

BALANCE SHEET - Ballantrae Condominium  
AS OF 12/31/23

12/31/23

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	21,315.67
Social Committee/TRUIST	1,013.42

TOTAL OPERATING FUNDS	22,329.09
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RESERVE FUNDS

Reserve-TRUIST M/M	170,248.98
Reserve-SCHWAB M/M	412,449.93
TRUIST CD - 1/13/2024	100,000.00
Reserve-CD 12/04/23 5.50	
Reserve-InvestmntBankDep	153,244.24
Due to Reserve M/M	

TOTAL RESERVE FUNDS	835,943.15
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OTHER ASSETS

Accounts Receivable	10,258.78
Prepaid Insurance	17,516.00

TOTAL OTHER ASSETS	27,774.78
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TOTAL ASSETS	886,047.02
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LIABILITIES

Accounts Payable	2,514.00
Social Committee Funds	1,013.42
Deferred Maintenance Fee	
Pre-paid Assessments	32,970.45
Due to Reserve M/M	

TOTAL LIABILITIES	36,497.87
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FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	7,319.07
Operating Fund Balance	7,727.47

TOTAL OPER. FUND BALANCES	15,046.54
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RESERVE FUND BALANCES

Reserve-Pooled Accounts	783,127.44
Prior Year Reserve int.	27,742.68
Reserve-Current Year Int	23,632.49

TOTAL RESERVE FUND BAL.	834,502.61
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TOTAL FUND BALANCES	849,549.15
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TOTAL LIAB/FUND BALANCES	886,047.02
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INCOME STATEMENT - Ballantrae Condominium  
AS OF 12/31/23

12/31/23

PREPARED FOR :  
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ASSOCIATION, INC.

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

	Month to Date	%	Year to Date	%
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<b>REVENUE</b>				
Maintenance Fee	41,326.25		495,719.00	
Reserve Fees			174,217.00	
Late Fees	246.30		557.07	
Interest	.99		2.83	
Application Fees	-100.00		700.00	
Gate Openers	90.00		270.00	
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<b>TOTAL REVENUE</b>	<b>41,563.54</b>		<b>671,465.90</b>	
<b>OPERATING EXPENSES</b>				
General/Administrative				
Management Fee	1,358.00		16,296.00	
Postage & Office Supply	437.81		3,566.24	
Legal & Accounting	296.00		8,485.00	
Division/State Fees			469.25	
Misc/Bad Debt/Website			1,550.04	
Social & Caring	263.90		609.95	
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Subtotal-General/Admin.	2,355.71		30,976.48	
Landscaping				
Payroll	4,958.41		53,833.34	
Payroll-Simple Ira 3%	158.45		1,615.07	
Payroll-Taxes/HRA	1,269.29		10,167.28	
Grounds Maintenance	7,140.00		86,812.50	
Equipt Maint/Gas/Supply			2,540.07	
Storm Clean Up			7,630.48	
Tree Trimming/Replcmnts			2,200.00	
Irrigation Maintenance	16.91		141.01	
Plant/Shrub/Sod Replcmnt	510.56		2,645.29	
Lake Maintenance	400.00		6,050.00	
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Subtotal-Landscaping	14,453.62		173,635.04	
Maintenance & Repairs				
Building/Sidewalk Repair			3,261.01	
Roof Repairs/Chimney Cap			5,019.28	
Other/Gate/Misc.	1,958.23		2,255.48	
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Subtotal-Maint & Repairs	1,958.23		10,535.77	
Utilities				
Electric	1,222.74		11,882.79	

	Month to Date	%	Year to Date	%
Cable T.V.	4,521.66		54,271.01	
Telephone	186.20		2,258.48	
Subtotal-Utilities	5,930.60		68,412.28	
Insurance				
Insurance Premiums	17,516.00		205,708.56	
Subtotal-Insurance	17,516.00		205,708.56	
Reserve Transfers				
Reserve-Pooled	203.30		174,420.30	
Reserve-Gatehouse	50.00		50.00	
Subtotal-Reserves	253.30		174,470.30	
TOTAL EXPENSES	42,467.46		663,738.43	
EXCESS REVENUE	-903.92		7,727.47	
BEGINNING BALANCE	22,043.21			
ENDING BALANCE	21,315.67			

BUDGET COMPARISON - Ballantrae Condominium  
December, 2023

12/31/23

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
<b>REVENUE</b>									
Maintenance Fee	41,326	41,302	25		495,719	495,621	98		495,621
Reserve Fees					174,217	174,217			174,217
Late Fees	246		246		557		557		
Interest	1		1		3		3		
Application Fees	-100	33	-133		700	400	300		400
Gate Openers	90	13	78		270	150	120		150
<b>TOTAL REVENUE</b>	<b>41,564</b>	<b>41,348</b>	<b>216</b>		<b>671,466</b>	<b>670,388</b>	<b>1,078</b>		<b>670,388</b>
<b>OPERATING EXPENSES</b>									
<b>General/Administrative</b>									
Management Fee	1,358	1,358			16,296	16,296			16,296
Postage & Office Supply	438	308	-129		3,566	3,700	134		3,700
Legal & Accounting	296	1,667	1,371		8,485	20,000	11,515		20,000
Division/State Fees		39	39		469	469			469
Misc/Bad Debt/Website		158	158		1,550	1,900	350		1,900
Social & Caring	264	17	-247		610	200	-410		200
<b>Subtotal-General/Admin.</b>	<b>2,356</b>	<b>3,547</b>	<b>1,191</b>		<b>30,976</b>	<b>42,565</b>	<b>11,589</b>		<b>42,565</b>
<b>Landscaping</b>									
Payroll	4,958	4,500	-458		53,833	54,000	167		54,000
Payroll-Simple Ira 3%	158	135	-23		1,615	1,620	5		1,620
Payroll-Taxes/HRA	1,269	842	-428		10,167	10,100	-67		10,100
Grounds Maintenance	7,140	7,582	442		86,813	90,988	4,175		90,988
Equipt Maint/Gas/Supply		200	200		2,540	2,400	-140		2,400
Storm Clean Up					7,630		-7,630		
Tree Trimming/Replcmts		708	708		2,200	8,500	6,300		8,500
Irrigation Maintenance	17	167	150		141	2,000	1,859		2,000
Fertilize/Mulch		1,250	1,250			15,000	15,000		15,000
Plant/Shrub/Sod Replcmt	511	200	-311		2,645	2,400	-245		2,400
Lake Maintenance	400	417	17		6,050	5,000	-1,050		5,000
<b>Subtotal-Landscaping</b>	<b>14,454</b>	<b>16,001</b>	<b>1,547</b>		<b>173,635</b>	<b>192,008</b>	<b>18,373</b>		<b>192,008</b>
<b>Maintenance &amp; Repairs</b>									
Building/Sidewalk Repair		333	333		3,261	4,000	739		4,000
Roof Repairs/Chimney Cap		450	450		5,019	5,400	381		5,400
Other/Gate/Misc.	1,958	63	-1,896		2,255	750	-1,505		750
<b>Subtotal-Maint &amp; Repairs</b>	<b>1,958</b>	<b>846</b>	<b>-1,112</b>		<b>10,536</b>	<b>10,150</b>	<b>-386</b>		<b>10,150</b>
<b>Utilities</b>									
Electric	1,223	800	-423		11,883	9,600	-2,283		9,600



General Ledger -- Ballantrae Condominium  
2023 Reserves to 12/31/23

12/31/23

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	1,204.00		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-41800		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/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
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/GECF	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
1	12/22/23	Rockhopper Servi	CD-42783	2,900.00		858,578.98	irr.install pipes,etc.
1	12/22/23	Jacobs Concrete	CD-42784	4,250.00		854,328.98	3620 16x28 driveway
1	12/22/23	Jacobs Concrete	CD-42785	4,250.00		850,078.98	3628 16x28 driveway
1	12/22/23	Jacobs Concrete	CD-42786	4,475.00		845,603.98	3636 19x31 driveway
1	12/21/23	Longboat Key Roo	CD-42808	52,311.00		793,292.98	reroofing downpayment
1	12/29/23	Jacobs Concrete	CD-42820	4,475.00		788,817.98	3644 driveway replacement
1	12/29/23	Jacobs Concrete	CD-42821	4,250.00		784,567.98	3660 driveway replacement
1	12/31/23	GJ-42859		1,833.00		782,734.98	QUESTAR Nov/Dec consultin
1	12/31/23	Sarasota Pump, L	CD-42863		392.46	783,127.44	included in 5/17 ACE PUM
						783,127.44	
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

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
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
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 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 INVSTMNT
1	11/30/23	GJ-42707			1.73	19,582.57	November TRUIST M/M int
1	12/31/23	GJ-42861			1.14	19,583.71	December TRUIST M/M int
1	12/31/23	GJ-42864			2,669.20	22,252.91	SCHWAB int to 12/31/23
1	12/31/23	GJ-42865		170.81		22,082.10	SCHWAB fees to 12/31/23

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
1	12/31/23	GJ-42866			1,550.39	23,632.49 23,632.49	TRUIST INVSTMNT to 12/31/
	TOTAL DEBITS=			185,235.60			
	TOTAL CREDITS=				278,478.02		