

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

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	Oct 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · OP Centennial Bank 4553	33,469.14
<b>Total Operating</b>	33,469.14
<b>Reserves</b>	
1070 · MM Centennial Bank 7019	77,469.46
<b>Total Reserves</b>	77,469.46
1080 · Const Escrow Centennial 3832	25,042.30
<b>Total Checking/Savings</b>	135,980.90
<b>Accounts Receivable</b>	
1310 · Assessment Receivable	15,739.53
<b>Total Accounts Receivable</b>	15,739.53
<b>Total Current Assets</b>	151,720.43
<b>Other Assets</b>	
1610 · Prepaid Insurance	3,014.00
<b>Total Other Assets</b>	3,014.00
<b>TOTAL ASSETS</b>	<b>154,734.43</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	5,046.03
<b>Total Accounts Payable</b>	5,046.03
<b>Other Current Liabilities</b>	
3030 · Accrued Expense Liability	1,720.00
3050 · Deferred Revenue	43,833.34
3480 · Construction Bonds Held	25,042.30
<b>Total Other Current Liabilities</b>	70,595.64
<b>Total Current Liabilities</b>	75,641.67
<b>Long Term Liabilities</b>	
5000 · Reserve Fund	77,469.46
<b>Total Long Term Liabilities</b>	77,469.46
<b>Total Liabilities</b>	153,111.13
<b>Equity</b>	
Net Income	1,623.30
<b>Total Equity</b>	1,623.30
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>154,734.43</b>

## Myakka River Trails Revenue & Expense Budget Performance

October 2021

	Oct 21	Budget	\$ Over Bud...	Jan - Oct 21	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Income</b>							
<b>Income</b>							
6310 · Maintenance Fee Income	21,916.66	21,916.67	(0.01)	219,166.66	219,166.66	0.00	263,000.00
6315 · Reserve Income	24,250.00	24,250.00	0.00	97,000.00	97,000.00	0.00	97,000.00
6340 · Late Fee Income	68.85	0.00	68.85	657.53	0.00	657.53	0.00
6820 · Gate Transmitter Fee Income	0.00	0.00	0.00	210.00	0.00	210.00	0.00
6910 · Interest Income	2.39	0.00	2.39	32.89	0.00	32.89	0.00
<b>Total Income</b>	<b>46,237.90</b>	<b>46,166.67</b>	<b>71.23</b>	<b>317,067.08</b>	<b>316,166.66</b>	<b>900.42</b>	<b>360,000.00</b>
<b>Total Income</b>	<b>46,237.90</b>	<b>46,166.67</b>	<b>71.23</b>	<b>317,067.08</b>	<b>316,166.66</b>	<b>900.42</b>	<b>360,000.00</b>
<b>Gross Profit</b>	<b>46,237.90</b>	<b>46,166.67</b>	<b>71.23</b>	<b>317,067.08</b>	<b>316,166.66</b>	<b>900.42</b>	<b>360,000.00</b>
<b>Expense</b>							
<b>General &amp; Administrative</b>							
7015 · Management Fee	1,280.00	1,280.00	0.00	12,800.00	12,800.00	0.00	15,360.00
7020 · Insurance Package	274.00	854.17	(580.17)	7,419.95	8,541.66	(1,121.71)	10,250.00
7030 · Accounting/Professional Fees	0.00	100.00	(100.00)	4,660.79	1,000.00	3,660.79	1,200.00
7035 · Legal Fees	0.00	316.67	(316.67)	3,041.42	3,166.66	(125.24)	3,800.00
7041 · Corporation Fees/Licenses	0.00	125.00	(125.00)	1,390.03	1,250.00	140.03	1,500.00
7050 · Administrative Fees	63.89	166.67	(102.78)	712.08	1,666.66	(954.58)	2,000.00
7055 · Telephone	75.86	125.00	(49.14)	663.76	1,250.00	(586.24)	1,500.00
7060 · Miscellaneous	0.00	62.92	(62.92)	0.00	629.16	(629.16)	755.00
<b>Total General &amp; Administrative</b>	<b>1,693.75</b>	<b>3,030.43</b>	<b>(1,336.68)</b>	<b>30,688.03</b>	<b>30,304.14</b>	<b>383.89</b>	<b>36,365.00</b>
<b>Grounds Care</b>							
8210 · Lawn Care Contract	5,030.00	5,045.42	(15.42)	51,000.00	50,454.16	545.84	60,545.00
8220 · Irrigation Maint/Repair	1,013.77	850.00	163.77	9,205.04	8,500.00	705.04	10,200.00
8230 · Pest Control-Grounds	3,365.00	3,365.00	0.00	35,630.00	33,650.00	1,980.00	40,380.00
8290 · Grounds - Other	480.00	1,250.00	(770.00)	14,558.33	12,500.00	2,058.33	15,000.00
<b>Total Grounds Care</b>	<b>9,888.77</b>	<b>10,510.42</b>	<b>(621.65)</b>	<b>110,393.37</b>	<b>105,104.16</b>	<b>5,289.21</b>	<b>126,125.00</b>
<b>Loan Repayment</b>							
8810 · Loan Repay Exp(See Reserves)	0.00	0.00	0.00	5,691.71	0.00	5,691.71	0.00
<b>Total Loan Repayment</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,691.71</b>	<b>0.00</b>	<b>5,691.71</b>	<b>0.00</b>
<b>Maintenance</b>							
8710 · General Maintenance	3,075.00	1,291.67	1,783.33	7,421.45	12,916.66	(5,495.21)	15,500.00
8713 · Pavilion Cleaning	220.00	250.00	(30.00)	2,735.00	2,500.00	235.00	3,000.00
8717 · Road Maintenance	0.00	491.67	(491.67)	0.00	4,916.66	(4,916.66)	5,900.00
8740 · Gate Maint/Repair	0.00	416.67	(416.67)	3,951.50	4,166.66	(215.16)	5,000.00
8750 · Sign Maintenance	0.00	0.00	0.00	134.18	0.00	134.18	0.00
8800 · Security Repairs	0.00	208.33	(208.33)	2,595.53	2,083.34	512.19	2,500.00
<b>Total Maintenance</b>	<b>3,295.00</b>	<b>2,658.34</b>	<b>636.66</b>	<b>16,837.66</b>	<b>26,583.32</b>	<b>(9,745.66)</b>	<b>31,900.00</b>
<b>Pool</b>							
8510 · Pool Maintenance Contract	550.80	550.83	(0.03)	5,474.40	5,508.34	(33.94)	6,610.00
8511 · Pool Supplies/Repair	0.00	250.00	(250.00)	541.74	2,500.00	(1,958.26)	3,000.00
8530 · Lake Contract	0.00	33.33	(33.33)	200.00	333.34	(133.34)	400.00
<b>Total Pool</b>	<b>550.80</b>	<b>834.16</b>	<b>(283.36)</b>	<b>6,216.14</b>	<b>8,341.68</b>	<b>(2,125.54)</b>	<b>10,010.00</b>
<b>Reserve Contribution</b>							
9010 · Reserves - Capital Improvement	24,250.00	24,250.00	0.00	97,000.00	97,000.00	0.00	97,000.00
<b>Total Reserve Contribution</b>	<b>24,250.00</b>	<b>24,250.00</b>	<b>0.00</b>	<b>97,000.00</b>	<b>97,000.00</b>	<b>0.00</b>	<b>97,000.00</b>
<b>Utilities/Internet</b>							
8615 · Water Plant	137.04	166.67	(29.63)	1,124.21	1,666.66	(542.45)	2,000.00
8640 · Electric	397.63	666.67	(269.04)	5,083.45	6,666.66	(1,583.21)	8,000.00
8641 · Street Lights	20.08	20.83	(0.75)	193.33	208.34	(15.01)	250.00
8642 · Propane	0.00	70.83	(70.83)	1,741.76	708.34	1,033.42	850.00
8665 · TV/Internet Service	3,616.06	3,625.00	(8.94)	36,160.60	36,250.00	(89.40)	43,500.00
8666 · Gate Internet Service	431.23	333.33	97.90	4,313.52	3,333.34	980.18	4,000.00
<b>Total Utilities/Internet</b>	<b>4,602.04</b>	<b>4,883.33</b>	<b>(281.29)</b>	<b>48,616.87</b>	<b>48,833.34</b>	<b>(216.47)</b>	<b>58,600.00</b>
<b>Total Expense</b>	<b>44,280.36</b>	<b>46,166.68</b>	<b>(1,886.32)</b>	<b>315,443.78</b>	<b>316,166.64</b>	<b>(722.86)</b>	<b>360,000.00</b>
<b>Net Income</b>	<b>1,957.54</b>	<b>(0.01)</b>	<b>1,957.55</b>	<b>1,623.30</b>	<b>0.02</b>	<b>1,623.28</b>	<b>0.00</b>