

**MYAKKA RIVER TRAILS IMPROVEMENT
ASSOCIATION, INC.
FINANCIAL REPORTS
June 30, 2024**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Myakka River Trails Improvement Association, Inc.

Balance Sheet as of 6/30/2024

Assets	Operating	Reserve	Total
Asset			
1010 - Centennial OP 4553	\$59,852.21		\$59,852.21
1070 - Centennial MM 7019		\$271,539.57	\$271,539.57
1080 - Centennial Const Escrow 3832	\$5,412.19		\$5,412.19
1300 - Accounts Receivable	\$10,184.85		\$10,184.85
1610 - Prepaid Insurance	\$3,364.72		\$3,364.72
Total Asset	\$78,813.97	\$271,539.57	\$350,353.54
Total Assets	\$78,813.97	\$271,539.57	\$350,353.54
Liabilities / Equity			
Liabilities			
3010 - Accounts Payable	\$2,089.89		\$2,089.89
3035 - Prepaid Assessments	\$52,390.00		\$52,390.00
3480 - Construction Bonds Held	\$5,412.19		\$5,412.19
5010 - Reserves Capital Improvement		\$268,295.63	\$268,295.63
5011 - Reserves Interest		\$3,243.94	\$3,243.94
Total Liabilities	\$59,892.08	\$271,539.57	\$331,431.65
Equity			
5510 - Retained Earnings	\$9,003.26		\$9,003.26
5511 - Prior Period Adjustment	(\$393.00)		(\$393.00)
5599 - Net Income	\$10,311.63		\$10,311.63
Total Equity	\$18,921.89		\$18,921.89
Total Liabilities / Equity	\$78,813.97	\$271,539.57	\$350,353.54

Myakka River Trails Improvement Association, Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Maintenance Fee Income	26,032.17	26,032.17	-	156,193.00	156,192.98	.02	312,386.00
6315 - Reserve Income	-	-	-	35,807.00	35,807.00	-	71,614.00
6340 - Late Fee Income	-	-	-	176.29	-	176.29	-
6820 - Gate Transmitter Fee Income	-	-	-	915.00	-	915.00	-
6910 - Interest Income	12.02	-	12.02	127.10	-	127.10	-
Total Income	26,044.19	26,032.17	12.02	193,218.39	191,999.98	1,218.41	384,000.00
Total Income	26,044.19	26,032.17	12.02	193,218.39	191,999.98	1,218.41	384,000.00

Operating Expense

Administrative							
7015 - Management Fee	1,400.00	1,400.00	-	8,400.00	8,400.00	-	16,800.00
7020 - Insurance Package	1,121.57	1,375.00	253.43	6,729.45	8,250.00	1,520.55	16,500.00
7030 - Accounting/Professional Fees	210.00	18.75	(191.25)	435.00	112.50	(322.50)	225.00
7035 - Legal Fees	-	83.33	83.33	510.38	500.02	(10.36)	1,000.00
7041 - Corporation Fees/Licenses	675.35	100.00	(575.35)	822.85	600.00	(222.85)	1,200.00
7050 - Administrative Fees	190.14	166.67	(23.47)	1,591.06	999.98	(591.08)	2,000.00
7055 - Telephone	97.03	95.83	(1.20)	579.10	575.02	(4.08)	1,150.00
Total Administrative	3,694.09	3,239.58	(454.51)	19,067.84	19,437.52	369.68	38,875.00

Grounds							
8210 - Lawn Care Contract	11,280.00	7,083.33	(4,196.67)	42,455.00	42,500.02	45.02	85,000.00
8212 - Invasive Plant Removal	-	1,000.00	1,000.00	-	6,000.00	6,000.00	12,000.00
8215 - Landscape Replacement	-	333.33	333.33	-	2,000.02	2,000.02	4,000.00
8220 - Irrigation Maint/Repair	-	1,166.67	1,166.67	6,258.82	6,999.98	741.16	14,000.00
8230 - Pest Control-Grounds	3,897.80	3,666.67	(231.13)	24,721.80	21,999.98	(2,721.82)	44,000.00
8290 - Grounds - Other	-	1,250.00	1,250.00	1,236.00	7,500.00	6,264.00	15,000.00
Total Grounds	15,177.80	14,500.00	(677.80)	74,671.62	87,000.00	12,328.38	174,000.00

Repairs & Maintenance							
8710 - General Maintenance	300.00	833.33	533.33	9,033.86	5,000.02	(4,033.84)	10,000.00
8717 - Road Maintenance	-	208.33	208.33	-	1,250.02	1,250.02	2,500.00
8718 - Playground Maintenance	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
8720 - Tennis Court Maintenance	-	83.33	83.33	-	500.02	500.02	1,000.00
8722 - Launch Ramp Maintenance	-	83.33	83.33	-	500.02	500.02	1,000.00
8740 - Gate Maint/Repair	469.46	366.67	(102.79)	10,977.87	2,199.98	(8,777.89)	4,400.00
8800 - Security Repairs	-	83.33	83.33	-	500.02	500.02	1,000.00
Total Repairs & Maintenance	769.46	1,908.32	1,138.86	20,011.73	11,450.08	(8,561.65)	22,900.00

Pool & Recreation							
8510 - Pool Maintenance Contract	630.39	683.33	52.94	3,782.34	4,100.02	317.68	8,200.00
8511 - Pool Supplies/Repair	-	166.67	166.67	340.77	999.98	659.21	2,000.00
8530 - Lake Contract	210.00	75.00	(135.00)	420.00	450.00	30.00	900.00

Myakka River Trails Improvement Association, Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Pool & Recreation	840.39	925.00	84.61	4,543.11	5,550.00	1,006.89	11,100.00
Utilities							
8615 - Water Plant	-	133.33	133.33	150.00	800.02	650.02	1,600.00
8640 - Electric	655.37	833.33	177.96	3,924.23	5,000.02	1,075.79	10,000.00
8641 - Street Lights	21.89	34.25	12.36	152.59	205.50	52.91	411.00
8665 - TV/Internet Service	3,616.06	4,000.00	383.94	21,696.36	24,000.00	2,303.64	48,000.00
8666 - Gate Internet Service	618.95	458.33	(160.62)	2,882.28	2,750.02	(132.26)	5,500.00
Total Utilities	4,912.27	5,459.24	546.97	28,805.46	32,755.56	3,950.10	65,511.00
Other							
9010 - Reserves - Capital Improvement	-	-	-	35,807.00	35,807.00	-	71,614.00
Total Other	-	-	-	35,807.00	35,807.00	-	71,614.00
Total Expense	25,394.01	26,032.14	638.13	182,906.76	192,000.16	9,093.40	384,000.00
Operating Net Total	650.18	.03	650.15	10,311.63	(.18)	10,311.81	-
Net Total	650.18	.03	650.15	10,311.63	(.18)	10,311.81	-

MYAKKA RIVER TRAILS IMPROVEMENT ASSOC. INC
Reserve Balances
June 30, 2024

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5010 Reserves-Cap Impr	\$ 171,844.55	35,807.00	60,644.08	-	-	268,295.63
5011 Reserve Interest	\$ 5,106.57	-	(5,106.57)	-	3,243.94	3,243.94
Total Reserves	\$ 176,951.12	35,807.00	55,537.51	-	3,243.94	271,539.57

Expense Details

5010 Capital Improvements

Total \$ -

Allocation Details

1/1/24 Moved \$5106.57 2023 interest into Capital Improvements per 2024 budget.

3/21/24 Moved 2023 surplus \$55,537.51 per Board