BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE 11/30/21
AS OF 11/30/21

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	22,353.24
OTHER ASSETS	
Accounts Receivable	420.00
Prepaid Insurance	115.00
TOTAL OTHER ASSETS	535.00
TOTAL ASSETS	22,888.24
LIABILITIES	
Deferred Maintenance Fee	2,047.50
Prepaid Assessments	.61
TOTAL LIABILITIES	2,048.11
FUND BALANCES	
OPERATING FUND BALANCES	
Accum.Oper.Fund Balances	17,002.39
Operating Fund Balance	-4,010.26
TOTAL OPER.FUND BALANCES	12,992.13
Reserve-General	7,848.00
TOTAL FUND BALANCES	20,840.13
TOTAL LIAB/FUND BALANCES	22,888.24

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE 11/30/21
AS OF 11/30/21

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

	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Assessment	2,038.50		22,432.50	
Reserve Fees			720.00	
Late Fees	7.34		281.67	
TOTAL REVENUE	2,045.84		23,434.17	
EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	315.00		3,465.00	
Administrative	120.17		2,133.23	
Legal & Accounting			335.00	
Insurance	115.00		1,264.00	
Licenses, Permits & Fees			61.25	
Total Administrative	550.17		7,258.48	
MAINTENANCE & UTILITIES				
Common Area Mowing	810.00		8,910.00	
Grounds Supplies			700.00	
Lake Maintenance	605.00		2,155.00	
Repairs & Replacement			525.64	
Electricity	192.00		2,139.00	
Contingency Expense			5,036.31	
TOTAL MAINT & UTILITIES	1,607.00		19,465.95	
Reserve Exp-General			720.00	
TOTAL EXPENSES	2,157.17		27,444.43	
EXCESS REVENUE	-111.33		-4,010.26	

BEGINNING BALANCE	24,139.41
ENDING BALANCE	22,353.24

BUDGET COMPARISON - GRAND OAKS AT PANTHER RIDGE 11/30/21
November, 2021

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	2,039	2,039			22,433	22,424	9		24,462
Reserve Fees					720	720			720
Late Fees	7		7		282		282		
TOTAL REVENUE	2,046	2,039	7		23,434	23,144	291		25,182
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fee	315	315			3,465	3,465			3,780
Administrative	120	65	-55		2,133	715	-1,418		780
Legal & Accounting		75	75		335	825	490		900
Insurance	115	125	10		1,264	1,375	111		1,500
Licenses, Permits & Fees		6	6		61	66	5		72
Total Administrative	550	586	36		7,258	6,446	-812		7,032
MAINTENANCE & UTILITIES									
Common Area Mowing	810	810			8,910	8,910			9,720
Grounds Supplies		75	75		700	825	125		900
Tree/Other Grnds Maint.		65	65			715	715		780
Lake Maintenance	605	200	-405		2,155	2,200	45		2,400
Repairs & Replacement		83	83		526	908	382		990
Electricity	192	200	8		2,139	2,200	61		2,400
Entrance Security		20	20			220	220		240
Contingency Expense					5,036		-5,036		
TOTAL MAINT & UTILITIES	1,607	1,453	-155		19,466	15,978	-3,488		17,430
Reserve Exp-General					720	720			720
TOTAL EXPENSES	2,157	2,039	-119		27,444	23,144	-4,301		25,182
EXCESS REVENUE	-111		-111		-4,010		-4,010		

BEGINNING BALANCE	24,139.41
ENDING BALANCE	22,353.24

EXPENSE REGISTER

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5795	2328	11/08/21	141	Floridian Environmental	450.00	Lake Maintenance	11/2 herbicide treatment
5796	2329	11/08/21	140	Action Property Maint. LL	810.00	Common Area Mowing	November Lawn Service
5797	2330	11/08/21	100	Miller Mgmt. Services Inc	120.17	Administrative	October supplies
5798	2330	11/08/21	100	Miller Mgmt. Services Inc	315.00	Management Fee	November Management
5799	2331	11/08/21	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	November Lake Maint
5804	111621	11/16/21	101	Peace River Electric	54.00	Electricity	Svc to 11/16/21
5809	111821	11/18/21	101	Peace River Electric	138.00	Electricity	Svc to 11/18/21
				TOTAL DISBURSEMENTS	2,042.17		
				TOTAL UNPAID BILLS	0.00		

General Ledger -- GRAND OAKS AT PANTHER RIDGE 11/30/21
2021 Reserves to 11/30/21

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		