

BALANCE SHEET - Ballantrae Condominium
AS OF 01/31/25

01/31/25

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 86,541.80
Social Committee/TRUIST 928.76

TOTAL OPERATING FUNDS 87,470.56

RESERVE FUNDS

Reserve-TRUIST M/M 99,968.85
Reserve-SCHWAB M/M 68,881.90
TRUIST CD 05/26/25 104,667.20
Due to Reserve M/M 236,417.87

TOTAL RESERVE FUNDS 509,935.82

OTHER ASSETS

Accounts Receivable 44,035.75
Prepaid Insurance 237,571.87

TOTAL OTHER ASSETS 281,607.62

TOTAL ASSETS 879,014.00

LIABILITIES

Accounts Payable
Credit Card P/B
Social Committee Funds 928.76
Deferred Maintenance Fee 100,570.00
Pre-paid Assessments 16,160.43
Due to Reserve M/M 236,417.87
N/P TRUIST BANK 103,067.25

TOTAL LIABILITIES 457,144.31

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances -25,522.39
Operating Fund Balance 73,569.76

TOTAL OPER. FUND BALANCES 48,047.37

RESERVE FUND BALANCES

Reserve-Pooled Accounts 394,489.03
Prior Year Reserve Int 70,688.05
Current Year Reserve Int 927.87
2024 SpecAssmnt-Roofing -92,282.64

TOTAL RESERVE FUND BAL. 373,822.31

TOTAL FUND BALANCES 421,869.69

TOTAL LIAB/FUND BALANCES

879,013.99
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INCOME STATEMENT - Ballantrae Condominium
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	50,212.00		50,212.00	
Reserve Fees	34,042.00		34,042.00	
Special Assessment	73,440.00		73,440.00	
Late Fees	83.40		83.40	
Interest	.81		.81	
Application Fees	300.00		300.00	
TOTAL REVENUE	158,078.21		158,078.21	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,497.00		1,497.00	
Postage & Office Supply	74.07		74.07	
Fees to Division	408.00		408.00	
Subtotal-General/Admin.	1,979.07		1,979.07	
Landscaping				
Payroll	5,466.50		5,466.50	
Payroll-Simple Ira 3%	164.00		164.00	
Payroll-Taxes/HRA	1,385.22		1,385.22	
Grounds Maintenance	7,574.83		7,574.83	
Storm Clean Up	247.03		247.03	
Lake Maintenance	350.00		350.00	
Subtotal-Landscaping	15,187.58		15,187.58	
Maintenance & Repairs				
Other/Gate/Misc.	414.63		414.63	
Subtotal-Maint & Repairs	414.63		414.63	
Utilities				
Electric	732.96		732.96	
Cable T.V.	4,891.74		4,891.74	
Telephone	206.47		206.47	
Subtotal-Utilities	5,831.17		5,831.17	
Insurance				
Insurance Premiums	27,054.00		27,054.00	
Subtotal-Insurance	27,054.00		27,054.00	

	Month to Date	%	Year to Date	%
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Reserve Transfers				
Reserve-Pooled	34,042.00		34,042.00	
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Subtotal-Reserves	34,042.00		34,042.00	
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TOTAL EXPENSES	84,508.45		84,508.45	
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EXCESS REVENUE	73,569.76		73,569.76	
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BEGINNING BALANCE	54,662.99			
ENDING BALANCE	86,541.80			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 01/31/25

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	50,212	50,212			50,212	50,212			602,543
Reserve Fees	34,042	34,042			34,042	34,042			136,168
Special Assessment	73,440		73,440		73,440		73,440		
Late Fees	83		83		83		83		
Interest	1		1		1		1		
Application Fees	300	33	267		300	33	267		400
Gate Openers		13	-13			13	-13		150
TOTAL REVENUE	158,078	84,300	73,778		158,078	84,300	73,778		739,261
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,497	1,497			1,497	1,497			17,965
Postage & Office Supply	74	292	218		74	292	218		3,500
Legal & Accounting		1,250	1,250			1,250	1,250		14,000
Fees to Division	408	8	-400		408	8	-400		100
State Corp. Fees		42	42			42	42		500
Misc/Bad Debt/Website		167	167			167	167		2,000
Social & Caring		83	83			83	83		1,000
Subtotal-General/Admin.	1,979	3,339	1,360		1,979	3,339	1,360		39,065
Landscaping									
Payroll	5,467	4,832	-634		5,467	4,832	-634		57,988
Payroll-Simple Ira 3X	164	145	-19		164	145	-19		1,740
Payroll-Taxes/HRA	1,385	871	-514		1,385	871	-514		10,450
Grounds Maintenance	7,575	7,975	400		7,575	7,975	400		95,700
Equipmt Maint/Gas/Supply		200	200			200	200		2,400
Storm Clean Up	247	542	295		247	542	295		6,500
Tree Trimming/Replcmnts		750	750			750	750		9,000
Irrigation Maintenance		250	250			250	250		3,000
Fertilize/Mulch		750	750			750	750		9,000
Plant/Shrub/Sod Replcmnt		417	417			417	417		5,000
Lake Maintenance	350	708	358		350	708	358		8,500
Subtotal-Landscaping	15,188	17,440	2,252		15,188	17,440	2,252		209,278
Maintenance & Repairs									
Building/Sidewalk Repair		458	458			458	458		5,500
Roof Repairs		417	417			417	417		5,000
Other/Gate/Misc.	415	63	-352		415	63	-352		750
Subtotal-Maint & Repairs	415	938	523		415	938	523		11,250

General Ledger -- Ballantrae Condominium
 2025 Reserves to 1/31/25

01/31/25

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301	Reserve-Pooled Accounts	CREDIT	361,902.03				
1	01/31/25 Acero Fences LLC	CD-45386		1,455.00		360,447.03	pump station fencing
1	01/01/25	GJ-45424			34,042.00	394,489.03	1st Qtr. POOLED Reserve
						394,489.03	
3335	Prior Year Reserve Int	CREDIT	45,447.44				
1	01/31/25	GJ-45570			25,240.61	70,688.05	transfer 2024 reserve int
						70,688.05	
3340	Current Year Reserve Int	CREDIT	25,240.61				
1	01/31/25	GJ-45570		25,240.61			transfer 2024 reserve int
1	01/31/25	GJ-45571			745.83	745.83	January SCHWAB M/M int
1	01/31/25	GJ-45575			182.04	927.87	January TRUIST M/M int
						927.87	
	TOTAL DEBITS=			26,695.61			
	TOTAL CREDITS=				60,210.48		