

**MYAKKA RIVER TRAILS IMPROVEMENT
ASSOCIATION, INC.
FINANCIAL REPORTS
July 31, 2021**

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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, 2021

	Jul 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · OP Centennial Bank 4553	44,729.33
1018 · Due to/(from) Op	-96.00
Total Operating	44,633.33
Reserves	
1029 · Due To/(From) Reserves	96.00
1070 · MM Centennial Bank 7019	53,109.39
Total Reserves	53,205.39
1080 · Const Escrow Centennial 3832	15,039.19
Total Checking/Savings	112,877.91
Accounts Receivable	
1310 · Assessment Receivable	3,490.00
Total Accounts Receivable	3,490.00
Total Current Assets	116,367.91
Other Assets	
1610 · Prepaid Insurance	1,587.95
Total Other Assets	1,587.95
TOTAL ASSETS	117,955.86
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	8,328.12
Total Accounts Payable	8,328.12
Other Current Liabilities	
3030 · Accrued Expense Liability	1,830.80
3050 · Deferred Revenue	43,833.34
3480 · Construction Bonds Held	15,039.19
Total Other Current Liabilities	60,703.33
Total Current Liabilities	69,031.45
Long Term Liabilities	
5000 · Reserve Fund	53,205.39
Total Long Term Liabilities	53,205.39
Total Liabilities	122,236.84
Equity	
Net Income	-4,280.98
Total Equity	-4,280.98
TOTAL LIABILITIES & EQUITY	117,955.86

Myakka River Trails Revenue & Expense Budget Performance

July 2021

	Jul 21	Budget	\$ Over Bud...	Jan - Jul 21	YTD Budget	\$ Over Bud...	Annual Bud...
Income							
Income							
6310 · Maintenance Fee Income	21,916.66	21,916.67	(0.01)	153,416.66	153,416.65	0.01	263,000.00
6315 · Reserve Income	24,250.00	24,250.00	0.00	72,750.00	72,750.00	0.00	97,000.00
6340 · Late Fee Income	0.00	0.00	0.00	363.00	0.00	363.00	0.00
6820 · Gate Transmitter Fee Income	0.00	0.00	0.00	105.00	0.00	105.00	0.00
6910 · Interest Income	2.61	0.00	2.61	27.68	0.00	27.68	0.00
Total Income	46,169.27	46,166.67	2.60	226,662.34	226,166.65	495.69	360,000.00
Total Income	46,169.27	46,166.67	2.60	226,662.34	226,166.65	495.69	360,000.00
Gross Profit	46,169.27	46,166.67	2.60	226,662.34	226,166.65	495.69	360,000.00
Expense							
General & Administrative							
7015 · Management Fee	1,280.00	1,280.00	0.00	8,960.00	8,960.00	0.00	15,360.00
7020 · Insurance Package	794.00	854.17	(60.17)	5,558.00	5,979.15	(421.15)	10,250.00
7030 · Accounting/Professional Fees	0.00	100.00	(100.00)	4,660.79	700.00	3,960.79	1,200.00
7035 · Legal Fees	0.00	316.67	(316.67)	1,588.50	2,216.65	(628.15)	3,800.00
7041 · Corporation Fees/Licenses	0.00	125.00	(125.00)	1,260.03	875.00	385.03	1,500.00
7050 · Administrative Fees	65.58	166.67	(101.09)	559.79	1,166.65	(606.86)	2,000.00
7055 · Telephone	65.46	125.00	(59.54)	456.70	875.00	(418.30)	1,500.00
7060 · Miscellaneous	0.00	62.92	(62.92)	0.00	440.40	(440.40)	755.00
Total General & Administrative	2,205.04	3,030.43	(825.39)	23,043.81	21,212.85	1,830.96	36,365.00
Grounds Care							
8210 · Lawn Care Contract	5,030.00	5,045.42	(15.42)	35,910.00	35,317.90	592.10	60,545.00
8220 · Irrigation Maint/Repair	1,111.35	850.00	261.35	6,397.52	5,950.00	447.52	10,200.00
8230 · Pest Control-Grounds	1,385.00	3,365.00	(1,980.00)	25,535.00	23,555.00	1,980.00	40,380.00
8290 · Grounds - Other	2,710.79	1,250.00	1,460.79	12,568.33	8,750.00	3,818.33	15,000.00
Total Grounds Care	10,237.14	10,510.42	(273.28)	80,410.85	73,572.90	6,837.95	126,125.00
Loan Repayment							
8810 · Loan Repay Exp(See Reserves)	0.00	0.00	0.00	5,691.71	0.00	5,691.71	0.00
Total Loan Repayment	0.00	0.00	0.00	5,691.71	0.00	5,691.71	0.00
Maintenance							
8710 · General Maintenance	442.00	1,291.67	(849.67)	2,009.53	9,041.65	(7,032.12)	15,500.00
8713 · Pavilion Cleaning	275.00	250.00	25.00	2,075.00	1,750.00	325.00	3,000.00
8717 · Road Maintenance	0.00	491.67	(491.67)	0.00	3,441.65	(3,441.65)	5,900.00
8740 · Gate Maint/Repair	1,734.18	416.67	1,317.51	5,756.43	2,916.65	2,839.78	5,000.00
8750 · Sign Maintenance	0.00	0.00	0.00	33.60	0.00	33.60	0.00
8800 · Security Repairs	0.00	208.33	(208.33)	0.00	1,458.35	(1,458.35)	2,500.00
Total Maintenance	2,451.18	2,658.34	(207.16)	9,874.56	18,608.30	(8,733.74)	31,900.00
Pool							
8510 · Pool Maintenance Contract	550.80	550.83	(0.03)	3,855.60	3,855.85	(0.25)	6,610.00
8511 · Pool Supplies/Repair	33.60	250.00	(216.40)	422.26	1,750.00	(1,327.74)	3,000.00
8530 · Lake Contract	0.00	33.33	(33.33)	0.00	233.35	(233.35)	400.00
Total Pool	584.40	834.16	(249.76)	4,277.86	5,839.20	(1,561.34)	10,010.00
Reserve Contribution							
9010 · Reserves - Capital Improvement	24,250.00	24,250.00	0.00	72,750.00	72,750.00	0.00	97,000.00
Total Reserve Contribution	24,250.00	24,250.00	0.00	72,750.00	72,750.00	0.00	97,000.00
Utilities/Internet							
8615 · Water Plant	145.52	166.67	(21.15)	989.70	1,166.65	(176.95)	2,000.00
8640 · Electric	619.67	666.67	(47.00)	3,698.39	4,666.65	(968.26)	8,000.00
8641 · Street Lights	20.08	20.83	(0.75)	133.09	145.85	(12.76)	250.00
8642 · Propane	0.00	70.83	(70.83)	1,741.76	495.85	1,245.91	850.00
8665 · TV/Internet Service	3,616.06	3,625.00	(8.94)	25,312.42	25,375.00	(62.58)	43,500.00
8666 · Gate Internet Service	431.56	333.33	98.23	3,019.17	2,333.35	685.82	4,000.00
Total Utilities/Internet	4,832.89	4,883.33	(50.44)	34,894.53	34,183.35	711.18	58,600.00
Total Expense	44,560.65	46,166.68	(1,606.03)	230,943.32	226,166.60	4,776.72	360,000.00
Net Income	1,608.62	(0.01)	1,608.63	(4,280.98)	0.05	(4,281.03)	0.00