

Sycamore Run HOA 2025-26 Financials

2025 Budget

Income	
HOA Dues	48,000.00
Other Income	200.00
Total Income	\$ 48,200.00

Accounting Fees	400.00
Bad Debt	0.00
Community Events	150.00
Insurance	1,600.00
Internet	100.00
Legal Fees	1,000.00
Mailbox & Postage	500.00
Management Fees	0.00
Office Supplies	200.00
Other Administrative	0.00
Total Administrative Expense	\$ 3,950.00

Electric	6,500.00
Fertilization & Weed Treatment	3,250.00
Irrigation	750.00
Landscaping	3,500.00
Mowing	18,200.00
Paths	0.00
Pest Control	1,500.00
Ponds/Fountains	2,750.00
Snow Removal	2,500.00
Water	1,600.00
Total Grounds Expense	\$ 40,550.00

Total Expenses	\$ 44,500.00
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Net Income	\$ 3,700.00
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Bank Balances on 12/31/2024	
IMCU Operating	\$46,350.65
IMCU Reserve	\$2,526.84
Total	\$48,877.49

2025 Actual

Income	
HOA Dues	63,000.00
Other Income	337.00
Total Income	\$ 63,337.00

Accounting Fees	438.00
Bad Debt	0.00
Community Events	79.18
Insurance	1,565.58
Internet	118.70
Legal Fees	400.00
Mailbox & Postage	708.00
Management Fees	0.00
Office Supplies	43.31
Other Administrative	36.00
Total Administrative Expense	\$ 3,388.77

Electric	5,067.22
Fertilization & Weed Treatment	2,450.00
Irrigation	640.35
Landscaping	2,840.14
Mowing	18,900.00
Paths	0.00
Pest Control	0.00
Ponds/Fountains	2,892.14
Snow Removal	1,250.00
Water	1,574.28
Total Grounds Expense	\$ 35,614.13

Total Expenses	\$ 39,002.90
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Net Income	\$ 24,334.10
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2026 Budget

Income	
HOA Dues	48,000.00
Other Income	200.00
Total Income	\$ 48,200.00

Accounting Fees	450.00
Bad Debt	0.00
Community Events	150.00
Insurance	1,600.00
Internet	150.00
Legal Fees	1,000.00
Mailbox & Postage	750.00
Management Fees	0.00
Office Supplies	200.00
Other Administrative	50.00
Total Administrative Expense	\$ 4,350.00

Electric	6,000.00
Fertilization & Weed Treatment	2,500.00
Irrigation	750.00
Landscaping	3,500.00
Mowing	18,900.00
Paths	0.00
Pest Control	1,500.00
Ponds/Fountains	3,000.00
Snow Removal	2,500.00
Water	1,600.00
Total Grounds Expense	\$ 40,250.00

Total Expenses	\$ 44,600.00
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Net Income	\$ 3,600.00
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Account Explanations

Income	
\$480 per household per year	
Late fees / attorney fees (collected from delinquent accts) & Interest	

QuickBooks Online subscription	
Bad debt written off (bankruptcy, foreclosure, etc.)	
Garage sale, newsletters, neighborhood get-togethers	
Insurance for common areas	
Domain name & web hosting, Google Workspace (email)	
Attorney fees (most is charged back to delinquent accts)	
PO Box & Postage	
Professional Management Fees (CASI)	
Paper, envelopes, filing boxes, etc.	

Electricity for lights, fountains	
Fertilize and weed treat common areas	
Sprinkler system maintenance	
Landscaping maintenance, trees	
Mowing	
Paths, sidewalks, and common areas	
Muskrat and other wildlife removal	
Pond algae treatments and fountain maintenance	
Snow plowing and salting	
Water for sprinkler system	

Bank Balances on 12/31/2024

IMCU Operating	\$46,350.65
IMCU Reserve	\$2,526.84
Total	\$48,877.49

Accounts Receivable on 12/31/2024

(1 homeowner)

\$2,353.18