

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

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 4553	93,736.79
Total Operating	93,736.79
Reserves	
1070 · Centennial MM 7019	160,134.60
Total Reserves	160,134.60
Construction Escrow	
1080 · Centennial Const Escrow 3832	15,234.22
Total Construction Escrow	15,234.22
Total Checking/Savings	269,105.61
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	-21,239.07
1315 · Special Assessment Receivable	3,060.00
Total 1300 · Accounts Receivable	-18,179.07
Total Accounts Receivable	-18,179.07
Total Current Assets	250,926.54
Other Assets	
1610 · Prepaid Insurance	617.00
Total Other Assets	617.00
TOTAL ASSETS	251,543.54
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	5,114.97
Total Accounts Payable	5,114.97
Other Current Liabilities	
3110 · 2023 S/A Hurricane Repairs	2,768.47
3480 · Construction Bonds Held	15,234.22
Total Other Current Liabilities	18,002.69
Total Current Liabilities	23,117.66
Long Term Liabilities	
5000 · Reserve Fund	160,134.60
Total Long Term Liabilities	160,134.60
Total Liabilities	183,252.26
Equity	
5510 · Retained Earnings	-90,146.74
5511 · Prior Period Adjustment	99,150.00
Net Income	59,288.02
Total Equity	68,291.28
TOTAL LIABILITIES & EQUITY	251,543.54

Myakka River Trails Revenue & Expense Budget Performance

September 2023

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
6310 · Maintenance Fee Income	26,756.00	26,756.00	0.00	240,804.00	240,804.00	0.00	321,072.00
6315 · Reserve Income	0.00	0.00	0.00	47,196.00	47,196.00	0.00	62,928.00
6340 · Late Fee Income	279.56	0.00	279.56	1,395.44	0.00	1,395.44	0.00
6820 · Gate Transmitter Fee Income	0.00	0.00	0.00	35.00	0.00	35.00	0.00
6910 · Interest Income	17.00	0.00	17.00	152.49	0.00	152.49	0.00
6914 · Insurance Claim Income	0.00	0.00	0.00	24,192.83	0.00	24,192.83	0.00
Total Income	27,052.56	26,756.00	296.56	313,775.76	288,000.00	25,775.76	384,000.00
Total Income	27,052.56	26,756.00	296.56	313,775.76	288,000.00	25,775.76	384,000.00
Gross Profit	27,052.56	26,756.00	296.56	313,775.76	288,000.00	25,775.76	384,000.00
Expense							
General & Administrative							
7015 · Management Fee	1,344.00	1,344.00	0.00	12,161.00	12,096.00	65.00	16,128.00
7020 · Insurance Package	864.91	916.67	(51.76)	7,784.03	8,249.99	(465.96)	11,000.00
7030 · Accounting/Professional Fees	0.00	25.00	(25.00)	225.00	225.00	0.00	300.00
7035 · Legal Fees	0.00	208.33	(208.33)	0.00	1,875.01	(1,875.01)	2,500.00
7037 · Interest Expense	87.08	432.83	(345.75)	3,488.89	3,895.51	(406.62)	5,194.00
7041 · Corporation Fees/Licenses	0.00	95.83	(95.83)	891.95	862.51	29.44	1,150.00
7050 · Administrative Fees	208.08	141.67	66.41	1,669.36	1,274.99	394.37	1,700.00
7055 · Telephone	94.30	83.33	10.97	810.53	750.01	60.52	1,000.00
Total General & Administrative	2,598.37	3,247.66	(649.29)	27,030.76	29,229.02	(2,198.26)	38,972.00
Grounds Care							
8210 · Lawn Care Contract	6,235.00	6,333.33	(98.33)	56,115.00	57,000.01	(885.01)	76,000.00
8212 · Invasive Plant Removal	0.00	1,166.67	(1,166.67)	0.00	10,499.99	(10,499.99)	14,000.00
8215 · Landscape Replacement	0.00	416.67	(416.67)	0.00	3,749.99	(3,749.99)	5,000.00
8220 · Irrigation Maint/Repair	1,501.67	1,083.33	418.34	16,648.93	9,750.01	6,898.92	13,000.00
8230 · Pest Control-Grounds	0.00	4,000.00	(4,000.00)	20,785.00	36,000.00	(15,215.00)	48,000.00
8290 · Grounds - Other	850.00	1,666.67	(816.67)	4,210.00	14,999.99	(10,789.99)	20,000.00
Total Grounds Care	8,586.67	14,666.67	(6,080.00)	97,758.93	131,999.99	(34,241.06)	176,000.00
Maintenance							
8710 · General Maintenance	425.00	1,000.00	(575.00)	2,811.64	9,000.00	(6,188.36)	12,000.00
8717 · Road Maintenance	0.00	333.33	(333.33)	4,900.00	3,000.01	1,899.99	4,000.00
8718 · Playground Maintenance	0.00	583.33	(583.33)	8,283.12	5,250.01	3,033.11	7,000.00
8720 · Tennis Court Maintenance	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
8722 · Launch Ramp Maintenance	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
8740 · Gate Maint/Repair	7,875.55	583.33	7,292.22	14,430.55	5,250.01	9,180.54	7,000.00
8800 · Security Repairs	0.00	125.00	(125.00)	155.15	1,125.00	(969.85)	1,500.00
Total Maintenance	8,300.55	2,749.99	5,550.56	30,580.46	24,750.03	5,830.43	33,000.00
Pool							
8510 · Pool Maintenance Contract	630.39	583.33	47.06	5,673.51	5,250.01	423.50	7,000.00
8511 · Pool Supplies/Repair	0.00	250.00	(250.00)	858.15	2,250.00	(1,391.85)	3,000.00
8530 · Lake Contract	210.00	75.00	135.00	610.00	675.00	(65.00)	900.00
Total Pool	840.39	908.33	(67.94)	7,141.66	8,175.01	(1,033.35)	10,900.00
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	97.91	125.00	(27.09)	927.39	1,125.00	(197.61)	1,500.00
8640 · Electric	714.08	833.33	(119.25)	7,019.71	7,500.01	(480.30)	10,000.00
8641 · Street Lights	26.99	25.00	1.99	237.76	225.00	12.76	300.00
8665 · TV/Internet Service	3,616.06	3,750.00	(133.94)	32,612.78	33,750.00	(1,137.22)	45,000.00
8666 · Gate Internet Service	442.66	450.00	(7.34)	3,982.29	4,050.00	(67.71)	5,400.00
Total Utilities/Internet	4,897.70	5,183.33	(285.63)	44,779.93	46,650.01	(1,870.08)	62,200.00
Total Expense	25,223.68	26,755.98	(1,532.30)	254,487.74	288,000.06	(33,512.32)	384,000.00
Net Income	1,828.88	0.02	1,828.86	59,288.02	(0.06)	59,288.08	0.00