

**MYAKKA RIVER TRAILS IMPROVEMENT  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
March 31, 2019**

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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 March 31, 2019

	Mar 31, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating	
1010 · OP Centennial Bank 4553	29,835.63
1018 · Due to/(from) Op	34,500.00
Total Operating	64,335.63
Reserves	
1029 · Due To/(From) Reserves	-34,500.00
1070 · MM Centennial Bank 7019	10,680.28
1071 · Premier Community Bank	55,640.04
Total Reserves	31,820.32
1080 · Const Escrow Centennial 3832	5,025.15
Total Checking/Savings	101,181.10
Accounts Receivable	
1310 · Assessment Receivable	-7,264.32
Total Accounts Receivable	-7,264.32
Other Current Assets	
12000 · Undeposited Funds	2,600.00
Total Other Current Assets	2,600.00
Total Current Assets	96,516.78
Other Assets	
1610 · Prepaid Insurance	4,011.77
Total Other Assets	4,011.77
<b>TOTAL ASSETS</b>	<b>100,528.55</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	9,929.42
Total Accounts Payable	9,929.42
Other Current Liabilities	
3480 · Construction Bonds Held	5,025.15
Total Other Current Liabilities	5,025.15
Total Current Liabilities	14,954.57
Long Term Liabilities	
5010 · Reserves Capital Improvement	28,403.32
5011 · Reserves Interest	3,417.00
Total Long Term Liabilities	31,820.32
Total Liabilities	46,774.89
Equity	
5510 · Retained Earnings	58,593.33
5520 · Opening Balance Equity	-1,300.00
Net Income	-3,539.67
Total Equity	53,753.66
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>100,528.55</b>

**Myakka River Trails**  
**Revenue & Expense Budget Performance**  
**March 2019**

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
<b>Income</b>							
6310 · Maintenance Fee Income	23,905.42	23,905.50	(0.08)	71,716.25	71,716.50	(0.25)	286,866.00
6315 · Reserve Income	0.00	0.00	0.00	6,283.75	6,283.75	0.00	25,135.00
6820 · Gate Transmitter Fee Income	0.00	0.00	0.00	105.00	0.00	105.00	0.00
6910 · Interest Income	11.34	0.00	11.34	43.42	0.00	43.42	0.00
<b>Total Income</b>	<b>23,916.76</b>	<b>23,905.50</b>	<b>11.26</b>	<b>78,148.42</b>	<b>78,000.25</b>	<b>148.17</b>	<b>312,001.00</b>
<b>Total Income</b>	<b>23,916.76</b>	<b>23,905.50</b>	<b>11.26</b>	<b>78,148.42</b>	<b>78,000.25</b>	<b>148.17</b>	<b>312,001.00</b>
<b>Gross Profit</b>	<b>23,916.76</b>	<b>23,905.50</b>	<b>11.26</b>	<b>78,148.42</b>	<b>78,000.25</b>	<b>148.17</b>	<b>312,001.00</b>
<b>Expense</b>							
<b>General &amp; Administrative</b>							
7015 · Management Fee	1,280.00	1,280.00	0.00	3,840.00	3,840.00	0.00	15,360.00
7020 · Insurance Package	668.62	688.75	(20.13)	2,005.86	2,066.25	(60.39)	8,265.00
7030 · Accounting/Professional Fees	600.00	208.33	391.67	600.00	625.03	(25.03)	2,500.00
7035 · Legal Fees	354.00	500.00	(146.00)	1,740.50	1,500.00	240.50	6,000.00
7041 · Corporation Fees/Licenses	0.00	62.50	(62.50)	0.00	187.50	(187.50)	750.00
7050 · Administrative Fees	440.03	83.33	356.70	588.82	250.03	338.79	1,000.00
7055 · Telephone	0.00	133.33	(133.33)	247.76	400.03	(152.27)	1,600.00
7060 · Miscellaneous	0.00	500.25	(500.25)	0.00	1,500.75	(1,500.75)	6,003.00
<b>Total General &amp; Administrative</b>	<b>3,342.65</b>	<b>3,456.49</b>	<b>(113.84)</b>	<b>9,022.94</b>	<b>10,369.59</b>	<b>(1,346.65)</b>	<b>41,478.00</b>
<b>Grounds Care</b>							
8210 · Lawn Care Contract	4,700.00	4,700.00	0.00	14,100.00	14,100.00	0.00	56,400.00
8220 · Irrigation Maint/Repair	4,744.92	850.00	3,894.92	9,498.76	2,550.00	6,948.76	10,200.00
8230 · Pest Control-Grounds	3,365.00	3,605.00	(240.00)	10,095.00	10,815.00	(720.00)	43,260.00
8290 · Grounds - Other	675.00	1,250.00	(575.00)	6,230.00	3,750.00	2,480.00	15,000.00
<b>Total Grounds Care</b>	<b>13,484.92</b>	<b>10,405.00</b>	<b>3,079.92</b>	<b>39,923.76</b>	<b>31,215.00</b>	<b>8,708.76</b>	<b>124,860.00</b>
<b>Loan Repayment</b>							
8810 · Loan Repayment Exp	12.51	2,121.33	(2,108.82)	28.90	6,364.03	(6,335.13)	25,456.00
<b>Total Loan Repayment</b>	<b>12.51</b>	<b>2,121.33</b>	<b>(2,108.82)</b>	<b>28.90</b>	<b>6,364.03</b>	<b>(6,335.13)</b>	<b>25,456.00</b>
<b>Maintenance</b>							
8710 · General Maintenance	1,456.37	1,250.00	206.37	1,702.45	3,750.00	(2,047.55)	15,000.00
8713 · Pavilion Cleaning	790.00	208.33	581.67	1,285.00	625.03	659.97	2,500.00
8717 · Road Maintenance	0.00	208.33	(208.33)	0.00	625.03	(625.03)	2,500.00
8718 · Playground Maintenance	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
8740 · Gate Maint/Repair	675.00	416.67	258.33	1,272.50	1,249.97	22.53	5,000.00
8800 · Security Repairs	0.00	208.33	(208.33)	0.00	625.03	(625.03)	2,500.00
<b>Total Maintenance</b>	<b>2,921.37</b>	<b>2,374.99</b>	<b>546.38</b>	<b>4,259.95</b>	<b>7,125.09</b>	<b>(2,865.14)</b>	<b>28,500.00</b>
<b>Pool</b>							
8510 · Pool Maintenance Contract	540.00	540.00	0.00	1,620.00	1,620.00	0.00	6,480.00
8511 · Pool Supplies/Repair	168.00	416.67	(248.67)	378.75	1,249.97	(871.22)	5,000.00
8530 · Lake Contract	150.00	225.00	(75.00)	450.00	675.00	(225.00)	2,700.00
<b>Total Pool</b>	<b>858.00</b>	<b>1,181.67</b>	<b>(323.67)</b>	<b>2,448.75</b>	<b>3,544.97</b>	<b>(1,096.22)</b>	<b>14,180.00</b>

**Myakka River Trails**  
**Revenue & Expense Budget Performance**  
 March 2019

	<u>Mar 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Reserve Contribution							
9010 · Reserves - Capital Improvement	0.00	0.00	0.00	6,283.75	6,283.75	0.00	25,135.00
<b>Total Reserve Contribution</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,283.75</b>	<b>6,283.75</b>	<b>0.00</b>	<b>25,135.00</b>
Utilities/Internet/Pest							
8615 · Water Plant	416.50	208.33	208.17	719.50	625.03	94.47	2,500.00
8640 · Electric	587.42	527.50	59.92	1,736.48	1,582.50	153.98	6,330.00
8641 · Street Lights	21.56	23.75	(2.19)	64.46	71.25	(6.79)	285.00
8642 · Propane	0.00	66.67	(66.67)	0.00	199.97	(199.97)	800.00
8650 · Internet Service	5,358.60	3,518.08	1,840.52	12,024.60	10,554.28	1,470.32	42,217.00
8655 · Pavillion Pest Control	0.00	21.67	(21.67)	0.00	64.97	(64.97)	260.00
8660 · HD Television	5,175.00	0.00	5,175.00	5,175.00	0.00	5,175.00	0.00
8670 · Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Utilities/Internet/Pest</b>	<b>11,559.08</b>	<b>4,366.00</b>	<b>7,193.08</b>	<b>19,720.04</b>	<b>13,098.00</b>	<b>6,622.04</b>	<b>52,392.00</b>
<b>Total Expense</b>	<b>32,178.53</b>	<b>23,905.48</b>	<b>8,273.05</b>	<b>81,688.09</b>	<b>78,000.43</b>	<b>3,687.66</b>	<b>312,001.00</b>
<b>Net Income</b>	<b>(8,261.77)</b>	<b>0.02</b>	<b>(8,261.79)</b>	<b>(3,539.67)</b>	<b>(0.18)</b>	<b>(3,539.49)</b>	<b>0.00</b>