BALANCE SHEET   GRAND OAKS AT PANTHER RIDGE   09/30/20
AS OF 09/20/20

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	29,435.46
OTHER ASSETS	
Accounts Receivable	418.73
Prepaid Insurance	345.00
TOTAL OTHER ASSETS	763.73
TOTAL ASSETS	30,199.19
LIABILITIES	
Deferred Maintenance Fee	6,079.50
TOTAL LIABILITIES	6,079.50
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	15,594.43
Operating Fund Balance	1,397.26
TOTAL OPER.FUND BALANCES	16,991.69
Reserve-General	7,128.00
TOTAL FUND BALANCES	24,119.69
TOTAL LIAB/FUND BALANCES	30,199.19

INCOME STATEMENT GRAND OAKS AT PANTHER RIDGE 09/30/20
AS OF 09/20/20

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c/o Miller Mgmt. Services
2848 Proctor Road
Sarasota, FL 34231

PREPARED BY :
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Sarasota, FL 34231

	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,023.50		18,220.50	
Reserve Fees			900.00	
Late Fees			78.17	
TOTAL REVENUE	2,023.50		19,198.67	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		2,835.00	
Administrative	13.05		541.75	
Legal & Accounting			315.00	
Insurance	115.00		1,034.00	
Licenses, Permits & Fees			61.25	
Total Administrative	443.05		4,787.00	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		7,290.00	
Lake Maintenance	155.00		1,395.00	
Repairs & Replacement			1,637.46	
Electricity	194.00		1,747.00	
Entrance Security			44.95	
TOTAL MAINT & UTILITIES	1,159.00		12,114.41	
Reserve Exp-General			900.00	
TOTAL EXPENSES	1,602.05		17,801.41	
EXCESS REVENUE	421.45		1,397.26	

BEGINNING BALANCE	30,922.51
ENDING BALANCE	29,435.46

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 09/30/20
AS OF 09/30/20

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	2,024	2,024			18,221	18,212	9		24,282
Reserve Fees					900	900			900
Late Fees					78		78		
TOTAL REVENUE	2,024	2,024			19,199	19,112	87		25,182
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			2,835	2,835			3,780
Administrative	13	65	52		542	585	43		780
Legal & Accounting		75	75		315	675	360		900
Insurance	115	125	10		1,034	1,125	91		1,500
Licenses, Permits & Fees		6	6		61	54	-7		72
Total Administrative	443	586	143		4,787	5,274	487		7,032
MAINTENANCE & UTILITIES									
Common Area Mowing	810	810			7,290	7,290			9,720
Grounds Supplies		75	75			675	675		900
Tree/Other Grnds Maint.		65	65			585	585		780
Lake Maintenance	155	155			1,395	1,395			1,860
Repairs & Replacement		83	83		1,637	743	-895		990
Electricity	194	225	31		1,747	2,025	278		2,700
Entrance Security		25	25		45	225	180		300
TOTAL MAINT & UTILITIES	1,159	1,438	279		12,114	12,938	823		17,250
Reserve Exp-General					900	900			900
TOTAL EXPENSES	1,602	2,024	421		17,801	19,112	1,310		25,182
EXCESS REVENUE	421		421		1,397		1,397		

BEGINNING BALANCE 30,922.51
ENDING BALANCE 29,435.46

EXPENSE REGISTER

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5514	2270	09/01/20	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	September Water Management
5515	2271	09/01/20	140	Action Property Maint. LL	810.00	Common Area Mowing	September Lawn Maint
5516	2272	09/01/20	100	Miller Mgmt. Services Inc	13.05	Administrative	August supplies
5517	2272	09/01/20	100	Miller Mgmt. Services Inc	315.00	Management Fee	September Management
5525	091620	09/16/20	101	Peace River Electric	52.00	Electricity	Svc to 09/16/20
5526	091820	09/18/20	101	Peace River Electric	142.00	Electricity	Svc to 09/16/20
				TOTAL DISBURSEMENTS	1,487.05		

General Ledger GRAND OAKS AT PANTHER RIDGE 09/30/20
2020 Reserves to 09/30/20

ACCT	PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301		Reserve-General	CREDIT	10,928.00				
	1	01/13/20	GJ 5332			450.00	11,378.00	1st 1/2 2020 GENERAL Rese
	1	06/02/20 Floridian Enviro	CD-5434		2,700.00		8,678.00	herbicide/manual removal
	1	06/03/20 Floridian Enviro	CD-5440		2,000.00		6,678.00	manual tree removal
	1	07/01/20	GJ-5468			450.00	7,128.00	2nd 1/2 2020 GENERAL rese
							7,128.00	
		TOTAL DEBITS=			4,700.00			
		TOTAL CREDITS=				900.00		