

Sycamore Square COA, Inc.
Balance Sheet
December 31, 2016

	This Year	Last Year
ASSETS		
Current Assets		
Operating Account	\$ 13,608.06	\$ 20,436.16
Savings Account	14,301.89	16,817.20
Assessment Account	26,084.68	53,851.15
2014 - Assessment Account	0.00	29,888.52
HOA Dues Receivable	2,257.35	2,639.11
2013 Assessment Receivable	0.00	8,822.28
2014 Assessment Receivable	3,858.24	10,391.68
Reserve - Receivables	6,606.17	12,372.78
Total Current Assets	66,716.39	155,218.88
Property and Equipment		
Total Property and Equipment	0.00	0.00
Other Assets		
Total Other Assets	0.00	0.00
Total Assets	\$ 66,716.39	\$ 155,218.88
LIABILITIES AND CAPITAL		
Current Liabilities		
Accounts Payable-Trade	\$ 11,197.43	\$ 3,581.30
Notes Payable - Citizens Sec	13,703.38	50,291.82
Prepaid HOA Dues	1,694.08	1,392.94
Prepaid - 2013 Assessment	1,431.28	0.00
Total Current Liabilities	28,026.17	55,266.06
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	28,026.17	55,266.06
Capital		
Member's Equity	98,725.82	102,177.57
Net Income or (Deficit)	(60,035.60)	(2,224.75)
Total Capital	38,690.22	99,952.82
Total Liabilities & Capital	\$ 66,716.39	\$ 155,218.88

Sycamore Square COA, Inc.
Income Statement
For the Twelve Months Ending December 31, 2016

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
OPERATING REVENUES						
Assessment Income:						
Association Dues	\$ 14,412.00	\$ 14,412.00	0.00	\$ 172,957.46	\$ 172,944.00	13.46
Total Assessment Income	14,412.00	14,412.00	0.00	172,957.46	172,944.00	13.46
Miscellaneous Income:						
Interest Income	63.09	0.00	63.09	31.96	0.00	31.96
Late Fees	0.00	0.00	0.00	1,183.92	0.00	1,183.92
Letter Prep Fee Income	10.00	40.00	(30.00)	70.00	480.00	(410.00)
Total Miscellaneous Income	73.09	40.00	33.09	1,285.88	480.00	805.88
Total Operating Revenues	14,485.09	14,452.00	33.09	174,243.34	173,424.00	819.34
OPERATING EXPENSES						
Payroll and Benefits:						
Total Payroll and Benefits	0.00	0.00	0.00	0.00	0.00	0.00
Maintenance and Repairs:						
Building Repair	0.00	292.00	(292.00)	3,459.15	3,504.00	(44.85)
Building Paint	0.00	0.00	0.00	215.16	0.00	215.16
Door Repairs	0.00	0.00	0.00	142.13	0.00	142.13
Electrical	354.00	250.00	104.00	3,693.97	3,000.00	693.97
Elevator	0.00	0.00	0.00	10,993.64	3,000.00	7,993.64
Gate Repairs	0.00	250.00	(250.00)	2,354.28	1,550.00	804.28
Fence Repairs	0.00	0.00	0.00	66.00	0.00	66.00
General Maintenance	0.00	0.00	0.00	35.00	0.00	35.00
Guttering	0.00	900.00	(900.00)	7,098.59	2,900.00	4,198.59
Hardware and Locks	(70.38)	0.00	(70.38)	456.51	0.00	456.51
HVAC	1,500.00	0.00	1,500.00	2,445.71	0.00	2,445.71
General Cleaning	0.00	0.00	0.00	745.00	0.00	745.00
Landscaping-Lawn,Shrub	1,400.00	1,000.00	400.00	13,626.27	12,000.00	1,626.27

Accrual Accounting - For Management Purposes Only

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	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
Landscaping-Fert, Insect	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)
Landscaping-Special	0.00	0.00	0.00	5,442.58	600.00	4,842.58
Mailboxes	0.00	0.00	0.00	(6.46)	0.00	(6.46)
Parking Lots & Driveways	0.00	0.00	0.00	87.90	0.00	87.90
Pest Control	0.00	0.00	0.00	1,640.00	1,500.00	140.00
Plumbing	555.81	200.00	355.81	3,737.46	2,400.00	1,337.46
Roof Repairs/Replacement	385.00	0.00	385.00	2,230.00	0.00	2,230.00
Sidewalk & Step Repairs	0.00	0.00	0.00	0.00	4,800.00	(4,800.00)
Signage	0.00	0.00	0.00	67.45	0.00	67.45
Snow Removal	0.00	800.00	(800.00)	0.00	1,200.00	(1,200.00)
Sprinklers	180.00	167.00	13.00	3,843.59	2,004.00	1,839.59
Swimming Pool	1,774.43	600.00	1,174.43	13,438.41	7,200.00	6,238.41
Window Repairs	0.00	0.00	0.00	627.50	1,200.00	(572.50)
Total Maintenance and Repairs	6,078.86	4,459.00	1,619.86	76,439.84	47,858.00	28,581.84
Utilities and Contract Services:						
Electricity - Common	790.13	980.00	(189.87)	9,479.30	11,760.00	(2,280.70)
Gas - Common	300.55	233.00	67.55	2,725.83	2,796.00	(70.17)
Trash Removal - Common	637.79	606.00	31.79	8,550.15	7,272.00	1,278.15
Water and Sewer - Common	0.00	2,272.00	(2,272.00)	25,809.24	27,264.00	(1,454.76)
Total Utilities and Contract Services	1,728.47	4,091.00	(2,362.53)	46,564.52	49,092.00	(2,527.48)
General and Administrative:						
Bad Debt	0.00	0.00	0.00	25.20	0.00	25.20
Management Fee	1,285.00	1,285.00	0.00	15,420.00	15,420.00	0.00
Bank Charges	62.25	12.00	50.25	378.75	144.00	234.75
Board Meeting Expense	0.00	0.00	0.00	140.00	0.00	140.00
Copies	103.50	65.00	38.50	416.30	780.00	(363.70)
Legal and Accounting	0.00	150.00	(150.00)	395.98	900.00	(504.02)
Licenses and Permits	0.00	0.00	0.00	100.00	250.00	(150.00)
Office Supplies	0.00	20.00	(20.00)	212.11	240.00	(27.89)
Postage	70.91	20.00	50.91	337.01	240.00	97.01
Telephone	352.63	292.00	60.63	4,189.31	3,504.00	685.31
Total General and Administrative	1,874.29	1,844.00	30.29	21,614.66	21,478.00	136.66
Fixed Expenses:						

Accrual Accounting - For Management Purposes Only

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Insurance - Prop & Liab Interest	12,332.80 78.73	4,185.00 0.00	8,147.80 78.73	61,456.80 1,725.77	50,220.00 0.00	11,236.80 1,725.77
Total Fixed Expenses	12,411.53	4,185.00	8,226.53	63,182.57	50,220.00	12,962.57
Total Operating Expenses	22,093.15	14,579.00	7,514.15	207,801.59	168,648.00	39,153.59
Net Operating Income or (Deficit)	(7,608.06)	(127.00)	(7,481.06)	(33,558.25)	4,776.00	(38,334.25)
RESERVE/CAPITAL REVENUES						
Reserve Fund	18,004.98	0.00	18,004.98	18,033.61	0.00	18,033.61
Special Assessment	1,615.16	0.00	1,615.16	19,198.04	0.00	19,198.04
Total Reserve/Capital Revenues	19,620.14	0.00	19,620.14	37,231.65	0.00	37,231.65
Reserve/Capital Expenditures						
Building Exterior	0.00	0.00	0.00	62,259.00	37,000.00	25,259.00
Fence	0.00	0.00	0.00	1,450.00	0.00	1,450.00
Total Reserve/Capital Expenditures	0.00	0.00	0.00	63,709.00	37,000.00	26,709.00
Net Reserve/Capital Income or (Deficit)	\$ 19,620.14	\$ 0.00	\$ 19,620.14	\$ (26,477.35)	\$ (37,000.00)	10,522.65