

BALANCE SHEET - Ballantrae Condominium
AS OF 09/30/25

09/30/25

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 87,870.23
Social Committee/TRUIST 1,434.78

TOTAL OPERATING FUNDS 89,305.01

RESERVE FUNDS

Reserve-TRUIST M/M 301,741.13
Reserve-SCHWAB M/M 70,686.15
TRUIST CD 11/28/25 3.96% 104,697.60
Due to Reserve M/M 64,479.00

TOTAL RESERVE FUNDS 541,603.88

OTHER ASSETS

Accounts Receivable 11,846.14
SpecAssmnt/Roof A/R 103,895.00
Prepaid Insurance 79,288.00

TOTAL OTHER ASSETS 195,029.14

TOTAL ASSETS 825,938.03

LIABILITIES

Accounts Payable
Social Committee Funds 1,434.78
Deferred Revenue S/A 42,472.52
Deferred Maintenance Fee
Pre-paid Assessments 83,469.97
Due to Reserve M/M 64,479.00
N/P TRUIST BANK 75,715.01
Gate Opener Deposits 50.00

TOTAL LIABILITIES 267,621.28

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances -32,313.39
Operating Fund Balance 77,975.34

TOTAL OPER. FUND BALANCES 45,661.95

RESERVE FUND BALANCES

Reserve-Pooled Accounts 436,259.94
Prior Year Reserve Int 71,025.05
Current Year Reserve Int 5,370.24
2024 SpecAssmnt-Roofing -666,979.44
SpecAssmnt Roof Expense 666,979.00

TOTAL RESERVE FUND BAL. 512,654.79

TOTAL FUND BALANCES	----- 558,316.74
TOTAL LIAB/FUND BALANCES	825,938.02 =====

INCOME STATEMENT - Ballantrae Condominium
AS OF 09/30/25

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	Month to Date	%	Year to Date	%
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REVENUE				
Maintenance Fee	50,358.00		452,346.00	
Reserve Fees			102,126.00	
Special Assessment			73,440.00	
S/A TRUIST Loan Interst	457.68		4,548.48	
Late Fees			594.11	
Interest	.35		5.20	
Application Fees			550.00	
Gate Openers			100.00	
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TOTAL REVENUE	50,816.03		633,709.79	
 OPERATING EXPENSES				
General/Administrative				
Management Fee	1,497.00		13,473.00	
Postage & Office Supply	156.68		2,270.73	
Legal & Accounting			6,569.50	
Fees to Division			408.00	
Truist Loan Interest	457.68		4,548.48	
State Corp. Fees			61.25	
Misc/Bad Debt/Website	350.00		1,247.92	
Social & Caring			123.20	
	-----		-----	
Subtotal-General/Admin.	2,461.36		28,702.08	
 Landscaping				
Payroll	4,548.00		43,731.20	
Payroll-Simple Ira 3%	170.55		1,346.06	
Payroll-Taxes/HRA	847.84		7,994.28	
Grounds Maintenance	7,574.82		70,073.42	
Equipt Maint/Gas/Supply			934.37	
Storm Clean Up			247.03	
Tree Trimming/Replcmnts			10,069.80	
Irrigation Maintenance	102.59		9,112.25	
Fertilize/Mulch	387.40		16,471.77	
Plant/Shrub/Sod Replcmnt	1,745.81		15,107.58	
Lake Maintenance	350.00		3,490.00	
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Subtotal-Landscaping	15,727.01		178,577.76	
 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.			1,480.53	
Subtotal-Maint & Repairs			7,720.24	
Utilities				
Electric	651.58		7,101.15	
Cable T.V.	4,891.74		44,017.20	
Telephone	211.51		1,852.15	
Subtotal-Utilities	5,754.83		52,970.50	
Insurance				
Insurance Premiums	19,822.00		185,637.87	
Subtotal-Insurance	19,822.00		185,637.87	
Reserve Transfers				
Reserve-Pooled			102,126.00	
Subtotal-Reserves			102,126.00	
TOTAL EXPENSES	43,765.20		555,734.45	
EXCESS REVENUE	7,050.83		77,975.34	
BEGINNING BALANCE	64,261.66			
ENDING BALANCE	87,870.23			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 09/30/25

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	50,358	50,212	146		452,346	451,907	439		602,543
Reserve Fees					102,126	102,126			136,168
Special Assessment					73,440		73,440		
S/A TRUIST Loan Interst	458		458		4,548		4,548		
Late Fees					594		594		
Interest					5		5		
Application Fees		33	-33		550	300	250		400
Gate Openers		13	-13		100	113	-13		150
TOTAL REVENUE	50,816	50,258	558		633,710	554,446	79,264		739,261
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,497	1,497			13,473	13,474	1		17,965
Postage & Office Supply	157	292	135		2,271	2,625	354		3,500
Legal & Accounting		1,083	1,083		6,570	10,750	4,180		14,000
Fees to Division		8	8		408	75	-333		100
Truist Loan Interest	458		-458		4,548		-4,548		
State Corp. Fees		42	42		61	375	314		500
Misc/Bad Debt/Website	350	167	-183		1,248	1,500	252		2,000
Social & Caring		83	83		123	750	627		1,000
Subtotal-General/Admin.	2,461	3,172	711		28,702	29,549	847		39,065
Landscaping									
Payroll	4,548	4,832	284		43,731	43,491	-240		57,988
Payroll-Simple Ira 3%	171	145	-26		1,346	1,305	-41		1,740
Payroll-Taxes/HRA	848	871	23		7,994	7,837	-157		10,450
Grounds Maintenance	7,575	7,975	400		70,073	71,775	1,702		95,700
Equipmt Maint/Gas/Supply		200	200		934	1,800	866		2,400
Storm Clean Up		542	542		247	4,875	4,628		6,500
Tree Trimming/Replcmnts		750	750		10,070	6,750	-3,320		9,000
Irrigation Maintenance	103	250	147		9,112	2,250	-6,862		3,000
Fertilize/Mulch	387	750	363		16,472	6,750	-9,722		9,000
Plant/Shrub/Sod Replcmnt	1,746	417	-1,329		15,108	3,750	-11,358		5,000
Lake Maintenance	350	708	358		3,490	6,375	2,885		8,500
Subtotal-Landscaping	15,727	17,440	1,713		178,578	156,959	-21,619		209,278
Maintenance & Repairs									
Building/Sidewalk Repair		458	458		4,240	4,125	-115		5,500
Roof Repairs		417	417		2,000	3,750	1,750		5,000

General Ledger -- Ballantrae Condominium
2025 Reserves to 09/30/25

09/30/25

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
1	07/09/25	GJ-46539			34,042.00	465,209.03	3rd Qtr. POOLED Reserve
1	09/10/25 Jacobs Concrete	CD-46899		4,500.00		460,709.03	3655 16x28 driveway
1	09/10/25 Jacobs Concrete	CD-46900		4,500.00		456,209.03	3663 16x28 driveway
1	09/10/25 Jacobs Concrete	CD-46901		4,700.00		451,509.03	3671 19x31 driveway
1	09/10/25 Jacobs Concrete	CD-46902		4,500.00		447,009.03	3652 16x28 driveway
1	09/10/25 Jacobs Concrete	CD-46903		4,700.00		442,309.03	7491 19x31 driveway
1	09/10/25 Tigris Aquatic S	CD-46906		1,549.09		440,759.94	inspect 8 culverts
1	09/25/25 Jacobs Concrete	CD-46942		4,500.00		436,259.94	7483 16x28 driveway replc
						436,259.94	
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
1	09/30/25	GJ-47037			212.27	4,897.18	September SCHWAB int
1	09/30/25	GJ-47039			473.06	5,370.24	TRUIST M/M int
						5,370.24	
3345	Reserve-Roofing	CREDIT					
3350	2024 SpecAssmnt-Roofing	CREDIT	-94,906.44				
1	01/01/25	GJ-45425			3,197.00	-91,709.44	8of60 SpecAssmnt

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
1	01/15/25	Truist Bank		573.20		-92,282.64	1/15 loan/interest pymnt
1	02/15/25	Truist Bank		563.58		-92,846.22	February Loan/Int pymnt
1	02/28/25	GJ-45720		666,979.00		-759,825.22	CPA AJE #1
1	02/28/25	GJ-45722			94,906.00	-664,919.22	CPA AJE #1
1	02/28/25	GJ-45735			1,136.78	-663,782.44	January/February TRUIST i
1	02/28/25	GJ-45761		3,197.00		-666,979.44	reclass Jan. 23 @ \$139
						-666,979.44	
	TOTAL DEBITS=-			732,185.48			
	TOTAL CREDITS=-				240,177.63		