BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 08/31/22
AS OF 08/31/22

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	30,325.56
OTHER ASSETS	
Accounts Receivable	1,780.00
Prepaid Insurance	480.00
TOTAL OTHER ASSETS	2,260.00
TOTAL ASSETS	32,585.56
LIABILITIES	
Deferred Maintenance Fee	8,663.00
Prepaid Assessments	10.00
TOTAL LIABILITIES	8,673.00
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	13,390.45
Operating Fund Balance	1,954.11
TOTAL OPER.FUND BALANCES	15,344.56
Reserve-General	8,568.00
TOTAL FUND BALANCES	23,912.56
TOTAL LIAB/FUND BALANCES	32,585.56

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 08/31/22
AS OF 08/31/22

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,163.50		17,317.00	
Reserve Fees			720.00	
Late Fees			95.06	
TOTAL REVENUE	2,163.50		18,132.06	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		2,520.00	
Administrative	29.57		513.74	
Legal & Accounting			340.00	
Insurance	120.00		959.96	
Licenses, Permits & Fees			61.25	
Total Administrative	464.57		4,394.95	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		6,480.00	
Lake Maintenance	161.00		1,258.00	
Repairs & Replacement	1,500.00		1,745.00	
Electricity	195.00		1,580.00	
TOTAL MAINT & UTILITIES	2,666.00		11,063.00	
Reserve Exp-General			720.00	
TOTAL EXPENSES	3,130.57		16,177.95	
EXCESS REVENUE	-967.07		1,954.11	

BEGINNING BALANCE	30,666.13
ENDING BALANCE	30,325.56

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 08/31/22
August, 2022

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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	2,164	2,164			17,317	17,308	9		25,962
Reserve Fees					720	720			720
Late Fees					95		95		
TOTAL REVENUE	2,164	2,164			18,132	18,028	104		26,682
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			2,520	2,520			3,780
Administrative	30	70	40		514	560	46		840
Legal & Accounting		125	125		340	1,000	660		1,500
Insurance	120	135	15		960	1,080	120		1,620
Licenses, Permits & Fees		6	6		61	48	-13		72
Total Administrative	465	651	186		4,395	5,208	813		7,812
MAINTENANCE & UTILITIES									
Common Area Mowing	810	810			6,480	6,480			9,720
Grounds Supplies		75	75			600	600		900
Tree/Other Grnds Maint.		65	65			520	520		780
Lake Maintenance	161	200	39		1,258	1,600	342		2,400
Repairs & Replacement	1,500	83	-1,418		1,745	660	-1,085		990
Electricity	195	200	5		1,580	1,600	20		2,400
Entrance Security		20	20			160	160		240
TOTAL MAINT & UTILITIES	2,666	1,453	-1,214		11,063	11,620	557		17,430
Reserve Exp-General					720	720			720
TOTAL EXPENSES	3,131	2,104	-1,027		16,178	17,548	1,370		25,962
EXCESS REVENUE	-967	60	-1,027		1,954	480	1,474		720

BEGINNING BALANCE	30,666.13
ENDING BALANCE	30,325.56

EXPENSE REGISTER

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5991	2362R	08/03/22	122	The Lake Doctors, Inc.	161.00	Lake Maintenance	August Water Mgmt.
5992	2363R	08/03/22	140	Action Property Maint. LL	810.00	Common Area Mowing	August Landscape Maint
5993	2364	08/03/22	100	Miller Mgmt. Services Inc	29.57	Administrative	July supplies
5994	2364	08/03/22	100	Miller Mgmt. Services Inc	315.00	Management Fee	August Management
6003	081622	08/16/22	101	Peace River Electric	48.00	Electricity	Svc to 08/16/22
6004	2365	08/29/22	150	Lingo Electric, Inc.	1,500.00	Repairs & Replacemen	install lght over p.o.boxs
6009	081722	08/17/22	101	Peace River Electric	148.00	Electricity	Svc to 08/17/22
6012	71822R	08/31/22	101	Peace River Electric	-1.00	Electricity	correct svc to 7/18/22
				TOTAL DISBURSEMENTS	3,010.57		
				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		