

BALANCE SHEET - Ballantrae Condominium  
AS OF 04/30/24

04/30/24

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 120,407.70  
Social Committee/TRUIST 1,338.42

TOTAL OPERATING FUNDS 121,746.12

RESERVE FUNDS

Reserve-TRUIST M/M 134,369.33  
Reserve-SCHWAB M/M 416,262.36  
TRUIST CD 10/26/24 4.56% 102,000.00  
Reserve-InvestmntBankDep 189.86

TOTAL RESERVE FUNDS 652,821.55

OTHER ASSETS

Accounts Receivable 54,494.66  
Prepaid Insurance 27,801.52

TOTAL OTHER ASSETS 82,296.18

TOTAL ASSETS 856,863.85

LIABILITIES

Credit Card P/B  
Social Committee Funds 1,338.42  
Deferred Maintenance Fee 103,476.09  
Pre-paid Assessments 91,392.42  
Federal Income Tax Liab.

TOTAL LIABILITIES 196,206.93

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 15,249.84  
Operating Fund Balance -7,414.48

TOTAL OPER. FUND BALANCES 7,835.36

RESERVE FUND BALANCES

Reserve-Pooled Accounts 599,538.78  
Prior Year Reserve int. 45,447.44  
Reserve-Current Year Int 7,835.33

TOTAL RESERVE FUND BAL. 652,821.55

TOTAL FUND BALANCES 660,656.92

TOTAL LIAB/FUND BALANCES 856,863.85

INCOME STATEMENT - Ballantrae Condominium  
AS OF 04/30/24

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	Month to Date	%	Year to Date	%
<b>REVENUE</b>				
Maintenance Fee	51,691.16		206,858.41	
Reserve Fees	54,442.75		108,885.50	
Late Fees			555.06	
Interest	1.09		3.06	
Application Fees			400.00	
Gate Openers			100.00	
<b>TOTAL REVENUE</b>	<b>106,135.00</b>		<b>316,802.03</b>	
<b>OPERATING EXPENSES</b>				
General/Administrative				
Management Fee	1,412.30		5,649.20	
Postage & Office Supply	644.42		1,412.52	
Legal & Accounting	2,775.00		8,445.00	
Fees to Division			408.00	
State Corp. Fees			61.25	
Misc/Bad Debt/Website			385.16	
Social & Caring			263.66	
<b>Subtotal-General/Admin.</b>	<b>4,831.72</b>		<b>16,624.79</b>	
Landscaping				
Payroll	4,225.32		17,957.61	
Payroll-Simple Ira 3%	126.76		538.73	
Payroll-Taxes/HRA	830.24		3,664.77	
Grounds Maintenance	7,140.00		28,560.00	
Equipt Maint/Gas/Supply	260.94		723.70	
Irrigation Maintenance	127.71		127.71	
Fertilize/Mulch	9,000.00		18,000.00	
Plant/Shrub/Sod Replcmnt	1,161.19		2,745.97	
Lake Maintenance	900.00		2,100.00	
<b>Subtotal-Landscaping</b>	<b>23,772.16</b>		<b>74,418.49</b>	
Maintenance & Repairs				
Building/Sidewalk Repair			2,023.07	
Other/Gate/Misc.	171.90		655.90	
<b>Subtotal-Maint &amp; Repairs</b>	<b>171.90</b>		<b>2,678.97</b>	
Utilities				
Electric	973.16		3,306.83	

	Month to Date	%	Year to Date	%
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Cable T.V.	4,713.91		18,826.73	
Telephone	212.17		808.47	
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Subtotal-Utilities	5,899.24		22,942.03	
Insurance				
Insurance Premiums	27,050.00		98,666.72	
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Subtotal-Insurance	27,050.00		98,666.72	
Reserve Transfers				
Reserve-Pooled	54,442.75		108,885.50	
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Subtotal-Reserves	54,442.75		108,885.50	
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TOTAL EXPENSES	116,167.77		324,216.50	
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EXCESS REVENUE	-10,032.77		-7,414.47	
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BEGINNING BALANCE	43,852.79			
ENDING BALANCE	120,407.70			

BUDGET COMPARISON - Ballantrae Condominium  
AS OF 04/30/24

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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			206,858	206,765	94		620,294
Reserve Fees	54,443	54,443			108,886	108,886			217,771
Late Fees					555		555		
Interest	1		1		3		3		
Application Fees		33	-33		400	133	267		400
Gate Openers		13	-13		100	50	50		150
<b>TOTAL REVENUE</b>	<b>106,135</b>	<b>106,180</b>	<b>-45</b>		<b>316,802</b>	<b>315,833</b>	<b>969</b>		<b>838,615</b>
<b>OPERATING EXPENSES</b>									
<b>General/Administrative</b>									
Management Fee	1,412	1,412			5,649	5,649			16,948
Postage & Office Supply	644	250	-394		1,413	1,000	-413		3,000
Legal & Accounting	2,775	1,250	-1,525		8,445	5,000	-3,445		15,000
Fees to Division		39	39		408	156	-252		469
State Corp. Fees		5	5		61	21	-41		62
Misc/Bad Debt/Website		125	125		385	500	115		1,500
Social & Caring		17	17		264	67	-197		200
<b>Subtotal-General/Admin.</b>	<b>4,832</b>	<b>3,098</b>	<b>-1,733</b>		<b>16,625</b>	<b>12,393</b>	<b>-4,232</b>		<b>37,179</b>
<b>Landscaping</b>									
Payroll	4,225	4,605	380		17,958	18,420	462		55,260
Payroll-Simple Ira 3%	127	138	11		539	553	14		1,658
Payroll-Taxes/HRA	830	865	34		3,665	3,459	-206		10,376
Grounds Maintenance	7,140	7,250	110		28,560	29,000	440		87,000
Equipt Maint/Gas/Supply	261	167	-94		724	667	-57		2,000
Storm Clean Up		296	296			1,183	1,183		3,550
Tree Trimming/Replcmts		417	417			1,667	1,667		5,000
Irrigation Maintenance	128	167	39		128	667	539		2,000
Fertilize/Mulch	9,000	1,500	-7,500		18,000	6,000	-12,000		18,000
Plant/Shrub/Sod Replcmt	1,161	200	-961		2,746	800	-1,946		2,400
Lake Maintenance	900	575	-325		2,100	2,300	200		6,900
<b>Subtotal-Landscaping</b>	<b>23,772</b>	<b>16,179</b>	<b>-7,593</b>		<b>74,418</b>	<b>64,715</b>	<b>-9,704</b>		<b>194,144</b>
<b>Maintenance &amp; Repairs</b>									
Building/Sidewalk Repair		375	375		2,023	1,500	-523		4,500
Roof Repairs/Chimney Cap		333	333			1,333	1,333		4,000
Other/Gate/Misc.	172	42	-130		656	167	-489		500
<b>Subtotal-Maint &amp; Repairs</b>	<b>172</b>	<b>750</b>	<b>578</b>		<b>2,679</b>	<b>3,000</b>	<b>321</b>		<b>9,000</b>



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	D6 Ace Hardware CD-43146		2,636.86		834,730.03	105 mailboxes rural
1	03/01/24	Longboat Key Roo CD-43197		67,257.00		767,473.03	BLDG #9 reroof
1	03/14/24	Questar Construc CD-43201		1,105.00		766,368.03	1/2-2/26 roof consulting
1	03/01/24	GJ-43251		37.43		766,330.60	LOWE'S mailbox primer
1	03/06/24	GJ-43252		55.62		766,274.98	ACE - 2 mailboxes
1	03/01/24	GJ-43253		154.95		766,120.03	SHERWIN WILL. mailbox pai
1	03/26/24	JacobsCo. LLC CD-43257		12,000.00		754,120.03	8 new mailbox stations
1	03/26/24	Longboat Key Roo CD-43258		67,257.00		686,863.03	BLDG #11 reroof
1	03/26/24	Longboat Key Roo CD-43259		67,257.00		619,606.03	BLDG #14 reroof
1	04/01/24	GJ-43371			54,442.75	674,048.78	2nd Qtr. POOLED Reserve
1	04/16/24	Longboat Key Roo CD-43446		67,257.00		606,791.78	BLDG #17 reroof
1	04/26/24	Longboat Key Roo CD-43460		1,510.00		605,281.78	BLDG #15 wood replcement
1	04/26/24	Longboat Key Roo CD-43461		1,867.00		603,414.78	BLDG #16 wood replcement
1	04/26/24	Longboat Key Roo CD-43462		3,876.00		599,538.78	BLDG #17 wood replcement
						599,538.78	
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
1	03/27/24	GJ-43296		22.98		5,465.41	early redemption penalty
1	03/31/24	GJ-43327			1,596.47	7,061.88	March SCHWAB interest
1	03/31/24	GJ-43328			189.85	7,251.73	March TRUIST Invstant int
1	03/31/24	GJ-43332			222.32	7,474.05	March TRUIST M/M int
1	04/30/24	GJ-43543			361.27	7,835.32	April TRUIST M/M int
1	04/30/24	GJ-43544			.01	7,835.33	TRUIST INVSTMNT April int
						7,835.33	
3345	Reserve-Roofing	CREDIT					
	TOTAL DEBITS=			323,378.62			
	TOTAL CREDITS=				141,697.56		