

BALANCE SHEET - Ballantrae Condominium
AS OF 11/30/24

11/30/24

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	33,749.98
Social Committee/TRUIST	1,338.42
Operating due to M/M	-41,851.97

TOTAL OPERATING FUNDS -6,763.57

RESERVE FUNDS

Reserve-TRUIST M/M	86,985.83
Reserve-SCHWAB M/M	227,334.79
TRUIST CD 05/26/25	104,667.20
Due to Reserve M/M	41,851.97

TOTAL RESERVE FUNDS 460,839.79

OTHER ASSETS

Accounts Receivable	27,734.33
Prepaid Insurance	27,143.94

TOTAL OTHER ASSETS 54,878.27

TOTAL ASSETS 508,954.49

LIABILITIES

Accounts Payable	514.28
Credit Card P/B	
Social Committee Funds	1,338.42
Deferred Maintenance Fee	54,071.00
Pre-paid Assessments	10,915.31
N/P TRUIST BANK	106,483.46

TOTAL LIABILITIES 173,322.47

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	15,249.84
Operating Fund Balance	-42,917.65

TOTAL OPER. FUND BALANCES -27,667.81

RESERVE FUND BALANCES

Reserve-Pooled Accounts	391,105.78
Prior Year Reserve Int	45,447.44
Current Year Reserve Int	24,286.57
2024 SpecAssmnt-Roofing	-97,539.97

TOTAL RESERVE FUND BAL. 363,299.82

TOTAL FUND BALANCES 335,632.02

TOTAL LIAB/FUND BALANCES 508,954.48

INCOME STATEMENT - Ballantrae Condominium
AS OF 11/30/24

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	54,004.00		580,421.50	
Reserve Fees			124,999.50	
Late Fees	501.74		1,056.80	
Interest	.45		8.70	
Application Fees			500.00	
Gate Openers			100.00	
TOTAL REVENUE	54,506.19		707,086.50	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,412.30		15,535.30	
Postage & Office Supply	739.91		3,453.64	
Legal & Accounting	864.60		9,827.60	
Fees to Division			408.00	
State Corp. Fees			61.25	
Misc/Bad Debt/Website			1,205.04	
Social & Caring			263.66	
Subtotal-General/Admin.	3,016.81		30,754.49	
Landscaping				
Payroll	5,466.50		51,812.94	
Payroll-Simple Ira 3%	164.00		1,554.60	
Payroll-Taxes/HRA	918.22		9,829.92	
Grounds Maintenance	7,354.20		79,611.00	
Equipmt Maint/Gas/Supply	337.50		1,944.00	
Storm Clean Up	56,512.26		66,765.00	
Tree Trimming/Replcmnts			1,083.06	
Irrigation Maintenance	220.50		901.97	
Fertilize/Mulch			18,000.00	
Plant/Shrub/Sod Replcmnt			2,496.92	
Lake Maintenance			4,100.00	
Subtotal-Landscaping	70,973.18		238,099.41	
Maintenance & Repairs				
Building/Sidewalk Repair	255.00		2,696.69	
Roof Repairs/Chimney Cap			1,000.00	
Other/Gate/Misc.			1,641.15	
Subtotal-Maint & Repairs	255.00		5,337.84	

	Month to Date	%	Year to Date	%
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Utilities				
Electric	839.03		8,783.63	
Cable T.V.	4,704.45		51,756.80	
Telephone	206.29		2,255.75	
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Subtotal-Utilities	5,749.77		62,796.18	
Insurance				
Insurance Premiums	27,050.00		288,016.72	
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Subtotal-Insurance	27,050.00		288,016.72	
Reserve Transfers				
Reserve-Pooled			124,999.50	
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Subtotal-Reserves			124,999.50	
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TOTAL EXPENSES	107,044.76		750,004.14	
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EXCESS REVENUE	-52,538.57		-42,917.64	
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BEGINNING BALANCE	66,803.56			
ENDING BALANCE	33,749.98			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 11/30/24

11/30/24

PREPARED FOR :
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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	54,004	54,004			580,422	580,168	254		634,172
Reserve Fees					125,000	125,000			125,000
Late Fees	502		502		1,057		1,057		
Interest					9		9		
Application Fees		33	-33		500	367	133		400
Gate Openers		13	-13		100	138	-38		150
TOTAL REVENUE	54,506	54,050	456		707,087	705,671	1,415		759,721
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,412	1,412			15,535	15,536			16,948
Postage & Office Supply	740	250	-490		3,454	2,750	-704		3,000
Legal & Accounting	865	1,083	219		9,828	12,917	3,089		14,000
Fees to Division		39	39		408	430	22		469
State Corp. Fees		5	5		61	57	-4		62
Misc/Bad Debt/Website		125	125		1,205	1,375	170		1,500
Social & Caring		17	17		264	183	-80		200
Subtotal-General/Admin.	3,017	2,932	-85		30,754	33,247	2,493		36,179
Landscaping									
Payroll	5,467	4,605	-862		51,813	50,655	-1,158		55,260
Payroll-Simple Ira 3%	164	138	-26		1,555	1,520	-35		1,658
Payroll-Taxes/HRA	918	865	-54		9,830	9,511	-319		10,376
Grounds Maintenance	7,354	7,250	-104		79,611	79,750	139		87,000
Equipmt Maint/Gas/Supply	338	167	-171		1,944	1,833	-111		2,000
Storm Clean Up	56,512	204	-56,308		66,765	2,796	-63,969		3,000
Tree Trimming/Replcmts		417	417		1,083	4,583	3,500		5,000
Irrigation Maintenance	221	167	-54		902	1,833	931		2,000
Fertilize/Mulch		1,500	1,500		18,000	16,500	-1,500		18,000
Plant/Shrub/Sod Replcmt		200	200		2,497	2,200	-297		2,400
Lake Maintenance		575	575		4,100	6,325	2,225		6,900
Subtotal-Landscaping	70,973	16,087	-54,886		238,099	177,507	-60,592		193,594
Maintenance & Repairs									
Building/Sidewalk Repair	255	375	120		2,697	4,125	1,428		4,500
Roof Repairs/Chimney Cap		333	333		1,000	3,667	2,667		4,000
Other/Gate/Misc.		42	42		1,641	458	-1,183		500
Subtotal-Maint & Repairs	255	750	495		5,338	8,250	2,912	35.30	9,000

General Ledger -- Ballantrae Condominium
2024 Reserves to 11/30/24

11/30/24

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	LOVE'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
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	10/11/24	Ace Pump South, CD-44566		1,702.12		389,494.69	5HP motor
1	10/01/24	GJ-44610			8,057.00	397,551.69	4th Qtr. POOLED Reserve
1	10/03/24	AAP INC CD-44668		648.39		396,903.30	sta-rite pump & motor
1	11/07/24	JacobsCo. LLC CD-44765		5,400.00		391,503.30	Pond RipRap Project
1	11/07/24	Frances Clymore CD-44777		125.07		391,378.23	SHERWIN WILLIAMS-paint
1	11/07/24	Kenneth Rowland CD-44778		20.31		391,357.92	Mailbox Stations-AlienTap
1	11/05/24	GJ-44813		88.76		391,269.16	SMART SIGH-mailbox projec
1	11/05/24	GJ-44814		163.38		391,105.78	SMART SIGH-mailbox projec
						391,105.78	
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 INVSTHNT i
1	01/31/24	GJ-43064			1.66	27,406.77	TRUIST M/M int

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
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 INVSTNNT
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 Invstnnt 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 INVSTNNT 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
1	11/30/24	GJ-44922			826.55	24,111.59	November SCHWAB M/M int
1	11/30/24	GJ-44923			174.98	24,286.57	November TRUIST M/M int
						24,286.57	
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 ASSNNT
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	1060 monthly SPEC ASSNNT
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

