

BALANCE SHEET - Ballantrae Condominium
AS OF 03/31/25

03/31/25

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 114,417.26
Social Committee/TRUIST 1,512.79

TOTAL OPERATING FUNDS 115,930.05

RESERVE FUNDS

Reserve-TRUIST M/M 102,394.88
Reserve-SCHWAB M/M 69,315.82
TRUIST CD 05/26/25 104,667.20
Due to Reserve M/M 193,437.00

TOTAL RESERVE FUNDS 469,814.90

OTHER ASSETS

Accounts Receivable 13,509.14
SpecAssmnt/Roof A/R 135,309.00
Prepaid Insurance 198,220.00

TOTAL OTHER ASSETS 347,038.14

TOTAL ASSETS 932,783.09

LIABILITIES

Credit Card P/B 2,620.71
Social Committee Funds 1,512.79
Deferred Revenue S/A 45,383.65
Deferred Maintenance Fee
Pre-paid Assessments 92,315.07
Due to Reserve M/M 193,437.00
N/P TRUIST BANK 99,578.52
Federal Income Tax Liab. 6,791.00

TOTAL LIABILITIES 441,638.74

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances -32,313.39
Operating Fund Balance 53,642.83

TOTAL OPER. FUND BALANCES 21,329.44

RESERVE FUND BALANCES

Reserve-Pooled Accounts 397,125.03
Prior Year Reserve Int 71,025.05
Current Year Reserve Int 1,665.26
2024 SpecAssmnt-Roofing -666,979.44
SpecAssmnt Roof Expense 666,979.00

TOTAL RESERVE FUND BAL. 469,814.90

TOTAL FUND BALANCES	----- 491,144.35
TOTAL LIAB/FUND BALANCES	932,783.08 =====

INCOME STATEMENT - Ballantrae Condominium
AS OF 03/31/25

03/31/25

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

PREPARED BY :
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2848 Proctor Road
Sarasota, FL 34231

	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	50,358.00		150,782.00	
Reserve Fees			34,042.00	
Special Assessment			73,440.00	
S/A TRUIST Loan Interst	500.57		1,637.35	
Late Fees			83.40	
Interest	.75		2.46	
Application Fees	250.00		550.00	
TOTAL REVENUE	51,109.32		260,537.21	
 OPERATING EXPENSES				
General/Administrative				
Management Fee	1,497.00		4,491.00	
Postage & Office Supply	226.34		456.70	
Legal & Accounting	6,190.00		6,190.00	
Fees to Division			408.00	
Truist Loan Interest	500.57		1,637.35	
State Corp. Fees			61.25	
Misc/Bad Debt/Website	42.16		392.16	
Subtotal-General/Admin.	8,456.07		13,636.46	
 Landscaping				
Payroll	4,373.20		14,212.90	
Payroll-Simple Ira 3%	131.20		426.40	
Payroll-Taxes/HRA	434.58		2,654.38	
Grounds Maintenance	7,574.82		22,724.48	
Equipt Maint/Gas/Supply	612.39		704.14	
Storm Clean Up			247.03	
Tree Trimming/Replcmnts	7,969.80		7,969.80	
Irrigation Maintenance	3,344.07		4,935.10	
Fertilize/Mulch	13,535.68		16,084.37	
Plant/Shrub/Sod Replcmnt	1,720.00		1,720.00	
Lake Maintenance	350.00		1,050.00	
Subtotal-Landscaping	40,045.74		72,728.60	
 Maintenance & Repairs				
Building/Sidewalk Repair	1,450.00		1,450.00	
Other/Gate/Misc.			414.63	
Subtotal-Maint & Repairs	1,450.00		1,864.63	

	Month to Date	%	Year to Date	%
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Utilities				
Electric	732.22		2,347.81	
Cable T.V.	4,886.66		14,670.14	
Telephone	197.42		541.87	
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Subtotal-Utilities	5,816.30		17,559.82	
Insurance				
Insurance Premiums	20,479.00		67,062.87	
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Subtotal-Insurance	20,479.00		67,062.87	
Reserve Transfers				
Reserve-Pooled			34,042.00	
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Subtotal-Reserves			34,042.00	
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TOTAL EXPENSES	76,247.11		206,894.38	
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EXCESS REVENUE	-25,137.79		53,642.83	
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BEGINNING BALANCE	111,339.09			
ENDING BALANCE	114,417.26			

HUDGET COMPARISON - Ballantrae Condominium
March, 2025

03/31/25

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	50,358	50,212	146		150,782	150,636	146		602,543
Reserve Fees					34,042	34,042			136,168
Special Assessment					73,440		73,440		
S/A TRUIST Loan Interest	501		501		1,637		1,637		
Late Fees					83		83		
Interest	1		1		2		2		
Application Fees	250	33	217		550	100	450		400
Gate Openers		13	-13			38	-38		150
TOTAL REVENUE	51,109	50,258	852		260,537	184,815	75,722		739,261
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,497	1,497			4,491	4,491			17,965
Postage & Office Supply	226	292	65		457	875	418		3,500
Legal & Accounting	6,190	1,250	-4,940		6,190	3,750	-2,440		14,000
Fees to Division		8	8		408	25	-383		100
Truist Loan Interest	501		-501		1,637		-1,637		
State Corp. Fees		42	42		61	125	64		500
Misc/Bad Debt/Website	42	167	125		392	500	108		2,000
Social & Caring		83	83			250	250		1,000
Subtotal-General/Admin.	8,456	3,339	-5,117		13,636	10,016	-3,620		39,065
Landscaping									
Payroll	4,373	4,832	459		14,213	14,497	284		57,988
Payroll-Simple Ira 3%	131	145	14		426	435	9		1,740
Payroll-Taxes/HRA	435	871	436		2,654	2,613	-42		10,450
Grounds Maintenance	7,575	7,975	400		22,724	23,925	1,201		95,700
Equipmt Maint/Gas/Supply	612	200	-412		704	600	-104		2,400
Storm Clean Up		542	542		247	1,625	1,378		6,500
Tree Trimming/Replcmts	7,970	750	-7,220		7,970	2,250	-5,720		9,000
Irrigation Maintenance	3,344	250	-3,094		4,935	750	-4,185		3,000
Fertilize/Mulch	13,536	750	-12,786		16,084	2,250	-13,834		9,000
Plant/Shrub/Sod Replcmt	1,720	417	-1,303		1,720	1,250	-470		5,000
Lake Maintenance	350	708	358		1,050	2,125	1,075		8,500
Subtotal-Landscaping	40,046	17,440	-22,606		72,729	52,320	-20,409		209,278
Maintenance & Repairs									
Building/Sidewalk Repair	1,450	458	-992		1,450	1,375	-75		5,500
Roof Repairs		417	417			1,250	1,250		5,000

General Ledger -- Ballantreae Condominium
2025 Reserves to 03/31/25

03/31/25

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
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 in
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 in
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	03/31/25	GJ-45942			220.11	1,504.55	March SCHWAB int
1	03/31/25	GJ-45944			160.71	1,665.26	March TRUIST M/M int
						1,665.26	
	TOTAL DEBITS=			31,923.61			
	TOTAL CREDITS=				69,148.87		