BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 02/28/22
AS OF 02/28/22

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	29,466.41
OTHER ASSETS	
Accounts Receivable	1,334.39
Prepaid Insurance	1,200.00
TOTAL OTHER ASSETS	2,534.39
TOTAL ASSETS	32,000.80
LIABILITIES	
Deferred Maintenance Fee	8,663.00
Prepaid Assessments	1,335.00
TOTAL LIABILITIES	9,998.00
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	13,390.45
Operating Fund Balance	404.35
TOTAL OPER.FUND BALANCES	13,794.80
Reserve-General	8,208.00
TOTAL FUND BALANCES	22,002.80
TOTAL LIAB/FUND BALANCES	32,000.80

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 02/28/22
AS OF 02/28/22

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,163.50		4,327.00	
Reserve Fees			360.00	
Late Fees			51.01	
TOTAL REVENUE	2,163.50		4,738.01	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		630.00	
Administrative	136.45		136.45	
Legal & Accounting			340.00	
Insurance	120.00		239.96	
Licenses, Permits & Fees			61.25	
Total Administrative	571.45		1,407.66	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		1,620.00	
Lake Maintenance	155.00		310.00	
Repairs & Replacement			245.00	
Electricity	197.00		391.00	
TOTAL MAINT & UTILITIES	1,162.00		2,566.00	
Reserve Exp-General			360.00	
TOTAL EXPENSES	1,733.45		4,333.66	
EXCESS REVENUE	430.05		404.35	

BEGINNING BALANCE	30,634.86
ENDING BALANCE	29,466.41

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 02/28/22
AS OF 02/28/22

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c/o Miller Mgmt. Services
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Sarasota, FL 34231

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	MTD Actual	MTD Budget	MTD $Var.	%	YTD Actual	YTD Budget	YTD $Var.	%	Annual
REVENUE									
Maintenance Assessment	2,164	2,164			4,327	4,327			25,962
Reserve Fees					360	360			720
Late Fees					51		51		
TOTAL REVENUE	2,164	2,164			4,738	4,687	51		26,682
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			630	630			3,780
Administrative	136	70	-66		136	140	4		840
Legal & Accounting		125	125		340	250	-90		1,500
Insurance	120	135	15		240	270	30		1,620
Licenses, Permits & Fees		6	6		61	12	-49		72
Total Administrative	571	651	80		1,408	1,302	-106		7,812
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		245	165	-80		990
Electricity	197	200	3		391	400	9		2,400
Entrance Security		20	20			40	40		240
TOTAL MAINT & UTILITIES	1,162	1,453	291		2,566	2,905	339		17,430
Reserve Exp-General					360	360			720
TOTAL EXPENSES	1,733	2,104	370		4,334	4,567	233		25,962
EXCESS REVENUE	430	60	370		404	120	284		720

BEGINNING BALANCE	30,634.86
ENDING BALANCE	29,466.41

EXPENSE REGISTER

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5882	2345R	02/01/22	100	Miller Mgmt. Services Inc	136.45	Administrative	January supplies
5883	2343R	02/01/22	140	Action Property Maint. LL	810.00	Common Area Mowing	February Lawn Maintenance
5884	2344	02/01/22	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	February Water Management
5888	21522	02/15/22	101	Peace River Electric	60.00	Electricity	Svc to 02/15
5889	22222	02/22/22	101	Peace River Electric	137.00	Electricity	Svc to 02/22/22
5890	2346	02/28/22	100	Miller Mgmt. Services Inc	315.00	Management Fee	February Management
				TOTAL DISBURSEMENTS	1,613.45		
				TOTAL UNPAID BILLS	0.00		

General Ledger -- GRAND OAKS AT PANTHER RIDGE
2022 Reserves to 02/28/22

02/28/22

ACCT	PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301		Reserve-General	CREDIT	7,840.00				
	1	01/01/22	GJ-5852			360.00	8,200.00	1st 1/2 2022 GENERAL Res
							8,200.00	
		TOTAL DEBITS=						
		TOTAL CREDITS=				360.00		