BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 09/30/21
AS OF 09/30/21

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	25,167.12
OTHER ASSETS	
Accounts Receivable	1,088.05
Prepaid Insurance	345.00
TOTAL OTHER ASSETS	1,433.05
TOTAL ASSETS	26,600.17
LIABILITIES	
Deferred Maintenance Fee	6,124.50
TOTAL LIABILITIES	6,124.50
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	17,002.39
Operating Fund Balance	-4,374.72
TOTAL OPER.FUND BALANCES	12,627.67
Reserve-General	7,848.00
TOTAL FUND BALANCES	20,475.67
TOTAL LIAB/FUND BALANCES	26,600.17

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 09/30/21

AS OF 09/30/21

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,038.50		18,355.50	
Reserve Fees			720.00	
Late Fees			242.17	
TOTAL REVENUE	2,038.50		19,317.67	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		2,835.00	
Administrative	21.42		2,004.19	
Legal & Accounting			335.00	
Insurance	115.00		1,034.00	
Licenses, Permits & Fees			61.25	
Total Administrative	451.42		6,269.44	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		7,290.00	
Grounds Supplies			700.00	
Lake Maintenance	155.00		1,395.00	
Repairs & Replacement			525.64	
Electricity	193.00		1,756.00	
Contingency Expense			5,036.31	
TOTAL MAINT & UTILITIES	1,158.00		16,702.95	
Reserve Exp-General			720.00	
TOTAL EXPENSES	1,609.42		23,692.39	
EXCESS REVENUE	429.08		-4,374.72	

:GINNING BALANCE	26,661.54
IDING BALANCE	25,167.12

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 09/30/21
AS OF 09/30/21

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Sarasota, FL 34231

	MTD Actual	MTD Budget	MTD $Var.	%	YTD Actual	YTD Budget	YTD $Var.	%	Annual
REVENUE									
Maintenance Assessment	2,039	2,039			18,356	18,347	9	.05	24,462
Reserve Fees					720	720			720
Late Fees					242		242		
TOTAL REVENUE	2,039	2,039			19,318	19,067	251	1.32	25,182
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			2,835	2,835			3,780
Administrative	21	65	44		2,004	585	-1,419		780
Legal & Accounting		75	75		335	675	340		900
Insurance	115	125	10		1,034	1,125	91		1,500
Licenses, Permits & Fees		6	6		61	54	-7		72
Total Administrative	451	586	135		6,269	5,274	-995		7,032
MAINTENANCE & UTILITIES									
Common Area Mowing	810	810			7,290	7,290			9,720
Grounds Supplies		75	75		700	675	-25		900
Tree/Other Grnds Maint.		65	65			585	585		780
Lake Maintenance	155	200	45		1,395	1,800	405		2,400
Repairs & Replacement		83	83		526	743	217		990
Electricity	193	200	7		1,756	1,800	44		2,400
Entrance Security		20	20			180	180		240
Contingency Expense					5,036		-5,036		
TOTAL MAINT & UTILITIES	1,158	1,453	295		16,703	13,073	-3,630		17,430
Reserve Exp-General					720	720			720
TOTAL EXPENSES	1,609	2,039	429		23,692	19,067	-4,626		25,182
EXCESS REVENUE	429		429		-4,375		-4,375		

BEGINNING BALANCE	26,661.54
ENDING BALANCE	25,167.12

EXPENSE REGISTER

09/30/21

AN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
69	2322	09/02/21	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	September Water Mgmt
70	2323	09/02/21	140	Action Property Maint. LL	810.00	Common Area Mowing	September mowing
71	2324	09/02/21	100	Miller Mgmt. Services Inc	21.42	Administrative	August Supplies
72	2324	09/02/21	100	Miller Mgmt. Services Inc	315.00	Management Fee	September Management
75	0916	09/16/21	101	Peace River Electric	53.00	Electricity	Svc to 09/16/21
76	091821	09/18/21	101	Peace River Electric	140.00	Electricity	Svc to 09/18/21
				TOTAL DISBURSEMENTS	1,494.42		
				TOTAL UNPAID BILLS	0.00		

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		