

Sycamore Square COA, Inc.  
Balance Sheet  
September 30, 2017

		This Year		Last Year
<b>ASSETS</b>				
Current Assets				
Operating Account	\$	5,907.38	\$	4,957.03
Savings Account		12,159.36		25,084.43
Assessment Account		0.00		32,659.51
HOA Dues Receivable		1,254.72		1,623.51
2013 Assessment Receivable		0.00		527.49
2014 Assessment Receivable		0.00		5,153.63
Reserve - Receivables		78.68		328.08
Prepaid Insurance		8,492.70		8,931.62
Total Current Assets		27,892.84		79,265.30
Property and Equipment				
Total Property and Equipment		0.00		0.00
Other Assets				
Total Other Assets		0.00		0.00
Total Assets	\$	27,892.84	\$	79,265.30
<b>LIABILITIES AND CAPITAL</b>				
Current Liabilities				
Notes Payable - Citizens Sec	\$	0.00	\$	23,866.90
Prepaid HOA Dues		1,728.83		1,333.08
Total Current Liabilities		1,728.83		25,199.98
Long-Term Liabilities				
Total Long-Term Liabilities		0.00		0.00
Total Liabilities		1,728.83		25,199.98
Capital				
Member's Equity		46,776.69		98,725.82
Net Income or (Deficit)		(20,612.68)		(44,660.50)
Total Capital		26,164.01		54,065.32
Total Liabilities & Capital	\$	27,892.84	\$	79,265.30

Sycamore Square COA, Inc.  
Income Statement  
For the Nine Months Ending September 30, 2017

	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	0.63	0.00	0.63	49.82	0.00	49.82
Late Fees	16.45	75.00	(58.55)	289.20	375.00	(85.80)
Letter Prep Fee Income	10.00	10.00	0.00	70.00	90.00	(20.00)
Other Income	0.00	0.00	0.00	244.00	0.00	244.00
Total Miscellaneous Income	27.08	85.00	(57.92)	653.02	465.00	188.02
Total Operating Revenues	14,439.08	14,497.00	(57.92)	130,361.02	130,173.00	188.02
<b>OPERATING EXPENSES</b>						
Payroll and Benefits:						
Total Payroll and Benefits	0.00	0.00	0.00	0.00	0.00	0.00
Maintenance and Repairs:						
Building Repair	195.00	150.00	45.00	2,612.72	1,350.00	1,262.72
Door Repairs	0.00	0.00	0.00	35.00	0.00	35.00
Drainage & Erosion	0.00	0.00	0.00	65.00	0.00	65.00
Electrical	511.18	0.00	511.18	651.18	1,800.00	(1,148.82)
Elevator	267.00	750.00	(483.00)	7,490.76	6,750.00	740.76
Gate Repairs	617.80	0.00	617.80	1,123.38	1,050.00	73.38
Fence Replacement	0.00	0.00	0.00	0.00	400.00	(400.00)
Fence Repairs	0.00	0.00	0.00	176.01	0.00	176.01
Guttering	0.00	0.00	0.00	31.23	1,000.00	(968.77)
Hardware and Locks	0.00	0.00	0.00	(74.28)	0.00	(74.28)
HVAC	0.00	0.00	0.00	125.00	0.00	125.00
Landscaping-Lawn,Shrub	1,229.67	1,200.00	29.67	8,607.69	10,800.00	(2,192.31)

Accrual Accounting - For Management Purposes Only

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Landscaping-Fert.Insect	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)
Landscaping-Special	0.00	0.00	0.00	1,423.07	0.00	1,423.07
Mailboxes	0.00	0.00	0.00	(15.00)	0.00	(15.00)
Parking Lots & Driveways	0.00	0.00	0.00	0.00	450.00	(450.00)
Pest Control	69.00	500.00	(431.00)	1,440.00	1,500.00	(60.00)
Plumbing	87.50	200.00	(112.50)	3,490.00	1,800.00	1,690.00
Roof Repairs/Replacement	87.50	1,500.00	(1,412.50)	5,428.27	4,500.00	928.27
Signage	0.00	0.00	0.00	169.50	0.00	169.50
Snow Removal	0.00	0.00	0.00	0.00	400.00	(400.00)
Sprinklers	0.00	167.00	(167.00)	313.72	1,503.00	(1,189.28)
Swimming Pool	2,814.50	800.00	2,014.50	5,895.53	5,800.00	95.53
Termite Control	0.00	0.00	0.00	965.00	0.00	965.00
Window Repairs	0.00	0.00	0.00	245.00	800.00	(555.00)
<b>Total Maintenance and Repairs</b>	<b>5,879.15</b>	<b>5,767.00</b>	<b>112.15</b>	<b>40,198.78</b>	<b>40,903.00</b>	<b>(704.22)</b>
<b>Utilities and Contract Services:</b>						
Electricity - Common	860.63	825.00	35.63	6,967.92	7,425.00	(457.08)
Gas - Common	222.57	233.00	(10.43)	2,476.44	2,097.00	379.44
Trash Removal - Common	929.86	745.00	184.86	8,351.36	6,705.00	1,646.36
Water and Sewer - Common	2,948.77	2,200.00	748.77	24,714.72	18,000.00	6,714.72
<b>Total Utilities and Contract Services</b>	<b>4,961.83</b>	<b>4,003.00</b>	<b>958.83</b>	<b>42,510.44</b>	<b>34,227.00</b>	<b>8,283.44</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	142.75	12.00	130.75	356.25	108.00	248.25
Copies	20.10	35.00	(14.90)	181.20	315.00	(133.80)
Legal and Accounting	(13.00)	0.00	(13.00)	1,319.50	750.00	569.50
Licenses and Permits	0.00	0.00	0.00	0.00	250.00	(250.00)
Office Supplies	0.00	20.00	(20.00)	0.00	180.00	(180.00)
Postage	37.26	20.00	17.26	184.25	180.00	4.25
Telephone	361.82	350.00	11.82	3,226.44	3,150.00	76.44
<b>Total General and Administrative</b>	<b>1,833.93</b>	<b>1,722.00</b>	<b>111.93</b>	<b>16,832.64</b>	<b>16,498.00</b>	<b>334.64</b>
<b>Fixed Expenses:</b>						
Insurance - Prop & Liab	4,246.33	4,400.00	(153.67)	38,216.97	39,600.00	(1,383.03)
Interest	0.00	0.00	0.00	172.81	0.00	172.81

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Total Fixed Expenses	4,246.33	4,400.00	(153.67)	38,389.78	39,600.00	(1,210.22)
Total Operating Expenses	16,921.24	15,892.00	1,029.24	137,931.64	131,228.00	6,703.64
<b>Net Operating Income or (Deficit)</b>	<b>(2,482.16)</b>	<b>(1,395.00)</b>	<b>(1,087.16)</b>	<b>(7,570.62)</b>	<b>(1,055.00)</b>	<b>(6,515.62)</b>
<b>RESERVE/CAPITAL REVENUES</b>						
Special Assessment	0.00	0.00	0.00	3,265.76	4,845.00	(1,579.24)
Total Reserve/Capital Revenues	0.00	0.00	0.00	3,265.76	4,845.00	(1,579.24)
<b>Reserve/Capital Expenditures</b>						
Building Exterior	0.00	0.00	0.00	12,573.00	0.00	12,573.00
Landscaping	0.00	0.00	0.00	0.00	8,000.00	(8,000.00)
Swimming Pool & Furnitur	0.00	0.00	0.00	3,734.82	0.00	3,734.82
Total Reserve/Capital Expenditures	0.00	0.00	0.00	16,307.82	8,000.00	8,307.82
<b>Net Reserve/Capital Income or (Deficit)</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ (13,042.06)</b>	<b>\$ (3,155.00)</b>	<b>(9,887.06)</b>