

BALANCE SHEET - Ballantrae Condominium  
AS OF 07/31/25

07/31/25

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 82,302.62  
Social Committee/TRUIST 1,434.78

TOTAL OPERATING FUNDS 83,737.40

RESERVE FUNDS

Reserve-TRUIST M/M 257,799.90  
Reserve-SCHWAB M/M 70,234.03  
TRUIST CD 11/28/25 3.96% 104,697.60  
Due to Reserve M/M 107,465.00

TOTAL RESERVE FUNDS 540,196.53

OTHER ASSETS

Accounts Receivable 63,592.17  
SpecAssmnt/Roof A/R 116,127.00  
Prepaid Insurance 118,932.00

TOTAL OTHER ASSETS 298,651.17

TOTAL ASSETS 922,585.10

LIABILITIES

Social Committee Funds 1,434.78  
Deferred Revenue S/A 43,397.76  
Deferred Maintenance Fee 100,570.00  
Pre-paid Assessments 8,706.63  
Due to Reserve M/M 107,465.00  
N/P TRUIST BANK 85,508.65

TOTAL LIABILITIES 347,082.82

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances -32,313.39  
Operating Fund Balance 67,619.13

TOTAL OPER. FUND BALANCES 35,305.74

RESERVE FUND BALANCES

Reserve-Pooled Accounts 465,209.03  
Prior Year Reserve Int 71,025.05  
Current Year Reserve Int 3,962.89  
2024 SpecAssmnt-Roofing -666,979.44  
SpecAssmnt Roof Expense 666,979.00

TOTAL RESERVE FUND BAL. 540,196.53

TOTAL FUND BALANCES 575,502.28

TOTAL LIAB/FUND BALANCES

922,585.09  
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INCOME STATEMENT - Ballantrae Condominium  
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	Month to Date	%	Year to Date	%
<b>REVENUE</b>				
Maintenance Fee	50,212.00		351,776.00	
Reserve Fees	34,042.00		102,126.00	
Special Assessment			73,440.00	
S/A TRUIST Loan Interst	462.09		3,623.24	
Late Fees	510.71		594.11	
Interest	.69		4.85	
Application Fees			550.00	
Gate Openers	100.00		100.00	
<b>TOTAL REVENUE</b>	<b>85,327.49</b>		<b>532,214.20</b>	
<b>OPERATING EXPENSES</b>				
General/Administrative				
Management Fee	1,497.00		10,479.00	
Postage & Office Supply	573.23		2,076.61	
Legal & Accounting	-546.42		5,643.58	
Fees to Division			408.00	
Truist Loan Interest	462.09		3,623.24	
State Corp. Fees			61.25	
Misc/Bad Debt/Website			742.16	
Social & Caring	123.20		123.20	
<b>Subtotal-General/Admin.</b>	<b>2,109.10</b>		<b>23,157.04</b>	
Landscaping				
Payroll	4,548.00		33,498.20	
Payroll-Simple Ira 3%	136.44		1,004.96	
Payroll-Taxes/HRA	872.84		6,211.54	
Grounds Maintenance	9,474.82		54,923.78	
Equipt Maint/Gas/Supply			934.37	
Storm Clean Up			247.03	
Tree Trimming/Replcmnts			10,069.80	
Irrigation Maintenance	145.00		8,949.12	
Fertilize/Mulch			16,084.37	
Plant/Shrub/Sod Replcmnt	1,188.74		10,180.40	
Lake Maintenance	350.00		2,790.00	
<b>Subtotal-Landscaping</b>	<b>16,715.84</b>		<b>144,893.57</b>	
Maintenance & Repairs				
Building/Sidewalk Repair			4,239.71	
Roof Repairs			2,000.00	

	Month to Date	%	Year to Date	%
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Other/Gate/Misc.			712.53	
Subtotal-Maint & Repairs			6,952.24	
Utilities				
Electric	644.20		5,802.50	
Cable T.V.	4,893.43		34,233.72	
Telephone	203.93		1,436.13	
Subtotal-Utilities	5,741.56		41,472.35	
Insurance				
Insurance Premiums	19,822.00		145,993.87	
Subtotal-Insurance	19,822.00		145,993.87	
Reserve Transfers				
Reserve-Pooled	34,042.00		102,126.00	
Subtotal-Reserves	34,042.00		102,126.00	
TOTAL EXPENSES	78,430.50		464,595.07	
EXCESS REVENUE	6,896.99		67,619.13	
BEGINNING BALANCE	92,133.20			
ENDING BALANCE	82,302.62			

BUDGET COMPARISON - Ballantrae Condominium  
AS OF 07/31/25

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
<b>REVENUE</b>									
Maintenance Fee	50,212	50,212			351,776	351,483	293		602,543
Reserve Fees	34,042	34,042			102,126	102,126			136,168
Special Assessment					73,440		73,440		
S/A TRUIST Loan Interst	462		462		3,623		3,623		
Late Fees	511		511		594		594		
Interest	1		1		5		5		
Application Fees		33	-33		550	233	317		400
Gate Openers	100	13	88		100	88	13		150
<b>TOTAL REVENUE</b>	<b>85,327</b>	<b>84,300</b>	<b>1,028</b>		<b>532,214</b>	<b>453,930</b>	<b>78,284</b>		<b>739,261</b>
<b>OPERATING EXPENSES</b>									
<b>General/Administrative</b>									
Management Fee	1,497	1,497			10,479	10,480	1		17,965
Postage & Office Supply	573	292	-282		2,077	2,042	-35		3,500
Legal & Accounting	-546	1,083	1,630		5,644	8,583	2,940		14,000
Fees to Division		8	8		408	58	-350		100
Truist Loan Interest	462		-462		3,623		-3,623		
State Corp. Fees		42	42		61	292	230		500
Misc/Bad Debt/Website		167	167		742	1,167	425		2,000
Social & Caring	123	83	-40		123	583	460		1,000
<b>Subtotal-General/Admin.</b>	<b>2,109</b>	<b>3,172</b>	<b>1,063</b>		<b>23,157</b>	<b>23,205</b>	<b>48</b>		<b>39,065</b>
<b>Landscaping</b>									
Payroll	4,548	4,832	284		33,498	33,826	328		57,988
Payroll-Simple Ira 3%	136	145	9		1,005	1,015	10		1,740
Payroll-Taxes/HRA	873	871	-2		6,212	6,096	-116		10,450
Grounds Maintenance	9,475	7,975	-1,500		54,924	55,825	901		95,700
Equipt Maint/Gas/Supply		200	200		934	1,400	466		2,400
Storm Clean Up		542	542		247	3,792	3,545		6,500
Tree Trimming/Replcmnts		750	750		10,070	5,250	-4,820		9,000
Irrigation Maintenance	145	250	105		8,949	1,750	-7,199		3,000
Fertilize/Mulch		750	750		16,004	5,250	-10,834		9,000
Plant/Shrub/Sod Replcmnt	1,189	417	-772		10,180	2,917	-7,264		5,000
Lake Maintenance	350	708	358		2,790	4,958	2,168		8,500
<b>Subtotal-Landscaping</b>	<b>16,716</b>	<b>17,440</b>	<b>724</b>		<b>144,894</b>	<b>122,079</b>	<b>-22,815</b>		<b>209,278</b>
<b>Maintenance &amp; Repairs</b>									
Building/Sidewalk Repair		458	458		4,240	3,208	-1,031		5,500
Roof Repairs		417	417		2,000	2,917	917		5,000



General Ledger -- Ballantrae Condominium  
2025 Reserves to 07/31/25

07/31/25

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
1	04/01/25	GJ-45985			34,042.00	431,167.03	2nd Qtr. POOLED Reserve
1	07/09/25	GJ-46539			34,042.00	465,209.03	3rd Qtr. POOLED Reserve
						465,209.03	
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
1	07/31/25	GJ-46658			232.62	3,527.00	July SCHWAB int
1	07/31/25	GJ-46659			435.89	3,962.89	July TRUIST M/M int
						3,962.89	
	TOTAL DEBITS=			31,923.61			
	TOTAL CREDITS=				139,530.50		