

**MYAKKA RIVER TRAILS IMPROVEMENT  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
January 31, 2018**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

**Prepared By: Sunstate Association Management Group, Inc.**

**Myakka River Trails**  
**Statement of Assets, Liabilities & Fund Balance**  
As of January 31, 2018

	Jan 31, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Oper SG 4553	
1019 · Due To/(From) Operating	-12,500.00
1010 · Oper SG 4553 - Other	107,565.44
Total 1010 · Oper SG 4553	95,065.44
1070 · Reserves SG 7019	
1029 · Due To/(From) Reserves	12,500.00
1070 · Reserves SG 7019 - Other	223,949.72
Total 1070 · Reserves SG 7019	236,449.72
1080 · Const Escrow SG 3832	5,010.57
Total Checking/Savings	336,525.73
Accounts Receivable	
1310 · Assessment Receivable	37,603.35
Total Accounts Receivable	37,603.35
Total Current Assets	374,129.08
<b>TOTAL ASSETS</b>	<b>374,129.08</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	9,001.40
Total Accounts Payable	9,001.40
Other Current Liabilities	
3050 · Deferred Revenue	43,666.67
3480 · Construction Bonds Held	5,010.57
Total Other Current Liabilities	48,677.24
Total Current Liabilities	57,678.64
Long Term Liabilities	
5010 · Reserves Capital Improvement	235,041.93
5011 · Reserves Interest	1,407.79
Total Long Term Liabilities	236,449.72
Total Liabilities	294,128.36
Equity	
5510 · Retained Earnings	73,307.21
5520 · Opening Balance Equity	-1,300.00
Net Income	7,993.51
Total Equity	80,000.72
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>374,129.08</b>

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Accrual Basis

## Myakka River Trails Profit & Loss Budget Performance January 2018

	Jan 18	Budget	\$ Over Budget	Jan 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
Income							
6310 · Maintenance Fee Income	21,833.33	21,839.13	-5.80	21,833.33	21,839.13	-5.80	262,070.00
6315 · Reserve Income	12,500.00	12,500.00	0.00	12,500.00	12,500.00	0.00	50,000.00
6340 · Late Fee Income	101.30	0.00	101.30	101.30	0.00	101.30	0.00
6910 · Interest Income	11.87	0.00	11.87	11.87	0.00	11.87	0.00
<b>Total Income</b>	<b>34,446.50</b>	<b>34,339.13</b>	<b>107.37</b>	<b>34,446.50</b>	<b>34,339.13</b>	<b>107.37</b>	<b>312,070.00</b>
<b>Total Income</b>	<b>34,446.50</b>	<b>34,339.13</b>	<b>107.37</b>	<b>34,446.50</b>	<b>34,339.13</b>	<b>107.37</b>	<b>312,070.00</b>
<b>Gross Profit</b>	<b>34,446.50</b>	<b>34,339.13</b>	<b>107.37</b>	<b>34,446.50</b>	<b>34,339.13</b>	<b>107.37</b>	<b>312,070.00</b>
<b>Expense</b>							
General & Administrative							
7015 · Management Fee	1,920.00	830.00	1,090.00	1,920.00	830.00	1,090.00	9,960.00
7020 · Insurance Package	0.00	645.87	-645.87	0.00	645.87	-645.87	7,750.00
7030 · Accounting/Professional Fees	0.00	208.37	-208.37	0.00	208.37	-208.37	2,500.00
7035 · Legal Fees	280.00	500.00	-220.00	280.00	500.00	-220.00	6,000.00
7041 · Corporation Fees/Licenses	61.25	62.50	-1.25	61.25	62.50	-1.25	750.00
7050 · Administrative Fees	230.97	83.37	147.60	230.97	83.37	147.60	1,000.00
7055 · Telephone	157.42	141.63	15.79	157.42	141.63	15.79	1,700.00
7060 · Miscellaneous	0.00	1,250.00	-1,250.00	0.00	1,250.00	-1,250.00	15,000.00
<b>Total General &amp; Administrative</b>	<b>2,649.64</b>	<b>3,721.74</b>	<b>-1,072.10</b>	<b>2,649.64</b>	<b>3,721.74</b>	<b>-1,072.10</b>	<b>44,660.00</b>
Grounds Care							
8210 · Lawn Care Contract	7,699.50	7,833.37	-133.87	7,699.50	7,833.37	-133.87	94,000.00
8220 · Irrigation Maint/Repair	247.00	475.00	-228.00	247.00	475.00	-228.00	5,700.00
8290 · Grounds - Other	0.00	1,666.63	-1,666.63	0.00	1,666.63	-1,666.63	20,000.00
<b>Total Grounds Care</b>	<b>7,946.50</b>	<b>9,975.00</b>	<b>-2,028.50</b>	<b>7,946.50</b>	<b>9,975.00</b>	<b>-2,028.50</b>	<b>119,700.00</b>
Maintenance							
8710 · General Maintenance	574.87	2,083.37	-1,508.50	574.87	2,083.37	-1,508.50	25,000.00
8713 · Pavilion Cleaning	250.00	208.37	41.63	250.00	208.37	41.63	2,500.00
8717 · Road Maintenance	0.00	416.63	-416.63	0.00	416.63	-416.63	5,000.00
8718 · Playground Maintenance	0.00	83.37	-83.37	0.00	83.37	-83.37	1,000.00
8740 · Gate Maint/Repair	0.00	416.63	-416.63	0.00	416.63	-416.63	5,000.00
8800 · Security Repairs	0.00	416.63	-416.63	0.00	416.63	-416.63	5,000.00
<b>Total Maintenance</b>	<b>824.87</b>	<b>3,625.00</b>	<b>-2,800.13</b>	<b>824.87</b>	<b>3,625.00</b>	<b>-2,800.13</b>	<b>43,500.00</b>
Pool							
8510 · Pool Maintenance Contract	1,080.00	500.00	580.00	1,080.00	500.00	580.00	6,000.00
8511 · Pool Supplies/Repair	240.88	416.63	-175.75	240.88	416.63	-175.75	5,000.00
8530 · Lake Contract	150.00	225.00	-75.00	150.00	225.00	-75.00	2,700.00
<b>Total Pool</b>	<b>1,470.88</b>	<b>1,141.63</b>	<b>329.25</b>	<b>1,470.88</b>	<b>1,141.63</b>	<b>329.25</b>	<b>13,700.00</b>
Reserve Contribution							
9010 · Reserves - Capital Improvement	12,500.00	12,500.00	0.00	12,500.00	12,500.00	0.00	50,000.00
<b>Total Reserve Contribution</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>0.00</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>0.00</b>	<b>50,000.00</b>
Utilities/Internet/Pest							
8615 · Water Plant	0.00	208.37	-208.37	0.00	208.37	-208.37	2,500.00
8640 · Electric	538.29	625.00	-86.71	538.29	625.00	-86.71	7,500.00
8641 · Street Lights	28.09	21.63	6.46	28.09	21.63	6.46	260.00

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 Accrual Basis

**Myakka River Trails**  
**Profit & Loss Budget Performance**  
 January 2018

	Jan 18	Budget	\$ Over Budget	Jan 18	YTD Budget	\$ Over Budget	Annual Budget
8642 · Propane	0.00	41.63	-41.63	0.00	41.63	-41.63	500.00
8650 · Internet Service	494.72	2,458.37	-1,963.65	494.72	2,458.37	-1,963.65	29,500.00
8655 · Pavillion Pest Control	0.00	20.87	-20.87	0.00	20.87	-20.87	250.00
<b>Total Utilities/Internet/Pest</b>	<b>1,061.10</b>	<b>3,375.87</b>	<b>-2,314.77</b>	<b>1,061.10</b>	<b>3,375.87</b>	<b>-2,314.77</b>	<b>40,510.00</b>
<b>Total Expense</b>	<b>26,452.99</b>	<b>34,339.24</b>	<b>-7,886.25</b>	<b>26,452.99</b>	<b>34,339.24</b>	<b>-7,886.25</b>	<b>312,070.00</b>
<b>Net Income</b>	<b>7,993.51</b>	<b>-0.11</b>	<b>7,993.62</b>	<b>7,993.51</b>	<b>-0.11</b>	<b>7,993.62</b>	<b>0.00</b>