

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

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 4553	62,693.41
Total Operating	62,693.41
Reserves	
1070 · Centennial MM 7019	126,958.99
Total Reserves	126,958.99
Construction Escrow	
1080 · Centennial Const Escrow 3832	15,081.62
Total Construction Escrow	15,081.62
Total Checking/Savings	204,734.02
Accounts Receivable	
1310 · Assessment Receivable	-55,188.20
Total Accounts Receivable	-55,188.20
Total Current Assets	149,545.82
Other Assets	
1610 · Prepaid Insurance	7,784.03
Total Other Assets	7,784.03
TOTAL ASSETS	157,329.85
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	5,435.98
Total Accounts Payable	5,435.98
Other Current Liabilities	
3480 · Construction Bonds Held	15,081.62
Total Other Current Liabilities	15,081.62
Total Current Liabilities	20,517.60
Long Term Liabilities	
3510 · Centennial LOC 8397	100,000.00
5000 · Reserve Fund	126,958.99
Total Long Term Liabilities	226,958.99
Total Liabilities	247,476.59
Equity	
5510 · Retained Earnings	-2,930.42
5510-01 · Prior Period Adjustment	-2,850.00
Net Income	-84,366.32
Total Equity	-90,146.74
TOTAL LIABILITIES & EQUITY	157,329.85

Myakka River Trails Revenue & Expense Budget Performance

December 2022

	Dec 22	Budget	\$ Over Budget	Jan - Dec 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
6310 · Maintenance Fee Income	24,756.00	24,756.00	0.00	297,072.00	297,072.00	0.00	297,072.00
6315 · Reserve Income	0.00	0.00	0.00	62,928.00	62,928.00	0.00	62,928.00
6340 · Late Fee Income	0.00	0.00	0.00	517.84	0.00	517.84	0.00
6820 · Gate Transmitter Fee Income	0.00	0.00	0.00	105.00	0.00	105.00	0.00
6910 · Interest Income	13.24	0.00	13.24	55.57	0.00	55.57	0.00
6925 · Returned Check Charges	0.00	0.00	0.00	(10.00)	0.00	(10.00)	0.00
Total Income	24,769.24	24,756.00	13.24	360,668.41	360,000.00	668.41	360,000.00
Total Income	24,769.24	24,756.00	13.24	360,668.41	360,000.00	668.41	360,000.00
Gross Profit	24,769.24	24,756.00	13.24	360,668.41	360,000.00	668.41	360,000.00
Expense							
General & Administrative							
7037 · Interest Expense	577.77	0.00	577.77	577.77	0.00	577.77	0.00
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	864.89	854.33	10.56	10,415.53	10,252.00	163.53	10,252.00
7030 · Accounting/Professional Fees	0.00	100.00	(100.00)	200.00	1,200.00	(1,000.00)	1,200.00
7035 · Legal Fees	0.00	316.67	(316.67)	0.00	3,800.00	(3,800.00)	3,800.00
7041 · Corporation Fees/Licenses	0.00	125.00	(125.00)	1,203.09	1,500.00	(296.91)	1,500.00
7050 · Administrative Fees	70.09	250.00	(179.91)	2,051.55	3,000.00	(948.45)	3,000.00
7055 · Telephone	79.81	83.33	(3.52)	838.04	1,000.00	(161.96)	1,000.00
Total General & Administrative	2,872.56	3,009.33	(136.77)	30,645.98	36,112.00	(5,466.02)	36,112.00
Grounds Care							
8210 · Lawn Care Contract	6,235.00	5,416.67	818.33	70,005.00	65,000.00	5,005.00	65,000.00
8212 · Invasive Plant Removal	0.00	1,500.00	(1,500.00)	24,800.00	18,000.00	6,800.00	18,000.00
8215 · Landscape Replacement	0.00	416.67	(416.67)	0.00	5,000.00	(5,000.00)	5,000.00
8220 · Irrigation Maint/Repair	750.00	850.00	(100.00)	11,692.60	10,200.00	1,492.60	10,200.00
8230 · Pest Control-Grounds	3,365.00	3,750.00	(385.00)	46,320.00	45,000.00	1,320.00	45,000.00
8290 · Grounds - Other	945.00	1,666.67	(721.67)	8,970.00	20,000.00	(11,030.00)	20,000.00
Total Grounds Care	11,295.00	13,600.01	(2,305.01)	161,787.60	163,200.00	(1,412.40)	163,200.00
Maintenance							
8710 · General Maintenance	278.20	1,000.00	(721.80)	7,604.51	12,000.00	(4,395.49)	12,000.00
8717 · Road Maintenance	0.00	416.67	(416.67)	0.00	5,000.00	(5,000.00)	5,000.00
8718 · Playground Maintenance	0.00	166.67	(166.67)	109.14	2,000.00	(1,890.86)	2,000.00
8720 · Tennis Court Maintenance	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
8722 · Launch Ramp Maintenance	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
8740 · Gate Maint/Repair	0.00	416.67	(416.67)	2,138.00	5,000.00	(2,862.00)	5,000.00
8800 · Security Repairs	0.00	208.33	(208.33)	118.77	2,500.00	(2,381.23)	2,500.00
8820 · Emergency Expense	39,881.05	0.00	39,881.05	110,236.34	0.00	110,236.34	0.00
Total Maintenance	40,159.25	2,291.68	37,867.57	120,206.76	27,500.00	92,706.76	27,500.00
Pool							
8510 · Pool Maintenance Contract	578.34	634.17	(55.83)	6,940.08	7,610.00	(669.92)	7,610.00
8511 · Pool Supplies/Repair	585.48	166.67	418.81	3,687.87	2,000.00	1,687.87	2,000.00
8530 · Lake Contract	200.00	66.67	133.33	800.00	800.00	0.00	800.00
Total Pool	1,363.82	867.51	496.31	11,427.95	10,410.00	1,017.95	10,410.00
Reserve Contribution							
9010 · Reserves - Capital Improvement	0.00	0.00	0.00	62,928.00	62,928.00	0.00	62,928.00
Total Reserve Contribution	0.00	0.00	0.00	62,928.00	62,928.00	0.00	62,928.00
Utilities/Internet							
8615 · Water Plant	65.00	158.33	(93.33)	558.53	1,900.00	(1,341.47)	1,900.00
8640 · Electric	502.40	583.33	(80.93)	8,551.02	7,000.00	1,551.02	7,000.00
8641 · Street Lights	23.01	20.83	2.18	273.05	250.00	23.05	250.00
8642 · Propane	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00
8665 · TV/Internet Service	3,616.06	3,708.33	(92.27)	43,455.96	44,500.00	(1,044.04)	44,500.00
8666 · Gate Internet Service	439.74	433.33	6.41	5,199.88	5,200.00	(0.12)	5,200.00
Total Utilities/Internet	4,646.21	4,987.48	(341.27)	58,038.44	59,850.00	(1,811.56)	59,850.00
Total Expense	60,336.84	24,756.01	35,580.83	445,034.73	360,000.00	85,034.73	360,000.00
Net Income	(35,567.60)	(0.01)	(35,567.59)	(84,366.32)	0.00	(84,366.32)	0.00