

**MYAKKA RIVER TRAILS IMPROVEMENT  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
April 30, 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 April 30, 2018

	Apr 30, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · OP Centennial Bank 4553	113,280.91
1018 · Due to/(from) Op	-12,500.00
1019 · Due To/(From) Operating-Constr	-5,000.00
<b>Total Operating</b>	95,780.91
<b>Reserves</b>	
1029 · Due To/(From) Reserves	12,500.00
1070 · MM Centennial Bank 7019	236,845.40
<b>Total Reserves</b>	249,345.40
1080 · Const Escrow Centennial 3832	5,013.63
1081 · Due to/(from) Construction Bond	5,000.00
<b>Total Checking/Savings</b>	355,139.94
<b>Accounts Receivable</b>	
1310 · Assessment Receivable	35,973.23
<b>Total Accounts Receivable</b>	35,973.23
<b>Other Current Assets</b>	
12000 · Undeposited Funds	9,500.00
<b>Total Other Current Assets</b>	9,500.00
<b>Total Current Assets</b>	400,613.17
<b>TOTAL ASSETS</b>	<b>400,613.17</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	840.00
<b>Total Accounts Payable</b>	840.00
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	43,666.67
3060 · Suspense	-4,851.97
3480 · Construction Bonds Held	15,013.63
<b>Total Other Current Liabilities</b>	53,828.33
<b>Total Current Liabilities</b>	54,668.33
<b>Long Term Liabilities</b>	
5010 · Reserves Capital Improvement	247,541.93
5011 · Reserves Interest	1,803.47
<b>Total Long Term Liabilities</b>	249,345.40
<b>Total Liabilities</b>	304,013.73
<b>Equity</b>	
5510 · Retained Earnings	73,307.21
5520 · Opening Balance Equity	-1,300.00
Net Income	24,592.23
<b>Total Equity</b>	96,599.44
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>400,613.17</b>

## Myakka River Trails Revenue & Expense Budget Performance

April 2018

	Apr 18	Budget	\$ Over Budget	Jan - Apr 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
Income							
6310 · Maintenance Fee Income	21,833.33	21,839.17	(5.84)	87,333.33	87,356.64	(23.31)	262,070.00
6315 · Reserve Income	12,500.00	12,500.00	0.00	25,000.00	25,000.00	0.00	50,000.00
6340 · Late Fee Income	0.00	0.00	0.00	101.30	0.00	101.30	0.00
6910 · Interest Income	17.92	0.00	17.92	58.43	0.00	58.43	0.00
<b>Total Income</b>	<b>34,351.25</b>	<b>34,339.17</b>	<b>12.08</b>	<b>112,493.06</b>	<b>112,356.64</b>	<b>136.42</b>	<b>312,070.00</b>
<b>Total Income</b>	<b>34,351.25</b>	<b>34,339.17</b>	<b>12.08</b>	<b>112,493.06</b>	<b>112,356.64</b>	<b>136.42</b>	<b>312,070.00</b>
<b>Gross Profit</b>	<b>34,351.25</b>	<b>34,339.17</b>	<b>12.08</b>	<b>112,493.06</b>	<b>112,356.64</b>	<b>136.42</b>	<b>312,070.00</b>
<b>Expense</b>							
General & Administrative							
7015 · Management Fee	1,280.00	830.00	450.00	5,760.00	3,320.00	2,440.00	9,960.00
7020 · Insurance Package	0.00	645.83	(645.83)	0.00	2,583.36	(2,583.36)	7,750.00
7030 · Accounting/Professional Fees	0.00	208.33	(208.33)	0.00	833.36	(833.36)	2,500.00
7035 · Legal Fees	3,059.50	500.00	2,559.50	4,121.50	2,000.00	2,121.50	6,000.00
7041 · Corporation Fees/Licenses	0.00	62.50	(62.50)	61.25	250.00	(188.75)	750.00
7050 · Administrative Fees	206.72	83.33	123.39	661.15	333.36	327.79	1,000.00
7055 · Telephone	80.62	141.67	(61.05)	524.02	566.64	(42.62)	1,700.00
7060 · Miscellaneous	0.00	1,250.00	(1,250.00)	3,648.82	5,000.00	(1,351.18)	15,000.00
<b>Total General &amp; Administrative</b>	<b>4,626.84</b>	<b>3,721.66</b>	<b>905.18</b>	<b>14,776.74</b>	<b>14,886.72</b>	<b>(109.98)</b>	<b>44,660.00</b>
Grounds Care							
8210 · Lawn Care Contract	0.00	7,833.33	(7,833.33)	23,098.50	31,333.36	(8,234.86)	94,000.00
8220 · Irrigation Maint/Repair	0.00	475.00	(475.00)	2,818.66	1,900.00	918.66	5,700.00
8290 · Grounds - Other	0.00	1,666.67	(1,666.67)	1,710.00	6,666.64	(4,956.64)	20,000.00
<b>Total Grounds Care</b>	<b>0.00</b>	<b>9,975.00</b>	<b>(9,975.00)</b>	<b>27,627.16</b>	<b>39,900.00</b>	<b>(12,272.84)</b>	<b>119,700.00</b>
Maintenance							
8710 · General Maintenance	0.00	2,083.33	(2,083.33)	792.84	8,333.36	(7,540.52)	25,000.00
8713 · Pavilion Cleaning	250.00	208.33	41.67	900.00	833.36	66.64	2,500.00
8717 · Road Maintenance	0.00	416.67	(416.67)	0.00	1,666.64	(1,666.64)	5,000.00
8718 · Playground Maintenance	0.00	83.33	(83.33)	1,000.00	333.36	666.64	1,000.00
8740 · Gate Maint/Repair	1,880.00	416.67	1,463.33	2,180.00	1,666.64	513.36	5,000.00
8800 · Security Repairs	0.00	416.67	(416.67)	0.00	1,666.64	(1,666.64)	5,000.00
<b>Total Maintenance</b>	<b>2,130.00</b>	<b>3,625.00</b>	<b>(1,495.00)</b>	<b>4,872.84</b>	<b>14,500.00</b>	<b>(9,627.16)</b>	<b>43,500.00</b>
Pool							
8510 · Pool Maintenance Contract	540.00	500.00	40.00	2,700.00	2,000.00	700.00	6,000.00
8511 · Pool Supplies/Repair	0.00	416.67	(416.67)	415.88	1,666.64	(1,250.76)	5,000.00
8530 · Lake Contract	150.00	225.00	(75.00)	600.00	900.00	(300.00)	2,700.00
<b>Total Pool</b>	<b>690.00</b>	<b>1,141.67</b>	<b>(451.67)</b>	<b>3,715.88</b>	<b>4,566.64</b>	<b>(850.76)</b>	<b>13,700.00</b>
Reserve Contribution							
9010 · Reserves - Capital Improvement	12,500.00	12,500.00	0.00	25,000.00	25,000.00	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>25,000.00</b>	<b>25,000.00</b>	<b>0.00</b>	<b>50,000.00</b>

**Myakka River Trails**  
**Revenue & Expense Budget Performance**  
 April 2018

	Apr 18	Budget	\$ Over Budget	Jan - Apr 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Utilities/Internet/Pest</b>							
8615 · Water Plant	94.00	208.33	(114.33)	715.50	833.36	(117.86)	2,500.00
8640 · Electric	476.65	625.00	(148.35)	2,076.03	2,500.00	(423.97)	7,500.00
8641 · Street Lights	21.49	21.67	(0.18)	104.16	86.64	17.52	260.00
8642 · Propane	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
8650 · Internet Service	2,786.80	2,458.33	328.47	8,947.52	9,833.36	(885.84)	29,500.00
8655 · Pavillion Pest Control	0.00	20.83	(20.83)	65.00	83.36	(18.36)	250.00
<b>Total Utilities/Internet/Pest</b>	<b>3,378.94</b>	<b>3,375.83</b>	<b>3.11</b>	<b>11,908.21</b>	<b>13,503.36</b>	<b>(1,595.15)</b>	<b>40,510.00</b>
<b>Total Expense</b>	<b>23,325.78</b>	<b>34,339.16</b>	<b>(11,013.38)</b>	<b>87,900.83</b>	<b>112,356.72</b>	<b>(24,455.89)</b>	<b>312,070.00</b>
<b>Net Income</b>	<b>11,025.47</b>	<b>0.01</b>	<b>11,025.46</b>	<b>24,592.23</b>	<b>(0.08)</b>	<b>24,592.31</b>	<b>0.00</b>