

BALANCE SHEET - Ballantrae Condominium  
AS OF 05/31/26

05/31/26

PREPARED FOR :  
BALLANTRAE CONDOMINIUM  
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

|                         |           |
|-------------------------|-----------|
| Operating/TRUIST        | 83,729.55 |
| Social Committee/TRUIST | 1,584.25  |

TOTAL OPERATING FUNDS 85,313.80

RESERVE FUNDS

|                    |            |
|--------------------|------------|
| Reserve-TRUIST M/M | 133,929.85 |
| Reserve-SCHWAB M/M | 72,274.15  |
| Due to Reserve M/M | 120,000.00 |

TOTAL RESERVE FUNDS 326,204.00

OTHER ASSETS

|                     |            |
|---------------------|------------|
| Accounts Receivable | 46,571.29  |
| SpecAssmnt/Roof A/R | 75,539.00  |
| Prepaid Insurance   | 124,216.00 |

TOTAL OTHER ASSETS 246,326.29

TOTAL ASSETS 657,844.09

LIABILITIES

|                          |            |
|--------------------------|------------|
| Credit Card P/B          | 65.62      |
| Social Committee Funds   | 1,584.25   |
| Deferred Revenue S/A     | 39,532.17  |
| Deferred Maintenance Fee | 49,472.00  |
| Pre-paid Assessments     | 9,608.63   |
| Due to Reserve M/M       | 120,000.00 |
| N/P TRUIST BANK          | 55,161.84  |

TOTAL LIABILITIES 275,424.51

FUND BALANCES

OPERATING FUND BALANCES

|                            |           |
|----------------------------|-----------|
| Accum. Oper. Fund Balances | 52,433.71 |
| Operating Fund Balance     | 3,781.86  |

TOTAL OPER. FUND BALANCES 56,215.57

RESERVE FUND BALANCES

|                          |            |
|--------------------------|------------|
| Reserve-Pooled Accounts  | 244,161.24 |
| Prior Year Reserve Int   | 80,263.13  |
| Current Year Reserve Int | 1,779.63   |

TOTAL RESERVE FUND BAL. 326,204.00

TOTAL FUND BALANCES 382,419.58

TOTAL LIAB/FUND BALANCES 657,844.08

INCOME STATEMENT - Ballantrae Condominium  
AS OF 05/31/26

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|                                     | Month to Date    | % | Year to Date      | % |
|-------------------------------------|------------------|---|-------------------|---|
| <b>REVENUE</b>                      |                  |   |                   |   |
| Maintenance Fee                     | 49,431.00        |   | 247,196.00        |   |
| Reserve Fees                        |                  |   | 68,084.00         |   |
| S/A TRUIST Loan Interst             | 303.27           |   | 1,738.62          |   |
| Late Fees                           |                  |   | 3,105.17          |   |
| Interest                            | .80              |   | 4.92              |   |
| Application Fees                    | 100.00           |   | 400.00            |   |
| Gate Openers                        | 100.00           |   | 150.00            |   |
| <b>TOTAL REVENUE</b>                | <b>49,935.07</b> |   | <b>320,678.71</b> |   |
| <b>OPERATING EXPENSES</b>           |                  |   |                   |   |
| General/Administrative              |                  |   |                   |   |
| Management Fee                      | 1,542.00         |   | 7,710.00          |   |
| Postage & Office Supply             | 96.12            |   | 597.70            |   |
| Legal & Accounting                  | 1,406.93         |   | 4,614.12          |   |
| Fees to Division                    |                  |   | 408.00            |   |
| Truist Loan Interest                | 303.27           |   | 1,738.62          |   |
| State Corp. Fees                    |                  |   | 61.25             |   |
| Misc/Bad Debt/Website               |                  |   | 392.18            |   |
| <b>Subtotal-General/Admin.</b>      | <b>3,348.32</b>  |   | <b>15,521.87</b>  |   |
| Landscaping                         |                  |   |                   |   |
| Payroll                             | 5,899.90         |   | 25,228.90         |   |
| Payroll-Simple Ira 3%               | 176.99           |   | 756.86            |   |
| Payroll-Taxes/HRA                   | 951.34           |   | 4,461.76          |   |
| Grounds Maintenance                 | 7,802.07         |   | 39,010.35         |   |
| Equipt Maint/Gas/Supply             | 82.78            |   | 588.50            |   |
| Irrigation Maintenance              |                  |   | 195.70            |   |
| Fertilize/Mulch                     |                  |   | 20,579.70         |   |
| Plant/Shrub/Sod Replcmnt            | 377.71           |   | 18,556.91         |   |
| Lake Maintenance                    |                  |   | 1,400.00          |   |
| <b>Subtotal-Landscaping</b>         | <b>15,290.79</b> |   | <b>110,778.68</b> |   |
| Maintenance & Repairs               |                  |   |                   |   |
| Building/Sidewalk Repair            | 894.62           |   | 6,577.91          |   |
| Other/Gate/Misc.                    | 2,927.79         |   | 3,157.17          |   |
| <b>Subtotal-Maint &amp; Repairs</b> | <b>3,822.41</b>  |   | <b>9,735.08</b>   |   |
| Utilities                           |                  |   |                   |   |
| Electric                            | 1,104.20         |   | 4,874.46          |   |

|                    | Month to Date | % | Year to Date | % |
|--------------------|---------------|---|--------------|---|
| Cable T.V.         | 5,086.99      |   | 25,464.95    |   |
| Telephone          | 228.03        |   | 1,158.23     |   |
| Subtotal-Utilities | 6,419.22      |   | 31,497.64    |   |
| Insurance          |               |   |              |   |
| Insurance Premiums | 15,527.00     |   | 81,279.58    |   |
| Subtotal-Insurance | 15,527.00     |   | 81,279.58    |   |
| Reserve Transfers  |               |   |              |   |
| Reserve-Pooled     |               |   | 68,084.00    |   |
| Subtotal-Reserves  |               |   | 68,084.00    |   |
| TOTAL EXPENSES     | 44,407.74     |   | 316,896.85   |   |
| EXCESS REVENUE     | 5,527.33      |   | 3,781.86     |   |
| BEGINNING BALANCE  | 92,118.04     |   |              |   |
| ENDING BALANCE     | 83,729.55     |   |              |   |

BUDGET COMPARISON - Ballantrae Condominium  
AS OF 05/31/26

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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        |              |   | 247,196        | 247,155        | 41             |   | 593,173        |
| Reserve Fees                     |               |               |              |   | 68,084         | 68,084         |                |   | 136,168        |
| S/A TRUIST Loan Interst          | 303           |               | 303          |   | 1,739          |                | 1,739          |   |                |
| Late Fees                        |               |               |              |   | 3,105          |                | 3,105          |   |                |
| Interest                         | 1             |               | 1            |   | 5              |                | 5              |   |                |
| Application Fees                 | 100           | 25            | 75           |   | 400            | 125            | 275            |   | 300            |
| Gate Openers                     | 100           | 8             | 92           |   | 150            | 42             | 108            |   | 100            |
| <b>TOTAL REVENUE</b>             | <b>49,935</b> | <b>49,464</b> | <b>471</b>   |   | <b>320,679</b> | <b>315,406</b> | <b>5,273</b>   |   | <b>729,741</b> |
| <b>OPERATING EXPENSES</b>        |               |               |              |   |                |                |                |   |                |
| <b>General/Administrative</b>    |               |               |              |   |                |                |                |   |                |
| Management Fee                   | 1,542         | 1,542         |              |   | 7,710          | 7,710          |                |   | 18,504         |
| Postage & Office Supply          | 96            | 267           | 171          |   | 598            | 1,333          | 736            |   | 3,200          |
| Legal & Accounting               | 1,407         | 917           | -490         |   | 4,614          | 4,583          | -31            |   | 11,000         |
| Fees to Division                 |               | 34            | 34           |   | 408            | 170            | -238           |   | 408            |
| Truist Loan Interest             | 303           |               | -303         |   | 1,739          |                | -1,739         |   |                |
| State Corp. Fees                 |               | 5             | 5            |   | 61             | 25             | -36            |   | 61             |
| Misc/Bad Debt/Website            |               | 750           | 750          |   | 392            | 3,750          | 3,358          |   | 9,000          |
| Social & Caring                  |               | 83            | 83           |   |                | 417            | 417            |   | 1,000          |
| <b>Subtotal-General/Admin.</b>   | <b>3,348</b>  | <b>3,598</b>  | <b>249</b>   |   | <b>15,522</b>  | <b>17,989</b>  | <b>2,467</b>   |   | <b>43,173</b>  |
| <b>Landscaping</b>               |               |               |              |   |                |                |                |   |                |
| Payroll                          | 5,900         | 5,167         | -733         |   | 25,229         | 25,833         | 604            |   | 62,000         |
| Payroll-Simple Ira 3%            | 177           | 158           | -19          |   | 757            | 792            | 35             |   | 1,900          |
| Payroll-Taxes/HRA                | 951           | 1,000         | 49           |   | 4,462          | 5,000          | 538            |   | 12,000         |
| Grounds Maintenance              | 7,802         | 7,833         | 31           |   | 39,010         | 39,167         | 156            |   | 94,000         |
| Equipt Maint/Gas/Supply          | 83            | 167           | 84           |   | 588            | 833            | 245            |   | 2,000          |
| Storm Clean Up                   |               | 417           | 417          |   |                | 2,083          | 2,083          |   | 5,000          |
| Tree Trimming/Replcmnts          |               | 625           | 625          |   |                | 3,125          | 3,125          |   | 7,500          |
| Irrigation Maintenance           |               | 333           | 333          |   | 196            | 1,667          | 1,471          |   | 4,000          |
| Fertilize/Mulch                  |               | 750           | 750          |   | 20,580         | 3,750          | -16,830        |   | 9,000          |
| Plant/Shrub/Sod Replcmnt         | 378           | 1,250         | 872          |   | 18,557         | 6,250          | -12,307        |   | 15,000         |
| Lake Maintenance                 |               | 417           | 417          |   | 1,400          | 2,083          | 683            |   | 5,000          |
| <b>Subtotal-Landscaping</b>      | <b>15,291</b> | <b>18,117</b> | <b>2,826</b> |   | <b>110,779</b> | <b>90,583</b>  | <b>-20,195</b> |   | <b>217,400</b> |
| <b>Maintenance &amp; Repairs</b> |               |               |              |   |                |                |                |   |                |
| Building/Sidewalk Repair         | 895           | 542           | -353         |   | 6,578          | 2,708          | -3,870         |   | 6,500          |
| Roof Repairs                     |               | 167           | 167          |   |                | 833            | 833            |   | 2,000          |
| Other/Gate/Misc.                 | 2,928         | 83            | -2,844       |   | 3,157          | 417            | -2,741         |   | 1,000          |



General Ledger -- Ballantrae Condominium  
2026 Reserves to 05/31/26

05/31/26

| ACCT PPTY # | DESCRIPTION               | REFERENC | BALANCE<br>FORWARD | DEBIT      | CREDIT     | ENDING<br>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 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   |
| 1           | 05/27/26 Jacobs Concrete  | CD-48569 |                    | 3,500.00   |            | 258,461.24        | repl 9 sections sidewalk  |
| 1           | 05/27/26 Jacobs Concrete  | CD-48570 |                    | 4,650.00   |            | 253,811.24        | 3686 16x29 driveway       |
| 1           | 05/27/26 Jacobs Concrete  | CD-48571 |                    | 4,650.00   |            | 249,161.24        | 3678 16x29 driveway       |
| 1           | 05/27/26 Jacobs Concrete  | CD-48572 |                    | 5,000.00   |            | 244,161.24        | 3670 19x37 driveway       |
|             |                           |          |                    |            |            | 244,161.24        |                           |
| 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           | 05/31/26                  | GJ-48619 |                    |            | 193.51     | 1,616.42          | May SCHWAB interest       |
| 1           | 05/31/26                  | GJ-48620 |                    |            | 163.21     | 1,779.63          | May TRUIST M/M int        |
|             |                           |          |                    |            |            | 1,779.63          |                           |
|             | TOTAL DEBITS=             |          |                    | 285,169.52 |            |                   |                           |
|             | TOTAL CREDITS=            |          |                    |            | 284,981.71 |                   |                           |