

**MYAKKA RIVER TRAILS IMPROVEMENT
ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 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 February 28, 2021

	Feb 28, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · OP Centennial Bank 4553	38,023.79
1018 · Due to/(from) Op	5,000.00
Total Operating	43,023.79
Reserves	
1029 · Due To/(From) Reserves	-5,000.00
1070 · MM Centennial Bank 7019	90,334.49
1071 · CenterState Bank 0929	112,715.58
Total Reserves	198,050.07
1080 · Const Escrow Centennial 3832	5,036.94
Total Checking/Savings	246,110.80
Accounts Receivable	
1310 · Assessment Receivable	-787.50
Total Accounts Receivable	-787.50
Total Current Assets	245,323.30
Other Assets	
1610 · Prepaid Insurance	5,557.95
Total Other Assets	5,557.95
TOTAL ASSETS	250,881.25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	13,843.47
Total Accounts Payable	13,843.47
Other Current Liabilities	
3050 · Deferred Revenue	21,916.67
3480 · Construction Bonds Held	5,036.94
Total Other Current Liabilities	26,953.61
Total Current Liabilities	40,797.08
Long Term Liabilities	
5000 · Reserve Fund	198,050.07
Total Long Term Liabilities	198,050.07
Total Liabilities	238,847.15
Equity	
5510 · Retained Earnings	16,576.59
5520 · Opening Balance Equity	-1,300.00
Net Income	-3,242.49
Total Equity	12,034.10
TOTAL LIABILITIES & EQUITY	250,881.25

Myakka River Trails
Revenue & Expense Budget Performance
February 2021

	Feb 21	Budget	\$ Over Bud...	Jan - Feb 21	YTD Budget	\$ Over Bud...	Annual Bud...
Income							
Income							
6310 · Maintenance Fee Income	21,916.67	21,916.67	0.00	43,833.33	43,833.30	0.03	263,000.00
6315 · Reserve Income	0.00	0.00	0.00	24,250.00	24,250.00	0.00	97,000.00
6340 · Late Fee Income	157.50	0.00	157.50	157.50	0.00	157.50	0.00
6820 · Gate Transmitter Fee Income	0.00	0.00	0.00	105.00	0.00	105.00	0.00
6910 · Interest Income	3.17	0.00	3.17	11.88	0.00	11.88	0.00
Total Income	22,077.34	21,916.67	160.67	68,357.71	68,083.30	274.41	360,000.00
Total Income	22,077.34	21,916.67	160.67	68,357.71	68,083.30	274.41	360,000.00
Gross Profit	22,077.34	21,916.67	160.67	68,357.71	68,083.30	274.41	360,000.00
Expense							
General & Administrative							
7015 · Management Fee	1,280.00	1,280.00	0.00	2,560.00	2,560.00	0.00	15,360.00
7020 · Insurance Package	794.00	854.17	(60.17)	1,588.00	1,708.30	(120.30)	10,250.00
7030 · Accounting/Professional Fees	200.00	100.00	100.00	200.00	200.00	0.00	1,200.00
7035 · Legal Fees	0.00	316.67	(316.67)	900.00	633.30	266.70	3,800.00
7041 · Corporation Fees/Licenses	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00
7050 · Administrative Fees	5.20	166.67	(161.47)	96.45	333.30	(236.85)	2,000.00
7055 · Telephone	65.44	125.00	(59.56)	130.00	250.00	(120.00)	1,500.00
7060 · Miscellaneous	0.00	62.92	(62.92)	0.00	125.80	(125.80)	755.00
Total General & Administrative	2,344.64	3,030.43	(685.79)	5,474.45	6,060.70	(586.25)	36,365.00
Grounds Care							
8210 · Lawn Care Contract	5,730.00	5,045.42	684.58	10,760.00	10,090.80	669.20	60,545.00
8220 · Irrigation Maint/Repair	557.16	850.00	(292.84)	1,159.86	1,700.00	(540.14)	10,200.00
8230 · Pest Control-Grounds	3,365.00	3,365.00	0.00	6,730.00	6,730.00	0.00	40,380.00
8290 · Grounds - Other	3,485.76	1,250.00	2,235.76	4,173.34	2,500.00	1,673.34	15,000.00
Total Grounds Care	13,137.92	10,510.42	2,627.50	22,823.20	21,020.80	1,802.40	126,125.00
Loan Repayment							
8810 · Loan Repay Exp(See Reserves)	2,141.87	0.00	2,141.87	4,283.74	0.00	4,283.74	0.00
Total Loan Repayment	2,141.87	0.00	2,141.87	4,283.74	0.00	4,283.74	0.00
Maintenance							
8710 · General Maintenance	27.88	1,291.67	(1,263.79)	615.45	2,583.30	(1,967.85)	15,500.00
8713 · Pavilion Cleaning	220.00	250.00	(30.00)	440.00	500.00	(60.00)	3,000.00
8717 · Road Maintenance	0.00	491.67	(491.67)	0.00	983.30	(983.30)	5,900.00
8740 · Gate Maint/Repair	3,394.00	416.67	2,977.33	3,394.00	833.30	2,560.70	5,000.00
8800 · Security Repairs	0.00	208.33	(208.33)	0.00	416.70	(416.70)	2,500.00
Total Maintenance	3,641.88	2,658.34	983.54	4,449.45	5,316.60	(867.15)	31,900.00
Pool							
8510 · Pool Maintenance Contract	550.80	550.83	(0.03)	1,101.60	1,101.70	(0.10)	6,610.00
8511 · Pool Supplies/Repair	0.00	250.00	(250.00)	89.00	500.00	(411.00)	3,000.00
8530 · Lake Contract	0.00	33.33	(33.33)	0.00	66.70	(66.70)	400.00
Total Pool	550.80	834.16	(283.36)	1,190.60	1,668.40	(477.80)	10,010.00
Reserve Contribution							
9010 · Reserves - Capital Improvement	0.00	0.00	0.00	24,250.00	24,250.00	0.00	97,000.00
Total Reserve Contribution	0.00	0.00	0.00	24,250.00	24,250.00	0.00	97,000.00
Utilities/Internet							
8615 · Water Plant	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
8640 · Electric	508.19	666.67	(158.48)	997.43	1,333.30	(335.87)	8,000.00
8641 · Street Lights	18.77	20.83	(2.06)	36.68	41.70	(5.02)	250.00
8642 · Propane	0.00	70.83	(70.83)	0.00	141.70	(141.70)	850.00
8665 · TV/Internet Service	3,616.06	3,625.00	(8.94)	7,232.12	7,250.00	(17.88)	43,500.00
8666 · Gate Internet Service	431.12	333.33	97.79	862.53	666.70	195.83	4,000.00
Total Utilities/Internet	4,574.14	4,883.33	(309.19)	9,128.76	9,766.70	(637.94)	58,600.00
Total Expense	26,391.25	21,916.68	4,474.57	71,600.20	68,083.20	3,517.00	360,000.00
Net Income	(4,313.91)	(0.01)	(4,313.90)	(3,242.49)	0.10	(3,242.59)	0.00