

**MYAKKA RIVER TRAILS IMPROVEMENT
ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 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 April 30, 2023

	Apr 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 4553	91,768.21
1018 · Due to/(from) Op	5,701.55
Total Operating	97,469.76
Reserves	
1029 · Due To/(From) Reserves	-5,701.55
1070 · Centennial MM 7019	159,293.58
Total Reserves	153,592.03
Construction Escrow	
1080 · Centennial Const Escrow 3832	15,137.69
Total Construction Escrow	15,137.69
Total Checking/Savings	266,199.48
Accounts Receivable	
1300 · Accounts Receivable	
1315 · Special Assessment Receivable	17,000.00
1310 · Assessment Receivable	-3,446.86
Total 1300 · Accounts Receivable	13,553.14
Total Accounts Receivable	13,553.14
Total Current Assets	279,752.62
Other Assets	
1610 · Prepaid Insurance	4,324.47
Total Other Assets	4,324.47
TOTAL ASSETS	284,077.09
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	13,332.89
Total Accounts Payable	13,332.89
Other Current Liabilities	
3110 · 2023 S/A Hurricane Repairs	17,608.47
3030 · Accrued Expense Liability	3,995.39
3050 · Deferred Revenue	53,512.00
3480 · Construction Bonds Held	15,137.69
Total Other Current Liabilities	90,253.55
Total Current Liabilities	103,586.44
Long Term Liabilities	
3510 · Centennial LOC 8397	10,000.00
5000 · Reserve Fund	153,592.03
Total Long Term Liabilities	163,592.03
Total Liabilities	267,178.47
Equity	
5510 · Retained Earnings	-90,146.74
5511 · Prior Period Adjustment	89,150.00
Net Income	17,895.36
Total Equity	16,898.62
TOTAL LIABILITIES & EQUITY	284,077.09

Myakka River Trails Revenue & Expense Budget Performance

April 2023

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
6310 · Maintenance Fee Income	26,756.00	26,756.00	0.00	107,024.00	107,024.00	0.00	321,072.00
6315 · Reserve Income	15,732.00	15,732.00	0.00	31,464.00	31,464.00	0.00	62,928.00
6340 · Late Fee Income	0.00	0.00	0.00	389.44	0.00	389.44	0.00
6820 · Gate Transmitter Fee Income	0.00	0.00	0.00	35.00	0.00	35.00	0.00
6910 · Interest Income	25.14	0.00	25.14	58.79	0.00	58.79	0.00
6914 · Insurance Claim Income	0.00	0.00	0.00	12,137.83	0.00	12,137.83	0.00
Total Income	42,513.14	42,488.00	25.14	151,109.06	138,488.00	12,621.06	384,000.00
Total Income	42,513.14	42,488.00	25.14	151,109.06	138,488.00	12,621.06	384,000.00
Gross Profit	42,513.14	42,488.00	25.14	151,109.06	138,488.00	12,621.06	384,000.00
Expense							
General & Administrative							
7015 · Management Fee	1,344.00	1,344.00	0.00	5,441.00	5,376.00	65.00	16,128.00
7020 · Insurance Package	864.89	916.67	(51.78)	3,459.56	3,666.64	(207.08)	11,000.00
7030 · Accounting/Professional Fees	0.00	25.00	(25.00)	225.00	100.00	125.00	300.00
7035 · Legal Fees	0.00	208.33	(208.33)	0.00	833.36	(833.36)	2,500.00
7037 · Interest Expense	765.97	432.83	333.14	2,909.03	1,731.36	1,177.67	5,194.00
7041 · Corporation Fees/Licenses	0.00	95.83	(95.83)	61.25	383.36	(322.11)	1,150.00
7050 · Administrative Fees	83.70	141.67	(57.97)	841.01	566.64	274.37	1,700.00
7055 · Telephone	86.78	83.33	3.45	361.13	333.36	27.77	1,000.00
Total General & Administrative	3,145.34	3,247.66	(102.32)	13,297.98	12,990.72	307.26	38,972.00
Grounds Care							
8210 · Lawn Care Contract	6,235.00	6,333.33	(98.33)	24,940.00	25,333.36	(393.36)	76,000.00
8212 · Invasive Plant Removal	0.00	1,166.67	(1,166.67)	0.00	4,666.64	(4,666.64)	14,000.00
8215 · Landscape Replacement	0.00	416.67	(416.67)	0.00	1,666.64	(1,666.64)	5,000.00
8220 · Irrigation Maint/Repair	4,992.02	1,083.33	3,908.69	10,488.44	4,333.36	6,155.08	13,000.00
8230 · Pest Control-Grounds	3,365.00	4,000.00	(635.00)	15,440.00	16,000.00	(560.00)	48,000.00
8290 · Grounds - Other	185.00	1,666.67	(1,481.67)	2,215.00	6,666.64	(4,451.64)	20,000.00
Total Grounds Care	14,777.02	14,666.67	110.35	53,083.44	58,666.64	(5,583.20)	176,000.00
Maintenance							
8710 · General Maintenance	0.00	1,000.00	(1,000.00)	834.60	4,000.00	(3,165.40)	12,000.00
8717 · Road Maintenance	0.00	333.33	(333.33)	0.00	1,333.36	(1,333.36)	4,000.00
8718 · Playground Maintenance	899.45	583.33	316.12	8,283.12	2,333.36	5,949.76	7,000.00
8720 · Tennis Court Maintenance	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
8722 · Launch Ramp Maintenance	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
8740 · Gate Maint/Repair	1,668.00	583.33	1,084.67	2,413.00	2,333.36	79.64	7,000.00
8800 · Security Repairs	0.00	125.00	(125.00)	155.15	500.00	(344.85)	1,500.00
Total Maintenance	2,567.45	2,749.99	(182.54)	11,685.87	11,000.08	685.79	33,000.00
Pool							
8510 · Pool Maintenance Contract	630.39	583.33	47.06	2,521.56	2,333.36	188.20	7,000.00
8511 · Pool Supplies/Repair	0.00	250.00	(250.00)	828.65	1,000.00	(171.35)	3,000.00
8530 · Lake Contract	0.00	75.00	(75.00)	200.00	300.00	(100.00)	900.00
Total Pool	630.39	908.33	(277.94)	3,550.21	3,633.36	(83.15)	10,900.00
Reserve Contribution							
9010 · Reserves - Capital Improvement	15,732.00	15,732.00	0.00	31,464.00	31,464.00	0.00	62,928.00
Total Reserve Contribution	15,732.00	15,732.00	0.00	31,464.00	31,464.00	0.00	62,928.00
Utilities/Internet							
8615 · Water Plant	80.25	125.00	(44.75)	508.65	500.00	8.65	1,500.00
8640 · Electric	871.33	833.33	38.00	3,216.57	3,333.36	(116.79)	10,000.00
8641 · Street Lights	24.86	25.00	(0.14)	97.50	100.00	(2.50)	300.00
8665 · TV/Internet Service	3,616.06	3,750.00	(133.94)	14,532.48	15,000.00	(467.52)	45,000.00
8666 · Gate Internet Service	443.24	450.00	(6.76)	1,777.00	1,800.00	(23.00)	5,400.00
Total Utilities/Internet	5,035.74	5,183.33	(147.59)	20,132.20	20,733.36	(601.16)	62,200.00
Total Expense	41,887.94	42,487.98	(600.04)	133,213.70	138,488.16	(5,274.46)	384,000.00
Net Income	625.20	0.02	625.18	17,895.36	(0.16)	17,895.52	0.00