

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	89,040.60
Social Committee/TRUIST	1,512.79

TOTAL OPERATING FUNDS 90,553.39

RESERVE FUNDS

Reserve-TRUIST M/M	158,184.71
Reserve-SCHWAB M/M	69,543.72
TRUIST CD 05/26/25	104,667.20
Due to Reserve M/M	171,944.00

TOTAL RESERVE FUNDS 504,339.63

OTHER ASSETS

Accounts Receivable	51,922.75
SpecAssmnt/Roof A/R	125,301.00
Prepaid Insurance	178,398.00

TOTAL OTHER ASSETS 355,621.75

TOTAL ASSETS 950,514.77

LIABILITIES

Credit Card P/B	
Social Committee Funds	1,512.79
Deferred Revenue S/A	44,839.15
Deferred Maintenance Fee	100,570.00
Pre-paid Assessments	9,895.68
Due to Reserve M/M	171,944.00
N/P TRUIST BANK	90,896.58
Federal Income Tax Liab.	

TOTAL LIABILITIES 419,658.20

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	-32,313.39
Operating Fund Balance	58,830.32

TOTAL OPER. FUND BALANCES 26,516.93

RESERVE FUND BALANCES

Reserve-Pooled Accounts	431,167.03
Prior Year Reserve Int	71,025.05
Current Year Reserve Int	2,147.99
2024 SpecAssmnt-Roofing	-666,979.44
SpecAssmnt Roof Expense	666,979.00

TOTAL RESERVE FUND BAL. 504,339.63

TOTAL FUND BALANCES	----- 530,856.57
TOTAL LIAB/FUND BALANCES	950,514.76 =====

INCOME STATEMENT - Ballantrae Condominium
AS OF 04/30/25

04/30/25

PREPARED FOR :
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	50,212.00		200,994.00	
Reserve Fees	34,042.00		68,084.00	
Special Assessment			73,440.00	
S/A TRUIST Loan Interst	544.50		2,181.85	
Late Fees			83.40	
Interest	.69		3.15	
Application Fees			550.00	
TOTAL REVENUE	84,799.19		345,336.40	
 OPERATING EXPENSES				
General/Administrative				
Management Fee	1,497.00		5,988.00	
Postage & Office Supply	434.20		890.90	
Legal & Accounting			6,190.00	
Fees to Division			408.00	
Truist Loan Interest	544.50		2,181.85	
State Corp. Fees			61.25	
Misc/Bad Debt/Website			392.16	
Subtotal-General/Admin.	2,475.70		16,112.16	
 Landscaping				
Payroll	4,504.30		18,717.20	
Payroll-Simple Ira 3%	135.13		561.53	
Payroll-Taxes/HRA	876.58		3,530.96	
Grounds Maintenance	7,574.83		30,299.31	
Equipt Maint/Gas/Supply	230.23		934.37	
Storm Clean Up			247.03	
Tree Trimming/Replcmnts			7,969.80	
Irrigation Maintenance	1,011.84		5,946.94	
Fertilize/Mulch			16,084.37	
Plant/Shrub/Sod Replcmnt	2,034.47		3,754.47	
Lake Maintenance	690.00		1,740.00	
Subtotal-Landscaping	17,057.38		89,785.98	
 Maintenance & Repairs				
Building/Sidewalk Repair			1,450.00	
Other/Gate/Misc.	297.90		712.53	
Subtotal-Maint & Repairs	297.90		2,162.53	

	Month to Date	%	Year to Date	%
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Utilities				
Electric	1,107.65		3,455.46	
Cable T.V.	4,890.05		19,560.19	
Telephone	276.02		817.89	
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Subtotal-Utilities	6,273.72		23,833.54	
Insurance				
Insurance Premiums	19,465.00		86,527.87	
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Subtotal-Insurance	19,465.00		86,527.87	
Reserve Transfers				
Reserve-Pooled	34,042.00		68,084.00	
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Subtotal-Reserves	34,042.00		68,084.00	
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TOTAL EXPENSES	79,611.70		286,506.08	
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EXCESS REVENUE	5,187.49		58,830.32	
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BEGINNING BALANCE	114,417.26			
ENDING BALANCE	89,040.60			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 04/30/25

04/30/25

PREPARED FOR :
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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	50,212	50,212			200,994	200,848	146		602,543
Reserve Fees	34,042	34,042			68,084	68,084			136,168
Special Assessment					73,440		73,440		
S/A TRUIST Loan Interst	545		545		2,182		2,182		
Late Fees					83		83		
Interest	1		1		3		3		
Application Fees		33	-33		550	133	417		400
Gate Openers		13	-13			50	-50		150
TOTAL REVENUE	84,799	84,300	499		345,336	269,115	76,221		739,261
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,497	1,497			5,988	5,988			17,965
Postage & Office Supply	434	292	-143		891	1,167	276		3,500
Legal & Accounting		1,250	1,250		6,190	5,000	-1,190		14,000
Fees to Division		8	8		408	33	-375		100
Truist Loan Interest	545		-545		2,182		-2,182		
State Corp. Fees		42	42		61	167	106		500
Misc/Bad Debt/Website		167	167		392	667	275		2,000
Social & Caring		83	83			333	333		1,000
Subtotal-General/Admin.	2,476	3,339	863		16,112	13,355	-2,757		39,065
Landscaping									
Payroll	4,504	4,832	328		18,717	19,329	612		57,988
Payroll-Simple Ira 3%	135	145	10		562	588	18		1,740
Payroll-Taxes/HRA	877	871	-6		3,531	3,483	-48		10,450
Grounds Maintenance	7,575	7,975	400		30,299	31,900	1,601		95,700
Equipt Maint/Gas/Supply	230	200	-30		934	800	-134		2,400
Storm Clean Up		542	542		247	2,167	1,920		6,500
Tree Trimming/Replcmnts		750	750		7,970	3,000	-4,970		9,000
Irrigation Maintenance	1,012	250	-762		5,947	1,000	-4,947		3,000
Fertilize/Mulch		750	750		16,084	3,000	-13,084		9,000
Plant/Shrub/Sod Replcmnt	2,034	417	-1,618		3,754	1,667	-2,088		5,000
Lake Maintenance	690	708	18		1,740	2,833	1,093		8,500
Subtotal-Landscaping	17,057	17,440	382		89,786	69,759	-20,027		209,278
Maintenance & Repairs									
Building/Sidewalk Repair		458	458		1,450	1,833	383		5,500
Roof Repairs		417	417			1,667	1,667		5,000

General Ledger -- Ballantrae Condominium
 2025 Reserves to 04/30/25

04/30/25

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
1	04/01/25	GJ-45985			34,042.00	431,167.03	2nd Qtr. POOLED Reserve
						431,167.03	
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	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	04/30/25	GJ-46135			227.90	1,893.16	April SCHWAB M/M int
1	04/30/25	GJ-46137			254.83	2,147.99	April TRUIST M/M int
						2,147.99	
	TOTAL DEBITS=			31,923.61			
	TOTAL CREDITS=				103,673.60		