

BALANCE SHEET - Ballantrae Condominium
AS OF 07/31/26

07/31/26

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	114,411.07
Social Committee/TRUIST	1,584.25

TOTAL OPERATING FUNDS 115,995.32

RESERVE FUNDS

Reserve-TRUIST M/M	87,884.63
Reserve-SCHWAB M/M	172,670.85
Due to Reserve M/M	90,000.00

TOTAL RESERVE FUNDS 350,555.48

OTHER ASSETS

Accounts Receivable	79,712.71
SpecAssmnt/Roof A/R	69,979.00
Prepaid Insurance	93,162.00

TOTAL OTHER ASSETS 242,853.71

TOTAL ASSETS 709,404.51

LIABILITIES

Credit Card P/B	
Social Committee Funds	1,584.25
Deferred Revenue S/A	38,949.09
Deferred Maintenance Fee	98,903.00
Pre-paid Assessments	4,222.95
Due to Reserve M/M	90,000.00
N/P TRUIST BANK	51,192.04

TOTAL LIABILITIES 284,851.33

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	52,433.71
Operating Fund Balance	21,563.98

TOTAL OPER. FUND BALANCES 73,997.69

RESERVE FUND BALANCES

Reserve-Pooled Accounts	267,764.98
Prior Years Reserve Int	80,263.13
Current Year Reserve Int	2,527.37

TOTAL RESERVE FUND BAL. 350,555.48

TOTAL FUND BALANCES 424,553.18

TOTAL LIAB/FUND BALANCES 709,404.50

INCOME STATEMENT - Ballantrae Condominium
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	49,431.00		346,099.00	
Reserve Fees	34,042.00		102,126.00	
S/A TRUIST Loan Interst	281.45		2,321.70	
Late Fees	509.36		3,475.46	
Interest	.93		6.44	
Application Fees			600.00	
Gate Openers			150.00	
TOTAL REVENUE	84,264.74		454,778.60	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,542.00		10,794.00	
Postage & Office Supply	139.80		1,430.11	
Legal & Accounting	319.00		5,118.12	
Fees to Division			408.00	
Truist Loan Interest	281.45		2,321.70	
State Corp. Fees			61.25	
Misc/Bad Debt/Website	170.00		912.18	
Subtotal-General/Admin.	2,452.25		21,045.36	
Landscaping				
Payroll	5,838.50		35,738.20	
Payroll-Simple Ira 3%	175.15		1,072.13	
Payroll-Taxes/HRA	971.65		6,290.72	
Grounds Maintenance	7,801.07		54,613.49	
Equipt Maint/Gas/Supply	376.50		982.08	
Tree Trimming/Replcmnts			4,645.22	
Irrigation Maintenance	1,449.48		2,532.89	
Fertilize/Mulch	58.82		20,638.52	
Plant/Shrub/Sod Replcmnt	275.51		14,537.09	
Lake Maintenance	700.00		2,450.00	
Subtotal-Landscaping	17,646.68		143,500.34	
Maintenance & Repairs				
Building/Sidewalk Repair	462.88		6,590.79	
Other/Gate/Misc.	167.19		3,324.36	
Subtotal-Maint & Repairs	630.07		9,915.15	
Utilities				
Electric	1,107.47		7,039.32	

	Month to Date	%	Year to Date	%
Cable T.V.	5,086.99		35,638.93	
Telephone	229.68		1,615.94	
Subtotal-Utilities	6,424.14		44,294.19	
Insurance				
Insurance Premiums	15,527.00		112,333.58	
Subtotal-Insurance	15,527.00		112,333.58	
Reserve Transfers				
Reserve-Pooled	34,042.00		102,126.00	
Subtotal-Reserves	34,042.00		102,126.00	
TOTAL EXPENSES	76,722.14		433,214.62	
EXCESS REVENUE	7,542.60		21,563.98	
BEGINNING BALANCE	129,401.92			
ENDING BALANCE	114,411.07			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 07/31/26

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	49,431	49,431			346,099	346,018	81		593,173
Reserve Fees	34,042	34,042			102,126	102,126			136,168
S/A TRUIST Loan Interst	281		281		2,322		2,322		
Late Fees	509		509		3,475		3,475		
Interest	1		1		6		6		
Application Fees		25	-25		600	175	425		300
Gate Openers		8	-8		150	58	92		100
TOTAL REVENUE	84,265	83,506	758		454,779	448,377	6,402		729,741
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,542	1,542			10,794	10,794			18,504
Postage & Office Supply	140	267	127		1,430	1,867	437		3,200
Legal & Accounting	319	917	598		5,118	6,417	1,299		11,000
Fees to Division		34	34		408	238	-170		408
Truist Loan Interest	281		-281		2,322		-2,322		
State Corp. Fees		5	5		61	36	-26		61
Misc/Bad Debt/Website	170	750	580		912	5,250	4,338		9,000
Social & Caring		83	83			583	583		1,000
Subtotal-General/Admin.	2,452	3,598	1,146		21,045	25,184	4,139		43,173
Landscaping									
Payroll	5,839	5,167	-672		35,738	36,167	428		62,000
Payroll-Simple Ira 3%	175	158	-17		1,072	1,108	36		1,900
Payroll-Taxes/HRA	972	1,000	28		6,291	7,000	709		12,000
Grounds Maintenance	7,801	7,833	32		54,613	54,833	220		94,000
Equipt Maint/Gas/Supply	377	167	-210		982	1,167	185		2,000
Storm Clean Up		417	417			2,917	2,917		5,000
Tree Trimming/Replcmnts		625	625		4,645	4,375	-270		7,500
Irrigation Maintenance	1,449	333	-1,116		2,533	2,333	-200		4,000
Fertilize/Mulch	59	750	691		20,639	5,250	-15,389		9,000
Plant/Shrub/Sod Replcmnt	276	1,250	974		14,537	8,750	-5,787		15,000
Lake Maintenance	700	417	-283		2,450	2,917	467		5,000
Subtotal-Landscaping	17,647	18,117	470		143,500	126,817	-16,684		217,400
Maintenance & Repairs									
Building/Sidevalk Repair	463	542	79		6,591	3,792	-2,799		6,500
Roof Repairs		167	167			1,167	1,167		2,000
Other/Gate/Misc.	167	83	-84		3,324	583	-2,741		1,000

General Ledger -- Ballantrae Condominium
2026 Reserves to 07/31/26

07/31/26

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 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 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
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 addtl hardwoods tri
1	07/01/26	GJ-48823			34,042.00	270,276.74	3rd Qtr. POOLED Reserve
1	07/09/26 Ace Pump South,	CD-48859		2,511.76		267,764.98	Irrigation-5HP motor
						267,764.98	
3335	Prior Years Reserve Int	CREDIT	71,025.05				
1	01/01/26	GJ-47820			9,238.00	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
1	07/31/26	GJ-48998			208.16	2,343.88	SCHWAB M/M July int

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
1	07/31/26	GJ-48999			183.49	2,527.37 2,527.37	TRUIST M/M July int
	TOTAL DEBITS=			295,607.78			
	TOTAL CREDITS=				319,771.45		