

BALANCE SHEET - Ballantrae Condominium
AS OF 02/28/25

02/28/25

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	111,339.09
Social Committee/TRUIST	1,071.48

TOTAL OPERATING FUNDS	112,410.57
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RESERVE FUNDS

Reserve-TRUIST M/M	77,768.61
Reserve-SCHWAB M/M	69,095.71
TRUIST CD 05/26/25	104,667.20
Due to Reserve M/M	214,930.00

TOTAL RESERVE FUNDS	466,461.52
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OTHER ASSETS

Accounts Receivable	22,881.80
SpecAssmnt/Roof A/R	138,506.00
Prepaid Insurance	218,042.00

TOTAL OTHER ASSETS	379,429.80
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TOTAL ASSETS	958,301.89
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LIABILITIES

Social Committee Funds	1,071.48
Deferred Revenue S/A	45,884.22
Deferred Maintenance Fee	50,358.00
Pre-paid Assessments	22,011.48
Due to Reserve M/M	214,930.00
N/P TRUIST BANK	101,354.39
Federal Income Tax Liab.	6,791.00

TOTAL LIABILITIES	442,400.57
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FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	-32,313.39
Operating Fund Balance	78,780.62

TOTAL OPER. FUND BALANCES	46,467.23
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RESERVE FUND BALANCES

Reserve-Pooled Accounts	397,125.03
Prior Year Reserve Int	71,025.05
Current Year Reserve Int	1,284.44
2024 SpecAssmnt-Roofing	-666,979.44
SpecAssmnt Roof Expense	666,979.00

TOTAL RESERVE FUND BAL.	469,434.08
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TOTAL FUND BALANCES	----- 515,901.32
TOTAL LIAB/FUND BALANCES	958,301.88 =====

INCOME STATEMENT - Ballantrae Condominium
AS OF 02/28/25

02/28/25

PREPARED FOR :
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	50,212.00		100,424.00	
Reserve Fees			34,042.00	
Special Assessment			73,440.00	
S/A TRUIST Loan Interst	1,136.78		1,136.78	
Late Fees			83.40	
Interest	.90		1.71	
Application Fees			300.00	
TOTAL REVENUE	51,349.68		209,427.89	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,497.00		2,994.00	
Postage & Office Supply	156.29		230.36	
Fees to Division			408.00	
Truist Loan Interest	1,136.78		1,136.78	
State Corp. Fees	61.25		61.25	
Misc/Bad Debt/Website	350.00		350.00	
Subtotal-General/Admin.	3,201.32		5,180.39	
Landscaping				
Payroll	4,373.20		9,839.70	
Payroll-Simple Ira 3%	131.20		295.20	
Payroll-Taxes/HRA	834.58		2,219.80	
Grounds Maintenance	7,574.83		15,149.66	
Equipt Maint/Gas/Supply	91.75		91.75	
Storm Clean Up			247.03	
Irrigation Maintenance	1,591.03		1,591.03	
Fertilize/Mulch	2,548.69		2,548.69	
Lake Maintenance	350.00		700.00	
Subtotal-Landscaping	17,495.28		32,682.86	
Maintenance & Repairs				
Other/Gate/Misc.			414.63	
Subtotal-Maint & Repairs			414.63	
Utilities				
Electric	882.63		1,615.59	
Cable T.V.	4,891.74		9,783.48	

	Month to Date	%	Year to Date	%
Telephone	137.98		344.45	
Subtotal-Utilities	5,912.35		11,743.52	
Insurance				
Insurance Premiums	19,529.87		46,583.87	
Subtotal-Insurance	19,529.87		46,583.87	
Reserve Transfers				
Reserve-Pooled			34,042.00	
Subtotal-Reserves			34,042.00	
TOTAL EXPENSES	46,138.82		130,647.27	
EXCESS REVENUE	5,210.86		78,780.62	
BEGINNING BALANCE	86,541.80			
ENDING BALANCE	111,339.09			

BUDGET COMPARISON - Ballantrae Condominium
February, 2025

02/28/25

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	50,212	50,212			100,424	100,424			602,543
Reserve Fees					34,042	34,042			136,168
Special Assessment					73,440		73,440		
S/A TRUIST Loan Interst	1,137		1,137		1,137		1,137		
Late Fees					83		83		
Interest	1		1		2		2		
Application Fees		33	-33		300	67	233		400
Gate Openers		13	-13			25	-25		150
TOTAL REVENUE	51,350	50,250	1,092		209,428	134,557	74,870		739,261
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,497	1,497			2,994	2,994			17,965
Postage & Office Supply	156	292	135		230	583	353		3,500
Legal & Accounting		1,250	1,250			2,500	2,500		14,000
Fees to Division		8	8		408	17	-391		100
Truist Loan Interest	1,137		-1,137		1,137		-1,137		
State Corp. Fees	61	42	-20		61	83	22		500
Misc/Bad Debt/Website	350	167	-183		350	333	-17		2,000
Social & Caring		83	83			167	167		1,000
Subtotal-General/Admin.	3,201	3,339	137		5,180	6,678	1,497		39,065
Landscaping									
Payroll	4,373	4,832	459		9,840	9,665	-175		57,988
Payroll-Simple Ira 3%	131	145	14		295	290	-5		1,740
Payroll-Taxes/HRA	835	871	36		2,220	1,742	-478		10,450
Grounds Maintenance	7,575	7,975	400		15,150	15,950	800		95,700
Equipt Maint/Gas/Supply	92	200	108		92	400	308		2,400
Storm Clean Up		542	542		247	1,083	836		6,500
Tree Trimming/Replcmnts		750	750			1,500	1,500		9,000
Irrigation Maintenance	1,591	250	-1,341		1,591	500	-1,091		3,000
Fertilize/Mulch	2,549	750	-1,799		2,549	1,500	-1,049		9,000
Plant/Shrub/Sod Replcmnt		417	417			833	833		5,000
Lake Maintenance	350	708	358		700	1,417	717		8,500
Subtotal-Landscaping	17,495	17,440	-55		32,683	34,880	2,197		209,278
Maintenance & Repairs									
Building/Sidewalk Repair		458	458			917	917		5,500
Roof Repairs		417	417			833	833		5,000

General Ledger -- Ballantrae Condominium
2025 Reserves to 02/28/25

02/28/25

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
1	02/28/25	GJ-45723			2,636.00	397,125.03	CPA AJE #2
						397,125.03	
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
1	02/28/25	GJ-45722			2,973.00	73,661.05	CPA AJE #1
1	02/28/25	GJ-45723		2,636.00		71,025.05	CPA AJE #2
1	02/28/25	GJ-45726		2,592.00		68,433.05	CPA AJE #3
1	02/28/25	GJ-45727			2,592.00	71,025.05	CPA AJE #5
						71,025.05	
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
1	02/28/25	GJ-45759			142.76	1,070.63	February TRUIST M/M int
1	02/28/25	GJ-45760			213.81	1,284.44	February SCHWAB interest
						1,284.44	
	TOTAL DEBITS=-			31,923.61			
	TOTAL CREDITS=-				68,768.05		