

**MYAKKA RIVER TRAILS IMPROVEMENT
ASSOCIATION, INC.
FINANCIAL REPORTS
September 30, 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 September 30, 2022

	Sep 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 4553	43,272.86
Total Operating	43,272.86
Reserves	
1070 · Centennial MM 7019	110,768.62
Total Reserves	110,768.62
Construction Escrow	
1080 · Centennial Const Escrow 3832	15,054.95
Total Construction Escrow	15,054.95
Total Checking/Savings	169,096.43
Accounts Receivable	
1310 · Assessment Receivable	-30,716.25
Total Accounts Receivable	-30,716.25
Total Current Assets	138,380.18
TOTAL ASSETS	138,380.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,750.35
Total Accounts Payable	3,750.35
Other Current Liabilities	
3030 · Accrued Expense Liability	200.00
3480 · Construction Bonds Held	15,054.95
Total Other Current Liabilities	15,254.95
Total Current Liabilities	19,005.30
Long Term Liabilities	
5000 · Reserve Fund	110,768.62
Total Long Term Liabilities	110,768.62
Total Liabilities	129,773.92
Equity	
5510 · Retained Earnings	-2,930.42
5510-01 · Prior Period Adjustment	-2,850.00
Net Income	14,386.68
Total Equity	8,606.26
TOTAL LIABILITIES & EQUITY	138,380.18

Myakka River Trails Revenue & Expense Budget Performance

September 2022

	Sep 22	Budget	\$ Over Budget	Jan - Sep 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
6310 · Maintenance Fee Income	24,756.00	24,756.00	0.00	222,804.00	222,804.00	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	0.34	0.00	0.34	450.34	0.00	450.34	0.00
6820 · Gate Transmitter Fee Income	0.00	0.00	0.00	105.00	0.00	105.00	0.00
6910 · Interest Income	3.56	0.00	3.56	29.44	0.00	29.44	0.00
Total Income	24,759.90	24,756.00	3.90	270,584.78	270,000.00	584.78	360,000.00
Total Income	24,759.90	24,756.00	3.90	270,584.78	270,000.00	584.78	360,000.00
Gross Profit	24,759.90	24,756.00	3.90	270,584.78	270,000.00	584.78	360,000.00
Expense							
General & Administrative							
7015 · Management Fee	1,280.00	1,280.00	0.00	11,520.00	11,520.00	0.00	15,360.00
7020 · Insurance Package	868.99	854.33	14.66	7,820.86	7,689.01	131.85	10,252.00
7030 · Accounting/Professional Fees	0.00	100.00	(100.00)	200.00	900.00	(700.00)	1,200.00
7035 · Legal Fees	0.00	316.67	(316.67)	0.00	2,849.99	(2,849.99)	3,800.00
7041 · Corporation Fees/Licenses	0.00	125.00	(125.00)	992.30	1,125.00	(132.70)	1,500.00
7050 · Administrative Fees	107.26	250.00	(142.74)	1,107.56	2,250.00	(1,142.44)	3,000.00
7055 · Telephone	73.57	83.33	(9.76)	612.13	750.01	(137.88)	1,000.00
Total General & Administrative	2,329.82	3,009.33	(679.51)	22,252.85	27,084.01	(4,831.16)	36,112.00
Grounds Care							
8215 · Landscape Replacement	0.00	416.67	(416.67)	0.00	3,749.99	(3,749.99)	5,000.00
8212 · Invasive Plant Removal	0.00	1,500.00	(1,500.00)	24,800.00	13,500.00	11,300.00	18,000.00
8210 · Lawn Care Contract	6,235.00	5,416.67	818.33	51,300.00	48,749.99	2,550.01	65,000.00
8220 · Irrigation Maint/Repair	1,027.87	850.00	177.87	8,518.40	7,650.00	868.40	10,200.00
8230 · Pest Control-Grounds	3,365.00	3,750.00	(385.00)	34,245.00	33,750.00	495.00	45,000.00
8290 · Grounds - Other	0.00	1,666.67	(1,666.67)	7,065.00	14,999.99	(7,934.99)	20,000.00
Total Grounds Care	10,627.87	13,600.01	(2,972.14)	125,928.40	122,399.97	3,528.43	163,200.00
Maintenance							
8722 · Launch Ramp Maintenance	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
8720 · Tennis Court Maintenance	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
8710 · General Maintenance	216.20	1,000.00	(783.80)	6,983.91	9,000.00	(2,016.09)	12,000.00
8717 · Road Maintenance	0.00	416.67	(416.67)	0.00	3,749.99	(3,749.99)	5,000.00
8718 · Playground Maintenance	109.14	166.67	(57.53)	109.14	1,499.99	(1,390.85)	2,000.00
8740 · Gate Maint/Repair	0.00	416.67	(416.67)	678.00	3,749.99	(3,071.99)	5,000.00
8800 · Security Repairs	0.00	208.33	(208.33)	0.00	1,875.01	(1,875.01)	2,500.00
Total Maintenance	325.34	2,291.68	(1,966.34)	7,771.05	20,624.96	(12,853.91)	27,500.00
Pool							
8510 · Pool Maintenance Contract	578.34	634.17	(55.83)	5,205.06	5,707.49	(502.43)	7,610.00
8511 · Pool Supplies/Repair	0.00	166.67	(166.67)	3,079.35	1,499.99	1,579.36	2,000.00
8530 · Lake Contract	200.00	66.67	133.33	600.00	599.99	0.01	800.00
Total Pool	778.34	867.51	(89.17)	8,884.41	7,807.47	1,076.94	10,410.00
Reserve Contribution							
9010 · Reserves - Capital Improvement	0.00	0.00	0.00	47,196.00	47,196.00	0.00	62,928.00
Total Reserve Contribution	0.00	0.00	0.00	47,196.00	47,196.00	0.00	62,928.00
Utilities/Internet							
8615 · Water Plant	0.00	158.33	(158.33)	493.53	1,425.01	(931.48)	1,900.00
8640 · Electric	831.49	583.33	248.16	6,971.47	5,250.01	1,721.46	7,000.00
8641 · Street Lights	23.01	20.83	2.18	204.02	187.51	16.51	250.00
8642 · Propane	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
8665 · TV/Internet Service	3,616.06	3,708.33	(92.27)	32,607.78	33,375.01	(767.23)	44,500.00
8666 · Gate Internet Service	434.66	433.33	1.33	3,888.59	3,900.01	(11.42)	5,200.00
Total Utilities/Internet	4,905.22	4,987.48	(82.26)	44,165.39	44,887.56	(722.17)	59,850.00
Total Expense	18,966.59	24,756.01	(5,789.42)	256,198.10	269,999.97	(13,801.87)	360,000.00
Net Income	5,793.31	(0.01)	5,793.32	14,386.68	0.03	14,386.65	0.00