BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 05/31/21
AS OF 05/31/21

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	22,889.58
OTHER ASSETS	
Accounts Receivable	1,234.12
Prepaid Insurance	805.00
TOTAL OTHER ASSETS	2,039.12
TOTAL ASSETS	24,928.70
LIABILITIES	
Deferred Maintenance Fee	2,047.50
Prepaid Assessments	2,520.00
TOTAL LIABILITIES	4,567.50
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	17,002.39
Operating Fund Balance	-4,129.19
TOTAL OPER.FUND BALANCES	12,873.20
Reserve-General	7,488.00
TOTAL FUND BALANCES	20,361.20
TOTAL LIAB/FUND BALANCES	24,928.70

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 05/31/21
AS OF 05/31/21

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,038.50		10,192.50	
Reserve Fees			360.00	
Late Fees			95.39	
TOTAL REVENUE	2,038.50		10,647.89	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		1,575.00	
Administrative	745.40		1,034.52	
Legal & Accounting			335.00	
Insurance	115.00		574.00	
Licenses, Permits & Fees			61.25	
Total Administrative	1,175.40		3,579.77	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		4,050.00	
Lake Maintenance	155.00		775.00	
Electricity	197.00		976.00	
Contingency Expense	2,236.31		5,036.31	
TOTAL MAINT & UTILITIES	3,398.31		10,837.31	
Reserve Exp-General			360.00	
TOTAL EXPENSES	4,573.71		14,777.08	
EXCESS REVENUE	-2,535.21		-4,129.19	

BEGINNING BALANCE	27,248.29
ENDING BALANCE	22,889.58

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 05/31/21
AS OF 05/31/21

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c/o Miller Mgmt. Services
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Sarasota, FL 34231

PREPARED BY :
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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	2,039	2,039			10,193	10,193			24,462
Reserve Fees					360	360			720
Late Fees					95		95		
TOTAL REVENUE	2,039	2,039			10,648	10,553	95		25,182
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			1,575	1,575			3,780
Administrative	745	65	-680		1,035	325	-710		780
Legal & Accounting		75	75		335	375	40		900
Insurance	115	125	10		574	625	51		1,500
Licenses, Permits & Fees		6	6		61	30	-31		72
Total Administrative	1,175	586	-589		3,580	2,930	-650		7,032
MAINTENANCE & UTILITIES									
Common Area Mowing	810	810			4,050	4,050			9,720
Grounds Supplies		75	75			375	375		900
Tree/Other Grnds Maint.		65	65			325	325		780
Lake Maintenance	155	200	45		775	1,000	225		2,400
Repairs & Replacement		83	83			413	413		990
Electricity	197	200	3		976	1,000	24		2,400
Entrance Security		20	20			100	100		240
Contingency Expense	2,236		-2,236		5,036		-5,036		
TOTAL MAINT & UTILITIES	3,398	1,453	-1,946		10,837	7,263	-3,575		17,430
Reserve Exp-General					360	360			720
TOTAL EXPENSES	4,574	2,039	-2,535		14,777	10,553	-4,225		25,182
EXCESS REVENUE	-2,535		-2,535		-4,129		-4,129		

BEGINNING BALANCE 27,248.29
ENDING BALANCE 22,889.58

EXPENSE REGISTER

05/31/21

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5674	2302R	05/03/21	147	WebsitesFL, Inc.	735.00	Administrative	50% website design/hosting
5675	2303R	05/03/21	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	May Lake Management
5676	2304R	05/03/21	140	Action Property Maint. LL	810.00	Common Area Mowing	May Lawn Maintenance
5677	2305	05/03/21	100	Miller Mgmt. Services Inc	10.40	Administrative	April supplies
5678	2305	05/03/21	100	Miller Mgmt. Services Inc	315.00	Management Fee	May Management
5682	2306	05/17/21	148	Emerald Green of	1,136.31	Contingency Expense	entrance landscape-deposit
5683	2307	05/17/21	148	Emerald Green of	1,100.00	Contingency Expense	final entrance landscape
5684	051721	05/17/21	101	Peace River Electric	57.00	Electricity	Svc to 05/17/21
5685	052021	05/20/21	101	Peace River Electric	140.00	Electricity	Svc to 05/17/21
				TOTAL DISBURSEMENTS	4,458.71		
				TOTAL UNPAID BILLS	0.00		

General Ledger -- GRAND OAKS AT PANTHER RIDGE 05/31/21
2021 Reserves to 05/31/21

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		