MYAKKA RIVER TRAILS IMPROVEMENT ASSOCIATION, INC.

FINANCIAL REPORTS November 30, 2019

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

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REVENUES AND EXPENSE

MONTHLY COMPARISON

Prepared By: Sunstate Association Management Group, Inc.

Myakka River Trails Statement of Assets, Liabilities & Fund Balance

As of November 30, 2019

Current Assets		Nov 30, 19
Total Operating 7,446.71	Current Assets Checking/Savings Operating 1010 · OP Centennial Bank 4553	
Reserves	1018 · Due to/(from) Op	
1029 - Due To/(From) Reserves 1070 - MM Centennial Bank 7019 19,536 74 1071 - CenterState Bank 0929 213,954.48 19,536 74 19,536 74 19,536 74 19,536 74 1071 - CenterState Bank 0929 213,954.48 Total Reserves 228,382.71 228,382.71 1080 · Const Escrow Centennial 3832 32.22 32.22 Total Checking/Savings 235,861.64 235,861.64 Accounts Receivable 1310 · Assessment Receivable 9,230.39 9,230.39 Total Accounts Receivable 9,230.39 9,230.39 Total Current Assets 245,092.03 245,092.03 Other Assets 1610 · Prepaid Insurance 7,222.68 7,222.68 TOTAL ASSETS 252,314.71 252,314.71 LIABILITIES & EQUITY Liabilities Accounts Payable 3010 · Accounts Payable 7,324.07 7,324.07 Total Accounts Payable 3050 · Deferred Revenue 3050 · Deferred Revenue 3050 · Deferred Revenue 3050 · Deferred Revenue 32,905.42 3480 · Construction Bonds Held 32.22 32,22 Total Other Current Liabilities 3480 · ConterState Bank LOC 184,935.76 5010 · Reserves Capital Improvement 38,957.17 5011 · Reserves Interest 4,489.78 Total Liabilities 25,9644.42 56,933.33 5510-01 · Prior Period Adjustment 199.80 5520 · Opening Balance Equity 1,300.00 Net Income 64,822.84 Total Equity - 7,329.71		7,446.71
1080 · Const Escrow Centennial 3832 32.22 Total Checking/Savings 235,861.64 Accounts Receivable 9,230.39 Total Accounts Receivable 9,230.39 Total Current Assets 245,092.03 Other Assets 245,092.03 Other Assets 7,222.68 Total Other Assets 7,222.68 TOTAL ASSETS 252,314.71 LIABILITIES & EQUITY Liabilities Current Liabilities 252,314.71 Accounts Payable 7,324.07 Total Accounts Payable 7,324.07 Other Current Liabilities 3050 · Deferred Revenue 23,905.42 3480 · Construction Bonds Held 32.22 Total Other Current Liabilities 23,937.64 Total Current Liabilities 31,261.71 Long Term Liabilities 31,261.71 Long Term Liabilities 38,957.17 5010 · Reserves Capital Improvement 38,957.17 5011 · Reserves Interest 4,489.78 Total Long Term Liabilities 228,382.71 Total Liabilities 259,644.42 Equity </td <td>1029 · Due To/(From) Reserves 1070 · MM Centennial Bank 7019</td> <td>19,536.74</td>	1029 · Due To/(From) Reserves 1070 · MM Centennial Bank 7019	19,536.74
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1610 · Prepaid Insurance 7,222.68 Total Other Assets 7,222.68 TOTAL ASSETS 252,314.71 LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable 3010 · Accounts Payable 7,324.07 Total Accounts Payable 7,324.07 Other Current Liabilities 23,905.42 3050 · Deferred Revenue 23,905.42 3480 · Construction Bonds Held 32.22 Total Other Current Liabilities 23,937.64 Total Current Liabilities 31,261.71 Long Term Liabilities 184,935.76 5010 · Reserves Capital Improvement 38,957.17 5011 · Reserves Capital Improvement 38,957.17 5011 · Reserves Interest 4,489.78 Total Long Term Liabilities 228,382.71 Total Liabilities 259,644.42 Equity 5510 · Retained Earnings 58,593.33 5510 · Opening Balance Equity -1,300.00 Net Income -64,822.84 Total Equity -7,329.71	Total Current Assets	245,092.03
TOTAL ASSETS 252,314.71 LIABILITIES & EQUITY Liabilities Accounts Payable 7,324.07 Total Accounts Payable 7,324.07 Other Current Liabilities 23,905.42 3480 · Construction Bonds Held 32.22 Total Other Current Liabilities 23,937.64 Total Current Liabilities 31,261.71 Long Term Liabilities 31,261.71 Long Term Liabilities 38,957.17 5010 · Reserves Capital Improvement 38,957.17 5011 · Reserves Interest 4,489.78 Total Long Term Liabilities 228,382.71 Total Liabilities 259,644.42 Equity 5510 · Retained Earnings 58,593.33 5510 · Opening Balance Equity -1,300.00 Net Income -64,822.84 Total Equity -7,329.71		7,222.68
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Other Current Liabilities 23,905.42 3050 · Deferred Revenue 23,905.42 3480 · Construction Bonds Held 32.22 Total Other Current Liabilities 23,937.64 Total Current Liabilities 31,261.71 Long Term Liabilities 184,935.76 5010 · Reserves Capital Improvement 38,957.17 5011 · Reserves Interest 4,489.78 Total Long Term Liabilities 228,382.71 Total Liabilities 259,644.42 Equity 5510 · Retained Earnings 58,593.33 5510-01 · Prior Period Adjustment 199.80 5520 · Opening Balance Equity -1,300.00 Net Income -64,822.84 Total Equity -7,329.71	3010 · Accounts Payable	7,324.07
3050 · Deferred Revenue 23,905.42 3480 · Construction Bonds Held 32.22 Total Other Current Liabilities 23,937.64 Total Current Liabilities 31,261.71 Long Term Liabilities 184,935.76 5010 · Reserves Capital Improvement 38,957.17 5011 · Reserves Interest 4,489.78 Total Long Term Liabilities 228,382.71 Total Liabilities 259,644.42 Equity 5510 · Retained Earnings 58,593.33 5510-01 · Prior Period Adjustment 199.80 5520 · Opening Balance Equity -1,300.00 Net Income -64,822.84 Total Equity -7,329.71	Total Accounts Payable	7,324.07
Total Current Liabilities 31,261.71 Long Term Liabilities 3450 · CenterState Bank LOC 184,935.76 5010 · Reserves Capital Improvement 38,957.17 5011 · Reserves Interest 4,489.78 Total Long Term Liabilities 228,382.71 Total Liabilities 259,644.42 Equity 5510 · Retained Earnings 58,593.33 5510-01 · Prior Period Adjustment 199.80 5520 · Opening Balance Equity -1,300.00 Net Income -64,822.84 Total Equity -7,329.71	3050 · Deferred Revenue	
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3450 · CenterState Bank LOC 184,935.76 5010 · Reserves Capital Improvement 38,957.17 5011 · Reserves Interest 4,489.78 Total Long Term Liabilities 228,382.71 Total Liabilities 259,644.42 Equity 5510 · Retained Earnings 58,593.33 5510-01 · Prior Period Adjustment 199.80 5520 · Opening Balance Equity -1,300.00 Net Income -64,822.84 Total Equity -7,329.71	Total Current Liabilities	31,261.71
Total Liabilities 259,644.42 Equity 5510 · Retained Earnings 58,593.33 5510-01 · Prior Period Adjustment 199.80 5520 · Opening Balance Equity -1,300.00 Net Income -64,822.84 Total Equity -7,329.71	3450 · CenterState Bank LOC 5010 · Reserves Capital Improvement	38,957.17
Equity 5510 · Retained Earnings 58,593.33 5510-01 · Prior Period Adjustment 199.80 5520 · Opening Balance Equity -1,300.00 Net Income -64,822.84 Total Equity -7,329.71	Total Long Term Liabilities	228,382.71
5510 · Retained Earnings 58,593.33 5510-01 · Prior Period Adjustment 199.80 5520 · Opening Balance Equity -1,300.00 Net Income -64,822.84 Total Equity -7,329.71	Total Liabilities	259,644.42
	5510 · Retained Earnings 5510-01 · Prior Period Adjustment 5520 · Opening Balance Equity	199.80 -1,300.00
TOTAL LIABILITIES & EQUITY 252,314.71	Total Equity	-7,329.71
	TOTAL LIABILITIES & EQUITY	252,314.71

Myakka River Trails Revenue & Expense Budget Performance

November 2019

	Nov 19	Budget	\$ Over Budget	Jan - Nov 19	YTD Budget	\$ Over Budget	Annual Budget
Income			and the second s				
Income							
6310 · Maintenance Fee Income	23,905.42	23,905.50	(80.0)	262,959.58	262,960.50	(0.92)	286,866.00
6315 · Reserve Income	0.00	0.00	0.00	25,135.00	25,135.00	0.00	25,135.00
6340 · Late Fee Income 6820 · Gate Transmitter Fee Income	0.00 0.00	0.00 0.00	0.00	609.00	0.00	609.00	0.00
6910 · Interest Income	1.53	0.00	0.00 1.53	175.00 68.49	0.00 0.00	175.00 68.49	0.00 0.00
Total Income	23,906.95	23,905.50	1.45	288.947.07	288,095,50	851.57	312.001.00
Total Income	23,906.95	23,905.50	1.45	288,947.07	288,095.50	851.57	312,001.00
Gross Profit	23,906.95	23,905.50	1.45	288,947.07	288,095,50	851.57	312,001.00
	20,000.00	20,000.00	1.70	200,047.07	200,030.00	001.07	312,001.00
Expense General & Administrative							
7015 · Management Fee	1,280,00	1.280.00	0.00	14.080.00	44.000.00	0.00	45.000.00
7013 - Management Fee	722.27	688,75	33.52	7,462.17	14,080.00 7,576.25	0.00 (114.08)	15,360.00 8,265.00
7030 · Accounting/Professional Fees	0.00	208.33	(208.33)	647.00	7,576.25 2,291.67	(1,644.67)	8,265.00 2,500.00
7035 · Legal Fees	0.00	500.00	(500.00)	3,032.00	5,500.00	(2,468.00)	2,500.00 6,000.00
7041 · Corporation Fees/Licenses	0.00	62.50	(62.50)	972.50	687.50	285.00	750.00
7050 · Administrative Fees	20.80	83.33	(62.53)	1.668.28	916.67	751.61	1.000.00
7055 · Telephone	385.96	133.33	252.63	1,777.28	1,466.67	310.61	1,600.00
7060 · Miscellaneous	0.00	500.25	(500.25)	0.00	5,502.75	(5,502.75)	6,003.00
7065 · Bad Debt	0.00	0.00	0.00	11,206.94	0.00	11,206.94	0.00
Total General & Administrative	2,409.03	3,456.49	(1,047.46)	40,846.17	38,021.51	2,824.66	41,478.00
Grounds Care							
8210 · Lawn Care Contract	4,700.00	4,700.00	0.00	51,700.00	51,700.00	0.00	56,400.00
8220 · Irrigation Maint/Repair	658,68	850.00	(191.32)	33,452.41	9,350.00	24,102.41	10,200.00
8230 · Pest Control-Grounds	3,365.00	3,605.00	(240.00)	38,215.00	39,655.00	(1,440.00)	43,260.00
8290 · Grounds - Other	0.00	1,250.00	(1,250.00)	67,127.45	13,750.00	53,377.45	15,000.00
Total Grounds Care	8,723.68	10,405.00	(1,681.32)	190,494.86	114,455.00	76,039.86	124,860.00
Loan Repayment							
8810 · Loan Repayment Exp	3,344.51	2,121.33	1,223.18	6,887.83	23,334.67	(16,446.84)	25,456.00
Total Loan Repayment	3,344.51	2,121.33	1,223.18	6,887.83	23,334.67	(16,446.84)	25,456.00
Maintenance							
8710 - General Maintenance	310.00	1,250.00	(940.00)	7,877.43	13,750.00	(5,872.57)	15,000.00
8713 · Pavilion Cleaning	220.00	208.33	11.67	3,237.58	2,291.67	945.91	2,500.00
8717 · Road Maintenance	0.00	208.33	(208.33)	8,200.00	2,291.67	5,908,33	2,500.00
8718 · Playground Maintenance	0.00	83.33	(83.33)	500.00	916.67	(416.67)	1,000.00
8740 · Gate Maint/Repair	82.00	416.67	(334.67)	4,110.30	4,583.33	(473.03)	5,000.00
8800 · Security Repairs	0.00	208.33	(208.33)	0.00	2,291.67	(2,291.67)	2,500.00
Total Maintenance	612.00	2,374.99	(1,762.99)	23,925.31	26,125.01	(2,199.70)	28,500.00
Pool	# AD	# . a					
8510 · Pool Maintenance Contract	540.00	540.00	0.00	5,940.00	5,940.00	0.00	6,480.00
8511 · Pool Supplies/Repair	0.00	416.67	(416.67)	2,742.35	4,583.33	(1,840.98)	5,000.00
8530 · Lake Contract	150.00	225.00	(75.00)	1,800.00	2,475.00	(675.00)	2,700.00
Total Pool	690.00	1,181.67	(491.67)	10,482.35	12,998.33	(2,515.98)	14,180.00

Myakka River Trails Revenue & Expense Budget Performance

November 2019

	Nov 19	Budget	\$ Over Budget	Jan - Nov 19	YTD Budget	\$ Over Budget	Annual Budget
Reserve Contribution 9010 · Reserves - Capital Improvem	0.00	0.00	0.00	25,135.00	25,135.00	0.00	25,135.00
Total Reserve Contribution	0.00	0.00	0.00	25,135.00	25,135.00	0.00	25,135.00
Utilities/Internet/Pest							
8615 · Water Plant	36.50	208.33	(171.83)	1,700.50	2,291.67	(591.17)	2,500.00
8640 · Electric	734.90	527.50	207.40	7,118.69	5,802.50	1,316.19	6,330.00
8641 Street Lights	18.79	23.75	(4.96)	228.21	261.25	(33.04)	285.00
8642 · Propane	0.00	66.67	(66.67)	826.34	733.33	93.01	800.00
8650 · Internet Service	1,839.54	3,518.08	(1,678.54)	27,871.96	38,698.92	(10,826.96)	42,217.00
8655 · Pavillion Pest Control	0.00	21.67	(21.67)	0.00	238.33	(238.33)	260.00
8660 · HD Television	1,776.52	0.00	1,776.52	18,252.69	0.00	18,252.69	0.00
Total Utilities/Internet/Pest	4,406.25	4,366.00	40.25	55,998.39	48,026.00	7,972.39	52,392.00
Total Expense	20,185.47	23,905.48	(3,720.01)	353,769.91	288,095.52	65,674.39	312,001.00
ncome	3,721.48	0.02	3,721.46	(64,822.84)	(0.02)	(64,822.82)	0.00

Myakka River Trails Revenue & Expense Monthly Comparison

January through November 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	TOTAL
Income Income		PPIN 1000 at the other sets and a second control of the second con				-		-			The second secon	
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	23,905.42	262,959.58
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	0.00	25,135.00
6340 · Late Fee Income 6820 · Gate Transmitter Fee Income	0.00 0.00	0.00 105.00	0.00 0.00	0.00 0.00	336.00 0.00	97,50 0,00	0.00 0.00	117.00 70.00	39.00 0.00	19.50 0.00	0.00 0.00	609.00
6910 - Interest Income	22.68	9.40	11.34	8.87	2.38	1.03	5.72	2.00	1.18	2.36	1.53	175.00 68.49
Total Income	30,211.84	24,019.82	23,916.76	30,198.03	24,243.79	24,003.96	30,194.90	24,094.43	23,945.57	30,211.02	23,906.95	288,947.07
Total Income	30,211.84	24,019.82	23,916.76	30,198.03	24,243.79	24,003.96	30,194.90	24,094.43	23,945.57	30,211.02	23,906.95	288,947.07
Gross Profit	30,211.84	24,019.82	23,916.76	30,198.03	24,243,79	24,003.96	30,194.90	24,094.43	23,945.57	30,211.02	23,906.95	288,947.07
Expense												
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	4 200 00	4 222 22	4 000 00	4 000 00	
7020 · Insurance Package	668.62	668.62	668.62	668.62	668.62	668.62	668.62	1,280.00 668.67	1,280.00 668.62	1,280.00 722.27	1,280.00 722.27	14,080.00 7,462.17
7030 · Accounting/Professional Fees	0.00	0.00	600.00	0.00	47.00	0.00	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	0.00	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	0.00
7041 · Corporation Fees/Licenses 7050 · Administrative Fees	0.00 22.49	0.00 126.30	0.00 440.03	61.25 98.30	61.25 50.85	675.00 228.01	0.00 57.30	175.00	0.00	0.00	0.00	972.50
7055 · Telephone	123.22	124.54	0.00	0.00	-7.54	0.00	0.00	572.80 385.29	16.35 382.25	35.05 383,56	20.80 385.96	1,668.28 1,777.28
7065 · Bad Debt	0.00	0.00	0.00	0.00	11,206.94	0.00	0.00	0.00	0.00	0.00	0.00	11,206.94
Total General & Administrative	3,185.83	2,494.46	3,342.65	2,302.67	13,460.12	2,851.63	3,005.92	3,381.76	2,476.52	1,935.58	2,409.03	40,846.17
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	4.700.00	51,700,00
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	658.68	33,452,41
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	3,365.00	38,215.00
8290 · Grounds - Other Total Grounds Care	3,255.00 12,017.20	2,300.00	675.00 13.484.92	1,280.00	6,129.05	3,380.52	45,297.88	0.00	2,350.00	2,460.00	0.00	67,127.45
	12,017.20	14,421.04	13,464.92	10,433.23	15,418.13	21,617.79	56,214.33	10,676.03	15,226.89	12,261.02	8,723.68	190,494.86
Loan Repayment 8810 · Loan Repayment Exp	13.16	3.21	12.51	8.30	8.31	225.88	821.93	1,670.66	779.34	0.00	3,344.51	6,887.83
Total Loan Repayment	13.18	3.21	12.51	8.30	8.31	225.88	821.93	1,670.66	779.34	0.00	3,344.51	6,687.83
Maintenance												
8710 General Maintenance	0.00	246.08	1,456.37	339.66	0.00	515.73	599,40	140.00	3,840.19	430.00	310.00	7,877.43
8713 - Pavilion Cleaning	275.00 0.00	220.00 0.00	790.00	220.00	275.00	247.58	220.00	275.00	220.00	275.00	220.00	3,237.58
8717 · Road Maintenance 8718 · Playground Maintenance	0.00	0.00	0.00 0.00	8,200.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 500.00	0.00 0.00	8,200.00 500.00
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	82.00	4,110.30
Total Maintenance	275.00	1,063.58	2,921.37	8,759.66	561.50	2,238,31	1,169,40	585.30	4,409,19	1.330.00	612.00	23,925,31
Pool	2.0.00	7,000.00	2,021,0	0,100.00	551.55	2,200.01	1,103.45	353.50	4,400.10	1,000.00	012.00	20,323,31
8510 · Pool Maintenance Contract	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540,00	540.00	5,940.00
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	0.00	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	150.00	1,800.00
Total Pool	900.75	690.00	858.00	1,740.00	840,00	863.96	1,700.00	786.04	690.00	723.60	690.00	10,482.35
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	0.00	25,135.00
Total Reserve Contribution	6,263.75	0.00	0.00	6,283.75	0.00	0.00	6,283.75	0.00	0.00	6,283.75	0.00	25,135.00
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	36.50	1,700.50
8640 · Electric 8641 · Street Lights	507.59 21.35	641.47 21.55	587.42 21.56	530.29 21.55	657.07 21.37	685.92 21.37	854.14 21.55	876.99 21.55	496.87 18.78	546.03 18.79	734.90 18,79	7,118.69 228,21
8642 · Propane	0.00	0.00	0.00	0.00	0.00	826,34	0.00	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	1,839.54	27,871.96
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	1,776.52	18,252.69
Total Utilities/Internet/Pest	4,143,44	4,017.52	11,559.08	5,699.94	4,315.79	2,823.57	5,765.61	4,514.60	4,526.71	4,225.88	4,406.25	55,998.39
Total Expense	26,819.15	22,690.41	32,178.53	35,227.55	34,603.85	30,621.14	74,960.94	21,614.39	28,108.65	26,759.83	20,185.47	353,769.91
Net Income	3,392.69	1,329.41	-8,261.77	-5,029.52	-10,360.06	-6,617.18	-44,766.04	2,480.04	-4,163.08	3,451.19	3,721.48	-64,822.84