

BALANCE SHEET - Ballantrae Condominium
AS OF 09/30/26

09/30/26

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

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

ASSETS

OPERATING FUNDS

Operating/TRUIST	132,755.31
Social Committee/TRUIST	1,584.25

TOTAL OPERATING FUNDS 134,339.56

RESERVE FUNDS

Reserve-TRUIST M/M	118,136.04
Reserve-SHWAB M/M	172,946.49
Due to Reserve M/M	60,000.00

TOTAL RESERVE FUNDS 351,082.53

OTHER ASSETS

Accounts Receivable	32,630.73
SpecAssmnt/Roof A/R	64,419.00
Prepaid Insurance	62,108.00

TOTAL OTHER ASSETS 159,157.73

TOTAL ASSETS 644,579.82
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LIABILITIES

Credit Card P/B	66.62
Social Committee Funds	1,584.25
Deferred Revenue S/A	38,400.16
Deferred Maintenance Fee	
Pre-paid Assessments	59,548.97
Due to Reserve M/M	60,000.00
N/P TRUIST BANK	47,188.09

TOTAL LIABILITIES 206,788.09

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances	52,433.71
Operating Fund Balance	34,171.38

TOTAL OPER. FUND BALANCES 86,605.09

RESERVE FUND BALANCES

Reserve-Pooled Accounts	267,764.98
Prior Years Reserve Int	80,263.13
Current Year Reserve Int	3,158.52

TOTAL RESERVE FUND BAL. 351,186.63

TOTAL FUND BALANCES 437,791.73

TOTAL LIAB/FUND BALANCES 644,579.81

INCOME STATEMENT - Ballantrae Condominium
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	49,472.00		445,002.00	
Reserve Fees			102,126.00	
S/A TRUIST Loan Interst	269.01		2,870.63	
Late Fees			3,475.46	
Interest	.78		8.15	
Application Fees			800.00	
Gate Openers			150.00	
TOTAL REVENUE	49,741.79		554,432.24	
OPERATING EXPENSES				
General/Administrative				
Management Fee	1,542.00		13,878.00	
Postage & Office Supply	277.54		1,854.43	
Legal & Accounting	3,925.00		9,415.62	
Fees to Division			408.00	
Truist Loan Interest	269.01		2,870.63	
State Corp. Fees			61.25	
Misc/Bad Debt/Website			1,441.94	
Subtotal-General/Admin.	6,013.55		29,929.87	
Landscaping				
Payroll	4,670.80		45,079.80	
Payroll-Simple Ira 3%	140.12		1,352.37	
Payroll-Taxes/HRA	882.31		8,030.34	
Grounds Maintenance	7,802.08		70,217.64	
Equipt Maint/Gas/Supply	479.91		1,551.42	
Tree Trimming/Replcmnts			5,945.22	
Irrigation Maintenance			7,190.59	
Fertilize/Mulch			20,638.52	
Plant/Shrub/Sod Replcmnt			14,818.84	
Lake Maintenance	350.00		3,150.00	
Subtotal-Landscaping	14,325.22		177,974.74	
Maintenance & Repairs				
Building/Sidewalk Repair	430.48		7,021.27	
Other/Gate/Misc.			3,324.36	
Subtotal-Maint & Repairs	430.48		10,345.63	
Utilities				
Electric	773.91		8,605.29	

	Month to Date	%	Year to Date	%
Cable T.V.	5,088.17		45,816.45	
Telephone	229.68		2,075.30	
Subtotal-Utilities	6,091.76		56,497.04	
Insurance				
Insurance Premiums	15,527.00		143,387.58	
Subtotal-Insurance	15,527.00		143,387.58	
Reserve Transfers				
Reserve-Pooled			102,126.00	
Subtotal-Reserves			102,126.00	
TOTAL EXPENSES	42,388.01		520,260.86	
EXCESS REVENUE	7,353.78		34,171.38	
BEGINNING BALANCE	94,962.25			
ENDING BALANCE	132,755.31			

BUDGET COMPARISON - Ballantrae Condominium
AS OF 09/30/26

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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		445,002	444,880	122		593,173
Reserve Fees					102,126	102,126			136,168
S/A TRUIST Loan Interst	269		269		2,871		2,871		
Late Fees					3,475		3,475		
Interest	1		1		8		8		
Application Fees		25	-25		800	225	575		300
Gate Openers		8	-8		150	75	75		100
TOTAL REVENUE	49,742	49,464	277		554,432	547,306	7,126		729,741
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,542	1,542			13,878	13,878			18,504
Postage & Office Supply	278	267	-11		1,854	2,400	546		3,200
Legal & Accounting	3,925	917	-3,008		9,416	8,250	-1,166		11,000
Fees to Division		34	34		408	306	-102		408
Truist Loan Interest	269		-269		2,871		-2,871		
State Corp. Fees		5	5		61	46	-16		61
Misc/Bad Debt/Website		750	750		1,442	6,750	5,308		9,000
Social & Caring		83	83			750	750		1,000
Subtotal-General/Admin.	6,014	3,598	-2,416		29,930	32,380	2,450		43,173
Landscaping									
Payroll	4,671	5,167	496		45,000	46,500	1,420		62,000
Payroll-Simple Ira 3%	140	158	18		1,352	1,425	73		1,900
Payroll-Taxes/HRA	882	1,000	118		8,030	9,000	970		12,000
Grounds Maintenance	7,802	7,833	31		70,218	70,500	282		94,000
Equipt Maint/Gas/Supply	480	167	-313		1,551	1,500	-51		2,000
Storm Clean Up		417	417			3,750	3,750		5,000
Tree Trimming/Replcmnts		625	625		5,945	5,625	-320		7,500
Irrigation Maintenance		333	333		7,191	3,000	-4,191		4,000
Fertilize/Mulch		750	750		20,639	6,750	-13,889		9,000
Plant/Shrub/Sod Replcmnt		1,250	1,250		14,819	11,250	-3,569		15,000
Lake Maintenance	350	417	67		3,150	3,750	600		5,000
Subtotal-Landscaping	14,325	18,117	3,791		177,975	163,050	-14,925		217,400
Maintenance & Repairs									
Building/Sidewalk Repair	430	542	111		7,021	4,875	-2,146		6,500
Roof Repairs		167	167			1,500	1,500		2,000
Other/Gate/Misc.		83	83		3,324	750	-2,574		1,000

General Ledger -- Ballantrae Condominium
2026 Reserves to 09/30/26

09/30/26

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 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
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			9,238.00	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		9,238.00	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		9,238.00		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	REFERENCE	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
	1	09/30/26	GJ-49325			195.96	3,027.93	September SCHWAB interest
	1	09/30/26	GJ-49326			130.59	3,158.52	Sept TRUIST M/M int
							3,158.52	
		TOTAL DEBITS=			295,607.78			
		TOTAL CREDITS=				320,402.60		