

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

	Jul 31, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · OP Centennial Bank 4553	105,778.96
1019 · Due To/(From) Operating-Constr	-5,000.00
<b>Total Operating</b>	100,778.96
<b>Reserves</b>	
1070 · MM Centennial Bank 7019	262,296.59
<b>Total Reserves</b>	262,296.59
1080 · Const Escrow Centennial 3832	5,016.78
1081 · Due to/(from) Construction Bond	5,000.00
<b>Total Checking/Savings</b>	373,092.33
<b>Accounts Receivable</b>	
1310 · Assessment Receivable	42,521.95
<b>Total Accounts Receivable</b>	42,521.95
<b>Other Current Assets</b>	
12000 · Undeposited Funds	1,300.00
<b>Total Other Current Assets</b>	1,300.00
<b>Total Current Assets</b>	416,914.28
<b>TOTAL ASSETS</b>	<b>416,914.28</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	8,417.80
<b>Total Accounts Payable</b>	8,417.80
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	43,666.67
3480 · Construction Bonds Held	15,016.78
<b>Total Other Current Liabilities</b>	58,683.45
<b>Total Current Liabilities</b>	67,101.25
<b>Long Term Liabilities</b>	
5010 · Reserves Capital Improvement	260,041.93
5011 · Reserves Interest	2,254.66
<b>Total Long Term Liabilities</b>	262,296.59
<b>Total Liabilities</b>	329,397.84
<b>Equity</b>	
5510 · Retained Earnings	73,307.21
5520 · Opening Balance Equity	-1,300.00
Net Income	15,509.23
<b>Total Equity</b>	87,516.44
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>416,914.28</b>

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

	Jul 18	Budget	\$ Over Budget	Jan - Jul 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
<b>Income</b>							
6310 · Maintenance Fee Income	21,833.33	21,839.17	(5.84)	152,833.33	152,874.15	(40.82)	262,070.00
6315 · Reserve Income	12,500.00	12,500.00	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	17.46	0.00	17.46	116.07	0.00	116.07	0.00
<b>Total Income</b>	<b>34,350.79</b>	<b>34,339.17</b>	<b>11.62</b>	<b>190,739.42</b>	<b>190,374.15</b>	<b>365.27</b>	<b>312,070.00</b>
<b>Total Income</b>	<b>34,350.79</b>	<b>34,339.17</b>	<b>11.62</b>	<b>190,739.42</b>	<b>190,374.15</b>	<b>365.27</b>	<b>312,070.00</b>
<b>Gross Profit</b>	<b>34,350.79</b>	<b>34,339.17</b>	<b>11.62</b>	<b>190,739.42</b>	<b>190,374.15</b>	<b>365.27</b>	<b>312,070.00</b>
<b>Expense</b>							
<b>General &amp; Administrative</b>							
7015 · Management Fee	1,280.00	830.00	450.00	9,600.00	5,810.00	3,790.00	9,960.00
7020 · Insurance Package	0.00	645.83	(645.83)	0.00	4,520.85	(4,520.85)	7,750.00
7030 · Accounting/Professional Fees	0.00	208.33	(208.33)	3,900.00	1,458.35	2,441.65	2,500.00
7035 · Legal Fees	1,840.00	500.00	1,340.00	10,191.00	3,500.00	6,691.00	6,000.00
7041 · Corporation Fees/Licenses	0.00	62.50	(62.50)	736.25	437.50	298.75	750.00
7050 · Administrative Fees	36.37	83.33	(46.96)	776.41	583.35	193.06	1,000.00
7055 · Telephone	122.18	141.67	(19.49)	807.46	991.65	(184.19)	1,700.00
7060 · Miscellaneous	0.00	1,250.00	(1,250.00)	3,648.82	8,750.00	(5,101.18)	15,000.00
<b>Total General &amp; Administrative</b>	<b>3,278.55</b>	<b>3,721.66</b>	<b>(443.11)</b>	<b>29,659.94</b>	<b>26,051.70</b>	<b>3,608.24</b>	<b>44,660.00</b>
<b>Grounds Care</b>							
8210 · Lawn Care Contract	7,699.50	7,833.33	(133.83)	53,896.50	54,833.35	(936.85)	94,000.00
8220 · Irrigation Maint/Repair	3,296.38	475.00	2,821.38	8,200.68	3,325.00	4,875.68	5,700.00
8290 · Grounds - Other	3,161.85	1,666.67	1,495.18	5,121.85	11,666.65	(6,544.80)	20,000.00
<b>Total Grounds Care</b>	<b>14,157.73</b>	<b>9,975.00</b>	<b>4,182.73</b>	<b>67,219.03</b>	<b>69,825.00</b>	<b>(2,605.97)</b>	<b>119,700.00</b>
<b>Maintenance</b>							
8710 · General Maintenance	51.37	2,083.33	(2,031.96)	1,446.12	14,583.35	(13,137.23)	25,000.00
8713 · Pavilion Cleaning	294.25	208.33	85.92	1,644.25	1,458.35	185.90	2,500.00
8717 · Road Maintenance	0.00	416.67	(416.67)	0.00	2,916.65	(2,916.65)	5,000.00
8718 · Playground Maintenance	0.00	83.33	(83.33)	1,000.00	583.35	416.65	1,000.00
8740 · Gate Maint/Repair	3,745.00	416.67	3,328.33	6,175.00	2,916.65	3,258.35	5,000.00
8800 · Security Repairs	0.00	416.67	(416.67)	0.00	2,916.65	(2,916.65)	5,000.00
<b>Total Maintenance</b>	<b>4,090.62</b>	<b>3,625.00</b>	<b>465.62</b>	<b>10,265.37</b>	<b>25,375.00</b>	<b>(15,109.63)</b>	<b>43,500.00</b>
<b>Pool</b>							
8510 · Pool Maintenance Contract	540.00	500.00	40.00	4,320.00	3,500.00	820.00	6,000.00
8511 · Pool Supplies/Repair	403.48	416.67	(13.19)	1,653.96	2,916.65	(1,262.69)	5,000.00
8530 · Lake Contract	150.00	225.00	(75.00)	1,050.00	1,575.00	(525.00)	2,700.00
<b>Total Pool</b>	<b>1,093.48</b>	<b>1,141.67</b>	<b>(48.19)</b>	<b>7,023.96</b>	<b>7,991.65</b>	<b>(967.69)</b>	<b>13,700.00</b>
<b>Reserve Contribution</b>							
9010 · Reserves - Capital Improvement	12,500.00	12,500.00	0.00	37,500.00	37,500.00	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>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**  
 July 2018

	Jul 18	Budget	\$ Over Budget	Jan - Jul 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Utilities/Internet/Pest</b>							
8615 · Water Plant	100.00	208.33	(108.33)	1,303.50	1,458.35	(154.85)	2,500.00
8640 · Electric	417.08	625.00	(207.92)	3,583.32	4,375.00	(791.68)	7,500.00
8641 · Street Lights	21.67	21.67	0.00	168.81	151.65	17.16	260.00
8642 · Propane	0.00	41.67	(41.67)	864.74	291.65	573.09	500.00
8650 · Internet Service	2,833.00	2,458.33	374.67	17,446.52	17,208.35	238.17	29,500.00
8655 · Pavillion Pest Control	0.00	20.83	(20.83)	195.00	145.85	49.15	250.00
<b>Total Utilities/Internet/Pest</b>	<b>3,371.75</b>	<b>3,375.83</b>	<b>(4.08)</b>	<b>23,561.89</b>	<b>23,630.85</b>	<b>(68.96)</b>	<b>40,510.00</b>
<b>Total Expense</b>	<b>38,492.13</b>	<b>34,339.16</b>	<b>4,152.97</b>	<b>175,230.19</b>	<b>190,374.20</b>	<b>(15,144.01)</b>	<b>312,070.00</b>
<b>Net Income</b>	<b>(4,141.34)</b>	<b>0.01</b>	<b>(4,141.35)</b>	<b>15,509.23</b>	<b>(0.05)</b>	<b>15,509.28</b>	<b>0.00</b>