

BALANCE SHEET - Ballantrae Condominium
AS OF 08/31/26

08/31/26

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	94,962.25
Social Committee/TRUIST	1,584.25

TOTAL OPERATING FUNDS	96,546.50
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RESERVE FUNDS

Reserve-TRUIST M/M	103,005.45
Reserve-SCHWAB M/M	172,854.63
Due to Reserve M/M	75,000.00

TOTAL RESERVE FUNDS	350,860.08
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OTHER ASSETS

Accounts Receivable	56,604.71
SpecAssmnt/Roof A/R	67,199.00
Prepaid Insurance	77,635.00

TOTAL OTHER ASSETS	201,438.71
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TOTAL ASSETS	648,845.29
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LIABILITIES

Social Committee Funds	1,584.25
Deferred Revenue S/A	38,669.17
Deferred Maintenance Fee	49,472.00
Pre-paid Assessments	4,812.95
Due to Reserve M/M	75,000.00
N/P TRUIST BANK	49,195.52

TOTAL LIABILITIES	218,733.89
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FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	52,433.71
Operating Fund Balance	26,817.60

TOTAL OPER. FUND BALANCES	79,251.31
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RESERVE FUND BALANCES

Reserve-Pooled Accounts	267,764.98
Prior Years Reserve Int	80,263.13
Current Year Reserve Int	2,831.97

TOTAL RESERVE FUND BAL.	350,860.08
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TOTAL FUND BALANCES	430,111.40
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TOTAL LIAB/FUND BALANCES	648,845.28
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INCOME STATEMENT - Ballantrae Condominium
AS OF 08/31/26

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	49,431.00		395,530.00	
Reserve Fees			102,126.00	
S/A TRUIST Loan Interst	279.92		2,601.62	
Late Fees			3,475.46	
Interest	.93		7.37	
Application Fees	200.00		800.00	
Gate Openers			150.00	
TOTAL REVENUE	49,911.85		504,690.45	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,542.00		12,336.00	
Postage & Office Supply	146.78		1,576.89	
Legal & Accounting	372.50		5,490.62	
Fees to Division			408.00	
Truist Loan Interest	279.92		2,601.62	
State Corp. Fees			61.25	
Misc/Bad Debt/Website	529.76		1,441.94	
Subtotal-General/Admin.	2,870.96		23,916.32	
Landscaping				
Payroll	4,670.80		40,409.00	
Payroll-Simple Ira 3%	140.12		1,212.25	
Payroll-Taxes/HRA	857.31		7,148.03	
Grounds Maintenance	7,802.07		62,415.56	
Equipt Maint/Gas/Supply	89.43		1,071.51	
Tree Trimming/Replcmnts	1,300.00		5,945.22	
Irrigation Maintenance	4,657.70		7,190.59	
Fertilize/Mulch			20,638.52	
Plant/Shrub/Sod Replcmnt	281.75		14,818.84	
Lake Maintenance	350.00		2,800.00	
Subtotal-Landscaping	20,149.18		163,649.52	
Maintenance & Repairs				
Building/Sidewalk Repair			6,590.79	
Other/Gate/Misc.			3,324.36	
Subtotal-Maint & Repairs			9,915.15	
Utilities				
Electric	792.06		7,831.38	

	Month to Date	%	Year to Date	%
Cable T.V.	5,089.35		40,728.28	
Telephone	229.68		1,845.62	
Subtotal-Utilities	6,111.09		50,405.28	
Insurance				
Insurance Premiums	15,527.00		127,860.58	
Subtotal-Insurance	15,527.00		127,860.58	
Reserve Transfers				
Reserve-Pooled			102,126.00	
Subtotal-Reserves			102,126.00	
TOTAL EXPENSES	44,658.23		477,872.85	
EXCESS REVENUE	5,253.62		26,817.60	
BEGINNING BALANCE	114,411.07			
ENDING BALANCE	94,962.25			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 08/31/26

08/31/26

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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	49,431	49,431			395,530	395,449	81		593,173
Reserve Fees					102,126	102,126			136,168
S/A TRUIST Loan Interst	280		280		2,602		2,602		
Late Fees					3,475		3,475		
Interest	1		1		7		7		
Application Fees	200	25	175		800	200	600		300
Gate Openers		8	-8		150	67	83		100
TOTAL REVENUE	49,912	49,464	447		504,690	497,841	6,849		729,741
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,542	1,542			12,336	12,336			18,504
Postage & Office Supply	147	267	120		1,577	2,133	556		3,200
Legal & Accounting	373	917	544		5,491	7,333	1,843		11,000
Fees to Division		34	34		408	272	-136		408
Truist Loan Interest	280		-280		2,602		-2,602		
State Corp. Fees		5	5		61	41	-21		61
Misc/Bad Debt/Website	530	750	220		1,442	6,000	4,558		9,000
Social & Caring		83	83			667	667		1,000
Subtotal-General/Admin.	2,871	3,598	727		23,916	28,782	4,866		43,173
Landscaping									
Payroll	4,671	5,167	496		40,409	41,333	924		62,000
Payroll-Simple Ira 3%	140	158	18		1,212	1,267	54		1,900
Payroll-Taxes/HRA	857	1,000	143		7,148	8,000	852		12,000
Grounds Maintenance	7,802	7,833	31		62,416	62,667	251		94,000
Equipt Maint/Gas/Supply	89	167	77		1,072	1,333	262		2,000
Storm Clean Up		417	417			3,333	3,333		5,000
Tree Trimming/Replcmnts	1,300	625	-675		5,945	5,000	-945		7,500
Irrigation Maintenance	4,658	333	-4,324		7,191	2,667	-4,524		4,000
Fertilize/Mulch		750	750		20,639	6,000	-14,639		9,000
Plant/Shrub/Sod Replcmnt	282	1,250	968		14,819	10,000	-4,819		15,000
Lake Maintenance	350	417	67		2,800	3,333	533		5,000
Subtotal-Landscaping	20,149	18,117	-2,033		163,650	144,933	-18,716		217,400
Maintenance & Repairs									
Building/Sidewalk Repair		542	542		6,591	4,333	-2,257		6,500
Roof Repairs		167	167			1,333	1,333		2,000
Other/Gate/Misc.		83	83		3,324	667	-2,658		1,000

General Ledger -- Ballantrae Condominium
2026 Reserves to 08/31/26

08/31/26

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
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
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			9,238.08	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
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	TRUIST M/M July int
1	08/31/26	GJ-49150			183.78	2,711.15	August SCHWAB interest
1	08/31/26	GJ-49151			120.82	2,831.97	August TRUIST M/M int
						2,831.97	
	TOTAL DEBITS=			295,607.78			
	TOTAL CREDITS=				320,076.05		