

BALANCE SHEET - Ballantrae Condominium
AS OF 10/31/24

10/31/24

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	66,803.56
Social Committee/TRUIST	1,338.42

TOTAL OPERATING FUNDS 68,141.98

RESERVE FUNDS

Reserve-TRUIST M/M	136,810.85
Reserve-ECHWAB M/M	226,508.24
TRUIST CD 10/26/24 4.56%	104,667.20

TOTAL RESERVE FUNDS 467,986.29

OTHER ASSETS

Accounts Receivable	52,282.91
Prepaid Insurance	27,237.88

TOTAL OTHER ASSETS 79,520.79

TOTAL ASSETS 615,649.06

LIABILITIES

Accounts Payable	
Credit Card P/B	648.39
Social Committee Funds	1,338.42
Deferred Maintenance Fee	108,075.00
Pre-paid Assessments	8,751.95
N/P TRUIST BANK	106,483.46

TOTAL LIABILITIES 225,297.22

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	15,249.84
Operating Fund Balance	7,270.41

TOTAL OPER. FUND BALANCES 22,520.25

RESERVE FUND BALANCES

Reserve-Pooled Accounts	399,253.81
Prior Year Reserve Int	45,447.44
Current Year Reserve Int	23,285.04
2024 SpecAssmnt-Roofing	-100,154.71

TOTAL RESERVE FUND BAL. 367,831.58

TOTAL FUND BALANCES 390,351.84

TOTAL LIAB/FUND BALANCES 615,649.05

INCOME STATEMENT - Ballantrae Condominium
AS OF 10/31/24

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	Month to Date	%	Year to Date	%
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REVENUE				
Maintenance Fee	54,004.00		526,417.50	
Reserve Fees	8,057.00		124,999.50	
Late Fees			555.06	
Interest	.66		8.25	
Application Fees			500.00	
Gate Openers			100.00	
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TOTAL REVENUE	62,061.66		652,580.31	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,412.30		14,123.00	
Postage & Office Supply	283.63		2,713.73	
Legal & Accounting			8,963.00	
Fees to Division			408.00	
State Corp. Fees			61.25	
Misc/Bad Debt/Website			1,205.04	
Social & Caring			263.66	
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Subtotal-General/Admin.	1,695.93		27,737.68	
Landscaping				
Payroll	4,373.20		46,346.44	
Payroll-Simple Ira 3%	131.20		1,390.60	
Payroll-Taxes/HRA	859.58		8,911.70	
Grounds Maintenance	7,354.20		72,256.80	
Equipt Maint/Gas/Supply	51.02		1,606.50	
Storm Clean Up	10,252.74		10,252.74	
Tree Trimming/Replcmnts			1,083.06	
Irrigation Maintenance	398.47		681.47	
Fertilize/Mulch			18,000.00	
Plant/Shrub/Sod Replcmnt	580.87		2,496.92	
Lake Maintenance			4,100.00	
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Subtotal-Landscaping	24,001.28		167,126.23	
Maintenance & Repairs				
Building/Sidewalk Repair			2,441.69	
Roof Repairs/Chimney Cap	1,000.00		1,000.00	
Other/Gate/Misc.			1,641.15	
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Subtotal-Maint & Repairs	1,000.00		5,082.84	

	Month to Date	%	Year to Date	%
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Utilities				
Electric	628.34		7,944.60	
Cable T.V.	4,704.45		47,052.35	
Telephone	206.29		2,049.46	
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Subtotal-Utilities	5,539.08		57,046.41	
Insurance				
Insurance Premiums	27,050.00		260,966.72	
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Subtotal-Insurance	27,050.00		260,966.72	
Reserve Transfers				
Reserve-Pooled	10,407.51		127,350.01	
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Subtotal-Reserves	10,407.51		127,350.01	
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TOTAL EXPENSES	69,693.80		645,309.89	
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EXCESS REVENUE	-7,632.14		7,270.42	
BEGINNING BALANCE	64,084.01			
ENDING BALANCE	66,803.56			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 10/31/24

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	54,004	54,004			526,418	526,164	254		634,172
Reserve Fees	8,057	8,057			125,000	125,000			125,000
Late Fees					555		555		
Interest	1		1		8		8		
Application Fees		33	-33		500	333	167		400
Gate Openers		13	-13		100	125	-25		150
TOTAL REVENUE	62,062	62,107	-45		652,580	651,621	959		759,721
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,412	1,412			14,123	14,123			16,948
Postage & Office Supply	284	250	-34		2,714	2,500	-214		3,000
Legal & Accounting		1,083	1,083		8,963	11,833	2,870		14,000
Fees to Division		39	39		408	391	-17		469
State Corp. Fees		5	5		61	52	-10		62
Misc/Bad Debt/Website		125	125		1,205	1,250	45		1,500
Social & Caring		17	17		264	167	-97		200
Subtotal-General/Admin.	1,696	2,932	1,236		27,738	30,316	2,578		36,179
Landscaping									
Payroll	4,373	4,605	232		46,346	46,050	-296		55,260
Payroll-Simple Ira 3%	131	138	7		1,391	1,382	-9		1,658
Payroll-Taxes/HRA	860	865	5		8,912	8,647	-265		10,376
Grounds Maintenance	7,354	7,250	-104		72,257	72,500	243		87,000
Equipmt Maint/Gas/Supply	51	167	116		1,607	1,667	60		2,000
Storm Clean Up	10,253	204	-10,049		10,253	2,592	-7,661		3,000
Tree Trimming/Replcmnts		417	417		1,083	4,167	3,084		5,000
Irrigation Maintenance	398	167	-232		681	1,667	985		2,000
Fertilize/Mulch		1,500	1,500		18,000	15,000	-3,000		18,000
Plant/Shrub/Sod Replcmnt	581	200	-381		2,497	2,000	-497		2,400
Lake Maintenance		575	575		4,100	5,750	1,650		6,900
Subtotal-Landscaping	24,001	16,087	-7,914		167,126	161,420	-5,706		193,594
Maintenance & Repairs									
Building/Sidewalk Repair		375	375		2,442	3,750	1,308		4,500
Roof Repairs/Chimney Cap	1,000	333	-667		1,000	3,333	2,333		4,000
Other/Gate/Misc.		42	42		1,641	417	-1,224		500
Subtotal-Maint & Repairs	1,000	750	-250		5,083	7,500	2,417		9,000

General Ledger -- Ballantrae Condominium
2024 Reserves to 10/31/24

10/31/24

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
1	08/29/24	Adam's Painting	CD-44328	23,625.00		391,196.81	23,24,25,26,27 painting
1	10/01/24	GJ-44610			8,057.00	399,253.81	4th Qtr. POOLED Reserve
						399,253.81	
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 redemntion penalty
1	03/31/24	GJ-43327			1,596.47	7,061.88	March SCHWAB interest

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
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
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
1	08/31/24	GJ-44377			1,182.90	17,445.35	August SCHWAB interest
1	08/31/24	GJ-44378			370.54	17,815.89	August TRUIST M/M int
1	09/30/24	GJ-44535			968.74	18,784.63	September SCHWAB M/M int
1	09/30/24	GJ-44536			296.59	19,081.22	September TRUIST M/M int
1	10/26/24	GJ-44629			2,667.20	21,748.42	TRUIST CD int @ maturity
1	10/31/24	GJ-44744			1,247.15	22,995.57	November A/R Reconcile
1	10/31/24	GJ-44745			289.47	23,285.04	October TRUIST M/M int
						23,285.04	

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	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
1	08/01/24	GJ-44257			3,197.00	-103,286.46	3of60 SpecAssmnt 23of139

