

BALANCE SHEET - Ballantrae Condominium  
AS OF 02/29/24

02/29/24

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

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ASSETS

OPERATING FUNDS

Operating/TRUIST 49,330.12  
Social Committee/TRUIST 1,283.42

TOTAL OPERATING FUNDS 50,613.54

RESERVE FUNDS

Reserve-TRUIST M/M 213,509.46  
Reserve-SCHWAB M/M 414,665.89  
TRUIST CD - 8/13/2024 102,902.19  
Reserve-InvestmntBankDep 154,588.32

TOTAL RESERVE FUNDS 885,665.86

OTHER ASSETS

Accounts Receivable 27,450.87  
Prepaid Insurance 27,989.40

TOTAL OTHER ASSETS 55,440.27

TOTAL ASSETS 991,719.67  
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LIABILITIES

Social Committee Funds 1,283.42  
Deferred Maintenance Fee 51,784.93  
Pre-paid Assessments 19,214.79  
Federal Income Tax Liab. 6,905.00

TOTAL LIABILITIES 79,188.14

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 15,249.84  
Operating Fund Balance 11,615.83

TOTAL OPER. FUND BALANCES 26,865.67

RESERVE FUND BALANCES

Reserve-Pooled Accounts 834,730.03  
Prior Year Reserve int. 45,447.44  
Reserve-Current Year Int 5,488.39

TOTAL RESERVE FUND BAL. 885,665.86

TOTAL FUND BALANCES 912,531.53

TOTAL LIAB/FUND BALANCES 991,719.67  
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INCOME STATEMENT - Ballantrae Condominium  
AS OF 02/29/24

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	Month to Date	%	Year to Date	%
<b>REVENUE</b>				
Maintenance Fee	51,691.16		103,382.32	
Reserve Fees			54,442.75	
Late Fees	468.41		555.06	
Interest	.42		1.14	
Application Fees			300.00	
Gate Openers	100.00		100.00	
<b>TOTAL REVENUE</b>	<b>52,259.99</b>		<b>158,781.27</b>	
<b>OPERATING EXPENSES</b>				
General/Administrative				
Management Fee	1,412.30		2,824.60	
Postage & Office Supply	476.71		620.77	
Legal & Accounting	5,670.00		5,670.00	
Fees to Division			408.00	
State Corp. Fees			61.25	
Social & Caring			70.13	
<b>Subtotal-General/Admin.</b>	<b>7,559.01</b>		<b>9,654.75</b>	
Landscaping				
Payroll	4,225.32		8,450.64	
Payroll-Simple Ira 3%	126.76		253.52	
Payroll-Taxes/HRA	1,082.24		1,930.48	
Grounds Maintenance	7,140.00		14,280.00	
Equipt Maint/Gas/Supply	127.07		462.76	
Plant/Shrub/Sod Replcmnt	168.53		168.53	
Lake Maintenance	400.00		800.00	
<b>Subtotal-Landscaping</b>	<b>13,269.92</b>		<b>26,345.93</b>	
Maintenance & Repairs				
Building/Sidewalk Repair	500.00		500.00	
Other/Gate/Misc.			484.00	
<b>Subtotal-Maint &amp; Repairs</b>	<b>500.00</b>		<b>984.00</b>	
Utilities				
Electric	729.97		1,389.90	
Cable T.V.	4,703.91		9,408.91	
Telephone	186.24		372.48	
<b>Subtotal-Utilities</b>	<b>5,620.12</b>		<b>11,171.29</b>	

	Month to Date	%	Year to Date	%
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Insurance				
Insurance Premiums	27,050.72		44,566.72	
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Subtotal-Insurance	27,050.72		44,566.72	
Reserve Transfers				
Reserve-Pooled			54,442.75	
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Subtotal-Reserves			54,442.75	
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TOTAL EXPENSES	53,999.77		147,165.44	
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EXCESS REVENUE	-1,739.78		11,615.83	
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BEGINNING BALANCE	68,316.56			
ENDING BALANCE	49,330.12			

BUDGET COMPARISON - Ballantrae Condominium  
AS OF 02/29/24

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
<b>REVENUE</b>									
Maintenance Fee	51,691	51,691			103,382	103,382			620,294
Reserve Fees					54,443	54,443			217,771
Late Fees	468		468		555		555		
Interest					1		1		
Application Fees		33	-33		300	67	233		400
Gate Openers	100	13	88		100	25	75		150
<b>TOTAL REVENUE</b>	<b>52,260</b>	<b>51,737</b>	<b>523</b>		<b>158,781</b>	<b>157,917</b>	<b>865</b>		<b>838,615</b>
<b>OPERATING EXPENSES</b>									
<b>General/Administrative</b>									
Management Fee	1,412	1,412			2,825	2,825			16,948
Postage & Office Supply	477	250	-227		621	500	-121		3,000
Legal & Accounting	5,670	1,250	-4,420		5,670	2,500	-3,170		15,000
Fees to Division		39	39		400	78	-330		469
State Corp. Fees		5	5		61	10	-51		62
Misc/Bad Debt/Website		125	125			250	250		1,500
Social & Caring		17	17		70	33	-37		200
<b>Subtotal-General/Admin.</b>	<b>7,559</b>	<b>3,098</b>	<b>-4,461</b>		<b>9,655</b>	<b>6,196</b>	<b>-3,458</b>		<b>37,179</b>
<b>Landscaping</b>									
Payroll	4,225	4,605	380		8,451	9,210	759		55,260
Payroll-Simple Ira 3%	127	138	11		254	276	23		1,658
Payroll-Taxes/HRA	1,002	865	-218		1,930	1,729	-201		10,376
Grounds Maintenance	7,140	7,250	110		14,280	14,500	220		87,000
Equipt Maint/Gas/Supply	127	167	40		463	333	-129		2,000
Storm Clean Up		296	296			592	592		3,550
Tree Trimming/Replcmts		417	417			833	833		5,000
Irrigation Maintenance		167	167			333	333		2,000
Fertilize/Mulch		1,500	1,500			3,000	3,000		18,000
Plant/Shrub/Sod Replcmt	169	200	31		169	400	231		2,400
Lake Maintenance	400	575	175		800	1,150	350		6,900
<b>Subtotal-Landscaping</b>	<b>13,270</b>	<b>16,179</b>	<b>2,909</b>		<b>26,346</b>	<b>32,357</b>	<b>6,011</b>		<b>194,144</b>
<b>Maintenance &amp; Repairs</b>									
Building/Sidewalk Repair	500	375	-125		500	750	250		4,500
Roof Repairs/Chimney Cap		333	333			667	667		4,000
Other/Gate/Misc.		42	42		484	83	-401		500
<b>Subtotal-Maint &amp; Repairs</b>	<b>500</b>	<b>750</b>	<b>250</b>		<b>984</b>	<b>1,500</b>	<b>516</b>		<b>9,000</b>



General Ledger -- Ballantrae Condominium  
2024 Reserves to 02/29/24

02/29/24

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301	Reserve-Pooled Accounts	CREDIT	783,127.44				
1	01/01/24	GJ-42892			54,442.75	837,570.19	1st Qtr. POOLED Reserve
1	01/18/24	GJ-42995		203.30		837,366.89	reclass BIG EARTH 12/6/23
1	02/29/24 DB Ace Hardware	CD-43146		2,636.86		834,730.03	105 mailboxes rural
						834,730.03	
3335	Prior Year Reserve int.	CREDIT	27,742.68				
1	01/31/24	GJ-43066			23,632.49	51,375.17	transfer 2023 int earned
1	02/21/24	GJ-43114			977.27	52,352.44	CPA post long term gain
1	02/01/24	GJ-43115		6,905.00		45,447.44	2023 federal tax due
						45,447.44	
3340	Reserve-Current Year Int	CREDIT	23,632.49				
1	01/31/24	GJ-43059			2,902.19	26,534.68	CD int @ 1/13/24 maturity
1	01/31/24	GJ-43060			852.87	27,387.55	SCHWAB int to 1/31/24
1	01/31/24	GJ-43061		171.85		27,215.70	SCHWAB January Fees
1	01/31/24	GJ-43063			189.41	27,405.11	January TRUIST INVSTMNT i
1	01/31/24	GJ-43064			1.66	27,406.77	TRUIST M/M int
1	01/31/24	GJ-43066		23,632.49		3,774.28	transfer 2023 int earned
1	02/29/24	GJ-43177			1.77	3,776.05	February TRUIST M/M int
1	02/29/24	GJ-43180			177.40	3,953.45	February TRUIST INVSTMNT
1	02/29/24	GJ-43181			1,707.08	5,660.53	February SCHWAB Int
1	02/29/24	GJ-43182		172.14		5,488.39	February SCHWAB fees
						5,488.39	
	TOTAL DEBITS=			33,721.64			
	TOTAL CREDITS=				84,884.89		