

BALANCE SHEET - Ballantrae Condominium
AS OF 11/30/25

11/30/25

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS	
Operating/TRUIST	70,592.52
Social Committee/TRUIST	1,434.78

TOTAL OPERATING FUNDS	72,027.30
RESERVE FUNDS	
Reserve-TRUIST M/M	130,025.44
Reserve-SHWAB M/M	71,113.28
TRUIST CD 11/28/25 3.96%	106,787.79
Due to Reserve M/M	21,493.00

TOTAL RESERVE FUNDS	329,419.51
OTHER ASSETS	
Accounts Receivable	34,414.80
SpecAssmnt/Roof A/R	98,057.00
Prepaid Insurance	39,644.00

TOTAL OTHER ASSETS	172,115.80
TOTAL ASSETS	573,562.61
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LIABILITIES

Social Committee Funds	1,434.78
Deferred Revenue S/A	41,651.70
Deferred Maintenance Fee	50,358.00
Pre-paid Assessments	5,147.63
Due to Reserve M/M	21,493.00
N/P TRUIST BANK	71,982.95

TOTAL LIABILITIES 192,068.06

FUND BALANCES

OPERATING FUND BALANCES	
Accum. Oper. Fund Balances	-32,313.39
Operating Fund Balance	84,388.42

TOTAL OPER. FUND BALANCES 52,075.03

RESERVE FUND BALANCES

Reserve-Pooled Accounts	249,628.24
Prior Year Reserve Int	71,025.05
Current Year Reserve Int	8,766.66
2024 SpecAssmnt-Roofing	-666,979.44
SpecAssmnt Roof Expense	666,979.00

TOTAL RESERVE FUND BAL. 329,419.51

TOTAL FUND BALANCES 381,494.54

TOTAL LIAB/FUND BALANCES

573,562.60
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INCOME STATEMENT - Ballantrae Condominium
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	50,212.00		552,770.00	
Reserve Fees			136,168.00	
Special Assessment			73,440.00	
S/A TRUIST Loan Interst	403.85		5,369.30	
Late Fees			594.11	
Interest	.84		6.82	
Application Fees	100.00		650.00	
Gate Openers			150.00	
TOTAL REVENUE	50,716.69		769,148.23	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,497.00		16,467.00	
Postage & Office Supply	508.93		3,250.21	
Legal & Accounting	3,250.00		11,255.50	
Fees to Division			408.00	
Truist Loan Interest	403.85		5,369.30	
State Corp. Fees			61.25	
Misc/Bad Debt/Website			1,247.92	
Social & Caring			123.20	
Subtotal-General/Admin.	5,659.78		38,182.38	
Landscaping				
Payroll	4,548.00		53,964.20	
Payroll-Simple Ira 3%	136.44		1,618.94	
Payroll-Taxes/HRA	847.84		9,802.02	
Grounds Maintenance	7,802.07		85,450.31	
Equipt Maint/Gas/Supply	169.70		1,104.07	
Storm Clean Up			247.03	
Tree Trimming/Replcmnts	750.00		10,819.80	
Irrigation Maintenance			2,768.99	
Fertilize/Mulch			16,471.77	
Plant/Shrub/Sod Replcmnt			21,401.02	
Lake Maintenance	350.00		4,190.00	
Subtotal-Landscaping	14,604.05		207,838.15	
Maintenance & Repairs				
Building/Sidewalk Repair	1,344.46		6,795.02	
Roof Repairs	2,100.00		4,100.00	

	Month to Date	%	Year to Date	%
Other/Gate/Misc.			1,480.53	
Subtotal-Maint & Repairs	3,444.46		12,375.55	
Utilities				
Electric	828.75		8,836.34	
Cable T.V.	4,891.74		53,800.68	
Telephone	200.80		2,276.84	
Subtotal-Utilities	5,921.29		64,913.86	
Insurance				
Insurance Premiums	19,822.00		225,281.87	
Subtotal-Insurance	19,822.00		225,281.87	
Reserve Transfers				
Reserve-Pooled			136,168.00	
Subtotal-Reserves			136,168.00	
TOTAL EXPENSES	49,451.58		684,759.81	
EXCESS REVENUE	1,265.11		84,388.42	
BEGINNING BALANCE	96,372.85			
ENDING BALANCE	70,592.52			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 11/30/25

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	50,212	50,212			552,770	552,331	439		602,543
Reserve Fees					136,168	136,168			136,168
Special Assessment					73,440		73,440		
S/A TRUIST Loan Interst	404		404		5,369		5,369		
Late Fees					594		594		
Interest	1		1		7		7		
Application Fees	100	33	67		650	367	283		400
Gate Openers		13	-13		150	138	13		150
TOTAL REVENUE	50,717	50,258	459		769,148	689,003	80,145		739,261
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,497	1,497			16,467	16,468	1		17,965
Postage & Office Supply	509	292	-217		3,250	3,208	-42		3,500
Legal & Accounting	3,250	1,083	-2,167		11,256	12,917	1,661		14,000
Fees to Division		8	8		408	92	-316		100
Truist Loan Interest	404		-404		5,369		-5,369		
State Corp. Fees		42	42		61	458	397		500
Misc/Bad Debt/Website		167	167		1,248	1,833	585		2,000
Social & Caring		83	83		123	917	793		1,000
Subtotal-General/Admin.	5,660	3,172	-2,488		38,182	35,893	-2,289		39,065
Landscaping									
Payroll	4,548	4,832	284		53,964	53,156	-809		57,988
Payroll-Simple Ira 3%	136	145	9		1,619	1,595	-24		1,740
Payroll-Taxes/HRA	848	871	23		9,802	9,579	-223		10,450
Grounds Maintenance	7,802	7,975	173		85,450	87,725	2,275		95,700
Equipt Maint/Gas/Supply	170	200	30		1,104	2,200	1,096		2,400
Storm Clean Up		542	542		247	5,958	5,711		6,500
Tree Trimming/Replcmnts	750	750			10,820	8,250	-2,570		9,000
Irrigation Maintenance		250	250		2,769	2,750	-19		3,000
Fertilize/Mulch		750	750		16,472	8,250	-8,222		9,000
Plant/Shrub/Sod Replcmnt		417	417		21,401	4,583	-16,818		5,000
Lake Maintenance	350	708	358		4,190	7,792	3,602		8,500
Subtotal-Landscaping	14,604	17,440	2,836		207,838	191,838	-16,000		209,278
Maintenance & Repairs									
Building/Sidewalk Repair	1,344	458	-886		6,795	5,042	-1,753		5,500
Roof Repairs	2,100	417	-1,683		4,100	4,583	483		5,000

General Ledger -- Ballantrae Condominium
2025 Reserves to 11/30/25

11/30/25

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-45905			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-46099		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	Gulfoast 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
						249,628.24	
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

