

BALANCE SHEET - Ballantrae Condominium  
AS OF 12/31/25

12/31/25

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	79,660.01
Social Committee/TRUIST	1,434.78

TOTAL OPERATING FUNDS	81,094.79
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RESERVE FUNDS

Reserve-TRUIST M/M	255,067.39
Reserve-SCHWAB M/M	71,323.98
TRUIST CD 11/28/25 3.96%	
Due to Reserve M/M	

TOTAL RESERVE FUNDS	326,391.37
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OTHER ASSETS

Accounts Receivable	22,281.14
SpecAssmnt/Roof A/R	95,138.00
Prepaid Insurance	19,822.00

TOTAL OTHER ASSETS	137,241.14
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TOTAL ASSETS	544,727.30
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LIABILITIES

Accounts Payable	269.25
Social Committee Funds	1,434.78
Deferred Revenue S/A	41,270.79
Deferred Maintenance Fee	
Pre-paid Assessments	51,196.97
Due to Reserve M/M	
N/P TRUIST BANK	70,087.42

TOTAL LIABILITIES	164,259.21
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FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	-32,313.39
Operating Fund Balance	86,390.10

TOTAL OPER. FUND BALANCES	54,076.71
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RESERVE FUND BALANCES

Reserve-Pooled Accounts	246,128.24
Prior Year Reserve Int	71,025.05
Current Year Reserve Int	9,238.52
2024 SpecAssmnt-Roofing	-666,979.44
SpecAssmnt Roof Expense	666,979.00

TOTAL RESERVE FUND BAL.	326,391.37
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TOTAL FUND BALANCES	----- 380,468.09
TOTAL LIAB/FUND BALANCES	544,727.29 =====

INCOME STATEMENT - Ballantrae Condominium  
AS OF 12/31/25

12/31/25

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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	Month to Date	%	Year to Date	%
<b>REVENUE</b>				
Maintenance Fee	50,358.00		603,128.00	
Reserve Fees			136,168.00	
Special Assessment			73,440.00	
S/A TRUIST Loan Interst	380.91		5,750.21	
Late Fees			594.11	
Interest	2.87		9.69	
Application Fees	100.00		750.00	
Gate Openers			150.00	
<b>TOTAL REVENUE</b>	<b>50,841.78</b>		<b>819,990.01</b>	
<b>OPERATING EXPENSES</b>				
General/Administrative				
Management Fee	1,497.00		17,964.00	
Postage & Office Supply	340.87		3,591.08	
Legal & Accounting			11,255.50	
Fees to Division			408.00	
Truist Loan Interest	380.91		5,750.21	
State Corp. Fees			61.25	
Misc/Bad Debt/Website	350.00		1,597.92	
Social & Caring	207.95		331.15	
<b>Subtotal-General/Admin.</b>	<b>2,776.73</b>		<b>40,959.11</b>	
Landscaping				
Payroll	4,548.00		58,512.20	
Payroll-Simple Ira 3%	363.69		1,982.63	
Payroll-Taxes/HRA	889.84		10,691.86	
Grounds Maintenance	7,802.07		93,252.38	
Equipt Maint/Gas/Supply	496.35		1,600.42	
Storm Clean Up			247.03	
Tree Trimming/Replcmnts			10,819.80	
Irrigation Maintenance	647.69		3,416.68	
Fertilize/Mulch			16,471.77	
Plant/Shrub/Sod Replcmnt	4,950.50		26,351.52	
Lake Maintenance	350.00		4,540.00	
<b>Subtotal-Landscaping</b>	<b>20,048.14</b>		<b>227,886.29</b>	
Maintenance & Repairs				
Building/Sidewalk Repair	152.00		6,947.02	
Roof Repairs			4,100.00	

	Month to Date	%	Year to Date	%
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Other/Gate/Misc.			1,480.53	
Subtotal-Maint & Repairs	152.00		12,527.55	
Utilities				
Electric	944.19		9,780.53	
Cable T.V.	4,891.74		58,692.42	
Telephone	205.30		2,482.14	
Subtotal-Utilities	6,041.23		70,955.09	
Insurance				
Insurance Premiums	19,822.00		245,103.87	
Subtotal-Insurance	19,822.00		245,103.87	
Reserve Transfers				
Reserve-Pooled			136,168.00	
Subtotal-Reserves			136,168.00	
TOTAL EXPENSES	48,840.10		733,599.91	
EXCESS REVENUE	2,001.68		86,390.10	
BEGINNING BALANCE	70,592.52			
ENDING BALANCE	79,660.01			

BUDGET COMPARISON - Ballantrae Condominium  
December, 2025

12/31/25

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

PREPARED BY :  
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2848 Proctor Road  
Sarasota, FL 34231

	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
<b>REVENUE</b>									
Maintenance Fee	50,358	50,212	146		603,128	602,543	585		602,543
Reserve Fees					136,168	136,168			136,168
Special Assessment					73,440		73,440		
S/A TRUIST Loan Interst	381		381		5,750		5,750		
Late Fees					594		594		
Interest	3		3		10		10		
Application Fees	100	33	67		750	400	350		400
Gate Openers		13	-13		150	150			150
<b>TOTAL REVENUE</b>	<b>50,842</b>	<b>50,258</b>	<b>584</b>		<b>819,990</b>	<b>739,261</b>	<b>80,729</b>		<b>739,261</b>
<b>OPERATING EXPENSES</b>									
<b>General/Administrative</b>									
Management Fee	1,497	1,497			17,964	17,965	1		17,965
Postage & Office Supply	341	292	-49		3,591	3,500	-91		3,500
Legal & Accounting		1,083	1,083		11,256	14,000	2,744		14,000
Fees to Division		8	8		408	100	-308		100
Truist Loan Interest	381		-381		5,750		-5,750		
State Corp. Fees		42	42		61	500	439		500
Misc/Bad Debt/Website	350	167	-183		1,598	2,000	402		2,000
Social & Caring	208	83	-125		331	1,000	669		1,000
<b>Subtotal-General/Admin.</b>	<b>2,777</b>	<b>3,172</b>	<b>395</b>		<b>40,959</b>	<b>39,065</b>	<b>-1,894</b>		<b>39,065</b>
<b>Landscaping</b>									
Payroll	4,548	4,832	284		58,512	57,988	-524		57,988
Payroll-Simple Ira 3%	364	145	-219		1,983	1,740	-243		1,740
Payroll-Taxes/HRA	890	871	-19		10,692	10,450	-242		10,450
Grounds Maintenance	7,802	7,975	173		93,252	95,700	2,448		95,700
Equipt Maint/Gas/Supply	496	200	-296		1,600	2,400	800		2,400
Storm Clean Up		542	542		247	6,500	6,253		6,500
Tree Trimming/Replcmnts		750	750		10,820	9,000	-1,820		9,000
Irrigation Maintenance	648	250	-398		3,417	3,000	-417		3,000
Fertilize/Mulch		750	750		16,472	9,000	-7,472		9,000
Plant/Shrub/Sod Replcmnt	4,951	417	-4,534		26,352	5,000	-21,352		5,000
Lake Maintenance	350	708	358		4,540	8,500	3,960		8,500
<b>Subtotal-Landscaping</b>	<b>20,048</b>	<b>17,440</b>	<b>-2,608</b>		<b>227,886</b>	<b>209,278</b>	<b>-18,608</b>		<b>209,278</b>
<b>Maintenance &amp; Repairs</b>									
Building/Sidewalk Repair	152	458	306		6,947	5,500	-1,447		5,500
Roof Repairs		417	417		4,100	5,000	900		5,000



## EXPENSE REGISTER

12/31/25

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	Ballantrae Condominium			
47389	3196	12/03/25	103	Comcast Cable	4,891.74	Cable T.V.	December Service
47390	3197R	12/03/25	457	Peter the Programmer, Cor	350.00	Misc/Bad Debt/Websit	12/1 website maintenance
47391	3198R	12/03/25	259	Lane Bliss	325.00	Payroll-Taxes/HRA	November HRA
47392	3198R	12/03/25	259	Lane Bliss	75.00	Payroll-Taxes/HRA	December mileage reimb
47393	3199R	12/03/25	550	Juniper Landscaping of	7,802.07	Grounds Maintenance	December Landscape Maint
47394	3200R	12/05/25	259	Lane Bliss	1,137.00	Payroll	P.E. 12/03/25
47395	3200R	12/05/25	259	Lane Bliss	-70.50	Payroll Taxes - P/B	minus S.S. W/HOLDING
47396	3200R	12/05/25	259	Lane Bliss	-16.50	Payroll Taxes - P/B	minus MED. W/HOLDING
47397	3200R	12/05/25	259	Lane Bliss	-85.00	Payroll Taxes - P/B	minus FED. W/HOLDING
47398	3200R	12/05/25	259	Lane Bliss	-56.85	Payroll-Simple IRA P	minus SIMPLE IRA
47399	3201R	12/12/25	259	Lane Bliss	1,137.00	Payroll	P.E. 12/10/25
47400	3201R	12/12/25	259	Lane Bliss	-70.50	Payroll Taxes - P/B	minus S.S. W/HOLDING
47401	3201R	12/12/25	259	Lane Bliss	-16.50	Payroll Taxes - P/B	minus MED. W/HOLDING
47402	3201R	12/12/25	259	Lane Bliss	-85.00	Payroll Taxes - P/B	minus FED. W/HOLDING
47403	3201R	12/12/25	259	Lane Bliss	-56.85	Payroll-Simple IRA P	minus SIMPLE IRA
47404	12325R	12/04/25	478	ASCENSUS - Simple IRA	34.11	Payroll-Simple Ira 3	P.E. 12/03/25
					56.85	Payroll-Simple IRA P	
47437	loanR	12/10/25	444	Truist Bank	1,895.53	N/P TRUIST BANK	12/15 Loan Payment
					380.91	Truist Loan Interest	
47438	tranR	12/03/25	1	BALLANTRAE CONDOMINIUM	21,493.00	Reserve-TRUIST M/M	December Reserve Reconcile
47440	ccR	12/09/25	444	Truist Bank	566.03	Credit Card P/B	11/26 EMMI charge pymnt
47462	121025R	12/11/25	478	ASCENSUS - Simple IRA	34.11	Payroll-Simple Ira 3	P.E. 12/10/25
					56.85	Payroll-Simple IRA P	
47468	3202R	12/18/25	415	Love's	321.71	Equipmt Maint/Gas/Sup	11/18-11/24 supplies
47469	3203R	12/18/25	546	W.T. Handyman Services LL	200.00	Plant/Shrub/Sod Repl	12/5 landscaping
47470	3203R	12/18/25	546	W.T. Handyman Services LL	1,800.00	Plant/Shrub/Sod Repl	Oct/November landscaping
47471	3204R	12/18/25	443	Native Stump Grinding Inc	450.00	Plant/Shrub/Sod Repl	bush/hedge removals
47472	3205R	12/18/25	230	Troy's Tropics, Inc.	110.74	Plant/Shrub/Sod Repl	12/8 Inv#185614
47473	3205R	12/18/25	230	Troy's Tropics, Inc.	3,199.91	Plant/Shrub/Sod Repl	12/15 Inv#186764
47474	3205R	12/18/25	230	Troy's Tropics, Inc.	471.01	Plant/Shrub/Sod Repl	12/16 Inv#186912
47475	3211R	12/18/25	489	JacobsCo. LLC	3,500.00	Reserve-Pooled Accou	erosion control
47476	3207	12/18/25	464	Circuit Solutions, LLC	152.00	Building/Sidewalk Re	repair lights @ entrance
47477	3208R	12/18/25	101	Miller Management Service	1,497.00	Management Fee	December Management
47478	3209R	12/19/25	259	Lane Bliss	1,137.00	Payroll	P.E. 12/17/25
47479	3209R	12/19/25	259	Lane Bliss	-70.50	Payroll Taxes - P/B	minus S.S. W/HOLDING
47480	3209R	12/19/25	259	Lane Bliss	-16.50	Payroll Taxes - P/B	minus MED. W/HOLDING
47481	3209R	12/19/25	259	Lane Bliss	-85.00	Payroll Taxes - P/B	minus FED. W/HOLDING
47482	3209R	12/19/25	259	Lane Bliss	-56.85	Payroll-Simple IRA P	minus SIMPLE IRA
47483	3210R	12/26/25	259	Lane Bliss	1,137.00	Payroll	P.E. 12/24/25
47484	3210R	12/26/25	259	Lane Bliss	-70.50	Payroll Taxes - P/B	minus S.S. W/HOLDING
47485	3210R	12/26/25	259	Lane Bliss	-16.50	Payroll Taxes - P/B	minus MED. W/HOLDING
47486	3210R	12/26/25	259	Lane Bliss	-85.00	Payroll Taxes - P/B	minus FED. W/HOLDING
47487	3210R	12/26/25	259	Lane Bliss	-56.85	Payroll-Simple IRA P	minus SIMPLE IRA
47488	3139VR	12/17/25	230	Troy's Tropics, Inc.	-1,281.16	Plant/Shrub/Sod Repl	void check issued 9/10/25
47489	121725R	12/19/25	478	ASCENSUS - Simple IRA	34.11	Payroll-Simple Ira 3	P.E. 12/17/25
					56.85	Payroll-Simple IRA P	
47493	chargeR	12/23/25	444	Truist Bank	207.95	Credit Card P/B	12/22 PUBLIX
47504	1224R	12/26/25	478	ASCENSUS - Simple IRA	34.11	Payroll-Simple Ira 3	P.E. 12/24/25
					56.85	Payroll-Simple IRA P	

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
47506	eftpsR	12/29/25	426	EFTPS	1,035.84	Payroll Taxes - P/B	December #941
47507	3212	12/29/25	113	Frontier	140.24	Telephone	December Service
47508	3213	12/29/25	533	West Coast Lake & Wetland	350.00	Lake Maintenance	December Lake Maintenance
47509	3214	12/29/25	101	Miller Management Service	250.25	Postage & Office Sup	December Supplies
47510	3214	12/29/25	101	Miller Management Service	100.00	Payroll-Taxes/HRA	4 payroll periods-December
47511	3215		153	DBPR Div. of Fla. Land Sa	408.00	Fees to Division	'26 Annual Report
47512	3216		259	Lane Bliss	325.00	Payroll-Taxes/HRA	December HSA
47513	3216		259	Lane Bliss	75.00	Payroll-Taxes/HRA	January mileage reimb
47514	3217		259	Lane Bliss	1,137.00	Payroll	P.E. 12/31/25
47515	3217		259	Lane Bliss	-70.50	Payroll Taxes - P/B	minus S.S. W/HOLDING
47516	3217		259	Lane Bliss	-16.50	Payroll Taxes - P/B	minus MED. W/HOLDING
47517	3217		259	Lane Bliss	-85.00	Payroll Taxes - P/B	minus FED. W/HOLDING
47518	3217		259	Lane Bliss	-56.85	Payroll-Simple IRA P	minus SIMPLE IRA
47519	3218		259	Lane Bliss	1,137.00	Payroll	P.E. 1/07/26
47520	3218		259	Lane Bliss	-70.50	Payroll Taxes - P/B	minus S.S. W/HOLDING
47521	3218		259	Lane Bliss	-16.50	Payroll Taxes - P/B	minus MED. W/HOLDING
47522	3218		259	Lane Bliss	-85.00	Payroll Taxes - P/B	minus FED. W/HOLDING
47523	3218		259	Lane Bliss	-56.85	Payroll-Simple IRA P	minus SIMPLE IRA
47524	3219	12/29/25	109	Florida Power & Light	944.19	Electric	Svc to 12/17
47548	10526		478	ASCENSUS - Simple IRA	34.11	Payroll-Simple Ira 3	P.E. 12/31/25
					56.85	Payroll-Simple IRA P	
47552	1726		478	ASCENSUS - Simple IRA	34.11	Payroll-Simple Ira 3	P.E. 01/07 contribution
					56.85	Payroll-Simple IRA P	
47555	3220	12/31/25	415	Love's	174.64	Equipt Maint/Gas/Sup	December supplies
47556	3221	12/31/25	127	Home Depot/GECF	81.66	Irrigation Maintenanc	12/23 irrigation supplies
47557	3222	12/31/25	355	T-Mobile for Business	65.06	Telephone	11/22-12/21 service
47558	3223	12/31/25	424	App Verification Svcs., I	90.00	Postage & Office Sup	#05-B WALTERS reports
				TOTAL DISBURSEMENTS	58,442.98		
				TOTAL UNPAID BILLS	2,806.22		

General Ledger -- Ballantrae Condominium  
December, 2025 Expense GL

12/31/25

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
6102	Management Fee	DEBIT	16,467.00				
1	12/18/25 Miller Managemen	CD-47477		1,497.00		17,964.00	December Management
						17,964.00	
6104	Postage & Office Supply	DEBIT	3,250.21				
1	12/29/25 Miller Managemen	CD-47509		250.25		3,500.46	December Supplies
1	12/31/25 App Verification	CD-47558		90.00		3,590.46	#05-B WALTERS reports
1	12/31/25	GJ-47585		.62		3,591.08	reclass August Oper. int
						3,591.08	
6106	Legal & Accounting	DEBIT	11,255.50				
						11,255.50	
6108	Fees to Division	DEBIT	408.00				
						408.00	
6110	Truist Loan Interest	DEBIT	5,369.30				
1	12/10/25 Truist Bank	CD-47437		380.91		5,750.21	12/15 Loan Payment
						5,750.21	
6112	State Corp. Fees	DEBIT	61.25				
						61.25	
6120	Misc/Bad Debt/Website	DEBIT	1,247.92				
1	12/03/25 Peter the Progra	CD-47390		350.00		1,597.92	12/1 website maintenance
						1,597.92	
6126	Social & Caring	DEBIT	123.20				
1	12/23/25	GJ-47492		207.95		331.15	12/22 PUBLIX charge
						331.15	
6200	Payroll	DEBIT	53,964.20				
1	12/05/25 Lane Bliss	CD-47394		1,137.00		55,101.20	P.E. 12/03/25
1	12/12/25 Lane Bliss	CD-47399		1,137.00		56,238.20	P.E. 12/10/25
1	12/19/25 Lane Bliss	CD-47478		1,137.00		57,375.20	P.E. 12/17/25
1	12/26/25 Lane Bliss	CD-47483		1,137.00		58,512.20	P.E. 12/24/25
						58,512.20	
6201	Payroll-Simple Ira 3%	DEBIT	1,618.94				
1	12/04/25 ASCENSUS - Simpl	CD-47404		34.11		1,653.05	P.E. 12/03/25
1	12/11/25 ASCENSUS - Simpl	CD-47462		34.11		1,687.16	P.E. 12/10/25
1	12/19/25 ASCENSUS - Simpl	CD-47489		34.11		1,721.27	P.E. 12/17/25
1	12/26/25 ASCENSUS - Simpl	CD-47504		34.11		1,755.38	P.E. 12/24/25
1	12/31/25	GJ-47553		227.25		1,982.63	JUNIPER - October increas
						1,982.63	
6202	Payroll-Taxes/HRA	DEBIT	9,802.02				
1	12/03/25 Lane Bliss	CD-47391		325.00		10,127.02	November HRA
1	12/03/25 Lane Bliss	CD-47392		75.00		10,202.02	December mileage reimb
1	12/29/25	GJ-47505		347.84		10,549.86	December #941 employer
1	12/29/25 Miller Managemen	CD-47510		100.00		10,649.86	4 payroll periods-December

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
	1 12/31/25	GJ-47559		42.00		10,691.86 10,691.86	2025 FUTA payroll tax
6203	Grounds Maintenance	DEBIT	85,450.31				
	1 12/03/25 Juniper Landscap	CD-47393		7,802.07		93,252.38 93,252.38	December Landscape Maint
6204	Equipmt Maint/Gas/Supply	DEBIT	1,104.07				
	1 12/18/25 Love's	CD-47468		321.71		1,425.78	11/18-11/24 supplies
	1 12/31/25 Love's	CD-47555		174.64		1,600.42 1,600.42	December supplies
6209	Storm Clean Up	DEBIT	247.03			247.03	
6210	Tree Trimming/Replcmnts	DEBIT	10,819.80			10,819.80	
6211	Irrigation Maintenance	DEBIT	2,768.99				
	1 12/01/25	GJ-47439		566.03		3,335.02	11/26 EMMI - pump repairs
	1 12/31/25 Home Depot/GEFCF	CD-47556		81.66		3,416.68 3,416.68	12/23 irrigation supplies
6212	Fertilize/Mulch	DEBIT	16,471.77			16,471.77	
6214	Plant/Shrub/Sod Replcmnt	DEBIT	21,401.02				
	1 12/18/25 W.T. Handyman Se	CD-47469		200.00		21,601.02	12/5 landscaping
	1 12/18/25 W.T. Handyman Se	CD-47470		1,800.00		23,401.02	Oct/November landscaping
	1 12/18/25 Native Stump Gri	CD-47471		450.00		23,851.02	bush/hedge removals
	1 12/18/25 Troy's Tropics,	CD-47472		110.74		23,961.76	12/8 Inv#185614
	1 12/18/25 Troy's Tropics,	CD-47473		3,199.91		27,161.67	12/15 Inv#186764
	1 12/18/25 Troy's Tropics,	CD-47474		471.01		27,632.68	12/16 Inv#186912
	1 12/17/25 Troy's Tropics,	CD-47488			1,281.16	26,351.52 26,351.52	void check issued 9/10/25
6215	Lake Maintenance	DEBIT	4,190.00				
	1 12/29/25 West Coast Lake	CD-47508		350.00		4,540.00 4,540.00	December Lake Maintenance
6304	Building/Sidevawk Repair	DEBIT	6,795.02				
	1 12/18/25 Circuit Solution	CD-47476		152.00		6,947.02 6,947.02	repair lights @ entrance
6306	Roof Repairs	DEBIT	4,100.00			4,100.00	
6320	Other/Gate/Misc.	DEBIT	1,480.53			1,480.53	
6401	Electric	DEBIT	8,836.34				
	1 12/29/25 Florida Power &	CD-47524		944.19		9,780.53	Svc to 12/17

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
						9,780.53	
6425	Cable T.V.	DEBIT	53,800.68				
1	12/03/25 Comcast Cable	CD-47389		4,891.74		58,692.42	December Service
						58,692.42	
6435	Telephone	DEBIT	2,276.84				
1	12/29/25 Frontier	CD-47507		140.24		2,417.08	December Service
1	12/31/25 T-Mobile for Bus	CD-47557		65.06		2,482.14	11/22-12/21 service
						2,482.14	
6650	Insurance Premiums	DEBIT	225,281.87				
1	12/01/25	GJ-47406		19,822.00		245,103.87	December Insurance
						245,103.87	
6801	Reserve-Pooled	DEBIT	136,168.00				
						136,168.00	
	TOTAL DEBITS=			50,121.26			
	TOTAL CREDITS=				1,281.16		

General Ledger -- Ballantrae Condominium  
2025 Reserves to 12/31/25

12/31/25

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301	Reserve-Pooled Accounts	CREDIT	361,982.03				
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
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
1	11/06/25	Jacobs Concrete CD-47247		4,500.00		459,412.24	7475 16x28 driveway replc
1	11/06/25	Jacobs Concrete CD-47248		4,700.00		454,712.24	7467 16x28 driveway replc
1	11/06/25	Gulfcoast Gates CD-47249		2,354.00		452,358.24	PavingProj/Exit-Entry loo
1	11/19/25	Superior Asphalt CD-47313		202,730.00		249,628.24	Paving-total community
1	12/18/25	JacobsCo. LLC CD-47475		3,500.00		246,128.24	erosion control
						246,128.24	
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

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
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			234.00	5,605.04	October SCHWAB M/M int
1	10/31/25	GJ-47239			470.68	6,075.72	October TRUIST M/M int
1	11/01/25	GJ-47263			2,090.19	8,165.91	CD Int @ 11/27/25 maturit
1	11/30/25	GJ-47384			192.33	8,358.24	November SCHWAB int
1	11/30/25	GJ-47386			408.42	8,766.66	November TRUIST M/M int
1	12/11/25	GJ-47460		11.26		8,755.40	CD penalty @ withdrawal
1	12/31/25	GJ-47583			210.70	8,966.10	December SCHWAB M/M int
1	12/31/25	GJ-47587			272.42	9,238.52	December TRUIST M/M int
						9,238.52	
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
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	
3351	SpecAssmnt Roof Expense	CREDIT					
1	02/28/25	GJ-45720			666,979.00	666,979.00	CPA AJE #1
1	02/28/25	GJ-45726			2,592.00	669,571.00	CPA AJE #3
1	02/28/25	GJ-45727		2,592.00		666,979.00	CPA AJE #5
						666,979.00	
	TOTAL DEBITS=-			958,962.44			
	TOTAL CREDITS=-				947,670.17		

DELINQUENT PAYMENT

12/31/25

UNIT# OWNER# STATUS	OCCUPANT NAME ADDRESS	PAST DUE 30 days 60 days 90 days	FEE\$ NEW FEES LATE FEE INDEX	DEPOSIT INTEREST LASTMNTH DUE DAY	MOVE IN MOVE OUT PAID TO	LAST INC NEXT INC INSURED	SQ.FT. \$/SQ.FT CAM % SQ.FT	TELEPHONE (H/O) REMARKS
1	Ballantrae Condominium							
03-C 011 Resident	John & Audrey Gresham 2699 Green Road Shaker Heights, OH 44122	1208.00 1208.00	1812.00		0			941/924-0611 216/292-2559 3623 Muirfield Drive audreygresham@aol.com
03-D 012 Resident	Michael Alberti 3615 Muirfield Drive Sarasota, FL 34238	3636.00 1812.00 1824.00	1812.00		0			941/922-2621 **NO email acceptance
05-C 019 Resident	Zoran Brakus and Michelle & Phillip Boyle 603 Fairbanks Court Schaumburg, IL 60194	2507.00 139.00 1951.00 278.00	1812.00		01/25/21			847/528-8388 630/728-9943 7475 Carnoustie Drive myfigetaway@yahoo.com
05-D 020 Resident	Scott & Jill Welch 301 Middletown Park Place Louisville, KY 40243	2646.00 139.00 1951.00 417.00	1812.00		05/23/19			502/639-9028 7467 Carnoustie Drive scottwelchbuildersinc.com
14-A 049 Resident	Patricia Fairclough 3697 Gleneagle Drive, #14A Sarasota, FL 34238	450.00 450.00	1812.00		09/15/21			323/854-1223 3697 Gleneagles Drive patcgol23@gmail.com
15-B 054 Resident	Michael & Pat Prysziak 7358 Royal Birkdale Drive Sarasota, FL 34238	1812.00 1812.00	1812.00		11/01/02			941/350-7727 7358 Royal Birkdale Drive mamacookiep@yahoo.com
16-D 060 Resident	James B. Woods 7342 Royal Birkdale Drive Sarasota, FL 34238	287.92 287.92	1812.00		01/29/04			941/323-7577 7342 Royal Birkdale Drive smooth04@comcast.net
17-B 062 Resident	Phyllis Distasio 735 Shadow Bay Way Osprey, FL 34229	7430.00 139.00 1951.00 5201.00	1812.00		11/20/03			941/927-3164 941/400-1834 7331 Royal Birkdale Drive pd14427@gmail.com
18-C 067 Resident	Barbara Davis 7355 Royal Birkdale Drive Sarasota, FL 34238	471.26 471.26	1812.00		09/30/03			941/312-4508 941/400-7687 7355 Royal Birkdale Drive royalbarb1129@gmail.com

UNIT# OWNER# STATUS	OCCUPANT NAME ADDRESS	PAST DUE 30 days 60 days 90 days	FEE\$ NEW FEES LATE FEE INDEX	DEPOSIT INTEREST LASTMTH DUE DAY	MOVE IN MOVE OUT PAID TO	LAST INC NEXT INC INSURED	SQ.FT. \$/SQ.FT CAM % SQ.FT	TELEPHONE (H/O) REMARKS
22-A 081 Resident	Angie Fernandez 3742 Ballantrae Drive Sarasota, FL 34238	1832.96 139.00 1554.96	1812.00		01/14/09  0			941/544-1569 3742 Ballantrae Drive gifted TAFT to FERNANDEZ 1/200 arfgabby@aol.com

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 22281.14 18120.00  
 556.00  
 13449.14  
 7720.00

Account Number

Statement Period

December 1-31, 2025

Account Summary

Ending Account Value as of 12/31	<b>\$71,323.98</b>	Beginning Account Value as of 12/01	<b>\$71,113.28</b>
----------------------------------	--------------------	-------------------------------------	--------------------

	This Statement	YTD
Beginning Account Value	\$71,113.28	\$228,136.07
Deposits	0.00	0.00
Withdrawals	0.00	(160,000.00)
Dividends and Interest	210.70	3,187.91
Transfer of Securities	0.00	0.00
Market Appreciation/(Depreciation)	0.00	0.00
Expenses	0.00	0.00
<b>Ending Account Value</b>	<b>\$71,323.98</b>	<b>\$71,323.98</b>

Account Ending Value reflects the market value of your cash and investments. It does not include pending transactions, unpriced securities or assets held outside Schwab's custody.

Gain or (Loss) Summary

This Period	Short-Term (ST)		Long-Term (LT)		Net
	Gain	(Loss)	Gain	(Loss)	
YTD	0.00	0.00	0.00	0.00	0.00
<b>Unrealized</b>					<b>\$0.00</b>

Values may not reflect all of your gains/losses and may be rounded up to the nearest dollar. Schwab has provided accurate gain and loss information wherever possible for most investments. Cost basis may be incomplete or unavailable for some of your holdings and may change or be adjusted in certain cases. Please login to your account at Schwab.com for real-time gain/loss information. Statement information should not be used for tax preparation, instead refer to official tax documents. For additional information refer to Terms and Conditions.

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24/7 Customer Service

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AV 01 090638 21113H326 A\*\*5DGT  
BALLANTRAE CONDOMINIUM ASSOCIA  
2848 PROCTOR RD  
SARASOTA FL 34231-6444



**Asset Allocation**

	This Period	Current Allocation
Cash and Cash Investments	71,323.98	100%
<b>Total</b>	<b>\$71,323.98</b>	<b>100%</b>

**Income Summary**

	This Period	YTD			
		Tax-Exempt	Taxable	Tax-Exempt	Taxable
Federal Tax Status					
Bank Sweep Interest	0.00	0.10	0.00	0.00	1.11
Cash Dividends	0.00	210.51	0.00	0.00	3,186.71
Total Capital Gains	0.00	0.09	0.00	0.00	0.09
Distributions					
<b>Total Income</b>	<b>\$0.00</b>	<b>\$210.70</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,187.91</b>

**Top Account Holdings This Period**

SYMBOL CUSIP	Description	Market Value	% of Accounts
SNOXX	SCHWAB TREASURY OBLIG MO	68,136.31	96%
	CHARLES SCHWAB BANK	2,977.07	4%
	Cash	210.60	<1%

**A Message About Your Account**

**CALIFORNIA RESIDENTS**

If your total payments of interest and interest dividends on federally tax-exempt non-California municipal bonds were \$10 or greater and you or your Partnership had a California address as of 12/31, Schwab will report this information to the California Franchise Tax Board each tax year, per state statute. (1223-3LZ0)

**Positions - Summary**

Beginning Value as of 12/01	+	Transfer of Securities(In/Out)	+	Dividends Reinvested	+	Cash Activity	+	Change in Market Value	=	Ending Value as of 12/31	Cost Basis	Unrealized Gain/(Loss)
\$71,113.28		\$0.00		\$0.00		\$210.70		\$0.00		\$71,323.98	\$0.00	\$0.00

Values may not reflect all of your gains/losses. Schwab has provided accurate gain and loss information wherever possible for most investments. Cost basis may be incomplete or unavailable for some of your holdings and may change or be adjusted in certain cases. Statement information should not be used for tax preparation. Instead refer to official tax documents. For additional information refer to Terms and Conditions.



999-99-99-99 55467 23 C 001 30 S 55 004  
 BALLANTRAE CONDOMINIUM ASSOCIATION INC  
 OPER ACCT  
 C/O MILLER MANAGEMENT SERVICES INC  
 2848 PROCTOR RD  
 SARASOTA FL 34231-6444

## Your consolidated statement

For 12/31/2025

## Contact us



Truist.com



(844) 4TRUIST or  
 (844) 487-8478

## Summary of your accounts

ACCOUNT NAME	ACCOUNT NUMBER	BALANCE(\$)	DETAILS ON
ASSOC SVCS INTEREST CHECKING		256,742.57	page 1
ASSOC SVCS MONEY MKT SAVINGS		255,067.39	page 2
<b>Total checking and money market savings accounts</b>		<b>\$511,809.96</b>	

## Checking and money market savings accounts

### ■ ASSOC SVCS INTEREST CHECKING

#### Account summary

Your previous balance as of 11/30/2025	\$282,292.16
Checks	- 36,680.74
Other withdrawals, debits and service charges	- 25,943.10
Deposits, credits and interest	+ 37,074.25
<b>Your new balance as of 12/31/2025</b>	<b>= \$256,742.57</b>

#### Interest summary

Interest paid this statement period	\$2.25
2025 interest paid year-to-date	\$9.69
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
12/01	3182	7,802.07	12/10	3194	60.00	12/19	3203	2,000.00
12/12	*3186	1,497.00	12/12	3195	548.93	12/23	3204	450.00
12/01	*3188	908.15	12/09	*3197	350.00	12/24	3205	3,781.66
12/10	3189	750.00	12/05	3198	400.00	12/19	*3208	1,497.00
12/09	3190	65.06	12/22	3199	7,802.07	12/19	3209	908.15
12/11	3191	135.74	12/05	3200	908.15	12/26	3210	908.15
12/16	3192	350.00	12/12	3201	908.15	12/24	3211	3,500.00
12/08	3193	828.75	12/26	3202	321.71			

\* indicates a skip in sequential check numbers above this item

**Total checks = \$36,680.74**

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
12/05	ACH CORP DEBIT RET PLAN ASCENSUS TRUST 0000BALLANTRAE CONDOCUSTOMER ID 637036 12042025	90.96
12/09	TRUIST ONLINE TRANSFER ONLINE TO ****7253 -	21,493.00
12/09	TRUIST ONLINE CREDIT CARD PMT ONLINE TO ****7079 -	566.03

continued

■ ASSOC SVCS INTEREST CHECKING

continued)

DATE	DESCRIPTION	AMOUNT(\$)
12/12	ACH CORP DEBIT RET PLAN ASCENSUS TRUST 0000BALLANTRAE CONDOCUSTOMER ID 637036 12112025	90.96
12/15	ACH CORP DEBIT COMM LOANS TRUIST 9701068825/0000000002CUSTOMER ID 1020000539326	2,276.44
12/22	ACH CORP DEBIT RET PLAN ASCENSUS TRUST 0000BALLANTRAE CONDOCUSTOMER ID 637036 12192025	90.96
12/23	TRUIST ONLINE CREDIT CARD PMT ONLINE TO ****7079 -	207.95
12/29	ACH CORP DEBIT RET PLAN ASCENSUS TRUST 0000BALLANTRAE CONDOCUSTOMER ID 637036 12262025	90.96
12/29	ACH CORP DEBIT USATAXPYMT IRS BALLANTRAE CONDOMINIUM CUSTOMER ID 270576372847157	1,035.84
<b>Total other withdrawals, debits and service charges</b>		<b>= \$25,943.10</b>

**Deposits, credits and interest**

DATE	DESCRIPTION	AMOUNT(\$)
12/01	CONSOL ELEC BILL PAY DEPOSIT 1	139.00
12/02	CONSOL ELEC BILL PAY DEPOSIT 1	139.00
12/03	CONSOL ELEC DEPOSIT 3	417.00
12/04	DEPOSIT	9,942.00
12/09	CONSOL ELEC BILL PAY DEPOSIT 1	139.00
12/11	DEPOSIT	11,509.00
12/15	CONSOLIDATED COUPON PAYMENT 1	139.00
12/18	DEPOSIT	2,416.00
12/19	CONSOL ELEC BILL PAY DEPOSIT 1	139.00
12/22	CONSOLIDATED COUPON PAYMENT 1	139.00
12/23	TRUIST ONLINE TRANSFER ONLINE FROM ****7253 -	3,500.00
12/24	DEPOSIT	8,037.00
12/31	CONSOLIDATED COUPON PAYMENT 1	417.00
12/31	INTEREST PAYMENT	2.25
<b>Total deposits, credits and interest</b>		<b>= \$37,074.25</b>

■ ASSOC SVCS MONEY MKT SAVINGS

**Account summary**

Your previous balance as of 11/30/2025	\$130,025.44
Checks	- 0.00
Other withdrawals, debits and service charges	- 3,500.00
Deposits, credits and interest	+ 128,541.95
<b>Your new balance as of 12/31/2025</b>	<b>= \$255,067.39</b>

**Interest summary**

Interest paid this statement period	\$272.42
2025 interest paid year-to-date	\$3,941.28
Interest rate	1.41%
Annual percentage yield (APY) earned	1.46%
On 12/11/2025 the interest rate changed from 1.61% to 1.41%	

**Other withdrawals, debits and service charges**

DATE	DESCRIPTION	AMOUNT(\$)
12/23	TRUIST ONLINE TRANSFER ONLINE TO ****7246 -	3,500.00
<b>Total other withdrawals, debits and service charges</b>		<b>= \$3,500.00</b>

**Deposits, credits and interest**

DATE	DESCRIPTION	AMOUNT(\$)
12/09	TRUIST ONLINE TRANSFER ONLINE FROM ****7246 -	21,493.00
12/10	CD CLOSURE FROM 5880 00000000000	106,776.53
12/31	INTEREST PAYMENT	272.42
<b>Total deposits, credits and interest</b>		<b>= \$128,541.95</b>

## CHECKS THAT HAVE NOT CLEARED

12/31/25

CHECK NUMBER	AMOUNT
3184	202,730.00
3185	3,250.00
3196	4,891.74
3207	152.00
3212	140.24
3213	350.00
3214	350.25
3219	944.19
3220	174.64
3221	81.66
3222	65.06
3223	90.00
S-2102	-37,572.00
TOTAL	175,647.78
BOOK BALANCE	79,660.01
BANK BALANCE	255,307.79
	<u>+1,434.78</u> SOCIAL FUNDS
	\$256,742.57