

BALANCE SHEET - Ballantrae Condominium
AS OF 09/30/24

09/30/24

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 64,084.01
Social Committee/TRUIST 1,338.42

TOTAL OPERATING FUNDS 65,422.43

RESERVE FUNDS

Reserve-TRUIST M/M 128,464.38
Reserve-SCHWAB M/M 225,261.09
TRUIST CD 10/26/24 4.56% 102,000.00

TOTAL RESERVE FUNDS 455,725.47

OTHER ASSETS

Accounts Receivable 6,131.52
Prepaid Insurance 27,331.82

TOTAL OTHER ASSETS 33,463.34

TOTAL ASSETS 554,611.24

LIABILITIES

Accounts Payable 466.44
Social Committee Funds 1,338.42
Deferred Maintenance Fee
Pre-paid Assessments 63,233.29
N/P TRUIST BANK 106,483.46

TOTAL LIABILITIES 171,521.61

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 15,249.84
Operating Fund Balance 14,902.55

TOTAL OPER. FUND BALANCES 30,152.39

RESERVE FUND BALANCES

Reserve-Pooled Accounts 391,196.81
Prior Year Reserve Int 45,447.44
Current Year Reserve Int 19,081.22
2024 SpecAssmnt-Roofing -102,788.24

TOTAL RESERVE FUND BAL. 352,937.23

TOTAL FUND BALANCES 383,089.63

TOTAL LIAB/FUND BALANCES 554,611.23

INCOME STATEMENT - Ballantrae Condominium
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	54,071.00		472,413.50	
Reserve Fees			116,942.50	
Late Fees			555.06	
Interest	.22		7.59	
Application Fees			500.00	
Gate Openers			100.00	
TOTAL REVENUE	54,071.22		590,518.65	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,412.30		12,710.70	
Postage & Office Supply	320.33		2,430.10	
Legal & Accounting			8,963.00	
Fees to Division			408.00	
State Corp. Fees			61.25	
Misc/Bad Debt/Website	350.00		1,205.04	
Social & Caring			263.66	
Subtotal-General/Admin.	2,082.63		26,041.75	
Landscaping				
Payroll	4,373.20		41,973.24	
Payroll-Simple Ira 3%	131.20		1,259.40	
Payroll-Taxes/HRA	834.58		8,052.12	
Grounds Maintenance	7,354.20		64,902.60	
Equipmt Maint/Gas/Supply	216.47		1,555.48	
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		4,100.00	
Subtotal-Landscaping	13,309.65		143,124.95	
Maintenance & Repairs				
Building/Sidewalk Repair			2,441.69	
Other/Gate/Misc.	942.67		1,641.15	
Subtotal-Maint & Repairs	942.67		4,082.84	
Utilities				
Electric	628.84		7,316.26	

	Month to Date	%	Year to Date	%
Cable T.V.	4,704.45		42,347.90	
Telephone	212.78		1,843.17	
Subtotal-Utilities	5,546.07		51,507.33	
Insurance				
Insurance Premiums	27,050.00		233,916.72	
Subtotal-Insurance	27,050.00		233,916.72	
Reserve Transfers				
Reserve-Pooled			116,942.50	
Subtotal-Reserves			116,942.50	
TOTAL EXPENSES	48,931.02		575,616.09	
EXCESS REVENUE	5,140.20		14,902.56	
BEGINNING BALANCE	41,873.21			
ENDING BALANCE	64,084.01			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 09/30/24

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	54,071	54,004	67		472,414	472,160	254		634,172
Reserve Fees					116,943	116,943			125,000
Late Fees					555		555		
Interest					8		8		
Application Fees		33	-33		500	300	200		400
Gate Openers		13	-13		100	113	-13		150
TOTAL REVENUE	54,071	54,050	21		590,519	589,515	1,004		759,721
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,412	1,412			12,711	12,711			16,948
Postage & Office Supply	320	250	-70		2,430	2,250	-180		3,000
Legal & Accounting		1,083	1,083		8,963	10,750	1,787		14,000
Fees to Division		39	39		408	352	-56		469
State Corp. Fees		5	5		61	47	-15		62
Misc/Bad Debt/Website	350	125	-225		1,205	1,125	-80		1,500
Social & Caring		17	17		264	150	-114		200
Subtotal-General/Admin.	2,083	2,932	849		26,042	27,384	1,342		36,179
Landscaping									
Payroll	4,373	4,605	232		41,973	41,445	-528		55,260
Payroll-Simple Ira 3%	131	138	7		1,259	1,244	-16		1,658
Payroll-Taxes/HRA	835	865	30		8,052	7,782	-270		10,376
Grounds Maintenance	7,354	7,250	-104		64,903	65,250	347		87,000
Equip Maint/Gas/Supply	216	167	-50		1,555	1,500	-55		2,000
Storm Clean Up		204	204			2,387	2,387		3,000
Tree Trimming/Replcmnts		417	417		1,083	3,750	2,667		5,000
Irrigation Maintenance		167	167		283	1,500	1,217		2,000
Fertilize/Mulch		1,500	1,500		18,000	13,500	-4,500		18,000
Plant/Shrub/Sod Replcmnt		200	200		1,916	1,800	-116		2,400
Lake Maintenance	400	575	175		4,100	5,175	1,075		6,900
Subtotal-Landscaping	13,310	16,087	2,777		143,125	145,333	2,208		193,594
Maintenance & Repairs									
Building/Sidewalk Repair		375	375		2,442	3,375	933		4,500
Roof Repairs/Chimney Cap		333	333			3,000	3,000		4,000
Other/Gate/Misc.	943	42	-901		1,641	375	-1,266		500
Subtotal-Maint & Repairs	943	750	-193		4,083	6,750	2,667		9,000

General Ledger -- Ballantrae Condominium
2024 RESERVES to 09/30/24

09/30/24

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	JacobaCo. 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
1	08/29/24	Adam's Painting CD-44328		23,625.00		391,196.81	23,24,25,26,27 painting
						391,196.81	
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 Invstamt int

