BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 08/31/21
AS OF 08/31/21

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	26,661.54
OTHER ASSETS	
Accounts Receivable	1,088.05
Prepaid Insurance	460.00
TOTAL OTHER ASSETS	1,548.05
TOTAL ASSETS	28,209.59
LIABILITIES	
Deferred Maintenance Fee	8,163.00
TOTAL LIABILITIES	8,163.00
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	17,002.39
Operating Fund Balance	-4,803.80
TOTAL OPER.FUND BALANCES	12,198.59
Reserve-General	7,848.00
TOTAL FUND BALANCES	20,046.59
TOTAL LIAB/FUND BALANCES	28,209.59

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 08/31/21
AS OF 08/31/21

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,038.50		16,317.00	
Reserve Fees			720.00	
Late Fees	97.84		242.17	
TOTAL REVENUE	2,136.34		17,279.17	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		2,520.00	
Administrative	34.25		1,982.77	
Legal & Accounting			335.00	
Insurance	115.00		919.00	
Licenses, Permits & Fees			61.25	
Total Administrative	464.25		5,818.02	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		6,480.00	
Grounds Supplies			700.00	
Lake Maintenance	155.00		1,240.00	
Repairs & Replacement	47.21		525.64	
Electricity	193.00		1,563.00	
Contingency Expense			5,036.31	
TOTAL MAINT & UTILITIES	1,205.21		15,544.95	
Reserve Exp-General			720.00	
TOTAL EXPENSES	1,669.46		22,082.97	
EXCESS REVENUE	466.88		-4,803.80	

BEGINNING BALANCE	25,032.09
ENDING BALANCE	26,661.54

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 08/31/21
AS OF 08/31/21

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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			16,317	16,308	9		24,462
Reserve Fees					720	720			720
Late Fees	98		98		242		242		
TOTAL REVENUE	2,136	2,039	98		17,279	17,028	251		25,182
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			2,520	2,520			3,780
Administrative	34	65	31		1,983	520	-1,463		780
Legal & Accounting		75	75		335	600	265		900
Insurance	115	125	10		919	1,000	81		1,500
Licenses, Permits & Fees		6	6		61	48	-13		72
Total Administrative	464	586	122		5,818	4,688	-1,130		7,032
MAINTENANCE & UTILITIES									
Common Area Mowing	810	810			6,480	6,480			9,720
Grounds Supplies		75	75		700	600	-100		900
Tree/Other Grnds Maint.		65	65			520	520		780
Lake Maintenance	155	200	45		1,240	1,600	360		2,400
Repairs & Replacement	47	83	35		526	660	134		990
Electricity	193	200	7		1,563	1,600	37		2,400
Entrance Security		20	20			160	160		240
Contingency Expense					5,036		-5,036		
TOTAL MAINT & UTILITIES	1,205	1,453	247		15,545	11,620	-3,925		17,430
Reserve Exp-General					720	720			720
TOTAL EXPENSES	1,669	2,039	369		22,083	17,028	-5,055		25,182
EXCESS REVENUE	467		467		-4,804		-4,804		

BEGINNING BALANCE 25,032.09
ENDING BALANCE 26,661.54

EXPENSE REGISTER 08/31/21

'RAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
i745	2318	08/03/21	140	Action Property Maint. LL	810.00	Common Area Mowing	August mowing
i746	2319R	08/03/21	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	August Water Management
i747	2320	08/03/21	100	Miller Mgmt. Services Inc	34.25	Administrative	July Supplies
i748	2320	08/03/21	100	Miller Mgmt. Services Inc	315.00	Management Fee	August Management
i761	2321	08/30/21	143	Yannick Dauphas	47.21	Repairs & Replacemen	reimb LOWES lake pump supp
i766	081621	08/16/21	101	Peace River Electric	52.00	Electricity	Svc to 08/16/21
i767	082621	08/26/21	101	Peace River Electric	141.00	Electricity	Svc to 08/26/21
				TOTAL DISBURSEMENTS	1,554.46		
				TOTAL UNPAID BILLS	0.00		

General Ledger -- GRAND OAKS AT PANTHER RIDGE
2021 Reserves to 08/31/21

08/31/21

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		