BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 09/30/22
AS OF 09/30/22

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	29,108.10
OTHER ASSETS	
Accounts Receivable	890.00
Prepaid Insurance	360.00
TOTAL OTHER ASSETS	1,250.00
TOTAL ASSETS	30,358.10
LIABILITIES	
Deferred Maintenance Fee	6,499.50
Prepaid Assessments	10.00
TOTAL LIABILITIES	6,509.50
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	13,390.45
Operating Fund Balance	1,890.15
TOTAL OPER.FUND BALANCES	15,280.60
Reserve-General	8,568.00
TOTAL FUND BALANCES	23,848.60
TOTAL LIAB/FUND BALANCES	30,358.10

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 09/30/22
AS OF 09/30/22

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,163.50		19,480.50	
Reserve Fees			720.00	
Late Fees	49.19		144.25	
TOTAL REVENUE	2,212.69		20,344.75	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		2,835.00	
Administrative	17.82		531.56	
Legal & Accounting			340.00	
Insurance	120.00		1,079.96	
Licenses, Permits & Fees			61.25	
Total Administrative	452.82		4,847.77	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		7,290.00	
Lake Maintenance	161.00		1,419.00	
Repairs & Replacement	656.83		2,401.83	
Electricity	196.00		1,776.00	
TOTAL MAINT & UTILITIES	1,823.83		12,886.83	
Reserve Exp-General			720.00	
TOTAL EXPENSES	2,276.65		18,454.60	
EXCESS REVENUE	-63.96		1,890.15	

BEGINNING BALANCE	30,325.56
ENDING BALANCE	29,108.10

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 09/30/22
AS OF 09/30/22

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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	2,164	2,164			19,481	19,472	9		25,962
Reserve Fees					720	720			720
Late Fees	49		49		144		144		
TOTAL REVENUE	2,213	2,164	49		20,345	20,192	153		26,682
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			2,835	2,835			3,780
Administrative	18	70	52		532	630	98		840
Legal & Accounting		125	125		340	1,125	785		1,500
Insurance	120	135	15		1,080	1,215	135		1,620
Licenses, Permits & Fees		6	6		61	54	-7		72
Total Administrative	453	651	198		4,848	5,859	1,011		7,812
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	161	200	39		1,419	1,800	381		2,400
Repairs & Replacement	657	83	-574		2,402	743	-1,659		990
Electricity	196	200	4		1,776	1,800	24		2,400
Entrance Security		20	20			180	180		240
TOTAL MAINT & UTILITIES	1,824	1,453	-371		12,887	13,073	186		17,430
Reserve Exp-General					720	720			720
TOTAL EXPENSES	2,277	2,104	-173		18,455	19,652	1,197		25,962
EXCESS REVENUE	-64	60	-124		1,890	540	1,350		720

BEGINNING BALANCE 30,325.56
ENDING BALANCE 29,108.10

EXPENSE REGISTER 09/30/22

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
6014	2366R	09/01/22	122	The Lake Doctors, Inc.	161.00	Lake Maintenance	September Water Management
6015	2367R	09/01/22	140	Action Property Maint. LL	810.00	Common Area Mowing	September Lawn Maint
6016	2368R	09/01/22	100	Miller Mgmt. Services Inc	17.82	Administrative	August supplies
6017	2368R	09/01/22	100	Miller Mgmt. Services Inc	315.00	Management Fee	September Management
6018	2369R	09/06/22	151	Millie Lugo-Ferdinand	70.45	Repairs & Replacemen	reimb AMAZON-lamp pst base
6019	2369R	09/06/22	151	Millie Lugo-Ferdinand	351.38	Repairs & Replacemen	reimb mailbox lamp, post
6025	2371	09/22/22	152	Aqua Tech Irrigation	235.00	Repairs & Replacemen	8/12 irrigation svc. repr
6026	9/15	09/15/22	101	Peace River Electric	50.00	Electricity	Svc to 09/15/22
6027	91722	09/17/22	101	Peace River Electric	146.00	Electricity	Svc to 09/17/22
				TOTAL DISBURSEMENTS	2,156.65		
				TOTAL UNPAID BILLS	0.00		

General Ledger -- GRAND OAKS AT PANTHER RIDGE
2022 Reserves to 09/30/22

09/30/22

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		