

BALANCE SHEET - Ballantrae Condominium
AS OF 03/31/26

03/31/26

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 108,962.44
Social Committee/TRUIST 1,584.25

TOTAL OPERATING FUNDS 110,546.69

RESERVE FUNDS

Reserve-TRUIST M/M 120,421.41
Reserve-SHWAB M/M 71,890.74
Due to Reserve M/M 150,000.00

TOTAL RESERVE FUNDS 342,312.15

OTHER ASSETS

Accounts Receivable 22,866.79
SpecAssmnt/Roof A/R 86,381.00
Prepaid Insurance 155,270.00

TOTAL OTHER ASSETS 264,517.79

TOTAL ASSETS 717,376.63

LIABILITIES

Social Committee Funds 1,584.25
Deferred Revenue S/A 40,187.26
Deferred Maintenance Fee
Pre-paid Assessments 77,252.97
Due to Reserve M/M 150,000.00
N/P TRUIST BANK 64,341.63
Federal Income Tax Liab.

TOTAL LIABILITIES 333,366.11

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 52,433.71
Operating Fund Balance -10,735.35

TOTAL OPER. FUND BALANCES 41,698.36

RESERVE FUND BALANCES

Reserve-Pooled Accounts 260,969.24
Prior Year Reserve Int 80,263.13
Current Year Reserve Int 1,079.78

TOTAL RESERVE FUND BAL. 342,312.15

TOTAL FUND BALANCES 384,010.52

TOTAL LIAB/FUND BALANCES 717,376.63

INCOME STATEMENT - Ballantrae Condominium
AS OF 03/31/26

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	49,472.00		148,334.00	
Reserve Fees			34,042.00	
S/A TRUIST Loan Interst	327.40		1,083.53	
Late Fees	1,898.15		2,401.14	
Interest	.56		3.41	
Application Fees	200.00		200.00	
Gate Openers	50.00		50.00	
TOTAL REVENUE	51,948.11		186,114.08	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,542.00		4,626.00	
Postage & Office Supply	171.76		373.33	
Legal & Accounting	74.00		3,624.00	
Fees to Division			408.00	
Truist Loan Interest	327.40		1,083.53	
State Corp. Fees			61.25	
Misc/Bad Debt/Website	42.18		392.18	
Subtotal-General/Admin.	2,157.34		10,568.29	
Landscaping				
Payroll	4,548.00		14,781.00	
Payroll-Simple Ira 3%	136.44		443.43	
Payroll-Taxes/HRA	847.84		2,630.58	
Grounds Maintenance	7,802.07		23,406.21	
Equipt Maint/Gas/Supply	270.36		318.07	
Fertilize/Mulch	20,002.50		20,579.70	
Plant/Shrub/Sod Replcmnt	8,809.80		14,180.34	
Lake Maintenance	350.00		1,050.00	
Subtotal-Landscaping	42,767.01		77,389.33	
Maintenance & Repairs				
Building/Sidewalk Repair	3,252.91		5,065.79	
Subtotal-Maint & Repairs	3,252.91		5,065.79	
Utilities				
Electric	871.41		2,769.54	
Cable T.V.	5,086.99		15,290.97	

	Month to Date	%	Year to Date	%
Telephone	162.63		540.93	
Subtotal-Utilities	6,121.03		18,601.44	
Insurance				
Insurance Premiums	15,527.00		51,182.58	
Subtotal-Insurance	15,527.00		51,182.58	
Reserve Transfers				
Reserve-Pooled			34,042.00	
Subtotal-Reserves			34,042.00	
TOTAL EXPENSES	69,825.29		196,849.43	
EXCESS REVENUE	-17,877.18		-10,735.35	
BEGINNING BALANCE	82,399.01			
ENDING BALANCE	108,962.44			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 03/31/26

03/31/26

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ASSOCIATION, INC.

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2848 Proctor Road
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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	49,472	49,431	41		148,334	148,293	41		593,173
Reserve Fees					34,042	34,042			136,168
S/A TRUIST Loan Interst	327		327		1,084		1,084		
Late Fees	1,898		1,898		2,401		2,401		
Interest	1		1		3		3		
Application Fees	200	25	175		200	75	125		300
Gate Openers	50	8	42		50	25	25		100
TOTAL REVENUE	51,948	49,464	2,484		186,114	182,435	3,679		729,741
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,542	1,542			4,626	4,626			18,504
Postage & Office Supply	172	267	95		373	800	427		3,200
Legal & Accounting	74	917	843		3,624	2,750	-874		11,000
Fees to Division		34	34		408	102	-306		408
Truist Loan Interest	327		-327		1,084		-1,084		
State Corp. Fees		5	5		61	15	-46		61
Misc/Bad Debt/Website	42	750	708		392	2,250	1,858		9,000
Social & Caring		83	83			250	250		1,000
Subtotal-General/Admin.	2,157	3,598	1,440		10,568	10,793	225		43,173
Landscaping									
Payroll	4,548	5,167	619		14,781	15,500	719		62,000
Payroll-Simple Ira 3%	136	158	22		443	475	32		1,900
Payroll-Taxes/HRA	848	1,000	152		2,631	3,000	369		12,000
Grounds Maintenance	7,802	7,833	31		23,406	23,500	94		94,000
Equipt Maint/Gas/Supply	270	167	-104		318	500	182		2,000
Storm Clean Up		417	417			1,250	1,250		5,000
Tree Trimming/Replcmnts		625	625			1,875	1,875		7,500
Irrigation Maintenance		333	333			1,000	1,000		4,000
Fertilize/Mulch	20,003	750	-19,253		20,580	2,250	-18,330		9,000
Plant/Shrub/Sod Replcmnt	8,810	1,250	-7,560		14,180	3,750	-10,430		15,000
Lake Maintenance	350	417	67		1,050	1,250	200		5,000
Subtotal-Landscaping	42,767	18,117	-24,650		77,389	54,350	-23,039		217,400
Maintenance & Repairs									
Building/Sidewalk Repair	3,253	542	-2,711		5,066	1,625	-3,441		6,500
Roof Repairs		167	167			500	500		2,000
Other/Gate/Misc.		83	83			250	250		1,000

General Ledger -- Ballantrae Condominium
2026 Reserves to 03/31/26

03/31/26

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 replcmn
1	01/16/26 Jacobs Concrete	CD-47611		3,150.00		243,752.24	paving-drain cover replcm
1	01/13/26 Gulfcoast 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 lph 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 Specs
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
1	03/31/26	GJ-48223			141.43	889.41	TRUIST M/M March interest
1	03/31/26	GJ-48224			190.37	1,079.78	March SCHWAB interest
						1,079.78	
	TOTAL DEBITS=			234,319.52			
	TOTAL CREDITS=				250,239.86		