BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 01/31/21
AS OF 01/31/21

PREPARED FOR :
GRAND OAKS AT PANTHER RIDGE
c/o Miller Mgmt. Services
2848 Proctor Road
Sarasota, FL 34231

PREPARED BY :
Miller Mgmt. Services Inc.
2848 Proctor Road
Sarasota, FL 34231

ASSETS	
Cash Operating	32,069.66
OTHER ASSETS	
Accounts Receivable	5,606.69
Prepaid Insurance	1,265.00
TOTAL OTHER ASSETS	6,871.69
TOTAL ASSETS	38,941.35
LIABILITIES	
Accounts Payable	
Deferred Maintenance Fee	10,201.50
Prepaid Assessments	3,927.96
TOTAL LIABILITIES	14,129.46
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	17,002.39
Operating Fund Balance	321.50
TOTAL OPER.FUND BALANCES	17,323.89
Reserve-General	7,488.00
TOTAL FUND BALANCES	24,811.89
TOTAL LIAB/FUND BALANCES	38,941.35

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 01/31/21
AS OF 01/31/21

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Sarasota, FL 34231

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,038.50		2,038.50	
Reserve Fees	360.00		360.00	
TOTAL REVENUE	2,398.50		2,398.50	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		315.00	
Administrative	3.00		3.00	
Legal & Accounting	125.00		125.00	
Insurance	114.00		114.00	
Total Administrative	557.00		557.00	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		810.00	
Lake Maintenance	155.00		155.00	
Electricity	195.00		195.00	
TOTAL MAINT & UTILITIES	1,160.00		1,160.00	
Reserve Exp-General	360.00		360.00	
TOTAL EXPENSES	2,077.00		2,077.00	
EXCESS REVENUE	321.50		321.50	

BEGINNING BALANCE	30,543.61
ENDING BALANCE	32,069.66

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 01/31/21
AS OF 01/31/21

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GRAND OAKS AT PANTHER RIDGE
c/o Miller Mgmt. Services
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Sarasota, FL 34231

PREPARED BY :
Miller Mgmt. Services Inc.
2848 Proctor Road
Sarasota, FL 34231

	MTD Actual	MTD Budget	MTD $Var.	%	YTD Actual	YTD Budget	YTD $Var.	%	Annual
REVENUE									
Maintenance Assessment	2,039	2,039			2,039	2,039			24,462
Reserve Fees	360	360			360	360			720
TOTAL REVENUE	2,399	2,399			2,399	2,399			25,182
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			315	315			3,780
Administrative	3	65	62		3	65	62		780
Legal & Accounting	125	75	-50		125	75	-50		900
Insurance	114	125	11		114	125	11		1,500
Licenses, Permits & Fees		6	6			6	6		72
Total Administrative	557	586	29		557	586	29		7,032
MAINTENANCE & UTILITIES									
Common Area Mowing	810	810			810	810			9,720
Grounds Supplies		75	75			75	75		900
Tree/Other Grnds Maint.		65	65			65	65		780
Lake Maintenance	155	200	45		155	200	45		2,400
Repairs & Replacement		83	83			83	83		990
Electricity	195	200	5		195	200	5		2,400
Entrance Security		20	20			20	20		240
TOTAL MAINT & UTILITIES	1,160	1,453	293		1,160	1,453	293		17,430
Reserve Exp-General	360	360			360	360			720
TOTAL EXPENSES	2,077	2,399	322		2,077	2,399	322		25,182
EXCESS REVENUE	322		322		322		322		

BEGINNING BALANCE	30,543.61
ENDING BALANCE	32,069.66

EXPENSE REGISTER

01/31/21

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5585	2285	01/05/21	127	Wagler's Irrigation, Inc.	100.00	Accounts Payable	12/23 locate pump in lake
5586	2286	01/05/21	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	January Water Mgmt
5587	2287	01/05/21	140	Action Property Maint. LL	810.00	Common Area Mowing	January Lawn Maintenance
5588	2288	01/05/21	100	Miller Mgmt. Services Inc	11.95	Accounts Payable	December Supplies
5589	2289	01/05/21	130	Becker & Poliakoff, P.A.	125.00	Legal & Accounting	2021 Retainer
5590	2288	01/05/21	100	Miller Mgmt. Services Inc	315.00	Management Fee	January Management
5597	insR	01/07/21	119	Guided Insurance Solution	803.00	Prepaid Insurance	1/10/21-22 D&O renewal
					3.00	Administrative	
5598	autoR	01/04/21	118	Auto Owners Insurance Co.	576.00	Prepaid Insurance	1/10/21-22 renewal
5607	011621	01/16/21	101	Peace River Electric	53.00	Electricity	Svc to 01/16/21
5608	18121	01/18/21	101	Peace River Electric	142.00	Electricity	Svc to 01/18/21
				TOTAL DISBURSEMENTS	3,093.95		
				TOTAL UNPAID BILLS	0.00		

ACCT	PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301		Reserve-General	CREDIT	7,128.00				
	1	01/01/21	GJ-5595			360.00	7,488.00	1st 1/2 2021 GENERAL Resr
							7,488.00	
		TOTAL DEBITS=						
		TOTAL CREDITS=				360.00		