

BALANCE SHEET - Ballantrae Condominium  
AS OF 02/28/26

02/28/26

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 82,399.01  
Social Committee/TRUIST 1,484.25

TOTAL OPERATING FUNDS 83,883.26

RESERVE FUNDS

Reserve-TRUIST M/M 112,549.98  
Reserve-SHWAB M/M 71,700.37  
Due to Reserve M/M 165,000.00

TOTAL RESERVE FUNDS 349,250.35

OTHER ASSETS

Accounts Receivable 41,885.50  
SpecAssmnt/Roof A/R 89,300.00  
Prepaid Insurance 170,797.00

TOTAL OTHER ASSETS 301,982.50

TOTAL ASSETS 735,116.11

LIABILITIES

Accounts Payable  
Social Committee Funds 1,484.25  
Deferred Revenue S/A 40,514.66  
Deferred Maintenance Fee 49,472.00  
Pre-paid Assessments 9,154.63  
Due to Reserve M/M 165,000.00  
N/P TRUIST BANK 66,290.67  
Federal Income Tax Liab. 1,644.00

TOTAL LIABILITIES 333,560.21

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 52,433.71  
Operating Fund Balance 7,141.83

TOTAL OPER. FUND BALANCES 59,575.54

RESERVE FUND BALANCES

Reserve-Pooled Accounts 260,969.24  
Prior Year Reserve Int 80,263.13  
Current Year Reserve Int 747.98

TOTAL RESERVE FUND BAL. 341,980.35

TOTAL FUND BALANCES 401,555.90

TOTAL LIAB/FUND BALANCES

735,116.10  
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INCOME STATEMENT - Ballantrae Condominium  
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	Month to Date	%	Year to Date	%
<b>REVENUE</b>				
Maintenance Fee	49,431.00		98,862.00	
Reserve Fees			34,042.00	
S/A TRUIST Loan Interst	372.89		756.13	
Late Fees			502.99	
Interest	.71		2.85	
<b>TOTAL REVENUE</b>	<b>49,804.60</b>		<b>134,165.97</b>	
 <b>OPERATING EXPENSES</b>				
General/Administrative				
Management Fee	1,542.00		3,084.00	
Postage & Office Supply	140.93		201.57	
Legal & Accounting	3,550.00		3,550.00	
Fees to Division			408.00	
Truist Loan Interest	372.89		756.13	
State Corp. Fees	61.25		61.25	
Misc/Bad Debt/Website	350.00		350.00	
Subtotal-General/Admin.	6,017.07		8,410.95	
 Landscaping				
Payroll	4,548.00		10,233.00	
Payroll-Simple Ira 3%	136.44		306.99	
Payroll-Taxes/HRA	847.84		1,782.74	
Grounds Maintenance	7,802.07		15,604.14	
Equipt Maint/Gas/Supply	47.71		47.71	
Fertilize/Mulch	577.20		577.20	
Plant/Shrub/Sod Replcmnt	1,549.91		5,370.54	
Lake Maintenance	350.00		700.00	
Subtotal-Landscaping	15,859.17		34,622.32	
 Maintenance & Repairs				
Building/Sidewalk Repair	900.00		1,812.88	
Subtotal-Maint & Repairs	900.00		1,812.88	
 Utilities				
Electric	970.01		1,898.13	
Cable T.V.	5,101.99		10,203.98	
Telephone	162.63		378.30	
Subtotal-Utilities	6,234.63		12,480.41	

	Month to Date	%	Year to Date	%
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Insurance				
Insurance Premiums	15,829.58		35,655.58	
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Subtotal-Insurance	15,829.58		35,655.58	
Reserve Transfers				
Reserve-Pooled			34,042.00	
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Subtotal-Reserves			34,042.00	
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TOTAL EXPENSES	44,840.45		127,024.14	
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EXCESS REVENUE	4,964.15		7,141.83	
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BEGINNING BALANCE	100,272.04			
ENDING BALANCE	82,399.01			

BUDGET COMPARISON - Ballantrae Condominium  
AS OF 02/28/26

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
<b>REVENUE</b>									
Maintenance Fee	49,431	49,431			98,862	98,862			593,173
Reserve Fees					34,042	34,042			136,168
S/A TRUIST Loan Interst	373		373		756		756		
Late Fees					503		503		
Interest	1		1		3		3		
Application Fees		25	-25			50	-50		300
Gate Openers		8	-8			17	-17		100
<b>TOTAL REVENUE</b>	<b>49,805</b>	<b>49,464</b>	<b>340</b>		<b>134,166</b>	<b>132,971</b>	<b>1,195</b>		<b>729,741</b>
<b>OPERATING EXPENSES</b>									
<b>General/Administrative</b>									
Management Fee	1,542	1,542			3,084	3,084			18,504
Postage & Office Supply	141	267	126		202	533	332		3,200
Legal & Accounting	3,550	917	-2,633		3,550	1,833	-1,717		11,000
Fees to Division		34	34		408	68	-340		408
Truist Loan Interest	373		-373		756		-756		
State Corp. Fees	61	5	-56		61	10	-51		61
Misc/Bad Debt/Website	350	750	400		350	1,500	1,150		9,000
Social & Caring		83	83			167	167		1,000
<b>Subtotal-General/Admin.</b>	<b>6,017</b>	<b>3,598</b>	<b>-2,419</b>		<b>8,411</b>	<b>7,196</b>	<b>-1,215</b>		<b>43,173</b>
<b>Landscaping</b>									
Payroll	4,548	5,167	619		10,233	10,333	100		62,000
Payroll-Simple Ira 3%	136	158	22		307	317	10		1,900
Payroll-Taxes/HRA	848	1,000	152		1,783	2,000	217		12,000
Grounds Maintenance	7,802	7,833	31		15,604	15,667	63		94,000
Equipt Maint/Gas/Supply	48	167	119		48	333	286		2,000
Storm Clean Up		417	417			833	833		5,000
Tree Trimming/Replcmnts		625	625			1,250	1,250		7,500
Irrigation Maintenance		333	333			667	667		4,000
Fertilize/Mulch	577	750	173		577	1,500	923		9,000
Plant/Shrub/Sod Replcmnt	1,550	1,250	-300		5,371	2,500	-2,871		15,000
Lake Maintenance	350	417	67		700	833	133		5,000
<b>Subtotal-Landscaping</b>	<b>15,859</b>	<b>18,117</b>	<b>2,257</b>		<b>34,622</b>	<b>36,233</b>	<b>1,611</b>		<b>217,400</b>
<b>Maintenance &amp; Repairs</b>									
Building/Sidewalk Repair	900	542	-358		1,813	1,083	-730		6,500
Roof Repairs		167	167			333	333		2,000
Other/Gate/Misc.		83	83			167	167		1,000



General Ledger -- Ballantrae Condominium  
 2026 Reserves to 02/28/26

02/28/26

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 replcmn
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
1	02/28/26	JacobsCo. LLC CD-47963		7,270.00		260,969.24	cedar beam repair project
						260,969.24	
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 SpecAs
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
1	02/28/26	GJ-48016			118.36	569.62	February TRUIST M/M int
1	02/28/26	GJ-48017			178.36	747.98	February SCHWAB M/M int
						747.98	
	TOTAL DEBITS=			234,319.52			
	TOTAL CREDITS=				249,908.06		