

BALANCE SHEET - Ballantrae Condominium  
AS OF 06/30/25

06/30/25

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	92,133.20
Social Committee/TRUIST	1,434.78

TOTAL OPERATING FUNDS	93,567.98
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RESERVE FUNDS

Reserve-TRUIST M/M	201,829.01
Reserve-SCHWAB M/M	70,001.41
TRUIST CD 11/28/25 3.96%	104,697.60
Due to Reserve M/M	128,958.00

TOTAL RESERVE FUNDS	505,486.02
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OTHER ASSETS

Accounts Receivable	11,835.18
SpecAssmnt/Roof A/R	119,185.00
Prepaid Insurance	138,754.00

TOTAL OTHER ASSETS	269,774.18
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TOTAL ASSETS	868,828.18
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LIABILITIES

Social Committee Funds	1,434.78
Deferred Revenue S/A	43,859.85
Deferred Maintenance Fee	
Pre-paid Assessments	73,357.77
Due to Reserve M/M	128,958.00
N/P TRUIST BANK	87,323.00

TOTAL LIABILITIES	334,933.40
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FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	-32,313.39
Operating Fund Balance	60,722.14

TOTAL OPER. FUND BALANCES	28,408.75
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RESERVE FUND BALANCES

Reserve-Pooled Accounts	431,167.03
Prior Year Reserve Int	71,025.05
Current Year Reserve Int	3,294.38
2024 SpecAssmnt-Roofing	-666,979.44
SpecAssmnt Roof Expense	666,979.00

TOTAL RESERVE FUND BAL.	505,486.02
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TOTAL FUND BALANCES	533,894.78
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TOTAL LIAB/FUND BALANCES

868,828.17  
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INCOME STATEMENT - Ballantrae Condominium  
AS OF 06/30/25

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	Month to Date	%	Year to Date	%
<b>REVENUE</b>				
Maintenance Fee	50,358.00		301,564.00	
Reserve Fees			68,084.00	
Special Assessment			73,440.00	
S/A TRUIST Loan Interst	487.27		3,161.15	
Late Fees			83.40	
Interest	.41		4.16	
Application Fees			550.00	
<b>TOTAL REVENUE</b>	<b>50,845.68</b>		<b>446,886.71</b>	
 <b>OPERATING EXPENSES</b>				
General/Administrative				
Management Fee	1,497.00		8,982.00	
Postage & Office Supply	306.08		1,503.38	
Legal & Accounting			6,190.00	
Fees to Division			408.00	
Truist Loan Interest	487.27		3,161.15	
State Corp. Fees			61.25	
Misc/Bad Debt/Website	350.00		742.16	
Subtotal-General/Admin.	2,640.35		21,047.94	
 Landscaping				
Payroll	4,548.00		28,950.20	
Payroll-Simple Ira 3%	136.44		868.52	
Payroll-Taxes/HRA	872.84		5,338.70	
Grounds Maintenance	7,574.83		45,448.96	
Equipmt Maint/Gas/Supply			934.37	
Storm Clean Up			247.03	
Tree Trimming/Replcmnts	2,100.00		10,069.80	
Irrigation Maintenance	108.43		8,804.12	
Fertilize/Mulch			16,084.37	
Plant/Shrub/Sod Replcmnt	5,237.19		8,991.66	
Lake Maintenance	350.00		2,440.00	
Subtotal-Landscaping	20,927.73		128,177.73	
 Maintenance & Repairs				
Building/Sidewalk Repair	750.00		4,239.71	
Roof Repairs	2,000.00		2,000.00	
Other/Gate/Misc.			712.53	
Subtotal-Maint & Repairs	2,750.00		6,952.24	

	Month to Date	%	Year to Date	%
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Utilities				
Electric	710.70		5,158.30	
Cable T.V.	4,890.05		29,340.29	
Telephone	204.16		1,232.20	
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Subtotal-Utilities	5,804.91		35,730.79	
Insurance				
Insurance Premiums	19,822.00		126,171.87	
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Subtotal-Insurance	19,822.00		126,171.87	
Reserve Transfers				
Reserve-Pooled			68,084.00	
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Subtotal-Reserves			68,084.00	
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TOTAL EXPENSES	51,944.99		386,164.57	
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EXCESS REVENUE	-1,099.31		60,722.14	
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BEGINNING BALANCE	61,631.33			
ENDING BALANCE	92,133.20			

BUDGET COMPARISON - Ballantrae Condominium  
AS OF 06/30/25

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
<b>REVENUE</b>									
Maintenance Fee	50,358	50,212	146		301,564	301,272	293		602,543
Reserve Fees					68,084	68,084			136,168
Special Assessment					73,440		73,440		
S/A TRUIST Loan Interst	487		487		3,161		3,161		
Late Fees					83		83		
Interest					4		4		
Application Fees		33	-33		550	200	350		400
Gate Openers		13	-13			75	-75		150
<b>TOTAL REVENUE</b>	<b>50,846</b>	<b>50,258</b>	<b>588</b>		<b>446,887</b>	<b>369,631</b>	<b>77,256</b>		<b>739,261</b>
<b>OPERATING EXPENSES</b>									
<b>General/Administrative</b>									
Management Fee	1,497	1,497			8,982	8,983	1		17,965
Postage & Office Supply	306	292	-14		1,503	1,750	247		3,500
Legal & Accounting		1,250	1,250		6,190	7,500	1,310		14,000
Fees to Division		8	8		408	50	-358		100
Truist Loan Interest	487		-487		3,161		-3,161		
State Corp. Fees		42	42		61	250	189		500
Misc/Bad Debt/Website	350	167	-183		742	1000	258		2,000
Social & Caring		83	83			500	500		1,000
<b>Subtotal-General/Admin.</b>	<b>2,640</b>	<b>3,339</b>	<b>698</b>		<b>21,048</b>	<b>20,033</b>	<b>-1,015</b>		<b>39,065</b>
<b>Landscaping</b>									
Payroll	4,548	4,832	284		28,950	28,994	44		57,988
Payroll-Simple Ira 3%	136	145	9		869	870	1		1,740
Payroll-Taxes/HRA	873	871	-2		5,339	5,225	-114		10,450
Grounds Maintenance	7,575	7,975	400		45,449	47,850	2,401		95,700
Equipt Maint/Gas/Supply		200	200		934	1,200	266		2,400
Storm Clean Up		542	542		247	3,250	3,003		6,500
Tree Trimming/Replcmnts	2,100	750	-1,350		10,070	4,500	-5,570		9,000
Irrigation Maintenance	108	250	142		8,804	1,500	-7,304		3,000
Fertilize/Mulch		750	750		16,084	4,500	-11,584		9,000
Plant/Shrub/Sod Replcmnt	5,237	417	-4,821		8,992	2,500	-6,492		5,000
Lake Maintenance	350	708	358		2,440	4,250	1,810		8,500
<b>Subtotal-Landscaping</b>	<b>20,928</b>	<b>17,440</b>	<b>-3,488</b>		<b>128,178</b>	<b>104,639</b>	<b>-23,539</b>		<b>209,278</b>
<b>Maintenance &amp; Repairs</b>									
Building/Sidevawk Repair	750	458	-292		4,240	2,750	-1,490		5,500
Roof Repairs	2,000	417	-1,583		2,000	2,500	500		5,000



General Ledger -- Ballantrae Condominium  
2025 Reserves to 06/30/25

06/30/25

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301	Reserve-Pooled Accounts	CREDIT	361,902.03				
1	01/31/25 Acero Feaces LLC	CD-45306		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
1	05/27/25	GJ-46256			30.40	2,178.39	CD int. to 5/27 maturity
1	05/31/25	GJ-46285			240.64	2,419.03	May SCHWAB interest
1	05/31/25	GJ-46286			313.56	2,732.59	May TRUIST M/M int
1	06/30/25	GJ-46478			217.05	2,949.64	June SCHWAB interest
1	06/30/25	GJ-46479			344.74	3,294.38	June TRUIST M/M int
						3,294.38	
	TOTAL DEBITS=			31,923.61			
	TOTAL CREDITS=				104,819.99		