

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

	Jul 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · OP Centennial Bank 4553	23,479.99
1018 · Due to/(from) Op	4,419.02
<b>Total Operating</b>	27,899.01
<b>Reserves</b>	
1029 · Due To/(From) Reserves	-4,419.02
1070 · MM Centennial Bank 7019	24,270.31
1071 · Premier Community Bank 0929	219,627.69
<b>Total Reserves</b>	239,478.98
1080 · Const Escrow Centennial 3832	5,029.35
<b>Total Checking/Savings</b>	272,407.34
<b>Accounts Receivable</b>	
1310 · Assessment Receivable	8,083.21
<b>Total Accounts Receivable</b>	8,083.21
<b>Other Current Assets</b>	
12000 · Undeposited Funds	7,975.98
<b>Total Other Current Assets</b>	7,975.98
<b>Total Current Assets</b>	288,466.53
<b>Other Assets</b>	
1610 · Prepaid Insurance	1,337.29
<b>Total Other Assets</b>	1,337.29
<b>TOTAL ASSETS</b>	<b>289,803.82</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	10,503.81
<b>Other Current Liabilities</b>	52,840.17
<b>Total Current Liabilities</b>	63,343.98
<b>Long Term Liabilities</b>	
3450 · Premier Community Bank LOC	228,123.98
5010 · Reserves Capital Improvement	7,473.42
5011 · Reserves Interest	3,881.58
<b>Total Long Term Liabilities</b>	239,478.98
<b>Total Liabilities</b>	302,822.96
<b>Equity</b>	
5510 · Retained Earnings	58,593.33
5520 · Opening Balance Equity	-1,300.00
Net Income	-70,312.47
<b>Total Equity</b>	-13,019.14
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>289,803.82</b>

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

	Jul 19	Budget	\$ Over Budget	Jan - Jul 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
<b>Income</b>							
6310 · Maintenance Fee Income	23,905.43	23,905.50	(0.07)	167,337.93	167,338.50	(0.57)	286,866.00
6315 · Reserve Income	6,283.75	6,283.75	0.00	18,851.25	18,851.25	0.00	25,135.00
6340 · Late Fee Income	0.00	0.00	0.00	433.50	0.00	433.50	0.00
6820 · Gate Transmitter Fee Income	0.00	0.00	0.00	105.00	0.00	105.00	0.00
6910 · Interest Income	5.72	0.00	5.72	61.42	0.00	61.42	0.00
<b>Total Income</b>	<b>30,194.90</b>	<b>30,189.25</b>	<b>5.65</b>	<b>186,789.10</b>	<b>186,189.75</b>	<b>599.35</b>	<b>312,001.00</b>
<b>Total Income</b>	<b>30,194.90</b>	<b>30,189.25</b>	<b>5.65</b>	<b>186,789.10</b>	<b>186,189.75</b>	<b>599.35</b>	<b>312,001.00</b>
<b>Gross Profit</b>	<b>30,194.90</b>	<b>30,189.25</b>	<b>5.65</b>	<b>186,789.10</b>	<b>186,189.75</b>	<b>599.35</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	8,960.00	8,960.00	0.00	15,360.00
7020 · Insurance Package	668.62	688.75	(20.13)	4,680.34	4,821.25	(140.91)	8,265.00
7030 · Accounting/Professional Fees	0.00	208.33	(208.33)	647.00	1,458.35	(811.35)	2,500.00
7035 · Legal Fees	1,000.00	500.00	500.00	3,088.00	3,500.00	(412.00)	6,000.00
7041 · Corporation Fees/Licenses	0.00	62.50	(62.50)	797.50	437.50	360.00	750.00
7050 · Administrative Fees	57.30	83.33	(26.03)	1,023.28	583.35	439.93	1,000.00
7055 · Telephone	0.00	133.33	(133.33)	240.22	933.35	(693.13)	1,600.00
7060 · Miscellaneous	0.00	500.25	(500.25)	0.00	3,501.75	(3,501.75)	6,003.00
7065 · Bad Debt	0.00	0.00	0.00	11,206.94	0.00	11,206.94	0.00
<b>Total General &amp; Administrative</b>	<b>3,005.92</b>	<b>3,456.49</b>	<b>(450.57)</b>	<b>30,643.28</b>	<b>24,195.55</b>	<b>6,447.73</b>	<b>41,478.00</b>
<b>Grounds Care</b>							
8210 · Lawn Care Contract	4,700.00	4,700.00	0.00	32,900.00	32,900.00	0.00	56,400.00
8220 · Irrigation Maint/Repair	2,851.45	850.00	2,001.45	23,634.79	5,950.00	17,684.79	10,200.00
8230 · Pest Control-Grounds	3,365.00	3,605.00	(240.00)	24,755.00	25,235.00	(480.00)	43,260.00
8290 · Grounds - Other	45,297.88	1,250.00	44,047.88	62,317.45	8,750.00	53,567.45	15,000.00
<b>Total Grounds Care</b>	<b>56,214.33</b>	<b>10,405.00</b>	<b>45,809.33</b>	<b>143,607.24</b>	<b>72,835.00</b>	<b>70,772.24</b>	<b>124,860.00</b>
<b>Loan Repayment</b>							
8810 · Loan Repayment Exp	821.93	2,121.33	(1,299.40)	1,093.32	14,849.35	(13,756.03)	25,456.00
<b>Total Loan Repayment</b>	<b>821.93</b>	<b>2,121.33</b>	<b>(1,299.40)</b>	<b>1,093.32</b>	<b>14,849.35</b>	<b>(13,756.03)</b>	<b>25,456.00</b>
<b>Maintenance</b>							
8710 · General Maintenance	599.40	1,250.00	(650.60)	3,157.24	8,750.00	(5,592.76)	15,000.00
8713 · Pavilion Cleaning	220.00	208.33	11.67	2,247.58	1,458.35	789.23	2,500.00
8717 · Road Maintenance	0.00	208.33	(208.33)	8,200.00	1,458.35	6,741.65	2,500.00
8718 · Playground Maintenance	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
8740 · Gate Maint/Repair	350.00	416.67	(66.67)	3,384.00	2,916.65	467.35	5,000.00
8800 · Security Repairs	0.00	208.33	(208.33)	0.00	1,458.35	(1,458.35)	2,500.00
<b>Total Maintenance</b>	<b>1,169.40</b>	<b>2,374.99</b>	<b>(1,205.59)</b>	<b>16,988.82</b>	<b>16,625.05</b>	<b>363.77</b>	<b>28,500.00</b>
<b>Pool</b>							
8510 · Pool Maintenance Contract	540.00	540.00	0.00	3,780.00	3,780.00	0.00	6,480.00
8511 · Pool Supplies/Repair	1,010.00	416.67	593.33	2,612.71	2,916.65	(303.94)	5,000.00
8530 · Lake Contract	150.00	225.00	(75.00)	1,200.00	1,575.00	(375.00)	2,700.00
<b>Total Pool</b>	<b>1,700.00</b>	<b>1,181.67</b>	<b>518.33</b>	<b>7,592.71</b>	<b>8,271.65</b>	<b>(678.94)</b>	<b>14,180.00</b>

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

	Jul 19	Budget	\$ Over Budget	Jan - Jul 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Reserve Contribution</b>							
9010 · Reserves - Capital Improvem...	6,283.75	6,283.75	0.00	18,851.25	18,851.25	0.00	25,135.00
<b>Total Reserve Contribution</b>	6,283.75	6,283.75	0.00	18,851.25	18,851.25	0.00	25,135.00
<b>Utilities/Internet/Pest</b>							
8615 · Water Plant	36.50	208.33	(171.83)	1,224.00	1,458.35	(234.35)	2,500.00
8640 · Electric	854.14	527.50	326.64	4,463.90	3,692.50	771.40	6,330.00
8641 · Street Lights	21.55	23.75	(2.20)	150.30	166.25	(15.95)	285.00
8642 · Propane	0.00	66.67	(66.67)	826.34	466.65	359.69	800.00
8650 · Internet Service	3,076.90	3,518.08	(441.18)	20,513.90	24,626.60	(4,112.70)	42,217.00
8655 · Pavillion Pest Control	0.00	21.67	(21.67)	0.00	151.65	(151.65)	260.00
8660 · HD Television	1,776.52	0.00	1,776.52	11,146.51	0.00	11,146.51	0.00
<b>Total Utilities/Internet/Pest</b>	5,765.61	4,366.00	1,399.61	38,324.95	30,562.00	7,762.95	52,392.00
<b>Total Expense</b>	74,960.94	30,189.23	44,771.71	257,101.57	186,189.85	70,911.72	312,001.00
<b>Net Income</b>	<b>(44,766.04)</b>	<b>0.02</b>	<b>(44,766.06)</b>	<b>(70,312.47)</b>	<b>(0.10)</b>	<b>(70,312.37)</b>	<b>0.00</b>