

BALANCE SHEET - Ballantrae Condominium  
AS OF 01/31/26

01/31/26

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS	
Operating/TRUIST	100,272.04
Social Committee/TRUIST	1,434.78
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TOTAL OPERATING FUNDS	101,706.82
RESERVE FUNDS	
Reserve-TRUIST M/M	104,631.62
Reserve-SCHWAB M/M	71,522.01
Due to Reserve M/M	180,000.00
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TOTAL RESERVE FUNDS	356,153.63
OTHER ASSETS	
Accounts Receivable	61,695.12
SpecAssmnt/Roof A/R	92,219.00
Prepaid Insurance	186,329.58
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TOTAL OTHER ASSETS	340,243.70
TOTAL ASSETS	798,104.15
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LIABILITIES

Accounts Payable	75.62
Social Committee Funds	1,434.78
Deferred Revenue S/A	40,887.55
Deferred Maintenance Fee	98,903.00
Pre-paid Assessments	3,399.95
Due to Reserve M/M	180,000.00
N/P TRUIST BANK	68,194.22
Federal Income Tax Liab.	1,644.00
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TOTAL LIABILITIES	394,539.12
FUND BALANCES	
OPERATING FUND BALANCES	
Accum. Oper. Fund Balances	52,433.71
Operating Fund Balance	2,177.68
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TOTAL OPER. FUND BALANCES	54,611.39
RESERVE FUND BALANCES	
Reserve-Pooled Accounts	268,239.24
Prior Year Reserve Int	80,263.13
Current Year Reserve Int	451.26
2024 SpecAssmnt-Roofing	
SpecAssmnt Roof Expense	
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TOTAL RESERVE FUND BAL.	348,953.63

TOTAL FUND BALANCES	----- 403,565.02
TOTAL LIAB/FUND BALANCES	798,104.14 =====

INCOME STATEMENT - Ballantrae Condominium  
AS OF 01/31/26

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	Month to Date	%	Year to Date	%
<b>REVENUE</b>				
Maintenance Fee	49,431.00		49,431.00	
Reserve Fees	34,042.00		34,042.00	
S/A TRUIST Loan Interst	383.24		383.24	
Late Fees	502.99		502.99	
Interest	2.14		2.14	
	84,361.37		84,361.37	
<b>TOTAL REVENUE</b>				
 <b>OPERATING EXPENSES</b>				
General/Administrative				
Management Fee	1,542.00		1,542.00	
Postage & Office Supply	60.64		60.64	
Fees to Division	408.00		408.00	
Truist Loan Interest	383.24		383.24	
	2,393.88		2,393.88	
Subtotal-General/Admin.				
 Landscaping				
Payroll	5,685.00		5,685.00	
Payroll-Simple Ira 3%	170.55		170.55	
Payroll-Taxes/HRA	934.90		934.90	
Grounds Maintenance	7,802.07		7,802.07	
Plant/Shrub/Sod Replcmnt	3,820.63		3,820.63	
Lake Maintenance	350.00		350.00	
	18,763.15		18,763.15	
Subtotal-Landscaping				
 Maintenance & Repairs				
Building/Sidewalk Repair	912.88		912.88	
	912.88		912.88	
Subtotal-Maint & Repairs				
 Utilities				
Electric	928.12		928.12	
Cable T.V.	5,101.99		5,101.99	
Telephone	215.67		215.67	
	6,245.78		6,245.78	
Subtotal-Utilities				
 Insurance				
Insurance Premiums	19,826.00		19,826.00	
	19,826.00		19,826.00	
Subtotal-Insurance				

	Month to Date	%	Year to Date	%
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Reserve Transfers				
Reserve-Pooled	34,042.00		34,042.00	
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Subtotal-Reserves	34,042.00		34,042.00	
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TOTAL EXPENSES	82,183.69		82,183.69	
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EXCESS REVENUE	2,177.68		2,177.68	
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BEGINNING BALANCE	79,660.01			
ENDING BALANCE	100,272.04			

BUDGET COMPARISON - Ballantrae Condominium  
January, 2026

01/31/26

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	49,431	49,431			49,431	49,431			593,173
Reserve Fees	34,042	34,042			34,042	34,042			136,168
S/A TRUIST Loan Interst	383		383		383		383		
Late Fees	503		503		503		503		
Interest	2		2		2		2		
Application Fees		25	-25			25	-25		300
Gate Openers		8	-8			8	-8		100
<b>TOTAL REVENUE</b>	<b>84,361</b>	<b>83,506</b>	<b>855</b>		<b>84,361</b>	<b>83,506</b>	<b>855</b>		<b>729,741</b>
<b>OPERATING EXPENSES</b>									
<b>General/Administrative</b>									
Management Fee	1,542	1,542			1,542	1,542			18,504
Postage & Office Supply	61	267	206		61	267	206		3,200
Legal & Accounting		917	917			917	917		11,000
Fees to Division	408	34	-374		408	34	-374		408
Truist Loan Interest	383		-383		383		-383		
State Corp. Fees		5	5			5	5		61
Misc/Bad Debt/Website		750	750			750	750		9,000
Social & Caring		83	83			83	83		1,000
<b>Subtotal-General/Admin.</b>	<b>2,394</b>	<b>3,598</b>	<b>1,204</b>		<b>2,394</b>	<b>3,598</b>	<b>1,204</b>		<b>43,173</b>
<b>Landscaping</b>									
Payroll	5,685	5,167	-518		5,685	5,167	-518		62,000
Payroll-Simple Ira 3%	171	158	-12		171	158	-12		1,900
Payroll-Taxes/HRA	935	1,000	65		935	1,000	65		12,000
Grounds Maintenance	7,802	7,833	31		7,802	7,833	31		94,000
Equipt Maint/Gas/Supply		167	167			167	167		2,000
Storm Clean Up		417	417			417	417		5,000
Tree Trimming/Replcmts		625	625			625	625		7,500
Irrigation Maintenance		333	333			333	333		4,000
Fertilize/Mulch		750	750			750	750		9,000
Plant/Shrub/Sod Replcmt	3,821	1,250	-2,571		3,821	1,250	-2,571		15,000
Lake Maintenance	350	417	67		350	417	67		5,000
<b>Subtotal-Landscaping</b>	<b>18,763</b>	<b>18,117</b>	<b>-646</b>		<b>18,763</b>	<b>18,117</b>	<b>-646</b>		<b>217,400</b>
<b>Maintenance &amp; Repairs</b>									
Building/Sidewalk Repair	913	542	-371		913	542	-371		6,500
Roof Repairs		167	167			167	167		2,000
Other/Gate/Misc.		83	83			83	83		1,000



General Ledger -- Ballantrae Condominium  
2026 Reserves to 01/31/26

01/31/26

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301	Reserve-Pooled Accounts	CREDIT	246,128.24				
1	01/13/26 UES Professional	CD-47607		2,376.00		243,752.24	pavement resurfacing CMT
1	01/15/26 Superior Asphalt	CD-47608			202,730.00	446,482.24	void 11/19 payment
1	01/16/26 Superior Asphalt	CD-47609		202,730.00		243,752.24	11/2025 paving project
1	01/16/26 Superior Asphalt	CD-47610			3,150.00	246,902.24	minus drain cover replcm
1	01/16/26 Jacobs Concrete	CD-47611		3,150.00		243,752.24	paving-drain cover replcm
1	01/13/26 Gulfoast Gates	CD-47614		2,354.00		241,398.24	PavingProject/gate loops
1	01/22/26	GJ-47702		1.00		241,397.24	CPA AJE #1 adjust fund ba
1	01/23/26	GJ-47711			34,042.00	275,439.24	1st Qtr. POOLED Reserve
1	01/29/26 New Life Well an	CD-47760		4,850.00		270,589.24	2hp 1ph submersible pump
1	01/29/26 Jacobs Concrete	CD-47763		2,350.00		268,239.24	wooden curbing to concret
						268,239.24	
3335	Prior Year Reserve Int	CREDIT	71,025.05				
1	01/01/26	GJ-47820			9,238.08	80,263.13	transfer 2025 int
						80,263.13	
3340	Current Year Reserve Int	CREDIT	9,238.52				
1	01/22/26	GJ-47704		.44		9,238.08	CPA AJE #3 reclass SpecsAs
1	01/31/26	GJ-47819			253.23	9,491.31	January TRUIST M/M int
1	01/01/26	GJ-47820		9,238.08		253.23	transfer 2025 int
1	01/31/26	GJ-47821			198.03	451.26	January SCHWAB M/M int
						451.26	
	TOTAL DEBITS=			227,049.52			
	TOTAL CREDITS=				249,611.34		