

**MYAKKA RIVER TRAILS IMPROVEMENT  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
August 31, 2022**

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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, 2022

	Aug 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial OP 4553	39,225.85
<b>Total Operating</b>	39,225.85
<b>Reserves</b>	
1070 · Centennial MM 7019	110,712.05
<b>Total Reserves</b>	110,712.05
<b>Construction Escrow</b>	
1080 · Centennial Const Escrow 3832	15,052.41
<b>Total Construction Escrow</b>	15,052.41
<b>Total Checking/Savings</b>	164,990.31
<b>Accounts Receivable</b>	
1310 · Assessment Receivable	-6,716.59
<b>Total Accounts Receivable</b>	-6,716.59
<b>Total Current Assets</b>	158,273.72
<b>Other Assets</b>	
1610 · Prepaid Insurance	868.99
<b>Total Other Assets</b>	868.99
<b>TOTAL ASSETS</b>	<b>159,142.71</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	5,809.30
<b>Total Accounts Payable</b>	5,809.30
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	24,756.00
3480 · Construction Bonds Held	15,052.41
<b>Total Other Current Liabilities</b>	39,808.41
<b>Total Current Liabilities</b>	45,617.71
<b>Long Term Liabilities</b>	
5000 · Reserve Fund	110,712.05
<b>Total Long Term Liabilities</b>	110,712.05
<b>Total Liabilities</b>	156,329.76
<b>Equity</b>	
5510 · Retained Earnings	-2,930.42
5510-01 · Prior Period Adjustment	-2,850.00
Net Income	8,593.37
<b>Total Equity</b>	2,812.95
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>159,142.71</b>

## Myakka River Trails Revenue & Expense Budget Performance

August 2022

	Aug 22	Budget	\$ Over Budget	Jan - Aug 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
<b>Income</b>							
6310 · Maintenance Fee Income	24,756.00	24,756.00	0.00	198,048.00	198,048.00	0.00	297,072.00
6315 · Reserve Income	0.00	0.00	0.00	47,196.00	47,196.00	0.00	62,928.00
6340 · Late Fee Income	202.50	0.00	202.50	450.00	0.00	450.00	0.00
6820 · Gate Transmitter Fee Income	0.00	0.00	0.00	105.00	0.00	105.00	0.00
6910 · Interest Income	3.83	0.00	3.83	25.88	0.00	25.88	0.00
<b>Total Income</b>	<b>24,962.33</b>	<b>24,756.00</b>	<b>206.33</b>	<b>245,824.88</b>	<b>245,244.00</b>	<b>580.88</b>	<b>360,000.00</b>
<b>Total Income</b>	<b>24,962.33</b>	<b>24,756.00</b>	<b>206.33</b>	<b>245,824.88</b>	<b>245,244.00</b>	<b>580.88</b>	<b>360,000.00</b>
<b>Gross Profit</b>	<b>24,962.33</b>	<b>24,756.00</b>	<b>206.33</b>	<b>245,824.88</b>	<b>245,244.00</b>	<b>580.88</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	10,240.00	10,240.00	0.00	15,360.00
7020 · Insurance Package	868.98	854.33	14.65	6,951.87	6,834.68	117.19	10,252.00
7030 · Accounting/Professional Fees	0.00	100.00	(100.00)	200.00	800.00	(600.00)	1,200.00
7035 · Legal Fees	0.00	316.67	(316.67)	0.00	2,533.32	(2,533.32)	3,800.00
7041 · Corporation Fees/Licenses	130.35	125.00	5.35	992.30	1,000.00	(7.70)	1,500.00
7050 · Administrative Fees	220.34	250.00	(29.66)	1,000.30	2,000.00	(999.70)	3,000.00
7055 · Telephone	73.57	83.33	(9.76)	538.56	666.68	(128.12)	1,000.00
<b>Total General &amp; Administrative</b>	<b>2,573.24</b>	<b>3,009.33</b>	<b>(436.09)</b>	<b>19,923.03</b>	<b>24,074.68</b>	<b>(4,151.65)</b>	<b>36,112.00</b>
<b>Grounds Care</b>							
8215 · Landscape Replacement	0.00	416.67	(416.67)	0.00	3,333.32	(3,333.32)	5,000.00
8212 · Invasive Plant Removal	0.00	1,500.00	(1,500.00)	24,800.00	12,000.00	12,800.00	18,000.00
8210 · Lawn Care Contract	5,785.00	5,416.67	368.33	45,065.00	43,333.32	1,731.68	65,000.00
8220 · Irrigation Maint/Repair	2,187.56	850.00	1,337.56	7,490.53	6,800.00	690.53	10,200.00
8230 · Pest Control-Grounds	3,365.00	3,750.00	(385.00)	30,880.00	30,000.00	880.00	45,000.00
8290 · Grounds - Other	120.00	1,666.67	(1,546.67)	7,065.00	13,333.32	(6,268.32)	20,000.00
<b>Total Grounds Care</b>	<b>11,457.56</b>	<b>13,600.01</b>	<b>(2,142.45)</b>	<b>115,300.53</b>	<b>108,799.96</b>	<b>6,500.57</b>	<b>163,200.00</b>
<b>Maintenance</b>							
8722 · Launch Ramp Maintenance	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
8720 · Tennis Court Maintenance	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
8710 · General Maintenance	216.20	1,000.00	(783.80)	6,767.71	8,000.00	(1,232.29)	12,000.00
8717 · Road Maintenance	0.00	416.67	(416.67)	0.00	3,333.32	(3,333.32)	5,000.00
8718 · Playground Maintenance	0.00	166.67	(166.67)	0.00	1,333.32	(1,333.32)	2,000.00
8740 · Gate Maint/Repair	0.00	416.67	(416.67)	678.00	3,333.32	(2,655.32)	5,000.00
8800 · Security Repairs	0.00	208.33	(208.33)	0.00	1,666.68	(1,666.68)	2,500.00
<b>Total Maintenance</b>	<b>216.20</b>	<b>2,291.68</b>	<b>(2,075.48)</b>	<b>7,445.71</b>	<b>18,333.28</b>	<b>(10,887.57)</b>	<b>27,500.00</b>
<b>Pool</b>							
8510 · Pool Maintenance Contract	578.34	634.17	(55.83)	4,626.72	5,073.32	(446.60)	7,610.00
8511 · Pool Supplies/Repair	225.00	166.67	58.33	3,079.35	1,333.32	1,746.03	2,000.00
8530 · Lake Contract	0.00	66.67	(66.67)	400.00	533.32	(133.32)	800.00
<b>Total Pool</b>	<b>803.34</b>	<b>867.51</b>	<b>(64.17)</b>	<b>8,106.07</b>	<b>6,939.96</b>	<b>1,166.11</b>	<b>10,410.00</b>
<b>Reserve Contribution</b>							
9010 · Reserves - Capital Improvement	0.00	0.00	0.00	47,196.00	47,196.00	0.00	62,928.00
<b>Total Reserve Contribution</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>47,196.00</b>	<b>47,196.00</b>	<b>0.00</b>	<b>62,928.00</b>
<b>Utilities/Internet</b>							
8615 · Water Plant	16.05	158.33	(142.28)	493.53	1,266.68	(773.15)	1,900.00
8640 · Electric	778.88	583.33	195.55	6,139.98	4,666.68	1,473.30	7,000.00
8641 · Street Lights	22.99	20.83	2.16	181.01	166.68	14.33	250.00
8642 · Propane	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
8665 · TV/Internet Service	3,616.06	3,708.33	(92.27)	28,991.72	29,666.68	(674.96)	44,500.00
8666 · Gate Internet Service	434.66	433.33	1.33	3,453.93	3,466.68	(12.75)	5,200.00
<b>Total Utilities/Internet</b>	<b>4,868.64</b>	<b>4,987.48</b>	<b>(118.84)</b>	<b>39,260.17</b>	<b>39,900.08</b>	<b>(639.91)</b>	<b>59,850.00</b>
<b>Total Expense</b>	<b>19,918.98</b>	<b>24,756.01</b>	<b>(4,837.03)</b>	<b>237,231.51</b>	<b>245,243.96</b>	<b>(8,012.45)</b>	<b>360,000.00</b>
<b>Net Income</b>	<b>5,043.35</b>	<b>(0.01)</b>	<b>5,043.36</b>	<b>8,593.37</b>	<b>0.04</b>	<b>8,593.33</b>	<b>0.00</b>