

BALANCE SHEET - Ballantrae Condominium
AS OF 04/30/26

04/30/26

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST 92,118.04
Social Committee/TRUIST 1,584.25

TOTAL OPERATING FUNDS 93,702.29

RESERVE FUNDS

Reserve-TRUIST M/M 136,566.64
Reserve-SHWAB M/M 72,080.64
Due to Reserve M/M 135,000.00

TOTAL RESERVE FUNDS 343,647.28

OTHER ASSETS

Accounts Receivable 75,035.61
SpecAssmnt/Roof A/R 78,319.00
Prepaid Insurance 139,743.00

TOTAL OTHER ASSETS 293,097.61

TOTAL ASSETS 730,447.18

LIABILITIES

Social Committee Funds 1,584.25
Deferred Revenue S/A 39,835.44
Deferred Maintenance Fee 98,903.00
Pre-paid Assessments 3,653.95
Due to Reserve M/M 135,000.00
N/P TRUIST BANK 57,135.01

TOTAL LIABILITIES 336,111.65

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 52,433.71
Operating Fund Balance -1,745.47

TOTAL OPER. FUND BALANCES 50,688.24

RESERVE FUND BALANCES

Reserve-Pooled Accounts 261,961.24
Prior Year Reserve Int 80,263.13
Current Year Reserve Int 1,422.91

TOTAL RESERVE FUND BAL. 343,647.28

TOTAL FUND BALANCES 394,335.53

TOTAL LIAB/FUND BALANCES 730,447.17

INCOME STATEMENT - Ballantrae Condominium
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	49,431.00		197,765.00	
Reserve Fees	34,042.00		68,084.00	
S/A TRUIST Loan Interst	351.82		1,435.35	
Late Fees	704.03		3,105.17	
Interest	.71		4.12	
Application Fees	100.00		300.00	
Gate Openers			50.00	
TOTAL REVENUE	84,629.56		270,743.64	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,542.00		6,168.00	
Postage & Office Supply	128.25		501.58	
Legal & Accounting	-416.81		3,207.19	
Fees to Division			408.00	
Truist Loan Interest	351.82		1,435.35	
State Corp. Fees			61.25	
Misc/Bad Debt/Website			392.18	
Subtotal-General/Admin.	1,605.26		12,173.55	
Landscaping				
Payroll	4,548.00		19,329.00	
Payroll-Simple Ira 3%	136.44		579.87	
Payroll-Taxes/HRA	879.84		3,510.42	
Grounds Maintenance	7,802.07		31,208.28	
Equipt Maint/Gas/Supply	187.65		505.72	
Irrigation Maintenance	195.70		195.70	
Fertilize/Mulch			20,579.70	
Plant/Shrub/Sod Replcmnt	3,998.86		18,179.20	
Lake Maintenance	350.00		1,400.00	
Subtotal-Landscaping	18,098.56		95,487.89	
Maintenance & Repairs				
Building/Sidewalk Repair	617.50		5,683.29	
Other/Gate/Misc.	229.38		229.38	
Subtotal-Maint & Repairs	846.88		5,912.67	
Utilities				
Electric	1,000.72		3,770.26	

	Month to Date	%	Year to Date	%
Cable T.V.	5,086.99		20,377.96	
Telephone	389.27		930.20	
Subtotal-Utilities	6,476.98		25,078.42	
Insurance				
Insurance Premiums	14,570.00		65,752.58	
Subtotal-Insurance	14,570.00		65,752.58	
Reserve Transfers				
Reserve-Pooled	34,042.00		68,084.00	
Subtotal-Reserves	34,042.00		68,084.00	
TOTAL EXPENSES	75,639.68		272,489.11	
EXCESS REVENUE	8,989.88		-1,745.47	
BEGINNING BALANCE	108,962.44			
ENDING BALANCE	92,118.04			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 04/30/26

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	49,431	49,431			197,765	197,724	41		593,173
Reserve Fees	34,042	34,042			68,084	68,084			136,168
S/A TRUIST Loan Interst	352		352		1,435		1,435		
Late Fees	704		704		3,105		3,105		
Interest	1		1		4		4		
Application Fees	100	25	75		300	100	200		300
Gate Openers		8	-8		50	33	17		100
TOTAL REVENUE	84,630	83,506	1,123		270,744	265,942	4,802		729,741
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,542	1,542			6,168	6,168			18,504
Postage & Office Supply	128	267	138		502	1,067	565		3,200
Legal & Accounting	-417	917	1,333		3,207	3,667	459		11,000
Fees to Division		34	34		408	136	-272		408
Truist Loan Interest	352		-352		1,435		-1,435		
State Corp. Fees		5	5		61	20	-41		61
Misc/Bad Debt/Website		750	750		392	3,000	2,608		9,000
Social & Caring		83	83			333	333		1,000
Subtotal-General/Admin.	1,605	3,598	1,992		12,174	14,391	2,217		43,173
Landscaping									
Payroll	4,548	5,167	619		19,329	20,667	1,338		62,000
Payroll-Simple Ira 3X	136	158	22		500	633	53		1,900
Payroll-Taxes/HRA	880	1,000	120		3,510	4,000	490		12,000
Grounds Maintenance	7,802	7,833	31		31,208	31,333	125		94,000
Equipt Maint/Gas/Supply	188	167	-21		506	667	161		2,000
Storm Clean Up		417	417			1,667	1,667		5,000
Tree Trimming/Replcmnts		625	625			2,500	2,500		7,500
Irrigation Maintenance	196	333	138		196	1,333	1,138		4,000
Fertilize/Mulch		750	750		20,500	3,000	-17,500		9,000
Plant/Shrub/Sod Replcmnt	3,999	1,250	-2,749		18,179	5,000	-13,179		15,000
Lake Maintenance	350	417	67		1,400	1,667	267		5,000
Subtotal-Landscaping	18,099	18,117	18		95,488	72,467	-23,021		217,400
Maintenance & Repairs									
Building/Sidewalk Repair	618	542	-76		5,683	2,167	-3,517		6,500
Roof Repairs		167	167			667	667		2,000
Other/Gate/Misc.	229	83	-146		229	333	104		1,000

General Ledger -- Ballantrae Condominium
2025 Reserves to 04/30/26

04/30/26

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 CNT
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	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 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
1	04/01/26	Jacobs Concrete CD-48231		4,750.00		256,219.24	7459 19x32 driveway
1	04/01/26	Jacobs Concrete CD-48232		4,650.00		251,569.24	7443 16x29 driveway
1	04/01/26	Jacobs Concrete CD-48233		4,750.00		246,819.24	7435 19x32 driveway
1	04/01/26	Jacobs Concrete CD-48234		4,650.00		242,169.24	7419 16x29 driveway
1	04/01/26	Jacobs Concrete CD-48235		4,650.00		237,519.24	7411 16x29 driveway
1	04/01/26	Jacobs Concrete CD-48236		4,750.00		232,769.24	7403 19x32 driveway
1	04/01/26	Jacobs Concrete CD-48237		4,850.00		227,919.24	7427 19x34 driveway
1	04/01/26	GJ-48254			34,042.00	261,961.24	2nd Qtr. POOLED Reserve
						261,961.24	
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
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	04/30/26	GJ-48423			189.90	1,269.68	SCHWAB April int
1	04/30/26	GJ-48424			153.23	1,422.91	April TRUIST M/M int
						1,422.91	
	TOTAL DEBITS=			267,369.52			
	TOTAL CREDITS=				284,624.99		