

BALANCE SHEET - Ballantrae Condominium
AS OF 05/31/24

05/31/24

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	18,544.39
Social Committee/TRUIST	1,338.42

TOTAL OPERATING FUNDS 19,882.81

RESERVE FUNDS

Reserve-TRUIST M/M	327,699.40
Reserve-SCHWAB M/M	419,628.50
TRUIST CD 10/26/24 4.56%	102,000.00
Reserve-InvestmntBankDep	

TOTAL RESERVE FUNDS 849,327.90

OTHER ASSETS

Accounts Receivable	27,359.03
Prepaid Insurance	27,707.58

TOTAL OTHER ASSETS 55,066.61

TOTAL ASSETS 924,277.32

LIABILITIES

Accounts Payable	501.75
Credit Card P/B	436.35
Social Committee Funds	1,338.42
Deferred Maintenance Fee	51,784.93
Pre-paid Assessments	11,891.79

TOTAL LIABILITIES 65,953.24

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	15,249.84
Operating Fund Balance	-5,059.70

TOTAL OPER. FUND BALANCES 10,190.14

RESERVE FUND BALANCES

Reserve-Pooled Accounts	406,764.81
Prior Year Reserve int.	45,447.44
Reserve-Current Year Int	12,010.78
2024 SpecAssmnt-Roofing	383,910.90

TOTAL RESERVE FUND BAL. 848,133.93

TOTAL FUND BALANCES 858,324.08

TOTAL LIAB/FUND BALANCES 924,277.31

INCOME STATEMENT - Ballantrae Condominium
AS OF 05/31/24

05/31/24

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	51,691.16		258,549.57	
Reserve Fees			108,885.50	
Late Fees			555.06	
Interest	1.82		4.88	
Application Fees	100.00		500.00	
Gate Openers			100.00	
TOTAL REVENUE	51,792.98		368,595.01	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,412.30		7,061.50	
Postage & Office Supply	36.52		1,449.04	
Legal & Accounting	518.00		8,963.00	
Fees to Division			408.00	
State Corp. Fees			61.25	
Misc/Bad Debt/Website			385.16	
Social & Caring			263.66	
Subtotal-General/Admin.	1,966.82		18,591.61	
Landscaping				
Payroll	5,429.53		23,387.14	
Payroll-Simple Ira 3%	162.97		701.70	
Payroll-Taxes/HRA	940.39		4,605.16	
Grounds Maintenance	7,140.00		35,700.00	
Equip Maint/Gas/Supply	307.48		1,031.18	
Tree Trimming/Replcmnts	1,083.06		1,083.06	
Irrigation Maintenance	106.70		234.41	
Fertilize/Mulch			18,000.00	
Plant/Shrub/Sod Replcmnt	-1,188.88		1,557.09	
Lake Maintenance	400.00		2,500.00	
Subtotal-Landscaping	14,381.25		88,799.74	
Maintenance & Repairs				
Building/Sidewalk Repair			2,023.07	
Other/Gate/Misc.			655.90	
Subtotal-Maint & Repairs			2,678.97	
Utilities				
Electric	1,131.05		4,437.88	

	Month to Date	%	Year to Date	%
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Cable T.V.	4,703.91		23,530.64	
Telephone	205.17		1,013.64	
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Subtotal-Utilities	6,040.13		28,982.16	
Insurance				
Insurance Premiums	27,050.00		125,716.72	
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Subtotal-Insurance	27,050.00		125,716.72	
Reserve Transfers				
Reserve-Pooled			108,885.50	
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Subtotal-Reserves			108,885.50	
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TOTAL EXPENSES	49,438.20		373,654.70	
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EXCESS REVENUE	2,354.78		-5,059.69	
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BEGINNING BALANCE	120,407.70			
ENDING BALANCE	18,544.39			

BUDGET COMPARISON - Ballantrae Condominium
May, 2024

05/31/24

PREPARED FOR :
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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	51,691	51,691			258,550	258,456	94		620,294
Reserve Fees					108,886	108,886			217,771
Late Fees					555		555		
Interest	2		2		5		5		
Application Fees	100	33	67		500	167	333		400
Gate Openers		13	-13		100	63	38		150
TOTAL REVENUE	51,793	51,737	56		368,595	367,571	1,025		838,615
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,412	1,412			7,062	7,062			16,948
Postage & Office Supply	37	250	213		1,449	1,250	-199		3,000
Legal & Accounting	518	1,250	732		8,963	6,250	-2,713		15,000
Fees to Division		39	39		408	195	-213		469
State Corp. Fees		5	5		61	26	-35		62
Misc/Bad Debt/Website		125	125		385	625	240		1,500
Social & Caring		17	17		264	83	-180		200
Subtotal-General/Admin.	1,967	3,098	1,131		18,592	15,491	-3,100		37,179
Landscaping									
Payroll	5,430	4,605	-825		23,387	23,025	-362		55,260
Payroll-Simple Ira 3%	163	138	-25		702	691	-11		1,658
Payroll-Taxes/HRA	940	865	-76		4,605	4,323	-282		10,376
Grounds Maintenance	7,140	7,250	110		35,700	36,250	550		87,000
Equipmt Maint/Gas/Supply	307	167	-141		1,031	833	-198		2,000
Storm Clean Up		296	296			1,479	1,479		3,550
Tree Trimming/Replcmts	1,083	417	-666		1,083	2,083	1,000		5,000
Irrigation Maintenance	107	167	60		234	833	599		2,000
Fertilize/Mulch		1,500	1,500		18,000	7,500	-10,500		18,000
Plant/Shrub/Sod Replcmt	-1,189	200	1,389		1,557	1,000	-557		2,400
Lake Maintenance	400	575	175		2,500	2,875	375		6,900
Subtotal-Landscaping	14,381	16,179	1,797		88,800	80,893	-7,906		194,144
Maintenance & Repairs									
Building/Sidewalk Repair		375	375		2,023	1,875	-148		4,500
Roof Repairs/Chimney Cap		333	333			1,667	1,667		4,000
Other/Gate/Misc.		42	42		656	208	-448		500
Subtotal-Maint & Repairs		750	750		2,679	3,750	1,071		9,000

General Ledger -- Ballantrae Condominium
2024 Reserves to 05/31/24

05/31/24

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	DG 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 replcmnt
1	04/26/24	Longboat Key Roo CD-43461		1,067.00		603,414.78	BLDG #16 wood replcmnt
1	04/26/24	Longboat Key Roo CD-43462		3,876.00		599,538.78	BLDG #17 wood replcmnt
1	05/01/24	Longboat Key Roo CD-43553		67,257.00		532,281.78	BLDG. #16 reroof
1	05/08/24	Longboat Key Roo CD-43559		67,257.00		465,024.78	BLDG #15 reroof
1	05/08/24	Longboat Key Roo CD-43565		67,257.00		397,767.78	BLDG #18 reroof
1	05/01/24	GJ-43582			2,938.00	400,705.78	QUESTAR reclass
1	05/01/24	GJ-43583			7,253.00	407,958.78	LONGBOAT - April extras
1	05/30/24	GJ-43803		197.74		407,761.04	3/15 LOWE'S marble chips
1	05/30/24	GJ-43804		242.30		407,518.74	3/25 HD marble chips-mail
1	05/30/24	GJ-43805		522.25		406,996.49	3/19 HD shells/chips mail
1	05/30/24	GJ-43806		66.90		406,929.59	4/22 LOWE'S sea shells
1	05/30/24	GJ-43807		164.78		406,764.81	5/8 LOWE'S marble chips
						406,764.81	
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 redemtion 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 Invstmnt 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

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
1	04/30/24	GJ-43544			.01	7,835.33	TRUIST INVSTMNT April int
1	05/01/24	GJ-43758			1,654.71	9,490.04	SCHWAB April int
1	05/31/24	GJ-43831			1,711.43	11,201.47	May SCHWAB interest
1	05/31/24	GJ-43832			809.31	12,010.78	May TRUIST M/M int
						12,010.78	
3345	Reserve-Roofing	CREDIT					
3350	2024 SpecAssmnt-Roofing	CREDIT					
1	05/08/24	Questar Construc CD-43558		1,703.00		-1,703.00	3/3-4/30 reroof consultin
1	05/08/24	Longboat Key Roo CD-43562		1,198.00		-2,901.00	BLDG #18 wood repairs
1	05/08/24	Longboat Key Roo CD-43563		1,118.00		-4,019.00	BLDG #19 wood repairs
1	05/08/24	Longboat Key Roo CD-43564		1,368.00		-5,387.00	BLDG #20 wood repairs
1	05/01/24	GJ-43582		2,938.00		-8,325.00	QUESTAR reclass
1	05/01/24	GJ-43583		7,253.00		-15,578.00	LONGBOAT - April extras
1	05/01/24	GJ-43663			553,000.00	537,422.00	79 in full ROOF ASSMNT
1	05/22/24	Longboat Key Roo CD-43762		67,257.00		470,165.00	BLDG #19 reroof
1	05/20/24	Truist Bank CD-43775		4,431.10		465,733.90	Loan closing costs
1	05/29/24	Longboat Key Roo CD-43784		7,283.00		458,450.90	BLDG #19 additional reroo
1	05/29/24	Longboat Key Roo CD-43785		74,540.00		383,910.90	BLDG #20 reroof
						383,910.90	
	TOTAL DEBITS=			695,432.69			
	TOTAL CREDITS=				709,064.01		