BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 02/29/20
AS OF 02/29/20

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	33,583.82
OTHER ASSETS	
Accounts Receivable	2,140.56
Prepaid Insurance	1,150.00
TOTAL OTHER ASSETS	3,290.56
TOTAL ASSETS	36,874.38
LIABILITIES	
Accounts Payable	
Deferred Maintenance Fee	8,103.00
Prepaid Assessments	2,100.00
TOTAL LIABILITIES	10,203.00
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	15,594.43
Operating Fund Balance	-301.05
TOTAL OPER.FUND BALANCES	15,293.38
Reserve-General	11,378.00
TOTAL FUND BALANCES	26,671.38
TOTAL LIAB/FUND BALANCES	36,874.38

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 02/29/20
AS OF 02/29/20

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,023.50		4,047.00	
Reserve Fees			450.00	
Late Fees	60.00		60.00	
TOTAL REVENUE	2,083.50		4,557.00	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		630.00	
Administrative			124.05	
Legal & Accounting	190.00		315.00	
Insurance	115.00		229.00	
Total Administrative	620.00		1,298.05	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		1,620.00	
Lake Maintenance	155.00		310.00	
Repairs & Replacement	782.00		782.00	
Electricity	199.00		398.00	
TOTAL MAINT & UTILITIES	1,946.00		3,110.00	
Reserve Exp-General			450.00	
TOTAL EXPENSES	2,566.00		4,858.05	
EXCESS REVENUE	-482.50		-301.05	

BEGINNING BALANCE	35,031.17
ENDING BALANCE	33,583.82

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 02/29/20
AS OF 02/29/20

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c/o Miller Mgmt. Services
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Sarasota, FL 34231

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2848 Proctor Road
Sarasota, FL 34231

	MTD Actual	MTD Budget	MTD $Var.	%	YTD Actual	YTD Budget	YTD $Var.	%	Annual
REVENUE									
Maintenance Assessment	2,024	2,024			4,047	4,047			24,282
Reserve Fees					450	450			900
Late Fees	60		60		60		60		
TOTAL REVENUE	2,084	2,024	60		4,557	4,497	60		25,182
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			630	630			3,780
Administrative		65	65		124	130	6		780
Legal & Accounting	190	75	-115		315	150	-165		900
Insurance	115	125	10		229	250	21		1,500
Licenses, Permits & Fees		6	6			12	12		72
Total Administrative	620	586	-34		1,298	1,172	-126		7,032
MAINTENANCE & UTILITIES									
Common Area Mowing	810	810			1,620	1,620			9,720
Grounds Supplies		75	75			150	150		900
Tree/Other Grnds Maint.		65	65			130	130		780
Lake Maintenance	155	155			310	310			1,860
Repairs & Replacement	782	83	-700		782	165	-617		990
Electricity	199	225	26		398	450	52		2,700
Entrance Security		25	25			50	50		300
TOTAL MAINT & UTILITIES	1,946	1,438	-509		3,110	2,875	-235		17,250
Reserve Exp-General					450	450			900
TOTAL EXPENSES	2,566	2,024	-543		4,858	4,497	-361		25,182
EXCESS REVENUE	-483		-483		-301		-301		

BEGINNING BALANCE	35,031.17
ENDING BALANCE	33,583.82

EXPENSE REGISTER

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5356	2238	02/04/20	122	The Lake Doctors, Inc.	155.00	Accounts Payable	January Water Mgmt
5357	2238	02/04/20	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	February Water Mgmt
5358	2239	02/04/20	140	Action Property Maint. LL	810.00	Common Area Mowing	February mowing
5359	2240	02/04/20	100	Miller Mgmt. Services Inc	111.35	Accounts Payable	January supplies
5360	2240	02/04/20	100	Miller Mgmt. Services Inc	315.00	Management Fee	February Management
5371	21720	02/17/20	101	Peace River Electric	54.00	Electricity	Svc to 02/17/20
5372	2241	02/28/20	013	Flanagan & Janson, Inc.	190.00	Legal & Accounting	2019 1120-H tax form prep
5373	2242	02/28/20	109	Francis J. Wojdyla	182.00	Repairs & Replacemen	repl. lamps & photocells
5374	2243	02/28/20	140	Action Property Maint. LL	600.00	Repairs & Replacemen	press.clean fencing/pillar
5380	21920	02/19/20	101	Peace River Electric	145.00	Electricity	Svc to 02/19/20
				TOTAL DISBURSEMENTS	2,717.35		
				TOTAL UNPAID BILLS	0.00		

ACCT	PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301		Reserve-General	CREDIT	10,928.00				
	1	01/13/20	GJ-5332			450.00	11,378.00	1st 1/2 2020 GENERAL Rese
							11,378.00	
		TOTAL DEBITS=						
		TOTAL CREDITS=				450.00		