

BALANCE SHEET - Ballantrae Condominium
AS OF 06/30/26

06/30/26

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	129,401.92
Social Committee/TRUIST	1,584.25

TOTAL OPERATING FUNDS 130,986.17

RESERVE FUNDS

Reserve-TRUIST M/M	136,525.68
Reserve-SCHWAB M/M	72,462.69
Due to Reserve M/M	105,000.00

TOTAL RESERVE FUNDS 313,988.37

OTHER ASSETS

Accounts Receivable	31,562.56
SpecAssmnt/Roof A/R	72,759.00
Prepaid Insurance	108,689.00

TOTAL OTHER ASSETS 213,010.56

TOTAL ASSETS 657,985.10

LIABILITIES

Credit Card P/B	65.62
Social Committee Funds	1,584.25
Deferred Revenue S/A	39,230.54
Deferred Maintenance Fee	
Pre-paid Assessments	73,828.97
Due to Reserve M/M	105,000.00
N/P TRUIST BANK	53,187.03

TOTAL LIABILITIES 272,896.41

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	52,433.71
Operating Fund Balance	14,021.38

TOTAL OPER. FUND BALANCES 66,455.09

RESERVE FUND BALANCES

Reserve-Pooled Accounts	236,234.74
Prior Year Reserve Int	80,263.13
Current Year Reserve Int	2,135.72

TOTAL RESERVE FUND BAL. 318,633.59

TOTAL FUND BALANCES 385,088.69

TOTAL LIAB/FUND BALANCES 657,985.09

INCOME STATEMENT - Ballantrae Condominium
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	Month to Date	%	Year to Date	%
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REVENUE				
Maintenance Fee	49,472.00		296,668.00	
Reserve Fees			68,084.00	
S/A TRUIST Loan Interst	301.63		2,040.25	
Late Fees	-139.07		2,966.10	
Interest	.59		5.51	
Application Fees	200.00		600.00	
Gate Openers			150.00	
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TOTAL REVENUE	49,835.15		370,513.86	
 OPERATING EXPENSES				
General/Administrative				
Management Fee	1,542.00		9,252.00	
Postage & Office Supply	692.61		1,290.31	
Legal & Accounting	185.00		4,799.12	
Fees to Division			408.00	
Truist Loan Interest	301.63		2,040.25	
State Corp. Fees			61.25	
Misc/Bad Debt/Website	350.00		742.18	
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Subtotal-General/Admin.	3,071.24		18,593.11	
 Landscaping				
Payroll	4,670.80		29,899.70	
Payroll-Simple Ira 3%	140.12		896.98	
Payroll-Taxes/HRA	857.31		5,319.07	
Grounds Maintenance	7,802.07		46,812.42	
Equipt Maint/Gas/Supply	17.08		605.58	
Tree Trimming/Replcmnts	4,645.22		4,645.22	
Irrigation Maintenance	887.71		1,083.41	
Fertilize/Mulch			20,579.70	
Plant/Shrub/Sod Replcmnt	-4,295.33		14,261.58	
Lake Maintenance	350.00		1,750.00	
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Subtotal-Landscaping	15,074.98		125,853.66	
 Maintenance & Repairs				
Building/Sidewalk Repair	-450.00		6,127.91	
Other/Gate/Misc.			3,157.17	
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Subtotal-Maint & Repairs	-450.00		9,285.08	
 Utilities				
Electric	1,057.39		5,931.85	

	Month to Date	%	Year to Date	%
Cable T.V.	5,086.99		30,551.94	
Telephone	228.03		1,386.26	
Subtotal-Utilities	6,372.41		37,870.05	
Insurance				
Insurance Premiums	15,527.00		96,806.58	
Subtotal-Insurance	15,527.00		96,806.58	
Reserve Transfers				
Reserve-Pooled			68,084.00	
Subtotal-Reserves			68,084.00	
TOTAL EXPENSES	39,595.63		356,492.48	
EXCESS REVENUE	10,239.52		14,021.38	
BEGINNING BALANCE	83,729.55			
ENDING BALANCE	129,401.92			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 06/30/26

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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		296,668	296,587	82		593,173
Reserve Fees					68,084	68,084			136,168
S/A TRUIST Loan Interst	302		302		2,040		2,040		
Late Fees	-139		-139		2,966		2,966		
Interest	1		1		6		6		
Application Fees	200	25	175		600	150	450		300
Gate Openers		8	-8		150	50	100		100
TOTAL REVENUE	49,835	49,464	371		370,514	364,871	5,643		729,741
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,542	1,542			9,252	9,252			18,504
Postage & Office Supply	693	267	-426		1,290	1,600	310		3,200
Legal & Accounting	185	917	732		4,799	5,500	701		11,000
Fees to Division		34	34		408	204	-204		408
Truist Loan Interest	302		-302		2,040		-2,040		
State Corp. Fees		5	5		61	30	-31		61
Misc/Bad Debt/Website	350	750	400		742	4,500	3,758		9,000
Social & Caring		83	83			500	500		1,000
Subtotal-General/Admin.	3,071	3,598	527		18,593	21,587	2,993		43,173
Landscaping									
Payroll	4,671	5,167	496		29,900	31,000	1,100		62,000
Payroll-Simple Ira 3%	140	158	18		897	950	53		1,900
Payroll-Taxes/HRA	857	1,000	143		5,319	6,000	681		12,000
Grounds Maintenance	7,802	7,833	31		46,812	47,000	188		94,000
Equipt Maint/Gas/Supply	17	167	150		606	1000	394		2,000
Storm Clean Up		417	417			2,500	2,500		5,000
Tree Trimming/Replcmnts	4,645	625	-4,020		4,645	3,750	-895		7,500
Irrigation Maintenance	888	333	-554		1,083	2,000	917		4,000
Fertilize/Mulch		750	750		20,580	4,500	-16,080		9,000
Plant/Shrub/Sod Replcmnt	-4,295	1,250	5,545		14,262	7,500	-6,762		15,000
Lake Maintenance	350	417	67		1,750	2,500	750		5,000
Subtotal-Landscaping	15,075	18,117	3,042		125,854	108,700	-17,154		217,400
Maintenance & Repairs									
Building/Sidewalk Repair	-450	542	992		6,128	3,250	-2,878		6,500
Roof Repairs		167	167			1000	1000		2,000
Other/Gate/Misc.		83	83		3,157	500	-2,657		1,000

General Ledger -- Ballantrae Condominium
2025 Reserves to 06/30/26

06/30/26

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 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
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
1	06/16/26	GJ-48716		900.00		243,261.24	2/28 JACOBS reclass
1	06/24/26 Juniper Landscap	CD-48735		4,095.00		239,166.24	3/27 oaks/carrotwood trim
1	06/24/26 Juniper Landscap	CD-48736		2,931.50		236,234.74	3/27 addt'l hardwoods tri
						236,234.74	
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	06/30/26	GJ-48805			188.54	1,968.17	June SCHWAB int
1	06/30/26	GJ-48806			167.55	2,135.72	June TRUIST M/M int
						2,135.72	
	TOTAL DEBITS=			293,096.02			
	TOTAL CREDITS=				285,337.80		