

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

	Sep 30, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating	
1010 · OP Centennial Bank 4553	97,829.82
1019 · Due To/(From) Operating-Constr	-5,000.00
Total Operating	92,829.82
Reserves	
1070 · MM Centennial Bank 7019	209,454.83
Total Reserves	209,454.83
1080 · Const Escrow Centennial 3832	5,018.88
1081 · Due to/(from) Construction Bond	5,000.00
Total Checking/Savings	312,303.53
Accounts Receivable	
1310 · Assessment Receivable	11,821.95
Total Accounts Receivable	11,821.95
Other Current Assets	
12000 · Undeposited Funds	2,600.00
Total Other Current Assets	2,600.00
Total Current Assets	326,725.48
<b>TOTAL ASSETS</b>	<b>326,725.48</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,865.00
Total Accounts Payable	3,865.00
Other Current Liabilities	
3480 · Construction Bonds Held	15,018.88
Total Other Current Liabilities	15,018.88
Total Current Liabilities	18,883.88
Long Term Liabilities	
5010 · Reserves Capital Improvement	206,859.33
5011 · Reserves Interest	2,595.50
Total Long Term Liabilities	209,454.83
Total Liabilities	228,338.71
Equity	
5510 · Retained Earnings	73,307.21
5520 · Opening Balance Equity	-1,300.00
Net Income	26,379.56
Total Equity	98,386.77
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>326,725.48</b>

## Myakka River Trails Revenue & Expense Budget Performance September 2018

	Sep 18	Budget	\$ Over Budget	Jan - Sep 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
Income							
6310 · Maintenance Fee Income	21,833.34	21,839.17	(5.83)	196,500.00	196,552.49	(52.49)	262,070.00
6315 · Reserve Income	0.00	0.00	0.00	37,500.00	37,500.00	0.00	50,000.00
6340 · Late Fee Income	0.00	0.00	0.00	150.02	0.00	150.02	0.00
6820 · Gate Transmitter Fee Income	0.00	0.00	0.00	140.00	0.00	140.00	0.00
6910 · Interest Income	13.27	0.00	13.27	146.50	0.00	146.50	0.00
<b>Total Income</b>	<b>21,846.61</b>	<b>21,839.17</b>	<b>7.44</b>	<b>234,436.52</b>	<b>234,052.49</b>	<b>384.03</b>	<b>312,070.00</b>
<b>Total Income</b>	<b>21,846.61</b>	<b>21,839.17</b>	<b>7.44</b>	<b>234,436.52</b>	<b>234,052.49</b>	<b>384.03</b>	<b>312,070.00</b>
<b>Gross Profit</b>	<b>21,846.61</b>	<b>21,839.17</b>	<b>7.44</b>	<b>234,436.52</b>	<b>234,052.49</b>	<b>384.03</b>	<b>312,070.00</b>
<b>Expense</b>							
General & Administrative							
7015 · Management Fee	1,280.00	830.00	450.00	12,160.00	7,470.00	4,690.00	9,960.00
7020 · Insurance Package	0.00	645.83	(645.83)	0.00	5,812.51	(5,812.51)	7,750.00
7030 · Accounting/Professional Fees	0.00	208.33	(208.33)	3,900.00	1,875.01	2,024.99	2,500.00
7035 · Legal Fees	560.00	500.00	60.00	11,311.00	4,500.00	6,811.00	6,000.00
7041 · Corporation Fees/Licenses	0.00	62.50	(62.50)	736.25	562.50	173.75	750.00
7050 · Administrative Fees	25.20	83.33	(58.13)	821.01	750.01	71.00	1,000.00
7055 · Telephone	0.00	141.67	(141.67)	929.64	1,274.99	(345.35)	1,700.00
7060 · Miscellaneous	0.00	1,250.00	(1,250.00)	3,648.82	11,250.00	(7,601.18)	15,000.00
<b>Total General &amp; Administrative</b>	<b>1,865.20</b>	<b>3,721.66</b>	<b>(1,856.46)</b>	<b>33,506.72</b>	<b>33,495.02</b>	<b>11.70</b>	<b>44,660.00</b>
Grounds Care							
8210 · Lawn Care Contract	7,699.50	7,833.33	(133.83)	69,295.50	70,500.01	(1,204.51)	94,000.00
8220 · Irrigation Maint/Repair	0.00	475.00	(475.00)	8,566.08	4,275.00	4,291.08	5,700.00
8290 · Grounds - Other	1,000.00	1,666.67	(666.67)	6,121.85	14,999.99	(8,878.14)	20,000.00
<b>Total Grounds Care</b>	<b>8,699.50</b>	<b>9,975.00</b>	<b>(1,275.50)</b>	<b>83,983.43</b>	<b>89,775.00</b>	<b>(5,791.57)</b>	<b>119,700.00</b>
Maintenance							
8710 · General Maintenance	1,500.00	2,083.33	(583.33)	3,531.25	18,750.01	(15,218.76)	25,000.00
8713 · Pavilion Cleaning	220.00	208.33	11.67	2,139.25	1,875.01	264.24	2,500.00
8717 · Road Maintenance	0.00	416.67	(416.67)	0.00	3,749.99	(3,749.99)	5,000.00
8718 · Playground Maintenance	0.00	83.33	(83.33)	1,000.00	750.01	249.99	1,000.00
8740 · Gate Maint/Repair	894.00	416.67	477.33	7,069.00	3,749.99	3,319.01	5,000.00
8800 · Security Repairs	0.00	416.67	(416.67)	0.00	3,749.99	(3,749.99)	5,000.00
<b>Total Maintenance</b>	<b>2,614.00</b>	<b>3,625.00</b>	<b>(1,011.00)</b>	<b>13,739.50</b>	<b>32,625.00</b>	<b>(18,885.50)</b>	<b>43,500.00</b>
Pool							
8510 · Pool Maintenance Contract	540.00	500.00	40.00	5,400.00	4,500.00	900.00	6,000.00
8511 · Pool Supplies/Repair	0.00	416.67	(416.67)	1,743.01	3,749.99	(2,006.98)	5,000.00
8530 · Lake Contract	150.00	225.00	(75.00)	1,350.00	2,025.00	(675.00)	2,700.00
<b>Total Pool</b>	<b>690.00</b>	<b>1,141.67</b>	<b>(451.67)</b>	<b>8,493.01</b>	<b>10,274.99</b>	<b>(1,781.98)</b>	<b>13,700.00</b>
Reserve Contribution							
9010 · Reserves - Capital Improvement	0.00	0.00	0.00	37,500.00	37,500.00	0.00	50,000.00
<b>Total Reserve Contribution</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>37,500.00</b>	<b>37,500.00</b>	<b>0.00</b>	<b>50,000.00</b>

## Myakka River Trails Revenue & Expense Budget Performance September 2018

	Sep 18	Budget	\$ Over Budget	Jan - Sep 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Utilities/Internet/Pest</b>							
8615 · Water Plant	480.00	208.33	271.67	1,783.50	1,875.01	(91.51)	2,500.00
8640 · Electric	503.87	625.00	(121.13)	4,608.02	5,625.00	(1,016.98)	7,500.00
8641 · Street Lights	0.00	21.67	(21.67)	205.52	194.99	10.53	260.00
8642 · Propane	0.00	41.67	(41.67)	864.74	374.99	489.75	500.00
8650 · Internet Service	2,833.00	2,458.33	374.67	23,112.52	22,125.01	987.51	29,500.00
8655 · Pavillion Pest Control	0.00	20.83	(20.83)	260.00	187.51	72.49	250.00
<b>Total Utilities/Internet/Pest</b>	<b>3,816.87</b>	<b>3,375.83</b>	<b>441.04</b>	<b>30,834.30</b>	<b>30,382.51</b>	<b>451.79</b>	<b>40,510.00</b>
<b>Total Expense</b>	<b>17,685.57</b>	<b>21,839.16</b>	<b>(4,153.59)</b>	<b>208,056.96</b>	<b>234,052.52</b>	<b>(25,995.56)</b>	<b>312,070.00</b>
<b>Net Income</b>	<b>4,161.04</b>	<b>0.01</b>	<b>4,161.03</b>	<b>26,379.56</b>	<b>(0.03)</b>	<b>26,379.59</b>	<b>0.00</b>