

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

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 4553	98,000.26
1019 · Due To/(From) Operating-Constr	5,912.46
Total Operating	103,912.72
Reserves	
1029 · Due To/(From) Reserves	-5,912.46
1070 · Centennial MM 7019	149,352.63
Total Reserves	143,440.17
Construction Escrow	
1080 · Centennial Const Escrow 3832	15,171.53
Total Construction Escrow	15,171.53
Total Checking/Savings	262,524.42
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	-53,576.31
1315 · Special Assessment Receivable	15,000.00
Total 1300 · Accounts Receivable	-38,576.31
Total Accounts Receivable	-38,576.31
Total Current Assets	223,948.11
Other Assets	
1610 · Prepaid Insurance	2,594.69
Total Other Assets	2,594.69
TOTAL ASSETS	226,542.80
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	6,329.50
Total Accounts Payable	6,329.50
Other Current Liabilities	
3110 · 2023 S/A Hurricane Repairs	13,588.47
3030 · Accrued Expense Liability	10,095.00
3480 · Construction Bonds Held	15,171.53
Total Other Current Liabilities	38,855.00
Total Current Liabilities	45,184.50
Long Term Liabilities	
3510 · Centennial LOC 8397	10,000.00
5000 · Reserve Fund	143,440.17
Total Long Term Liabilities	153,440.17
Total Liabilities	198,624.67
Equity	
5510 · Retained Earnings	-90,146.74
5511 · Prior Period Adjustment	89,150.00
Net Income	28,914.87
Total Equity	27,918.13
TOTAL LIABILITIES & EQUITY	226,542.80

Myakka River Trails Revenue & Expense Budget Performance

June 2023

	Jun 23	Budget	\$ Over Budget	Jan - Jun 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
6310 · Maintenance Fee Income	26,756.00	26,756.00	0.00	160,536.00	160,536.00	0.00	321,072.00
6315 · Reserve Income	0.00	0.00	0.00	31,464.00	31,464.00	0.00	62,928.00
6340 · Late Fee Income	122.96	0.00	122.96	731.36	0.00	731.36	0.00
6820 · Gate Transmitter Fee Income	0.00	0.00	0.00	35.00	0.00	35.00	0.00
6910 · Interest Income	12.79	0.00	12.79	88.34	0.00	88.34	0.00
6914 · Insurance Claim Income	0.00	0.00	0.00	12,137.83	0.00	12,137.83	0.00
Total Income	26,891.75	26,756.00	135.75	204,992.53	192,000.00	12,992.53	384,000.00
Total Income	26,891.75	26,756.00	135.75	204,992.53	192,000.00	12,992.53	384,000.00
Gross Profit	26,891.75	26,756.00	135.75	204,992.53	192,000.00	12,992.53	384,000.00
Expense							
General & Administrative							
7015 · Management Fee	1,344.00	1,344.00	0.00	8,129.00	8,064.00	65.00	16,128.00
7020 · Insurance Package	864.89	916.67	(51.78)	5,189.34	5,499.98	(310.64)	11,000.00
7030 · Accounting/Professional Fees	0.00	25.00	(25.00)	225.00	150.00	75.00	300.00
7035 · Legal Fees	0.00	208.33	(208.33)	0.00	1,250.02	(1,250.02)	2,500.00
7037 · Interest Expense	80.07	432.83	(352.76)	3,244.10	2,597.02	647.08	5,194.00
7041 · Corporation Fees/Licenses	675.35	95.83	579.52	761.60	575.02	186.58	1,150.00
7050 · Administrative Fees	145.54	141.67	3.87	1,270.52	849.98	420.54	1,700.00
7055 · Telephone	86.73	83.33	3.40	533.42	500.02	33.40	1,000.00
Total General & Administrative	3,196.58	3,247.66	(51.08)	19,352.98	19,486.04	(133.06)	38,972.00
Grounds Care							
8210 · Lawn Care Contract	6,235.00	6,333.33	(98.33)	37,410.00	38,000.02	(590.02)	76,000.00
8212 · Invasive Plant Removal	0.00	1,166.67	(1,166.67)	0.00	6,999.98	(6,999.98)	14,000.00
8215 · Landscape Replacement	0.00	416.67	(416.67)	0.00	2,499.98	(2,499.98)	5,000.00
8220 · Irrigation Maint/Repair	(278.21)	1,083.33	(1,361.54)	11,860.78	6,500.02	5,360.76	13,000.00
8230 · Pest Control-Grounds	3,365.00	4,000.00	(635.00)	22,170.00	24,000.00	(1,830.00)	48,000.00
8290 · Grounds - Other	85.00	1,666.67	(1,581.67)	2,300.00	9,999.98	(7,699.98)	20,000.00
Total Grounds Care	9,406.79	14,666.67	(5,259.88)	73,740.78	87,999.98	(14,259.20)	176,000.00
Maintenance							
8710 · General Maintenance	250.00	1,000.00	(750.00)	1,362.80	6,000.00	(4,637.20)	12,000.00
8717 · Road Maintenance	0.00	333.33	(333.33)	0.00	2,000.02	(2,000.02)	4,000.00
8718 · Playground Maintenance	0.00	583.33	(583.33)	8,283.12	3,500.02	4,783.10	7,000.00
8720 · Tennis Court Maintenance	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
8722 · Launch Ramp Maintenance	0.00	41.67	(41.67)	0.00	249.98	(249.98)	500.00
8740 · Gate Maint/Repair	(170.00)	583.33	(753.33)	6,555.00	3,500.02	3,054.98	7,000.00
8800 · Security Repairs	0.00	125.00	(125.00)	155.15	750.00	(594.85)	1,500.00
Total Maintenance	80.00	2,749.99	(2,669.99)	16,356.07	16,500.06	(143.99)	33,000.00
Pool							
8510 · Pool Maintenance Contract	630.39	583.33	47.06	3,782.34	3,500.02	282.32	7,000.00
8511 · Pool Supplies/Repair	29.50	250.00	(220.50)	858.15	1,500.00	(641.85)	3,000.00
8530 · Lake Contract	200.00	75.00	125.00	400.00	450.00	(50.00)	900.00
Total Pool	859.89	908.33	(48.44)	5,040.49	5,450.02	(409.53)	10,900.00
Reserve Contribution							
9010 · Reserves - Capital Improvement	0.00	0.00	0.00	31,464.00	31,464.00	0.00	62,928.00
Total Reserve Contribution	0.00	0.00	0.00	31,464.00	31,464.00	0.00	62,928.00
Utilities/Internet							
8615 · Water Plant	95.23	125.00	(29.77)	673.88	750.00	(76.12)	1,500.00
8640 · Electric	735.57	833.33	(97.76)	4,872.80	5,000.02	(127.22)	10,000.00
8641 · Street Lights	28.26	25.00	3.26	155.52	150.00	5.52	300.00
8665 · TV/Internet Service	3,616.06	3,750.00	(133.94)	21,764.60	22,500.00	(735.40)	45,000.00
8666 · Gate Internet Service	439.77	450.00	(10.23)	2,656.54	2,700.00	(43.46)	5,400.00
Total Utilities/Internet	4,914.89	5,183.33	(268.44)	30,123.34	31,100.02	(976.68)	62,200.00
Total Expense	18,458.15	26,755.98	(8,297.83)	176,077.66	192,000.12	(15,922.46)	384,000.00
Net Income	8,433.60	0.02	8,433.58	28,914.87	(0.12)	28,914.99	0.00