BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 05/31/22
AS OF 05/31/22

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	26,663.83
OTHER ASSETS	
Prepaid Insurance	840.00
TOTAL OTHER ASSETS	840.00
TOTAL ASSETS	27,503.83
LIABILITIES	
Deferred Maintenance Fee	2,172.50
Prepaid Assessments	1,790.00
TOTAL LIABILITIES	3,962.50
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	13,390.45
Operating Fund Balance	1,942.88
TOTAL OPER.FUND BALANCES	15,333.33
Reserve-General	8,208.00
TOTAL FUND BALANCES	23,541.33
TOTAL LIAB/FUND BALANCES	27,503.83

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 05/31/22
AS OF 05/31/22

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,163.50		10,817.50	
Reserve Fees			360.00	
Late Fees			95.06	
TOTAL REVENUE	2,163.50		11,272.56	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		1,575.00	
Administrative	10.81		341.47	
Legal & Accounting			340.00	
Insurance	120.00		599.96	
Licenses, Permits & Fees			61.25	
Total Administrative	445.81		2,917.68	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		4,050.00	
Lake Maintenance	155.00		775.00	
Repairs & Replacement			245.00	
Electricity	200.00		982.00	
TOTAL MAINT & UTILITIES	1,165.00		6,052.00	
Reserve Exp-General			360.00	
TOTAL EXPENSES	1,610.81		9,329.68	
EXCESS REVENUE	552.69		1,942.88	

BEGINNING BALANCE	28,154.64
ENDING BALANCE	26,663.83

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 05/31/22
AS OF 05/31/22

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c/o Miller Mgmt. Services
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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	2,164	2,164			10,818	10,818			25,962
Reserve Fees					360	360			720
Late Fees					95		95		
TOTAL REVENUE	2,164	2,164			11,273	11,178	95		26,682
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			1,575	1,575			3,780
Administrative	11	70	59		341	350	9		840
Legal & Accounting		125	125		340	625	285		1,500
Insurance	120	135	15		600	675	75		1,620
Licenses, Permits & Fees		6	6		61	30	-31		72
Total Administrative	446	651	205		2,918	3,255	337		7,812
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		245	413	168		990
Electricity	200	200			982	1,000	18		2,400
Entrance Security		20	20			100	100		240
TOTAL MAINT & UTILITIES	1,165	1,453	288		6,052	7,263	1,211		17,430
Reserve Exp-General					360	360			720
TOTAL EXPENSES	1,611	2,104	493		9,330	10,878	1,548		25,962
EXCESS REVENUE	553	60	493		1,943	300	1,643		720

BEGINNING BALANCE	28,154.64
ENDING BALANCE	26,663.83

EXPENSE REGISTER

05/31/22

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5930	2353R	05/06/22	140	Action Property Maint. LL	810.00	Common Area Mowing	May Lawn Maintenance
5931	2354R	05/06/22	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	May Water Management
5932	2355	05/06/22	100	Miller Mgmt. Services Inc	10.81	Administrative	April supplies
5933	2355	05/06/22	100	Miller Mgmt. Services Inc	315.00	Management Fee	May Management
5941	elect	05/17/22	101	Peace River Electric	57.00	Electricity	Svc to 05/17/22
5942	pea	05/19/22	101	Peace River Electric	143.00	Electricity	Svc to 05/19/22
				TOTAL DISBURSEMENTS	1,490.81		
				TOTAL UNPAID BILLS	0.00		

ACCT	PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301		Reserve-General	CREDIT	7,848.00				
	1	01/01/22	GJ-5852			360.00	8,208.00	1st 1/2 2022 GENERAL Res
							8,208.00	
		TOTAL DEBITS=						
		TOTAL CREDITS=				360.00		