

BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE
AS OF 04/30/20

04/30/20

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	32,105.68
OTHER ASSETS	
Accounts Receivable	850.56
Prepaid Insurance	920.00
TOTAL OTHER ASSETS	1,770.56
TOTAL ASSETS	33,876.24

LIABILITIES

Deferred Maintenance Fee	4,056.00
Prepaid Assessments	2,520.00
TOTAL LIABILITIES	6,576.00

FUND BALANCES

OPERATING FUND BALANCES	
Accum. Oper. Fund Balances	15,594.43
Operating Fund Balance	327.81
TOTAL OPER. FUND BALANCES	15,922.24
Reserve-General	11,378.00
TOTAL FUND BALANCES	27,300.24
TOTAL LIAB/FUND BALANCES	33,876.24

INCOME STATEMENT GRAND OAKS AT PANTHER RIDGE
AS OF 04/30/20

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,023.50		8,094.00	
Reserve Fees			450.00	
Late Fees			60.00	
TOTAL REVENUE	2,023.50		8,604.00	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		1,260.00	
Administrative	146.39		300.94	
Legal & Accounting			315.00	
Insurance	115.00		459.00	
Licenses, Permits & Fees			61.25	
Total Administrative	576.39		2,396.19	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		3,240.00	
Lake Maintenance	155.00		620.00	
Repairs & Replacement			782.00	
Electricity	193.00		788.00	
TOTAL MAINT & UTILITIES	1,158.00		5,430.00	
Reserve Exp-General			450.00	
TOTAL EXPENSES	1,734.39		8,276.19	
EXCESS REVENUE	289.11		327.81	
BEGINNING BALANCE	33,725.07			
ENDING BALANCE	32,105.68			

EXPENSE REGISTER

04/30/20

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5401	2248R	04/01/20	140	Action Property Maint. LL	810.00	Common Area Mowing	April Landscape Maint
5402	2249R	04/01/20	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	April water wgmt
5403	2250	04/01/20	100	Miller Mgmt. Services Inc	146.39	Administrative	March supplies
5404	2250	04/01/20	100	Miller Mgmt. Services Inc	315.00	Management Fee	April Management
5407	41720	04/17/20	101	Peace River Electric	51.00	Electricity	Svc to 04/17/20
5412	42020	04/20/20	101	Peace River Electric	142.00	Electricity	Svc to 04/20
				TOTAL DISBURSEMENTS	1,619.39		
				TOTAL UNPAID BILLS	0.00		

General Ledger -- GRAND OAKS AT PANTHER RIDGE
 2020 Reserves to 04/30/20

04/30/20

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		