BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 11/30/20
AS OF 11/30/20

PREPARED FOR :	PREPARED BY :
GRAND OAKS AT PANTHER RIDGE c/o Miller Mgmt. Services 2848 Proctor Road Sarasota, FL 34231	Miller Mgmt. Services Inc. 2848 Proctor Road Sarasota, FL 34231

ASSETS	
Cash Operating	25,362.46
OTHER ASSETS	
Accounts Receivable	418.73
Prepaid Insurance	115.00
TOTAL OTHER ASSETS	533.73
TOTAL ASSETS	25,896.19
LIABILITIES	
Deferred Maintenance Fee	2,032.50
TOTAL LIABILITIES	2,032.50
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	15,594.43
Operating Fund Balance	1,141.26
TOTAL OPER.FUND BALANCES	16,735.69
Reserve-General	7,128.00
TOTAL FUND BALANCES	23,863.69
TOTAL LIAB/FUND BALANCES	25,896.19

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 11/30/20
AS OF 11/30/20

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

	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,023.50		22,267.50	
Reserve Fees			900.00	
Late Fees			78.17	
TOTAL REVENUE	2,023.50		23,245.67	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		3,465.00	
Administrative	83.85		638.75	
Legal & Accounting			1,220.00	
Insurance	115.00		1,264.00	
Licenses, Permits & Fees			61.25	
Total Administrative	513.85		6,649.00	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		8,910.00	
Lake Maintenance	155.00		1,705.00	
Repairs & Replacement			1,637.46	
Electricity	193.00		2,134.00	
Entrance Security			168.95	
TOTAL MAINT & UTILITIES	1,158.00		14,555.41	
Reserve Exp-General			900.00	
TOTAL EXPENSES	1,671.85		22,104.41	
EXCESS REVENUE	351.65		1,141.26	
BEGINNING BALANCE	26,919.31			
ENDING BALANCE	25,362.46			

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 11/30/20
AS OF 11/30/20

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			22,268	22,259	9		24,282
Reserve Fees					900	900			900
Late Fees					78		78		
TOTAL REVENUE	2,024	2,024			23,246	23,159	87		25,182
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			3,465	3,465			3,780
Administrative	84	65	-19		639	715	76		780
Legal & Accounting		75	75		1,220	825	-395		900
Insurance	115	125	10		1,264	1,375	111		1,500
Licenses, Permits & Fees		6	6		61	66	5		72
Total Administrative	514	586	72		6,649	6,446	-203		7,032
MAINTENANCE & UTILITIES									
Common Area Mowing	810	810			8,910	8,910			9,720
Grounds Supplies		75	75			825	825		900
Tree/Other Grnds Maint.		65	65			715	715		780
Lake Maintenance	155	155			1,705	1,705			1,860
Repairs & Replacement		83	83		1,637	908	-730		990
Electricity	193	225	32		2,134	2,475	341		2,700
Entrance Security		25	25		169	275	106		300
TOTAL MAINT & UTILITIES	1,158	1,438	280		14,555	15,813	1,257		17,250
Reserve Exp-General					900	900			900
TOTAL EXPENSES	1,672	2,024	352		22,104	23,159	1,054		25,182
EXCESS REVENUE	352		352		1,141		1,141		

BEGINNING BALANCE	26,919.31
ENDING BALANCE	25,362.46

EXPENSE REGISTER

11/30/20

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5544	2279	11/06/20	140	Action Property Maint, LL	810.00	Common Area Mowing	November Lawn Service
5545	2280	11/06/20	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	November Water Mgmt
5546	2281	11/06/20	100	Miller Mgmt. Services Inc	83.85	Administrative	October supplies
5547	2281	11/06/20	100	Miller Mgmt. Services Inc	315.00	Management Fee	November Management
5550	111820	11/18/20	101	Peace River Electric	142.00	Electricity	Svc to 11/18/20
5551	111520	11/15/20	101	Peace River Electric	51.00	Electricity	Svc to 11/15/20
				TOTAL DISBURSEMENTS	1,556.85		
				TOTAL UNPAID BILLS	0.00		

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		