

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

	Aug 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · OP Centennial Bank 4553	17,261.17
Total Operating	17,261.17
Reserves	
1070 · MM Centennial Bank 7019	53,209.91
Total Reserves	53,209.91
1080 · Const Escrow Centennial 3832	25,040.21
Total Checking/Savings	95,511.29
Accounts Receivable	
1310 · Assessment Receivable	3,402.50
Total Accounts Receivable	3,402.50
Total Current Assets	98,913.79
Other Assets	
1610 · Prepaid Insurance	793.95
Total Other Assets	793.95
TOTAL ASSETS	99,707.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	4,243.18
Total Accounts Payable	4,243.18
Other Current Liabilities	
3050 · Deferred Revenue	21,916.67
3480 · Construction Bonds Held	25,040.21
Total Other Current Liabilities	46,956.88
Total Current Liabilities	51,200.06
Long Term Liabilities	
5000 · Reserve Fund	53,209.91
Total Long Term Liabilities	53,209.91
Total Liabilities	104,409.97
Equity	
Net Income	-4,702.23
Total Equity	-4,702.23
TOTAL LIABILITIES & EQUITY	99,707.74

Myakka River Trails Revenue & Expense Budget Performance

August 2021

	Aug 21	Budget	\$ Over Bud...	Jan - Aug 21	YTD Budget	\$ Over Bud...	Annual Bud...
Income							
Income							
6310 · Maintenance Fee Income	21,916.67	21,916.67	0.00	175,333.33	175,333.32	0.01	263,000.00
6315 · Reserve Income	0.00	0.00	0.00	72,750.00	72,750.00	0.00	97,000.00
6340 · Late Fee Income	135.00	0.00	135.00	498.00	0.00	498.00	0.00
6820 · Gate Transmitter Fee Income	35.00	0.00	35.00	140.00	0.00	140.00	0.00
6910 · Interest Income	1.52	0.00	1.52	29.20	0.00	29.20	0.00
Total Income	22,088.19	21,916.67	171.52	248,750.53	248,083.32	667.21	360,000.00
Total Income	22,088.19	21,916.67	171.52	248,750.53	248,083.32	667.21	360,000.00
Gross Profit	22,088.19	21,916.67	171.52	248,750.53	248,083.32	667.21	360,000.00
Expense							
General & Administrative							
7015 · Management Fee	1,280.00	1,280.00	0.00	10,240.00	10,240.00	0.00	15,360.00
7020 · Insurance Package	794.00	854.17	(60.17)	6,352.00	6,833.32	(481.32)	10,250.00
7030 · Accounting/Professional Fees	0.00	100.00	(100.00)	4,660.79	800.00	3,860.79	1,200.00
7035 · Legal Fees	1,452.92	316.67	1,136.25	3,041.42	2,533.32	508.10	3,800.00
7041 · Corporation Fees/Licenses	130.00	125.00	5.00	1,390.03	1,000.00	390.03	1,500.00
7050 · Administrative Fees	31.22	166.67	(135.45)	591.01	1,333.32	(742.31)	2,000.00
7055 · Telephone	65.60	125.00	(59.40)	522.30	1,000.00	(477.70)	1,500.00
7060 · Miscellaneous	0.00	62.92	(62.92)	0.00	503.32	(503.32)	755.00
Total General & Administrative	3,753.74	3,030.43	723.31	26,797.55	24,243.28	2,554.27	36,365.00
Grounds Care							
8210 · Lawn Care Contract	5,030.00	5,045.42	(15.42)	40,940.00	40,363.32	576.68	60,545.00
8220 · Irrigation Maint/Repair	1,382.75	850.00	532.75	7,780.27	6,800.00	980.27	10,200.00
8230 · Pest Control-Grounds	3,365.00	3,365.00	0.00	28,900.00	26,920.00	1,980.00	40,380.00
8290 · Grounds - Other	1,260.00	1,250.00	10.00	13,828.33	10,000.00	3,828.33	15,000.00
Total Grounds Care	11,037.75	10,510.42	527.33	91,448.60	84,083.32	7,365.28	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	1,661.92	1,291.67	370.25	3,671.45	10,333.32	(6,661.87)	15,500.00
8713 · Pavilion Cleaning	220.00	250.00	(30.00)	2,295.00	2,000.00	295.00	3,000.00
8717 · Road Maintenance	0.00	491.67	(491.67)	0.00	3,933.32	(3,933.32)	5,900.00
8740 · Gate Maint/Repair	(2,242.43)	416.67	(2,659.10)	3,514.00	3,333.32	180.68	5,000.00
8750 · Sign Maintenance	100.58	0.00	100.58	134.18	0.00	134.18	0.00
8800 · Security Repairs	2,595.53	208.33	2,387.20	2,595.53	1,666.68	928.85	2,500.00
Total Maintenance	2,335.60	2,658.34	(322.74)	12,210.16	21,266.64	(9,056.48)	31,900.00
Pool							
8510 · Pool Maintenance Contract	550.80	550.83	(0.03)	4,406.40	4,406.68	(0.28)	6,610.00
8511 · Pool Supplies/Repair	119.48	250.00	(130.52)	541.74	2,000.00	(1,458.26)	3,000.00
8530 · Lake Contract	0.00	33.33	(33.33)	0.00	266.68	(266.68)	400.00
Total Pool	670.28	834.16	(163.88)	4,948.14	6,673.36	(1,725.22)	10,010.00
Reserve Contribution							
9010 · Reserves - Capital Improvement	0.00	0.00	0.00	72,750.00	72,750.00	0.00	97,000.00
Total Reserve Contribution	0.00	0.00	0.00	72,750.00	72,750.00	0.00	97,000.00
Utilities/Internet							
8615 · Water Plant	(2.53)	166.67	(169.20)	987.17	1,333.32	(346.15)	2,000.00
8640 · Electric	646.90	666.67	(19.77)	4,345.29	5,333.32	(988.03)	8,000.00
8641 · Street Lights	20.08	20.83	(0.75)	153.17	166.68	(13.51)	250.00
8642 · Propane	0.00	70.83	(70.83)	1,741.76	566.68	1,175.08	850.00
8665 · TV/Internet Service	3,616.06	3,625.00	(8.94)	28,928.48	29,000.00	(71.52)	43,500.00
8666 · Gate Internet Service	431.56	333.33	98.23	3,450.73	2,666.68	784.05	4,000.00
Total Utilities/Internet	4,712.07	4,883.33	(171.26)	39,606.60	39,066.68	539.92	58,600.00
Total Expense	22,509.44	21,916.68	592.76	253,452.76	248,083.28	5,369.48	360,000.00
Net Income	(421.25)	(0.01)	(421.24)	(4,702.23)	0.04	(4,702.27)	0.00