

BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE
AS OF 10/31/20

10/31/20

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 26,919.31

OTHER ASSETS

Accounts Receivable 418.73
Prepaid Insurance 230.00

TOTAL OTHER ASSETS 648.73

TOTAL ASSETS 27,568.04
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LIABILITIES

Deferred Maintenance Fee 4,056.00

TOTAL LIABILITIES 4,056.00

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 15,594.43
Operating Fund Balance 789.61

TOTAL OPER. FUND BALANCES 16,384.04

Reserve-General 7,128.00

TOTAL FUND BALANCES 23,512.04

TOTAL LIAB/FUND BALANCES 27,568.04
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INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE
AS OF 10/31/20

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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,023.50		20,244.00	
Reserve Fees			900.00	
Late Fees			78.17	
TOTAL REVENUE	2,023.50		21,222.17	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		3,150.00	
Administrative	13.15		554.90	
Legal & Accounting	905.00		1,220.00	
Insurance	115.00		1,149.00	
Licenses, Permits & Fees			61.25	
Total Administrative	1,348.15		6,135.15	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		8,100.00	
Lake Maintenance	155.00		1,550.00	
Repairs & Replacement			1,637.46	
Electricity	194.00		1,941.00	
Entrance Security	124.00		168.95	
TOTAL MAINT & UTILITIES	1,283.00		13,397.41	
Reserve Exp-General			900.00	
TOTAL EXPENSES	2,631.15		20,432.56	
EXCESS REVENUE	-607.65		789.61	
BEGINNING BALANCE	29,435.46			
ENDING BALANCE	26,919.31			

EXPENSE REGISTER

10/31/20

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5528	2273	10/10/20	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	October Water Mgmt
5529	2274	10/10/20	140	Action Property Maint. LL	810.00	Common Area Mowing	October Lawn Service
5530	2275	10/10/20	144	Zoller Engineering LLC	240.00	Legal & Accounting	7/24 SWFWMD re-certify
5531	2276	10/10/20	100	Miller Mgmt. Services Inc	13.15	Administrative	September supplies
5532	2276	10/10/20	100	Miller Mgmt. Services Inc	315.00	Management Fee	October Management
5535	101620	10/16/20	101	Peace River Electric	52.00	Electricity	Svc to 10/16/20
5536	101920	10/19/20	101	Peace River Electric	142.00	Electricity	Svc to 10/19/20
5537	2277	10/31/20	130	Becker & Poliakoff, P.A.	665.00	Legal & Accounting	ASSN: July legal fees
5538	2278	10/31/20	139	American Wireless Alarm I	124.00	Entrance Security	10/29 system maint. check

TOTAL DISBURSEMENTS 2,516.15

TOTAL UNPAID BILLS 0.00

Sincerely,

MILLER MANAGEMENT SERVICES, INC.

Michael W. Miller
Controller & Accounting Manager

General Ledger -- GRAND OAKS AT PANTHER RIDGE
2020 Reserves to 10/31/20

10/31/20

ACCT PPTY #	DESCRIPTION	REFERENCE	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-5460			450.00	7,128.00	2nd 1/2 2020 GENERAL rese
						7,128.00	
	TOTAL DEBITS=			4,700.00			
	TOTAL CREDITS=				900.00		