

BALANCE SHEET - Ballantrae Condominium
AS OF 07/31/24

07/31/24

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	58,620.94
Social Committee/TRUIST	1,338.42

TOTAL OPERATING FUNDS 59,959.36

RESERVE FUNDS

Reserve-TRUIST M/M	151,422.25
Reserve-SCHWAB M/M	223,109.45
TRUIST CD 10/26/24 4.56%	102,000.00

TOTAL RESERVE FUNDS 476,531.70

OTHER ASSETS

Accounts Receivable	47,692.47
Prepaid Insurance	27,519.70

TOTAL OTHER ASSETS 75,212.17

TOTAL ASSETS 611,703.23

LIABILITIES

Accounts Payable	
Social Committee Funds	1,338.42
Deferred Maintenance Fee	108,075.00
Pre-paid Assessments	5,639.74
N/P TRUIST BANK	106,483.46

TOTAL LIABILITIES 221,536.62

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	15,249.84
Operating Fund Balance	4,868.52

TOTAL OPER. FUND BALANCES 20,118.36

RESERVE FUND BALANCES

Reserve-Pooled Accounts	414,821.81
Prior Year Reserve Int	45,447.44
Current Year Reserve Int	16,262.45
2024 SpecAssmnt-Roofing	-106,483.46

TOTAL RESERVE FUND BAL. 370,048.24

TOTAL FUND BALANCES 390,166.61

TOTAL LIAB/FUND BALANCES 611,703.22

INCOME STATEMENT - Ballantrae Condominium
AS OF 07/31/24

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	54,004.00		364,338.50	
Reserve Fees	8,057.00		116,942.50	
Late Fees			555.06	
Interest	1.02		6.67	
Application Fees			500.00	
Gate Openers			100.00	
TOTAL REVENUE	62,062.02		482,442.73	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,412.30		9,886.10	
Postage & Office Supply	35.52		1,726.24	
Legal & Accounting			8,963.00	
Fees to Division			408.00	
State Corp. Fees			61.25	
Misc/Bad Debt/Website			735.16	
Social & Caring			263.66	
Subtotal-General/Admin.	1,447.82		22,043.41	
Landscaping				
Payroll	4,373.20		32,133.54	
Payroll-Simple Ira 3%	131.22		964.20	
Payroll-Taxes/HRA	859.58		6,299.32	
Grounds Maintenance	7,354.20		50,194.20	
Equipmt Maint/Gas/Supply			1,076.22	
Tree Trimming/Replcmnts			1,083.06	
Irrigation Maintenance			283.00	
Fertilize/Mulch			18,000.00	
Plant/Shrub/Sod Replcmnt			1,916.05	
Lake Maintenance	400.00		3,300.00	
Subtotal-Landscaping	13,118.20		115,249.59	
Maintenance & Repairs				
Building/Sidewalk Repair			2,441.69	
Other/Gate/Misc.			655.90	
Subtotal-Maint & Repairs			3,097.59	
Utilities				
Electric	636.67		6,061.33	

	Month to Date	%	Year to Date	%
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Cable T.V.	4,703.91		32,938.46	
Telephone	205.79		1,424.60	
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Subtotal-Utilities	5,546.37		40,424.39	
Insurance				
Insurance Premiums	27,050.00		179,816.72	
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Subtotal-Insurance	27,050.00		179,816.72	
Reserve Transfers				
Reserve-Pooled	8,057.00		116,942.50	
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Subtotal-Reserves	8,057.00		116,942.50	
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TOTAL EXPENSES	55,219.39		477,574.20	
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EXCESS REVENUE	6,842.63		4,868.53	
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BEGINNING BALANCE	15,720.06			
ENDING BALANCE	58,620.94			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 07/31/24

07/31/24

PREPARED FOR :
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2848 Proctor Road
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	NTD Actual	NTD Budget	NTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	54,004	54,004			364,339	364,151	187		634,172
Reserve Fees	8,057	8,057			116,943	116,943			125,000
Late Fees					555		555		
Interest	1		1		7		7		
Application Fees		33	-33		500	233	267		400
Gate Openers		13	-13		100	88	13		150
TOTAL REVENUE	62,062	62,107	-45		482,443	481,415	1,028		759,721
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,412	1,412			9,886	9,886			16,948
Postage & Office Supply	36	250	214		1,726	1,750	24		3,000
Legal & Accounting		1,083	1,083		8,963	8,583	-380		14,000
Fees to Division		39	39		408	274	-134		469
State Corp. Fees		5	5		61	36	-25		62
Misc/Bad Debt/Website		125	125		735	875	140		1,500
Social & Caring		17	17		264	117	-147		200
Subtotal-General/Admin.	1,448	2,932	1,484		22,043	21,521	-522		36,179
Landscaping									
Payroll	4,373	4,605	232		32,134	32,235	101		55,260
Payroll-Simple Ira 3%	131	138	7		964	967	3		1,658
Payroll-Taxes/HRA	860	865	5		6,299	6,053	-247		10,376
Grounds Maintenance	7,354	7,250	-104		50,194	50,750	556		87,000
Equipt Maint/Gas/Supply		167	167		1,076	1,167	90		2,000
Storm Clean Up		204	204			1,979	1,979		3,000
Tree Trimming/Replcmnts		417	417		1,083	2,917	1,834		5,000
Irrigation Maintenance		167	167		283	1,167	884		2,000
Fertilize/Mulch		1,500	1,500		18,000	10,500	-7,500		18,000
Plant/Shrub/Sod Replcmnt		200	200		1,916	1,400	-516		2,400
Lake Maintenance	400	575	175		3,300	4,025	725		6,900
Subtotal-Landscaping	13,118	16,087	2,969		115,250	113,159	-2,091		193,594
Maintenance & Repairs									
Building/Sidewalk Repair		375	375		2,442	2,625	183		4,500
Roof Repairs/Chimney Cap		333	333			2,333	2,333		4,000
Other/Gate/Misc.		42	42		656	292	-364		500
Subtotal-Maint & Repairs		750	750		3,098	5,250	2,152		9,000

General Ledger -- Ballantrae Condominium
2024 Reserves to 07/31/24

07/31/24

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 replcment
1	04/26/24	Longboat Key Roo CD-43461		1,867.00		603,414.78	BLDG #16 wood replcment
1	04/26/24	Longboat Key Roo CD-43462		3,876.00		599,538.78	BLDG #17 wood replcment
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
1	07/01/24	GJ-44032			8,057.00	414,821.81	3rd Qtr. POOLED Reserve
						414,821.81	
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 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

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
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
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
1	07/31/24	GJ-44212			1,596.36	16,079.06	July SCHWAB interest
1	07/31/24	GJ-44214			183.39	16,262.45	July TRUIST M/M int
						16,262.45	
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 reroof
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	1of60 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
1	07/02/24	Longboat Key Roo	CD-44023	74,540.00		160,391.04	BLDG. #23 reroof
1	07/02/24	Longboat Key Roo	CD-44024	74,540.00		85,851.04	BLDG. #25 reroof
1	07/03/24	Longboat Key Roo	CD-44025	44,950.00		40,901.04	BLDG. #24 reroof
1	07/01/24	GJ-44056			3,197.00	44,098.04	2of60 monthly SPEC ASSMNT
1	07/18/24	Questar Construc	CD-44146	1,501.50		42,596.54	5/3-6/24 reroof consultin
1	07/31/24	Longboat Key Roo	CD-44179	74,540.00		-31,943.46	BLDG. #26 reroof
1	07/31/24	Longboat Key Roo	CD-44180	74,540.00		-106,483.46	BLDG. #27 reroof
						-106,483.46	
	TOTAL DEBITS=			1,192,221.05			
	TOTAL CREDITS=				727,766.68		