BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 06/30/21
AS OF 06/30/21

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	20,588.60
OTHER ASSETS	
Accounts Receivable	1,234.12
Prepaid Insurance	690.00
TOTAL OTHER ASSETS	1,924.12
TOTAL ASSETS	22,512.72
LIABILITIES	
Deferred Maintenance Fee	
Prepaid Assessments	3,780.00
TOTAL LIABILITIES	3,780.00
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	17,002.39
Operating Fund Balance	-5,757.67
TOTAL OPER.FUND BALANCES	11,244.72
Reserve-General	7,488.00
TOTAL FUND BALANCES	18,732.72
TOTAL LIAB/FUND BALANCES	22,512.72

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 06/30/21
AS OF 06/30/21

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,047.50		12,240.00	
Reserve Fees			360.00	
Late Fees			95.39	
TOTAL REVENUE	2,047.50		12,695.39	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		1,890.00	
Administrative	903.55		1,938.07	
Legal & Accounting			335.00	
Insurance	115.00		689.00	
Licenses, Permits & Fees			61.25	
Total Administrative	1,333.55		4,913.32	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		4,860.00	
Grounds Supplies	700.00		700.00	
Lake Maintenance	155.00		930.00	
Repairs & Replacement	478.43		478.43	
Electricity	199.00		1,175.00	
Contingency Expense			5,036.31	
TOTAL MAINT & UTILITIES	2,342.43		13,179.74	
Reserve Exp-General			360.00	
TOTAL EXPENSES	3,675.98		18,453.06	
EXCESS REVENUE	-1,628.48		-5,757.67	

BEGINNING BALANCE	22,889.58
ENDING BALANCE	20,588.60

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 06/30/21
AS OF 06/30/21

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c/o Miller Mgmt. Services
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Sarasota, FL 34231

PREPARED BY :
Miller Mgmt. Services Inc.
2848 Proctor Road
Sarasota, FL 34231

	MTD Actual	MTD Budget	MTD $Var.	%	YTD Actual	YTD Budget	YTD $Var.	%	Annual
REVENUE									
Maintenance Assessment	2,048	2,039	9		12,240	12,231	9		24,462
Reserve Fees					360	360			720
Late Fees					95		95		
TOTAL REVENUE	2,048	2,039	9		12,695	12,591	104		25,182
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			1,890	1,890			3,780
Administrative	904	65	-839		1,938	390	-1,548		780
Legal & Accounting		75	75		335	450	115		900
Insurance	115	125	10		689	750	61		1,500
Licenses, Permits & Fees		6	6		61	36	-25		72
Total Administrative	1,334	586	-748		4,913	3,516	-1,397		7,032
MAINTENANCE & UTILITIES									
Common Area Mowing	810	810			4,860	4,860			9,720
Grounds Supplies	700	75	-625		700	450	-250		900
Tree/Other Grnds Maint.		65	65			390	390		780
Lake Maintenance	155	200	45		930	1,200	270		2,400
Repairs & Replacement	478	83	-396		478	495	17		990
Electricity	199	200	1		1,175	1,200	25		2,400
Entrance Security		20	20			120	120		240
Contingency Expense					5,036		-5,036		
TOTAL MAINT & UTILITIES	2,342	1,453	-890		13,180	8,715	-4,465		17,430
Reserve Exp-General					360	360			720
TOTAL EXPENSES	3,676	2,039	-1,637		18,453	12,591	-5,862		25,182
EXCESS REVENUE	-1,628		-1,628		5,758		-5,758		

BEGINNING BALANCE	22,889.58
ENDING BALANCE	20,588.60

EXPENSE REGISTER 06/30/21

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5693	2308	06/08/21	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	June Water Mgmt.
5694	2309	06/08/21	140	Action Property Maint. LL	810.00	Common Area Mowing	June mowing
5695	2310	06/08/21	147	WebsitesFL, Inc.	735.00	Administrative	50% website design
5696	2311	06/08/21	100	Miller Mgmt. Services Inc	43.55	Administrative	May Supplies
5697	2311	06/08/21	100	Miller Mgmt. Services Inc	315.00	Management Fee	June Management
5698	2312	06/08/21	100	Miller Mgmt. Services Inc	125.00	Administrative	2021 records storage fee
5702	061621	06/16/21	101	Peace River Electric	59.00	Electricity	Svc to 06/16/21
5703	061921	06/19/21	101	Peace River Electric	140.00	Electricity	Svc to 06/19/21
5706	2313	06/30/21	140	Action Property Maint. LL	700.00	Grounds Supplies	enter island landscape
5707	2314	06/30/21	149	VOS Sprinkler Company	478.43	Repairs & Replacemen	irrigation repairs
				TOTAL DISBURSEMENTS	3,560.98		
				TOTAL UNPAID BILLS	0.00		

General Ledger GRAND OAKS AT PANTHER RIDGE
2021 Reserves to 06/30/21

06/30/21

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		