

Myakka River Trails Improvement Assoc, Inc.

Balance Sheet
As of 12/31/17

| Account Description | Operating | Reserves | Other | Totals |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|
| ASSETS | | | | |
| CK PCB | 70,875.16 | | | 70,875.16 |
| Cash Saving - Reserves | | 223,816.62 | | 223,816.62 |
| Assessment Receivable | 38,548.82 | | | 38,548.82 |
| NSF Charges Receivable | 10.00 | | | 10.00 |
| Owner Interest Receivable | 73.23 | | | 73.23 |
| Construction Bond Escrow | | | 5,009.51 | 5,009.51 |
| TOTAL ASSETS | 109,507.21 | 223,816.62 | 5,009.51 | 338,333.34 |
| LIABILITIES & EQUITY | | | | |
| CURRENT LIABILITIES: | | | | |
| Prepaid Owner Assessments | 36,200.00 | | | 36,200.00 |
| Construction Bonds Held | | | 5,009.51 | 5,009.51 |
| Subtotal Current Liab. | 36,200.00 | .00 | 5,009.51 | 41,209.51 |
| RESERVES: | | | | |
| Reserves - Capital Improvement | | 222,541.93 | | 222,541.93 |
| Reserve Interest | | 1,274.69 | | 1,274.69 |
| Subtotal Reserves | .00 | 223,816.62 | .00 | 223,816.62 |
| EQUITY: | | | | |
| Retained Earnings | 47,644.50 | | | 47,644.50 |
| Current Year Net Income/(Loss) | 25,662.71 | .00 | .00 | 25,662.71 |
| Subtotal Equity | 73,307.21 | .00 | .00 | 73,307.21 |
| TOTAL LIABILITIES & EQUITY | 109,507.21 | 223,816.62 | 5,009.51 | 338,333.34 |

Myakka River Trails Improvement Assoc, Inc.

Income/Expense Statement
Period: 12/01/17 to 12/31/17

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|-------------------------------------|------------------------------|-----------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| INCOME: | | | | | | | | |
| 06310 | Maintenance Fee Income | (12,500.00) | .00 | (12,500.00) | 262,000.00 | 262,000.00 | .00 | 262,000.00 |
| 06315 | Reserve Income | 12,500.00 | .00 | 12,500.00 | 50,000.00 | 50,000.00 | .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 | 8.95 | .00 | 8.95 | 100.77 | .00 | 100.77 | .00 |
| 06915 | Possible Bad Debt | .00 | .00 | .00 | .00 | (12,000.00) | 12,000.00 | (12,000.00) |
| Subtotal Income | | 8.95 | .00 | 8.95 | 312,592.23 | 300,000.00 | 12,592.23 | 300,000.00 |
| EXPENSES | | | | | | | | |
| General & Administrative | | | | | | | | |
| 07015 | Management Fees | 750.00 | 750.00 | .00 | 9,000.00 | 9,000.00 | .00 | 9,000.00 |
| 07020 | Insurance Package | .00 | 645.87 | 645.87 | 7,853.66 | 7,750.00 | (103.66) | 7,750.00 |
| 07030 | Accounting/Professional Fees | .00 | 41.63 | 41.63 | 4,195.00 | 500.00 | (3,695.00) | 500.00 |
| 07035 | Legal Fees | 196.00 | 500.00 | 304.00 | 5,199.68 | 6,000.00 | 800.32 | 6,000.00 |
| 07036 | Taxes | .00 | 41.63 | 41.63 | 116.38 | 500.00 | 383.62 | 500.00 |
| 07041 | Corporation Fees/ Licenses | .00 | 62.50 | 62.50 | 786.25 | 750.00 | (36.25) | 750.00 |
| 07050 | Administrative Fees | 122.15 | 83.37 | (38.78) | 1,634.19 | 1,000.00 | (634.19) | 1,000.00 |
| 07055 | Telephone | 157.42 | 141.63 | (15.79) | 1,697.86 | 1,700.00 | 2.14 | 1,700.00 |
| 07060 | Miscellaneous | .00 | 1,141.63 | 1,141.63 | .00 | 13,700.00 | 13,700.00 | 13,700.00 |
| General & Administrative | | 1,225.57 | 3,408.26 | 2,182.69 | 30,483.02 | 40,900.00 | 10,416.98 | 40,900.00 |
| Grounds Care | | | | | | | | |
| 08210 | Lawn Care Contract | 7,699.50 | 7,833.37 | 133.87 | 95,969.00 | 94,000.00 | (1,969.00) | 94,000.00 |
| 08220 | Irrigation Maint/Repair | 572.50 | 375.00 | (197.50) | 5,804.33 | 4,500.00 | (1,304.33) | 4,500.00 |
| 08290 | Grounds - Other | 500.00 | 2,083.37 | 1,583.37 | 16,426.85 | 25,000.00 | 8,573.15 | 25,000.00 |
| Grounds Care | | 8,772.00 | 10,291.74 | 1,519.74 | 118,200.18 | 123,500.00 | 5,299.82 | 123,500.00 |
| Pool | | | | | | | | |
| 08510 | Pool Maintenance Contract | .00 | 300.00 | 300.00 | 4,683.85 | 3,600.00 | (1,083.85) | 3,600.00 |
| 08511 | Pool Supplies/Repair | 200.00 | 416.63 | 216.63 | 1,905.77 | 5,000.00 | 3,094.23 | 5,000.00 |
| 08530 | Lake Contract | 2,950.00 | 150.00 | (2,800.00) | 5,450.00 | 1,800.00 | (3,650.00) | 1,800.00 |
| Pool | | 3,150.00 | 866.63 | (2,283.37) | 12,039.62 | 10,400.00 | (1,639.62) | 10,400.00 |

Myakka River Trails Improvement Assoc, Inc.

Income/Expense Statement
Period: 12/01/17 to 12/31/17

| Account | Description | Actual | Current Period | | Actual | Year-To-Date | | Yearly Budget |
|--------------------------------|---------------------------------------|--------------------|--------------------|--------------------|-------------------|-------------------|--------------------|-------------------|
| | | | Budget | Variance | | Budget | Variance | |
| Utilities/Internet/Pest | | | | | | | | |
| 08615 | Water Plant | 144.45 | 208.37 | 63.92 | 1,508.75 | 2,500.00 | 991.25 | 2,500.00 |
| 08640 | Electric | 537.92 | 566.63 | 28.71 | 6,730.89 | 6,800.00 | 69.11 | 6,800.00 |
| 08641 | Street lights | 28.09 | 20.87 | (7.22) | 233.24 | 250.00 | 16.76 | 250.00 |
| 08642 | Propane | .00 | 41.63 | 41.63 | 976.89 | 500.00 | (476.89) | 500.00 |
| 08650 | Internet Service | .00 | 2,333.37 | 2,333.37 | 27,999.63 | 28,000.00 | .37 | 28,000.00 |
| 08655 | Pavillion Pest Control | .00 | 20.87 | 20.87 | 195.00 | 250.00 | 55.00 | 250.00 |
| | Utilities/Internet/Pest | 710.46 | 3,191.74 | 2,481.28 | 37,644.40 | 38,300.00 | 655.60 | 38,300.00 |
| Maintenance | | | | | | | | |
| 08710 | General Maintenance | 385.00 | 2,083.37 | 1,698.37 | 7,352.18 | 25,000.00 | 17,647.82 | 25,000.00 |
| 08712 | Pvillion Cleaning | .00 | .00 | .00 | 917.31 | .00 | (917.31) | .00 |
| 08713 | Pavilion Cleaning | 200.00 | 250.00 | 50.00 | 2,263.20 | 3,000.00 | 736.80 | 3,000.00 |
| 08715 | Gate | .00 | .00 | .00 | 104.07 | .00 | (104.07) | .00 |
| 08717 | Road Maintenance | .00 | 208.37 | 208.37 | 4,250.00 | 2,500.00 | (1,750.00) | 2,500.00 |
| 08718 | Playground Maintenance | .00 | 83.37 | 83.37 | 560.00 | 1,000.00 | 440.00 | 1,000.00 |
| 08740 | Gate Maint/Repair | .00 | 250.00 | 250.00 | 2,906.93 | 3,000.00 | 93.07 | 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 | 2,400.00 | (3,008.61) | 2,400.00 |
| | Maintenance | 585.00 | 3,075.11 | 2,490.11 | 23,562.30 | 36,900.00 | 13,337.70 | 36,900.00 |
| Reserve Contribution | | | | | | | | |
| 09010 | Reserves - Capital Improve | 12,500.00 | .00 | (12,500.00) | 65,000.00 | 50,000.00 | (15,000.00) | 50,000.00 |
| | Reserve Contribution | 12,500.00 | .00 | (12,500.00) | 65,000.00 | 50,000.00 | (15,000.00) | 50,000.00 |
| | TOTAL EXPENSES | 26,943.03 | 20,833.48 | (6,109.55) | 286,929.52 | 300,000.00 | 13,070.48 | 300,000.00 |
| | Current Year Net Income/(loss) | (26,934.08) | (20,833.48) | (6,100.60) | 25,662.71 | .00 | 25,662.71 | .00 |

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