	270.91		2,134.73	
Lake Maintenance	400.00		5,650.00	
Subtotal-Landscaping	13,011.23		159,181.42	
Maintenance & Repairs				
Building/Sidewalk Repair	89.89		3,261.01	
Roof Repairs/Chimney Cap	748.05		5,019.28	
Other/Gate/Misc.	99.95		297.25	
Subtotal-Maint & Repairs	937.89		8,577.54	
Utilities				
Electric	986.83		10,660.05	

	Month to Date	%	Year to Date	%
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Cable T.V.	4,521.66		49,749.35	
Telephone	186.20		2,072.28	
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Subtotal-Utilities	5,694.69		62,481.68	
Insurance				
Insurance Premiums	17,516.00		188,192.56	
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Subtotal-Insurance	17,516.00		188,192.56	
Reserve Transfers				
Reserve-Pooled			174,217.00	
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Subtotal-Reserves			174,217.00	
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TOTAL EXPENSES	40,023.50		621,270.97	
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EXCESS REVENUE	1,378.68		8,631.39	
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BEGINNING BALANCE	54,694.86			
ENDING BALANCE	40,952.31			

BUDGET COMPARISON - Ballantrae Condominium
November, 2023

11/30/23

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			454,393	454,319	74		495,621
Reserve Fees					174,217	174,217			174,217
Late Fees					311		311		
Interest					2		2		
Application Fees	100	33	67		800	367	433		400
Gate Openers		13	-13		180	138	43		150
TOTAL REVENUE	41,402	41,348	55		629,982	629,040	862		670,388
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,358	1,358			14,938	14,938			16,296
Postage & Office Supply	1,156	300	-847		3,128	3,392	263		3,700
Legal & Accounting		1,667	1,667		8,189	18,333	10,144		20,000
Division/State Fees		39	39		469	430	-39		469
Misc/Bad Debt/Website	350	158	-192		1,550	1,742	192		1,900
Social & Caring		17	17		346	183	-163		200
Subtotal-General/Admin.	2,864	3,547	683		28,621	39,018	10,397		42,565
Landscaping									
Payroll	4,549	4,500	-49		48,875	49,500	625		54,000
Payroll-Simple Ira 3X	127	135	8		1,457	1,485	28		1,620
Payroll-Taxes/HRA	525	842	317		8,898	9,258	360		10,100
Grounds Maintenance	7,140	7,582	442		79,673	83,406	3,733		90,988
Eqipt Maint/Gas/Supply		200	200		2,540	2,200	-340		2,400
Storm Clean Up					7,630		-7,630		
Tree Trimming/Replicmnts		708	708		2,200	7,792	5,592		8,500
Irrigation Maintenance		167	167		124	1,833	1,709		2,000
Fertilize/Mulch		1,250	1,250			13,750	13,750		15,000
Plant/Shrub/Sod Replicmnt	271	200	-71		2,135	2,200	65		2,400
Lake Maintenance	400	417	17		5,650	4,583	-1,067		5,000
Subtotal-Landscaping	13,011	16,001	2,989		159,181	176,007	16,826		192,000
Maintenance & Repairs									
Building/Sidewalk Repair	90	333	243		3,261	3,667	406		4,000
Roof Repairs/Chimney Cap	748	450	-298		5,019	4,950	-69		5,400
Other/Gate/Misc.	100	63	-37		297	688	390		750
Subtotal-Maint & Repairs	938	846	-92		8,578	9,304	727		10,150
Utilities									
Electric	987	800	-187		10,660	8,800	-1,860		9,600

General Ledger -- Ballantrae Condominium
2023 Reserves to 11/30/23

11/30/23

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	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	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-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	Lowe'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/i 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.SiteImprvant-eqpnt
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
1	11/01/23	Big Earth Landsc	CD-42601	203.30		862,462.93	SITE IMPROV-Median Sod
1	11/17/23	Lowe's	CD-42618	122.42		862,340.51	10/06 medium project supp
1	11/17/23	Home Depot/GEFC	CD-42623	405.53		861,934.98	10/14 mower for medium
1	11/17/23	Questar Construc	CD-42629	456.00		861,478.98	October Roof Consulting
						861,478.98	
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 Invstmt inte

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
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 INVSTANT int
1	04/30/23	GJ-41753			495.06	6,964.30	April TRUIST INVSTANT 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 INVSTANT 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 INVSTANT 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 INVSTANT 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			1,045.71	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 Invstant 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
1	11/30/23	GJ-42701		169.00		17,879.30	November SCHWAB advisor f
1	11/30/23	GJ-42702			1,698.80	19,578.10	November SCHWAB interest
1	11/30/23	GJ-42702			.05	19,578.15	November SCHWAB interest
1	11/30/23	GJ-42704		.12		19,578.03	correct Oct. advisor fee
1	11/30/23	GJ-42704			.12	19,578.15	correct Oct. advisor fee
1	11/30/23	GJ-42705			2.69	19,580.84	November TRUIST INVSTANT
1	11/30/23	GJ-42707			1.73	19,582.57	November TRUIST M/M int
						19,582.57	

TOTAL DEBITS=
TOTAL CREDITS=

106,320.79

273,864.83