

Myakka River Trails Improvement Assoc, Inc.

Balance Sheet As of 10/31/17

Account Description	Operating	Reserves	Other	Totals
ASSETS				
CK PCB	92,264.79			92,264.79
Cash Saving - Reserves		211,131.01		211,131.01
Assessment Receivable	43,748.82			43,748.82
NSF Charges Receivable	10.00			10.00
Owner Interest Receivable	73.23			73.23
Construction Bond Escrow			5,036.85	5,036.85
TOTAL ASSETS	136,096.84	211,131.01	5,036.85	352,264.70
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LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Accounts Payable	8,612.50			8,612.50
Prepaid Owner Assessments	6,501.00			6,501.00
Construction Bonds Held			5,036.85	5,036.85
Subtotal Current Liab.	15,113.50	.00	5,036.85	20,150.35
RESERVES:				
Reserves - Capital Improvement		210,041.93		210,041.93
Reserve Interest		1,089.08		1,089.08
Subtotal Reserves	.00	211,131.01	.00	211,131.01
EQUITY:				
Retained Earnings	47,644.50			47,644.50
Current Year Net Income/(Loss)	73,338.84	.00	.00	73,338.84
Subtotal Equity	120,983.34	.00	.00	120,983.34
TOTAL LIABILITIES & EQUITY	136,096.84	211,131.01	5,036.85	352,264.70
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Myakka River Trails Improvement Assoc, Inc.

Income/Expense Statement
 Period: 10/01/17 to 10/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Maintenance Fee Income	78,000.00	65,500.00	12,500.00	274,500.00	262,000.00	12,500.00	262,000.00
06315	Reserve Income	.00	12,500.00	(12,500.00)	37,500.00	50,000.00	(12,500.00)	50,000.00
06340	Late Fee Income	.00	.00	.00	50.00	.00	50.00	.00
06345	NSF Charges Income	.00	.00	.00	10.00	.00	10.00	.00
06360	Misc. Owner Income	.00	.00	.00	406.46	.00	406.46	.00
06820	Gate Transmitter Fees	.00	.00	.00	25.00	.00	25.00	.00
06910	Interest Income	12.75	.00	12.75	81.61	.00	81.61	.00
06915	Possible Bad Debt	.00	.00	.00	.00	(12,000.00)	12,000.00	(12,000.00)
Subtotal Income		78,012.75	78,000.00	12.75	312,573.07	300,000.00	12,573.07	300,000.00
EXPENSES								
General & Administrative								
07015	Management Fees	750.00	750.00	.00	7,500.00	7,500.00	.00	9,000.00
07020	Insurance Package	7,236.66	645.83	(6,590.83)	7,236.66	6,458.30	(778.36)	7,750.00
07030	Accounting/Professional Fees	3,900.00	41.67	(3,858.33)	4,195.00	416.70	(3,778.30)	500.00
07035	Legal Fees	196.00	500.00	304.00	4,661.12	5,000.00	338.88	6,000.00
07036	Taxes	.00	41.67	41.67	.00	416.70	416.70	500.00
07041	Corporation Fees/ Licenses	.00	62.50	62.50	786.25	625.00	(161.25)	750.00
07050	Administrative Fees	67.40	83.33	15.93	1,414.69	833.30	(581.39)	1,000.00
07055	Telephone	237.59	141.67	(95.92)	1,463.70	1,416.70	(47.00)	1,700.00
07060	Miscellaneous	.00	1,141.67	1,141.67	.00	11,416.70	11,416.70	13,700.00
General & Administrative		12,387.65	3,408.34	(8,979.31)	27,257.42	34,083.40	6,825.98	40,900.00
Grounds Care								
08210	Lawn Care Contract	15,399.00	7,833.33	(7,565.67)	76,995.00	78,333.30	1,338.30	94,000.00
08220	Irrigation Maint/Repair	563.40	375.00	(188.40)	5,231.83	3,750.00	(1,481.83)	4,500.00
08290	Grounds - Other	.00	2,083.33	2,083.33	15,926.85	20,833.30	4,906.45	25,000.00
Grounds Care		15,962.40	10,291.66	(5,670.74)	98,153.68	102,916.60	4,762.92	123,500.00
Pool								
08510	Pool Maintenance Contract	540.00	300.00	(240.00)	4,143.85	3,000.00	(1,143.85)	3,600.00
08511	Pool Supplies/Repair	.00	416.67	416.67	1,705.77	4,166.70	2,460.93	5,000.00
08530	Lake Contract	150.00	150.00	.00	2,200.00	1,500.00	(700.00)	1,800.00

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Income/Expense Statement
 Period: 10/01/17 to 10/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Pool	690.00	866.67	176.67	8,049.62	8,666.70	617.08	10,400.00
Utilities/Internet/Pest								
08615	Water Plant	76.00	208.33	132.33	1,348.55	2,083.30	734.75	2,500.00
08640	Electric	494.39	566.67	72.28	5,640.62	5,666.70	26.08	6,800.00
08641	Street lights	.00	20.83	20.83	205.15	208.30	3.15	250.00
08642	Propane	384.94	41.67	(343.27)	976.89	416.70	(560.19)	500.00
08650	Internet Service	2,333.33	2,333.33	.00	23,332.97	23,333.30	.33	28,000.00
08655	Pavillion Pest Control	.00	20.83	20.83	130.00	208.30	78.30	250.00
	Utilities/Internet/Pest	3,288.66	3,191.66	(97.00)	31,634.18	31,916.60	282.42	38,300.00
Maintenance								
08710	General Maintenance	.00	2,083.33	2,083.33	5,929.21	20,833.30	14,904.09	25,000.00
08712	Pvillion Cleaning	.00	.00	.00	917.31	.00	(917.31)	.00
08713	Pavilion Cleaning	.00	250.00	250.00	1,863.20	2,500.00	636.80	3,000.00
08715	Gate	.00	.00	.00	104.07	.00	(104.07)	.00
08717	Road Maintenance	.00	208.33	208.33	4,250.00	2,083.30	(2,166.70)	2,500.00
08718	Playground Maintenance	.00	83.33	83.33	560.00	833.30	273.30	1,000.00
08740	Gate Maint/Repair	325.00	250.00	(75.00)	2,806.93	2,500.00	(306.93)	3,000.00
08744	Gate Remotes	.00	.00	.00	(200.00)	.00	200.00	.00
08800	Security System	.00	200.00	200.00	5,408.61	2,000.00	(3,408.61)	2,400.00
	Maintenance	325.00	3,074.99	2,749.99	21,639.33	30,749.90	9,110.57	36,900.00
Reserve Contribution								
09010	Reserves - Capital Improveme	.00	12,500.00	12,500.00	52,500.00	50,000.00	(2,500.00)	50,000.00
	Reserve Contribution	.00	12,500.00	12,500.00	52,500.00	50,000.00	(2,500.00)	50,000.00
	TOTAL EXPENSES	32,653.71	33,333.32	679.61	239,234.23	258,333.20	19,098.97	300,000.00
	Current Year Net Income/(loss)	45,359.04	44,666.68	692.36	73,338.84	41,666.80	31,672.04	.00

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