

OKS

Sycamore Square COA, Inc.
Balance Sheet
October 31, 2018

		This Year		Last Year
ASSETS				
Current Assets				
Cash in Bank - Operating Acct	\$	620.83	\$	12,131.17
Cash In Bank - Pool Donations		5,320.00		0.00
2018 Special Assessment		73,086.44		0.00
Reserve Account		19,241.64		12,159.84
HOA Dues Receivable		2,589.12		1,749.40
2018 Special Assessment		4,463.17		0.00
Reserve - Receivables		0.00		79.66
Prepaid Insurance		4,480.12		4,246.37
Total Current Assets		109,801.32		30,366.44
Property and Equipment				
Total Property and Equipment		0.00		0.00
Other Assets				
Total Other Assets		0.00		0.00
Total Assets	\$	109,801.32	\$	30,366.44
LIABILITIES AND CAPITAL				
Current Liabilities				
Pool Donations - Payables	\$	5,320.00	\$	0.00
Prepaid HOA Dues		1,162.19		1,956.08
Prepaid - Reserve		297.14		0.00
Total Current Liabilities		6,779.33		1,956.08
Long-Term Liabilities				
Total Long-Term Liabilities		0.00		0.00
Total Liabilities		6,779.33		1,956.08
Capital				
Member's Equity		47,315.02		46,776.69
Net Income or (Deficit)		55,706.97		(18,366.33)
Total Capital		103,021.99		28,410.36
Total Liabilities & Capital	\$	109,801.32	\$	30,366.44

Sycamore Square COA, Inc.
Income Statement
For the Ten Months Ending October 31, 2018

	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	\$ 144,120.00	\$ 144,120.00	\$ 0.00
Total Assessment Income	14,412.00	14,412.00	0.00	144,120.00	144,120.00	0.00
Miscellaneous Income:						
Interest Income	0.73	0.00	0.73	8.47	25.00	(16.53)
Late Fees	119.17	50.00	69.17	1,383.78	250.00	1,133.78
Letter Prep Fee Income	0.00	10.00	(10.00)	50.00	70.00	(20.00)
Total Miscellaneous Income	119.90	60.00	59.90	1,442.25	345.00	1,097.25
Total Operating Revenues	14,531.90	14,472.00	59.90	145,562.25	144,465.00	1,097.25
OPERATING EXPENSES						
Maintenance and Repairs:						
Building Repair	46.25	200.00	(153.75)	180.60	2,000.00	(1,819.40)
Clubhouse Repairs	0.00	0.00	0.00	17.50	0.00	17.50
Door Repairs	0.00	50.00	(50.00)	248.52	150.00	98.52
Electrical	0.00	100.00	(100.00)	3,998.39	1,000.00	2,998.39
Elevator	0.00	0.00	0.00	8,850.32	7,350.00	1,500.32
Gate Repairs	317.96	0.00	317.96	1,779.56	1,600.00	179.56
Fence Repairs	0.00	0.00	0.00	0.00	500.00	(500.00)
General Maintenance	0.00	70.00	(70.00)	0.00	280.00	(280.00)
Hardware and Locks	(55.00)	0.00	(55.00)	61.41	0.00	61.41
HVAC	0.00	0.00	0.00	37.00	800.00	(763.00)
General Cleaning	0.00	100.00	(100.00)	0.00	850.00	(850.00)
Landscaping-Lawn,Shrub	1,199.34	1,260.00	(60.66)	12,296.70	12,600.00	(303.30)
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	1,000.00	600.00	400.00	1,000.00	1,800.00	(800.00)
Plumbing	194.00	600.00	(406.00)	8,495.15	2,800.00	5,695.15
Roof Repairs	0.00	1,000.00	(1,000.00)	2,414.88	4,000.00	(1,585.12)
Accrual Accounting - For Management Purposes Only						

Sycamore Square COA, Inc.
Income Statement
For the Ten Months Ending October 31, 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	1,150.00	0.00	1,150.00	1,646.45	1,000.00	646.45
Swimming Pool	1,898.13	700.00	1,198.13	9,355.18	7,000.00	2,355.18
Termite Control	0.00	0.00	0.00	141.00	1,000.00	(859.00)
Window Repairs	0.00	50.00	(50.00)	37.00	250.00	(213.00)
Total Maintenance and Repairs	5,750.68	4,730.00	1,020.68	52,076.05	48,180.00	3,896.05
Utilities and Contract Services:						
Electricity - Common	756.38	833.00	(76.62)	7,672.38	8,330.00	(657.62)
Gas - Common	228.75	274.00	(45.25)	2,444.01	2,740.00	(295.99)
Trash Removal - Common	1,462.87	1,543.00	(80.13)	13,201.59	15,430.00	(2,228.41)
Water and Sewer - Common	2,045.26	2,500.00	(454.74)	24,699.67	25,000.00	(300.33)
Total Utilities and Contract Services	4,493.26	5,150.00	(656.74)	48,017.65	51,500.00	(3,482.35)
General and Administrative:						
Management Fee	1,285.00	1,285.00	0.00	12,850.00	12,850.00	0.00
Bank Charges	29.50	46.00	(16.50)	204.75	460.00	(255.25)
Board Meeting Annual Expense	100.00	200.00	(100.00)	231.47	200.00	31.47
Copies	46.50	0.00	46.50	379.40	25.00	354.40
Legal and Accounting	240.24	250.00	(9.76)	1,622.74	1,500.00	122.74
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	45.12	20.00	25.12	390.66	200.00	190.66
Telephone	350.10	365.00	(14.90)	3,519.63	3,650.00	(130.37)
Total General and Administrative	2,096.46	2,166.00	(69.54)	19,560.58	19,035.00	525.58
Fixed Expenses:						
Insurance - Prop & Liab	4,480.08	4,250.00	230.08	44,800.80	42,500.00	2,300.80
Total Fixed Expenses	4,480.08	4,250.00	230.08	44,800.80	42,500.00	2,300.80
Total Operating Expenses	16,820.48	16,296.00	524.48	164,455.08	161,215.00	3,240.08
Net Operating Income or (Deficit)	(2,288.58)	(1,824.00)	(464.58)	(18,892.83)	(16,750.00)	(2,142.83)

Accrual Accounting - For Management Purposes Only

Sycamore Square COA, Inc.
Income Statement
For the Ten Months Ending October 31, 2018

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
RESERVE/CAPITAL REVENUES						
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
Reserve/Capital Expenditures						
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	894.50	0.00	894.50	48,080.50	0.00	48,080.50
Total Reserve/Capital Expenditures	894.50	0.00	894.50	50,382.20	18,004.00	32,378.20
Net Reserve/Capital Income or (Deficit)	\$ (894.50)	\$ 0.00	\$ (894.50)	\$ 74,599.80	\$ (18,004.00)	\$ 92,603.80