BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 07/31/21
AS OF 07/31/21

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	25,032.09
OTHER ASSETS	
Accounts Receivable	4,174.12
Prepaid Insurance	575.00
TOTAL OTHER ASSETS	4,749.12
TOTAL ASSETS	29,781.21
LIABILITIES	
Deferred Maintenance Fee	10,201.50
Prepaid Assessments	
TOTAL LIABILITIES	10,201.50
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	17,002.39
Operating Fund Balance	-5,270.68
TOTAL OPER.FUND BALANCES	11,731.71
Reserve-General	7,848.00
TOTAL FUND BALANCES	19,579.71
TOTAL LIAB/FUND BALANCES	29,781.21

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 07/31/21
AS OF 07/31/21

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

	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,038.50		14,278.50	
Reserve Fees	360.00		720.00	
Late Fees	48.94		144.33	
TOTAL REVENUE	2,447.44		15,142.83	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		2,205.00	
Administrative	10.45		1,948.52	
Legal & Accounting			335.00	
Insurance	115.00		804.00	
Licenses, Permits & Fees			61.25	
Total Administrative	440.45		5,353.77	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		5,670.00	
Grounds Supplies			700.00	
Lake Maintenance	155.00		1,085.00	
Repairs & Replacement			478.43	
Electricity	195.00		1,370.00	
Contingency Expense			5,036.31	
TOTAL MAINT & UTILITIES	1,160.00		14,339.74	
Reserve Exp-General	360.00		720.00	
TOTAL EXPENSES	1,960.45		20,413.51	
EXCESS REVENUE	486.99		-5,270.68	

BEGINNING BALANCE	20,588.60
ENDING BALANCE	25,032.09

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 07/31/21
AS OF 07/31/21

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

	MTD Actual	MTD Budget	MTD $Var.	%	YTD Actual	YTD Budget	YTD $Var.	%	Annual
REVENUE									
Maintenance Assessment	2,039	2,039			14,279	14,270	9		24,462
Reserve Fees	360	360			720	720			720
Late Fees	49		49		144		144		
TOTAL REVENUE	2,447	2,399	49		15,143	14,990	153		25,182
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			2,205	2,205			3,780
Administrative	10	65	55		1,949	455	-1,494		780
Legal & Accounting		75	75		335	525	190		900
Insurance	115	125	10		804	875	71		1,500
Licenses, Permits & Fees		6	6		61	42	-19		72
Total Administrative	440	586	146		5,354	4,102	-1,252		7,032
MAINTENANCE & UTILITIES									
Common Area Mowing	810	810			5,670	5,670			9,720
Grounds Supplies		75	75		700	525	-175		900
Tree/Other Grnds Maint.		65	65			455	455		780
Lake Maintenance	155	200	45		1,085	1,400	315		2,400
Repairs & Replacement		83	83		478	578	99		990
Electricity	195	200	5		1,370	1,400	30		2,400
Entrance Security		20	20			140	140		240
Contingency Expense					5,036		-5,036		
TOTAL MAINT & UTILITIES	1,160	1,453	293		14,340	10,168	-4,172		17,430
Reserve Exp-General	360	360			720	720			720
TOTAL EXPENSES	1,960	2,399	438		20,414	14,990	-5,424		25,182
EXCESS REVENUE	487		487		-5,271		-5,271		

BEGINNING BALANCE	20,588.60
ENDING BALANCE	25,032.09

EXPENSE REGISTER

07/31/21

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5713	2315R	07/02/21	140	Action Property Maint. LL	810.00	Common Area Mowing	July mowing
5714	2316R	07/02/21	100	Miller Mgmt. Services Inc	10.45	Administrative	June supplies
5715	2316R	07/02/21	100	Miller Mgmt. Services Inc	315.00	Management Fee	July Management
5730	071621	07/16/21	101	Peace River Electric	54.00	Electricity	Svc to 07/16/21
5731	071921	07/19/21	101	Peace River Electric	141.00	Electricity	Svc to 07/19/21
5732	2317	07/31/21	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	July Water Mgmt
				TOTAL DISBURSEMENTS	1,485.45		
				TOTAL UNPAID BILLS	0.00		

General Ledger -- GRAND OAKS AT PANTHER RIDGE   07/31/21
2021 Reserves to 07/31/21

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
	1	07/01/21	GJ-5719			360.00	7,848.00	2nd 1/2 2021 Reserve Fees
							7,848.00	
		TOTAL DEBITS=						
		TOTAL CREDITS=				720.00		