

**MYAKKA RIVER TRAILS IMPROVEMENT
ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2023**

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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 January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 4553	78,849.98
Total Operating	78,849.98
Reserves	
1070 · Centennial MM 7019	142,884.97
Total Reserves	142,884.97
Construction Escrow	
1080 · Centennial Const Escrow 3832	15,094.43
Total Construction Escrow	15,094.43
Total Checking/Savings	236,829.38
Accounts Receivable	
1310 · Assessment Receivable	-6,990.15
Total Accounts Receivable	-6,990.15
Total Current Assets	229,839.23
Other Assets	
1610 · Prepaid Insurance	6,919.14
Total Other Assets	6,919.14
TOTAL ASSETS	236,758.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	15,887.95
Total Accounts Payable	15,887.95
Other Current Liabilities	
3050 · Deferred Revenue	53,512.00
3480 · Construction Bonds Held	15,094.43
Total Other Current Liabilities	68,606.43
Total Current Liabilities	84,494.38
Long Term Liabilities	
3510 · Centennial LOC 8397	100,000.00
5000 · Reserve Fund	142,884.97
Total Long Term Liabilities	242,884.97
Total Liabilities	327,379.35
Equity	
5510 · Retained Earnings	-90,146.74
5510-01 · Prior Period Adjustment	-850.00
Net Income	375.76
Total Equity	-90,620.98
TOTAL LIABILITIES & EQUITY	236,758.37

Myakka River Trails Revenue & Expense Budget Performance

January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
6310 · Maintenance Fee Income	26,756.00	26,756.00	0.00	26,756.00	26,756.00	0.00	321,072.00
6315 · Reserve Income	15,732.00	15,732.00	0.00	15,732.00	15,732.00	0.00	62,928.00
6910 · Interest Income	13.23	0.00	13.23	13.23	0.00	13.23	0.00
6914 · Insurance Claim Income	5,773.32	0.00	5,773.32	5,773.32	0.00	5,773.32	0.00
Total Income	48,274.55	42,488.00	5,786.55	48,274.55	42,488.00	5,786.55	384,000.00
Total Income	48,274.55	42,488.00	5,786.55	48,274.55	42,488.00	5,786.55	384,000.00
Gross Profit	48,274.55	42,488.00	5,786.55	48,274.55	42,488.00	5,786.55	384,000.00
Expense							
General & Administrative							
7037 · Interest Expense	725.00	432.87	292.13	725.00	432.87	292.13	5,194.00
7015 · Management Fee	1,344.00	1,344.00	0.00	1,344.00	1,344.00	0.00	16,128.00
7020 · Insurance Package	864.89	916.63	(51.74)	864.89	916.63	(51.74)	11,000.00
7030 · Accounting/Professional Fees	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
7035 · Legal Fees	0.00	208.37	(208.37)	0.00	208.37	(208.37)	2,500.00
7041 · Corporation Fees/Licenses	0.00	95.87	(95.87)	0.00	95.87	(95.87)	1,150.00
7050 · Administrative Fees	248.48	141.63	106.85	248.48	141.63	106.85	1,700.00
7055 · Telephone	85.51	83.37	2.14	85.51	83.37	2.14	1,000.00
Total General & Administrative	3,267.88	3,247.74	20.14	3,267.88	3,247.74	20.14	38,972.00
Grounds Care							
8210 · Lawn Care Contract	6,235.00	6,333.37	(98.37)	6,235.00	6,333.37	(98.37)	76,000.00
8212 · Invasive Plant Removal	0.00	1,166.63	(1,166.63)	0.00	1,166.63	(1,166.63)	14,000.00
8215 · Landscape Replacement	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
8220 · Irrigation Maint/Repair	917.99	1,083.37	(165.38)	917.99	1,083.37	(165.38)	13,000.00
8230 · Pest Control-Grounds	3,365.00	4,000.00	(635.00)	3,365.00	4,000.00	(635.00)	48,000.00
8290 · Grounds - Other	1,485.00	1,666.63	(181.63)	1,485.00	1,666.63	(181.63)	20,000.00
Total Grounds Care	12,002.99	14,666.63	(2,663.64)	12,002.99	14,666.63	(2,663.64)	176,000.00
Maintenance							
8710 · General Maintenance	278.20	1,000.00	(721.80)	278.20	1,000.00	(721.80)	12,000.00
8717 · Road Maintenance	0.00	333.37	(333.37)	0.00	333.37	(333.37)	4,000.00
8718 · Playground Maintenance	7,383.67	583.37	6,800.30	7,383.67	583.37	6,800.30	7,000.00
8720 · Tennis Court Maintenance	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
8722 · Launch Ramp Maintenance	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
8740 · Gate Maint/Repair	0.00	583.37	(583.37)	0.00	583.37	(583.37)	7,000.00
8800 · Security Repairs	155.15	125.00	30.15	155.15	125.00	30.15	1,500.00
8820 · Emergency Expense	3,444.83	0.00	3,444.83	3,444.83	0.00	3,444.83	0.00
Total Maintenance	11,261.85	2,750.11	8,511.74	11,261.85	2,750.11	8,511.74	33,000.00
Pool							
8510 · Pool Maintenance Contract	630.39	583.37	47.02	630.39	583.37	47.02	7,000.00
8511 · Pool Supplies/Repair	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
8530 · Lake Contract	0.00	75.00	(75.00)	0.00	75.00	(75.00)	900.00
Total Pool	630.39	908.37	(277.98)	630.39	908.37	(277.98)	10,900.00
Reserve Contribution							
9010 · Reserves - Capital Improvement	15,732.00	15,732.00	0.00	15,732.00	15,732.00	0.00	62,928.00
Total Reserve Contribution	15,732.00	15,732.00	0.00	15,732.00	15,732.00	0.00	62,928.00
Utilities/Internet							
8615 · Water Plant	198.40	125.00	73.40	198.40	125.00	73.40	1,500.00
8640 · Electric	648.54	833.37	(184.83)	648.54	833.37	(184.83)	10,000.00
8641 · Street Lights	23.01	25.00	(1.99)	23.01	25.00	(1.99)	300.00
8665 · TV/Internet Service	3,684.30	3,750.00	(65.70)	3,684.30	3,750.00	(65.70)	45,000.00
8666 · Gate Internet Service	449.43	450.00	(0.57)	449.43	450.00	(0.57)	5,400.00
Total Utilities/Internet	5,003.68	5,183.37	(179.69)	5,003.68	5,183.37	(179.69)	62,200.00
Total Expense	47,898.79	42,488.22	5,410.57	47,898.79	42,488.22	5,410.57	384,000.00
Net Income	375.76	(0.22)	375.98	375.76	(0.22)	375.98	0.00