BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 02/28/21
AS OF 02/28/21

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	29,499.16
OTHER ASSETS	
Accounts Receivable	2,098.73
Prepaid Insurance	1,150.00
TOTAL OTHER ASSETS	3,248.73
TOTAL ASSETS	32,747.89
LIABILITIES	
Deferred Maintenance Fee	8,163.00
Prepaid Assessments	2,520.00
TOTAL LIABILITIES	10,683.00
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	17,002.39
Operating Fund Balance	-2,425.50
TOTAL OPER.FUND BALANCES	14,576.89
Reserve-General	7,488.00
TOTAL FUND BALANCES	22,064.89
TOTAL LIAB/FUND BALANCES	32,747.89

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 02/28/21
AS OF 02/28/21

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,038.50		4,077.00	
Reserve Fees			360.00	
TOTAL REVENUE	2,038.50		4,437.00	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		630.00	
Administrative	125.25		128.25	
Legal & Accounting	210.00		335.00	
Insurance	115.00		229.00	
Licenses, Permits & Fees	61.25		61.25	
Total Administrative	826.50		1,383.50	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		1,620.00	
Lake Maintenance	155.00		310.00	
Electricity	194.00		389.00	
Contingency Expense	2,800.00		2,800.00	
TOTAL MAINT & UTILITIES	3,959.00		5,119.00	
Reserve Exp-General			360.00	
TOTAL EXPENSES	4,785.50		6,862.50	
EXCESS REVENUE	-2,747.00		-2,425.50	

BEGINNING BALANCE	32,069.66
ENDING BALANCE	29,499.16

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 02/28/21
AS OF 02/28/21

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PREPARED BY :
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Sarasota, FL 34231

	MTD Actual	MTD Budget	MTD $Var.	%	YTD Actual	YTD Budget	YTD $Var.	%	Annual
REVENUE									
Maintenance Assessment	2,039	2,039			4,077	4,077			24,462
Reserve Fees					360	360			720
TOTAL REVENUE	2,039	2,039			4,437	4,437			25,182
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			630	630			3,780
Administrative	125	65	-60		128	130	2		780
Legal & Accounting	210	75	-135		335	150	-185		900
Insurance	115	125	10		229	250	21		1,500
Licenses, Permits & Fees	61	6	-55		61	12	-49		72
Total Administrative	827	586	-241		1,384	1,172	-212		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	200	45		310	400	90		2,400
Repairs & Replacement		83	83			165	165		990
Electricity	194	200	6		389	400	11		2,400
Entrance Security		20	20			40	40		240
Contingency Expense	2,800		-2,800		2,800		-2,800		
TOTAL MAINT & UTILITIES	3,959	1,453	-2,507		5,119	2,905	-2,214		17,430
Reserve Exp-General					360	360			720
TOTAL EXPENSES	4,786	2,039	-2,747		6,863	4,437	-2,426		25,182
EXCESS REVENUE	-2,747		-2,747		-2,426		-2,426		

BEGINNING BALANCE	32,069.66
ENDING BALANCE	29,499.16

EXPENSE REGISTER

02/28/21

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5620	2290R	02/02/21	140	Action Property Maint. LL	810.00	Common Area Mowing	February mowing
5621	2291R	02/02/21	145	Menchinger & Tyack CPAs,	210.00	Legal & Accounting	2020 1120-H tax form prep
5622	2292	02/02/21	100	Miller Mgmt. Services Inc	125.25	Administrative	January supplies
5623	2292	02/02/21	100	Miller Mgmt. Services Inc	315.00	Management Fee	February Management
5624	2293	02/02/21	114	Florida Department of Sta	61.25	Licenses, Permits &	'21 Annual Corp. Report
5625	2294R	02/02/21	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	February Water Management
5632	2295	02/26/21	146	Thompson Well Drilling, I	2,800.00	Contingency Expense	pull/replace 1.5hp pump
5637	prelec	02/23/21	101	Peace River Electric	142.00	Electricity	Svc to 02/23/21
5638	prele	02/22/21	101	Peace River Electric	52.00	Electricity	Svc to 02/22/21
				TOTAL DISBURSEMENTS	4,670.50		
				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		