

BALANCE SHEET - Ballantrae Condominium
AS OF 06/30/24

06/30/24

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	15,720.06
Social Committee/TRUIST	1,338.42

TOTAL OPERATING FUNDS 17,058.48

RESERVE FUNDS

Reserve-TRUIST M/M	178,115.77
Reserve-SCHWAB M/M	421,513.09
TRUIST CD 10/26/24 4.56%	102,000.00

TOTAL RESERVE FUNDS 701,628.86

OTHER ASSETS

Accounts Receivable	11,605.71
Prepaid Insurance	27,613.64

TOTAL OTHER ASSETS 39,219.35

TOTAL ASSETS 757,906.69

LIABILITIES

Accounts Payable	339.20
Credit Card P/B	
Social Committee Funds	1,338.42
Deferred Maintenance Fee	
Pre-paid Assessments	41,327.34

TOTAL LIABILITIES 43,004.96

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	15,249.84
Operating Fund Balance	-1,974.11

TOTAL OPER. FUND BALANCES 13,275.73

RESERVE FUND BALANCES

Reserve-Pooled Accounts	406,764.81
Prior Year Reserve Int	45,447.44
Current Year Reserve Int	14,482.70
2024 SpecAssmnt-Roofing	234,931.04

TOTAL RESERVE FUND BAL. 701,625.99

TOTAL FUND BALANCES 714,901.73

TOTAL LIAB/FUND BALANCES 757,906.68

INCOME STATEMENT - Ballantrae Condominium
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	51,784.93		310,334.50	
Reserve Fees			108,885.50	
Late Fees			555.06	
Interest	.77		5.65	
Application Fees			500.00	
Gate Openers			100.00	
TOTAL REVENUE	51,785.70		420,380.71	
 OPERATING EXPENSES				
General/Administrative				
Management Fee	1,412.30		8,473.80	
Postage & Office Supply	241.68		1,690.72	
Legal & Accounting			8,963.00	
Fees to Division			408.00	
State Corp. Fees			61.25	
Misc/Bad Debt/Website	350.00		735.16	
Social & Caring			263.66	
Subtotal-General/Admin.	2,003.98		20,595.59	
 Landscaping				
Payroll	4,373.20		27,760.34	
Payroll-Simple Ira 3%	131.28		832.98	
Payroll-Taxes/HRA	834.58		5,439.74	
Grounds Maintenance	7,140.00		42,840.00	
Equipmt Maint/Gas/Supply	45.04		1,076.22	
Tree Trimming/Replcmnts			1,083.06	
Irrigation Maintenance	48.59		283.00	
Fertilize/Mulch			18,000.00	
Plant/Shrub/Sod Replcmnt	358.96		1,916.05	
Lake Maintenance	400.00		2,900.00	
Subtotal-Landscaping	13,331.65		102,131.39	
 Maintenance & Repairs				
Building/Sidewalk Repair	418.62		2,441.69	
Other/Gate/Misc.			655.90	
Subtotal-Maint & Repairs	418.62		3,097.59	
 Utilities				
Electric	986.78		5,424.66	

	Month to Date	%	Year to Date	%
Cable T.V.	4,703.91		28,234.55	
Telephone	205.17		1,218.81	
Subtotal-Utilities	5,895.86		34,878.02	
Insurance				
Insurance Premiums	27,050.00		152,766.72	
Subtotal-Insurance	27,050.00		152,766.72	
Reserve Transfers				
Reserve-Pooled			108,885.50	
Subtotal-Reserves			108,885.50	
TOTAL EXPENSES	48,700.11		422,354.81	
EXCESS REVENUE	3,085.59		-1,974.10	
BEGINNING BALANCE	18,544.39			
ENDING BALANCE	15,720.06			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 06/30/24

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	51,785	51,691	94		310,335	310,147	188		620,294
Reserve Fees					108,886	108,886			217,771
Late Fees					555		555		
Interest	1		1		6		6		
Application Fees		33	-33		500	200	300		400
Gate Openers		13	-13		100	75	25		150
TOTAL REVENUE	51,786	51,737	49		420,381	419,308	1,073		838,615
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,412	1,412			8,474	8,474			16,948
Postage & Office Supply	242	250	8		1,691	1,500	-191		3,000
Legal & Accounting		1,250	1,250		8,963	7,500	-1,463		15,000
Fees to Division		39	39		408	235	-173		469
State Corp. Fees		5	5		61	31	-30		62
Misc/Bad Debt/Website	350	125	-225		735	750	15		1,500
Social & Caring		17	17		264	100	-164		200
Subtotal-General/Admin.	2,004	3,098	1,094		20,596	18,590	-2,006		37,179
Landscaping									
Payroll	4,373	4,605	232		27,760	27,630	-130		55,260
Payroll-Simple Ira 3%	131	138	7		833	829	-4		1,658
Payroll-Taxes/HRA	835	865	30		5,440	5,188	-252		10,376
Grounds Maintenance	7,140	7,250	110		42,840	43,500	660		87,000
Equipt Maint/Gas/Supply	45	167	122		1,076	1000	-76		2,000
Storm Clean Up		296	296			1,775	1,775		3,550
Tree Trimming/Replcmnts		417	417		1,083	2,500	1,417		5,000
Irrigation Maintenance	49	167	118		283	1000	717		2,000
Fertilize/Mulch		1,500	1,500		18,000	9,000	-9,000		18,000
Plant/Shrub/Sod Replcmnt	359	200	-159		1,916	1,200	-716		2,400
Lake Maintenance	400	575	175		2,900	3,450	550		6,900
Subtotal-Landscaping	13,332	16,179	2,847		102,131	97,072	-5,059		194,144
Maintenance & Repairs									
Building/Sidewalk Repair	419	375	-44		2,442	2,250	-192		4,500
Roof Repairs/Chimney Cap		333	333			2,000	2,000		4,000
Other/Gate/Misc.		42	42		656	250	-406		500
Subtotal-Maint & Repairs	419	750	331		3,098	4,500	1,402		9,000

General Ledger -- Ballantrae Condominium
2024 Reserves to 06/30/24

06/30/24

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		1,867.00		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	Current Year Reserve 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 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
1	06/30/24	GJ-44005			1,884.59	13,895.37	SCHWAB M/M int to 7/09
1	06/30/24	GJ-44006			587.33	14,482.70	June TRUIST M/M int
						14,482.70	
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
1	06/06/24	Longboat Key Roo CD-43838		559.00		383,351.90	BLDG #21 wood repairs
1	06/01/24	GJ-43881			3,197.00	386,548.90	lof60 monthly SPEC ASSMNT
1	06/13/24	Longboat Key Roo CD-43911		74,540.00		312,008.90	BLDG. #21 reroof
1	06/13/24	Longboat Key Roo CD-43912		374.00		311,634.90	BLDG. #23 wood repairs
1	06/13/24	Longboat Key Roo CD-43913		1,742.00		309,892.90	BLDG. #25 wood repairs
1	06/20/24	Truist Bank CD-43919		378.00		309,514.90	60 coupons - 23 books
1	06/20/24	Longboat Key Roo CD-43924		74,540.00		234,974.90	BLDG. #22 reroof
1	06/21/24	GJ-43955		43.86		234,931.04	SHERWIN WILLIAMS
						234,931.04	
	TOTAL DEBITS=			847,609.55			
	TOTAL CREDITS=				714,732.93		