

BALANCE SHEET - Ballantrae Condominium  
AS OF 10/31/25

10/31/25

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

|                         |           |
|-------------------------|-----------|
| Operating/TRUIST        | 96,372.85 |
| Social Committee/TRUIST | 1,434.78  |

|                       |           |
|-----------------------|-----------|
| TOTAL OPERATING FUNDS | 97,807.63 |
|-----------------------|-----------|

RESERVE FUNDS

|                          |            |
|--------------------------|------------|
| Reserve-TRUIST M/M       | 322,408.02 |
| Reserve-SCHWAB M/M       | 70,920.95  |
| TRUIST CD 11/28/25 3.96% | 104,697.60 |
| Due to Reserve M/M       | 42,986.00  |

|                     |            |
|---------------------|------------|
| TOTAL RESERVE FUNDS | 541,012.57 |
|---------------------|------------|

OTHER ASSETS

|                     |            |
|---------------------|------------|
| Accounts Receivable | 57,034.12  |
| SpecAssmnt/Roof A/R | 100,976.00 |
| Prepaid Insurance   | 59,466.00  |

|                    |            |
|--------------------|------------|
| TOTAL OTHER ASSETS | 217,476.12 |
|--------------------|------------|

|              |            |
|--------------|------------|
| TOTAL ASSETS | 856,296.32 |
|--------------|------------|

LIABILITIES

|                          |            |
|--------------------------|------------|
| Social Committee Funds   | 1,434.78   |
| Deferred Revenue S/A     | 42,055.55  |
| Deferred Maintenance Fee | 100,570.00 |
| Pre-paid Assessments     | 3,571.95   |
| Due to Reserve M/M       | 42,986.00  |
| N/P TRUIST BANK          | 73,855.54  |
| Gate Opener Deposits     |            |

|                   |            |
|-------------------|------------|
| TOTAL LIABILITIES | 264,473.82 |
|-------------------|------------|

FUND BALANCES

OPERATING FUND BALANCES

|                            |            |
|----------------------------|------------|
| Accum. Oper. Fund Balances | -32,313.39 |
| Operating Fund Balance     | 83,123.31  |

|                           |           |
|---------------------------|-----------|
| TOTAL OPER. FUND BALANCES | 50,809.92 |
|---------------------------|-----------|

RESERVE FUND BALANCES

|                          |             |
|--------------------------|-------------|
| Reserve-Pooled Accounts  | 463,912.24  |
| Prior Year Reserve Int   | 71,025.05   |
| Current Year Reserve Int | 6,075.72    |
| 2024 SpecAssmnt-Roofing  | -666,979.44 |
| SpecAssmnt Roof Expense  | 666,979.00  |

|                         |            |
|-------------------------|------------|
| TOTAL RESERVE FUND BAL. | 541,012.57 |
|-------------------------|------------|

|                          |                     |
|--------------------------|---------------------|
| TOTAL FUND BALANCES      | -----<br>591,822.49 |
| TOTAL LIAB/FUND BALANCES | 856,296.31<br>===== |

INCOME STATEMENT - Ballantrae Condominium  
AS OF 10/31/25

10/31/25

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

|                                | Month to Date    | % | Year to Date      | % |
|--------------------------------|------------------|---|-------------------|---|
| <b>REVENUE</b>                 |                  |   |                   |   |
| Maintenance Fee                | 50,212.00        |   | 502,558.00        |   |
| Reserve Fees                   | 34,042.00        |   | 136,168.00        |   |
| Special Assessment             |                  |   | 73,440.00         |   |
| S/A TRUIST Loan Interst        | 416.97           |   | 4,965.45          |   |
| Late Fees                      |                  |   | 594.11            |   |
| Interest                       | .78              |   | 5.98              |   |
| Application Fees               |                  |   | 550.00            |   |
| Gate Openers                   | 50.00            |   | 150.00            |   |
| <b>TOTAL REVENUE</b>           | <b>84,721.75</b> |   | <b>718,431.54</b> |   |
| <b>OPERATING EXPENSES</b>      |                  |   |                   |   |
| General/Administrative         |                  |   |                   |   |
| Management Fee                 | 1,497.00         |   | 14,970.00         |   |
| Postage & Office Supply        | 470.55           |   | 2,741.28          |   |
| Legal & Accounting             | 1,436.00         |   | 8,005.50          |   |
| Fees to Division               |                  |   | 408.00            |   |
| Truist Loan Interest           | 416.97           |   | 4,965.45          |   |
| State Corp. Fees               |                  |   | 61.25             |   |
| Misc/Bad Debt/Website          |                  |   | 1,247.92          |   |
| Social & Caring                |                  |   | 123.20            |   |
| <b>Subtotal-General/Admin.</b> | <b>3,820.52</b>  |   | <b>32,522.60</b>  |   |
| Landscaping                    |                  |   |                   |   |
| Payroll                        | 5,685.00         |   | 49,416.20         |   |
| Payroll-Simple Ira 3%          | 136.44           |   | 1,482.50          |   |
| Payroll-Taxes/HRA              | 959.90           |   | 8,954.18          |   |
| Grounds Maintenance            | 7,574.82         |   | 77,648.24         |   |
| Equipmt Maint/Gas/Supply       |                  |   | 934.37            |   |
| Storm Clean Up                 |                  |   | 247.03            |   |
| Tree Trimming/Replcmnts        |                  |   | 10,069.80         |   |
| Irrigation Maintenance         | -6,343.26        |   | 2,768.99          |   |
| Fertilize/Mulch                |                  |   | 16,471.77         |   |
| Plant/Shrub/Sod Replcmnt       | 6,293.44         |   | 21,401.02         |   |
| Lake Maintenance               | 350.00           |   | 3,840.00          |   |
| <b>Subtotal-Landscaping</b>    | <b>14,656.34</b> |   | <b>193,234.10</b> |   |
| Maintenance & Repairs          |                  |   |                   |   |
| Building/Sidewalk Repair       | 1,210.85         |   | 5,450.56          |   |
| Roof Repairs                   |                  |   | 2,000.00          |   |

|                          | Month to Date | %     | Year to Date | %     |
|--------------------------|---------------|-------|--------------|-------|
|                          | -----         | ----- | -----        | ----- |
| Other/Gate/Misc.         |               |       | 1,480.53     |       |
| Subtotal-Maint & Repairs | 1,210.85      |       | 8,931.09     |       |
| Utilities                |               |       |              |       |
| Electric                 | 906.44        |       | 8,007.59     |       |
| Cable T.V.               | 4,891.74      |       | 48,908.94    |       |
| Telephone                | 223.89        |       | 2,076.04     |       |
| Subtotal-Utilities       | 6,022.07      |       | 58,992.57    |       |
| Insurance                |               |       |              |       |
| Insurance Premiums       | 19,822.00     |       | 205,459.87   |       |
| Subtotal-Insurance       | 19,822.00     |       | 205,459.87   |       |
| Reserve Transfers        |               |       |              |       |
| Reserve-Pooled           | 34,042.00     |       | 136,168.00   |       |
| Subtotal-Reserves        | 34,042.00     |       | 136,168.00   |       |
| TOTAL EXPENSES           | 79,573.78     |       | 635,308.23   |       |
| EXCESS REVENUE           | 5,147.97      |       | 83,123.31    |       |
| BEGINNING BALANCE        | 87,870.23     |       |              |       |
| ENDING BALANCE           | 96,372.85     |       |              |       |

BUDGET COMPARISON - Ballantrae Condominium  
October, 2025

10/31/25

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         |
|----------------------------------|---------------|---------------|--------------|---|----------------|----------------|----------------|---|----------------|
| <b>REVENUE</b>                   |               |               |              |   |                |                |                |   |                |
| Maintenance Fee                  | 50,212        | 50,212        |              |   | 502,558        | 502,119        | 439            |   | 602,543        |
| Reserve Fees                     | 34,042        | 34,042        |              |   | 136,168        | 136,168        |                |   | 136,168        |
| Special Assessment               |               |               |              |   | 73,440         |                | 73,440         |   |                |
| S/A TRUIST Loan Interst          | 417           |               | 417          |   | 4,965          |                | 4,965          |   |                |
| Late Fees                        |               |               |              |   | 594            |                | 594            |   |                |
| Interest                         | 1             |               | 1            |   | 6              |                | 6              |   |                |
| Application Fees                 |               | 33            | -33          |   | 550            | 333            | 217            |   | 400            |
| Gate Openers                     | 50            | 13            | 38           |   | 150            | 125            | 25             |   | 150            |
| <b>TOTAL REVENUE</b>             | <b>84,722</b> | <b>84,300</b> | <b>422</b>   |   | <b>718,432</b> | <b>638,746</b> | <b>79,686</b>  |   | <b>739,261</b> |
| <b>OPERATING EXPENSES</b>        |               |               |              |   |                |                |                |   |                |
| <b>General/Administrative</b>    |               |               |              |   |                |                |                |   |                |
| Management Fee                   | 1,497         | 1,497         |              |   | 14,970         | 14,971         | 1              |   | 17,965         |
| Postage & Office Supply          | 471           | 292           | -179         |   | 2,741          | 2,917          | 175            |   | 3,500          |
| Legal & Accounting               | 1,436         | 1,083         | -353         |   | 8,006          | 11,833         | 3,828          |   | 14,000         |
| Fees to Division                 |               | 8             | 8            |   | 408            | 83             | -325           |   | 100            |
| Truist Loan Interest             | 417           |               | -417         |   | 4,965          |                | -4,965         |   |                |
| State Corp. Fees                 |               | 42            | 42           |   | 61             | 417            | 355            |   | 500            |
| Misc/Bad Debt/Website            |               | 167           | 167          |   | 1,248          | 1,667          | 419            |   | 2,000          |
| Social & Caring                  |               | 83            | 83           |   | 123            | 833            | 710            |   | 1,000          |
| <b>Subtotal-General/Admin.</b>   | <b>3,821</b>  | <b>3,172</b>  | <b>-648</b>  |   | <b>32,523</b>  | <b>32,721</b>  | <b>198</b>     |   | <b>39,065</b>  |
| <b>Landscaping</b>               |               |               |              |   |                |                |                |   |                |
| Payroll                          | 5,685         | 4,832         | -853         |   | 49,416         | 48,323         | -1,093         |   | 57,988         |
| Payroll-Simple Ira 3%            | 136           | 145           | 9            |   | 1,483          | 1,450          | -33            |   | 1,740          |
| Payroll-Taxes/HRA                | 960           | 871           | -89          |   | 8,954          | 8,708          | -246           |   | 10,450         |
| Grounds Maintenance              | 7,575         | 7,975         | 400          |   | 77,648         | 79,750         | 2,102          |   | 95,700         |
| Equipt Maint/Gas/Supply          |               | 200           | 200          |   | 934            | 2,000          | 1,066          |   | 2,400          |
| Storm Clean Up                   |               | 542           | 542          |   | 247            | 5,417          | 5,170          |   | 6,500          |
| Tree Trimming/Replcmnts          |               | 750           | 750          |   | 10,070         | 7,500          | -2,570         |   | 9,000          |
| Irrigation Maintenance           | -6,343        | 250           | 6,593        |   | 2,769          | 2,500          | -269           |   | 3,000          |
| Fertilize/Mulch                  |               | 750           | 750          |   | 16,472         | 7,500          | -8,972         |   | 9,000          |
| Plant/Shrub/Sod Replcmnt         | 6,293         | 417           | -5,877       |   | 21,401         | 4,167          | -17,234        |   | 5,000          |
| Lake Maintenance                 | 350           | 708           | 358          |   | 3,840          | 7,083          | 3,243          |   | 8,500          |
| <b>Subtotal-Landscaping</b>      | <b>14,656</b> | <b>17,440</b> | <b>2,783</b> |   | <b>193,234</b> | <b>174,398</b> | <b>-18,836</b> |   | <b>209,278</b> |
| <b>Maintenance &amp; Repairs</b> |               |               |              |   |                |                |                |   |                |
| Building/Sidewalk Repair         | 1,211         | 458           | -753         |   | 5,451          | 4,583          | -867           |   | 5,500          |
| Roof Repairs                     |               | 417           | 417          |   | 2,000          | 4,167          | 2,167          |   | 5,000          |



General Ledger -- Ballantrae Condominium  
2025 Reserves to 10/31/25

10/31/25

| 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-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   |
| 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 |
| 1              | 10/01/25                  | GJ-47129 |                 | 1,496.81  |            | 434,763.13     | 2/12 LMP master valve rep |
| 1              | 10/01/25                  | GJ-47130 |                 | 2,518.89  |            | 432,244.24     | 3/18 irr. pump products   |
| 1              | 10/01/25                  | GJ-47131 |                 | 2,374.00  |            | 429,870.24     | 5/22 ANDY's E. pond pump  |
| 1              | 10/01/25                  | GJ-47159 |                 |           | 34,042.00  | 463,912.24     | 4th Qtr. POOLED Reserve   |
|                |                           |          |                 |           |            | 463,912.24     |                           |
| 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            |
| 1              | 10/31/25                  | GJ-47238 |                 |           | 234.80     | 5,605.04       | October SCHWAB M/M int    |
| 1              | 10/31/25                  | GJ-47239 |                 |           | 470.68     | 6,075.72       | October TRUIST M/M int    |
|                |                           |          |                 |           |            | 6,075.72       |                           |
| TOTAL DEBITS=  |                           |          |                 | 67,262.40 |            |                |                           |
| TOTAL CREDITS= |                           |          |                 |           | 175,685.33 |                |                           |