

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

	This Year	Last Year
ASSETS		
Current Assets		
Cash in Bank - Operating Acct	\$ 41.15	\$ 3,812.72
Cash In Bank - Pool Donations	5,120.00	0.00
2018 Special Assessment	66,034.37	0.00
Savings Account	19,240.10	12,158.73
Assessment Account	0.00	4,054.87
HOA Dues Receivable	2,405.10	2,501.59
2018 Special Assessment	12,630.21	0.00
Reserve - Receivables	412.12	77.71
Prepaid Insurance	13,440.28	12,739.03
Total Current Assets	119,323.33	35,344.65
Property and Equipment		
Total Property and Equipment	0.00	0.00
Other Assets		
Total Other Assets	0.00	0.00
Total Assets	\$ 119,323.33	\$ 35,344.65
LIABILITIES AND CAPITAL		
Current Liabilities		
Accounts Payable-Trade	\$ 1,879.66	\$ 0.00
Pool Donations - Payables	5,120.00	0.00
HOA Insurance Payable	5,108.40	4,827.90
Prepaid HOA Dues	1,281.04	1,870.58
Prepaid - Reserve	297.14	0.00
Total Current Liabilities	13,686.24	6,698.48
Long-Term Liabilities		
Total Long-Term Liabilities	0.00	0.00
Total Liabilities	13,686.24	6,698.48
Capital		
Member's Equity	47,315.02	46,776.69
Net Income or (Deficit)	58,322.07	(18,130.52)
Total Capital	105,637.09	28,646.17
Total Liabilities & Capital	\$ 119,323.33	\$ 35,344.65

Sycamore Square COA, Inc.
Income Statement
For the Eight Months Ending August 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	\$ 115,296.00	\$ 115,296.00	0.00
Total Assessment Income	14,412.00	14,412.00	0.00	115,296.00	115,296.00	0.00
Miscellaneous Income:						
Interest Income	0.84	0.00	0.84	6.93	20.00	(13.07)
Late Fees	184.58	0.00	184.58	1,126.43	200.00	926.43
Letter Prep Fee Income	0.00	10.00	(10.00)	50.00	60.00	(10.00)
Total Miscellaneous Income	185.42	10.00	175.42	1,183.36	280.00	903.36
Total Operating Revenues	14,597.42	14,422.00	175.42	116,479.36	115,576.00	903.36
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	18.50	200.00	(181.50)	134.35	1,600.00	(1,465.65)
Clubhouse Repairs	0.00	0.00	0.00	17.50	0.00	17.50
Door Repairs	37.00	0.00	37.00	248.52	100.00	148.52
Electrical	1,323.59	100.00	1,223.59	3,998.39	800.00	3,198.39
Elevator	2,486.91	2,450.00	36.91	8,850.32	7,350.00	1,500.32
Gate Repairs	7.00	0.00	7.00	946.90	1,200.00	(253.10)
Fence Repairs	0.00	250.00	(250.00)	0.00	500.00	(500.00)
General Maintenance	0.00	0.00	0.00	0.00	210.00	(210.00)
Hardware and Locks	92.50	0.00	92.50	115.32	0.00	115.32
HVAC	0.00	0.00	0.00	37.00	800.00	(763.00)
General Cleaning	0.00	100.00	(100.00)	0.00	700.00	(700.00)
Landscaping-Lawn,Shrub	1,229.67	1,260.00	(30.33)	9,837.36	10,080.00	(242.64)
Landscaping-Special	(180.00)	500.00	(680.00)	681.17	2,000.00	(1,318.83)

Accrual Accounting - For Management Purposes Only

Sycamore Square COA, Inc.
Income Statement
For the Eight Months Ending August 31, 2018

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
Mailboxes	0.00	0.00	0.00	0.00	200.00	(200.00)
Painting Supplies	56.57	0.00	56.57	174.18	200.00	(25.82)
Pest Control	0.00	0.00	0.00	0.00	1,200.00	(1,200.00)
Plumbing	37.00	600.00	(563.00)	8,282.65	2,200.00	6,082.65
Roof Repairs	0.00	1,000.00	(1,000.00)	2,414.88	3,000.00	(585.12)
Signage	20.00	0.00	20.00	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	796.56	700.00	96.56	6,655.45	5,600.00	1,055.45
Termite Control	0.00	0.00	0.00	141.00	1,000.00	(859.00)
Window Repairs	37.00	50.00	(13.00)	37.00	200.00	(163.00)
Total Maintenance and Repairs	5,962.30	7,210.00	(1,247.70)	43,729.48	40,740.00	2,989.48
Utilities and Contract Services:						
Electricity - Common	737.04	833.00	(95.96)	6,140.41	6,664.00	(523.59)
Gas - Common	147.13	274.00	(126.87)	2,037.25	2,192.00	(154.75)
Trash Removal - Common	1,239.84	1,543.00	(303.16)	10,424.88	12,344.00	(1,919.12)
Water and Sewer - Common	2,524.40	2,500.00	24.40	20,104.11	20,000.00	104.11
Total Utilities and Contract Services	4,648.41	5,150.00	(501.59)	38,706.65	41,200.00	(2,493.35)
General and Administrative:						
Management Fee	1,285.00	1,285.00	0.00	10,280.00	10,280.00	0.00
Bank Charges	3.50	46.00	(42.50)	150.25	368.00	(217.75)
Board Meeting Annual Expense	0.00	0.00	0.00	131.47	0.00	131.47
Copies	29.70	0.00	29.70	300.90	25.00	275.90
Legal and Accounting	827.50	250.00	577.50	1,067.50	1,250.00	(182.50)
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	18.54	20.00	(1.46)	333.32	160.00	173.32
Telephone	348.80	365.00	(16.20)	2,860.45	2,920.00	(59.55)
Total General and Administrative	2,513.04	1,966.00	547.04	15,485.82	15,153.00	332.82
Fixed Expenses:						
Insurance - Prop & Liab	4,480.08	4,250.00	230.08	35,840.64	34,000.00	1,840.64
Total Fixed Expenses	4,480.08	4,250.00	230.08	35,840.64	34,000.00	1,840.64

Accrual Accounting - For Management Purposes Only

Sycamore Square COA, Inc.
Income Statement
For the Eight Months Ending August 31, 2018

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
Total Operating Expenses	17,603.83	18,576.00	(972.17)	133,762.59	131,093.00	2,669.59
Net Operating Income or (Deficit)	(3,006.41)	(4,154.00)	1,147.59	(17,283.23)	(15,517.00)	(1,766.23)
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	2,301.70	0.00	2,301.70	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	47,075.00	0.00	47,075.00	47,075.00	0.00	47,075.00
Total Reserve/Capital Expenditures	49,376.70	0.00	49,376.70	49,376.70	18,004.00	31,372.70
Net Reserve/Capital Income or (Deficit)	\$ (49,376.70)	\$ 0.00	\$ (49,376.70)	\$ 75,605.30	\$ (18,004.00)	\$ 93,609.30