

**MYAKKA RIVER TRAILS IMPROVEMENT  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
October 31, 2019**

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**Myakka River Trails**  
**Statement of Assets, Liabilities & Fund Balance**  
As of October 31, 2019

	Oct 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · OP Centennial Bank 4553	27,556.35
1018 · Due to/(from) Op	9,300.00
<b>Total Operating</b>	36,856.35
<b>Reserves</b>	
1029 · Due To/(From) Reserves	-9,300.00
1070 · MM Centennial Bank 7019	19,532.73
1071 · CenterState Bank 0929	213,813.89
<b>Total Reserves</b>	224,046.62
1080 · Const Escrow Centennial 3832	32.21
<b>Total Checking/Savings</b>	260,935.18
<b>Accounts Receivable</b>	
1310 · Assessment Receivable	13,263.72
<b>Total Accounts Receivable</b>	13,263.72
<b>Total Current Assets</b>	274,198.90
<b>Other Assets</b>	
1610 · Prepaid Insurance	7,944.95
<b>Total Other Assets</b>	7,944.95
<b>TOTAL ASSETS</b>	<b>282,143.85</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	21,305.37
<b>Total Accounts Payable</b>	21,305.37
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	47,810.84
3480 · Construction Bonds Held	32.21
<b>Total Other Current Liabilities</b>	47,843.05
<b>Total Current Liabilities</b>	69,148.42
<b>Long Term Liabilities</b>	
3450 · CenterState Bank LOC	180,744.27
5010 · Reserves Capital Improvement	38,957.17
5011 · Reserves Interest	4,345.18
<b>Total Long Term Liabilities</b>	224,046.62
<b>Total Liabilities</b>	293,195.04
<b>Equity</b>	
5510 · Retained Earnings	58,593.33
5510-01 · Prior Period Adjustment	199.80
5520 · Opening Balance Equity	-1,300.00
Net Income	-68,544.32
<b>Total Equity</b>	-11,051.19
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>282,143.85</b>

**Myakka River Trails**  
**Revenue & Expense Budget Performance**  
 October 2019

	Oct 19	Budget	\$ Over Budget	Jan - Oct 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
<b>Income</b>							
6310 · Maintenance Fee Income	23,905.41	23,905.50	(0.09)	239,054.16	239,055.00	(0.84)	286,866.00
6315 · Reserve Income	6,283.75	6,283.75	0.00	25,135.00	25,135.00	0.00	25,135.00
6340 · Late Fee Income	19.50	0.00	19.50	609.00	0.00	609.00	0.00
6820 · Gate Transmitter Fee Income	0.00	0.00	0.00	175.00	0.00	175.00	0.00
6910 · Interest Income	2.36	0.00	2.36	66.96	0.00	66.96	0.00
<b>Total Income</b>	<b>30,211.02</b>	<b>30,189.25</b>	<b>21.77</b>	<b>265,040.12</b>	<b>264,190.00</b>	<b>850.12</b>	<b>312,001.00</b>
<b>Total Income</b>	<b>30,211.02</b>	<b>30,189.25</b>	<b>21.77</b>	<b>265,040.12</b>	<b>264,190.00</b>	<b>850.12</b>	<b>312,001.00</b>
<b>Gross Profit</b>	<b>30,211.02</b>	<b>30,189.25</b>	<b>21.77</b>	<b>265,040.12</b>	<b>264,190.00</b>	<b>850.12</b>	<b>312,001.00</b>
<b>Expense</b>							
<b>General &amp; Administrative</b>							
7015 · Management Fee	1,280.00	1,280.00	0.00	12,800.00	12,800.00	0.00	15,360.00
7020 · Insurance Package	722.27	688.75	33.52	6,739.90	6,887.50	(147.60)	8,265.00
7030 · Accounting/Professional Fees	0.00	208.33	(208.33)	647.00	2,083.34	(1,436.34)	2,500.00
7035 · Legal Fees	(485.30)	500.00	(985.30)	3,032.00	5,000.00	(1,968.00)	6,000.00
7041 · Corporation Fees/Licenses	0.00	62.50	(62.50)	972.50	625.00	347.50	750.00
7050 · Administrative Fees	35.05	83.33	(48.28)	1,647.48	833.34	814.14	1,000.00
7055 · Telephone	383.56	133.33	250.23	1,391.32	1,333.34	57.98	1,600.00
7060 · Miscellaneous	0.00	500.25	(500.25)	0.00	5,002.50	(5,002.50)	6,003.00
7065 · Bad Debt	0.00	0.00	0.00	11,206.94	0.00	11,206.94	0.00
<b>Total General &amp; Administrative</b>	<b>1,935.58</b>	<b>3,456.49</b>	<b>(1,520.91)</b>	<b>38,437.14</b>	<b>34,565.02</b>	<b>3,872.12</b>	<b>41,478.00</b>
<b>Grounds Care</b>							
8210 · Lawn Care Contract	4,700.00	4,700.00	0.00	47,000.00	47,000.00	0.00	56,400.00
8220 · Irrigation Maint/Repair	1,736.02	850.00	886.02	32,793.73	8,500.00	24,293.73	10,200.00
8230 · Pest Control-Grounds	3,365.00	3,605.00	(240.00)	34,850.00	36,050.00	(1,200.00)	43,260.00
8290 · Grounds - Other	2,460.00	1,250.00	1,210.00	67,127.45	12,500.00	54,627.45	15,000.00
<b>Total Grounds Care</b>	<b>12,261.02</b>	<b>10,405.00</b>	<b>1,856.02</b>	<b>181,771.18</b>	<b>104,050.00</b>	<b>77,721.18</b>	<b>124,860.00</b>
<b>Loan Repayment</b>							
8810 · Loan Repayment Exp	0.00	2,121.33	(2,121.33)	3,543.32	21,213.34	(17,670.02)	25,456.00
<b>Total Loan Repayment</b>	<b>0.00</b>	<b>2,121.33</b>	<b>(2,121.33)</b>	<b>3,543.32</b>	<b>21,213.34</b>	<b>(17,670.02)</b>	<b>25,456.00</b>
<b>Maintenance</b>							
8710 · General Maintenance	430.00	1,250.00	(820.00)	7,567.43	12,500.00	(4,932.57)	15,000.00
8713 · Pavilion Cleaning	275.00	208.33	66.67	3,017.58	2,083.34	934.24	2,500.00
8717 · Road Maintenance	0.00	208.33	(208.33)	8,200.00	2,083.34	6,116.66	2,500.00
8718 · Playground Maintenance	500.00	83.33	416.67	500.00	833.34	(333.34)	1,000.00
8740 · Gate Maint/Repair	125.00	416.67	(291.67)	4,028.30	4,166.66	(138.36)	5,000.00
8800 · Security Repairs	0.00	208.33	(208.33)	0.00	2,083.34	(2,083.34)	2,500.00
<b>Total Maintenance</b>	<b>1,330.00</b>	<b>2,374.99</b>	<b>(1,044.99)</b>	<b>23,313.31</b>	<b>23,750.02</b>	<b>(436.71)</b>	<b>28,500.00</b>
<b>Pool</b>							
8510 · Pool Maintenance Contract	540.00	540.00	0.00	5,400.00	5,400.00	0.00	6,480.00
8511 · Pool Supplies/Repair	33.60	416.67	(383.07)	2,742.35	4,166.66	(1,424.31)	5,000.00
8530 · Lake Contract	150.00	225.00	(75.00)	1,650.00	2,250.00	(600.00)	2,700.00
<b>Total Pool</b>	<b>723.60</b>	<b>1,181.67</b>	<b>(458.07)</b>	<b>9,792.35</b>	<b>11,816.66</b>	<b>(2,024.31)</b>	<b>14,180.00</b>

**Myakka River Trails**  
**Revenue & Expense Budget Performance**  
 October 2019

	<u>Oct 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Reserve Contribution</b>							
9010 · Reserves - Capital Improvem...	6,283.75	6,283.75	0.00	25,135.00	25,135.00	0.00	25,135.00
<b>Total Reserve Contribution</b>	6,283.75	6,283.75	0.00	25,135.00	25,135.00	0.00	25,135.00
<b>Utilities/Internet/Pest</b>							
8615 · Water Plant	45.00	208.33	(163.33)	1,664.00	2,083.34	(419.34)	2,500.00
8640 · Electric	546.03	527.50	18.53	6,383.79	5,275.00	1,108.79	6,330.00
8641 · Street Lights	18.79	23.75	(4.96)	209.42	237.50	(28.08)	285.00
8642 · Propane	0.00	66.67	(66.67)	826.34	666.66	159.68	800.00
8650 · Internet Service	1,839.54	3,518.08	(1,678.54)	26,032.42	35,180.84	(9,148.42)	42,217.00
8655 · Pavillion Pest Control	0.00	21.67	(21.67)	0.00	216.66	(216.66)	260.00
8660 · HD Television	1,776.52	0.00	1,776.52	16,476.17	0.00	16,476.17	0.00
<b>Total Utilities/Internet/Pest</b>	4,225.88	4,366.00	(140.12)	51,592.14	43,660.00	7,932.14	52,392.00
<b>Total Expense</b>	26,759.83	30,189.23	(3,429.40)	333,584.44	264,190.04	69,394.40	312,001.00
<b>Net Income</b>	<u>3,451.19</u>	<u>0.02</u>	<u>3,451.17</u>	<u>(68,544.32)</u>	<u>(0.04)</u>	<u>(68,544.28)</u>	<u>0.00</u>

**Myakka River Trails**  
**Revenue & Expense Monthly Comparison**  
 January through October 2019

11/22/19

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	TOTAL
<b>Income</b>											
Income											
6310 · Maintenance Fee Income	23,905.41	23,905.42	23,905.42	23,905.41	23,905.41	23,905.43	23,905.43	23,905.43	23,905.39	23,905.41	239,054.16
6315 · Reserve Income	6,283.75	0.00	0.00	6,283.75	0.00	0.00	6,283.75	0.00	0.00	6,283.75	25,135.00
6340 · Late Fee Income	0.00	0.00	0.00	0.00	336.00	97.50	0.00	117.00	39.00	19.50	609.00
6820 · Gate Transmitter Fee Income	0.00	105.00	0.00	0.00	0.00	0.00	0.00	70.00	0.00	0.00	175.00
6910 · Interest Income	22.68	9.40	11.34	8.87	2.38	1.03	5.72	2.00	1.18	2.36	66.96
<b>Total Income</b>	<b>30,211.84</b>	<b>24,019.82</b>	<b>23,916.76</b>	<b>30,198.03</b>	<b>24,243.79</b>	<b>24,003.96</b>	<b>30,194.90</b>	<b>24,094.43</b>	<b>23,945.57</b>	<b>30,211.02</b>	<b>265,040.12</b>
<b>Total Income</b>	<b>30,211.84</b>	<b>24,019.82</b>	<b>23,916.76</b>	<b>30,198.03</b>	<b>24,243.79</b>	<b>24,003.96</b>	<b>30,194.90</b>	<b>24,094.43</b>	<b>23,945.57</b>	<b>30,211.02</b>	<b>265,040.12</b>
<b>Gross Profit</b>	<b>30,211.84</b>	<b>24,019.82</b>	<b>23,916.76</b>	<b>30,198.03</b>	<b>24,243.79</b>	<b>24,003.96</b>	<b>30,194.90</b>	<b>24,094.43</b>	<b>23,945.57</b>	<b>30,211.02</b>	<b>265,040.12</b>
<b>Expense</b>											
General & Administrative											
7015 · Management Fee	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	1,280.00	12,800.00
7020 · Insurance Package	668.62	668.62	668.62	668.62	668.62	668.62	668.62	668.67	668.62	722.27	6,739.90
7030 · Accounting/Professional Fees	0.00	0.00	600.00	0.00	47.00	0.00	0.00	0.00	0.00	0.00	647.00
7035 · Legal Fees	1,091.50	295.00	354.00	147.50	200.00	0.00	1,000.00	300.00	129.30	-485.30	3,032.00
7036 · Taxes	0.00	0.00	0.00	47.00	-47.00	0.00	0.00	0.00	0.00	0.00	0.00
7041 · Corporation Fees/Licenses	0.00	0.00	0.00	61.25	0.00	675.00	0.00	175.00	0.00	0.00	972.50
7050 · Administrative Fees	22.49	126.30	440.03	98.30	50.85	228.01	57.30	572.80	16.35	35.05	1,647.48
7055 · Telephone	123.22	124.54	0.00	0.00	-7.54	0.00	0.00	385.29	382.25	383.56	1,391.32
7065 · Bad Debt	0.00	0.00	0.00	0.00	11,206.94	0.00	0.00	0.00	0.00	0.00	11,206.94
<b>Total General &amp; Administrative</b>	<b>3,185.83</b>	<b>2,494.46</b>	<b>3,342.65</b>	<b>2,302.67</b>	<b>13,460.12</b>	<b>2,851.63</b>	<b>3,005.92</b>	<b>3,381.76</b>	<b>2,476.52</b>	<b>1,935.58</b>	<b>38,437.14</b>
Grounds Care											
8210 · Lawn Care Contract	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	47,000.00
8220 · Irrigation Maint/Repair	697.20	4,056.64	4,744.92	1,088.23	1,224.08	8,972.27	2,851.45	2,611.03	4,811.89	1,736.02	32,793.73
8230 · Pest Control-Grounds	3,365.00	3,365.00	3,365.00	3,365.00	3,365.00	4,565.00	3,365.00	3,365.00	3,365.00	3,365.00	34,850.00
8290 · Grounds - Other	3,255.00	2,300.00	675.00	1,280.00	6,129.05	3,380.52	45,297.88	0.00	2,350.00	2,460.00	67,127.45
<b>Total Grounds Care</b>	<b>12,017.20</b>	<b>14,421.64</b>	<b>13,484.92</b>	<b>10,433.23</b>	<b>15,418.13</b>	<b>21,617.79</b>	<b>56,214.33</b>	<b>10,676.03</b>	<b>15,226.89</b>	<b>12,261.02</b>	<b>181,771.18</b>
Loan Repayment											
8810 · Loan Repayment Exp	13.18	3.21	12.51	8.30	8.31	225.88	821.93	1,670.66	779.34	0.00	3,543.32
<b>Total Loan Repayment</b>	<b>13.18</b>	<b>3.21</b>	<b>12.51</b>	<b>8.30</b>	<b>8.31</b>	<b>225.88</b>	<b>821.93</b>	<b>1,670.66</b>	<b>779.34</b>	<b>0.00</b>	<b>3,543.32</b>
Maintenance											
8710 · General Maintenance	0.00	246.08	1,456.37	339.86	0.00	515.73	599.40	140.00	3,840.19	430.00	7,567.43
8713 · Pavilion Cleaning	275.00	220.00	790.00	220.00	275.00	247.58	220.00	275.00	220.00	275.00	3,017.58
8717 · Road Maintenance	0.00	0.00	0.00	8,200.00	0.00	0.00	0.00	0.00	0.00	0.00	8,200.00
8718 · Playground Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
8740 · Gate Maint/Repair	0.00	597.50	675.00	0.00	286.50	1,475.00	350.00	170.30	349.00	125.00	4,028.30
<b>Total Maintenance</b>	<b>275.00</b>	<b>1,063.58</b>	<b>2,921.37</b>	<b>8,759.66</b>	<b>561.50</b>	<b>2,238.31</b>	<b>1,169.40</b>	<b>585.30</b>	<b>4,409.19</b>	<b>1,330.00</b>	<b>23,313.31</b>
Pool											
8510 · Pool Maintenance Contract	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	5,400.00
8511 · Pool Supplies/Repair	210.75	0.00	168.00	1,050.00	0.00	173.96	1,010.00	96.04	0.00	33.60	2,742.35
8530 · Lake Contract	150.00	150.00	150.00	150.00	300.00	150.00	150.00	150.00	150.00	150.00	1,650.00
<b>Total Pool</b>	<b>900.75</b>	<b>690.00</b>	<b>858.00</b>	<b>1,740.00</b>	<b>840.00</b>	<b>863.96</b>	<b>1,700.00</b>	<b>786.04</b>	<b>690.00</b>	<b>723.60</b>	<b>9,792.35</b>
Reserve Contribution											
9010 · Reserves - Capital Improvement	6,283.75	0.00	0.00	6,283.75	0.00	0.00	6,283.75	0.00	0.00	6,283.75	25,135.00
<b>Total Reserve Contribution</b>	<b>6,283.75</b>	<b>0.00</b>	<b>0.00</b>	<b>6,283.75</b>	<b>0.00</b>	<b>0.00</b>	<b>6,283.75</b>	<b>0.00</b>	<b>0.00</b>	<b>6,283.75</b>	<b>25,135.00</b>
Utilities/Internet/Pest											
8615 · Water Plant	281.50	21.50	416.50	431.50	0.00	36.50	36.50	0.00	395.00	45.00	1,664.00
8640 · Electric	507.59	641.47	587.42	530.29	657.07	685.92	854.14	876.99	496.87	546.03	6,383.79
8641 · Street Lights	21.35	21.55	21.56	21.55	21.37	21.37	21.55	21.55	18.76	18.79	209.42
8642 · Propane	0.00	0.00	0.00	0.00	0.00	826.34	0.00	0.00	0.00	0.00	826.34
8650 · Internet Service	3,333.00	3,333.00	5,358.60	2,399.40	1,759.56	1,253.44	3,076.90	1,839.44	1,839.54	1,839.54	26,032.42
8660 · HD Television	0.00	0.00	5,175.00	2,317.20	1,877.79	0.00	1,776.52	1,776.62	1,776.52	1,776.52	16,476.17
<b>Total Utilities/Internet/Pest</b>	<b>4,143.44</b>	<b>4,017.52</b>	<b>11,559.08</b>	<b>5,699.94</b>	<b>4,315.79</b>	<b>2,823.57</b>	<b>5,765.61</b>	<b>4,514.60</b>	<b>4,526.71</b>	<b>4,225.88</b>	<b>51,592.14</b>
<b>Total Expense</b>	<b>26,819.15</b>	<b>22,690.41</b>	<b>32,178.53</b>	<b>35,227.55</b>	<b>34,603.85</b>	<b>30,621.14</b>	<b>74,960.94</b>	<b>21,814.39</b>	<b>28,108.65</b>	<b>26,759.83</b>	<b>333,584.44</b>
<b>Net Income</b>	<b>3,392.69</b>	<b>1,329.41</b>	<b>-8,261.77</b>	<b>-5,029.52</b>	<b>-10,360.06</b>	<b>-6,617.18</b>	<b>-44,766.04</b>	<b>2,480.04</b>	<b>-4,163.08</b>	<b>3,451.19</b>	<b>-68,544.32</b>