

MB

Sycamore Square COA, Inc.  
Balance Sheet  
September 30, 2018

	This Year	Last Year
<b>ASSETS</b>		
Current Assets		
Cash in Bank - Operating Acct	\$ 787.98	\$ 5,907.38
Cash In Bank - Pool Donations	5,120.00	0.00
2018 Special Assessment	69,128.29	0.00
Reserve Account	19,240.91	12,159.36
HOA Dues Receivable	2,583.69	1,254.72
2018 Special Assessment	8,337.82	0.00
Reserve - Receivables	417.27	78.68
Prepaid Insurance	8,960.20	8,492.70
Total Current Assets	114,576.16	27,892.84
Property and Equipment		
Total Property and Equipment	0.00	0.00
Other Assets		
Total Other Assets	0.00	0.00
Total Assets	\$ 114,576.16	\$ 27,892.84
<b>LIABILITIES AND CAPITAL</b>		
Current Liabilities		
Accounts Payable-Trade	\$ 1,260.00	\$ 0.00
Pool Donations - Payables	5,120.00	0.00
Prepaid HOA Dues	1,693.95	1,728.83
Prepaid - Reserve	297.14	0.00
Total Current Liabilities	8,371.09	1,728.83
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	8,371.09	1,728.83
Capital		
Member's Equity	47,315.02	46,776.69
Net Income or (Deficit)	58,890.05	(20,612.68)
Total Capital	106,205.07	26,164.01
Total Liabilities & Capital	\$ 114,576.16	\$ 27,892.84

Sycamore Square COA, Inc.  
Income Statement  
For the Nine Months Ending September 30, 2018

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
<b>OPERATING REVENUES</b>						
Assessment Income:						
Association Dues	\$ 14,412.00	\$ 14,412.00	0.00	\$ 129,708.00	\$ 129,708.00	0.00
Total Assessment Income	14,412.00	14,412.00	0.00	129,708.00	129,708.00	0.00
Miscellaneous Income:						
Interest Income	0.81	5.00	(4.19)	7.74	25.00	(17.26)
Late Fees	138.18	0.00	138.18	1,264.61	200.00	1,064.61
Letter Prep Fee Income	0.00	0.00	0.00	50.00	60.00	(10.00)
Total Miscellaneous Income	138.99	5.00	133.99	1,322.35	285.00	1,037.35
Total Operating Revenues	14,550.99	14,417.00	133.99	131,030.35	129,993.00	1,037.35
<b>OPERATING EXPENSES</b>						
Maintenance and Repairs:						
Building Repair	0.00	200.00	(200.00)	134.35	1,800.00	(1,665.65)
Clubhouse Repairs	0.00	0.00	0.00	17.50	0.00	17.50
Door Repairs	0.00	0.00	0.00	248.52	100.00	148.52
Electrical	0.00	100.00	(100.00)	3,998.39	900.00	3,098.39
Elevator	0.00	0.00	0.00	8,850.32	7,350.00	1,500.32
Gate Repairs	514.70	400.00	114.70	1,461.60	1,600.00	(138.40)
Fence Repairs	0.00	0.00	0.00	0.00	500.00	(500.00)
General Maintenance	0.00	0.00	0.00	0.00	210.00	(210.00)
Hardware and Locks	1.09	0.00	1.09	116.41	0.00	116.41
HVAC	0.00	0.00	0.00	37.00	800.00	(763.00)
General Cleaning	0.00	50.00	(50.00)	0.00	750.00	(750.00)
Landscaping-Lawn,Shrub	1,260.00	1,260.00	0.00	11,097.36	11,340.00	(242.64)
Landscaping-Special	0.00	0.00	0.00	681.17	2,000.00	(1,318.83)
Mailboxes	0.00	0.00	0.00	0.00	200.00	(200.00)
Painting Supplies	0.00	0.00	0.00	174.18	200.00	(25.82)
Pest Control	0.00	0.00	0.00	0.00	1,200.00	(1,200.00)
Plumbing	18.50	0.00	18.50	8,301.15	2,200.00	6,101.15
Roof Repairs	0.00	0.00	0.00	2,414.88	3,000.00	(585.12)

Accrual Accounting - For Management Purposes Only

Sycamore Square COA, Inc.  
Income Statement  
For the Nine Months Ending September 30, 2018

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
Signage	0.00	0.00	0.00	643.54	800.00	(156.46)
Snow Removal	0.00	0.00	0.00	17.50	0.00	17.50
Sprinklers	0.00	0.00	0.00	496.45	1,000.00	(503.55)
Swimming Pool	801.60	700.00	101.60	7,457.05	6,300.00	1,157.05
Termite Control	0.00	0.00	0.00	141.00	1,000.00	(859.00)
Window Repairs	0.00	0.00	0.00	37.00	200.00	(163.00)
<b>Total Maintenance and Repairs</b>	<b>2,595.89</b>	<b>2,710.00</b>	<b>(114.11)</b>	<b>46,325.37</b>	<b>43,450.00</b>	<b>2,875.37</b>
<b>Utilities and Contract Services:</b>						
Electricity - Common	775.59	833.00	(57.41)	6,916.00	7,497.00	(581.00)
Gas - Common	178.01	274.00	(95.99)	2,215.26	2,466.00	(250.74)
Trash Removal - Common	1,313.84	1,543.00	(229.16)	11,738.72	13,887.00	(2,148.28)
Water and Sewer - Common	2,550.30	2,500.00	50.30	22,654.41	22,500.00	154.41
<b>Total Utilities and Contract Services</b>	<b>4,817.74</b>	<b>5,150.00</b>	<b>(332.26)</b>	<b>43,524.39</b>	<b>46,350.00</b>	<b>(2,825.61)</b>
<b>General and Administrative:</b>						
Management Fee	1,285.00	1,285.00	0.00	11,565.00	11,565.00	0.00
Bank Charges	25.00	46.00	(21.00)	175.25	414.00	(238.75)
Board Meeting Annual Expense	0.00	0.00	0.00	131.47	0.00	131.47
Copies	32.00	0.00	32.00	332.90	25.00	307.90
Legal and Accounting	315.00	0.00	315.00	1,382.50	1,250.00	132.50
Licenses and Permits	0.00	0.00	0.00	175.00	100.00	75.00
Office Supplies	0.00	0.00	0.00	186.93	50.00	136.93
Postage	12.22	20.00	(7.78)	345.54	180.00	165.54
Telephone	309.08	365.00	(55.92)	3,169.53	3,285.00	(115.47)
<b>Total General and Administrative</b>	<b>1,978.30</b>	<b>1,716.00</b>	<b>262.30</b>	<b>17,464.12</b>	<b>16,869.00</b>	<b>595.12</b>
<b>Fixed Expenses:</b>						
Insurance - Prop & Liab	4,480.08	4,250.00	230.08	40,320.72	38,250.00	2,070.72
<b>Total Fixed Expenses</b>	<b>4,480.08</b>	<b>4,250.00</b>	<b>230.08</b>	<b>40,320.72</b>	<b>38,250.00</b>	<b>2,070.72</b>
<b>Total Operating Expenses</b>	<b>13,872.01</b>	<b>13,826.00</b>	<b>46.01</b>	<b>147,634.60</b>	<b>144,919.00</b>	<b>2,715.60</b>
<b>Net Operating Income or (Deficit)</b>	<b>678.98</b>	<b>591.00</b>	<b>87.98</b>	<b>(16,604.25)</b>	<b>(14,926.00)</b>	<b>(1,678.25)</b>

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Income Statement  
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<b>RESERVE/CAPITAL REVENUES</b>						
Special Assessment	0.00	0.00	0.00	124,982.00	0.00	124,982.00
Total Reserve/Capital Revenues	0.00	0.00	0.00	124,982.00	0.00	124,982.00
<b>Reserve/Capital Expenditures</b>						
Building Exterior	0.00	0.00	0.00	0.00	4,004.00	(4,004.00)
Fence	0.00	0.00	0.00	2,301.70	3,000.00	(698.30)
Parking Lots & Driveways	0.00	0.00	0.00	0.00	11,000.00	(11,000.00)
Windows	111.00	0.00	111.00	47,186.00	0.00	47,186.00
Total Reserve/Capital Expenditures	111.00	0.00	111.00	49,487.70	18,004.00	31,483.70
<b>Net Reserve/Capital Income or (Deficit)</b>	<b>\$ (111.00)</b>	<b>\$ 0.00</b>	<b>\$ (111.00)</b>	<b>\$ 75,494.30</b>	<b>\$ (18,004.00)</b>	<b>\$ 93,498.30</b>