

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

| | Dec 31, 21 |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating | |
| 1010 · OP Centennial Bank 4553 | 23,880.86 |
| Total Operating | 23,880.86 |
| Reserves | |
| 1070 · MM Centennial Bank 7019 | 77,482.41 |
| Total Reserves | 77,482.41 |
| 1080 · Const Escrow Centennial 3832 | 25,044.39 |
| Total Checking/Savings | 126,407.66 |
| Accounts Receivable | |
| 1310 · Assessment Receivable | -35,097.14 |
| Total Accounts Receivable | -35,097.14 |
| Other Current Assets | |
| 12000 · Undeposited Funds | 4,500.00 |
| Total Other Current Assets | 4,500.00 |
| Total Current Assets | 95,810.52 |
| Other Assets | |
| 1610 · Prepaid Insurance | 7,820.86 |
| Total Other Assets | 7,820.86 |
| TOTAL ASSETS | 103,631.38 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 3010 · Accounts Payable | 4,035.00 |
| Total Accounts Payable | 4,035.00 |
| Other Current Liabilities | |
| 3480 · Construction Bonds Held | 25,044.39 |
| Total Other Current Liabilities | 25,044.39 |
| Total Current Liabilities | 29,079.39 |
| Long Term Liabilities | |
| 5000 · Reserve Fund | 77,482.41 |
| Total Long Term Liabilities | 77,482.41 |
| Total Liabilities | 106,561.80 |
| Equity | |
| Net Income | -2,930.42 |
| Total Equity | -2,930.42 |
| TOTAL LIABILITIES & EQUITY | 103,631.38 |

Myakka River Trails
Revenue & Expense Budget Performance
 December 2021

| | Dec 21 | Budget | \$ Over Bud... | Jan - Dec 21 | YTD Budget | \$ Over Bud... | Annual Bud... |
|---|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Income | | | | | | | |
| Income | | | | | | | |
| 6310 · Maintenance Fee Income | 21,916.67 | 21,916.67 | 0.00 | 263,000.00 | 263,000.00 | 0.00 | 263,000.00 |
| 6315 · Reserve Income | 0.00 | 0.00 | 0.00 | 97,000.00 | 97,000.00 | 0.00 | 97,000.00 |
| 6340 · Late Fee Income | 0.00 | 0.00 | 0.00 | 725.03 | 0.00 | 725.03 | 0.00 |
| 6820 · Gate Transmitter Fee Income | 0.00 | 0.00 | 0.00 | 245.00 | 0.00 | 245.00 | 0.00 |
| 6910 · Interest Income | 0.66 | 0.00 | 0.66 | 34.73 | 0.00 | 34.73 | 0.00 |
| Total Income | 21,917.33 | 21,916.67 | 0.66 | 361,004.76 | 360,000.00 | 1,004.76 | 360,000.00 |
| Total Income | 21,917.33 | 21,916.67 | 0.66 | 361,004.76 | 360,000.00 | 1,004.76 | 360,000.00 |
| Gross Profit | 21,917.33 | 21,916.67 | 0.66 | 361,004.76 | 360,000.00 | 1,004.76 | 360,000.00 |
| Expense | | | | | | | |
| General & Administrative | | | | | | | |
| 7015 · Management Fee | 1,280.00 | 1,280.00 | 0.00 | 15,360.00 | 15,360.00 | 0.00 | 15,360.00 |
| 7020 · Insurance Package | 868.98 | 854.17 | 14.81 | 9,730.89 | 10,250.00 | (519.11) | 10,250.00 |
| 7030 · Accounting/Professional Fees | 0.00 | 100.00 | (100.00) | 4,660.79 | 1,200.00 | 3,460.79 | 1,200.00 |
| 7035 · Legal Fees | 0.00 | 316.67 | (316.67) | 3,041.42 | 3,800.00 | (758.58) | 3,800.00 |
| 7041 · Corporation Fees/Licenses | 0.00 | 125.00 | (125.00) | 1,537.02 | 1,500.00 | 37.02 | 1,500.00 |
| 7050 · Administrative Fees | 29.80 | 166.67 | (136.87) | 783.73 | 2,000.00 | (1,216.27) | 2,000.00 |
| 7055 · Telephone | 65.36 | 125.00 | (59.64) | 794.48 | 1,500.00 | (705.52) | 1,500.00 |
| 7060 · Miscellaneous | 0.00 | 62.92 | (62.92) | 0.00 | 755.00 | (755.00) | 755.00 |
| Total General & Administrative | 2,244.14 | 3,030.43 | (786.29) | 35,908.33 | 36,365.00 | (456.67) | 36,365.00 |
| Grounds Care | | | | | | | |
| 8210 · Lawn Care Contract | 5,770.00 | 5,045.42 | 724.58 | 61,800.00 | 60,545.00 | 1,255.00 | 60,545.00 |
| 8220 · Irrigation Maint/Repair | 267.07 | 850.00 | (582.93) | 12,245.71 | 10,200.00 | 2,045.71 | 10,200.00 |
| 8230 · Pest Control-Grounds | 3,365.00 | 3,365.00 | 0.00 | 44,340.00 | 40,380.00 | 3,960.00 | 40,380.00 |
| 8290 · Grounds - Other | 2,485.00 | 1,250.00 | 1,235.00 | 17,173.33 | 15,000.00 | 2,173.33 | 15,000.00 |
| Total Grounds Care | 11,887.07 | 10,510.42 | 1,376.65 | 135,559.04 | 126,125.00 | 9,434.04 | 126,125.00 |
| Loan Repayment | | | | | | | |
| 8810 · Loan Repay Exp(See Reserves) | 0.00 | 0.00 | 0.00 | 5,021.25 | 0.00 | 5,021.25 | 0.00 |
| Total Loan Repayment | 0.00 | 0.00 | 0.00 | 5,021.25 | 0.00 | 5,021.25 | 0.00 |
| Maintenance | | | | | | | |
| 8710 · General Maintenance | 5,963.00 | 1,291.67 | 4,671.33 | 14,059.45 | 15,500.00 | (1,440.55) | 15,500.00 |
| 8713 · Pavilion Cleaning | (660.00) | 250.00 | (910.00) | 2,295.00 | 3,000.00 | (705.00) | 3,000.00 |
| 8717 · Road Maintenance | 0.00 | 491.67 | (491.67) | 0.00 | 5,900.00 | (5,900.00) | 5,900.00 |
| 8740 · Gate Maint/Repair | 1,865.00 | 416.67 | 1,448.33 | 5,816.50 | 5,000.00 | 816.50 | 5,000.00 |
| 8750 · Sign Maintenance | 39.00 | 0.00 | 39.00 | 173.18 | 0.00 | 173.18 | 0.00 |
| 8800 · Security Repairs | 0.00 | 208.33 | (208.33) | 2,595.53 | 2,500.00 | 95.53 | 2,500.00 |
| Total Maintenance | 7,207.00 | 2,658.34 | 4,548.66 | 24,939.66 | 31,900.00 | (6,960.34) | 31,900.00 |
| Pool | | | | | | | |
| 8510 · Pool Maintenance Contract | 550.80 | 550.83 | (0.03) | 6,576.00 | 6,610.00 | (34.00) | 6,610.00 |
| 8511 · Pool Supplies/Repair | 250.40 | 250.00 | 0.40 | 792.14 | 3,000.00 | (2,207.86) | 3,000.00 |
| 8530 · Lake Contract | 200.00 | 33.33 | 166.67 | 400.00 | 400.00 | 0.00 | 400.00 |
| Total Pool | 1,001.20 | 834.16 | 167.04 | 7,768.14 | 10,010.00 | (2,241.86) | 10,010.00 |
| Reserve Contribution | | | | | | | |
| 9010 · Reserves - Capital Improvement | 0.00 | 0.00 | 0.00 | 97,000.00 | 97,000.00 | 0.00 | 97,000.00 |
| Total Reserve Contribution | 0.00 | 0.00 | 0.00 | 97,000.00 | 97,000.00 | 0.00 | 97,000.00 |
| Utilities/Internet | | | | | | | |
| 8615 · Water Plant | 111.28 | 166.67 | (55.39) | 1,368.17 | 2,000.00 | (631.83) | 2,000.00 |
| 8640 · Electric | 458.47 | 666.67 | (208.20) | 5,800.51 | 8,000.00 | (2,199.49) | 8,000.00 |
| 8641 · Street Lights | 20.08 | 20.83 | (0.75) | 233.49 | 250.00 | (16.51) | 250.00 |
| 8642 · Propane | 0.00 | 70.83 | (70.83) | 1,767.89 | 850.00 | 917.89 | 850.00 |
| 8665 · TV/Internet Service | 3,616.06 | 3,625.00 | (8.94) | 43,392.72 | 43,500.00 | (107.28) | 43,500.00 |
| 8666 · Gate Internet Service | 431.23 | 333.33 | 97.90 | 5,175.98 | 4,000.00 | 1,175.98 | 4,000.00 |
| Total Utilities/Internet | 4,637.12 | 4,883.33 | (246.21) | 57,738.76 | 58,600.00 | (861.24) | 58,600.00 |
| Total Expense | 26,976.53 | 21,916.68 | 5,059.85 | 363,935.18 | 360,000.00 | 3,935.18 | 360,000.00 |
| Net Income | (5,059.20) | (0.01) | (5,059.19) | (2,930.42) | 0.00 | (2,930.42) | 0.00 |