

**MYAKKA RIVER TRAILS IMPROVEMENT  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
November 30, 2019**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

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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

	Nov 30, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating	
1010 · OP Centennial Bank 4553	2,338.20
1018 · Due to/(from) Op	5,108.51
Total Operating	7,446.71
Reserves	
1029 · Due To/(From) Reserves	-5,108.51
1070 · MM Centennial Bank 7019	19,536.74
1071 · CenterState Bank 0929	213,954.48
Total Reserves	228,382.71
1080 · Const Escrow Centennial 3832	32.22
Total Checking/Savings	235,861.64
Accounts Receivable	
1310 · Assessment Receivable	9,230.39
Total Accounts Receivable	9,230.39
Total Current Assets	245,092.03
Other Assets	
1610 · Prepaid Insurance	7,222.68
Total Other Assets	7,222.68
<b>TOTAL ASSETS</b>	<b>252,314.71</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · 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	
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
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>252,314.71</b>

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

	Nov 19	Budget	\$ Over Budget	Jan - Nov 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
<b>Income</b>							
6310 · Maintenance Fee Income	23,905.42	23,905.50	(0.08)	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	0.00	0.00	0.00	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	1.53	0.00	1.53	68.49	0.00	68.49	0.00
<b>Total Income</b>	<b>23,906.95</b>	<b>23,905.50</b>	<b>1.45</b>	<b>288,947.07</b>	<b>288,095.50</b>	<b>851.57</b>	<b>312,001.00</b>
<b>Total Income</b>	<b>23,906.95</b>	<b>23,905.50</b>	<b>1.45</b>	<b>288,947.07</b>	<b>288,095.50</b>	<b>851.57</b>	<b>312,001.00</b>
<b>Gross Profit</b>	<b>23,906.95</b>	<b>23,905.50</b>	<b>1.45</b>	<b>288,947.07</b>	<b>288,095.50</b>	<b>851.57</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	14,080.00	14,080.00	0.00	15,360.00
7020 · Insurance Package	722.27	688.75	33.52	7,462.17	7,576.25	(114.08)	8,265.00
7030 · Accounting/Professional Fees	0.00	208.33	(208.33)	647.00	2,291.67	(1,644.67)	2,500.00
7035 · Legal Fees	0.00	500.00	(500.00)	3,032.00	5,500.00	(2,468.00)	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
<b>Total General &amp; Administrative</b>	<b>2,409.03</b>	<b>3,456.49</b>	<b>(1,047.46)</b>	<b>40,846.17</b>	<b>38,021.51</b>	<b>2,824.66</b>	<b>41,478.00</b>
<b>Grounds Care</b>							
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
<b>Total Grounds Care</b>	<b>8,723.68</b>	<b>10,405.00</b>	<b>(1,681.32)</b>	<b>190,494.86</b>	<b>114,455.00</b>	<b>76,039.86</b>	<b>124,860.00</b>
<b>Loan Repayment</b>							
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
<b>Total Loan Repayment</b>	<b>3,344.51</b>	<b>2,121.33</b>	<b>1,223.18</b>	<b>6,887.83</b>	<b>23,334.67</b>	<b>(16,446.84)</b>	<b>25,456.00</b>
<b>Maintenance</b>							
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
<b>Total Maintenance</b>	<b>612.00</b>	<b>2,374.99</b>	<b>(1,762.99)</b>	<b>23,925.31</b>	<b>26,125.01</b>	<b>(2,199.70)</b>	<b>28,500.00</b>
<b>Pool</b>							
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
<b>Total Pool</b>	<b>690.00</b>	<b>1,181.67</b>	<b>(491.67)</b>	<b>10,482.35</b>	<b>12,998.33</b>	<b>(2,515.98)</b>	<b>14,180.00</b>

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

	Nov 19	Budget	\$ Over Budget	Jan - Nov 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Reserve Contribution</b>							
9010 · Reserves - Capital Improvem...	0.00	0.00	0.00	25,135.00	25,135.00	0.00	25,135.00
<b>Total Reserve Contribution</b>	0.00	0.00	0.00	25,135.00	25,135.00	0.00	25,135.00
<b>Utilities/Internet/Pest</b>							
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
<b>Total Utilities/Internet/Pest</b>	4,406.25	4,366.00	40.25	55,998.39	48,026.00	7,972.39	52,392.00
<b>Total Expense</b>	20,185.47	23,905.48	(3,720.01)	353,769.91	288,095.52	65,674.39	312,001.00
<b>Net Income</b>	<b>3,721.48</b>	<b>0.02</b>	<b>3,721.46</b>	<b>(64,822.84)</b>	<b>(0.02)</b>	<b>(64,822.82)</b>	<b>0.00</b>

