BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 10/31/21

AS OF 10/31/21

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	24,139.41
OTHER ASSETS	
Accounts Receivable	668.05
Prepaid Insurance	230.00
TOTAL OTHER ASSETS	898.05
TOTAL ASSETS	25,037.46
LIABILITIES	
Deferred Maintenance Fee	4,086.00
TOTAL LIABILITIES	4,086.00
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	17,002.39
Operating Fund Balance	-3,898.93
TOTAL OPER.FUND BALANCES	13,103.46
Reserve-General	7,848.00
TOTAL FUND BALANCES	20,951.46
TOTAL LIAB/FUND BALANCES	25,037.46

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 10/31/21
AS OF 10/31/21

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c/o Miller Mgmt. Services
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	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,038.50		20,394.00	
Reserve Fees			720.00	
Late Fees	32.16		274.33	
TOTAL REVENUE	2,070.66		21,388.33	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		3,150.00	
Administrative	8.87		2,013.06	
Legal & Accounting			335.00	
Insurance	115.00		1,149.00	
Licenses, Permits & Fees			61.25	
Total Administrative	438.87		6,708.31	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		8,100.00	
Grounds Supplies			700.00	
Lake Maintenance	155.00		1,550.00	
Repairs & Replacement			525.64	
Electricity	191.00		1,947.00	
Contingency Expense			5,036.31	
TOTAL MAINT & UTILITIES	1,156.00		17,858.95	
Reserve Exp-General			720.00	
TOTAL EXPENSES	1,594.87		25,287.26	
EXCESS REVENUE	475.79		-3,898.93	

BEGINNING BALANCE	25,167.12
ENDING BALANCE	24,139.41

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 10/31/21
AS OF 10/31/21

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

PREPARED BY :
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2848 Proctor Road
Sarasota, FL 34231

	MTD Actual	MTD Budget	MTD $Var.	%	YTD Actual	YTD Budget	YTD $Var.	%	Annual
REVENUE									
Maintenance Assessment	2,039	2,039			20,394	20,385	9		24,462
Reserve Fees					720	720			720
Late Fees	32		32		274		274		
TOTAL REVENUE	2,071	2,039	32		21,388	21,105	283		25,182
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			3,150	3,150			3,780
Administrative	9	65	56		2,013	650	-1,363		780
Legal & Accounting		75	75		335	750	415		900
Insurance	115	125	10		1,149	1,250	101		1,500
Licenses, Permits & Fees		6	6		61	60	-1		72
Total Administrative	439	586	147		6,708	5,860	-848		7,032
MAINTENANCE & UTILITIES									
Common Area Mowing	810	810			8,100	8,100			9,720
Grounds Supplies		75	75		700	750	50		900
Tree/Other Grnds Maint.		65	65			650	650		780
Lake Maintenance	155	200	45		1,550	2,000	450		2,400
Repairs & Replacement		83	83		526	825	299		990
Electricity	191	200	9		1,947	2,000	53		2,400
Entrance Security		20	20			200	200		240
Contingency Expense					5,036		-5,036		
TOTAL MAINT & UTILITIES	1,156	1,453	297		17,859	14,525	-3,334		17,430
Reserve Exp-General					720	720			720
TOTAL EXPENSES	1,595	2,039	444		25,287	21,105	-4,182		25,182
EXCESS REVENUE	476		476		-3,899		-3,899		

BEGINNING BALANCE	25,167.12
ENDING BALANCE	24,139.41

EXPENSE REGISTER

10/31/21

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5780	2325	10/25/21	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	October Water Mgmt.
5781	2326	10/25/21	140	Action Property Maint. LL	810.00	Common Area Mowing	October mowing
5782	2327	10/25/21	100	Miller Mgmt. Services Inc	8.87	Administrative	September supplies
5783	2327	10/25/21	100	Miller Mgmt. Services Inc	315.00	Management Fee	October Management
5787	101621	10/16/21	101	Peace River Electric	53.00	Electricity	Svc to 10/16/21
5788	101821	10/18/21	101	Peace River Electric	138.00	Electricity	Svc to 10/18/21
				TOTAL DISBURSEMENTS	1,479.87		
				TOTAL UNPAID BILLS	0.00		

General Ledger -- GRAND OAKS AT PANTHER RIDGE
2021 Reserves to 10/31/21

10/31/21

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		