

BALANCE SHEET - GRAND OAKS AT PANTHER RIDGE  
AS OF 12/31/20

12/31/20

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 30,543.61

OTHER ASSETS

Accounts Receivable 418.73  
Prepaid Insurance

TOTAL OTHER ASSETS 418.73

TOTAL ASSETS 30,962.34

LIABILITIES

Accounts Payable 111.95  
Deferred Maintenance Fee  
Prepaid Assessments 6,720.00

TOTAL LIABILITIES 6,831.95

FUND BALANCES

OPERATING FUND BALANCES

Accum. Oper. Fund Balances 15,594.43  
Operating Fund Balance 1,407.96

TOTAL OPER. FUND BALANCES 17,002.39

Reserve-General 7,128.00

TOTAL FUND BALANCES 24,130.39

TOTAL LIAB/FUND BALANCES 30,962.34

INCOME STATEMENT - GRAND OAKS AT PANTHER RIDGE  
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	Month to Date	%	Year to Date	%
<b>REVENUE</b>				
Maintenance Assessment	2,032.50		24,300.00	
Reserve Fees			900.00	
Late Fees			78.17	
<b>TOTAL REVENUE</b>	<b>2,032.50</b>		<b>25,278.17</b>	
<b>EXPENSES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Management Fee	315.00		3,780.00	
Administrative	75.80		714.55	
Legal & Accounting			1,220.00	
Insurance	115.00		1,379.00	
Licenses, Permits & Fees			61.25	
<b>Total Administrative</b>	<b>505.80</b>		<b>7,154.80</b>	
<b>MAINTENANCE &amp; UTILITIES</b>				
Common Area Mowing	810.00		9,720.00	
Lake Maintenance	155.00		1,860.00	
Repairs & Replacement	100.00		1,737.46	
Electricity	195.00		2,329.00	
Entrance Security			168.95	
<b>TOTAL MAINT &amp; UTILITIES</b>	<b>1,260.00</b>		<b>15,815.41</b>	
Reserve Exp-General			900.00	
<b>TOTAL EXPENSES</b>	<b>1,765.80</b>		<b>23,870.21</b>	
<b>EXCESS REVENUE</b>	<b>266.70</b>		<b>1,407.96</b>	
<b>BEGINNING BALANCE</b>	<b>25,362.46</b>			
<b>ENDING BALANCE</b>	<b>30,543.61</b>			

UNIVERSITY OF FLORIDA  
MANAGEMENT



## EXPENSE REGISTER

12/30/20

TRAN	REFERENCE	DATE	CODE	NAME	AMOUNT	ACCOUNT NAME	REMARKS
			1	GRAND OAKS AT PANTHER RID			
5557	2282R	12/02/20	140	Action Property Maint. LL	810.00	Common Area Mowing	December Lawn Maintenance
5558	2283	12/02/20	100	Miller Mgmt. Services Inc	63.85	Administrative	November supplies
5559	2283	12/02/20	100	Miller Mgmt. Services Inc	315.00	Management Fee	December Management
5560	2284R	12/02/20	122	The Lake Doctors, Inc.	155.00	Lake Maintenance	December Water Mgmt
5575	121820	12/18/20	101	Peace River Electric	142.00	Electricity	Svc to 12/18/20
5576	121620	12/16/20	101	Peace River Electric	53.00	Electricity	Svc to 12/16/20
				TOTAL DISBURSEMENTS	1,538.85		
				TOTAL UNPAID BILLS	0.00		

General Ledger -- GRAND OAKS AT PANTHER RIDGE  
 2020 Reserves to 12/31/20

12/30/20

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301	Reserve-General	CREDIT	10,928.00				
1	01/13/20	6J-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	6J-5468			450.00	7,128.00	2nd 1/2 2020 GENERAL rese
						7,128.00	
	TOTAL DEBITS=			4,700.00			
	TOTAL CREDITS=				900.00		