BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 07/31/22

AS OF 07/31/22

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	30,666.13
OTHER ASSETS	
Accounts Receivable	4,450.00
Prepaid Insurance	600.00

TOTAL OTHER ASSETS	5,050.00
TOTAL ASSETS	35,716.13
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LIABILITIES	
Deferred Maintenance Fee	10,826.50
Prepaid Assessments	10.00

TOTAL LIABILITIES	10,836.50
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	13,390.45
Operating Fund Balance	2,921.18

TOTAL OPER.FUND BALANCES	16,311.63
Reserve-General	8,568.00

TOTAL FUND BALANCES	24,879.63
TOTAL LIAB/FUND BALANCES	35,716.13
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INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 07/31/22
AS OF 07/31/22

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,163.50		15,153.50	
Reserve Fees	360.00		720.00	
Late Fees			95.06	
TOTAL REVENUE	2,523.50		15,968.56	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		2,205.00	
Administrative	6.69		484.17	
Legal & Accounting			340.00	
Insurance	120.00		839.96	
Licenses, Permits & Fees			61.25	
Total Administrative	441.69		3,930.38	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		5,670.00	
Lake Maintenance	161.00		1,097.00	
Repairs & Replacement			245.00	
Electricity	202.00		1,385.00	
TOTAL MAINT & UTILITIES	1,173.00		8,397.00	
Reserve Exp-General	360.00		720.00	
TOTAL EXPENSES	1,974.69		13,047.38	
EXCESS REVENUE	548.81		2,921.18	

BEGINNING BALANCE	27,710.82
ENDING BALANCE	30,666.13

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 07/31/22
AS OF 07/31/22

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Sarasota, FL 34231

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	MTD Actual	MTD Budget	MTD $Var.	%	YTD Actual	YTD Budget	YTD $Var.	%	Annual
REVENUE									
Maintenance Assessment	2,164	2,164			15,154	15,145	9		25,962
Reserve Fees	360	360			720	720			720
Late Fees					95		95		
TOTAL REVENUE	2,524	2,524			15,969	15,865	104		26,682
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			2,205	2,205			3,780
Administrative	7	70	63		484	490	6		840
Legal & Accounting		125	125		340	875	535		1,500
Insurance	120	135	15		840	945	105		1,620
Licenses, Permits & Fees		6	6		61	42	-19		72
Total Administrative	442	651	209		3,930	4,557	627		7,812
MAINTENANCE & UTILITIES									
Common Area Mowing	810	810			5,670	5,670			9,720
Grounds Supplies		75	75			525	525		900
Tree/Other Grnds Maint.		65	65			455	455		780
Lake Maintenance	161	200	39		1,097	1,400	303		2,400
Repairs & Replacement		83	83		245	578	333		990
Electricity	202	200	-2		1,385	1,400	15		2,400
Entrance Security		20	20			140	140		240
TOTAL MAINT & UTILITIES	1,173	1,453	280		8,397	10,168	1,771		17,430
Reserve Exp-General	360	360			720	720			720
TOTAL EXPENSES	1,975	2,464	489		13,047	15,445	2,397		25,962
EXCESS REVENUE	549	60	489		2,921	420	2,501		720

BEGINNING BALANCE	27,710.82
ENDING BALANCE	30,666.13

EXPENSE REGISTER 07/31/22

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5965	2359R	07/06/22	122	The Lake Doctors, Inc.	161.00	Lake Maintenance	July Water Management
5966	2360R	07/06/22	140	Action Property Maint. LL	810.00	Common Area Mowing	July Landscape Maintenance
5967	2361	07/06/22	100	Miller Mgmt. Services Inc	6.69	Administrative	June supplies
5968	2361	07/06/22	100	Miller Mgmt. Services Inc	315.00	Management Fee	July Management
5977	71622	07/16/22	101	Peace River Electric	53.00	Electricity	Svc to 07/16/22
5981	71822	07/18/22	101	Peace River Electric	149.00	Electricity	Svc to 07/18/22
				TOTAL DISBURSEMENTS	1,494.69		
				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
	1	07/01/22	GJ-5971			360.00	8,568.00	2nd 1/2 '22 Reserve fees
							8,568.00	
		TOTAL DEBITS=						
		TOTAL CREDITS=				720.00		