

BALANCE SHEET - Ballantrae Condominium
AS OF 08/31/25

08/31/25

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 64,261.66
Social Committee/TRUIST 1,434.78

TOTAL OPERATING FUNDS 65,696.44

RESERVE FUNDS

Reserve-TRUIST M/M 279,775.07
Reserve-SCHWAB M/M 70,473.88
TRUIST CD 11/28/25 3.96% 104,697.60
Due to Reserve M/M 85,972.00

TOTAL RESERVE FUNDS 540,918.55

OTHER ASSETS

Accounts Receivable 34,315.12
SpecAssmnt/Roof A/R 113,069.00
Prepaid Insurance 99,110.00

TOTAL OTHER ASSETS 246,494.12

TOTAL ASSETS 853,109.11

LIABILITIES

Accounts Payable 65.05
Social Committee Funds 1,434.78
Deferred Revenue S/A 42,930.20
Deferred Maintenance Fee 50,358.00
Pre-paid Assessments 9,069.63
Due to Reserve M/M 85,972.00
N/P TRUIST BANK 83,699.77
Gate Opener Deposits 50.00

TOTAL LIABILITIES 273,579.43

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances -32,313.39
Operating Fund Balance 70,924.51

TOTAL OPER. FUND BALANCES 38,611.12

RESERVE FUND BALANCES

Reserve-Pooled Accounts 465,209.03
Prior Year Reserve Int 71,025.05
Current Year Reserve Int 4,684.91
2024 SpecAssmnt-Roofing -666,979.44
SpecAssmnt Roof Expense 666,979.00

TOTAL RESERVE FUND BAL. 540,918.55

TOTAL FUND BALANCES	----- 579,529.68
TOTAL LIAB/FUND BALANCES	853,109.10 =====

INCOME STATEMENT - Ballantrae Condominium
AS OF 08/31/25

08/31/25

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	50,212.00		401,988.00	
Reserve Fees			102,126.00	
Special Assessment			73,440.00	
S/A TRUIST Loan Interst	467.56		4,090.80	
Late Fees			594.11	
Interest			4.85	
Application Fees			550.00	
Gate Openers			100.00	
	-----		-----	
TOTAL REVENUE	50,679.56		582,893.76	
 OPERATING EXPENSES				
General/Administrative				
Management Fee	1,497.00		11,976.00	
Postage & Office Supply	37.44		2,114.05	
Legal & Accounting	925.92		6,569.50	
Fees to Division			408.00	
Truist Loan Interest	467.56		4,090.80	
State Corp. Fees			61.25	
Misc/Bad Debt/Website	155.76		897.92	
Social & Caring			123.20	
	-----		-----	
Subtotal-General/Admin.	3,083.68		26,240.72	
 Landscaping				
Payroll	5,685.00		39,183.20	
Payroll-Simple Ira 3%	170.55		1,175.51	
Payroll-Taxes/HRA	934.90		7,146.44	
Grounds Maintenance	7,574.82		62,498.60	
Equipt Maint/Gas/Supply			934.37	
Storm Clean Up			247.03	
Tree Trimming/Replcmnts			10,069.80	
Irrigation Maintenance	60.54		9,009.66	
Fertilize/Mulch			16,084.37	
Plant/Shrub/Sod Replcmnt	3,181.37		13,361.77	
Lake Maintenance	350.00		3,140.00	
	-----		-----	
Subtotal-Landscaping	17,957.18		162,850.75	
 Maintenance & Repairs				
Building/Sidewalk Repair			4,239.71	
Roof Repairs			2,000.00	

	Month to Date	%	Year to Date	%
Other/Gate/Misc.	768.00		1,480.53	
Subtotal-Maint & Repairs	768.00		7,720.24	
Utilities				
Electric	647.07		6,449.57	
Cable T.V.	4,891.74		39,125.46	
Telephone	204.51		1,640.64	
Subtotal-Utilities	5,743.32		47,215.67	
Insurance				
Insurance Premiums	19,822.00		165,815.87	
Subtotal-Insurance	19,822.00		165,815.87	
Reserve Transfers				
Reserve-Pooled			102,126.00	
Subtotal-Reserves			102,126.00	
TOTAL EXPENSES	47,374.18		511,969.25	
EXCESS REVENUE	3,305.38		70,924.51	
BEGINNING BALANCE	82,302.62			
ENDING BALANCE	64,261.66			

BUDGET COMPARISON - Ballantrae Condominium
August, 2025

08/31/25

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	50,212	50,212			401,988	401,695	293		602,543
Reserve Fees					102,126	102,126			136,168
Special Assessment					73,440		73,440		
S/A TRUIST Loan Interst	468		468		4,091		4,091		
Late Fees					594		594		
Interest					5		5		
Application Fees		33	-33		550	267	283		400
Gate Openers		13	-13		100	100			150
TOTAL REVENUE	50,680	50,258	422		582,894	504,188	78,706		739,261
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,497	1,497			11,976	11,977	1		17,965
Postage & Office Supply	37	292	254		2,114	2,333	219		3,500
Legal & Accounting	926	1,083	157		6,570	9,667	3,097		14,000
Fees to Division		8	8		408	67	-341		100
Truist Loan Interest	468		-468		4,091		-4,091		
State Corp. Fees		42	42		61	333	272		500
Misc/Bad Debt/Website	156	167	11		898	1,333	435		2,000
Social & Caring		83	83		123	667	543		1,000
Subtotal-General/Admin.	3,084	3,172	88		26,241	26,377	136		39,065
Landscaping									
Payroll	5,685	4,832	-853		39,183	38,659	-525		57,988
Payroll-Simple Ira 3%	171	145	-26		1,176	1,160	-16		1,740
Payroll-Taxes/HRA	935	871	-64		7,146	6,967	-180		10,450
Grounds Maintenance	7,575	7,975	400		62,499	63,800	1,301		95,700
Equipt Maint/Gas/Supply		200	200		934	1,600	666		2,400
Storm Clean Up		542	542		247	4,333	4,086		6,500
Tree Trimming/Replcmnts		750	750		10,070	6,000	-4,070		9,000
Irrigation Maintenance	61	250	189		9,010	2,000	-7,010		3,000
Fertilize/Mulch		750	750		16,084	6,000	-10,084		9,000
Plant/Shrub/Sod Replcmnt	3,181	417	-2,765		13,362	3,333	-10,028		5,000
Lake Maintenance	350	708	358		3,140	5,667	2,527		8,500
Subtotal-Landscaping	17,957	17,440	-517		162,851	139,519	-23,332		209,278
Maintenance & Repairs									
Building/Sidewalk Repair		458	458		4,240	3,667	-573		5,500
Roof Repairs		417	417		2,000	3,333	1,333		5,000

General Ledger -- Ballantrae Condominium
2025 Reserves to 08/31/25

08/31/25

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
1	08/31/25	GJ-46809			239.85	4,202.74	August SCHWAB interest
1	08/31/25	GJ-46810			482.17	4,684.91	August TRUIST M/M int
						4,684.91	
	TOTAL DEBITS=			31,923.61			
	TOTAL CREDITS=				140,252.52		